



September 19, 2024
Planning Commission
Regular Meeting
Information Packet

PUBLIC NOTICE

The Grantsville City Planning Commission will hold a Regular Meeting at 7:00 p.m. on Thursday, September 19, 2024 at 429 East Main Street, Grantsville, UT 84029. The agenda is as follows:

ROLL CALL

PLEDGE OF ALLEGIANCE

AGENDA

1. Consideration of the proposed conditional use permit for Gary Garrett to store equipment for GRG Construction, an excavation company, on 1.24 acres in the RM-7 zone, located at 183 S. Quirk St.
2. Consideration of the proposed Master Development Agreement for the West Haven PUD, located at Cherry St. and Cherry Blossom Ln.
3. Discussion of the 2024 Moderate Income Housing Report.
4. Approval of minutes from the September 5, 2024 Planning Commission Regular Meeting.
5. Report from Zoning Administrator.
6. Open Forum for Planning Commissioners.
7. Report from City Council.
8. Adjourn.

Shelby Moore
Zoning Administrator
Grantsville City Community & Economic Development

Join Zoom Meeting
<https://us02web.zoom.us/j/81744555394>
Meeting ID: 817 4455 5394



Scan QR Code to
Join Zoom Meeting

In compliance with the Americans with Disability Act, Grantsville City will accommodate reasonable requests to assist persons with disabilities to participate in meetings. Requests for assistance may be made by calling City Hall (435) 884-3411 at least 3 days in advance of a meeting.

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

AGENDA ITEM #1

Consideration of the GRG
Conditional Use Permit to store
construction equipment located at
183 S. Quirk St.



Conditional Use Permit – Commercial Application

Date: 07/02/2024

Developer / Engineer

Developer Name: Gary Garrett
Address: 183 S. Quirk St.
City, State, Zip: Grantsville, UT 84029
Phone: [REDACTED]
Email: [REDACTED]

Engineer Name:
Address:
City, State, Zip:
Phone:
Email:

Owner Information

Owner Name: Jason Larsen
Address:
City, State, Zip:

Phone:
Email:

Location

Contact Type: Developer
Permit Type: Conditional Use Permit – Commercial
Development Type:
Site Address: 183 S. Quirk St.
City, State, Zip:
Site Parcel #: 01-105-0-0063

Development: GRG Construction
of Acres: 1.24
Total Lots: 1
Lot Sizes: 1.24
Current Zoning: [REDACTED]

Project Description: Equipment storage for excavation company doing sewer and water line repairs (S410). No customers coming to the home, no other business functions performed at home.

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

Online Application
Name

07/02/2024
Date

Planning and Zoning
336 W. Main St.
Grantsville, UT 84029
Phone: (435) 884-1674



Permit # 2024081

**Staff Report Summary for
GRG Construction CUP**

Parcel ID(s): 01-105-0-0063

Property Address: 183 S. Quirk St.

Applicant Name: Gary Garret

Request: CUP Approval

Prepared By: Shelby Moore

Meeting Date: 09/19/24

Public Hearing Date: 09/19/24

Current Zone: R-1-8

Acres: 1.24

Planning Staff Explanation and Recommendation: Consideration GRG CUP.

PLANNING STAFF ANALYSIS AND COMMENTS

Background:

City Staff have been working with applicant for this conditional use permit. What follows is a description of the applicant's response, along with City Staff's analysis of the CUP.

CONDITIONS & CONCLUSIONS

Conditions of Approval:

- 1) Adhere to the noise ordinance of 7:00 am to 10:00 pm.

Conclusion:

The property owner has agreed to allow the homeowner to store equipment on the premises.

*** Disclaimer: Please be advised that at no point should the comments and conclusions made by The City staff or the conclusions drawn from them be quoted, misconstrued, or interpreted as recommendations. These inputs are intended solely for the legislative body to interpret as deemed appropriate.*

The information provided is purely for the legislative body to interpret in their own right and context. It is crucial to maintain the integrity and context of the information shared, as it is meant to assist in the decision-making process without implying any endorsement or directive, but it is essential that it is understood within the appropriate scope.

BUSINESS DISCRIPTION

Equipment storage for excavation company. No customers coming to the home, no other business functions performed at home.

Chapter 12-6 Public Disturbances

12-6-1 Disturbing The Peace

12-6-2 Exemptions To Public Disturbances

12-6-3 Use Of Policemen At Large Parties Or Gatherings Requiring A Second Response

HISTORY

Adopted by Ord. [2018-19](#) on 10/3/2018

12-6-1 Disturbing The Peace

- A. It is unlawful for any person to disturb the peace or quiet of another by loud or unusual noise or by tumultuous conduct or by threatening or yelling in a manner likely to incite another to violence.
- B. It is unlawful for any person to cause noise that constitutes a public disturbance. It shall also be unlawful for any person in possession of real property to allow to originate from the property noise that constitutes a public disturbance. For purposes of this section, "public disturbance" shall be any sound which unreasonably disturbs or interferes with the peace, comfort or repose of owners or possessors of real property, including but not limited to sound which emanates from any of the following sound sources:
1. Music, stereo or sound systems;
 2. Loud arguing or boisterous conduct;
 3. Construction work in or adjacent to a residential zone between the hours of ten p.m. and seven a.m.;
 4. Sports or other entertainment activities in or adjacent to a residential zone between the hours of ten p.m. and seven a.m.;
 5. The use of machinery or motorized or power tools and equipment in or adjacent to a residential zone between the hours of ten p.m. and seven a.m., except for specialized equipment used for seasonal and periodic snow removal;
 6. The repetitive or continuous starting, testing or operation of a motor vehicle, including a motorcycle, in a residential zone.
- C. Disturbing the peace is a Class C misdemeanor.

12-6-2 Exemptions To Public Disturbances

- A. Sounds created by the Grantsville High School Marching Band shall be exempt from the provisions of this chapter.
- B. Sounds created by emergency activities or emergency vehicles; sounds giving warning of emergencies; and sounds associated with emergency work shall be exempt from the provisions of this chapter. "Emergency work" means work made necessary to restore property to a safe condition following a public calamity or work required to protect persons or property from an imminent exposure to danger.
- C. Sounds created by parades, carnivals, special public social events, or special construction projects may be exempted from the noise provisions of this chapter. An exemption is granted by a permit from the mayor, or his administrative assistant with the mayor's approval, which must be in writing and shall describe:
1. The special nature of the exempted event; and
 2. The time period for which the exemption is in force.

The permit shall be for one event only. The mayor or his administrative assistant may impose reasonable conditions on the issuance of a permit as necessary to protect the public peace and welfare. The permit may be withdrawn if the provisions thereof are violated.

- D. Violations of the conditions of an exemption permit shall be an Infraction.

**COUNTRY
HAVEN LN**

R-1-8

BOY DR

CHERRY

TATE CT

CAR



TOOELE COUNTY BOARD OF ED
01-109-0-0067
R018263

Cherry St Cowboy Dr



OFFICE OF EDUCATION OF TOOELE
01-108-0-0032
R012693



ANDREASEN JORDAN JT
01-105-0-0042
R025671

DEEDS

Country Haven Ln

Haven Side Ct
DEED

DEEDS

DEEDS

Country Ct

COOK JUDD L
01-105-0-0064
R021620

JASON R LARSEN JT
01-105-0-0063
R017676

Cherry St Cowboy Dr



GRANTVILLE CITY
01-113-0-000R
R032680

YATES DARRIN
19-013-0-0005
R032400

(1 of 2)

Parcel
Eagle
Design
Parcel
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Total
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Area
Total
Total
Zoom

Business hours: Monday- Friday, 7am-7pm

- No customers coming to the home. Equipment is delivered and picked up by applicant.
- No other business functions are performed on the property.
- Fully fenced yard.



Equipment storage on property

- Stored inside 50x40 shop: 1 truck stored
- Stored on gravel: 2 mini-ex, 1 ton dump truck, 2 trailers (7x20)

Aug. 5, 2024

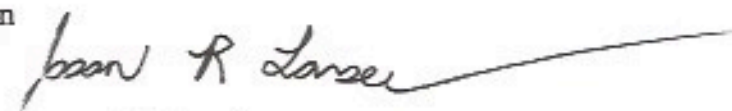
Grantsville City Corporation
Jaina Bassett
435-884-1674

To whom it May Concern:

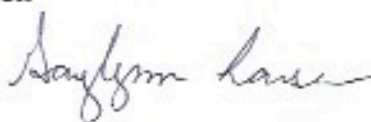
Jason Larsen and myself, Gaylynn Larsen, are the property owners of 183 S Quirk Street, Grantsville, Utah 84029. We are aware of our tenant, Gary Garrett, business operations at the above mentioned property and do give consent for Gary to store and operate equipment for his business. We do also give consent for Gary to apply for a conditional use permit to continue to store and operate his equipment.

Thank you,

Jason R Larsen


05 Aug 2024

Gaylynn Larsen


Aug. 5, 2024



Jaina Bassett <jbassett@grantsvilleut.gov>

CUP Application 2024081

11 messages

Jaina Bassett <jbassett@grantsvilleut.gov>

Wed, Jul 3, 2024 at 2:50 PM

To: James Waltz <jwaltz@grantsvilleut.gov>, Christy Montierth <cmontierth@grantsvilleut.gov>, Andy Jensen <ajensen@grantsvilleut.gov>, Grantsville Fire Marshal <firemarshal@grantsvilleut.gov>, Shelby Moore <smoore@grantsvilleut.gov>

Good morning,

Attached is an application for a CUP, to store excavation equipment on the residential property. No customers will be coming to the home, and no business other than storage of equipment will be done at the home. Please review and provide any feedback or concerns.

Thank you and have a great day!

Jaina Bassett

Community Development Administrative Assistant

Grantsville City Corporation

Phone: (435) 884-1674

Email: jbassett@grantsvilleut.gov

2 attachments**2024081 Application.pdf**

103K

**2024081 Site Plan & Details.docx**

761K

Andy Jensen <ajensen@grantsvilleut.gov>

Wed, Jul 3, 2024 at 3:12 PM

To: Jaina Bassett <jbassett@grantsvilleut.gov>

Cc: James Waltz <jwaltz@grantsvilleut.gov>, Christy Montierth <cmontierth@grantsvilleut.gov>, Grantsville Fire Marshal <firemarshal@grantsvilleut.gov>, Shelby Moore <smoore@grantsvilleut.gov>

The building code doesn't regulate equipment/vehicle storage.

Andy Jensen

Grantsville Building Official

ajensen@grantsvilleut.gov

435-884-4617

[Quoted text hidden]

Jaina Bassett <jbassett@grantsvilleut.gov>

Fri, Jul 5, 2024 at 9:20 AM

To: Andy Jensen <ajensen@grantsvilleut.gov>

Cc: James Waltz <jwaltz@grantsvilleut.gov>, Christy Montierth <cmontierth@grantsvilleut.gov>, Grantsville Fire Marshal <firemarshal@grantsvilleut.gov>, Shelby Moore <smoore@grantsvilleut.gov>

Andy, thank you!

[Quoted text hidden]

Christy Montierth <cmontierth@grantsvilleut.gov>

Fri, Jul 5, 2024 at 9:39 AM

To: Jaina Bassett <jbassett@grantsvilleut.gov>

Cc: Andy Jensen <ajensen@grantsvilleut.gov>, James Waltz <jwaltz@grantsvilleut.gov>, Grantsville Fire Marshal <firemarshal@grantsvilleut.gov>, Shelby Moore <smoore@grantsvilleut.gov>

No issues for Public Works.

[Quoted text hidden]

Jaina Bassett <jbassett@grantsvilleut.gov>

Fri, Jul 5, 2024 at 9:41 AM

To: Christy Montierth <cmontierth@grantsvilleut.gov>

Cc: Andy Jensen <ajensen@grantsvilleut.gov>, James Waltz <jwaltz@grantsvilleut.gov>, Grantsville Fire Marshal <firemarshal@grantsvilleut.gov>, Shelby Moore <smoore@grantsvilleut.gov>

Thank you Christy!

Jason and Shelby, do you have any concerns?

[Quoted text hidden]

Shelby Moore <smoore@grantsvilleut.gov>

Fri, Jul 5, 2024 at 10:21 AM

To: Jaina Bassett <jbassett@grantsvilleut.gov>

Jaina,

I don't have any concerns.

[Redacted]



SHELBY MOORE

Planning & Zoning Administrator
Department of Public Works

Office: (435) 884-4604

Email: Smoores@Grantsvilleut.gov

[Quoted text hidden]

Shelby Moore <smoore@grantsvilleut.gov>

Fri, Jul 5, 2024 at 10:43 AM

To: Jaina Bassett <jbassett@grantsvilleut.gov>, Christy Montierth <cmontierth@grantsvilleut.gov>

Here is the noise ordinance.

12-6-1 Disturbing The Peace

A. It is unlawful for any person to disturb the peace or quiet of another by loud or unusual noise or by tumultuous conduct or by threatening or yelling in a manner likely to incite another to violence.

B. It is unlawful for any person to cause noise that constitutes a public disturbance. It shall also be unlawful for any person in possession of real property to allow to originate from the property noise that constitutes a public disturbance. For purposes of this section, "public disturbance" shall be any sound which unreasonably disturbs or interferes with the peace, comfort or repose of owners or possessors of real property, including but not limited to sound which emanates from any of the following sound sources:

1. Music, stereo or sound systems;
2. Loud arguing or boisterous conduct;
3. Construction work in or adjacent to a residential zone between the hours of ten p.m. and seven a.m.;
4. Sports or other entertainment activities in or adjacent to a residential zone between the hours of ten p.m. and seven a.m.;
5. The use of machinery or motorized or power tools and equipment in or adjacent to a residential zone between the hours of ten p.m. and seven a.m.,

except for specialized equipment used for seasonal and periodic snow removal; 6. The repetitive or continuous starting, testing or operation of a motor vehicle, including a motorcycle, in a residential zone.

C. Disturbing the peace is a Class C misdemeanor.



SHELBY MOORE

Planning & Zoning Administrator
Department of Public Works

Office: (435) 884-4604

Email: Smoore@Grantsvilleut.gov

[Quoted text hidden]

Jaina Bassett <jbassett@grantsvilleut.gov>
To: Shelby Moore <smoore@grantsvilleut.gov>
Cc: Christy Montierth <cmontierth@grantsvilleut.gov>

Fri, Jul 5, 2024 at 11:47 AM

Shelby,

Thank you. It sounds like the applicant is within his rights to load and unload between 7am and 7pm as proposed. However, I think with the way the code is written and because of the amount of equipment stored on the property for business purposes, I do think he needs a CUP.

[Redacted text block]

[Quoted text hidden]

Shelby Moore <smoore@grantsvilleut.gov>
To: Jaina Bassett <jbassett@grantsvilleut.gov>
Cc: Christy Montierth <cmontierth@grantsvilleut.gov>

Fri, Jul 5, 2024 at 12:34 PM

Good points.



SHELBY MOORE

Planning & Zoning Administrator
Department of Public Works

Office: (435) 884-4604

Email: Smoore@Grantsvilleut.gov

[Quoted text hidden]

Grantsville Fire Marshal <firemarshal@grantsvilleut.gov>
To: Jaina Bassett <jbassett@grantsvilleut.gov>
Cc: Andy Jensen <ajensen@grantsvilleut.gov>, Christy Montierth <cmontierth@grantsvilleut.gov>, James Waltz <jwaltz@grantsvilleut.gov>, Shelby Moore <smoore@grantsvilleut.gov>

Mon, Jul 8, 2024 at 8:08 AM

Jaina,

No concerns for fire.

Jason Smith
Fire Chief / Fire Marshal
Grantsville Fire Department
Cell: 801-598-7049
[Quoted text hidden]

Jaina Bassett <jbassett@grantsvilleut.gov>

Tue, Jul 9, 2024 at 8:29 PM

To: Grantsville Fire Marshal <firemarshal@grantsvilleut.gov>

Cc: Andy Jensen <ajensen@grantsvilleut.gov>, Christy Montierth <cmontierth@grantsvilleut.gov>, James Waltz <jwaltz@grantsvilleut.gov>, Shelby Moore <smoore@grantsvilleut.gov>

Thanks Jason!
[Quoted text hidden]

NEIGHBORHOOD RESPONSE

GARY R GARRETT
183 S QUIRK ST
GRANTSVILLE UT 84029

Please visit our web site at
www.dopl.utah.gov should you have any
questions in the future.

STATE OF UTAH
DEPARTMENT OF COMMERCE
DIVISION OF PROFESSIONAL LICENSING
ACTIVE LICENSE

EFFECTIVE DATE: 11/30/2019
EXPIRATION DATE: 11/30/2025
ISSUED TO: Gary R Garrett
183 S QUIRK ST
GRANTSVILLE UT 84029



REFERENCE NUMBER(S), CLASSIFICATION(S) & DETAIL(S)

246513-5501 Contractor With LRF DBAs: None Associated

S410



August 8, 2024

Application for a Conditional Use Permit

The purpose of this letter is to inform you that an application has been received in our office for consideration of a conditional use permit for:

Gary Garrett to store equipment for GRG Construction, an excavation company. The location of the proposed equipment storage is 183 S. Quirk St., on 1.24 acre in the RM-7 zone.

See back of this notice for more details.

This site is in the area of, or adjoins property you own, according to the tax rolls of Tooele County.

If you wish to express comments or concerns regarding this application, you can submit them in writing via email or mail. All comments must be received no later than 5:00 p.m. on August 23, 2024. For more information or to request a copy of the application and proposed plans, please call (435)884-1674 or email jbassett@grantsvilleut.gov.

Thank you,

Shelby Moore
Zoning Administrator



Business hours

- Monday- Friday, 7am-7pm

Details

- No customers coming to the home. Equipment is delivered and picked up by applicant.
- No other business functions are performed on the property.
- Fully fenced yard.

Equipment storage on property

- Stored inside 50x40 shop: 1 truck stored
- Stored on gravel: 2 mini-ex, 1 ton dump truck, 2 trailers (7x20)



To: Grantsville Planning & Zoning Administrator

From: Country Haven Condominiums HOA

Re: CRG Construction Conditional Use Permit

We, as an HOA established in 1998, are against the proposed excavation business being allowed to operate on the property directly south of us.

We believe having this business within such close proximity decreases all 13 homeowner's property values due to the noise it generates and the unsightliness it has brought to our quiet residential neighborhood.

None of us agreed to move in next to an excavation company. But rather, one has moved in next to us and we were never consulted about it until now. He has been running an unpermitted business for years without any thought or consideration to any of his neighbors. You are proposing inconveniencing the entire neighborhood for the benefit of one household that is sandwiched between multiple residential properties.

Proposed business hours Monday-Friday 7:00 am - 7:00 pm? That's a 60 hour per week window where we could be listening to heavy equipment being operated on weekdays during the proposed times. He has been observed operating heavy equipment as early as 5:45 am and even on Christmas Eve. Some of our residents work weekends and odd shifts with very early or very late start times. As you can imagine, they don't want their sleep cycle being dictated to them by this business performing noisy commercial activities.

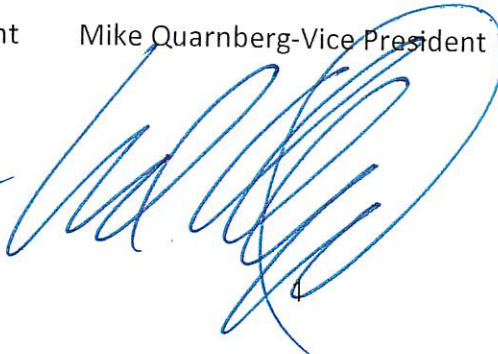
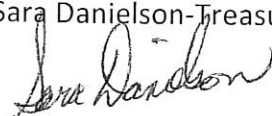
Please take this into consideration upon making your decision.

Thank you,

Todd Jaeger-President

Mike Quarnberg-Vice President

Sara Danielson-Treasurer





Jaina Bassett <jbassett@grantsvilleut.gov>

CRG Construction Conditional Use Permit Concerns

JEFF JOHNSON [REDACTED]t>
To: "jbassett@grantsvilleut.gov" <jbassett@grantsvilleut.gov>

Mon, Aug 12, 2024 at 6:15 PM

Planning & Zoning Commission,

As the homeowner of one of the closest properties to the proposed business, **I am 100% AGAINST THIS!** This type of business generates far too much noise to be acceptable in a residential neighborhood. I am not interested in his noise coming through my walls, doors and windows. We can hear all of it inside our home because it is only 30 feet away. In fact, it is so noisy we can't get away from it. The noise is audible everywhere in our home. Allowing this business to operate in our neighborhood will without a doubt destroy the peaceful enjoyment of our home which we are entitled to by law.

I work early and late shifts and have been woken up by his equipment and activities too many times to count over the years. I need to be well rested for work for safety reasons. I direct commercial aircraft traffic on the ground at SLC International Airport in the Ramp Control Tower, so I need to be sharp and on point my entire shift.

I am also concerned what this will do to my property value and the future sale of my home. Imagine having an open house or a showing with a realtor when he is operating heavy equipment in his yard making ridiculous amounts of noise. Nobody wants to buy, let alone live in, a home subjected to the kind of noise this type of business generates. My concerns are from experience as you will see by my included recordings.

Please take a few minutes to share and watch the below videos with the sound turned up. They will give you an idea why I am so passionately against this proposal and will do whatever it takes to stop it from happening.

Loading of metal plate

https://drive.google.com/file/d/1JtR25WH1GFTEwy_bpMbzKa7l9537DfTn/view?usp=drive_link

Loading trench box

https://drive.google.com/file/d/1JwLW40-56czrlk5FL-reIVKqE6y871iH/view?usp=drive_link

Beeping excavator

https://drive.google.com/file/d/1l0rkKAmpW5Jl1luXyDXcqS3ncClzCXp7/view?usp=drive_link

5:45 am loading of equipment

https://drive.google.com/file/d/18bR1wbFG6HJbiPSi5jI-7UZwzLUA1Re4/view?usp=drive_link

Thank you,

Jeffrey Johnson
[REDACTED]



Jaina Bassett <jbassett@grantsvilleut.gov>

Conditional Use Permit

Raymond Dixon <[REDACTED]>
To: jbassett@grantsvilleut.gov

Wed, Aug 14, 2024 at 8:13 AM

To Whom it may concern , I live at 243 Havenside Ct. . We moved here three years ago after looking at several condos in different areas. We chose this location because it seemed nice and quiet and out of the way. We moved here from Tooele to get away from the traffic and noise. We love it here , but have since realized the beep-beep-beep and clanging and banging of this equipment as early as 5:00 AM on several mornings as it is being moved or loaded. It can be irritating when you are trying to sleep. The applicant has been conducting business WITHOUT a permit for some time now . This is a residential area not commercial or construction zone. Therefore we are opposed . Thank You Raymond and Tana Dixon



August 8, 2024

Application for a Conditional Use Permit

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Thank you,

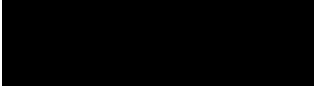
City Planning & Zoning
St
JT 84029

SALT LAKE CITY UT 840

9 AUG 2024 PM 1 L



PHILIPPE S. PHILLIPS, IT



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RT 8407005635

Grantsville City Planning & Zoning
336 W Main St
Grantsville, UT 84029

SALT LAKE CITY UT 840

9 AUG 2024 PM 2 L

GOTSCH BENJAMIN RYAN JT



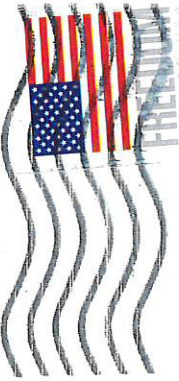
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840292346001 NMR

NIXIE 841 SE 1 0108/13/24

RETURN TO SENDER
NO MAIL RECEIPTABLE
UNABLE TO FORWARD

BC: 84029600136 *1036-02904-09-42



Grantsville City Planning & Zoning
336 W Main St
Grantsville, UT 84029

SALT LAKE CITY UT 840
9 AUG 2024 PM 1 L



MARK DUNN REAL ESTATE LLC
[Redacted Address]

RETURN
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AT THIS
ADDRESS

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ANK

NYX 841 FE 1 0000/17/24
RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD
BC: 84029960636 0936-07589-09-41

AGENDA ITEM #2

Consideration of the proposed
Master Development Agreement for
the West Haven PUD, located at
Cherry St. and Cherry Blossom Ln.



Subdivision Application

Date: 01/10/2024

Developer / Engineer

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

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

Owner Information

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

Phone: [REDACTED]
Email: [REDACTED]

Location

Contact Type: Developer
Permit Type: Subdivision
Development Type: PUD
Site Address: Wild Cherry Way & Cherry Blossom Lane Grantsville
utah 84029

City, State, Zip: [REDACTED]
Site Parcel #: 01-065-0-0059, 01-065-0-0060, 01-066-0-0023 , 01-066-0-0024

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

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

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

Holly Jones
Name

01/10/2024
Date

Planning and Zoning
336 W. Main St.
Grantsville, UT 84029
Phone: (435) 884-1674



Permit # 2024004

**Staff Report Summary for
West Haven PUD Master Development Agreement**

Parcel ID(s): 01-065-0-0059, 01-065-0-0060,
01-066-0-0023, 01-066-0-0024

Property Address: West Cherry St.

Applicant Name: Ron and Sherrie Butler

Request: Approval of MDA

Prepared By: Shelby Moore

Meeting Date: 09/19/24

Public Hearing Date:

Current Zone: R-1-21 and A-10

Proposed Density: 4.7 DU per acre

Allowed Density: 1.3 DU per acre

Planning Staff Explanation and Recommendation: Consideration West Haven Master Development Agreement

PLANNING STAFF ANALYSIS AND COMMENTS

Background:

On March 20th, 2024, the PUD conceptual layout for West Haven was officially approved. However, to finalize the PUD application, the MDA and variance chart need to be reviewed and approved by the staff. During the application reviews, it was identified that the alignment of Cherry St. needs to be adjusted, and consequently, the right-of-way of Cherry St. must be dedicated. To proceed with this adjustment, the developer will have to acquire the necessary right-of-way from homeowners located on the south side of Cherry St. in order to ensure that Cherry St. maintains a width of 60' ft.

CITY STAFF ANALYSIS & COMMENTS

- 1) The deviation table needs to be approved along with the MDA.
- 2) The alignment of Cherry St. and the ROW needs to be included in the MDA.
- 3) The amendment of the Cherry Wood plat will need to take place to show the alignment of Cherry St. and that it is a through road.

Mitigation Efforts:

- 1) Storm water to be obtained within the development

CONDITIONS & CONCLUSIONS

- 1) The right of way (ROW) needs to be obtained for Cherry Street.
- 2) The amendment of the Cherry Wood plat needs to take place prior to the approval of the West Haven Final plat.

In order to move forward with this project, there are certain conditions that need to be met. Firstly, it is imperative that the right of way (ROW) for Cherry Street is secured prior to the approval of the preliminary plat. Additionally, the amendment of the Cherry Wood plat must be completed before the final approval of the West Haven Final plat can be granted.

Furthermore, it is crucial that the deviation table is approved in conjunction with the MDA. The alignment of Cherry Street and the ROW should be clearly outlined in the MDA as well. Moreover, the amendment of the Cherry Wood plat is necessary to demonstrate the alignment of Cherry Street and confirm that it functions as a through road.

These steps are essential to ensure the successful execution of the West Haven PUD project.

*** Disclaimer: Please be advised that at no point should the comments and conclusions made by The City staff or the conclusions drawn from them be quoted, misconstrued, or interpreted as recommendations. These inputs are intended solely for the legislative body to interpret as deemed appropriate.*

The information provided is purely for the legislative body to interpret in their own right and context. It is crucial to maintain the integrity and context of the information shared, as it is meant to assist in the decision-making process without implying any endorsement or directive, but it is essential that it is understood within the appropriate scope.

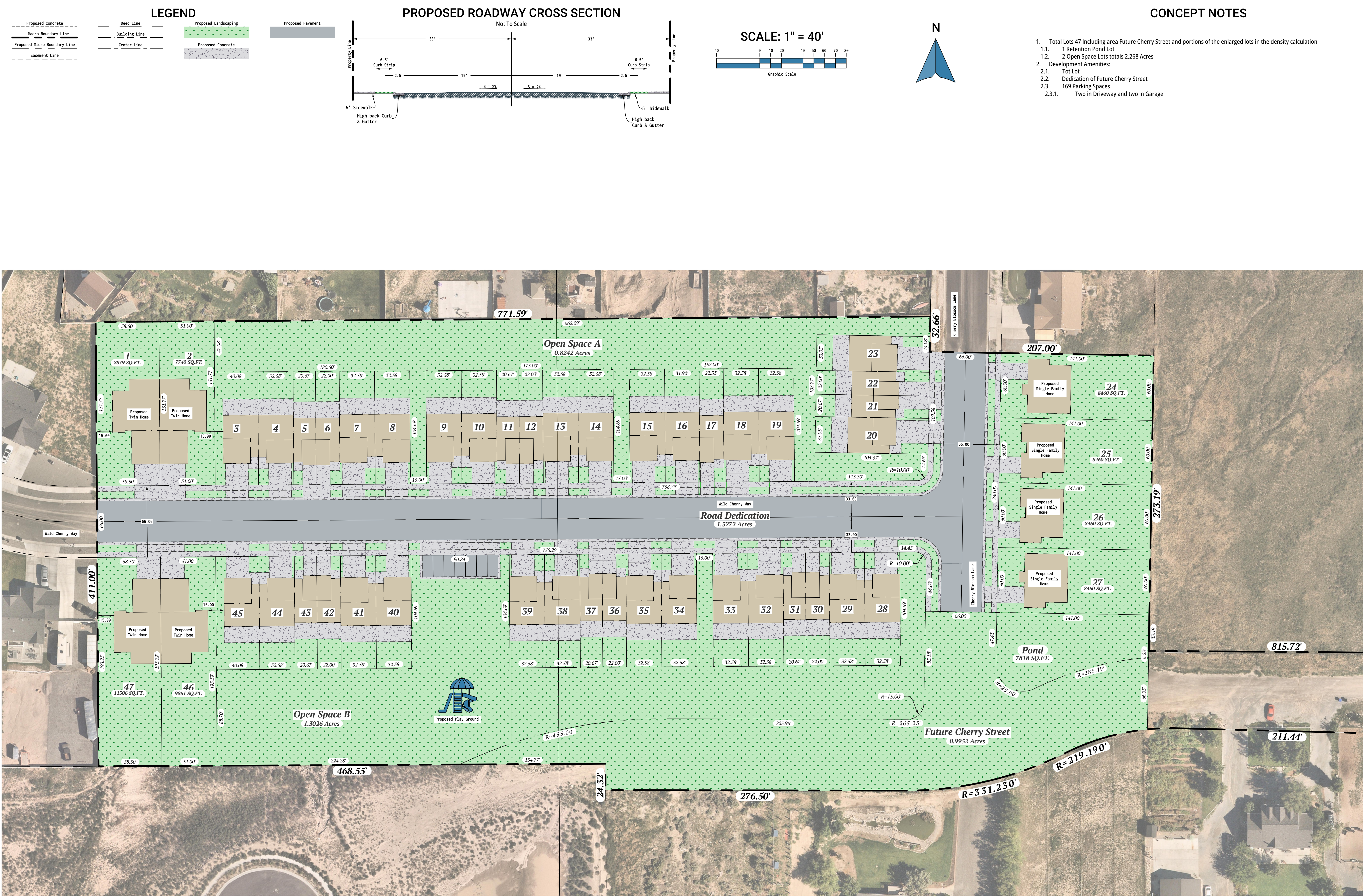


Development Name - Grantsville, UT						
Development Standards						
Proposed Residential Uses	Zoning Designation R-1-21	Zoning Designation A-1 10	Future Land Use Designation R-8	Variances (SFD)	Variances (SFD - Twin homes)	Variances (SFD - Townhomes)
Description				PUD Requirement	PUD Requirement	PUD Requirement
Minimum Lot Size	21,780 SF (1/2 acre)	10 acres	8,000-SF	8,000-SF	7,000-SF	2,500-SF
Minimum Size Corner Lots	2 Front yards / 2 Rear yards	2 Front yards / 2 Rear yards	10,000-SF	8,000-SF	7,000-SF	2,500-SF
Additional Area for Each Additional Dwelling Unit on Lot						
Minimum Dwelling Unit SF				1,000-SF	1,000-SF	900-SF
Minimum Lot Frontage	70-FT	165-FT	60-FT	60-feet	50-feet	24-feet
Minimum Yard Setbacks						
Front Yard	40-FT	40-FT	30-FT	20-foot setback, Lot side of the sidewalk	20-foot setback, Lot side of the sidewalk	20-foot setback, Lot side of the sidewalk
Driveway						
Rear Yard						
Main Building	30-FT	60-FT	25-FT	25-Feet	20-Feet	10-Feet
Accessory Building	1-FOOT	7.5-FT	1-FOOT	1-FOOT		
Side Yard						
Main Building	5*/15-FT	20-FT	5*/15-FT	5*/15-FT	0-Feet Attached side; 7.5-foot End Units From Property Line	0-Feet Attached side; 0-foot End Units From Property Line
Accessory Building			4-FT	N/A	N/A	N/A
Multi-Unit Building Spacing					0-Feet Attached side; 15-foot End Units Building to Building	0-Feet Attached side; 15-foot End Units Building to Building
Corner Side Yard	2 Front Yards / 2 Side Yards		10-FT	10-Feet	10-Feet	10-Feet
Maximum Building Height	35-FT	45-FT	35-FT	35-Feet	35-Feet	35-Feet
Maximum Building Area	20%		35%	35%	40%	50%

* Since this project is a PUD which has previously been approved the underlying zoning does not directly apply. The PUD approval has been made based on a concept drawing which determines where each type of use will be applied .

***The width between the homes will be a minimum of 30 feet(when separated by a road)which would include the 26 feet of asphalt and the 2 ½ feet of curb on both sides making it the minimum 30-foot width.

Exhibit B - Concept Plan to be replaced by final plat approval.



WHEN RECORDED, RETURN TO:

Braydee Baugh
Grantsville City Recorder
429 East Main Street
Grantsville City, Utah 84029

GRANTSVILLE CITY
MASTER DEVELOPMENT AGREEMENT
FOR

TOWN HOMES OF WEST HAVEN SUBDIVISION

THIS MASTER DEVELOPMENT Agreement (“**Agreement**”) is made and entered as of the _____ day of _____, 20____, by and between Grantsville City, a municipal corporation of the State of Utah (“**City**”) and **Fil Di Voce LLC, a Utah Limited Liability Company** (“**Developer**”).

RECITALS

A. The capitalized terms used in this Agreement and in these Recitals are defined in Section 1.2, below.

B. Developer owns and is developing the Property as a single-family residential subdivision. Developer and the City desire that the Property be developed in a unified and consistent fashion pursuant to the Final Plat. The Parties desire to enter into this Agreement to specify the rights and responsibilities of the Developer to develop the Property as expressed in this Agreement and the rights and responsibilities of the City to allow and regulate such development pursuant to the requirements of this Agreement.

C. The Parties understand and intend that this Agreement is a “development agreement” within the meaning of, and entered into pursuant to the terms of Utah Code Ann. §10-9a-101 et seq. This Agreement conforms with the intent of the City’s General Plan and the Zoning.

NOW, THEREFORE, in consideration of the mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the City and Developer hereby agree to the following:

TERMS

1. **Definitions.** As used in this Agreement, the words and phrases specified below shall have the following meanings:

- 1.1. **Agreement** means this Master Development Agreement including all of its Exhibits and Addenda.
- 1.2. **Applicant** means a person or entity submitting a Development Application.
- 1.3. **Buildout** means the completion of all of the development on the entire Project in accordance with this Agreement.
- 1.4. **City** means Grantsville City, a political subdivision of the State of Utah.
- 1.5. **City’s Future Laws** means the ordinances, policies, standards, and procedures which may be in effect as of a particular time in the future when a Development Application is

submitted for a part of the Project and which may or may not be applicable to the Development Application depending upon the provisions of this Agreement.

1.6. **Council** means the elected City Council of the City.

1.7. **Default** means a breach of this Agreement as specified herein.

1.8. **Developer** means **Fil Di Voce LLC** and its successors/assignees as permitted by this Agreement.

1.9. **Development** means the development of a portion of the Property pursuant to an approved Development Application.

1.10. **Development Application** means an application to the City for development of a portion of the Project or any other permit, certificate or other authorization from the City required for development of the Project.

1.11. **Final Plat** means the final plat for the development of the Project, which has been approved by the City, subdividing any portion of the Project, and attached and incorporated herein as **Exhibit B**.

1.12. **GLUDMC** means the Grantsville Land Use and Development Code.

1.13. **LUDMA** means the Land Use, Development, and Management Act, Utah Code Ann. § 10-9a-101 *et seq.*

1.14. **Maximum Residential Units** Maximum Residential Units refers to the development of the Townhomes of West Haven Subdivision, which shall have no more than forty-five (45) Residential Dwelling Units on the Property.

1.1. **Notice** means any notice to or from any Party to this Agreement that is either required or permitted to be given to another party.

1.2. **Party/Parties** means, in the singular, Developer or the City; in the plural Developer and the City.

1.3. **Project** means the residential subdivision to be constructed on the Property pursuant to this Agreement with the associated Public Infrastructure and private facilities, and all of the other aspects approved as part of this Agreement.

1.4. **Property** means the real property owned by and to be developed by Developer more fully described in **Exhibit A**.

1.5. **Public Infrastructure** means those elements of infrastructure that are planned to be dedicated to the City or other public entities as a condition of the approval of a Development Application.

1.6. **Residential Dwelling Unit** means a structure or portion thereof designed and intended for use as attached residences as illustrated on the Final Plan.

1.7. **Zoning** The underlying Zoning Districts are A-10 and R-1-21 and development is proceeding under a Planned Unit Development (PUD). The deviations from the zoning standards of the underlying Zoning Districts have been mutually agreed upon by the parties in accordance with GLUDMC Chapter 12.

2. **Development of the Project.**

2.1. **Compliance with the Final Plat and this Agreement.** Development of the Project shall be in accordance with LUDMA, GLUDMC, the City's Future Laws (to the extent they are applicable as specified in this Agreement), the Final Plat and this Agreement.

2.2. **Maximum Residential Units.** At Buildout, Developer shall be entitled to have developed the Maximum Residential Units of the type and in the general location as shown on the Final Plat.

3. **Vested Rights.**

3.1. **Vested Rights Granted by Approval of this Agreement.** To the maximum extent permissible under the laws of Utah and the United States and at equity, the Parties intend that this Agreement grants to Developer all rights to develop the Project in fulfillment of this Agreement, LUDMA, GLUDMC, the Zoning of the Property, and the Final Plat except as specifically provided herein. The Parties specifically intend that this Agreement grant to Developer the “vested rights” identified herein as that term is construed in Utah’s common law and pursuant to Utah Code Ann. §10-9a-509.

3.2. **Exceptions.** The vested rights and the restrictions on the applicability of the City’s Future Laws to the Project as specified in Section 3.1 are subject to the following exceptions:

3.2.1. **Master Developer Agreement.** The City’s Future Laws or other regulations to which the Developer agrees in writing;

3.2.2. **State and Federal Compliance.** The City’s Future Laws or other regulations which are generally applicable to all properties in the City and which are required to comply with State and Federal laws and regulations affecting the Project;

3.2.3. **Codes.** Any City’s Future Laws that are updates or amendments to existing building, fire, plumbing, mechanical, electrical, dangerous buildings, drainage, or similar construction or safety related codes, such as the International Building Code, the APWA Specifications, AAHSTO Standards, the Manual of Uniform Traffic Control Devices or similar standards that are generated by a nationally or statewide recognized construction/safety organization, or by the State or Federal governments and are required to meet legitimate concerns related to public health, safety or welfare;

3.2.4. **Taxes.** Taxes, or modifications thereto, so long as such taxes are lawfully imposed and charged uniformly by the City to all properties, applications, persons and entities similarly situated;

3.2.5. **Fees.** Changes to the amounts of fees for the processing of Development Applications that are generally applicable to all development within the City (or a portion of the City as specified in the lawfully adopted fee schedule) and which are adopted pursuant to State law;

3.2.6. **Impact Fees.** Impact Fees or modifications thereto which are lawfully adopted, and imposed by the City pursuant to Utah Code Ann. Section §11-36a-101 *et seq*;

3.2.7. **Planning and Zoning Modification.** Changes by the City to its planning principles and design standards as permitted by Local, State or Federal law; and

3.2.8. **Compelling, Countervailing Interest.** Laws, rules or regulations that the City’s land use authority finds, on the record, are necessary to avoid jeopardizing a

compelling, countervailing public interest pursuant to Utah Code Ann. §10-9a-509(1)(a)(i).

4. **Term of Agreement.** Unless earlier terminated as provided for herein, the term of this Agreement shall be until January 31, 2027. If Developer has not been declared to be currently in Default as of January 21, 2027 (and if any such Default is not being cured) then this Agreement shall be automatically extended until January 31, 2032. This Agreement shall automatically be terminated at Buildout.

5. **Addendum No. 1.** Addendum No. 1 contains the provisions of this Agreement that are specific to the development of the Project. If there is a conflict between this Agreement and Addendum No. 1, then Addendum No. 1 shall control.

6. **Public Infrastructure.**

6.1. **Construction by Developer.** Developer, at Developer's cost and expense, shall have the right and the obligation to construct or cause to be constructed and install all Public Infrastructure reasonably and lawfully required as a condition of approval of a Development Application pursuant to GLUDMC. Such construction must meet all applicable standards and requirements and must be approved by the City's engineer.

6.2. **Responsibility Before Acceptance.** Developer shall be responsible for all Public Infrastructure covered by this Agreement until final inspection of the same has been performed by the City, and a final acceptance and release has been issued by the City Council. The City shall not, nor shall any officer or employee thereof, be liable or responsible for any accident, loss or damage happening or occurring to the Public Infrastructure, nor shall any officer or employee thereof, be liable for any persons or property injured by reason of said Public Infrastructure; all of such liabilities shall be assumed by the Developer.

6.3. **Warranty.** Developer shall repair any defect in the design, workmanship or materials in all Public Infrastructure which becomes evident during a period of one year following the acceptance of the improvements by the City Council or its designee (Durability Testing Period). If during the Durability Testing Period, any Public Infrastructure shows unusual depreciation, or if it becomes evident that required work was not done, or that the material or workmanship used does not comply with accepted standards, said condition shall, within a reasonable time, be corrected.

6.4. **Timing of Completion of Public Infrastructure.** In accordance with the diligence requirements for the various types of approvals as described in the GLUDMC, construction of the required Public Infrastructure shall be completed within eighteen months (18) after the City Council grants final plat approval. Upon a showing of good and sufficient cause by Developer the City shall, in accordance with the provisions of GLUDMC, extend the time of performance if requested prior to expiration of the completion date.

6.5. **Bonding.** In connection with any Development Application, Developer shall provide bonds or other development security, including warranty bonds, to the extent required by

GLUDMC, unless otherwise provided by Utah Code § 10-9a-101, *et seq.* The Applicant shall provide such bonds or security in a form acceptable to the City or as specified in GLUDMC. Partial releases of any such required security shall be made as work progresses based on GLUDMC.

6.6. City Completion. The Developer agrees that in the event they do not: (a) complete all improvements within the time period specified under paragraph two above, or secure an extension of said completion date, (b) construct said improvements in accordance with City standards and as set forth in Paragraph one above, and (c) pay all claimants for material and labor used in the construction of said improvements, the City shall be entitled to declare the developer(s) in default, request and receive the funds held by the guarantor as surety and utilize the monies obtained to install or cause to be installed any uncompleted improvements and/or to pay any outstanding claims, as applicable. Provided however, that the City shall not be responsible for any work beyond the amount of funds so provided. Any funds remaining after completion of the improvements shall be returned to the guarantor. The Developer further agrees to be personally liable for any cost of improvements above the amount made available under the terms of this agreement.

7. Upsizing/Reimbursements to Developer.

7.1. Upsizing. The City shall not require Developer to “upsized” any future Public Infrastructure (i.e., to construct the infrastructure to a size larger than required to service the Project) unless financial arrangements reasonably acceptable to Developer are made to compensate Developer for the incremental or additive costs of such upsizing to the extent required by law.

8. Default.

8.1. Notice. If Developer or the City fails to perform their respective obligations hereunder or to comply with the terms hereof, the Party believing that a Default has occurred shall provide Notice to the other Party.

8.2. Contents of the Notice of Default. The Notice of Default shall:

8.2.1. Specific Claim. Specify the claimed event of Default;

8.2.2. Applicable Provisions. Identify with particularity the provisions of any applicable law, rule, regulation or provision of this Agreement that is claimed to be in Default; and

8.2.3. Optional Cure. If the City chooses, in its discretion, it may propose a method and time for curing the Default which shall be of no less than thirty (30) days duration, if weather conditions permit.

8.3. Remedies. Upon the occurrence of any Default, and after notice as required above, then the parties may have the following remedies:

8.3.1. Law and Equity. All rights and remedies available at law and in equity, including, but not limited to, injunctive relief and/or specific performance.

8.3.2. Security. The right to draw on any security posted or provided in connection with the Project and relating to remedying of the particular Default.

8.3.3. Future Approvals. The right to withhold all further reviews, approvals, licenses, building permits and/or other permits for development of the Project in the case of a default by Developer until the Default has been cured.

8.4. **Public Meeting.** Before any remedy in Section 8.3 may be imposed by the City the party allegedly in Default shall be afforded the right to attend a public meeting before the City Council and address the City Council regarding the claimed Default.

8.5. **Default of Assignee.** A default of any obligations expressly assumed by an assignee shall not be deemed a default of Developer.

8.6. **Limitation on Recovery for Default – No Damages against the City.** Anything in this Agreement notwithstanding Developer shall not be entitled to any claim for any monetary damages as a result of any breach of this Agreement and Developer waives any claims thereto. The sole remedy available to Developer and any assignee shall be that of specific performance.

9. **Notices.** All notices required or permitted under this Agreement shall, in addition to any other means of transmission, be given in writing by certified mail and regular mail to the following address:

To the Developer:

Fil Di Voce, LLC
60 South Main St. #6
Tooele, Utah 84074
Hjelevate@gmail.com

To the City:

Grantsville City
Attn: City Recorder
429 East Main Street
Grantsville, Utah 84029

10. **Dispute Resolution.** Any disputes subject to mediation or arbitration shall be resolved pursuant to Addendum No. 2.

11. **Incorporation of Recitals and Exhibits.** The Recitals and Exhibits “A” - “B” are hereby incorporated into this Agreement.

12. **Headings.** The captions used in this Agreement are for convenience only and are not intended to be substantive provisions or evidences of intent.

13. **No Third-Party Rights/No Joint Venture.** This Agreement does not create a joint venture relationship, partnership or agency relationship between the City, or Developer. Except as specifically set forth herein, the parties do not intend this Agreement to create any third-party beneficiary rights.

14. **Assignability.** The rights and responsibilities of Master Developer under this Agreement may be assigned in whole or in part, respectively, by Developer with the consent of the City as provided herein.

14.1. **Sale of Lots.** Developer's selling or conveying lots in any approved subdivision shall not be deemed to be an assignment.

14.2. **Related Entity.** Developer's transfer of all or any part of the Property to any entity "related" to Developer (as defined by regulations of the Internal Revenue Service in Section 165), Developer's entry into a joint venture for the development of the Project or Developer's pledging of part or all of the Project as security for financing shall also not be deemed to be an assignment. Developer shall give the City Notice of any event specified in this sub-section within ten (10) days after the event has occurred. Such Notice shall include providing the City with all necessary contact information for the newly responsible party.

14.3. **Process for Assignment.** Developer shall give Notice to the City of any proposed assignment and provide such information regarding the proposed assignee that the City may reasonably request in making the evaluation permitted under this Section. Such Notice shall include providing the City with all necessary contact information for the proposed assignee. Unless the City objects in writing within twenty (20) business days of notice, the City shall be deemed to have approved of and consented to the assignment. The City shall not unreasonably withhold consent.

14.4. **Partial Assignment.** If any proposed assignment is for less than all of Master Developer's rights and responsibilities, then the assignee shall be responsible for the performance of each of the obligations contained in this MDA to which the assignee succeeds. Upon any such approved partial assignment Master Developer shall not be released from any future obligations as to those obligations which are assigned but shall remain jointly and severally liable with assignee(s) to perform all obligations under the terms of this Agreement which are specified to be performed by Developer.

14.5. **Complete Assignment.** Developer may request the written consent of the City of an assignment of Developer's complete interest in this Agreement. In such cases, the proposed assignee shall have the qualifications and financial responsibility necessary and adequate, as required by the City, to fulfill all obligations undertaken in this Agreement by Developer. The City shall be entitled to review and consider the ability of the proposed assignee to perform, including financial ability, past performance and experience. After

review, if the City gives its written consent to the assignment, Developer shall be released from its obligations under this Agreement for that portion of the Property for which such assignment is approved.

15. **No Waiver.** Failure of any Party hereto to exercise any right hereunder shall not be deemed a waiver of any such right and shall not affect the right of such party to exercise at some future date any such right or any other right it may have.

16. **Severability.** If any provision of this Agreement is held by a court of competent jurisdiction to be invalid for any reason, the Parties consider and intend that this Agreement shall be deemed amended to the extent necessary to make it consistent with such decision and the balance of this Agreement shall remain in full force and affect.

17. **Force Majeure.** Any prevention, delay or stoppage of the performance of any obligation under this Agreement which is due to strikes, labor disputes, inability to obtain labor, materials, equipment or reasonable substitutes therefor; acts of nature, governmental restrictions, regulations or controls, judicial orders, enemy or hostile government actions, wars, civil commotions, fires or other casualties or other causes beyond the reasonable control of the Party obligated to perform hereunder shall excuse performance of the obligation by that Party for a period equal to the duration of that prevention, delay or stoppage.

18. **Time is of the Essence.** Time is of the essence to this Agreement and every right or responsibility shall be performed within the times specified.

19. **Appointment of Representatives.** To further the commitment of the Parties to cooperate in the implementation of this Agreement, the City and Developer each shall designate and appoint a representative to act as a liaison between the City and its various departments and the Developer. The initial representative for the City shall be the Mayor. The initial representative for Developer shall be Holly Jones. The Parties may change their designated representatives by Notice. The representatives shall be available at all reasonable times to discuss and review the performance of the Parties to this Agreement and the development of the Project.

20. **Applicable Law.** This Agreement is entered into in Tooele County in the State of Utah and shall be construed in accordance with the laws of the State of Utah irrespective of Utah's choice of law rules.

21. **Venue.** Any action to enforce this Agreement shall be brought only in the Third District Court, Tooele County in and for the State of Utah.

22. **Entire Agreement.** This Agreement, and all Exhibits thereto, documents referenced herein, is the entire agreement between the Parties and may not be amended or modified except either as provided herein or by a subsequent written amendment signed by all Parties.

23. **Mutual Drafting.** Each Party has participated in negotiating and drafting this Agreement and therefore no provision of this Agreement shall be construed for or against any Party based on which Party drafted any particular portion of this Agreement.

24. **No Relationship.** Nothing in this Agreement shall be construed to create any partnership, joint venture or fiduciary relationship between the parties.

25. **Amendment.** This Agreement may be amended only in writing signed by the parties hereto.

26. **Recordation and Running with the Land.** This Agreement shall be recorded in the chain of title for the Project. This Agreement shall be deemed to run with the land.

27. **Priority.** This Agreement shall be recorded against the Property senior to any respective covenants and any debt security instruments encumbering the Property.

28. **Authority.** The Parties to this Agreement each warrant that they have all of the necessary authority to execute this Agreement. Specifically, on behalf of the City, the signature of the City Manager of the City is affixed to this Agreement lawfully binding the City pursuant to Resolution No. [RESOLUTION NUMBER] adopted by the City on [DATE].

29. **Further Assurances.** Each party shall execute and deliver such additional documents and take such further actions as may reasonably be necessary to effectuate the transactions contemplated by this Agreement.

30. **No Boycott.** The undersigned certifies that it is not currently engaged in a boycott of the State of Israel and agrees not to engage in a boycott of the State of Israel during the term of this Agreement. The undersigned further acknowledges that its engagement in a boycott of the State of Israel would be in violation of Utah Code Section 63G-27-201 and could result in termination of this Agreement.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement by and through their respective, duly authorized representatives as of the day and year first herein above written.

DEVELOPER

Fil Di Voce LLC, a Utah Limited Liability Company

GRANTSVILLE CITY

By: _____
Its: _____

By: _____
Its: [] Mayor [] City Manager

Approved as to form and legality:

Attest:

City Attorney

City Recorder

CITY ACKNOWLEDGMENT

STATE OF UTAH)
 :SS.
COUNTY OF TOOELE)

On the ____ day of _____, 20__ personally appeared before me _____ who being by me duly sworn, did say that he is the Mayor of Grantsville City, a political subdivision of the State of Utah, and that said instrument was signed in behalf of the City by authority of its City Council and said Mayor acknowledged to me that the City executed the same.

NOTARY PUBLIC

My Commission Expires: _____

Residing at: _____

DEVELOPER ACKNOWLEDGMENT

STATE OF UTAH)
 :SS.
COUNTY OF _____)

On the ____ day of _____, 20__, personally appeared before me _____, who being by me duly sworn, did say that he/she is the **Manager of Fil Di Voce, LLC a Utah Limited Liability Company** and that the foregoing instrument was duly authorized by the company at a lawful meeting held by authority of its operating agreement and signed in behalf of said company.

NOTARY PUBLIC

My Commission Expires: _____

Residing at: _____

TABLE OF EXHIBITS

Exhibit "A"	Legal Description of Property
Exhibit "B"	Concept Plan
Exhibit "C"	Final Plat
Addendum No. 1	Specific Project Terms
Addendum No. 2	Dispute Resolution Procedures

EXHIBIT A

(Legal Description of Property)

EXHIBIT B

(Concept Plan)

EXHIBIT C

(Final Plat)

ADDENDUM NO. 1

(Project-specific terms)

1. Cherry Street Re-alignment:

- 1.1. The developer agrees to amend the Cherry Wood Plat to show the align of Cherry St.**
- 1.2. The developer agrees to obtain the right-of-way for the 60' ft. Cherry St. alignment.**

Addendum No. 2

(Dispute Resolution)

2. Meet and Confer. The City and Developer/Applicant shall meet within fifteen (15) business days of any dispute under this Agreement to resolve the dispute.

3. Mediation.

3.1. Disputes Subject to Mediation. Disputes that are not subject to arbitration shall be mediated.

3.2. Mediation Process. If the City and Developer/Applicant are unable to resolve a disagreement subject to mediation, the Parties shall attempt within ten (10) business days to appoint a mutually acceptable mediator with knowledge of the legal issue in dispute. If the Parties are unable to agree on a single acceptable mediator, they shall each, within ten (10) business days, appoint their own representative. These two representatives shall, between them, choose the single mediator. Developer/Applicant shall pay the fees of the chosen mediator. The chosen mediator shall within fifteen (15) business days from selection, or such other time as is reasonable under the circumstances, review the positions of the Parties regarding the mediation issue and promptly attempt to mediate the issue between the Parties. If the Parties are unable to reach an agreement, the Parties shall request that the mediator notify the Parties in writing of the resolution that the mediator deems appropriate. The mediator's opinion shall not be binding on the Parties.

**GRANTSVILLE CITY
RESOLUTION 2024-18**

**A RESOLUTION APPROVING THE PLANNED UNIT DEVELOPMENT (PUD) FOR
WEST HAVEN SUBDIVISION**

Be it resolved by the Grantsville City Council of Grantsville City, Utah as follows:

WHEREAS, Developer of the West Haven Subdivision has submitted an application for a Planned Unit Development (PUD) for the development of West Haven Subdivision within the City of Grantsville;

WHEREAS, the Grantsville City Planning Commission has reviewed the PUD application and has recommended the approval (see Exhibit A);

WHEREAS, the Grantsville City Planning Commission held a public hearing on March 7, 2024, during which the developer presented the PUD proposal and members of the public were given an opportunity to provide input; and

WHEREAS, Grantsville City Council has considered the Planning Commission's recommendation, the input received from the public, and all relevant information pertaining to the proposed PUD;

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

Section 1. Approval of PUD. The City Council hereby approves the Planned Unit Development (PUD) application submitted by Developer for the development of West Haven Subdivision within the City of Grantsville.

Section 2. Effective Date. This Resolution shall take effect immediately upon adoption

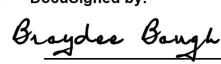
Section 3. Severability clause. If any part or provision of this Resolution is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Resolution and all provisions, clauses and words of this Resolution shall be severable.

ADOPTED AND PASSED BY THE CITY COUNCIL OF GRANTSVILLE CITY, THIS
20th DAY OF MARCH, 2024.

DocuSigned by:

By Mayor Neil Critchlow

ATTEST:

DocuSigned by:

Braydee Baugh, City Recorder
(S E A L)

Grantsville City
Record of Resolution Adoption

A regular meeting of the City Council of Grantsville City was held at City Hall in Grantsville, Utah on Wednesday, the 20th day of March, 2024 at the hour of 7:00 p.m., there being present and answering roll call the following:

Neil Critchlow	Mayor
Rhett Butler	Council Member
Heidi Hammond	Council Member
Scott Bevan	Council Member
Jolene Jenkins	Council Member
Jeff Williams	Council Member

Also Present:

Braydee Baugh	City Recorder
Dallin Littlefield	City Attorney

Absent:

After the meeting had been duly called to order and the minutes of the preceding meeting approved, the Resolution 2024-18 was introduced in writing, read in full, and pursuant to a Motion made by Councilmember Butler. Seconded by Councilmember Williams and was adopted by the following vote:

Yea:	Councilmember Williams, Councilmember Butler, Councilmember Bevan
Opposed:	Councilmember Jenkins, Councilmember Hammond
Abstained:	None

The resolution was then signed by the Mayor and recorded by the City Recorder in the official records of Grantsville City, Utah. The resolution is attached:

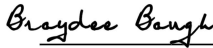
DocuSigned by:

90644E7D-323F-4B11
Grantsville City Recorder

Exhibit “A”



Planning and Zoning

336 W. Main Street • Grantsville, UT 84029

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

File# 2023152

West Haven PUD / Rezone Summary and Recommendation

Parcel ID:	01-065-0-0075, 01-065-0-0076 01-066-0-0025, 01-066-0-0024 01-065-0-0078, 01-065-0-0077	Meeting Date:	March 7, 2024
Property Address:	Approximately 660 West Cherry Street and Cherry Blossom Lane Adjacent to Cherry Grove Plat C	Current Zone	R-1-21 & A-10
Applicant Name:	Fil De Voce	Proposed Zone:	RM-15
Request:	Planned Unit Development Approval		
Prepared by:	Cavett Eaton		
Planning Staff Recommendation:	This updated Staff Report and proposal is presented for Discussion after multiple meetings and concept presentations to City Staff and the Grantsville Planning Commission.		

If the Planning Commission feels comfortable with what is being proposed in the current application then staff makes the following recommendations:

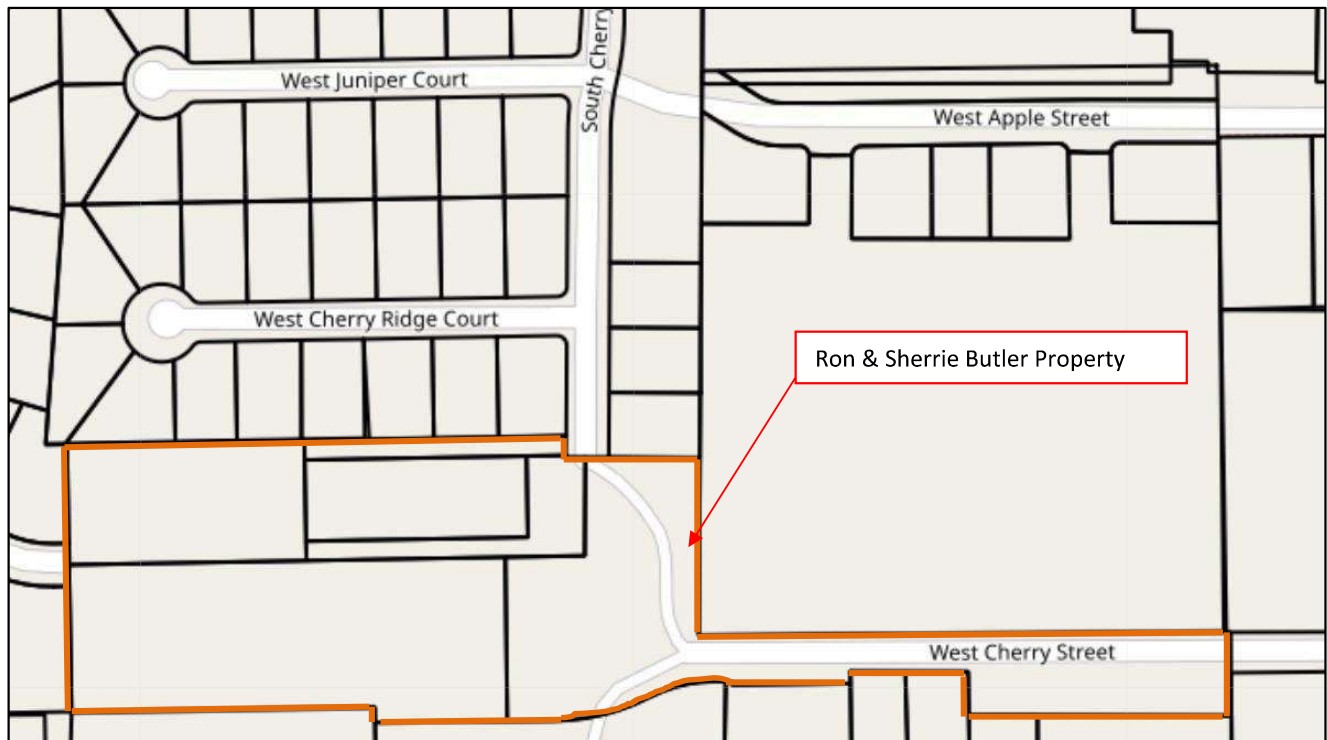
- If the PUD is granted the applicant should proceed with an application to request a re-zone to RM-15 with the granting of the rezone tied specifically to the development of the proposed project or a project of lesser density meeting all other code requirements.
- The requirements and conditions of the approved application PUD shall be included in a Development Agreement.

This PUD requires a Development Agreement as part of the PUD process. If the Planning Commission is ready to recommend approval for this PUD, one of the conditions that should be required is that there be a Development Agreement approved prior to final plat. This is supported by GLUDMA 12.4(2)(d) *The approval of the PUD application final plan or final plat (if required) shall include approval of all special conditions applicable to the planned unit development. All special conditions and approved variations to the GLUDMC shall be included in a Development Agreement which shall be approved by the Planning Commission and the City Council.*

Request: PUD / Rezone

File #: West Haven PUD

SITE & VICINITY DESCRIPTION



Google Maps View

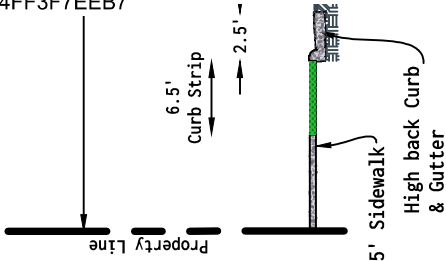
NEIGHBORHOOD RESPONSE

Radius Report was mailed Feb 26th. We have received no public comment as of 2/28/24.

PUD and Rezone

LEGEND

Proposed Concrete	Deed Line	Proposed Landscaping	Proposed Pavement
Macro Boundary Line	Building Line		
Proposed Micro Boundary Line	Center Line	Proposed Concrete	
Easement Line			



PLANNING STAFF ANALYSIS and COMMENTS

City Staff have been working with the Applicant's representative Holly Jones for several months. The proposed project has been before Planning Commission in concept form multiple times. Regardless of the several discussions and options proposed in concept, the proposal being considered at this time is an application for a PUD and potential Rezone and needs to be considered upon the merits of the application and not on the previous non-binding discussion.

Background: These particular parcels have come before the City multiple times as lot line adjustments to try to massage the property into something that would be usable. The combined parcels equate to approximately 10.19 acres. The property is oddly shaped (narrow and long) and has a great deal of topographical relief that provide numerous challenges. Development has occurred on all sides which has created an added complexity of roads being stubbed in from multiple directions and at various elevations seemingly with little thought of how they would tie together on this property. The shape, varied topography and multiple stubbed streets create a parcel that is very expensive to develop.

In an effort to try to surmount the challenges that plague the property Holly Jones has previously come before Planning Commission with various concepts typically of higher densities than the surrounding properties to make development of the property feasible.

The proposed development that is the basis of this application includes a mix of single family, twin and townhomes totaling 47 lots. 4 lots are single family at 8,460 square feet each, 4 of the lots are twin home lots that range in size from 7,740 sq.ft. to 11,360 sq.ft., the great variation in size is due to the location of the existing street (Wild Cherry Way) that ties into the lot. The concept with the twin homes is to provide a structure that is similar size to an existing home to the west and utilize that as a buffer transitioning into the townhomes. The remainder (39) of the dwellings would be townhomes.

The single-family units have a proposed lot width of 60 feet. The twin homes have lot widths of 58.5 feet and 51 feet. The lot width of the townhomes varies between 40.8 feet and 20.67 feet. 24 units are 32.58 feet wide, 7 units are 22 feet wide, and 6 units are 20.67 feet wide. The two end units next to the twin homes are on 40-foot-wide lots to provide a setback between the townhomes and the twin homes.

Every dwelling would have a private backyard area. The townhomes abut common open space that acts as a buffer between the units and the adjacent subdivisions. The common open area equates to 2.268 Acres of landscaped open space with amenities. The right-of-way for the future extension of Cherry Street (0.99 acres), as well as the stormwater pond 7,818 sq.ft. are not counted in the open space calculation. The common open space equates to 22% of the total project area.

The amenities proposed in the open space include: a sports court, community playground, community garden and walking and biking paths.

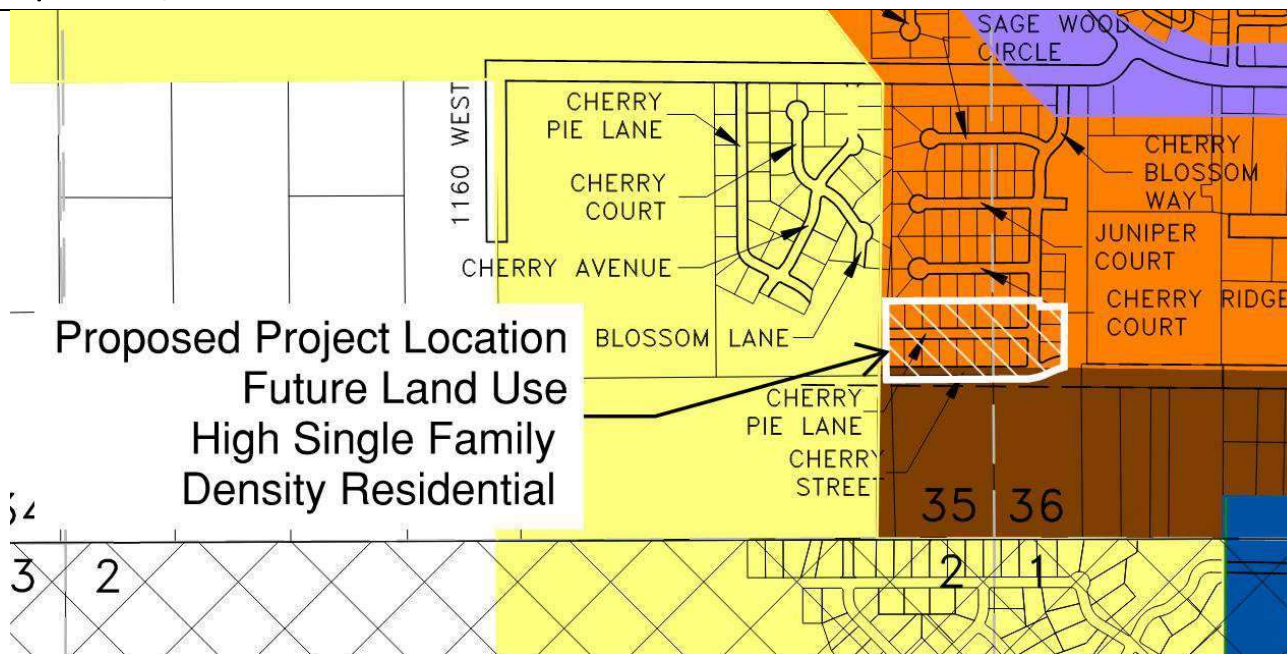
A Concept Plan is attached.

Land Use:

The Land Use designation of the property is mainly located in the High-Density Single-Family Density Residential.

Request: PUD / Rezone

File #: West Haven PUD



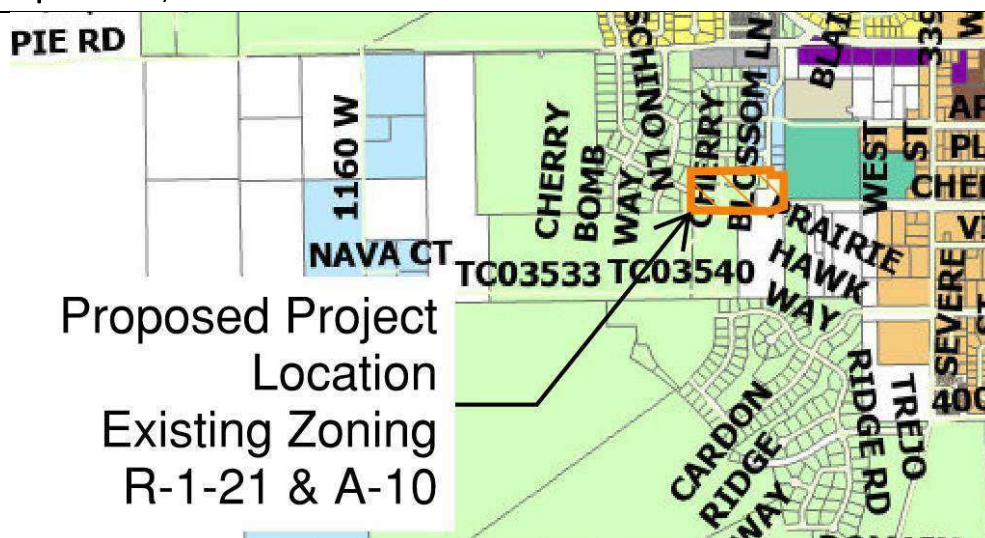
The current Land Use Map has been attached. The High Single Family Density Residential designation allows development up to a maximum of 6 dwelling units per acre. However, that is conditioned on the proposed use meeting the purposes and vision of the General Plan through implementation of its goals policies and strategies. Goal #1 -5 of the Land Use element states: Maintain the character of neighborhoods in the City by encouraging comparable uses and densities to existing neighborhoods and development patterns.

The compatibility of the proposed use with the existing surrounding neighborhoods is a vital element to be considered. The uses surrounding the proposed West Haven PUD are single family residential lots with 1/3 acre lots to the north and east and large lots and 1/2 acre lots to the south and west. Not all situations allow for the exact same uses to reside by each other. In those case transitions and buffers can be used to resolve compatibility issues. Some of the land use tools available to address these issues are to transition with additional lots of a similar or slightly smaller use when tying into existing neighborhoods. This creates a situation that new residents which choose to purchase lots next to a significantly different use make that choice knowing what is next to them. Or uses can be slowly transitioned by stepping down lot size in bands and locating higher densities in the center of the development, or next to existing high density or other uses such as commercial or public uses. Buffers and the use of architectural features and massing that complement the surrounding uses are tools that can be used in situations where space is limited for a transition. The key is utilizing the appropriate tool to make the transition or retooling or rejecting the application if the incompatibility is insurmountable.

The proposed West Haven PUD is on a smaller parcel and that utilizes a short transition with smaller but similar uses on the east and the west ends of the project and buffers on the north and south sides.

Zoning:

The current Zoning designation of the property is a split of R-1-21 and A -1 10.



The current zoning map has been attached.

The application proposes to rezone the property to allow for 4.61 units per acre. A rezone to RM-15 is most likely what would be necessary to develop the townhomes and single-family lot sizes that are proposed in the application. With the recent changes to the RM-15 district and the addition of the requirements for multi-unit and attached housing in Chapter 4.34 the 6 units per acre as proposed is somewhat similar to what these requirements would allow. That is not to say that by zoning the property to RM-15 that there will not be exceptions requested but this would get it closer to compliance. The other key issue is that the other residential zones are very limited in what types of attached housing they will allow particularly when it comes to lot size. RM-15 is the only purely residential zone that remains open for rezone that references Chapter 4.34 allowing the smaller lot sizes typical of townhomes.

The current PUD ordinance in 12.2-1(a) states:

Residential projects that do not seek to increase the overall density allowed within the applicable district shall not be required to provide a moderate-income housing element unless the applicant otherwise desires to provide moderate income or affordable housing. For residential projects requesting density, at least 50% of the requested increased density shall meet state moderate income standards.

The RM-15 district would come the closest to providing the density desired and thus the increase in density would not be requested.

PUD Objectives 12.1:

Staff feels that the proposed project has made an effort to meet the PUD objectives (See the attached PUD Application Worksheet):

- Objective A. Creation of a more desirable environment than is possible through strict application of city Land Use regulations. While the proposed use is not the same as the surrounding uses the applicant has tried to soften the transition with landscape buffers and transitions of smaller but similar single family uses on the ends.
- Objective B. Providing improved open space. The proposed project provides 22% of the project as active landscaped amenity rich open space.
- Objective C. Preservation of historic buildings is not applicable in this case.

Request: PUD / Rezone**File #: West Haven PUD**

- Objective D. Connecting paths, trails and streets. The project provides connections and right-of-way for future connections for Cherry Street, Cherry Blossom Lane and Wild Cherry Way. The project also is proposing internal walking and biking trails.
- Objective E. Elimination of blighted structures and incompatible uses is not applicable in this case.
- Objective F. Providing residential housing that meets State moderate income housing requirements. The application states that the project will provide moderate income and affordable housing. It is unknown if this housing meets state requirements. However, if the land is zoned RM-15 the project will not be asking for increased density and may not be required to provide housing that meets the state moderate income standards.

PUD Standards for Determination 12-14-2

As the PUD is a type of conditional use it is required to consider the standards for determination found in Section 7.8 of the Conditional Use Ordinance. The Applicant's responses to the standards are located in the attached PUD Application Worksheet. The applicant has addressed all of the standards that they feel are applicable. Standards H and I are determined by the Planning Commission. Those standards are:

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

Exceptions Requested:

The applicant has provided a table of deviations to the ordinances (see attached). If this property is rezoned to RM-15 this list will very likely change.

It is recognized the specific exceptions requested are not referencing specific ordinances. Many of these items may be addressed in multiple ordinances and by considering the specific request without reference to a specific ordinance it will apply to any ordinance that inadvertently did not get referenced. This will lessen the conflicts as each of these exceptions is specific to the item requested and not the remainder of the language in the ordinance.

As this is currently a discussion Staff will work with the applicant to true this table up to match the RM-15 district and Chapter 4.34 if the Planning Commission is willing to re-zone the property to RM-15. If not, then the PUD will very likely include the greater number of exceptions. Ultimately, either way can reach the proposed outcome if that is what Planning Commission finds acceptable.

Please review the table and discuss which exceptions on the applicants table are acceptable and which are not.

Buffer:

GLUDMC Chapter 12.4 2 (a) iv requires that uses that do not match surrounding uses must have a buffer of ether lots against the surrounding use that are of similar use to the surrounding use or a physical buffer of 50 feet. Due to the location of the existing connection to Wild Cherry Way on the west end of the project the buffer that is being provided on the north side is 47 feet wide. The buffer on the south side varies but is far greater than 50 feet.

Parking:

Grantsville Land Use Ordinance (GLUDMC) Chapter 4.34 f 2 (a) requires two parking spaces for each unit. These are onsite in the driveway. The garage is not counted because in small homes and lots people tend to utilize the garage for storage and for their toys such as four wheelers, motor bikes and snowmobiles. That is 94 parking stalls in driveways.

Utah State Code 10-9a-533-1 (c) ii requires at least two off-site parking spaces for each single-family residential property abutting a residential street. Grantsville requires this for the single-family lots. That calculates out to 16 on street or separate parking stalls for the four single family dwellings and the four twin homes. For the townhomes it is recognized that frontage for on street parking is very limited if not no existent. Visitor parking is still very necessary. Per GLUDMC 4.34 (f) 3 states that there shall be 1 parking stall for each of the first ten units and then one stall for every two unit beyond this. That calculates to 25 off-site parking stalls for the town homes. The total number of off-site parking stalls required is 41. On street parking can be counted as long as it does not encroach on driveways, fire hydrants, mailboxes, or sight triangles at intersections. The remainder must be located in dedicated parking stalls that are located no greater than 200 feet away from the units they serve.

Per GLUDMC Chapter 12.2 1 notes that the Planning Commission does not have authority to waive public health and safety issues such as the quantity of parking required by the code. Parking is considered a public health and safety issue because inadequate parking availability typically leads to vehicles parking in restricted areas such as in front of fire hydrants, driveways, sticking out in the street blocking sidewalks and impeding traffic and other restricted areas which impedes the ability for emergency ingress and egress.

Site Triangle:

The site triangle is another public health and safety issue that Planning Commission is not allowed to waive. GLUDMC 4.16 regulates this requirement. At intersections the site triangle must be 30 feet along the inside of the sidewalk running both directions. A driveway may not encroach in the site triangle. The units located in the intersection of Wild Cherry Way and Cherry Blossom Lane need to be adjusted to allow for the correct site triangle. This will also allow the radiuses at the back of walk to be increased to the city standard of 25 feet. If the radiuses are not up to standard, then the streets in the subdivision will be designated private streets and the subdivision will be responsible to maintain and plow the streets.

Comments from Engineering:

Comments (attached) have been provided from the City Engineer concerning issues that will need to be considered if the proposed project moves forward. The City Engineers recommendations are included in the staff recommendations.

Old High School

As addressed in the geotechnical report, this site has non-engineering fills from 2.0-feet to 8.5-feet beneath existing ground surface. This non-engineered fill soils contain trash debris and other deleterious material. Geotechnical report recommendations will need to be incorporated when the design moves forward and followed through with construction.

Roads

It appears all the roads are 66-feet ROW in this development which meets the local roadway section. The new streets tie into existing streets which are 66-foot ROW.

Drainage through site

Above this development the drainages have already been filled in so there is not much they can do to convey drainage upstream.

The pond parcel is in an interesting location as it is slightly upgradient. This will need to be reviewed when design moves forward.

Water

Water lines will need to be at least 8-inch through the development and need to be modeled in the City's hydraulic model to see if any additional improvements are required when design of this project moves forward.

Sewer

The sewer will flow to the south side of Main Street into the Center Street Collector, West Interceptor, Burmester Collector, and then into the Northwest Interceptor. The West Street Collector project will alleviate some of the flow from the aforementioned Collector lines. This southern sewer main line along Main Street will not tie into the West Street Collector.

Project Benefits to the City and the Project Residents:

- The applicant has offered to clean up the right-of-way boundary issues on Cherry Street so that when it is dedicated to the City it will be a standard street width.
- Right-of-way for the future connection of Cherry Street to Cherry Grove Subdivision will be dedicate to the City. This preserves the right-of-way to meet the requirements of the transportation master plan.
- This project provides infill development that minimizes the necessary expansion of infrastructure to serve the project thus also reducing the operating and maintenance costs of adding 47 new dwellings.
- With the landscaped buffers and proposed amenities the residents in the townhomes will have a common area open space to utilize that is readily accessible and is owned and maintained by the HOA.
- The landscaped buffer behind the townhouses make the units feel more like single family homes. And the neighbors will not feel like they have a wall of units right up against the property line.
- The connection of Wild Cherry Way and Cherry Blossom Lane will help improve traffic flow in the area as well as provide additional looping in the water system.
- All the proposed streets are constructed to the residential street standard.

Mitigation Efforts:

- The addition of the landscaped buffers provide a space between disparate uses to soften the transition. Per GLUDMC Chapter 12.4 2 (a) iv trees and fencing will be required in the buffer.
- The addition of the landscaped buffers and amenities provide the residents of the neighborhood an active open space to make up for the lack of a larger private back yard.
- The twin homes act as a transition between the homes in the Cherry Grove Subdivision and the town homes.
- Additional offsite parking will be required to make up for the lack of on street parking in front of the town homes.
- -
- -
- -

Conditions:

- The Development Agreement must be approved prior to the final plat.
- Rezone to RM-15?
- Note what exceptions to code are not acceptable.
- Provide 41 off-site parking stalls that meet the maximum of 200 foot distance from the units they serve either on street or in designated parking areas.
- 30-foot site triangles are required on the intersection of Wild Cherry Way and Cherry Blossom Lane.
- -
- -
- -

Recommendation:

Request: PUD / Rezone**File #: West Haven PUD**

The applicant is requesting a 47 dwelling development that is best suited for the RM-15 District. The applicant has tried to mitigate the effects of the different use from the existing surrounding use by using landscaped buffers which also serve as active open space for its residence, a transition to the townhomes with twin homes at the west end of the property. Buffering is mentioned in the PUD ordinance. The overall density of the proposed project is 4.61 units per acre.

If the Planning Commission feels comfortable with what is being proposed in the current application then staff makes the following recommendations:

- If the PUD is granted the applicant should proceed with an application to request a re-zone to RM-15 with the granting of the rezone tied specifically to the development of the proposed project or a project of lesser density meeting all other code requirements.
 - The requirements and conditions of the approved application PUD shall be included in a Development Agreement.
-

STATE OF UTAH)
) SS:
COUNTY OF TOOELE)

I, Braydee Baugh, do hereby certify that I am the duly appointed, qualified and acting Recorder for the Grantsville City Council, (the "City"), State of Utah, and do further certify that the foregoing is a true and correct copy of Resolution 2024-18 duly adopted by the City of Grantsville, by the Council thereof at a meeting duly called and held in Grantsville, UT on the 20th day of March, 2024.

(S E A L)

DocuSigned by:
Braydee Baugh
9CB64E7D323F486
Braydee Baugh
City Recorder



EXHIBIT A - WEST HAVEN DEVELOPMENT PARCELS

Dedication of land to Grantsville City for the future development of Cherry Street. A Survey land description to be included in the final plat approval.

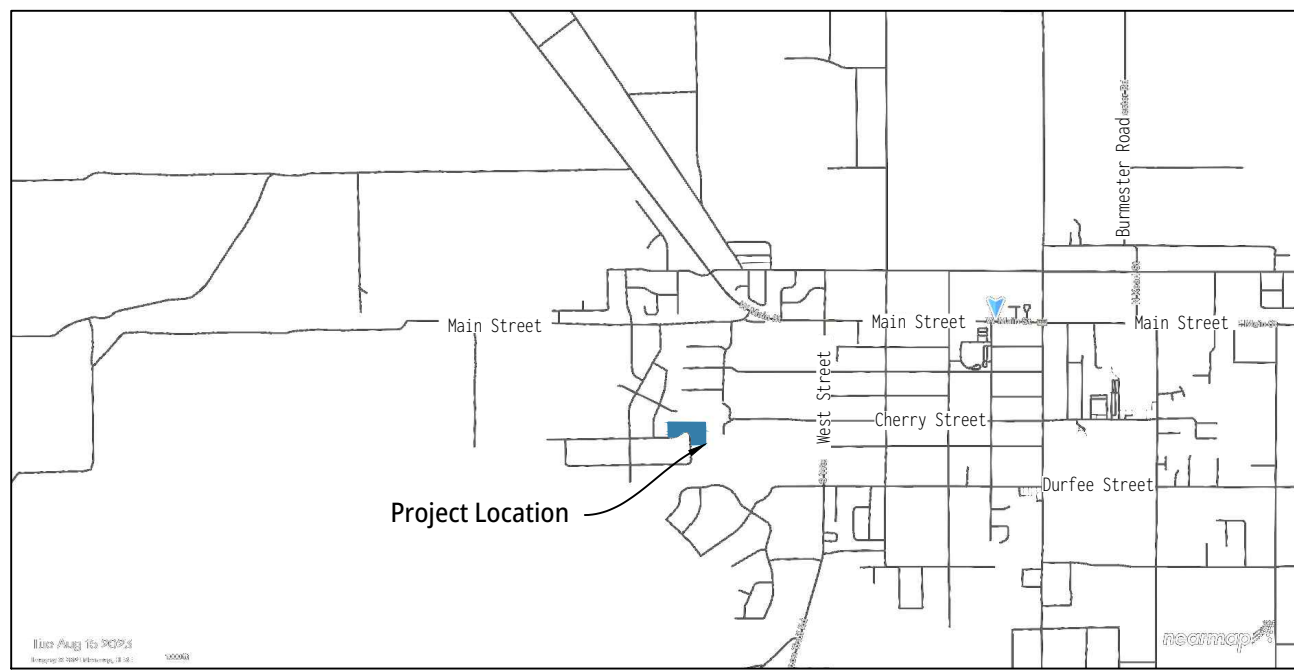


Cherry Street Re-alignment Subdivision

Preliminary Plat -Not to be Recorded

Located in the Southeast Quarter Section 35, Township 2 South, Rage 6 West, Salt Lake Base and Meridian US Survey
Grantsville City, Tooele County Utah, July 2024

VICINITY MAP N.T.S.

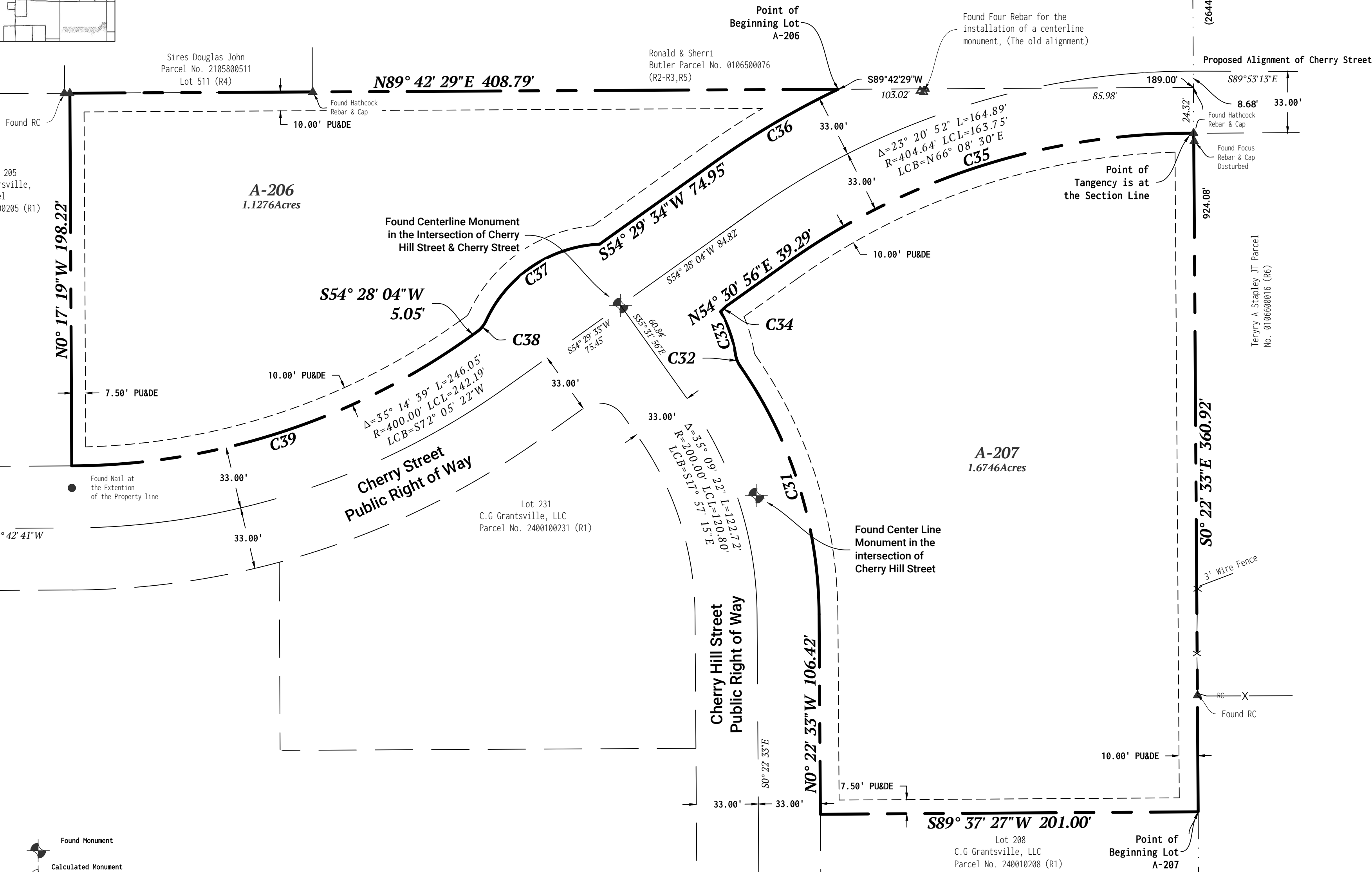


Found West Quarter Corner
of Section 35, T2S, R6W, SLB&M
Found Brass Cap Monument
Dated 1982

S89°42'47"W (S89°42'29"W CALC)

Found East Quarter Corner
of Section 35, T2S, R6W,
SLB&M Found Brass Cap
Monument Dated 1982

(5288.72' Calc) 5288.31'



Measurements Between Monuments
Certified Macro Boundary Line
Certified Micro Boundary Line
Easement Line
Calc. Calculated
N.T.S., Not to Scale

LEGEND

Deed Line
Fence Line
Building Line
Center Line
Edge of Concrete/Asphalt
Found Section Corner
Calculated Section Corner
Set Nail
Set Rebar and Cap
Found Monument
Calculated Monument
Found Rebar
Found Nail

NOTES

- No monuments were placed as a result of this survey.
- All easements rights and privileges granted within the original plat are to remain unless otherwise noted.
- Original Plat is (R1) in the Data Reference Table.
- For more information regarding found monuments perpetuating the public land survey system please reference the recorded survey with Tooele County.
- A 7.50 foot side yard and 10.00 foot front and rear yard PU&DE Public Utility and Drainage Easement are parallel to the lot line as indicated by the dashed lines.

GRANTSVILLE CITY ENGINEER

Approved as to form this ____ day of ____ A.D., ____ By
Grantsville City Engineer.

Grantsville City Engineer

ACKNOWLEDGMENT

State of Utah } s.s.
County of Tooele }

The foregoing instrument was acknowledged before me this ____ day
of ____, 2024 by Shawn Holiste.

Residing at: _____

Commission Number: _____

Commission Expires: _____

GRANTSVILLE CITY MAYOR

Presented to this Grantsville City Mayor this Day of ____ A.D., ____ at
which Time this Condominium Plat was Accepted.

City Mayor Attest: _____ City Recorder, Deputy

TOOELE COUNTY SURVEYOR

Approved as to form this ____ Day of April A.D., ____ by this
Tooele County Surveyor. ROS# _____

Tooele County Survey Director

BOUNDARY DESCRIPTION

PARCEL A-207:

A parcel of land being apart of lot 207 Cherry Wood Estates Subdivision Phase 2, according to the official records of Tooele County being situated in the Southeast Quarter of Section 35, Township 2 South, Range 6 West, Salt Lake Base, and Meridian being more particularly described as follows.

Beginning at the Northeast corner of lot 208 of said subdivision, said point being measured as 538.84 feet North 0°22'33" West along the section line from the Southeast corner of Said Section, and running thence South 89°37'27" West 201.00 feet to the East Right-of-Way of Cherry Hill Street; thence along said East Right-of-Way the following four (4) courses: (1) North 0°22'33" West 106.42 feet to a point of tangency on a 233.00 foot radius curve to the left, (2) Northerly along said arc 140.48 feet (Central Angel Equals 34°32'39" and Long Chord Bears North 17°38'53" West 138.36 feet) to a point of reverse curvature on a 15.00 radius arc to the right, (3) along said arc 6.74 feet (Central Angel Equals 25°43'53" Long Chord Bears North 22°00'11" East 6.68 feet) to a point of reverse curvature on a 70.00 foot radius arc to the left, and (4) along said arc 24.36 feet (Central Angel Equals 19°56'28" Long Chord Bears North 19°09'22" West 24.24 feet) to a point on a 70.00 foot non-tangent arc to the right; thence along said arc 4.16 feet (Central Angel Equals 3°24'20" Long Chord Bears North 46°29'19" East 4.16 feet to a point on a non-tangent line; thence North 54°30'56" East 39.29 feet to a point of tangency on a 371.64 foot arc to the right; thence along said arc 231.21 feet (Central Angel Equals 35°38'43" Long Chord Bears North 72°17'27" East 227.50 feet to the East line of said Section; thence along the Section line South 0°22'33" East 360.92 feet to the point of beginning. Containing 1.6745 acres, more or less.

TOGETHER WITH

PARCEL A-206:

A parcel of land being apart of lot 206 Cherry Wood Estates Subdivision Phase 2, according to the official records of Tooele County being situated in the Southeast Quarter of Section 35, Township 2 South, Range 6 West, Salt Lake Base, and Meridian being more particularly described as follows.

Beginning at a point on a 437.64 radius arc to the left said point being 924.08 feet North 0°22'33" West along the Section line to the Northeast corner of said subdivision and 189.00 feet South 89°42'29" West from the Southeast corner of said Section and running thence along said arc 76.61 feet (Central Angel Equals 10°01'47" Long Chord Bears South 59°28'58" West 76.51 feet) to a point of tangency; thence South 54°29'34" West 74.95 feet to a point on a 70.00 foot non-tangent arc to the left; thence 76.61 feet along said arc (Central Angel Equals 62°42'08" Long Chord Bears South 56°01'37" West 72.84 feet) to a point of reverse curvature on a 15.00 foot radius arc to the right; thence along said arc 7.80 feet (Central Angel Equals 29°47'03" Long Chord Bears South 39°34'20" West 7.71 feet) to a point of tangency; thence South 54°28'04" West 5.05 feet to a point of tangency on a 367.00 foot radius arc to the right; thence along said arc 225.75 feet (Central Angel Equals 35°14'37" Long Chord Bears South 72°05'21" West 222.20 feet) to the Southeast corner of Lot 205 of said subdivision; thence North 0°17'19" West 198.22 feet along the East lot line of said Lot 205 to the South boundary of Cherry Grove Subdivision Phase D-2; thence along said South line and its extension North 89°42'29 East 408.79 feet to the point of beginning. Containing 1.1276 acres, more or less.

SURVEYOR'S NARRATIVE

Ronald & Sherri Butler requested this Subdivision plat to amend Cherry Wood Estates Subdivision Phase 2 to adjust lots 207, 206 and the alignment of Cherry Street.

The bearing basis is North 0°22'33" West measured between the Southeast Corner and East Quarter Corner of Section 35, Township 2 South, Range 6 West, Salt Lake Base and Meridian, U.S. Survey.

For more information on the retracement of the boundary's shown here, please review the record of survey filed with the Tooele County Surveyor.

OWNER'S DEDICATION AND CONSENT TO RECORD

Know all men by these presents that the undersigned are the owners of the above described tract of land, and hereby cause the same to be divided into lots, parcels and streets, together with easements as set forth to be hereafter known as

Cherry Street Re-alignment Subdivision

and do hereby dedicate for the perpetual use of the public all roads and other areas shown on this plat as intended for public use. The undersigned owner hereby conveys to any and all public utility companies a perpetual, non-exclusive easement over the public utility easements shown on this plat, the same to be used for the installation, maintenance and operation of utility lines and facilities. The undersigned owners also hereby convey any other easements as shown and/or noted on this plat to the parties indicated and for the purposes shown and/or noted hereon.

Signed this ____ day of ____, 2024

C.G Grantsville LLC:

Shawn Holiste - Registered Agent

GRANTSVILLE CITY PLANNING COMMISSION

Approved This ____ Day of ____ A.D., ____ by this
Grantsville City Planning Commission.

Chairman Grantsville City Planning Commission

GRANTSVILLE CITY ATTORNEY

Approved as to form this ____ Day of ____ A.D., ____ by
this Grantsville City Attorney.

Grantsville City Attorney

GRANTSVILLE CITY PUBLIC WORKS

Approved as to form this ____ day of ____ A.D., ____ By
Grantsville City Public Works.

Director, Grantsville City Public Works

GRANTSVILLE CITY FIRE DEPARTMENT

Approved as to form this ____ day of ____ A.D., ____ By
Grantsville City Public Works.

Grantsville City Fire Department

Data Reference Table

Reference No	Document Type	Name/Grantee	Entry No/ Book Page/ File No.
R1	Subdivision Plat	Cherry Wood Estates Subdivision Phase 2	597599
R2	Record of Survey	Butler Boundary Line	2021-0131
R3	Record of Survey	Ronald Sherri Butler	2021-0064
R4	Subdivision Plat	Cherry Grove Subdivision Phase D-2	531881
R5	Warranty Deed	Ronald Sherri Butler	574160
R6	Warranty Deed	Terry and Sandra Stapley	355442

SURVEYOR'S CERTIFICATE

I, Tyler R. Harper, do hereby certify that I am a Professional Land Surveyor, and that I hold License No. 12542803, in accordance with Title 56, Chapter 22, of the Professional Engineers and Land Surveyors Act; I further certify that by authority of the owners I have completed a survey of the property described on this subdivision plat in accordance with Section 17-23-17, have verified all measurements, and have subdivided said tract of land into lots and streets, together with easements, hereafter to be known as Cherry Street Re-alignment Subdivision and that the same has been correctly surveyed and monumented on the ground as shown on this plat.

For Review

07/17/2024 4:44:50 PM

		Tooele County Recorder	
Recorded #	Filed for record and recorded		
day of	2024		
in book	of official records,		
page	Recorded for		
County Recorder: Jerry Houghton	By Deputy:		
Fee Paid:			
Sheet Number:	Developer: Ronald & Sherri Butler	Approximate Address: Cherry Street and Cherry Hill Street, Grantsville City, UT 84074	
1/1		Project No. 23004 Project Date: June 2024	

CURRENTLY RECORDED DESCRIPTIONS

Parcel No. 01-065-0-0040
Warranty Deed, Entry No. 473086

Beginning 569.54 feet South of the East quarter corner of Section 35, Township 2 South, Range 6 West, Salt Lake Base and Meridian; running thence South 1150.71 feet; thence West 468.55 feet; thence North 1150.71 feet; thence North 89°37'27" East 468.55 feet to the point of beginning. Less and excepting therefrom that portion of the subject property as shown on the dedication plat of CHERRY GROVE SUBDIVISION, Plat "B", recorded August 4, 2006 as Entry No. 264870. Less and excepting therefrom that portion of the subject property as shown on the dedication plat of CHERRY GROVE SUBDIVISION, Plat C PUD, recorded July 26, 2009 as Entry No. 289791:

Parcel No. 1-066-0-0018
Warranty Deed, Entry No. 472784

Beginning at a point North 00°22'33" West 899.36 feet (North 897.00 feet record) along the Section line from the Southwest corner of Section 36, Township 2 South, Range 6 West, Salt Lake Base and Meridian; and running thence South 89°53'05" East 501.76 feet (East 499.40 feet record); thence South 00°26'31" West 51.02 feet(South 54.30 feet record); thence South 89°33'29" East 50.00 feet (East 50.00 feet record); thence North 00°26'31" East 104.50 feet (North 104.50 feet record); thence South 89°33'29" East 183.30 feet (East 183.30 feet record) to an existing fence line; thence South 00°26'31" West 10.00 feet (South 10.00 feet record)along said fence line; thence South 89°33'29" East 182.10 feet (East 182.10 feet record); thence South 00°26'31" West 45.65 feet (South 10.00 feet record)to the South line of a 2 chain right of way (132.00 feet); thence South 89°33'29" East 406.85 feet (East 400.40 feet record) along the South line of said right of way to the Northwest corner of Block 62, Grantsville City Survey; thence North 00°26'31" East 132.00 feet (North 132.00 feet record) to the North line of said right of way and an existing fence line; thence North 89°33'29" West 823.00 feet (West 823.00 feet record) along said fence line; thence South 00°57'21" West 105.44 feet (South 102.15 feet record); thence North 89°53'05" West 500.41 feet (West 545.71 feet record) to the Section line; thence South 00°22'33" East 24.40 feet (South 22.85 feet record) along the Section line to the point of beginning.

Less and excepting therefrom that portion of the subject property as disclosed by that certain Quit-Claim Deed recorded December 7, 2000 as Entry No. 156225 in Book 650 at Page 582

Parcel No. 01-066-0-0019
Warranty Deed, Entry No. 472815

Beginning at a point North 00°22'33" West 899.36 feet (North 897.00 feet record) along the Section line from the Southwest corner of Section 36, Township 2 South, Range 6 West, Salt Lake Base and Meridian; and running thence South 89°53'05" East 501.76 feet (East 499.40 feet record; thence South 00°26'31" West 51.02 feet(South 54.30 feet record); thence South 89°33'29" East 50.00 feet (East 50.00 feet record); thence North 00°26'31" East 104.50 feet (North 104.50 feet record); thence South 89°33'29" East 183.30 feet (East 183.30 feet record) to an existing fence line; thence South 00°26'31" West 10.00 feet (South 10.00 feet record)along said fence line; thence South 89°33'29" East 182.10 feet (East 182.10 feet record); thence South 00°26'31" West 45.65 feet (South 10.00 feet record)to the South line of a 2 chain right of way (132.00 feet); thence South 89°33'29" East 406.85 feet (East 400.40 feet record) along the South line of said right of way to the Northwest corner of Block 62, Grantsville City Survey; thence North 00°26'31" East 132.00 feet (North 132.00 feet record) to the North line of said right of way and an existing fence line; thence North 89°33'29" West 823.00 feet (West 823.00 feet record) along said fence line; thence South 00°57'21" West 105.44 feet (South 102.15 feet record); thence North 89°53'05" West 500.41 feet (West 545.71 feet record) to the Section line; thence South 00°22'33" East 24.40 feet (South 22.85 feet record) along the Section line to the point of beginning.

Less and excepting therefrom that portion of the subject property as disclosed by that certain Quit-Claim Deed recorded December 7, 2000 as Entry No. 156225 in Book 650 at Page 582:

Parcel No. 01-066-0-0022
Warranty Deed, Entry No. 472850

Beginning at the West quarter corner of Section 36, Township 2 South, Range 6 West, Salt Lake Base and Meridian; thence East 545.71 feet; thence South 1720.15 feet; thence West 545.71 feet; thence North 1720.51 feet to the point of beginning. Less and excepting therefrom that portion of the subject property as disclosed by that certain dedication plat of CHERRY GROVE SUBDIVISION PLAT "A" being recorded March 16, 2000 as Entry No. 145105. Less and excepting therefrom that portion of the subject property as shown on the dedication plat of CHERRY GROVE SUBDIVISION, Plat "B", recorded August 4, 2006 as Entry No. 264870. Less and excepting therefrom that portion of the subject property as shown on the dedication plat of CHERRY GROVE SUBDIVISION, Plat "C" PUD, recorded July 26, 2009 as Entry No. 289791: Less and excepting therefrom that portion of the subject property as disclosed by that certain Quit-Claim Deed recorded December 7, 2000 as Entry No. 156224 in Book 650 at Page 580: Less and excepting therefrom that portion of the subject property as disclosed by that certain Quit-Claim Deed recorded December 7, 2000 as Entry No. 156225 in Book 650 at Page 582:

PREPARED BY:
NOLAN C. HATHCOCK
PROFESSIONAL LAND SURVEYOR
UTAH LICENSE NO. 166346
9592 STORNOWAY CIRCLE
SOUTH JORDAN, UTAH 84009
PHONE: 801-557-5398

RECORD OF SURVEY FOR:
RONALD & SHERRI BUTLER

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 36,
TOWNSHIP 2 SOUTH, RANGE 6 WEST,
SALT LAKE BASE AND MERIDIAN
GRANTSVILLE, TOOELE COUNTY, UTAH

ADJUSTED DESCRIPTIONS

Adjusted Description Parcel A

A parcel of land situate in the Southwest Quarter of Section 36 and the Southeast Quarter of Section 35, Township 2 South, Range 6 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point which lies North 0°22'33" West 824.08 feet along the section line established by the Tooele County Dependent Resurvey in 1982, South 89°42'29" West 468.55 feet and North 0°22'33" West 286.00 feet from a Tooele County Surveyor brass monument placed in 1982, representing the Southwest Corner of Section 36, Township 2 South, Range 6 West, Salt Lake Base and Meridian (Basis of Bearing for this description is North 0°22'33" West 2644.31 feet along the section line common to Sections 35 and 36 defined by Tooele County Surveyor brass monuments placed in 1982 representing the Southwest Corner and the West Quarter Corner of said Section 36); thence North 0°22'33" West 125.00 feet to intersect the southerly boundary of CHERRY GROVE PLAT C P.U.D., the official plat of which was recorded July 26, 2007 as Entry No. 289791 in the office of the Tooele County Recorder; thence along the boundary of said P.U.D. the following two (2) courses: North 89°37'27" East 771.59 feet; South 0°57'21" West 30.32 feet; thence South 89°37'27" West 409.44 feet; thence South 0°22'33" East 94.69 feet; thence South 89°37'27" West 361.446 feet to the Point of Beginning. The above-described parcel of land contains approximately 57,603 square feet in area or 1.322 acres.

Adjusted Description Parcel B

A parcel of land situate in the Southwest Quarter of Section 36 and the Southeast Quarter of Section 35, Township 2 South, Range 6 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point on the section line established by the Tooele County Dependent Resurvey in 1982, said Point lies North 0°22'33" West 899.76 feet from a Tooele County Surveyor brass monument placed in 1982, representing the Southwest Corner of Section 36, Township 2 South, Range 6 West, Salt Lake Base and Meridian; thence along the westerly line of said Section 36 defined by said monument representing the Southwest Corner and a Tooele County Surveyor brass monument also placed in 1982 representing the West Quarter Corner of said Section 36, North 0°22'33" West 24.32 feet; thence South 89°42'29" West 468.55 feet; thence North 0°22'33" West 286.00 feet; thence North 89°37'27" East 361.446 feet; thence South 0°22'33" East 30.31 feet; thence North 89°37'27" East 348.50 feet; thence North 0°22'33" West 125.00 feet; thence North 89°37'27" East 60.94 feet; thence South 0°57'21" West 2.34 feet; thence South 89°02'39" East 30.00 feet; thence South 0°57'21" West 152.006 feet; thence South 89°37'27" West 122.78 feet; thence South 0°03'02" East 252.447 feet; thence North 89°53'05" West 204.537 feet to the Point of Beginning. The above-described parcel of land contains approximately 203,532 square feet in area or 4.672 acres.

Adjusted Description Parcel C

A parcel of land situate in the Southwest Quarter of Section 36 and the Southeast Quarter of Section 35, Township 2 South, Range 6 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point on the section line established by the Tooele County Dependent Resurvey in 1982, said Point lies North 0°22'33" West 1180.45 feet from a Tooele County Surveyor brass monument placed in 1982, representing the Southwest Corner of Section 36, Township 2 South, Range 6 West, Salt Lake Base and Meridian (Basis of Bearing for this description is North 0°22'33" West 2644.31 feet along the section line common to Sections 35 and 36 defined by Tooele County Surveyor brass monuments placed in 1982 representing the Southwest Corner and the West Quarter Corner of said Section 36); Thence South 89°37'27" West 107.102 feet; thence North 0°22'33" West 125.00 feet; thence North 89°37'27" East 348.50 feet; thence South 0°22'33" East 125.00 feet; thence South 89°37'27" West 241.398 feet to the Point of Beginning. The above-described parcel of land contains approximately 43,562 square feet in area or 1.000 acre.

Adjusted Description Parcel D

A parcel of land situate in the Southwest Quarter of Section 36, Township 2 South, Range 6 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point which lies North 0°22'33" West 899.76 feet along the section line established by the Tooele County Dependent Resurvey in 1982 and South 89°53'05" East 204.537 feet from a Tooele County Surveyor brass monument placed in 1982, representing the Southwest Corner of Section 36, Township 2 South, Range 6 West, Salt Lake Base and Meridian (Basis of Bearing for this description is North 0°22'33" West 2644.31 feet along the section line common to Sections 35 and 36 defined by Tooele County Surveyor brass monuments placed in 1982 representing the Southwest Corner and the West Quarter Corner of said Section 36); and length of South 76°58'26" West 102.101 feet to a point of reverse curvature; thence North 0°03'02" West 252.447 feet; thence North 89°37'27" East 122.78 feet; thence North 0°57'21" East 152.006 feet to intersect the southerly boundary of CHERRY GROVE PLAT C P.U.D., the official plat of which was recorded July 26, 2007 as Entry No. 289791 in the office of the Tooele County Recorder; thence along the boundary of said P.U.D., South 89°02'39" East 177.00 feet to the Southeast Corner of said P.U.D.; thence along an old, established fence line, South 0°57'21" West 273.19 feet (record = 273.49 feet) to a fence corner; thence along an old, established fence line South 89°33'29" East 815.72 feet, more or less, (record = 807.312 feet) to intersect the westerly boundary of the SOUTHWEST ADDITION OF THE CITY OF GRANTSVILLE, recorded in Book HH at Page 379 in the office of the Tooele County Recorder; thence along said westerly boundary, South 0°20'17" East 125.465 feet (record = South 0°14'55" East 125.12 feet); thence along the westerly extension of the southerly right-of-way line of Cherry Street as established by said SOUTHWEST ADDITION OF THE CITY OF GRANTSVILLE, North 89°16'34" West 400.53 feet (record = 392.01 feet); thence North 0°08'00" West 66.01 feet to intersect a westerly extension of the centerline of Cherry Street as established by said SOUTHWEST ADDITION OF THE CITY OF GRANTSVILLE; thence along said westerly extension, North 89°16'34" West 182.12 feet; thence South 0°08'00" East 18.575 feet; thence West 183.60 feet; thence North 0°26'31" East 5.27 feet; thence North 89°33'29" West 27.81 feet to a point of curvature; thence Southwesterly 103.048 feet along the arc of a tangent curve to the left having a radius of 219.19 feet, a central angle of 26°56'11" and a chord bearing and length of South 76°58'26" West 102.101 feet to a point of reverse curvature; thence Southwesterly 153.832 feet along the arc of a reverse curve to the right whose center bears North 26°29'40" West, has a radius of 331.23 feet, a central angle of 26°36'35" and a chord bearing and length of South 76°48'38" West 152.453 feet to a point of tangency; thence North 89°53'05" West 71.953 feet to the Point of Beginning. The above-described parcel of land contains approximately 174,438 square feet in area or 4.005 acres.

SURVEYOR'S CERTIFICATION



I, Nolan C. Hathcock, a Professional Land Surveyor licensed under Title 58, Chapter 22, Professional Engineers and Professional Land Surveyors Licensing Act, holding license no. 166346, do hereby certify that this plat represents the results of a survey performed by me and that the information shown hereon is true and correct to the best of my knowledge and belief.

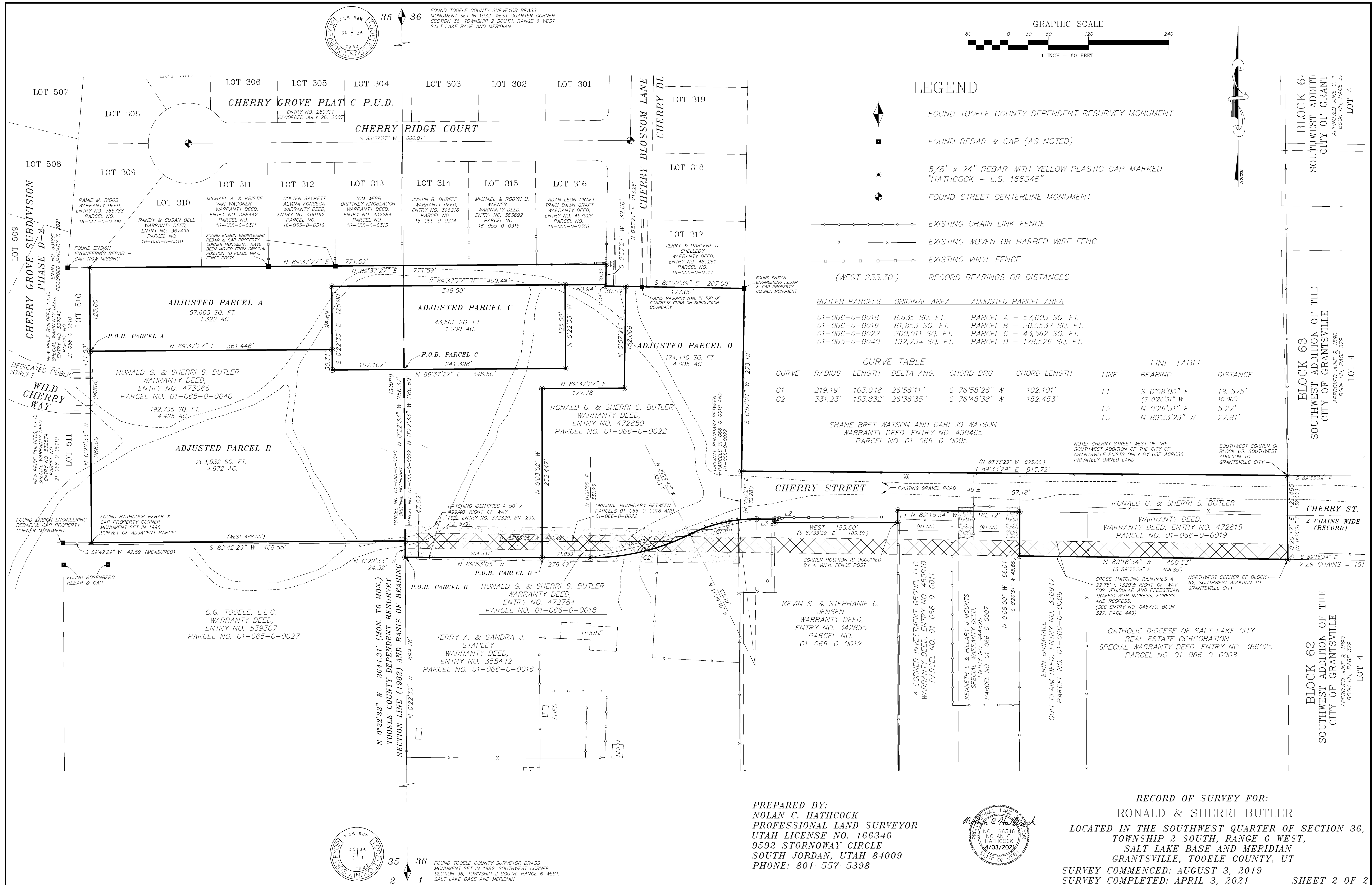
SURVEYOR'S NARRATIVE

This survey was performed at the request of Barry Bunderson on behalf of Ronald and Sherri Butler for the purpose of defining on the ground the exterior boundary and adjusting the common boundaries of four parcels of land owned by Butler with the approval of Grantsville City. Tooele County Dependent Resurvey monuments were found as shown hereon and relied upon for the bearing base of this survey. Boundaries were determined as follows: The southerly boundary of the portion of the Butler parcels lying in Section 35, Township 2 South, Range 6 West, Salt Lake Base and Meridian was held parallel with the northerly line of said Section 35 at the record distance southerly of 1720.25 feet. From the section line common to Sections 35 and 36 this line was extended westerly the record distance of 468.55 feet which arrives at a found rebar and cap set by Nolan C. Hathcock in 1996. See record of survey, File No. 1996-0009-01 in the files of the Tooele County Surveyor. The westerly line of this parcel was held parallel with the section line common to Sections 35 and 36 and extended northerly to intersect the southerly boundary of CHERRY GROVE PLAT C P.U.D. The southerly boundary of said CHERRY GROVE PLAT C P.U.D. defines the northerly boundary of the Butler parcels that share a common boundary with said P.U.D. From the southeast corner of said P.U.D. which is marked by an Ensign Engineering rebar and cap, the bearing of the easterly boundary of said P.U.D. was extended southerly along an old, well established fence line to a fence corner. An old fence line runs easterly from this point, which is the best available evidence of a long established boundary. This fence line was followed easterly to intersect the westerly boundary of SOUTHWEST ADDITION OF THE CITY OF GRANTSVILLE. The SOUTHWEST ADDITION OF THE CITY OF GRANTSVILLE was surveyed by Charles A. Herman, Land Surveyor, April 21, 1890 and approved by Charles A. Herman, Probate Judge, June 9, 1890. A hand written notation, "HH/379", appears in the upper left-hand corner of the plat which I interpret as a recording reference. No Entry No. appears on the plat. To establish the location of this plat on the ground the existing right-of-way lines of Durfee, Vine, Cherry, Plum, and Apple Streets were studied. The plat of SOUTHWEST ADDITION OF THE CITY OF GRANTSVILLE extends from Center Street westerly beyond West Street (shown on the plat as Cemetery Street). These Streets have existed for many years from Center Street to West Street. These streets were not extended west of West Street until the late 1970's approximately. The right-of-way lines, determined from a study of the existing fence lines and other evidence of occupation easterly of West Street agrees very well with the 1890 plat. However, when these lines are extended westerly from West Street there is conflict with existing old fence lines. This determination for the location of the SOUTHWEST ADDITION OF THE CITY OF GRANTSVILLE disagrees with an old fence line along the north line of Cherry Street westerly of West Street and with the location of the Southwest corner of Block 63. A survey performed by Ensign Engineering for Eric Vaughn in 2015 (see file no. 2015-0062-01 in the files of the Tooele County Surveyor) agrees with the old fence line that appears to define the northerly right-of-way line of Cherry Street and to define the Southwest Corner of Block 63. In order to maintain harmony I have agreed with the Ensign Engineering survey to establish the northerly line of the Butler property along Cherry Street and to define the most easterly line of the butler property. I have extended my determination for the southerly right-of-way line of Cherry Street, as previously explained, westerly from West Street. The plat of SOUTHWEST ADDITION OF THE CITY OF GRANTSVILLE served to dedicate Cherry Street at a width of 2 chains (132 feet) up to the westerly boundary of the plat. Westerly of the plat's westerly boundary Cherry Street exists by use only, crossing property owned by Butler. Having arrived at the intersection of the old fence line, mentioned above, with the westerly boundary of said SOUTHWEST ADDITION OF THE CITY OF GRANTSVILLE, as determined by the Ensign Engineering survey, the plat boundary was followed southerly to intersect the southerly right-of-way line of Cherry Street, as determined by my analysis as described above. The southerly right-of-way line of Cherry Sytreet was followed westerly to intersect the westerly boundary of Parcel No. 01-066-0-0007, as determined from ancient fence line evidence. Parcel No. 01-066-0-0007 and 01-066-0-0011 were created in November 1978 from a larger parcel of land. The descriptions contained in Warranty Deed, Entry No. 327672 in Book 166 at Pages 422-423 call "to the centerline of Cherry Street in Grantsville City, Utah, as extended westerly". For this reason I have held the westerly extension of the centerline of Cherry Street as the northerly boundary of these two Parcels. The centerline of Cherry Street was followed westerly along the northerly boundary of these two parcels the record distance of 182.12 feet (perpendicularity 182.10 feet). The westerly boundary of Parcel No. 01-066-0-0011, once again, determined from old, established fence line evidence, was followed southerly to the northeast corner of Parcel No. 01-066-0-0012 as shown of the plat of survey by Nolan C. Hathcock, found as File No. 2018-0053-01 & 02. The northerly boundaries of Parcels 01-066-0-0012 and 01-066-0-0016 were then followed westerly to the section line common to Sections 35 and 36. A 22.75 foot wide "Right-of-way for Vehicular and pedestrian traffic with ingress, egress and regress" exists across the most southerly portion of the Butler property adjacent to Parcel No. 01-066-0-0016. The right-of-way has its point of beginning at the Northwest Corner of Block 62, Southwest Addition of the City of Grantsville. The right-of-way is 22.75 feet wide as shown hereon. It appears that whoever created the description of this right-of-way was not aware of the actual location of the Northwest Corner of Block 62. This right-of-way lies approximately 50 to 60 feet south of the existing gravel road surface. There is no evidence that it has ever been used for access. At one point it is obstructed by an existing house. See document, Entry No. 045730, Book 327, Page 449 in the office of the Tooele County Recorder. A 50 foot wide easement also exists across the most southerly portion of the Butler property as shown hereon. See document, Entry No. 372829, in Book 239 at Page 579 in the office of the Tooele County Recorder. It should be noted that chain link fence and concrete driveway improvements on Parcel No. 01-066-0-0007 appear to extend northerly onto the Butler property.

RECORD OF SURVEY FOR:
RONALD & SHERRI BUTLER
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 36,
TOWNSHIP 2 SOUTH, RANGE 6 WEST,
SALT LAKE BASE AND MERIDIAN
GRANTSVILLE, TOOELE COUNTY, UTAH

SURVEY COMMENCED: AUGUST 3, 2019
SURVEY COMPLETED: APRIL 3, 2021 SHEET 1 OF 2

2021-0064



GRANTSVILLE CITY

DRAFT PUD APPLICATION WORKSHEET

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

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

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

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

Objective (a):

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

Response

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

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

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

Objective (b):

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

Response

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

Objective (c):

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

Response

Not Applicable

Objective (d):

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

Response

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

Objective (e):

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

Response

Not Applicable

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

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

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

7.8 Determination

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

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

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

Standard (a):

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

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

Chapter 14 Multiple Use, Agriculture and Rural Residential Districts

Chapter 15 Residential and Multiple Residential Districts

Chapter 16 Commercial and Industrial Districts

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

Response (Check the Applicable Box):

Permitted

☐

Conditional

x

-

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 health, safety, and comfort. Order, and general welfare of residents and surrounding communities. Improved traffic flow, and responsible development contribute to a safe and comfortable environment. Private yard spaces with buffering zones to neighboring communities assist with noise mitigation. Overall, our development invites an inclusive community while respecting the surrounding neighborhood.

Standard (c):

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

Response

The PUD is designed according to the future land use map approved by the city of high single-family density residential. The approach is to provide the necessary infrastructure required for the PUD with all the amenities while maintaining the open spaces, landscaping, community amenities and affordable housing.

Standard (d):

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

Response

PUD's use of the future land use map, along with the multiple work meetings with the Planning Commission & City Staff members have guided the design of the West Haven PUD while addressing the demand for diverse housing choices. Shared open spaces and pedestrian pathways foster connections and strengthen the overall community feeling. The PUD will be maintaining a visually appealing and welcoming environment that harmonizes with the existing neighborhood.

Standard (e):

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

Response

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

Standard (f):

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

Response

Grantsville City will receive benefits from all the above:

From the development of the PUD:

- Property values will be protected from thoughtfully designed housing attracting residents that raise value.
- The environment will be designed with open spaces, landscaping will be waterwise plantation to minimize environmental impact to create a desirable living environment.
- Taxes: Increase in density generates more property tax revenue enhancing public services.

Standard (g):

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

Response

The PUD design fully embraces the goals and objectives of the Grantsville City Comprehensive General Plan. From integrating multiple surrounding subdivisions infrastructure and connecting roads for enhanced transportation, maintaining open space objectives, and applying planning commission and city staff work meeting notes to the project to align with the city's vision for a vibrant and sustainable future.

Standard (h):

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

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

Standard (i):

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

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

Standard (j):

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

Response

PUD Internal Circulation System Design Proposed:

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

Designed to Grantsville City standards and specifications.

Standard (k):

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

Response

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

Standard (l):

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

Response

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

- Private fenced Yard
- Buffering and/or Open Spaces between the private fenced yards and neighboring communities to assist with noise mitigation.
- Strategic landscaping: Utilizing trees, shrubs, and natural features to dampen noise and soften visual impact.
- Building orientation: Optimizing placement to minimize shadows cast on neighboring properties.

Lighting design: Shielded fixtures and reduced nighttime illumination to prevent light trespass.

Standard (m):

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

Response

The architectural design and building materials are seamlessly consistent with the existing neighborhood and enhance the overall development.

Standard (n):

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

Response

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

Standard (o):

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

Response

Not Applicable

Standard (p):

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

Response

Not Applicable

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

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

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

Requested Deviation #1

Cite Reference to Regulation and Describe Specific Requirement in Regulation That Requested Deviation Would Affect.
R-1-21, Minimum Lot Size - 21,780 sqft A-10, Minimum Lot Size – 10 Acres
Describe Requested Deviation to Regulation.
See Attached Zoning Deviations Chart Minimum Lot Size – 1600 sq.ft (townhome), 2600 sq.ft (townhome), 8460 sq.ft (single family), 7740 sq.ft (twin home)
Describe How Requested Deviation Benefits the Project and the Community.
Reducing minimum lot sizes allows for larger open spaces, aesthetically pleasing landscaping, noise mitigation for the surrounding neighboring communities, enhancing transportation and infrastructure while allowing affordable housing, which benefits the community.
Describe Mitigation Proposed to Maintain <i>the general purposes, goals and objectives of this Code and of any plans adopted by the Planning Commission or the City Council. (12-2-1-(b))</i>
The proposal mitigates any potential concerns by significantly increasing open space, promoting affordable housing, and maintaining responsible development practices. This approach aligns seamlessly with the City's general purposes, goals, and objectives.

Requested Deviation #2

Cite Reference to Regulation and Describe Specific Requirement in Regulation That Requested Deviation Would Affect.
R-1-21, Minimum Frontage – 70 feet A-10, Minimum Frontage – 165 feet
Describe Requested Deviation to Regulation.
See attached Zoning Deviations Chart. Minimum Frontage – 20 feet (townhomes), 30 feet (townhomes), 50 feet (twin home), 60 feet (single family).
Describe How Requested Deviation Benefits the Project and the Community.
Reducing the minimum frontage allows for larger open space, and reducing the cost of home ownership, therefore benefiting the community by allowing for townhomes and higher density in isolated areas.
Describe Mitigation Proposed to Maintain <i>the general purposes, goals and objectives of this Code and of any plans adopted by the Planning Commission or the City Council. (12-2-1-(b))</i>
The proposal mitigates any potential concerns by significantly increasing open space, promoting affordable housing, and maintaining responsible development practices. This approach aligns seamlessly with the City's general purposes, goals, and objectives.

Requested Deviation #3

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

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

Requested Deviation #4

<p>Cite Reference to Regulation and Describe Specific Requirement in Regulation That Requested Deviation Would Affect.</p>
<p>R-1-21, Minimum Rear setback – 30 feet A-10, Minimum Rear setback – 60 feet</p>
<p>Describe Requested Deviation to Regulation.</p>
<p>See attached Zoning Deviations Chart. Minimum Rear setback – 20 feet (townhomes to Open Space areas)</p>
<p>Describe How Requested Deviation Benefits the Project and the Community.</p>
<p>Reducing the minimum rear setbacks allows for larger open space, and reducing the cost of home ownership, therefore benefiting the community by allowing for townhomes to have rear load garages and single-family homes to have smaller lots.</p>
<p>Describe Mitigation Proposed to Maintain <i>the general purposes, goals and objectives of this Code and of any plans adopted by the Planning Commission or the City Council. (12-2-1-(b))</i></p>
<p>The proposal mitigates any potential concerns by significantly increasing open space, promoting affordable housing, and maintaining responsible development practices. This approach aligns seamlessly with the City's general purposes, goals, and objectives.</p>

Requested Deviation #5

Cite Reference to Regulation and Describe Specific Requirement in Regulation That Requested Deviation Would Affect.
R-1-21. Minimum Side Setback- 5 feet A-10, Minimum Side setback- feet 20
Describe Requested Deviation to Regulation.
See attached Zoning Deviations Chart. Minimum Side setback – 0 feet (townhomes), 0 feet (twin homes), 7.5 feet (single family)
Describe How Requested Deviation Benefits the Project and the Community.
Reducing the minimum side setbacks allows for larger open space, and reducing the cost of home ownership, therefore benefiting the community by allowing for townhomes.
Describe Mitigation Proposed to Maintain <i>the general purposes, goals and objectives of this Code and of any plans adopted by the Planning Commission or the City Council.</i> (12-2-1-(b))
The proposal mitigates any potential concerns by significantly increasing open space, promoting affordable housing, and maintaining responsible development practices. This approach aligns seamlessly with the City's general purposes, goals, and objectives.

SPECIAL CONSIDERATIONS:

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

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Land Use Attorney's Comments
West Haven Master Development Agreement 5/13/2024

I spotted some potential issues in the exhibits that overlap with planning and engineering work, but those should be easy to distinguish from the strictly legal comments.

- The company name should be corrected to “Fil Di Voce, LLC” throughout per State records.
- Exhibit A should be corrected or clarified. The reference in the MDA suggests it should be a legal description of the property, but the exhibit is a map indicating it is a portion of land for dedication.
- Exhibit B is a concept plan, but will need to be replaced by a final plat. The Definitions do not provide for the exhibit to be later replaced and is structured that the final plat is part of the approval. If that is not the case, changes will need to be made.
- Engineering should review the proposed roadway cross section on Exhibit B.
- Exhibit C should be retitled Addendum 1. If there are other project-specific terms, those should be expressly identified.
- Please review and verify the “Option 1” and “Option 2” in the proposed changes on Exhibit C. There should be no “Options” in an MDA where a final plat is required. See comment above on Exhibit B. Exhibit C should be modified to reflect only the approved changes (pick an option and delete the terms only applicable to the other).
- Exhibit B and C. 20-foot setback does not allow for most driveway parking, especially with a parking strip and sidewalk where the setback is calculated from the property line or road (as Grantsville Code suggests). If the sidewalk is considered “open space” or part of the road dedication and the setback is to be calculated from the lot-side boundary of the sidewalk, that should be clarified in the Exhibit C.
- Similarly, on-street parking is significantly limited due to the reduction in frontage requirements. As depicted, there appears to be space for fewer than one on-street parking spot per 4 units.
- Correct Recital B to reflect the nature of the development as either a PUD with twin homes and townhomes or townhomes (see Option comment above).
- Final Plat is defined twice, Section 11 and 1.17.
- Section 1.22 may need to be modified to reflect the correct zoning based on the “options” resolution.
- As written, it appears that this is intended to apply to all phases of development and applications, including building permits. That may be too broad especially given the timeframe. The initial application appears to only set up the four lots for commercial (but with no obligation to develop), and the park, residential, and other components are still all in one big lot.
- References to Utah Code by year (i.e. “Utah Code Ann. § 10-9a-603 (**2019**)” in Section 1.11). These year references should be omitted, or their purpose clarified. By default,

the MDA will be subject to the Utah Code in effect as of the date it is signed. In some circumstances the parties could agree to variations, but we would need to be specific and purposeful. If the intent is just to indicate the last time that provision was modified, those references are incorrect. Our recommendation is to omit those dates unless there is a specific legal reason that has been vetted by counsel as not conflicting with existing law.

- Section 2.2. Correct typo on “Final Plann” to “Final Plant”.
- Section 3.2 – It appears this list should be inclusive, so the “; or,” in 3.2.4 should be changed to a “;”, and 3.2.7 should end with “; and”
- Section 7.6 – Guarantor is not defined or specified – if this is incorporating a provision of GLUDMC, it should specify that.
- Dispute Resolution – Addendum 2 appears incomplete. Section 2.1 references “Section 3” as requiring arbitration. But there is no Section 3. Section 2.1 could be modified to say “All disputes are subject to good-faith mediation prior to litigation or mutually-agreeable arbitration.”

Recommended additions:

- Further Assurances. Each party shall execute and deliver such additional documents and take such further actions as may reasonably be necessary to effectuate the transactions contemplated by this Agreement.
- No Boycott. The undersigned certifies that it is not currently engaged in a boycott of the State of Israel and agrees not to engage in a boycott of the State of Israel during the term of this Agreement. The undersigned further acknowledges that its engagement in a boycott of the State of Israel would be in violation of Utah Code Section 63G-27-201 and could result in termination of this Agreement.

AGENDA ITEM #3

Discussion of the 2024 Moderate-Income Housing Report.

Planning and Zoning
336 W. Main St.
Grantsville, UT 84029
Phone: (435) 884-1674



**Staff Report Summary for
Moderate-Income Housing Report**

Parcel ID(s):
Property Address:
Applicant Name:
Request:
Prepared By: Shelby Moore

Meeting Date: 09/19/24
Public Hearing Date: 09/19/2024
Current Zone:
Acres:

Planning Staff Explanation and Recommendation: Review of the 2024 Moderate-Income Housing Report.

QuickFacts
Saratoga Springs city, Utah; Tooele County, Utah; Grantsville city, Utah

QuickFacts provides statistics for all states and counties. Also for cities and towns with a *population of 5,000 or more*.

All Topics 	Saratoga Springs city, Utah	Tooele County, Utah	Grantsville city, Utah
Population estimates, July 1, 2023, (V2023)	 52,532	 82,051	 15,267
 PEOPLE			
Population			
Population estimates, July 1, 2023, (V2023)	 52,532	 82,051	 15,267
Population estimates base, April 1, 2020, (V2023)	 37,694	 72,709	 12,635
Population, percent change - April 1, 2020 (estimates base) to July 1, 2023, (V2023)	 39.4%	 12.8%	 20.8%
Population, Census, April 1, 2020	37,696	72,698	12,617
Population, Census, April 1, 2010	17,781	58,218	8,893
Age and Sex			
Persons under 5 years, percent	 11.8%	 7.2%	 8.0%
Persons under 18 years, percent	 43.6%	 30.6%	 34.9%
Persons 65 years and over, percent	 5.1%	 9.4%	 8.0%
Female persons, percent	 47.1%	 49.0%	 50.1%
Race and Hispanic Origin			
White alone, percent	 87.6%	 92.4%	 91.8%
Black or African American alone, percent ^(a)	 0.2%	 1.2%	 0.3%
American Indian and Alaska Native alone, percent ^(a)	 0.1%	 1.4%	 0.4%
Asian alone, percent ^(a)	 1.4%	 1.0%	 1.3%
Native Hawaiian and Other Pacific Islander alone, percent ^(a)	 0.1%	 1.2%	 0.3%
Two or More Races, percent	 8.0%	 2.8%	 3.6%
Hispanic or Latino, percent ^(b)	 10.1%	 15.9%	 8.3%
White alone, not Hispanic or Latino, percent	 84.4%	 78.3%	 87.5%
Population Characteristics			
Veterans, 2018-2022	818	3,797	567
Foreign born persons, percent, 2018-2022	5.3%	3.7%	3.1%
Housing			
Housing Units, July 1, 2023, (V2023)	X	25,802	X
Owner-occupied housing unit rate, 2018-2022	83.9%	82.1%	85.0%
Median value of owner-occupied housing units, 2018-2022	\$490,600	\$343,900	\$377,000
Median selected monthly owner costs -with a mortgage, 2018-2022	\$2,108	\$1,714	\$1,842
Median selected monthly owner costs -without a mortgage, 2018-2022	\$521	\$418	\$437
Median gross rent, 2018-2022	\$2,061	\$1,079	\$964
Building Permits, 2023	X	920	X
Families & Living Arrangements			
Households, 2018-2022	9,716	22,124	3,471
Persons per household, 2018-2022	4.16	3.33	3.73
Living in same house 1 year ago, percent of persons age 1 year+, 2018-2022	84.8%	88.9%	85.2%
Language other than English spoken at home, percent of persons age 5 years+, 2018-2022	10.8%	10.5%	8.4%
Computer and Internet Use			
Households with a computer, percent, 2018-2022	99.7%	96.8%	96.6%
Households with a broadband Internet subscription, percent, 2018-2022	97.0%	94.4%	95.1%
Education			
High school graduate or higher, percent of persons age 25 years+, 2018-2022	98.4%	92.6%	94.0%
Bachelor's degree or higher, percent of persons age 25 years+, 2018-2022	49.5%	22.6%	23.9%
Health			
With a disability, under age 65 years, percent, 2018-2022	4.0%	8.8%	10.9%
Persons without health insurance, under age 65 years, percent	 5.2%	 7.7%	 5.7%

Economy			
In civilian labor force, total, percent of population age 16 years+, 2018-2022	70.5%	71.7%	68.4%
In civilian labor force, female, percent of population age 16 years+, 2018-2022	53.6%	65.3%	63.6%
Total accommodation and food services sales, 2017 (\$1,000) (c)	14,918	62,882	1,809
Total health care and social assistance receipts/revenue, 2017 (\$1,000) (c)	35,997	141,210	D
Total transportation and warehousing receipts/revenue, 2017 (\$1,000) (c)	9,714	52,766	12,599
Total retail sales, 2017 (\$1,000) (c)	117,495	546,516	35,833
Total retail sales per capita, 2017 (c)	\$3,971	\$8,098	\$3,254
Transportation			
Mean travel time to work (minutes), workers age 16 years+, 2018-2022	28.4	30.2	30.9
Income & Poverty			
Median household income (in 2022 dollars), 2018-2022	\$117,005	\$95,545	\$94,260
Per capita income in past 12 months (in 2022 dollars), 2018-2022	\$32,100	\$34,733	\$36,705
Persons in poverty, percent	⚠ 4.3%	⚠ 6.5%	⚠ 5.9%
BUSINESSES			
Businesses			
Total employer establishments, 2022	X	1,165	X
Total employment, 2022	X	13,783	X
Total annual payroll, 2022 (\$1,000)	X	591,076	X
Total employment, percent change, 2021-2022	X	0.7%	X
Total nonemployer establishments, 2021	X	4,227	X
All employer firms, Reference year 2017	403	769	148
Men-owned employer firms, Reference year 2017	196	402	82
Women-owned employer firms, Reference year 2017	75	147	S
Minority-owned employer firms, Reference year 2017	S	S	S
Nonminority-owned employer firms, Reference year 2017	338	622	129
Veteran-owned employer firms, Reference year 2017	S	37	S
Nonveteran-owned employer firms, Reference year 2017	359	612	115
GEOGRAPHY			
Geography			
Population per square mile, 2020	1,622.8	10.5	336.7
Population per square mile, 2010	1,070.3	8.4	459.8
Land area in square miles, 2020	23.23	6,941.95	37.47
Land area in square miles, 2010	16.61	6,941.35	19.34
FIPS Code	4967825	49045	4931120

Value Notes

 Methodology differences may exist between data sources, and so estimates from different sources are not comparable.

Some estimates presented here come from sample data, and thus have sampling errors that may render some apparent differences between geographies statistically indistinguishable. Click the Quick Info  icon to the right of the row in TABLE view to learn about sampling error.

The vintage year (e.g., V2023) refers to the final year of the series (2020 thru 2023). Different vintage years of estimates are not comparable.

Users should exercise caution when comparing 2018-2022 ACS 5-year estimates to other ACS estimates. For more information, please visit the [2022 5-year ACS Comparison Guidance](#) page.

Fact Notes

- (a) Includes persons reporting only one race
- (b) Hispanics may be of any race, so also are included in applicable race categories
- (c) Economic Census - Puerto Rico data are not comparable to U.S. Economic Census data

Value Flags

- D Suppressed to avoid disclosure of confidential information
- F Fewer than 25 firms
- FN Footnote on this item in place of data
- NA Not available
- S Suppressed; does not meet publication standards
- X Not applicable
- Z Value greater than zero but less than half unit of measure shown
- Either no or too few sample observations were available to compute an estimate, or a ratio of medians cannot be calculated because one or both of the median estimates falls in the lowest or upper in open ended distribution.
- N Data for this geographic area cannot be displayed because the number of sample cases is too small.

QuickFacts data are derived from: Population Estimates, American Community Survey, Census of Population and Housing, Current Population Survey, Small Area Health Insurance Estimates, Small Area Income and Poverty Estimates, State and County Housing Unit Estimates, County Business Patterns, Nonemployer Statistics, Economic Census, Survey of Business Owners, Building Permits.

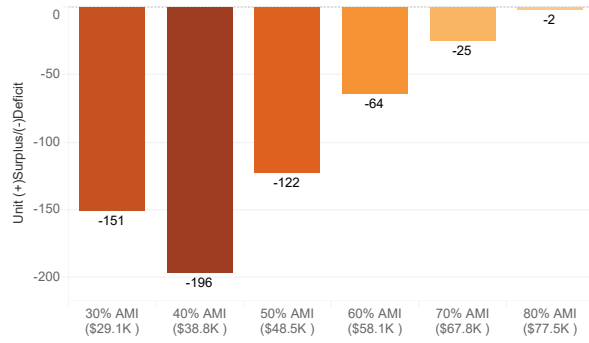
Select Area

Grantsville

2022 Affordable Housing Dashboard

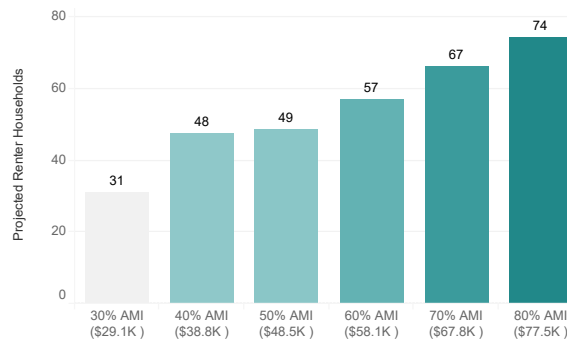
Grantsville Cumulative Surplus/Deficit for Renter Households by AMI

of Housing Units - # of Households by AMI

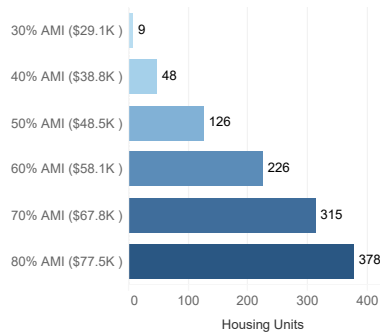


Grantsville 2022 -2027 Renter Housing Demand by AMI

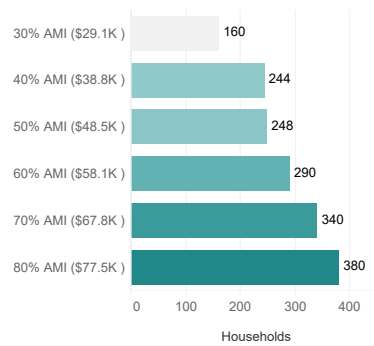
Based on Existing Tenure & AMI Ratios



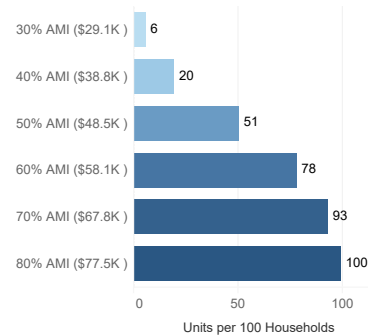
Cumulative Rental Units Affordable by AMI
of Units Affordable @30% of Household Income



Cumulative Rental Households by AMI
of Households by Income

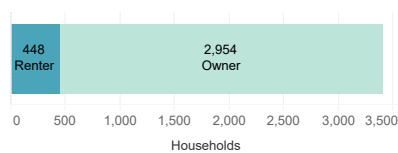


Rental Units Affordable @ 30% of Annual Income per 100 Renter Households by AMI

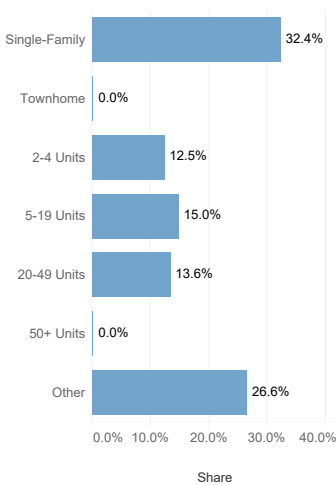


Grantsville Assumptions Overview

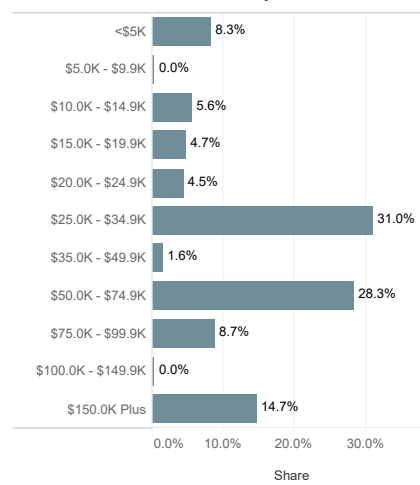
2021 Household Tenure



Building Type Renters Live in, 2021



Share of Renter Households by Annual Income

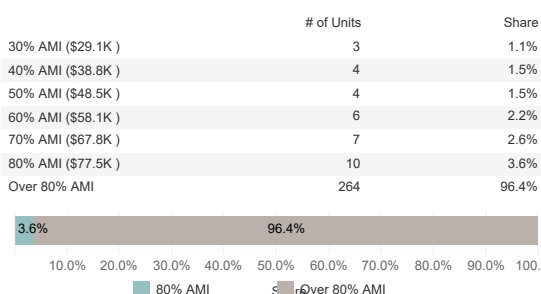


2022 HUD Median County Household Income and Rent for All Households

	Income	Rent
30% AMI (\$29.1K)	\$29,070	\$727
40% AMI (\$38.8K)	\$38,760	\$969
50% AMI (\$48.5K)	\$48,450	\$1,211
60% AMI (\$58.1K)	\$58,140	\$1,454
70% AMI (\$67.8K)	\$67,830	\$1,696
80% AMI (\$77.5K)	\$77,520	\$1,938
100% AMI	\$96,900	\$2,423

Additional Grantsville Housing Metrics

2022 Homes Sold by AMI
of Homes Sold Affordable to by Income



Deed Restricted Units & Expiration Timeline
of Deed Restricted Units & Years of Expiration

	# of Units	Share
Total Deed Restricted Units	124	
5 Yrs. or Less	0	0.0%
6 to 10 Yrs.	18	14.5%
11 to 20 Yrs.	0	0.0%
20 Yrs. or More	106	85.5%
Date not available	0	0.0%



Grantsville city

Who is filling out this report?

Shelby Moore

Planning and Zoning Administrator

Smooore@grantsvilleut.gov

4359623957

Progress Report Section

Please fill out this portion of the report if the county or municipality is in years 2-5 of reporting on implementation plan tasks and timelines.

If the implementation plan has been updated or amended, progress made must be documented in this section of the report.

Zoning Data

Statute requires that counties and municipalities provide their current zoning map. This document should reflect current adopted ordinances.

Please be aware that zoning data submitted will be shared with the Utah Geospatial Resource Center.

Shapefiles (.shp) must be uploaded using this [link](#). If you have any questions, please contact mih@utah.gov. If a shapefile is not available, please provide a link to maps and tables:

https://cms9files.revize.com/grantsvilleut/Document_Center/Department/Community%20&%20Economic%20Development/Zoning%20Map/Zoning%20Map%20Central%20Area%20May%202024.pdf https://cms9files.revize.com/grantsvilleut/Document_Center/Department/Community%20&%20



When did the last zoning map or text amendment occur?

May of 2024.

Entitled Units

Entitled units are those units that have a legal right to be developed through the existing residential zone, existing development agreement, or other legal mechanisms for residential development, such as an overlay zone. The purpose of this data collection effort is to capture as built/zoned conditions on the ground. Please report entitled unit data as of May 1, 2024. Do not include any parcels/units that are only planned and in the process of being zoned residential. For example, if a parcel is zoned greenbelt on May 1, 2024 and a rezone application is in process, do NOT count the rezone of the greenbelt parcel in this data.

This report should include the units/parcels/lots/developments which are entitled, including by right, development agreement, or other legal mechanism for residential development. There are various situations where development on a zoned parcel may not be possible, be it geographic constraints, set back requirements, lack of infrastructure, etc. Please feel free to describe this context for your community in the barriers and narrative sections of the report.

Provide a count of residential units (single family, townhome, multi family, etc) that are entitled through a development agreement, planned unit development, or other legal document providing the landowner with the right to build residential units on a parcel, lot, or development that have NOT pulled a building permit.

Count of residential units entitled through development agreement, PUD, or other legal document that have not pulled a building permit: 4,290 *See attached spreadsheet for details.* Northstar Ranch Ph. 9 Final: 25 units 196 W. Main St.: 3 units Alington PUD: 68 units Harvest Meadows Prelim: 96 units Worthington Ranch Concept/ Prelim: 43 units Heritage Farms Prelim: 134 units Desert Edge Prelim: 700 units Highlands PUD: 1746 units Springfield Estates: 26 units Twenty Wells PUD: 891 units West Haven PUD: 47 units Presidents Park Prelim: 270 unit Cadence Worthington Prelim: 2 units Matthews Meadows: 87 units Willow Fields Prelim: 24 units Anderson Ranch 4E Final: 22 units Blue Spruce Prelim: 13 units Townhomes on Willow PUD: 93 units https://1drv.ms/x/s!AhsjLF-IM1_rgjTaLZHwPmR-A3CV



Less the units, parcels, lots, or developments reported in the previous question, provide a count of vacant parcels, lots, or developments that include an overlay zone and the number of residential units that could be built on said parcel, lot, or development that have NOT pulled a building permit.

13,098 total projected units that can be built on multiple developments that have not pulled a building permit

Less the units parcels, lots, or developments reported in the previous two questions, provide a count of vacant parcels, lots, or developments that are currently zoned residential (single family, townhome, multi family, etc) and the number of residential units that could be built on said parcel, lot, or development that have NOT pulled a building permit.

Count of residential units entitled that have received will serve letters for utilities that have not pulled a building permit: 1,734 *See attached spreadsheet for additional details.* Northstar Ranch Ph. 9 Final: 25 units will serve 196 W. Main St.: 3 units will serve Alington PUD: 68 units will serve Harvest Meadows Prelim: 96 units will serve Worthington Ranch Concept/ Prelim: 30 units will serve Heritage Farms Prelim: 134 units will serve Desert Edge Prelim: 700 units will serve Highlands PUD: 141 units will serve Springfield Estates: 26 units will serve Twenty Wells PUD: no will serve West Haven PUD: no will serve Presidents Park Prelim: 270 units will serve Cadence Worthington Prelim: 2 units will serve Matthews Meadows: 87 units will serve Willow Fields Prelim: 24 units will serve Anderson Ranch 4E Final: 22 units will serve Blue Spruce Prelim: 13 units will serve Townhomes on Willow PUD: 93 units will serve. https://1drv.ms/x/s!AhsjLF-IM1_rgjTaLZHwPmR-A3CV

From the counts reported above, provide a count of the entitled residential units which have received will serve letters from utilities or an equivalent that shows that all utilities and infrastructure (i.e. Roads, water, sewer, power, phone, gas) are complete for the units, parcels, or lots.

https://1drv.ms/x/s!AhsjLF-IM1_rgjTaLZHwPmR-A3CV

Describe any barriers to developing these units that have been experienced. These barriers could include infrastructure, public concerns, geographic constraints, etc. Providing detail here allows us to share the experiences and needs of communities to support the data reported above.

The main barriers that the developers and the City has experienced, is the sizing of infrastructure needed, the installation and need for a new sewer



treatment plant, the lack of current sizeable infrastructure, public concerns, water constraints, and Geographic constraints. Developers are having in this economy with high interest rates and material costs. and we have had a MIX use development Pull there permit on 05/23/23 and canceled on 02/20/24 due to funding.

Provide any narrative or description to support the data entered above. This could highlight any notable developments moving forward, clarifications of the data, etc.

The data that was collected came from current development applications, approved applications, and from the Tooele County GIS report, shown in the link below.

One of largest applications that we are currently reviewing is projected to have over 7,000 residential units that will encumber over 1,700 acres. The applicant is presenting this development as an overlay district to the current City zoning districts. With multiple PUD applications asking for variances to the current code and the MU zoning district has brought in an extenuating number of Multifamily homes and commercial projects.

https://1drv.ms/x/s!AhsjLF-IM1_rgjYbTqmOTA-e66L7

Accessory Dwelling Units

Please describe the number of Accessory Dwelling (internal and external detached or attached) units in your county or municipality to the best of your ability.

How does the county or municipality track known for rent Accessory Dwelling Units?
(select one)

Other

I have a spreadsheet where I track all ADU permits that have been submitted, approved and closed. All applicants are given a copy of the Ordinance that states they are required to obtain a business license if they intend to collect rent but if they don't

Total known number of Accessory Dwelling Units recorded as of the report



submission date:

21

Total number of building permits issued to construct an ADU in the county or municipality granted between August 1, 2023 and July 31, 2024:

https://1drv.ms/x/s!AhsjLF-IM1_rgjdF2W0THbYPPycT

Total number of business licenses or permits to rent an ADU issued in the county or municipality granted between August 1, 2023 and July 31, 2024:

All applicants are given a copy of the Ordinance that states they are required to obtain a business license if they intend to collect rent but if they don't there is no process in place that tracks this and all they have to do is say they are not collecti

Total number of other types of permits or license issued for an ADU in the county or municipality granted between August 1, 2023 and July 31, 2024: (if applicable, please provide the count and type of permit or license issued)

All applicants are given a copy of the Ordinance that states they are required to obtain a business license if they intend to collect rent but if they don't there is no process in place that tracks this and all they have to do is say they are not collecti

Recommendations

What types of support would be helpful to your community as you implement the moderate income housing strategies?
(Select all that apply)

Housing supply data, Housing needs data, Planning technical assistance, Model ordinances, Case studies for strategies, Staff resources, Guidebooks for planning and reporting, Education on partnering with nonprofit organizations or housing authorities

Describe any recommendations on how the state can support the county or municipality in implementing the moderate income housing strategies? If none,



please write N/A.

Supply data and other resources that will help the City prepare to implement MIH strategies.

Strategy Progress Reporting

Please document progress made on the moderate-income housing strategies since the county or municipality received their compliance notice.

A county or municipality must report on at least the minimum strategy requirements to comply in the subsequent report.

Strategy 1

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

A

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

- i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
- ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

See link to document for Goal #1A

https://1drv.ms/w/s!AhsjLF-IM1_rgjxx8OZyVLamf69V

Grantsville Moderate Income Housing Policies and Goals

Grantsville City does not provide housing as a service to the community. The City has authority over land-use and zoning regulations that the City may adjust to create an environment that is friendly to the development of moderate-income housing. The City has set the following goals and supporting policy objectives



to help promote and improve the regulatory environment to support increased development of moderate-income housing within the City. Goals #1 - #3 have been taken directly from Utah Code Title 10 Utah Municipal Code, Chapter 9A Municipal Land-Use, Development and Management Act, Part 4 General Plan, Section 403 General Plan Preparation, Sub-Section 2(b)iii (Effective 6/1/2022). Deed Restrictions shall be utilized to help enforce the moderate-income housing uses.

Goal #1 "A. Rezone for densities necessary to facilitate the production of moderate-income housing."

Policy Objectives:

a. Support the development of single-family dwellings, multi-family dwellings, moderate income housing and retirement housing dispersed throughout the City.

Implementation Measures:

1. Review the zoning and land-use maps with actual development activity on a bi-yearly basis to determine if additional land area should have the land use adjusted to allow for zoning at greater density.

Timeline: Bi-yearly review on even years. Encourage a variety of housing and residential opportunities by establishing and providing a range of allowed residential densities and lot sizes.

Implementation Measures:

Amend zones in land-use to include more options for multi-family dwellings and smaller lots sizes if developed as moderate-income housing in zones that the City determines are appropriate. Approval of PID for infrastructure installation for developments. A total of 8 PIDs have been requested and approved to help with funding and to support MIH.

Timeline: Amend land-use code by December 31, 2024.

MU Land use ordinance link

Residential and Multiple residential link

Planned Unit Developments link

Multi-Unit Residential Development

Subdivision Regulations

SLD Development link

Permit Type and Subdivision



Flux Zoning Map

Central Zoning Map

Deseret Peak Zoning Map

Zoning Map was adopted May 17th, 2023 and last amended May 1st, 2024

MU Zoning was adopted by Ord. 2021-13 on 4/28/2021

Last Amended by Ord. 2023-07 on 7/19/2023

13 locations in Grantsville have been Zoned MU which is out largest zoning district that supports MIH.

3. What page in the submitted plan can this be found?

1

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

See link to document for Goal #1A

https://1drv.ms/w/s!AhsjLF-IM1_rgjxx8OZyVLamf69V

Grantsville Moderate Income Housing Policies and Goals

Grantsville City does not provide housing as a service to the community. The City has authority over land-use and zoning regulations that the City may adjust to create an environment that is friendly to the development of moderate-income housing. The City has set the following goals and supporting policy objectives to help promote and improve the regulatory environment to support increased development of moderate-income housing within the City. Goals #1 - #3 have been taken directly from Utah Code Title 10 Utah Municipal Code, Chapter 9A Municipal Land-Use, Development and Management Act, Part 4 General Plan, Section 403 General Plan Preparation, Sub-Section 2(b)iii (Effective 6/1/2022). Deed Restrictions shall be utilized to help enforce the moderate-income housing uses.

Goal #1 "A. Rezone for densities necessary to facilitate the production of



moderate-income housing."

Policy Objectives:

- a. Support the development of single-family dwellings, multi-family dwellings, moderate income housing and retirement housing dispersed throughout the City.

Implementation Measures:

1. Review the zoning and land-use maps with actual development activity on a bi-yearly basis to determine if additional land area should have the land use adjusted to allow for zoning at greater density.

Timeline: Bi-yearly review on even years. Encourage a variety of housing and residential opportunities by establishing and providing a range of allowed residential densities and lot sizes.

Implementation Measures:

Amend zones in land-use to include more options for multi-family dwellings and smaller lots sizes if developed as moderate-income housing in zones that the City determines are appropriate. Approval of PID for infrastructure installation for developments. A total of 8 PIDs have been requested and approved to help



with funding and to support MIH.

Timeline: Amend land-use code by December 31, 2024.

MU Land use ordinance link

Residential and Multiple residential link

Planned Unit Developments link

Multi-Unit Residential Development

Subdivision Regulations

SLD Development link

Permit Type and Subdivision

Flux Zoning Map

Central Zoning Map

Deseret Peak Zoning Map

Zoning Map was adopted May 17th, 2023, and last amended May 1st, 2024

MU Zoning was adopted by Ord. 2021-13 on 4/28/2021

Last Amended by Ord. 2023-07 on 7/19/2023

13 locations in Grantsville have been Zoned MU which is out largest zoning district that supports MIH

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

The City has updated GLUDMC Chapter 12 PUD to include language that requires that developers if developers ask for an increase in density that they provide 50% of that additional density as moderate-income housing.

13 locations in Grantsville have been Zoned MU which is out largest zoning district that supports MIH. The Deseret development has annexed over 400 acres and was approved in May of 2024 that included a rezone from A-10 to MU Mixed Use zone. A total of 15 PUD developments have been approved that incorporates MIH.



6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

NA

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

The City has seen a large increase in rezones to smaller lots, larger developments being prosed, and higher density developments proposed.

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)

2024 Combined MIH Report.pdf

Do you need to submit another strategy?
(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)
Yes

Strategy 2

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

E



2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

- i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
- ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

Goal #2 "E. Create or allow for, and reduce regulations related to, internal or detached

accessory dwelling units in residential zones."

Policy Objectives:

a. Grantsville will consider amending the land-use code to include additional types of

accessory dwellings in residential zones.

Implementation Measures:

1. Amend land-use code to allow internal accessory dwelling units in residential zones.

Timeline: Adopted by Ord. 2020-34 on 12/7/2022

Accessory Dwelling Units link

2. Amend land-use code to allow detached accessory dwelling units in residential zones.

Timeline: Amend land-use code by December 31, 2023.

a. This has not been completed, due to the multiple changes in attorneys and P&Z employees. This City plans to add applicable language to the R-1-21 zoning and larger zones as applicable.

Timeline: Amend land-use code by May 31st, 2025.



3. What page in the submitted plan can this be found?

2

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

a. Grantsville will consider amending the land-use code to include additional types of

accessory dwellings in residential zones.

Implementation Measures:

1. Amend land-use code to allow internal accessory dwelling units in residential zones.

Timeline: Adopted by Ord. 2020-34 on 12/7/2022

Accessory Dwelling Units link

2. Amend land-use code to allow detached accessory dwelling units in residential zones.

Timeline: Amend land-use code by December 31, 2023.

a. This has not been completed, due to the multiple changes in attorneys and P&Z employees. This City plans to add applicable language to the R-1-21 zoning and larger zones as applicable.

Timeline: Amend land-use code by May 31st, 2025.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

Staff has yet to define a detached ADU.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in



describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

a. This has not been completed, due to the multiple changes in attorneys and P&Z employees. This City plans to add applicable language to the R-1-21 zoning and larger zones as applicable.

Timeline: Amend land-use code by May 31st, 2025.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

21 ADU permits have been requested and approved. The market response for detached ADU appears to be high, due to the rising markets.

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)
2024 Combined MIH Report.pdf

Do you need to submit another strategy?

(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)

Yes

Strategy 3

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

F



2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

- i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
- ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.

Goal #3 "F. Zone or rezone for higher density or moderate-income residential development

in commercial or mixed-use zones near major transit investment corridors, commercial

centers or employment centers."

Policy Objectives:

a. Encourage infill development within the downtown core.

Implementation Measures

1. Amend the land-use map in the General Plan to allow mixed-use development in the

downtown core.

Timeline: Completed with the 2018 General Plan Update and will be reviewed and

updated as necessary with the 2023 General Plan Update and MU zoning locations.

2. As property owners and developers meet with the city in consideration of what they

may do with their property in the downtown core encourage re-zoning to mixed use

and the development of moderate-income housing.

Timeline: Ongoing: To occur with staff, Planning Commission and City Council



consultations.

3. Support developers of the currently zoned mixed-use and multi-family residential

properties adjacent to Lakeview Business Park in providing moderate income housing

on a substantial portion of the property which will provide convenient location to

employment and future commercial uses.

Timeline: Ongoing: Preliminary Application currently submitted for consideration and should be approved by spring of 2023 and first phase Final Application approval

by spring of 2024.

Timeline: Completed - Recorded May 2024.

4. Encourage rezoning of other properties in the Deseret Peak Planning Area to mixeduse

in those areas adjacent to the Lakeview Business Park, motor sports park and adjacent commercial areas to provide moderate income housing next to commercial

and employment centers.

Timeline: Ongoing: As other surrounding parcels come in for consideration each should be encouraged to provide moderate income housing.

5. Support developers of the currently zoned mixed-use area across from the Walmart

Distribution Center in providing moderate income housing on a substantial portion of

the property which will provide convenient location to employment and future commercial uses.

Timeline: Ongoing: Encourage Preliminary Application for consideration by spring

of 2023 and first phase Final Application approval by spring of 2024.

Timeline: Deseret Development annexed over 400 acres into Grantsville City. This



was approved in June of 2024. During the annexation the property was zoned from A-

10 to MU zoning district, totaling over 1,700 acres.

3. What page in the submitted plan can this be found?

3

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

Policy Objectives:

a. Encourage infill development within the downtown core.

Implementation Measures

1. Amend the land-use map in the General Plan to allow mixed-use development in the

downtown core.

Timeline: Completed with the 2018 General Plan Update and will be reviewed and

updated as necessary with the 2023 General Plan Update and MU zoning locations.

2. As property owners and developers meet with the city in consideration of what they

may do with their property in the downtown core encourage re-zoning to mixed use

and the development of moderate-income housing.

Timeline: Ongoing: To occur with staff, Planning Commission and City Council consultations.

3. Support developers of the currently zoned mixed-use and multi-family residential

properties adjacent to Lakeview Business Park in providing moderate income housing



on a substantial portion of the property which will provide convenient location to

employment and future commercial uses.

Timeline: Ongoing: Preliminary Application currently submitted for consideration and should be approved by spring of 2023 and first phase Final Application approval

by spring of 2024.

Timeline: Completed - Recorded May 2024.

4. Encourage rezoning of other properties in the Deseret Peak Planning Area to mixeduse

in those areas adjacent to the Lakeview Business Park, motor sports park and adjacent commercial areas to provide moderate income housing next to commercial

and employment centers.

Timeline: Ongoing: As other surrounding parcels come in for consideration each should be encouraged to provide moderate income housing.

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Distribution Center in providing moderate income housing on a substantial portion of

the property which will provide convenient location to employment and future commercial uses.

Timeline: Ongoing: Encourage Preliminary Application for consideration by spring

of 2023 and first phase Final Application approval by spring of 2024.

Timeline: Deseret Development annexed over 400 acres into Grantsville City. This

was approved in June of 2024. During the annexation the property was zoned from A-

10 to MU zoning district, totaling over 1,700 acres.



5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

Policy Objectives:

a. Encourage infill development within the downtown core.

Implementation Measures

1. Amend the land-use map in the General Plan to allow mixed-use development in the downtown core.

Timeline: Completed with the 2018 General Plan Update and will be reviewed and

updated as necessary with the 2023 General Plan Update and MU zoning locations.

2. As property owners and developers meet with the city in consideration of what they

may do with their property in the downtown core encourage re-zoning to mixed use

and the development of moderate-income housing.

Timeline: Ongoing: To occur with staff, Planning Commission and City Council consultations.

3. Support developers of the currently zoned mixed-use and multi-family residential

properties adjacent to Lakeview Business Park in providing moderate income housing

on a substantial portion of the property which will provide convenient location to

employment and future commercial uses.

Timeline: Ongoing: Preliminary Application currently submitted for consideration and should be approved by spring of 2023 and first phase Final Application approval

by spring of 2024.

Timeline: Completed - Recorded May 2024.



4. Encourage rezoning of other properties in the Deseret Peak Planning Area to mixed-use

in those areas adjacent to the Lakeview Business Park, motor sports park and adjacent commercial areas to provide moderate income housing next to commercial

and employment centers.

Timeline: Ongoing: As other surrounding parcels come in for consideration each should be encouraged to provide moderate income housing.

5. Support developers of the currently zoned mixed-use area across from the Walmart

Distribution Center in providing moderate income housing on a substantial portion of

the property which will provide convenient location to employment and future commercial uses.

Timeline: Ongoing: Encourage Preliminary Application for consideration by spring

of 2023 and first phase Final Application approval by spring of 2024.

Timeline: Deseret Development annexed over 400 acres into Grantsville City. This

was approved in June of 2024. During the annexation the property was zoned from A-

10 to MU zoning district, totaling over 1,700 acres.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were



experienced, write "None."

Push back from resident, a lack of funding from developers, and a lack of income for residents to be able to afford any type of housing in the economy.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

A large demand for low-income housing, MIH, and rental properties has been identified in Grantsville City.

8. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)
2024 Combined MIH Report.pdf

Do you need to submit another strategy?

(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)

No

If your community has a fixed guideway transit station and is required to report on Strategy V, please ensure that approved station area plans are submitted to HCD by the deadline. These may be attached to the form or emailed to mih@utah.gov.

Clicking the "Next" button at the bottom of the form will submit your report.



Harrisville city

Who is filling out this report?

Jennie Knight

City Administrator

jknight@cityofharrisville.com

801-782-4100

Progress Report Section

Please fill out this portion of the report if the county or municipality is in years 2-5 of reporting on implementation plan tasks and timelines.

If the implementation plan has been updated or amended, progress made must be documented in this section of the report.

Zoning Data

Statute requires that counties and municipalities provide their current zoning map. This document should reflect current adopted ordinances.

Please be aware that zoning data submitted will be shared with the Utah Geospatial Resource Center.

Shapefiles (.shp) must be uploaded using this [link](#). If you have any questions, please contact mih@utah.gov. If a shapefile is not available, please provide a link to maps and tables:

<https://j-a.maps.arcgis.com/apps/webappviewer/index.html?id=80afb4d0ca5f48eae0c5183649f10a3>

When did the last zoning map or text amendment occur?

May 14, 2024 for a Manufacturing Zone update. Harrisville Ordinance 533; Entity

	A	B	C	D	E	F	G	I	J	K	L	M	N	Q	S	T	U	V	X	Y	Z	AA	AB
1	PERMIT	APPLICATION	PARCEL	ADDRESS	ADU	LOT	SUBDIVISION	OWNER	HO ADDRESS	APPLICANT	APP ADDRESS	APP PHONE #	APP EMAIL	SCOPE OF WORK	ISSUED	SITUS	OT RECORDE	EM C2C	ADU				
2	22488	7/13/2022	19-023-0-0309	244 S RANCH RD	246 S RANCH ROAD	309	RANCH ROAD SUB PH3B	LINKED COUNTY PROPERTIES LLC	772 N HAIN ST # 146 TOOEELE UT 84074	Jose Velazquez	5749 N Osprey DR	801-916-5011	jose.velazquez287@gmail.com	Basement w/ADU	7/13/2022	Y				246 S RANCH ROAD			
3	23015	1/18/2023	22-021-0-0425	1097 W HIGH PLAINS DR	1099 W HIGH PLAINS	425	THE HIGHLANDS PH4	UPDWELL DEVELOPMENT HIGHLANDS LLC		UpDwell Homes LLC	890 Heritage Park BLVD Suite 104	801-784-9100	accounting@updwell.com	SFD W/ADU	2/7/2023	Y				1099 W HIGH PLAINS DR			
4	23045	2/16/2023	22-027-0-0518	395 W RIGDON ST	397 S RIGDON ST	518	WELLS CROSSING SUB PH5	PATTEN COURTNI & PATTEN GOLBY	395 W RIGDON ST	Laramie Dunn	395 W Rigdon ST	435-224-4000	ldunn.ut@gmail.com	SFD W/ADU	4/17/2023	Y				397 S RIGDON ST			
5	23159	4/27/2023	22-021-0-0403	1128 W ROCKY WAY	1126 W ROCKY WAY	403	THE HIGHLANDS PH4	WATKINS RONALD AUSTIN	1128 W ROCKY WAY	UpDwell Homes	890 Heritage Park BLVD Suite 104	801-784-9100	gaby@updwell.com	SFD W/ADU	5/10/2023	Y				1126 W ROCKY WAY			
6	23170	5/5/2023	21-063-0-0508	386 S AMBER FIELD DR	384 S AMBER FIELDS	508	NORTHSTAR RANCH SUB PH5	NORTHSTAR RANCH, LLC	386 S AMBER FIELD DR	Ryan Taylor	386 S Amber Field Dr	801-644-5563	ryanmartintaylor@gmail.com	Finish Basement wADU	5/17/2023	Y				384 S AMBER FIELDS DR			
7	23217	5/31/2023	21-047-0-0327	624 E CONSTANCE WAY	626 E CONSTANCE W	327	ANDERSON FARMS SUB PH 3	JIMENEZ OSCAR	624 E CONSTANCE WAY	Oscar Jimenez	624 E Constance Way	801-381-5197	noj0711@gmail.com	Finish Basement W/ADU	6/12/2023	Y				626 E CONSTANCE WAY	NOT USING AS A RENTAL		
8	23283	7/5/2023	22-021-0-0421	1128 W HIGH PLAINS DR	1130 W HIGH PLAINS	421	THE HIGHLANDS PH4	UPDWELL DEVELOPMENT HIGHLANDS LLC	1128 W HIGH PLAINS DR	UpDwell Homes LLC	890 Heritage Park BLVD Suite 104	801-784-9100	accounting@updwell.com	SFD W/ADU	7/10/2023			Y		1130 W HIGH PLAINS DR			
9	23456	10/10/2023	12-094-a-0227	1042 S DAVENPORT DR	1040 S DAVENPORT	227	SOUTH WILLOW EST	DAVID WHITING	1042 S DAVENPORT DR	DAVID WHITING	1042 S DAVENPORT	435-830-9566	DJW1042@GMAIL.COM	Finish Basement w/A	10/13/2023			Y		1040 S DAVENPORT DR			
10	24155	3/22/2024	23-029-0-0520	665 N HONEYSUCKLE LN	665 1/2 N HONEYSUCKL	520	THE HIGHLANDS PH5	UPDWELL DEVEL	890 HERITAGE PARK BLVD SUITE 104	UPDWELL HOMES	890 Heritage Park BLVC	801-784-9100	gaby@updwell.com	SFD W/ADU	4/2/2024		N		665 1/2 n honeysuckle In				
11	24158	3/25/2024	01-054-0-0018	730 E MAIN ST	728 E MAIN ST	3	TROY SMITH		730 E MAIN ST	CHARLEE MCNEILI	3965 N RAILROAD CR	435-241-0227	CHARLEE@CHARLEECON	Finish Basement w/A	4/1/2024			Y	728 E MAIN ST				
12	24167	3/29/2024	22-027-0-0504	631 S MAXWELL DR	633 S MAXWELL DR	504	WELLS CROSSING PH5	BRIAN OGDEN	631 S MAXWELL DR			801-347-9049	BRIANLOGDEN@YAHOO	Finish Basement w/A	4/10/2024			Y	633S MAXWELL DR				
13	24173	4/2/2024	16-062-0-0010	137 E PEAR ST	139 E PEAR ST	10	HALE ESTATES SUB	KYLE PETERSEN	137 E PEAR ST	KYLE PETERSEN	137 E PEAR ST	435-241-8592	KYLE.D.PETERSEN@GMA	Basement w/ADU	4/2/2024	Y			139 E PEAR ST				
14	24183	2/16/2024	23-029-0-0510	696 N BUTTE LN	694 N BUTTE LN	510	THE HIGHLANDS PH5	UPDWELL DEVEL	890 HERITAGE PARK BLVD SUITE 104	UpDwell Homes LLC	890 Heritage Park BLVC	801-784-9100	gaby@updwell.com	SFD W/ADU	5/1/2024		N		694 N BUTTE LN				
15	24199	4/9/2024	23-029-0-0514	658 N BUTTE LN	656 N BUTTE LN	514	THE HIGHLANDS PH5	UPDWELL DEVEL	890 HERITAGE PARK BLVD SUITE 104	UpDwell Homes LLC	890 Heritage Park BLVC	801-784-9100	gaby@updwell.com	SFD W/ADU	4/11/2024		N		656 N BUTTE LN				
16	24227	4/23/2024	23-029-0-0507	711 N BUTTE LN	695 N BUTTE LN	507	THE HIGHLANDS PH5	UPDWELL DEVEL	890 HERITAGE PARK BLVD SUITE 104	UpDwell Homes LLC	890 Heritage Park BLVC	801-784-9100	gaby@updwell.com	SFD W/ADU	5/1/2024		N		695 N BUTTE LN				
17	24264	5/3/2024	19-004-0-0634	591 s gold dust rd	589 S GOLD DUST RD	634	ANDERSON RANCH SU	DENJAMIN GARAI	591 S GOLD DUST DR	CALEB DANIE	14302 BUTTERFIELD F	801-341-9690	CALEB@DANSIEDESIGNB	BASEMENT W/ADU	OK TO PAY				589 S GOLD DUST RD				
18	24267	5/3/2024	23-030-0-0112	1096 W MARIGOLD DR	1094 W MARIGOLD DR	112	WORTHINGTON RANCH	HAMLET HOMES	84 W 4800S SUITE 200	HAMLET HOMES	84 W 480 S SUITE 200	801-281-2223	PERMITS@HAMLETHOMI	SFD W/ADU	5/17/2024		N		1094 W MARIGOLD DR				
19	24268	5/3/2024	23-030-0-0113	1108 W MARIGOLD DR	1106 W MARIGOLD DR	113	WORTHINGTON RANCH	HAMLET HOMES	84 W 4800S SUITE 200	HAMLET HOMES	84 W 480 S SUITE 200	801-281-2223	PERMITS@HAMLETHOMI	SFD W/ADU	5/17/2024		N		1106 W MARAGOLD DR				
20	24269	5/3/2024	23-030-0-0114	1105 W MARAGOLD DR	1103 W MARIGOLD DR	114	WORTHINGTON RANCH	HAMLET HOMES	84 W 4800S SUITE 200	HAMLET HOMES	84 W 480 S SUITE 200	801-281-2223	PERMITS@HAMLETHOMI	SFD W/ADU	5/17/2024		N		1103 W MARIGOLD DR				
21	24270	5/3/2024	23-030-0-0115	1087 W MARIGOLD DR	1173 N BIRCH WOOD W	115	WORTHINGTON RANCH	HAMLET HOMES	84 W 4800S SUITE 200	HAMLET HOMES	200	801-281-2223	PERMITS@HAMLETHOMI	SFD W/ADU	5/17/2024	Y			1173 N BIRCH WOOD WAY				
22		12-113-0-0129	668 E MAIN ST	672 E MAIN ST		129	CASTLEWOOD COVE											Y					

Grantsville Moderate Income Housing Policies and Goals

Grantsville City does not provide housing as a service to the community. The City has authority over land-use and zoning regulations that the City may adjust to create an environment that is friendly to the development of moderate-income housing. The City has set the following goals and supporting policy objectives to help promote and improve the regulatory environment to support increased development of moderate-income housing within the City. Goals #1 – #3 have been taken directly from Utah Code Title 10 Utah Municipal Code, Chapter 9A Municipal Land-Use, Development and Management Act, Part 4 General Plan, Section 403 General Plan Preparation, Sub-Section 2(b)iii (Effective 6/1/2022). Deed Restrictions shall be utilized to help enforce the moderate-income housing uses.

Goal #1 “A. Rezone for densities necessary to facilitate the production of moderate-income housing.”

Policy Objectives:

- a. Support the development of single-family dwellings, multi-family dwellings, moderate income housing and retirement housing dispersed throughout the City.

Implementation Measures:

1. Review the zoning and land-use maps with actual development activity on a bi-yearly basis to determine if additional land area should have the land use adjusted to allow for zoning at greater density.

Timeline: Bi-yearly review on even years. Encourage a variety of housing and residential opportunities by establishing and providing a range of allowed residential densities and lot sizes.

Implementation Measures:

Amend zones in land-use to include more options for multi-family dwellings and smaller lots sizes if developed as moderate-income housing in zones that the City determines are appropriate. Approval of PID for infrastructure installation for developments. A total of 8 PIDs have been requested and approved.

Timeline: Amend land-use code by December 31, 2024.

[MU Land use ordinance link](#)

[Residential and Multiple residential link](#)

[Planned Unit Developments link](#)

[Multi-Unit Residential Development](#)

[Subdivision Regulations](#)

[SLD Development link](#)

[Permit Type and Subdivision](#)

[Flux Zoning Map](#)

[Central Zoning Map](#)

[Deseret Peak Zoning Map](#)

Zoning Map was adopted May 17th, 2023 and last amended May 1st, 2024

MU Zoning was adopted by Ord. 2021-13 on 4/28/2021

Last Amended by Ord. 2023-07 on 7/19/2023

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Timeline: Bi-yearly review on even years. Encourage a variety of housing and residential opportunities by establishing and providing a range of allowed residential densities and lot sizes.

Implementation Measures:

1. Amend zones in land-use to include more options for multi-family dwellings and smaller lots sizes if developed as moderate-income housing in zones that the City determines are appropriate. Approval of PID for infrastructure installation for developments. A total of 8 PIDs have been requested and approved to help with funding and to support MIH.
2. **Timeline:** Amend land-use code by December 31, 2024.

[MU Land use ordinance link](#)

[Residential and Multiple residential link](#)

[Planned Unit Developments link](#)

[Multi-Unit Residential Development](#)

[Subdivision Regulations](#)

[SLD Development link](#)

[Permit Type and Subdivision](#)

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Zoning Map was adopted May 17th, 2023 and last amended May 1st, 2024

MU Zoning was adopted by Ord. 2021-13 on 4/28/2021

Last Amended by Ord. 2023-07 on 7/19/2023

13 locations in Grantsville have been Zoned MU which is out largest zoning district that supports MIH

Goal #2 “E. Create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones.”

Policy Objectives:

- a. Grantsville will consider amending the land-use code to include additional types of accessory dwellings in residential zones.

Implementation Measures:

1. Amend land-use code to allow internal accessory dwelling units in residential zones.

Timeline: *Adopted by Ord. 2020-34 on 12/7/2022*

[Accessory Dwelling Units link](#)

2. Amend land-use code to allow detached accessory dwelling units in residential zones.

Timeline: Amend land-use code by December 31, 2023.

- a. This has not been completed, due to the multiple changes in attorneys and P&Z employees. This City plans to add applicable language to the R-1-21 zoning and larger zones as applicable.

Timeline: Amend land-use code by May 31st, 2025.

Goal #3 “F. Zone or rezone for higher density or moderate-income residential development in commercial or mixed-use zones near major transit investment corridors, commercial centers or employment centers.”

Policy Objectives:

- a. Encourage infill development within the downtown core.

Implementation Measures

1. Amend the land-use map in the General Plan to allow mixed-use development in the downtown core.

Timeline: Completed with the 2018 General Plan Update and will be reviewed and updated as necessary with the 2023 General Plan Update and MU zoning locations.

2. As property owners and developers meet with the city in consideration of what they may do with their property in the downtown core encourage re-zoning to mixed use and the development of moderate-income housing.

Timeline: Ongoing: To occur with staff, Planning Commission and City Council consultations.

3. Support developers of the currently zoned mixed-use and multi-family residential properties adjacent to Lakeview Business Park in providing moderate income housing on a substantial portion of the property which will provide convenient location to employment and future commercial uses.

Timeline: Ongoing: Preliminary Application currently submitted for consideration and should be approved by spring of 2023 and first phase Final Application approval by spring of 2024.

Timeline: Completed – Recorded May 2024.

4. Encourage rezoning of other properties in the Deseret Peak Planning Area to mixed-use in those areas adjacent to the Lakeview Business Park, motor sports park and adjacent commercial areas to provide moderate income housing next to commercial and employment centers.

Timeline: Ongoing: As other surrounding parcels come in for consideration each should be encouraged to provide moderate income housing.

5. Support developers of the currently zoned mixed-use area across from the Walmart Distribution Center in providing moderate income housing on a substantial portion of the property which will provide convenient location to employment and future commercial uses.

Timeline: Ongoing: Encourage Preliminary Application for consideration by spring of 2023 and first phase Final Application approval by spring of 2024.

Timeline: Deseret Development annexed over 400 acres in to Grantsville City. This was approved in June of 2024. During the annexation the property was zoned from A-10 to MU zoning district, totaling over 1,700 acres.

Goal #4 Ongoing Evaluation of Moderate-Income Housing City Policies and Plans.

Policy Objectives:

- a. Grantsville will continue to monitor the supply and demand of the local housing market to ensure that the needs of residents are met, and that housing stays affordable through regulation and incentives.

Implementation Measures:

1. With each major update of the moderate-income housing element of the Grantsville General Plan, consult with local developers and real-estate professionals to determine if the quantity of moderate-income housing being developed in the community is keeping up with the community need.

Timeline: Once every five years minimum or each time the moderate-income housing element is significantly updated.

- b. Continually evaluate the land-use regulations of the City to ensure they work to achieve the purposes of this plan.

Implementation Measures:

1. Each year as the moderate-income housing report is submitted to the state, hold a public meeting with Planning Commission and City Council to discuss the outcomes in the report and consider if the current land-use regulations are helping achieve the purposes of the moderate-income housing element of the Grantsville General Plan.

Timeline: Public meeting to be held every year around the time the moderate-income housing report is submitted to the state.

Goal #5 Encourage affordable housing through partnerships and incentives.

Policy Objectives:

- a. Incentivize a variety of affordable housing options to ensure all families, individuals and couples have an equal opportunity.

Implementation Measures:

1. Amend land-use code to allow developers to propose a mix of lot sizes and residential uses (smaller lots or multi-family uses) in portions of large projects specifically designated for the provision of moderate-income housing.

Timeline: Amend land-use code by December 31, 2024.

PUD Amendment date:

HISTORY

Amended by Ord. 2024-05 on 1/31/2024

Amended by Ord. 2024-06 on 2/21/2024

2. Review Development and Building Fees and consider adjusting schedule to reduce or eliminate some fees for moderate income housing applications.

Timeline: Amend land-use code by December 31, 2025.

Fee schedule amendment date:

HISTORY

Amended by Ord. 2020-19 on 7/15/2020

Amended by Ord. 2021-01 on 1/20/2021

Amended by Ord. 2022-04 on 1/19/2022

Amended by Ord. 2022-47 on 5/4/2022

Amended by Ord. 2024-06 on 1/31/2024

Amended by Res. 2024-30 on 5/15/2024

3. Actively seek for opportunities to partner with developers and organizations such as Tooele County Housing Authority to take advantage of Federal and State funding programs for housing.

Timeline: Find partner and funding opportunity with a goal to have a project underway by 2027 and at least one project every five years afterward.

- b. Work with local developers to incentivize housing within the downtown, reducing costs for potential owners.

Implementation Measures:

1. Amend the land-use map in the General Plan to allow mixed-use development in the downtown core.

Timeline: Initially Completed with the 2018 General Plan Update and will be reviewed and updated as necessary with the 2023 Update.

Timeline: Last update accord May of 2024

2. Amend language in the mixed-use district in the land-use code to allow residential only developments on infill lots within the downtown core by deed restriction if the proposed project provides only moderate-income housing.

Timeline: Amend land-use code by December 31, 2023.

Timeline: *Amended by Ord. 2023-07 on 7/19/2023*

Proport Uses		
Residential	Units/Lots	Percentage of total Residential
Apartments	280	5.1%
Condos	35	0.6%
Townhomes	81	1.5%
SF 4,000	95	1.7%
SF 7,000	889	16.1%
SF 10,890	704	12.7%
SF 14,520	689	12.4%
SF 24,780	1837	33.2%
1 Acre	639	11.5%
2.5 Acres	151	2.7%
5 Acres	89	1.6%
10 Acres	49	0.9%
Total	5538	100.0%

Count of residential units (single family, townhome, multi family, etc) that are entitled through a development agreement, PUD, or other legal document- no building permit pulled.

Subdivision Name	Final Approval Date	# of Lots	Lot Sizes	Lot Types	Zone	Residential Units	Will Serve Complete?	
Northstar Ranch Ph. 9 Final	9/12/2023	25		SFD	R-1-21	25	Y	no bldg permits
196 W. Main St.	9/6/2023	1	0.31	Apartments above offices	MU	3	Y	bldg permit submitted but cancelled in Feb. 2024
Alington PUD	10/18/2023	68	0.19-0.50	SFD	PUD	68	Y	no bldg permits
Harvest Meadows Prelim	6/2/2021	96	0.5	SFD	R-1-21	96	Y	no bldg permits
Worthington Ranch Concept/ Prelim	8/2/2017	51		SFD	RR-2.5	43	30	8 bldg permits pulled for ph. 1
Heritage Farms Prelim	10/18/2023	134		SFD	R-1-21	134	Y	no bldg permits
Desert Edge Prelim	10/18/2023	700		SFD & Townhomes	MU	700	Y	no bldg permits
Highlands PUD	5/15/2024	1887		SFD, Townhomes, Twin homes, condos, apartments	PUD	1746	141	ph 1-5 built, ph 6 approved
Springfield Estates	6/19/2024	30	0.5	SFD	R-1-12	26	Y	4 bldg permits pulled
Twenty Wells PUD	3/20/2024	891		SFD, Townhomes, apartments	PUD	891	N	no bldg permits
West Haven PUD	3/20/2024	47		SFD, Townhomes, Twin homes	PUD	47	N	4 SFD, 4 twin home,39 townhomes
Presidents Park Prelim		296		Mix	R-1-21	270	Y	26 bldg permits pulled
Cadence Worthington Prelim	2/2/2022	4		SFD	R-1-21	2	Y	2 bldg permits pulled
Matthews Meadows	5/18/2022	88		SFD	R-1-12	87	Y	1 bldg permit pulled
Willow Fields Prelim	10/5/2022	27			RR-1	24	Y	3 bldg permits pulled
Anderson Ranch 4E Final	7/17/2024	22		SFD	R-1-21	22	Y	no bldg permits
Blue Spruce Prelim	5/4/2022	13		SFD	R-1-21	13	Y	no bldg permits
Townhomes on Willow PUD	5/18/2022	93			PUD	93	Y	no bldg permits
						4290	1734	

Vested Subdivisions July 2024

This is a list of subdivisions that have been vested with a number of lots/units but have not begun development as of July 2024.
Disclaimer: This is a work in progress there may be a few outlier lots that have not been accounted for.

DRAFT
July 15, 2024

July 15, 2024

			Number of Lots/Units by Land Use Type													Total Lots/Units
							Single Family									
Subdivision	Current Vesting	Year	Apartments	Condominium	Townhouses	Twin Homes	4,000 sqsf +	7,000 sqsf +	10,890 sqsf +	14,520 sqsf +	21,780 sqsf +	1 Acre +	2.5 Acre +	5 Acre +	10 Acre +	
Matthews Meadows Phase 2	Final	2024							40	1						41
Northstar Ranch Phase 10-11	In process	2024						33	14	13						60
Highlands Phase 6	Preliminary	2024						40	3	1						44
Highlands PUD	PUD	2024	368	448	474	50		406								1746
20 Wells PUD	PUD	2024			378		264	209	15		23					889
Anderson Ranch 4E	Final	2024									22					22
Lynn Cook SLD	Final	2024										1				1
Desert Edge	Preliminary	2023			194		493	11	2							700
Alington Subdivision	Preliminary	2023						27	27	2	16					72
Heritage Farms	Preliminary	2023									134					134
Northstar Ranch Phase 9	Final	2023						4	8	5	2	1				20
196 West Main PUD	PUD	2023	3													3
Hollywood Corner	Preliminary	2023									23					23
Townhomes on Willow	Preliminary	2023			94											94
Critchlow SLD	Final	2023														0
Springfield Estates	Final	2022								25						25
Dustin Hall	Preliminary	2022										21				21
Cowboy Estates	Final	2022									19					19
Northstar Phase 8	Final	2022								13	2					15
Harvest Meadow Subdivision	Final	2022									10					10
Cook Corner Amendment	Final	2022									1					1
Blue Spruce Subdivision	Preliminary	2022									13					13
Cadence Worthington Subdivision	Final	2022									4					4
Holly Willow Estates	Final	2022			10											10
Wells Crossing Phase 7	Final	2021									28					28
Worthington Ranch Phase 2	Preliminary	2020										33				33
Presidents Park (Minus Phase 1)	Preliminary	2020			46				44	93	91					274
Total Each Use			371	448	1196	50	757	730	153	153	388	56	0	0	0	4302
Percentage of Total			8.62%	10.41%	27.80%	1.16%	17.60%	16.97%	3.56%	3.56%	9.02%	1.30%	0.00%	0.00%	0.00%	100.00%

Existing Vested Residential Lots as of July 2024	Total Each Use	280	35	81	2	95	889	704	689	1,837	639	151	89	49	5,540
City Wide Count (Work in Progress)	Percentage of Total	5.05%	0.63%	1.46%	0.04%	1.71%	16.05%	12.71%	12.44%	33.16%	11.53%	2.73%	1.61%	0.88%	100.00%

Combined Vested Not Developed & Existing	Total Each Use	651	483	1,277	52	852	1,619	857	842	2,225	695	151	89	49	9,842
	Percentage of Total	6.61%	4.91%	12.98%	0.53%	8.66%	16.45%	8.71%	8.56%	22.61%	7.06%	1.53%	0.90%	0.50%	100.00%

AGENDA ITEM #4

Approval of minutes from the
September 5, 2024 Planning
Commission Regular Meeting.

Action Summary:

Agenda Item	Item Description	Action
#1	JC Marble LLC/ Giron CUP- Consideration	Approved with conditions.
#2	Staker Parson CUP Amendment- Consideration	Approved with conditions.
#3	Matthews Landing MDA- Discussion	Voted to action item at applicant's request, recommended for denial.
#5	Minutes 8/1/2024- Consideration	Approved.
#6	Minutes 8/15/2024- Consideration	Approved.

MINUTES OF THE GRANTSVILLE CITY PLANNING COMMISSION, HELD ON SEPTEMBER 5, 2024 AT THE GRANTSVILLE CITY HALL, 429 EAST MAIN STREET, GRANTSVILLE, UTAH AND ON ZOOM. THE MEETING BEGAN AT 7:00 P.M.

Commission Members Present: Chair Rick Barchers, Vice-Chair Derek Dalton, Rob Jaterka, Jeff Downward, Trent Stirling

Appointed Officers and Employees Present: Public Works Director Christy Montierth, Community & Economic Development Administrative Assistant Jaina Bassett, Zoning Administrator Shelby Moore, City Attorney Tysen Barker, Planning Advisor Gary Pinkham, City Council Member Jeff Williams, Mayor Neil Critchlow, Sergeant Skinner

On Zoom: City Engineer Robert Rousselle, Aqua Consultant Shay Stark

Citizens and Guests Present: Camille Giron, Gabriel Gavidia, Ron Kunz, Micheal Vanwyck, Jeanell Mouritsen, Steve Jackson, Marlo Meno, Mary Chappell, BJ Ryan, Jeff Johnson, Jared Mitchell, Carol Jefferies, Matt Christensen, Thane Smith, Josh Romney, Anthon Stauffer, Wade Budge, Rich Mouritsen, Coby Yates, Steve Waldrip, Jordan Colohan

Citizens and Guests Present on Zoom: Several Unknowns

Commission Chairman Rick Barchers called the meeting to order at 7:00 PM.

PUBLIC NOTICE

The Grantsville City Planning Commission will hold a Regular Meeting at 7:00 p.m. on Thursday, September 5, 2024 at 429 East Main Street, Grantsville, UT 84029. The agenda is as follows:

ROLL CALL

PLEDGE OF ALLEGIANCE

PUBLIC HEARING

a) Proposed conditional use permit for JC Marble LLC/ Julio Giron to manufacture and store countertops, on 0.53 acre at 648 E. Cedar Ct. in the R-1-21 zone.

No comments.

b) Proposed amendment to the conditional use permit for Staker Parson Materials & Construction currently allowing a sand and gravel excavation business, to expand the area of disturbance from 50 acres to the highest allowable acreage at one time, within the parcel boundary which is approximately 560 acres.

No comments.

c) Proposed PUD for the Deseret Meadows (formerly Deseret Commons) subdivision, located at approximately 1079 W. Hwy 112, including the consideration of the concept plan and variance table.

Email Received 9/2/2024

Dear Mayor Critchlow and City Council Members,

My name is Kayla Cameron. I have lived in Grantsville for over twenty years. I saw that there is a chance to give public notice for the Deseret Meadows Subdivision located off SR-112.

First of all, I am not sure what has been planned for that area but I would like to see it developed with 1/2 acres or acre lots to fit in with the rest of the land and houses nearby. We as Grantsville residents are very proud of our country-like community and I would love to see more space available for horses or hobby farms.

With that being said, I am also very aware of how fast our community has been changing and that it is getting more and more difficult to keep that small town. My biggest concern with this subdivision is that our roads are already often congested. My parents live near this proposed subdivision on Sun Valley Dr. There have been several times that it's impossible to drive toward the middle of Grantsville or Tooele, especially during high commute times (work, school, etc.). I have joked with other residents that you must turn right to go left anywhere in town.

I believe strongly that before this subdivision and others go in, City Council needs to focus on our infrastructure. We are now at a time where we need to start looking at adding more traffic lights to the intersections on Main St and SR-112 to break up the flow of traffic. Ideally, I would like to see a light at SR-112 and Sheep Lane as well as Main Street and Hale St intersections.

I do hope that you consider looking at adding traffic lights before the subdivision is developed.
Thank you for your time and for everything that you have all done for Grantsville.
Sincerely,
Kayla Cameron

Email Received 9/4/2024

Janette Toone
4th September 2024

Grantsville City Planning Commission
Grantsville City Council

September 5, 2024 - Public Hearing Proposed PUD for the Deseret Meadows (formerly Deseret Commons) subdivision, located at approximately 1079 W. Hwy 112, including the consideration of the concept plan and variance table.

Dear city planning officials,

I am writing to express my strong opposition to the proposed high-density Planned Unit Development (PUD) Deseret Meadows located at 1079 W. Hwy 112 . While I understand the need for increased housing density to accommodate growing populations and urban expansion, I am deeply concerned about the lack of essential community facilities included in this development, specifically schools and churches. I hate to bore you with complaints; but in this letter I will restate many of the same concerns that I already voiced in opposition of the Twenty Wells PUD located just across the highway from this development.

The absence of educational facilities, such as schools, in the proposed PUD is a significant issue. High-density residential areas, by their nature, are likely to attract families with children. Without adequate educational infrastructure, families will face undue hardships, including longer commute times for children, overcrowded existing schools, and potential delays in educational services. This will adversely affect the quality of education and create unnecessary strain on the Tooele County School District. Mayor Critchlow has stated that “schools aren’t his problem”, but it is very difficult for our school district to build new schools on non-existent properties. Why do we continue to consider approving PUD conceptual plans that do not leave ample space or better yet donate land for future schools?

Additionally, the exclusion of community and spiritual spaces, such as churches, in the development plan undermines the social cohesion and cultural fabric of the area. Churches and similar community facilities often play a vital role in providing social support, community activities, and a sense of belonging. Their absence in a high-density area may result in a diminished quality of life for residents and a lack of essential social services.

Lastly, both of these planned communities, Twenty Wells PUD and Deseret Meadows PUD, will place an increased burden on existing infrastructure, including roads, utilities, and emergency services. Highway 112 is already bursting at the seams. The lack of a comprehensive plan that includes community facilities exacerbates this issue, as the infrastructure necessary to support these facilities is also missing. This can only lead to congestion and diminished service quality. The prospective parks that these developers are using to entice you to approve these plans will barely accommodate the proposed new influx of residents. These new parks are not going to solve our city's current need for green spaces, playgrounds, and recreation fields.

A development that does not address educational and community needs may create a living environment that lacks essential services and infrastructure, potentially leading to higher costs for the city and residents in the future. In light of these concerns, I urge you to reconsider the approval of this high-density PUD in its current form. I recommend that the development plan be revised to include necessary educational and community facilities, ensuring that it meets the holistic needs of its future residents and contributes positively to the surrounding area.

Thank you for your attention to this important matter. I hope my concerns will be taken into account in the decision-making process. I am available for further discussion and would appreciate any updates on the status of this proposal.

Sincerely,
Janette Toone

Email Received 9/5/2024

City Council/Planning Committee Members:

We have serious concerns related to the proposed PUD called Deseret Meadows on Highway 112. We disapprove of the high-density development for the following reasons:

Transportation - Grantsville City and Tooele county at large do not have the infrastructure in place (or planned) for massive increases in population. Our roads and traffic cannot handle the possible 1,600+ vehicles that would come from this development alone. Were Midvalley Highway two lanes each direction (as it should have been initially) and I-80 three lanes each direction around the point of the mountain, this might alleviate some of the current problems.

Water - there are always water shortage concerns for Grantsville. The plans show major needed improvements for millions of dollars. What are the plans to pay for these improvements?

Property Taxes - With all the needs the city currently has, we are opposed to any use of tax dollars/increases that don't directly benefit current residents of Grantsville.

Density - There are already multiple current developments in Grantsville where houses are being built without buyers. Lot sizes continue to decrease with each new development, which is ruining the small-town, open space feeling we enjoy and moved here to find.

We are not opposed to growth in general, we know it is inevitable, but feel it could be done in a more gradual, and fitting way instead of Daybreak-esque communities. Tooele, Stansbury, and Salt Lake have enough high-density living areas that Grantsville can keep its quaintness and uniqueness.

Thank you for considering our opinion.

Jewkes Family

Micheal Vanwyck: Michael Vanwyck, a resident, was present to speak on this item. He referenced the City policies and procedures, including promoting the . He stated that there have been over 1,000 rooftops since January, a large number of them being townhomes. He asked why the developers are asking for all of the variances, if they can achieve a high density without them. He stated that he does not understand how the 15 units per acre is being achieved in the proposal. He noted some discrepancies including different numbers of unit counts throughout the project. He stated that he recognizes the need for affordable housing, but noted that the profit nationwide on townhomes is 25% for developers. He stated that the City should ask the developers instead to decrease that profit margin to 10-15%, rather than the developers asking for all of the variances. He referred to the Lakeview Business Park, and asked where the residents' opportunities for employment are, that were promised by the developers. He stated that the sewer system is outdated and should be mechanical. He stated that he would like to see where the power they are claiming to be available is. He asked the Commissioners to keep in mind that the 15 units per acre density is not attainable in that space.

Ron Kunz: Ron Coombs was present to speak on this item. He asked that the Commissioners balance the density and other items when considering this project. He asked for consideration of schools and other needed items for a development of this size.

Gary Pinkham: Gary Pinkham was present to speak on this item. He referenced the zoning districts this project includes, and how items in this proposal are not allowed in those zones. He stated that the proposal shows multi-unit housing in both zones that do not allow it. He noted that the developer states that they are asking for a decreased amount of units, but are actually asking for an increased unit count. He stated that the proposal includes more units in areas than the zoning allows for. Mr. Pinkham referenced other developments moving through the approval process in the City, and stated that this proposal's density is almost triple what the other developments are asking for. He stated that a PUD does not create a new zoning code, but only allows developers to ask for specific variances to specific codes. He stated that the pre-existing codes remain in place, with the few exceptions that are explicitly approved.

Jordan Colohan: Jordan Coolhan was present to speak on this item. He stated that his backyard borders this proposal. He stated that the sewer line runs through his backyard, and is extremely concerned about that with the number of new residents that will come with the new developments. He stated that a two-lane highway would make residents' commutes difficult. He

stated that he feels the approval of new developments is the City biting off more than it can chew. He noted that he moved his family to Grantsville because of the small-town feel, and he sees that changing with the new developments like this one.

AGENDA

1. Consideration of the proposed conditional use permit for JC Marble LLC/ Julio Giron to manufacture and store countertops, on 0.53 acre at 648 E. Cedar Ct. in the R-1-21 zone.

Camille Giron was present to represent this item. She stated that they are asking for a conditional use permit to manufacture and store countertops. She noted that the shop will be insulated, sound-proof, and on 6 inches of concrete. She explained that they have a showroom in Tooele where customers can look at the products, so no customers would be coming to the property.

Zoning Administrator Shelby Moore stated that she reviewed the CC&Rs for the HOA in this neighborhood, and they do not need to receive permission from their HOA for this use. Chairman Rick Barchers asked how waste will be disposed of. Mrs. Giron stated that the water is recycled, and any remaining waste is taken to the dump.

Mrs. Giron is unsure if there will be a sewer connection to the shop, but that she intends to have water and power connections. Mrs. Moore stated that these items will be reviewed with the building permit.

Commissioner Trent Stirling asked how much traffic is expected with this proposal. Mrs. Giron clarified that standard traffic can be expected, as her husband transports the products.

Commissioner Rob Jaterka stated that he would like to see the shop be aesthetically pleasing for the neighborhood.

Rick Barchers made a motion to approve the proposed conditional use permit for JC Marble LLC/ Julio Giron to manufacture and store countertops, on 0.53 acre at 648 E. Cedar Ct. in the R-1-21 zone, with the following conditions: all business equipment must be stored inside of the shop; proper disposal methods are maintained; no customers will come to the home; and if there are complaints determined to be valid by any state, county, or local officials, this permit must be reviewed by the Planning Commission within 30 days and may result in revocation if determined to be out of compliance. Derek Dalton seconded the motion. The vote is as follows: Derek Dalton "Aye," Jeff Downward "Aye," Rob Jaterka "Aye," Trent Stirling "Aye," Rick Barchers "Aye." The motion carried unanimously.

2. Consideration of the proposed amendment to the conditional use permit for Staker Parson Materials and Construction currently allowing a sand and gravel excavation business, to expand the area of disturbance from 50 acres to the highest allowable acreage at one time, within the parcel boundary which is approximately 560 acres.

Gabriel Gavidia was present to represent this agenda item. He referenced the reclamation plan, and noted that this is the footprint of the quarry that they expect in the next 20-30 years. He noted that they are hoping to have a ready-mix plant and asphalt plant, along with an area to sell the products. He stated that the purpose of this request is to expand the use already approved by their existing conditional use permit. It was noted that the new Hall road will be the main access point for this use. Mr. Gavidia stated that in the future they do anticipate around the clock work, with blasting only during the daytime hours. He stated that their work is monitored and will be regulated by the BLM, and that they do not anticipate anything getting out of the mine.

Chairman Barchers asked if they would be doing any hard blasting, and Mr. Gavidia confirmed this. Chairman Barcher asked what the point of sale would be, and Mr. Gavidia confirmed it would be in this area, likely providing the City with tax benefits.

Mrs. Moore noted that the verbiage listed in the “Conditions & Conclusions” section of the staff report is from the current permit, and that the Commissioners have the discretion to change those numbers at this time. She also noted that the City staff will require them to provide proof of their applications with the State.

Chairman Barchers stated that the conditions on the existing permit will remain in place, other than the requested amendment to the area of disturbance allowed. Mayor Neil Critchlow suggested that they notify the residents prior to blasting. Chairman Barchers echoed this request, suggesting perhaps a specific day or time for the residents to be aware of.

Commissioner Jaterka expressed concerns regarding the double shifts mentioned and the dust, affecting the residents living nearby. He suggested 100 acres to be allowed at one time before reclamation is required. Mr. Gavidia noted that 100 acres may be limiting, and asked for 200 acres instead. Commissioner Jaterka stated that he is comfortable with 200 acres.

Rick Barchers made a motion to approve the proposed amendment to the conditional use permit for Staker Parson Materials and Construction currently allowing a sand and gravel excavation business, with the following conditions: all conditions listed on the existing permit except the area of disturbance allowed; applicant must provide the Zoning Department with a copy of the SWPPP and Dust Mitigation plans, and the Reclamation Bond, all filed with the State of Utah; the owner must maintain an all-weather, dustless road with all-year access off of SR138; any equipment must utilize the I-80 and SR138 north route to access the project; applicant must notify the City if continued access of more than 24 hours is needed to travel through Grantsville City Main St.; applicant must provide evidence to the Community Development Department of the necessary water rights, and must maintain adequate water onsite; the area of disturbance be increased to 200 acres at a time within the parcel boundary; applicant must work with City staff to agree on hours of operation and blasting notifications; and if the applicant is found to be in

violation of any terms of this agreement or past, current, or future laws, the permit will be reviewed by the Planning Commission within 30 days, and may result in revocation. Jeff Downward seconded the motion. The vote is as follows: Derek Dalton “Aye,” Jeff Downward “Aye,” Rob Jaterka “Aye,” Trent Stirling “Aye,” Rick Barchers “Aye.” The motion carried unanimously.

3. Discussion of the proposed Master Development Agreement for the Matthews Landing subdivision, located West of Matthews Lane.

Mary Chappell and Marlo Meno were present to represent this item. Chairman Barchers noted that the application seems incomplete. Mrs. Moore stated that this is accurate. She explained that if they would like to move forward with only the commercial development, they would need to rezone that section to a commercial zoning, as it is currently MU, which requires both commercial and residential development; then the subdivision process. She also explained that if they would like to continue with the proposal of both commercial and residential development, they would need to apply for a PUD, as required in the MU zoning district.

Chairman Barchers noted that the MU district requires 25% open space with amenities. City Attorney Tysen Barker clarified that these items would need to be addressed by the developers that come forward for the lots in the future.

Mrs. Moore suggested that if they would like to move forward more quickly than the subdivision process, they could do a lot line adjustment, followed by the future lot purchaser rezoning the property to commercial, then moving forward with their business on that lot. Attorney Barker noted that this suggestion would work fine, but that the reference to the maximum density for the current code is not in the City’s best interest.

Chairman Barchers referenced the section requiring the City to improve Matthews Lane, and expressed concerns about this. He stated that the Planning Commission cannot give out the City’s money, and that must be determined by the City Council. Mayor Critchlow stated that they are discussing this, and working towards a grant for it.

Vice-Chair Derek Dalton expressed concerns about the City paying for the improvements in this project, as that is something required of developers and has not been done before. He stated that this would set a precedent for the City, that is not sustainable. He also stated that he believes the proposed commercial does not meet the percentage requirements for MU. He stated that he would like to see the large lot on Main Street be all commercial, then the remaining lots to be residential development.

Ms. Chappell expressed that they do not know if the PUD process would be feasible for them, as they are not sure of what the future development may look like.

Chairman Barchers advised that the applicants work with the Zoning Administrator, Mayor, and Attorney to define a path and smooth over some of the items discussed.

Ms. Chappell asked if they can choose to take this before the City Council, and Attorney Barker confirmed that they can do so with or without a recommendation from the Planning Commission. Ms. Chappell requested a vote tonight, and to move before the City Council for a vote, regardless of the requested changes.

Derek Dalton made a motion to make agenda item number three an action item. Rick Barchers seconded the motion. The vote is as follows: Derek Dalton “Aye,” Jeff Downward “Aye,” Rob Jaterka “Aye,” Trent Stirling “Aye,” Rick Barchers “Aye.” The motion carried unanimously.

Rick Barchers made a motion to recommend denial of the proposed Master Development Agreement for the Matthews Landing subdivision, located West of Matthews Lane. Derek Dalton seconded the motion.

Rick Barchers withdrew his motion.

Derek Dalton made a motion to recommend denial of the proposed Master Development Agreement for the Matthews Landing subdivision, located West of Matthews Lane. Rick Barchers seconded the motion. The vote is as follows: Derek Dalton “Aye,” Jeff Downward “Aye,” Rob Jaterka “Aye,” Trent Stirling “Aye,” Rick Barchers “Aye.” The motion carried unanimously.

Trent Stirling made a motion to take a five minute break. Rick Barchers seconded the motion. The vote is as follows: Derek Dalton “Aye,” Jeff Downward “Aye,” Rob Jaterka “Aye,” Trent Stirling “Aye,” Rick Barchers “Aye.” The motion carried unanimously. The meeting resumed after five minutes.

4. Discussion of the proposed PUD for the Deseret Meadows (formerly Deseret Commons) subdivision, located at approximately 1079 W. Hwy 112, including the consideration of the concept plan and variance table.

Mrs. Moore was present to speak on this item. She stated that City staff has had many conversations with the developer and their attorney. She noted that the developer is hoping to move forward with the 2022 codes and densities, but staff believes it needs to be the 2024 codes and densities.

Thane Smith and Matt Christensen were present to represent this item. Mr. Christensen stated that they have met with City staff multiple times and have implemented their suggestions in the plan. He noted the 10 acre park they are proposing, as well as buffers.

Mr. Smith requested a powerpoint presentation to be shown, which was not previously included in the packet. Chairman Barchers accepted and the presentation was shown.

Mr. Christensen explained that they have 6 acres of proposed commercial, with retail included. It was noted that the proposed layout shown in the presentation is not the same version that staff has been reviewing. Mr. Christensen noted that the buffer along the north side of the project was a staff suggestion, which was implemented. He noted that the purpose of this project is to provide a variety of housing styles, specifically including affordable housing. He mentioned walking trails that will be throughout the project, and lead to the large park.

Mr. Smith noted the connectivity shown to the Lakeview Business Park. He noted the access points on SR112 and Sheep's Lane. He explained that they are requesting to use the 2022 code because of the density allowed at that time. He stated that the overall density would be lower than allowed, with the density being calculated overall rather than in the individual zones. He noted that they are asking for deviations from the City code, shown on the deviations table in the presentation. Mr. Christensen noted that all townhomes have 22-foot driveways, including the alley-loaded townhomes.

Megan Spencer-Webb was present on Zoom, as part of this project. She noted that the 20-foot rear yard main building begins after the sidewalk. She noted that the proposed park will include trails moving through the property, connecting every home to the park. She also noted playgrounds, pavilions, open fields, basketball and pickleball courts, and picnic areas that will be in the park.

Mr. Smith noted that various types of fencing are proposed, to provide an integrated look in the community. He noted that the proposed private alleys would be behind the townhomes, and both those and the private lanes would be taken care of by the HOA. He noted that Lamb's Lane will act as a buffer between this project and the Lakeview Business Park.

Mr. Smith stated that they purchased this property primarily to provide affordable housing options for Lakeview Business Park employees, and the surrounding community. He noted that they built an upsized water tank for this project and the Lakeview Business Park, as well as an upsized trunk line and 16-inch transmission line. He noted that the upsizing was completed with the Lakeview Business Park, to accommodate for this project. He also mentioned that they are providing more open space than the 10% that is required, and less overall density than the underlying density allows. He also noted that the application states an incorrect unit count, and that they will update it to reflect the 925 units they are proposing.

Steve Jackson with Lennar Homes was present, as the buyer of this project. He mentioned the price points for their homes, fitting into the mid-tier income range. He noted that the homes would not meet the 80% AMI for affordable housing, but most would meet the state requirements for affordable housing.

Wade Budge was present, as the attorney for this project. He explained that this application is meant to be a continuation of the application submitted in 2022. He stated that the application was never closed, as they are the property owners and not Meritage Homes. He stated that the upsized infrastructure they put in, was with the understanding that it would provide for this project. He stated that their investment plays a part in it, and that they have continually worked on this project in recent months.

City Attorney Barker stated that based on the case law in situations like this, the applicant would likely prevail in court due to their investment and the assumption that their improvements were allowed to accommodate this project. He noted that it would be beneficial for the City to identify what is important about the 2022 codes, and to reach an agreement. He also noted that there is not clear direction on this, and he cannot say for sure which way the court would vote. He stated that his recommendation is to find a way to meet the needs of the requested 2022 standards.

Chairman Barchers stated that based on the deviations in the code, he is not sure if they could achieve the deviation and maintain sight triangles. Mr. Smith stated that sight triangles will be met, as that is a safety issue. Chairman Barchers stated that the City code does not allow single-family lots smaller than 4,000 feet or the lot frontage as small as they are asking for in the table. Mr. Smith stated that this is the purpose of the deviations table.

Chairman Barchers asked what the benefit of this project to Grantsville City is. Mr. Smith stated that their proposal depicts a more integrated housing type and a big park in the middle of the project, compared to the zoning they currently have which would allow more density and no park. He stated that their project would provide affordable housing. The Commissioners stated that there are several projects with affordable housing that have already been approved in the City, so that would not be a necessary thing for the City at this time. Mr. Budge stated that their proposal would mitigate issues that could arise from the density already allowed, which would be a benefit to the City. Mr. Christensen stated that another benefit of the proposal compared to what they are allowed, is the buffer they are provided. Chairman Barchers stated that the purpose of the MU district is to provide for the tax base of the City, and he anticipates the commercial development shrinking in order to implement buffers, which he does not want to see. He stated that he would like to see more commercial development in this proposal.

Mrs. Moore asked the applicant to provide a memo stating how they plan to address the Moderate Income Housing requirements, and asked if they have worked with UDOT on their 2030 master plan which turns SR112 from a 2-lane highway to a 5-lane highway. Mr. Budge stated that they will work to address these items with staff.

5. Approval of minutes from the August 1, 2024 Planning Commission Regular Meeting.

Trent Stirling recused himself from this vote, as he was not a Planning Commissioner member at the meeting in question.

Rick Barchers made a motion to approve the minutes from the August 1, 2024 Planning Commission Regular Meeting. Derek Dalton seconded the motion. The vote is as follows: Derek Dalton “Aye,” Jeff Downward “Aye,” Rob Jaterka “Aye,” Rick Barchers “Aye.” The motion carried unanimously.

6. Approval of minutes from the August 15, 2024 Planning Commission Regular Meeting.

Trent Stirling recused himself from this vote, as he was not a Planning Commissioner member at the meeting in question.

Rob Jaterka made a motion to approve the minutes from the August 15, 2024 Planning Commission Regular Meeting. Rick Barchers seconded the motion. The vote is as follows: Derek Dalton “Aye,” Jeff Downward “Aye,” Rob Jaterka “Aye,” Rick Barchers “Aye.” The motion carried unanimously.

7. Report from Zoning Administrator.

Mrs. Moore was present and asked the Commissioners’ thoughts on the training that took place during the work session. The Commissioners stated that they liked it, and would like to have further training with more time to discuss the topics.

She also reminded the Commissioners of the online training that needs to be completed, and asked them to update her on their status.

She asked them to review the proposed by-laws for meetings, and to provide feedback.

8. Open Forum for Planning Commissioners.

The Commissioners discussed the Deseret Meadows proposal, and noted that they need further discussion with the City Attorney to fully understand the correct avenues for reviewing the project.

9. Report from City Council.

No report was made.

11. Adjourn.

Jeff Downward made a motion to adjourn. Rob Jaterka seconded the motion. The vote is as follows: Derek Dalton “Aye,” Jeff Downward “Aye,” Rob Jaterka “Aye,” Trent Stirling “Aye,” Rick Barchers “Aye.” The motion carried unanimously. The meeting ended at 10:05 PM.

AGENDA ITEM #5

Report from Zoning Administrator.

AGENDA ITEM #6

Open Forum for Planning
Commissioners.

AGENDA ITEM #7

Report from City Council.

AGENDA ITEM #8

Adjourn.