



December 5, 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, December 5, 2024 at 429 East Main Street, Grantsville, UT 84029. The agenda is as follows:

ROLL CALL

PUBLIC HEARING

- a) Proposed amendment to the Grantsville City General Plan and Future Land Use Map for Warm Springs Ranches to go from a Rural Residential 2 designation to a Medium Density designation, located at approximately 1379 N. Warm Springs Rd.
- b) Proposed Rezone of Warm Springs Ranches from zoning designation RR-5 to RR-2.5, located at approximately 1379 N. Warm Springs Rd.
- c) Proposed conditional use permit for Stephen Richardson to own and operate Richardson's Tires, a tire repair and replacement business, on 0.44 acre at 148 S. West St. in the RM-7 zone.
- d) Proposed conditional use permit for Kaidon Elmer to own and operate Elmer Automotive LLC, a general automotive repair and maintenance business, on 0.32 acre at 23 W. Clark St. in the RM-7 zone.
- e) Proposed conditional use permit for AGX Automotive to own and operate an automobile wholesale dealer business, on 1.80 acre at 292 N. Hwy 138 in the M-D zone.
- f) Proposed amendments to the Grantsville City Land Use and Management Code to remove the Planned Unit Development (PUD) including modifications to Chapter 2, 3.6, 4.5, 4.12, 6.15, 8.9, 9.3, 9.5, 14.6, 15.7, 16.2, 16.4, 16.8, 17.3, 19.5, 19a.1, 21.1.15, 21.2.11, 21.6.2, and 21.6.12, and repealing Chapter 12 and 21.5.

AGENDA

- 1. Concept plan presentation for a possible PUD at 279 E. Main St., in the RM-7 zone.
- 2. Discussion of the proposed amendment to the Grantsville City General Plan and Future Land Use Map for Warm Springs Ranches to go from a Rural Residential 2 designation to a Medium Density designation, located at approximately 1379 N. Warm Springs Rd.
- 3. Discussion of the proposed Rezone of Warm Springs Ranches from zoning designation RR-5 to RR-2.5, located at approximately 1379 N. Warm Springs Rd.
- 4. Consideration of the proposed amendment to the Grantsville City General Plan and Future Land Use Map to go from a Rural Residential 1 (RR-1) designation to a Mixed-Use Density (MU) designation, for the property located at approximately 799 N. 600 W.
- 5. Consideration of the proposed Rezone to go from zoning designation A-10 to MU, for the property located at approximately 799 N. 600 W.
- 6. Consideration of the proposed conditional use permit for Stephen Richardson to own and operate Richardson's Tires, a tire repair and replacement business, on 0.44 acre at 148 S. West St. in the RM-7 zone.
- 7. Consideration of the proposed conditional use permit for Kaidon Elmer to own and operate Elmer Automotive LLC, a general automotive repair and maintenance business, on 0.32 acre at 23 W. Clark St. in the RM-7 zone.
- 8. Consideration of the proposed conditional use permit for AGX Automotive to own and operate an automobile wholesale dealer business, on 1.80 acre at 292 N. Hwy 138 in the M-D zone.

9. Discussion of the proposed amendment to the Grantsville City Land Use and Management Code to remove the Planned Unit Development (PUD) including modifications to Chapter 2, 3.6, 4.5, 4.12, 6.15, 8.9, 9.3, 9.5, 14.6, 15.7, 16.2, 16.4, 16.8, 17.3, 19.5, 19a.1, 21.1.15, 21.2.11, 21.6.2, and 21.6.12, and repealing Chapter 12 and 21.5.
10. Report from Zoning Administrator
11. Open Forum for Planning Commissioners.
12. Report from City Council.
13. Adjourn.

Shelby Moore

Zoning Administrator

Grantsville City Community & Economic Development

Join Zoom Meeting

<https://us02web.zoom.us/j/82901459288>

Meeting ID: 829 0145 9288



**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.



Grantsville City Planning Commission

December 5, 2024

Public Hearing

Proposed amendment to the Grantsville City General Plan and Future Land Use Map for Warm Springs Ranches to go from a Rural Residential 2 designation to a Medium Density designation, along with the Rezone from zoning designation RR-5 to zoning designation RR-2.5, located at approximately 1379 N. Warm Springs Rd.

Notice is hereby given that in accordance with the provisions of Section §10-9A-205 and §10-9a-502 of the Utah Code, the Grantsville Planning Commission will hold a discussion and public hearing on **December 5, 2024 at 7:00 p.m.** at Grantsville City Hall. The meeting will also be broadcast on Zoom. The discussion, public hearing and meeting are to receive public input and consider action on the **Public Hearing of the proposed amendment to the Grantsville City General Plan and Future Land Use Map for Warm Springs Ranches to go from a Rural Residential 2 designation to a Medium Density designation, along with the Rezone from zoning designation RR-5 to zoning designation RR-2.5, located at approximately 1379 N. Warm Springs Rd.** and make a recommendation to the City Council.

You can view a copy of the agenda and packet online by 5:00pm on November 29, 2024 at the link below:

https://grantsvilleut.gov/departments/community_economic_development/planning_commission.php

Or by emailing jbassett@grantsvilleut.gov. All comments and concerns need to be sent in writing through email or mail and received no later than 12:00pm on December 5, 2024.

Dated this 25th day of November, 2024



**BY ORDER OF THE GRANTSVILLE
PLANNING COMMISSION**

Shelby Moore
Zoning Administrator

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Grantsville City Planning Commission

December 5, 2024

Public Hearing

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December 5, 2024

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Proposed conditional use permit for AGX Automotive to own and operate an automobile wholesale dealer business, on 1.80 acre at 292 N. Hwy 138 in the M-D zone.

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Grantsville City Planning Commission

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Proposed amendments to the Grantsville City Land Use and Management Code to remove the Planned Unit Development (PUD) including modifications to Chapter 2, 3.6, 4.5, 4.12, 6.15, 8.9, 9.3, 9.5, 14.6, 15.7, 16.2, 16.4, 16.8, 17.3, 19.5, 19a.1, 21.1.15, 21.2.11, 21.6.2, and 21.6.12, and repealing Chapter 12 and 21.5.

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Shelby Moore
Zoning Administrator

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Meeting ID: 829 0145 9288

AGENDA ITEM #1

Concept plan presentation for a possible PUD
at 279 E. Main St., in the RM-7 zone.

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



Permit # 2024107

**Staff Report Summary for
Concept plan presentation for a possible PUD
at 279 E. Main St., in the RM-7 zone.**

Parcel ID(s): 01-048-0-0011

Property Address: 279 E. Main St.

Applicant Name: Lieu Tran

Request: Concept Discussion

Prepared By: Shelby Moore

Meeting Date: 12/05/2024

Public Hearing Date:

Current Zone: RM-7

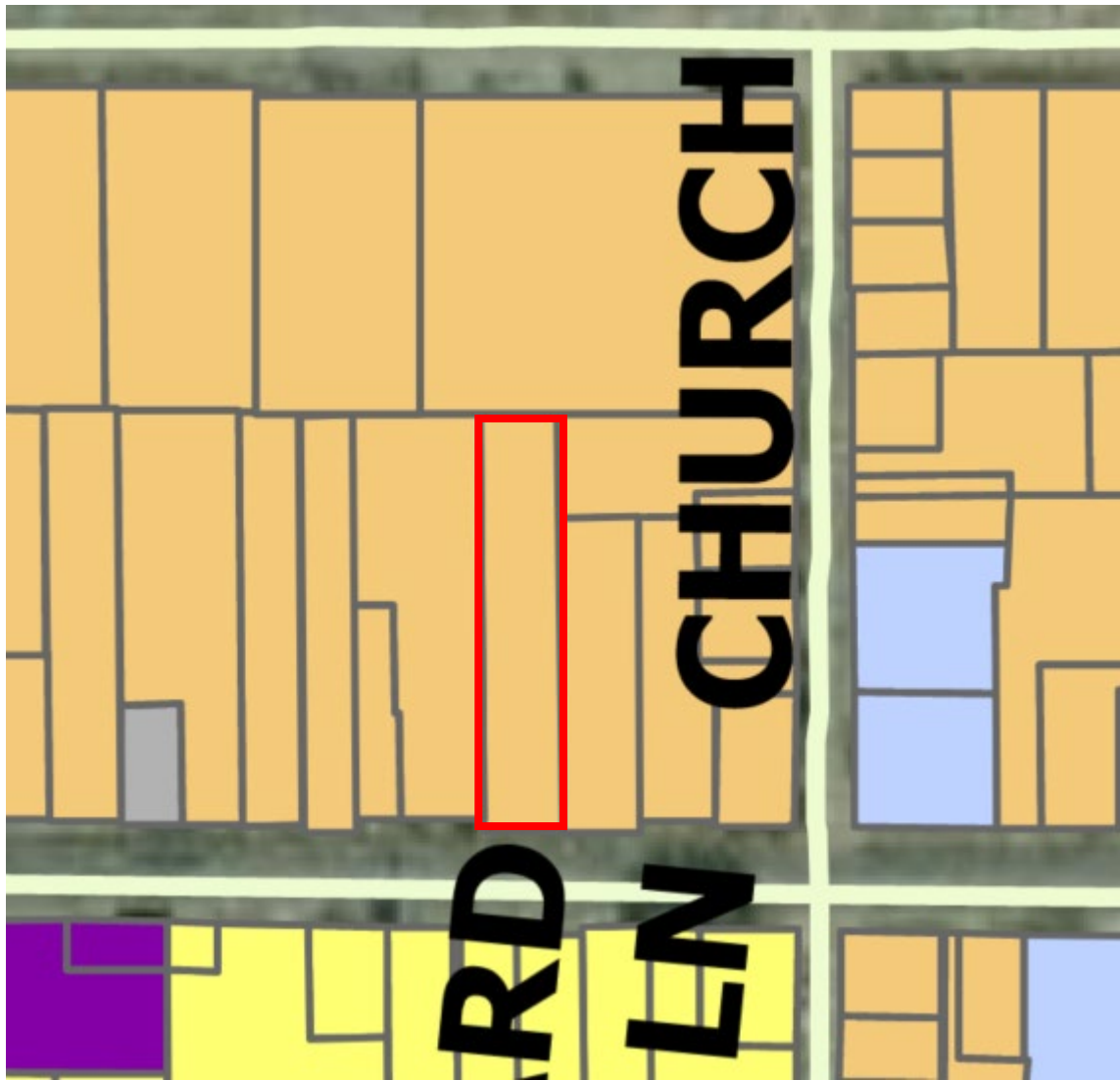
Acres: 0.87

Planning Staff Explanation and Recommendation: Concept plan presentation for a possible PUD at 279 E. Main St., in the RM-7 zone.

*** 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.





Lot 5
One Story Home
Maximum 1,500 SF
Two Story Home
Maximum 3,000 SF

Lot 4
Two Story Home
Approx. 1,940 SF

Lot 3
Two Story Home
Approx. 1,600 SF

Lot 2
Two Story Home
Approx. 2,100 SF

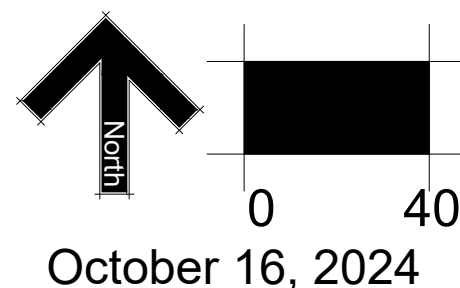
Lot 1
Existing House
to Remain



Conceptual Site Plan

APN: 01-048-0-0011
Acres/Sq.Ft.: 0.87 / 37,897
Existing/Proposed Zoning: RM-7
Max. No. of Units Allowed: 5
No. of Units Proposed: 5

Stephen G. McCutchan
PO Box 382 Draper, UT 84020
(801) 557-6945
stevemplan@gmail.com

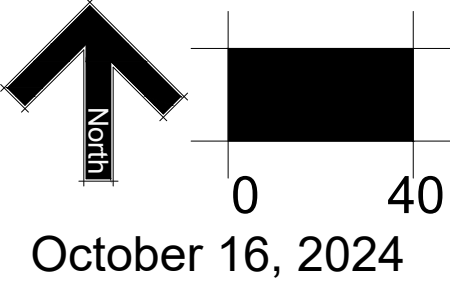




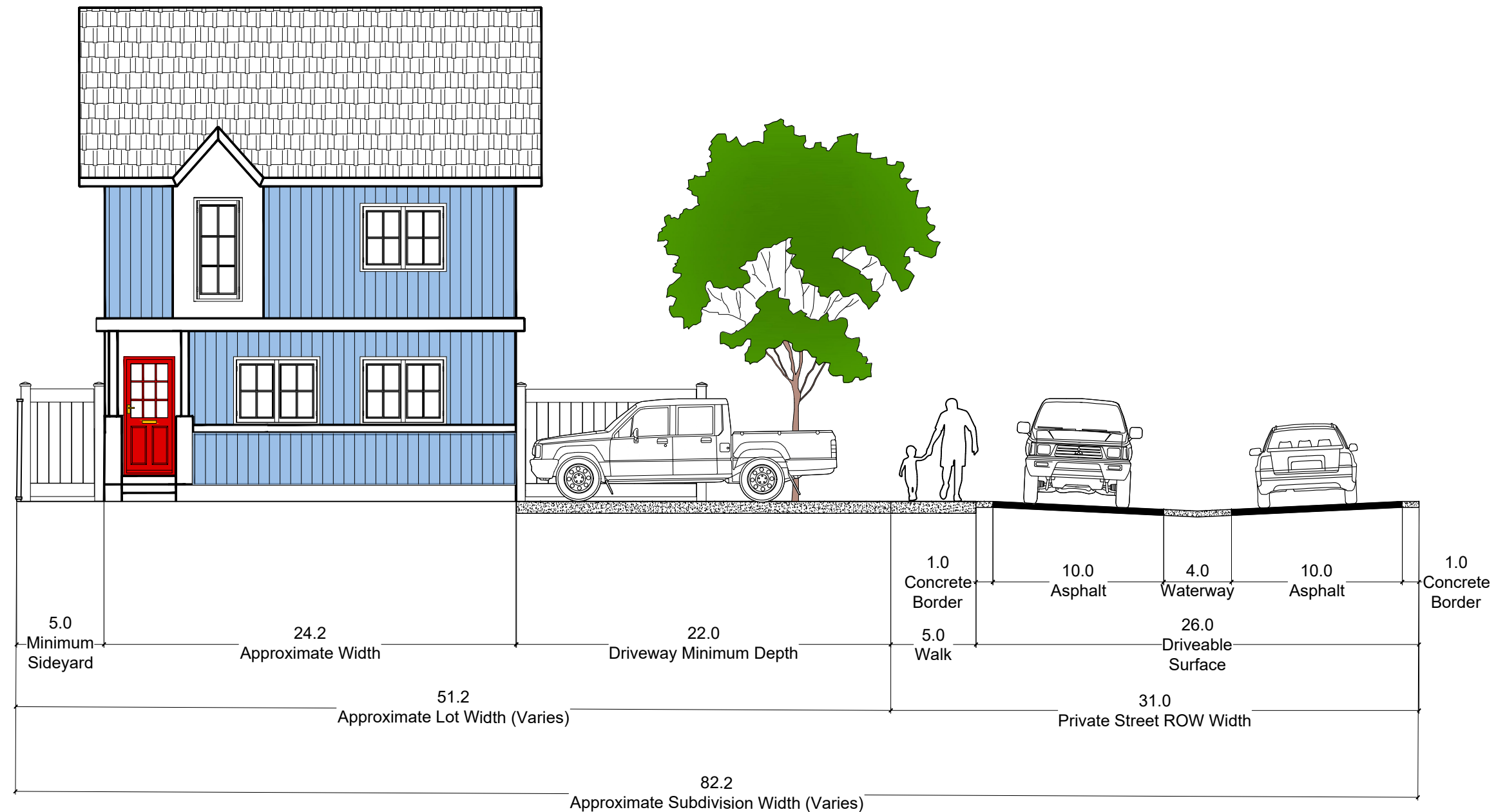
Conceptual Platting

APN: 01-048-0-0011
Acres/Sq.Ft.: 0.87 / 37,897
Existing/Proposed Zoning: RM-7
Max. No. of Units Allowed: 5
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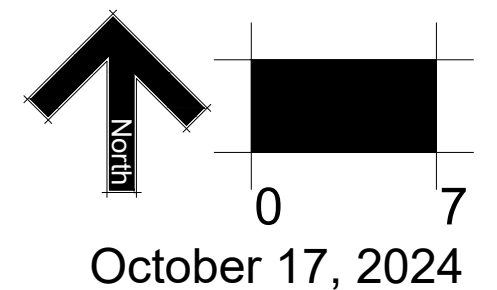


279 E Main Street PUD
Property Cross Section



House, fencing and landscaping is conceptual and subject to revision.

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(801) 557-6945
stevemplan@gmail.com



October 17, 2024

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	279 E MAIN STREET PLANNED UNIT DEVELOPMENT
Applicant	-LIEU TRAN
Project Location	-279 E MAIN STREET
Project Acreage	0.87
Current Zoning	-RM-7

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

279 E Main Street, like many of the lots in Central Grantsville, is a narrow and deep lot likely created close to a century ago for individual families to raise crops and farm animals. Agriculture no longer occurs on the property, and the rear two-thirds of the property is vacant and undeveloped. The PUD would permit the subdivision of the property into five lots where four new homes would be constructed. The new homes would likely be more affordable than most new homes in Grantsville because they would be on smaller lots.

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

The property is 0.87 Acres, or approximately 37,897 square feet. 10% open space is 0.087 Acres or 3,790 square feet, a parcel roughly 62 feet by 62 feet. We suggest that the 3,790 square feet is better served as a part of the private open space of the five lots.

Objective (c):

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

Response

None of the buildings on the property are architecturally or historically significant. However, it is the property owner's intent to preserve and sell the existing house.

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

A five (5) foot sidewalk leading from the five (5) lots to Main Street is planned.

Objective (e):

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

Response

There are no blighted structures or incompatible uses on the property. As said, the existing house will be retained and sold on one of the lots.

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 pf this Chapter. The statement shall explain specifically how the proposed planned unit development relates to each such standard and promotes a listed objective;

7.8 Determination

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

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

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

Standard (a):

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

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

Chapter 14 Multiple Use, Agriculture and Rural Residential Districts

Chapter 15 Residential and Multiple Residential Districts

Chapter 16 Commercial and Industrial Districts

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

Response (Check the Applicable Box):

Permitted	☐	Conditional	☒	-	Not Allowed	☐	Not Applicable	☐
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Standard (b):

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

Response

The PUD proposes to subdivide into five (5) lots and build four (4) new homes. All access will be from an internal private street. An access point to Main Street will be used.

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 will add to the variety of housing opportunities available in Grantsville.

Standard (d):

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

Response

While the PUD will allow new development that is different from neighboring uses, it is a development that the RM-7 Zone contemplates. Neighboring properties may choose to develop in a similar manner.

Standard (e):

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

Response

No nuisances are expected.

Standard (f):

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

Response

It is likely that the PUD would increase neighborhood property values and four (4) families would add to the tax base and frequent Grantsville businesses.

Standard (g):

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

Response

The PUD is in compliance with the current comprehensive City General Plan.

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

A private street is proposed with a turnaround for emergency services.

Standard (k):

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

Response

The PUD proposes new development in keeping with future land use and zoning.

Standard (l):

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

Response

Appropriate lighting placed on the homes that are built will not be allowed to shine directly onto adjacent properties.

Standard (m):

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

Response

Building materials required by the Uniform Building Code will be used.

Standard (n):

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

Response

Individual yards will be landscaped by either the developer or the home owner.

Standard (o):

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

Response

There are no significant historical, architectural, or environmental features on the property. The existing house will be retained.

Standard (p):

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

Response

The development will build single family homes.

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.

The requested variances are listed on separate sheets, which includes the requested explanations.

279 E Main Street Planned Unit Development

Requested Ordinance Variances

Cite Reference to Regulation and Describe Specific Requirement in Regulation That Requested Deviation Would Affect.

15.4 Multiple Residential District RM-7

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

Minimum Lot Size (Lot Area):7,000 sq. feet
Minimum Lot Size for Corner Lots10,000 sq. feet

Describe Requested Deviation to Regulation.

We are requesting single-family detached lots sizes that are less than 7,000 square feet and 10,000 square feet for corner lots. Specifically, we are requesting a minimum lot size of 4,000 square feet for single-family detached homes.

Describe How Requested Deviation Benefits the Project and the Community.

The property is a narrow, deep lot located along Main Street. Many of Utah's cities and towns have narrow, deep lots that were created early in the 20th Century as individual family farm parcels. The home was built on the front one-third, and the rear two-thirds were for crops and animal keeping. Today, few families still cultivate the rear of the lots. While not the case with 279 E Main Street, sometimes property owners allow the rear two-thirds of lots to fall into disrepair, storing dilapidated vehicles or not fixing old sheds. In some cases, the disrepair may become nesting grounds for vermin, which may affect neighbors.

As an example, Pleasant Grove City adopted an ordinance that specifically addressed the subdividing of narrow, deep lots through the use of flag lots. The Pleasant Grove ordinance's purpose, City Code Section 10-15-14, states the following:

"A. Purpose: To facilitate the best use of interior areas of existing parcels which are no longer used for agriculture, the city may allow the use of flag lots in all residential zones. The use of flag lots is intended to be restricted to the interior of narrow, deep parcels or other properties not otherwise accessible using residential street standards, and/or where there exists unique

topographical or geographical features on the property, such as waterways, steep slopes, etc., which are planned to be preserved by easement. It is not the intent or purpose of this section to encourage odd shaped lots or the inclusion of flag lots in proposed new residential subdivisions merely to maximize the number of lots within the subdivision. Flag lots may be allowed when it can be shown that there will be no negative impacts to the health, safety and welfare of the community in regards to providing sufficient street connections and accessibility for emergency vehicles, and without creating landlocked situations for neighboring properties."

Describe Mitigation Proposed to Maintain 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))

We are not proposing that Grantsville City permit flag lots but propose a private street. However, the principle is the same – by allowing the development of narrow, deep lots that cannot meet many of the City's zoning and subdivision ordinance requirements, blight that may plague neighborhoods can be removed.

Cite Reference to Regulation and Describe Specific Requirement in Regulation That Requested Deviation Would Affect.

15.4 Multiple Residential District RM-7

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

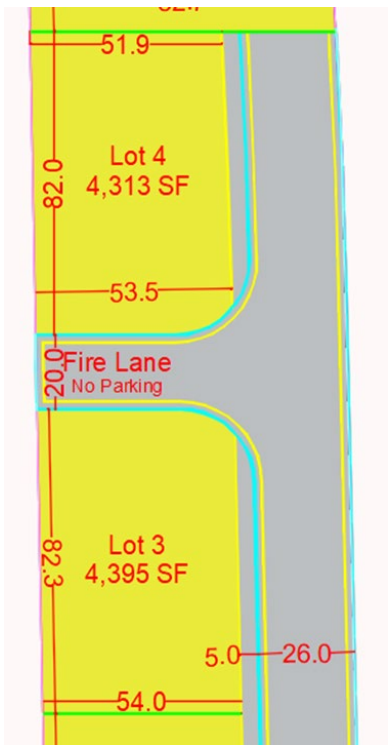
Describe Requested Deviation to Regulation.

We are requesting a minimum width of 50 feet.

Describe How Requested Deviation Benefits the Project and the Community.

The overall lot width varies between roughly 85.8 feet at Main Street and 79.9 feet along the rear property line. The City has requested a private street that is 26 feet in width (rolled back of curb to rolled back of curb) and a five (5) foot sidewalk on one side. The private street right-of-way is 31 feet. The proposed lots can only be a maximum of roughly 54.8 feet along Main Street and 51.9 feet in the rear of proposed Lot 4.

The purpose of the request for the 50 feet minimum is that the property has not been surveyed. The width of roughly 79.9 feet in the rear is based upon scaling the lot from the Tooele County Recorder/Surveyor's parcel web page and observing fence lines on Google Earth. Fifty (50) feet is requested as a buffer against a property survey finding the lot is actually narrower than estimated.



Describe Mitigation Proposed to Maintain 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))

The deviation will benefit the community by, first, allowing the development of narrow, long lots and the possible removal of blight from some lots, and second, providing more affordable housing on smaller lots that benefit young professional families.

Cite Reference to Regulation and Describe Specific Requirement in Regulation That Requested Deviation Would Affect.

15.4 Multiple Residential District RM-7

- Minimum Yard Setback Requirements: (Amended 2000, 9/01) Front Yard.....25 feet
Rear Yard for Main Buildings20 feet
Side Yard for Main Building, Each Side5*/15 feet

Describe Requested Deviation to Regulation.

We are requesting the following yard setbacks:

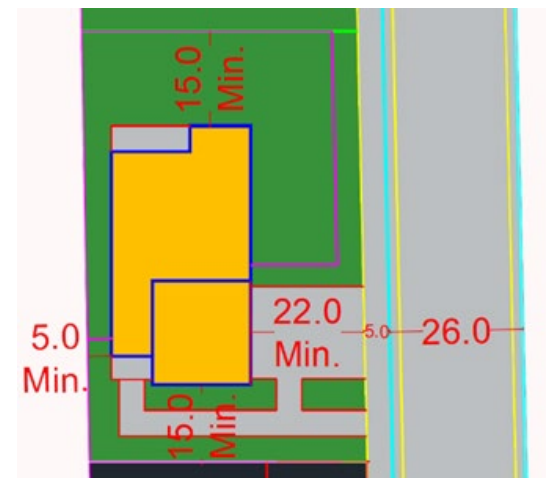
Lot No.	Minimum Front Yard	Minimum Rear Yard	Minimum Side Yards
1 (Existing Residence)	25 Feet	15 Feet	12 Feet / 18 Feet
2	15 Feet	15 Feet	5 Feet / 22 Feet
3	15 Feet	15 Feet	5 Feet / 22 Feet
4	15 Feet	15 Feet	5 Feet / 22 Feet
5	15 Feet to Porch or Living Space / 22 Feet to Garage	15 Feet	5 Feet / 20 Feet

Describe How Requested Deviation Benefits the Project and the Community.

The typical net yard dimensions vary from Lot 1 through 4 and Lot 5. Lots 1 through 4 are adjacent to the private street right of way, which is 31 feet in width. Lot 5 is not affected by the private street.

The 15 foot front yard setback is requested because Lots 1 through 4 will not have typical front yards with a street-facing garage. The new homes on Lots 2 through 4 will have side-loaded garages with a minimum 22 foot setback from the back of the private street sidewalk.

The depth of Lots 2 through 5 is constrained by the depth needed for the existing residence on Lot 1 and the overall depth of the property. Lot 1 is 102 feet in depth, and the other four lots are 82 to 83 feet in depth. For this reason, we are asking for front and rear yard setbacks of 15 Feet for Lots 2 through 5 and a 15 Foot rear yard setback from the existing house on Lot 1.



As said, on Lots 2 through 4, we are requesting side yard setbacks of 5 feet on and 22 feet on. The 22 feet is the depth from the back of the sidewalk to the side entry garage.

The deviation will benefit the community by, first, allowing the development of narrow, long lots and the possible removal of blight from some lots, and second, providing more affordable housing on smaller lots that benefit young professional families.

Describe Mitigation Proposed to Maintain 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))

No mitigation is needed.

Cite Reference to Regulation and Describe Specific Requirement in Regulation That Requested Deviation Would Affect.

Chapter 2 Definitions

(247) PRIVATE STREET. (Amended 5/97, 2/00, 9/07, 2/09) A privately owned way or lane which affords the principal means of access to property. A private street which serves up to two (2) dwelling units shall have a right of way width of not less than 30 feet and shall be constructed and maintained with an all weather dustless surface that meets the specifications of the City for a standard residential street section, except that the base course need only be 20 feet wide with a slope or crown of 2 to 4%, no bituminous surface course need be applied and said street shall have a shoulder v-ditch with a slope of 6 to 8%. Private streets that serve more than two dwelling units or any business activity shall be constructed and maintained according to the City standards and specifications for a “standard residential street.” Any private street that is longer than 150 feet shall have a cul-de-sac or hammerhead at the end thereof. The dimensions or layout of any required cul-de-sac or hammerhead shall comply with City’s standards and specifications for public cul-de-sac or the minimum specifications of the current International Fire Code for hammerheads. The developer or owner(s) of a private street shall place a street sign at the intersection of the private street and all public streets, indicating the name of the private street, the north or east coordinate and that the street is a “private street”. The location and specifications for the private street sign shall be determined by the City Public Works Director.

Describe Requested Deviation to Regulation.

We are requesting a 26 foot wide private street – 22 feet of asphalt, and two (2) foot rolled curbs on either side --, and a five (5) foot sidewalk – overall right-of-way of 31 feet --, to serve the five (5) lots proposed.

Describe How Requested Deviation Benefits the Project and the Community.

Currently, the City's definition of private streets limits the lots served to two (2). It also requires a 30 foot width but makes no mention of a sidewalk. We are requesting a 26 foot wide private street with two (2) rolled curbs and a five (5) foot sidewalk for a total width of 31 feet. We are also requesting that the private street serve all proposed five (5) lots.

To improve emergency services access and fire fighting capability, we have proposed a "T" turnaround between Lots 3 and 4. The proposed turnaround is shown as twenty feet in width, and the turnaround would be stripped and signed as a "Fire Lane - No Parking" area.

The community benefit comes from clarification of the City's private street definition, establishes a standard for future private streets and permits the use of private streets where the Planning Commission and City Council believe it benefits the community.

Describe Mitigation Proposed to Maintain 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))

The mitigation is the clarification of the definition of a private street, the establishment of a private street standard, and the ability to use private streets where the City believes it benefits the community.

Cite Reference to Regulation and Describe Specific Requirement in Regulation That Requested Deviation Would Affect.

21.1.15 Open Space Requirements

(1) Each subdivision or site plan shall provide a minimum of 10% of its total parcel acreage as open space. The open space shall be designated on the preliminary plan or site plan and recorded on the final plat. The minimum restricted open space shall comprise at least 10% of the total parcel acreage. The open space shall be held and maintained in a private protective trust. In limited cases such as the provision of a minimum of ten-acre public park the City Council at its discretion may, by finding of a beneficial public purpose, choose to accept the dedication of such parcels and improvements.

Describe Requested Deviation to Regulation.

We are requesting that the property not be required to have an open space parcel.

Describe How Requested Deviation Benefits the Project and the Community.

The property is 0.87 Acres, or approximately 37,897 square feet. 10% open space is 0.087 Acres or 3,790 square feet, a parcel roughly 62 feet by 62 feet.

Describe Mitigation Proposed to Maintain 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))

We suggest that the 3,790 square feet will better serve the families who will move into the PUD as a part of the private open space of the five lots.



Jaina Bassett <jbassett@grantsvilleut.gov>

279 E. Main St. PUD

11 messages

Jaina Bassett <jbassett@grantsvilleut.gov>

Thu, Oct 17, 2024 at 2:07 PM

To: Grantsville Fire Marshal <firemarshal@grantsvilleut.gov>, Christy Montierth <cmontierth@grantsvilleut.gov>, Markus Seat <mseat@grantsvilleut.gov>, Robert Rousselle [REDACTED]

Cc: Shelby Moore <smoore@grantsvilleut.gov>

Good afternoon,

We received a PUD application for the lot at 279 E. Main St. The attached document shows their proposal for the private street, sidewalk, and lot development. Can you please review and determine if this will satisfy the IFC, and provide any other concerns you may have? I also attached their concept and site plans for your reference.

Thank you and have a great day!

Jaina Bassett

Community Development Administrative Assistant

Grantsville City Corporation

Phone: (435) 884-1674

Email: jbassett@grantsvilleut.gov

3 attachments



2024107 Lot Cross Section Layout 10-17-2024.pdf
307K



2024107 Updated Concept Plan 10-16-2024.pdf
2321K



2024107 Updated Site Plan 10-16-2024.pdf
2674K

Grantsville Fire Marshal <firemarshal@grantsvilleut.gov>

Thu, Oct 17, 2024 at 6:31 PM

To: Jaina Bassett <jbassett@grantsvilleut.gov>

Jaina,

I will need to go and look at this as I can't tell where the nearest hydrant is, so I don't know if the last house will be within 500 feet of a hydrant. I will get back to you on this.

Jason E. Smith

Fire Chief/Fire Marshal

Grantsville Fire Department



Cell: (801) 598-7049

firemarshal@grantsvilleut.gov

[Quoted text hidden]

Jaina Bassett <jbassett@grantsvilleut.gov>
To: Shelby Moore <smoore@grantsvilleut.gov>

Mon, Nov 4, 2024 at 3:01 PM

Shelby,

Are these all items we can require/ ask for with the PUD? Do you have the answers to these, or should I forward them on to Steve, the engineer?

On Mon, Oct 28, 2024 at 8:01 AM Robert Rousselle <rrousselle@ensignutah.com> wrote:

[Quoted text hidden]

Jaina Bassett <jbassett@grantsvilleut.gov>
To: Shelby Moore <smoore@grantsvilleut.gov>

Mon, Nov 4, 2024 at 3:03 PM

Sorry, this is scheduled for 11/21 PC to present a concept, so we are not yet at the point where we would move forward with these points, right? But if they receive favorable feedback and choose to move forward with the PUD... Can we require those items?

[Quoted text hidden]

Shelby Moore <smoore@grantsvilleut.gov>
To: Jaina Bassett <jbassett@grantsvilleut.gov>

Tue, Nov 5, 2024 at 9:28 AM

Correct, they are just presenting a concept to receive feedback from the PC. If they move forward with their PUD we can send these to Steve, the engineer.



SHELBY MOORE
Planning & Zoning Administrator
Department of Public Works
Office: (435) 884-4604
Email: smoore@grantsvilleut.gov

This e-mail may contain privileged and confidential information intended for the use of the individual or entity named above. If the reader of this message is not the intended recipient, or the employee or agent responsible to deliver it to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you received this communication in error, please immediately notify sender by telephone or reply e-mail, do not use or disclose the contents to others, and delete the message and all attachments from your computer, system, &/or network.

[Quoted text hidden]

Jaina Bassett <jbassett@grantsvilleut.gov>
To: Shelby Moore <smoore@grantsvilleut.gov>

Tue, Nov 5, 2024 at 4:01 PM

Perfect, thanks.

[Quoted text hidden]

Grantsville Fire Marshal <firemarshal@grantsvilleut.gov>

Thu, Nov 7, 2024 at 10:50 AM

To: Jaina Bassett <jbassett@grantsvilleut.gov>

Cc: Robert Rousselle [REDACTED], Christy Montierth <cmontierth@grantsvilleut.gov>, Markus Seat <mseat@grantsvilleut.gov>, Shelby Moore <smoore@grantsvilleut.gov>

Jaina,

Here are my concerns with this projects the nearest fire hydrant is over 500 feet away at about 600 feet from what would be the last house to the north, the biggest concern with this is that it is on the opposite side of Main Street. The closest hydrant on the same side of the road to the east is down past American Burger and the one to the west is the hydrant on the corner of main and Kearn street.

The distance between the hydrants on the same side of Main Street is probably well over a 1,000 feet and this is almost right in the middle of them. I measured from the sidewalk in front of the property to the back of the property and it's 464 feet.

Jason E. Smith
Fire Chief/Fire Marshal
Grantsville Fire Department



Cell: (801) 598-7049
firemarshal@grantsvilleut.gov

[Quoted text hidden]

Jaina Bassett <jbassett@grantsvilleut.gov>

Thu, Nov 14, 2024 at 9:13 AM

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

Cc: Robert Rousselle [REDACTED], Christy Montierth <cmontierth@grantsvilleut.gov>, Markus Seat <mseat@grantsvilleut.gov>, Shelby Moore <smoore@grantsvilleut.gov>

Jason,

Thank you!

[Quoted text hidden]

AGENDA ITEM #2

Proposed amendment to the Grantsville City General Plan and Future Land Use Map for Warm Springs Ranches to go from a Rural Residential 2 designation to a Low Density Residential, located at approximately 1379 N. Warm Springs Rd.



Grantsville City Planning Commission

December 5, 2024

Public Hearing

Proposed amendment to the Grantsville City General Plan and Future Land Use Map for Warm Springs Ranches to go from a Rural Residential 2 designation to a Medium Density designation, along with the Rezone from zoning designation RR-5 to zoning designation RR-2.5, located at approximately 1379 N. Warm Springs Rd.

Notice is hereby given that in accordance with the provisions of Section §10-9A-205 and §10-9a-502 of the Utah Code, the Grantsville Planning Commission will hold a discussion and public hearing on **December 5, 2024 at 7:00 p.m.** at Grantsville City Hall. The meeting will also be broadcast on Zoom. The discussion, public hearing and meeting are to receive public input and consider action on the **Public Hearing of the proposed amendment to the Grantsville City General Plan and Future Land Use Map for Warm Springs Ranches to go from a Rural Residential 2 designation to a Medium Density designation, along with the Rezone from zoning designation RR-5 to zoning designation RR-2.5, located at approximately 1379 N. Warm Springs Rd.** and make a recommendation to the City Council.

You can view a copy of the agenda and packet online by 5:00pm on November 29, 2024 at the link below:

https://grantsvilleut.gov/departments/community_economic_development/planning_commission.php

Or by emailing jbassett@grantsvilleut.gov. All comments and concerns need to be sent in writing through email or mail and received no later than 12:00pm on December 5, 2024.

Dated this 25th day of November, 2024



**BY ORDER OF THE GRANTSVILLE
PLANNING COMMISSION**

Shelby Moore
Zoning Administrator

Scan QR code above or use the link below to join Zoom meeting.

<https://us02web.zoom.us/j/82901459288>

Meeting ID: 829 0145 9288

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



Permit # 2024118

**Staff Report Summary for A
rezone from RR-2 to Low
Density Residential**

Parcel ID(s): 20-023-0-0001

Property Address: 1379 N Warm Springs Road

Applicant Name: Manjinder Singh

Request: Rezone from RR-2 to Low Density
Residential

Prepared By: Shelby Moore

Meeting Date: 12/05/2024 Public

Hearing Date: 12/05/2024

Current Zone: RR-2

Acres: 9.55

Planning Staff Explanation and Recommendation: Discussion of the Warm Springs Road
General Plan Amendment from RR-2 to Low Density Residential.

PLANNING STAFF ANALYSIS AND COMMENTS

The owner wants to rezone from RR-2 to Low Density Residential. Low Density Residential
allow a maximum of 2 dwelling units per acre.

*** 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.*

14.4 RR-2.5 Development Restrictions

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

(1) Minimum Lot Size 2.5 acres

(2) Minimum Width at Front and Rear Setback 165 feet

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

(4) Minimum Yard Setback Requirements:

Front Yard 40 feet Rear Yard for Main Structures 30 feet Rear Yard for Accessory Bldg 7.5 feet Side Yard 15 feet Total Width of Both Side Yards 40 feet On corner lots, 2 front yards and 2 rear yards are required.

(5) Maximum Bldg Height 35 feet, or a basement and two (2) floors, whichever is less

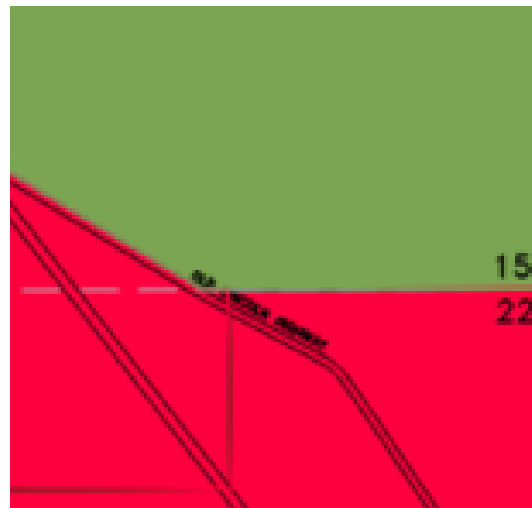
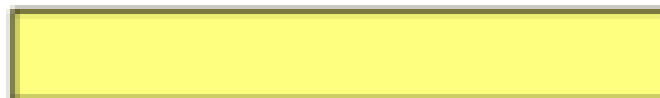
(6) Maximum Bldg Coverage 20 %

(7) Required Improvements:

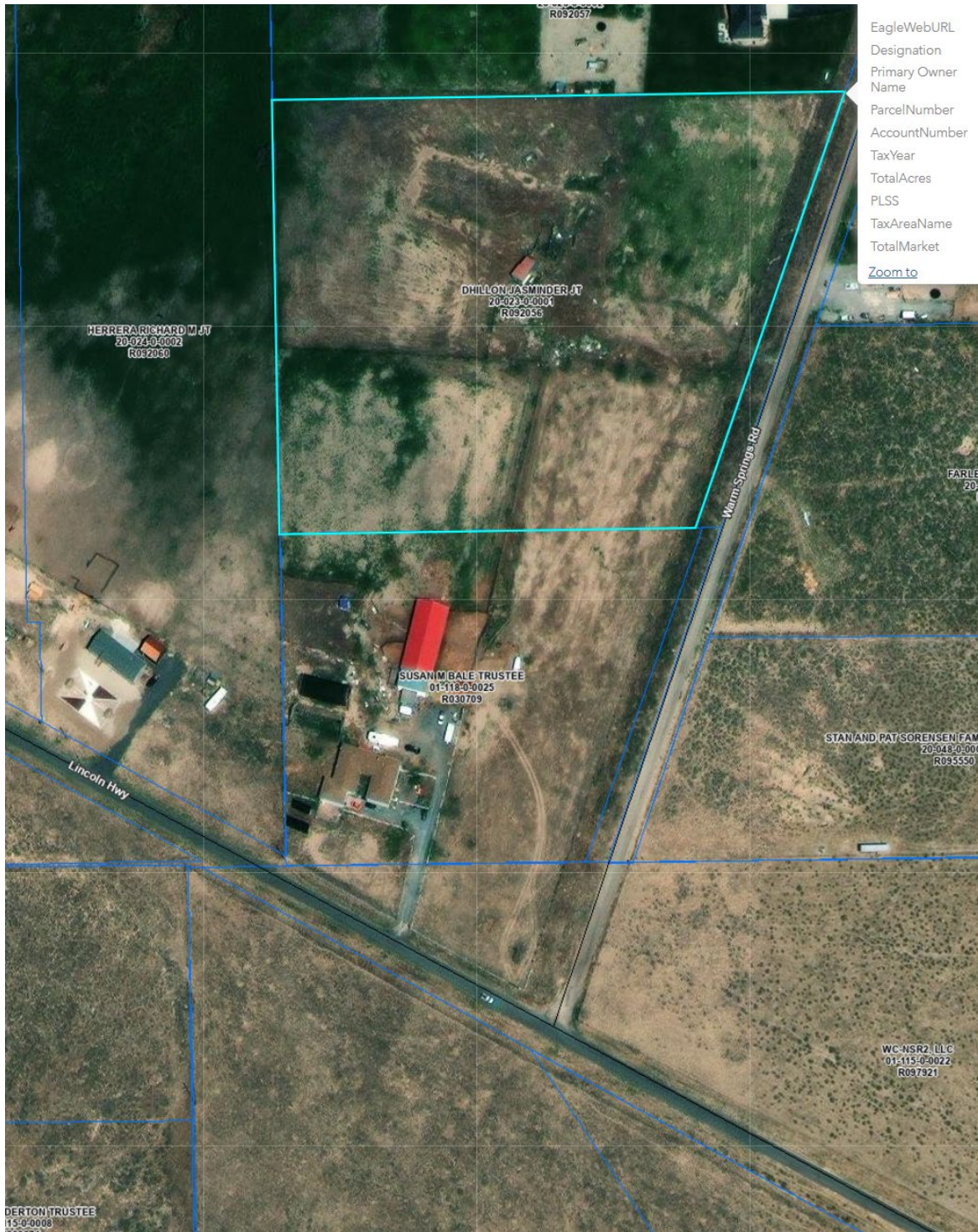
Street grading Street base

Street Pavement to centerline or minimum paved width (per GLUMDC 21.6.3), whichever is greater

Surface drainage facilities Waste water disposal Culinary water facilities Street name signs Four hydrants Street monuments



Low Density Residential
 (Residential use, allowing a maximum of 2
 dwelling units per acre)



AGENDA ITEM #3

Proposed Rezone of Warm Springs Ranches from zoning designation RR-5 to RR-2.5, located at approximately 1379 N. Warm Springs Rd.



Grantsville City Planning Commission

December 5, 2024

Public Hearing

Proposed amendment to the Grantsville City General Plan and Future Land Use Map for Warm Springs Ranches to go from a Rural Residential 2 designation to a Medium Density designation, along with the Rezone from zoning designation RR-5 to zoning designation RR-2.5, located at approximately 1379 N. Warm Springs Rd.

Notice is hereby given that in accordance with the provisions of Section §10-9A-205 and §10-9a-502 of the Utah Code, the Grantsville Planning Commission will hold a discussion and public hearing on **December 5, 2024 at 7:00 p.m.** at Grantsville City Hall. The meeting will also be broadcast on Zoom. The discussion, public hearing and meeting are to receive public input and consider action on the **Public Hearing of the proposed amendment to the Grantsville City General Plan and Future Land Use Map for Warm Springs Ranches to go from a Rural Residential 2 designation to a Medium Density designation, along with the Rezone from zoning designation RR-5 to zoning designation RR-2.5, located at approximately 1379 N. Warm Springs Rd.** and make a recommendation to the City Council.

You can view a copy of the agenda and packet online by 5:00pm on November 29, 2024 at the link below:

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Or by emailing jbassett@grantsvilleut.gov. All comments and concerns need to be sent in writing through email or mail and received no later than 12:00pm on December 5, 2024.

Dated this 25th day of November, 2024



**BY ORDER OF THE GRANTSVILLE
PLANNING COMMISSION**

Shelby Moore
Zoning Administrator

Scan QR code above or use the link below to join Zoom meeting.

<https://us02web.zoom.us/j/82901459288>

Meeting ID: 829 0145 9288

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



Permit # 2024118

**Staff Report Summary for
A rezone from RR-5 to RR-2.5**

Parcel ID(s): 20-023-0-0001

Property Address: 1379 N Warm Springs Road

Applicant Name: Manjinder Singh

Request: Rezone from RR-5 to RR-2.5

Prepared By: Shelby Moore

Meeting Date: 12/05/2024

Public Hearing Date: 12/05/2024

Current Zone: RR-5

Acres: 9.55

Proposed Zone: RR-2.5

Planning Staff Explanation and Recommendation: Discussion of the Warm Springs Road rezone from RR-5 to RR-2.5.

PLANNING STAFF ANALYSIS AND COMMENTS

The owner wants to rezone from RR-5 to RR-2.5.

*** 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.

14.4 RR-2.5 Development Restrictions

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

(1) Minimum Lot Size 2.5 acres

(2) Minimum Width at Front and Rear Setback 165 feet

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

(4) Minimum Yard Setback Requirements:

Front Yard 40 feet Rear Yard for Main Structures 30 feet Rear Yard for Accessory Bldg 7.5 feet Side Yard 15 feet Total Width of Both Side Yards 40 feet On corner lots, 2 front yards and 2 rear yards are required.

(5) Maximum Bldg Height 35 feet, or a basement and two (2) floors, whichever is less

(6) Maximum Bldg Coverage 20 %

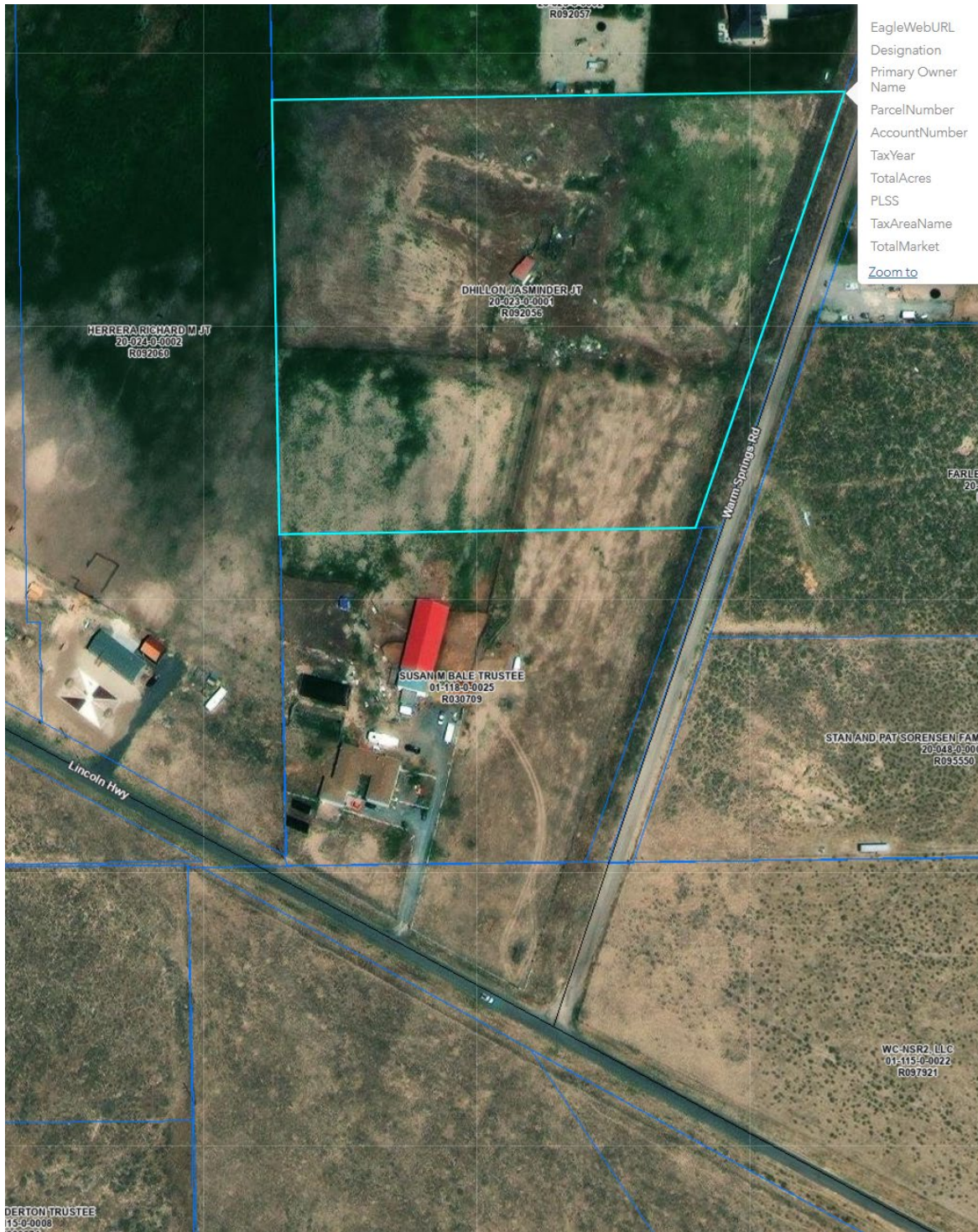
(7) Required Improvements:

Street grading Street base

Street Pavement to centerline or minimum paved width (per GLUMDC 21.6.3), whichever is greater

Surface drainage facilities Waste water disposal Culinary water facilities Street name signs Four hydrants Street monuments





AGENDA ITEM # 4

Proposed amendment to the Grantsville City General Plan and Future Land Use Map to go from a Rural Residential 1 (RR-1) designation to Low Density Residential designation, located at approximately 799 N. 600 W.

AGENDA ITEM # 5

Proposed Rezone to go from zoning designation A-10 to R-1-21, located at approximately 799 N. 600 W.



Re-Zone Application

Date: 10/16/2024

Developer / Engineer

Developer Name: Shelby Moore
Address:
City, State, Zip:
Phone:
Email:

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

Owner Information

Owner Name: Shelby Moore
Address:
City, State, Zip:

Phone:
Email:

Location

Contact Type: Property Owner
Permit Type: Re-Zone
Development Type: Minor
Site Address: 799 N. 600 W.
City, State, Zip:
Site Parcel #: 01-062-0-0085

Development:
of Acres: 25.98
Total Lots: 1
Lot Sizes: 25.98
Current Zoning: A-10

Project Description: Rezone property from A-10 to MU. General plan amendment is also required because it is zoned RR-1 on the Future Land Use map.

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.

Shelby Moore

Name

10/16/2024

Date

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



Permit # 2024110

**Staff Report Summary for A
General Plan Amendment & Rezone**

Parcel ID: 01-062-0-0085

Property Address: 799 N. 600 W.

Applicant Name: Shelby Moore

Request: Amend General Plan from RR-1 to Low
Density Residential & Rezone from A-10 to R-1-21

Prepared By: Jaina Bassett

Meeting Date: 12/05/2024

Public Hearing: 11/7/2024

Current Zone: A-10

Future Land Use Zone: RR-1

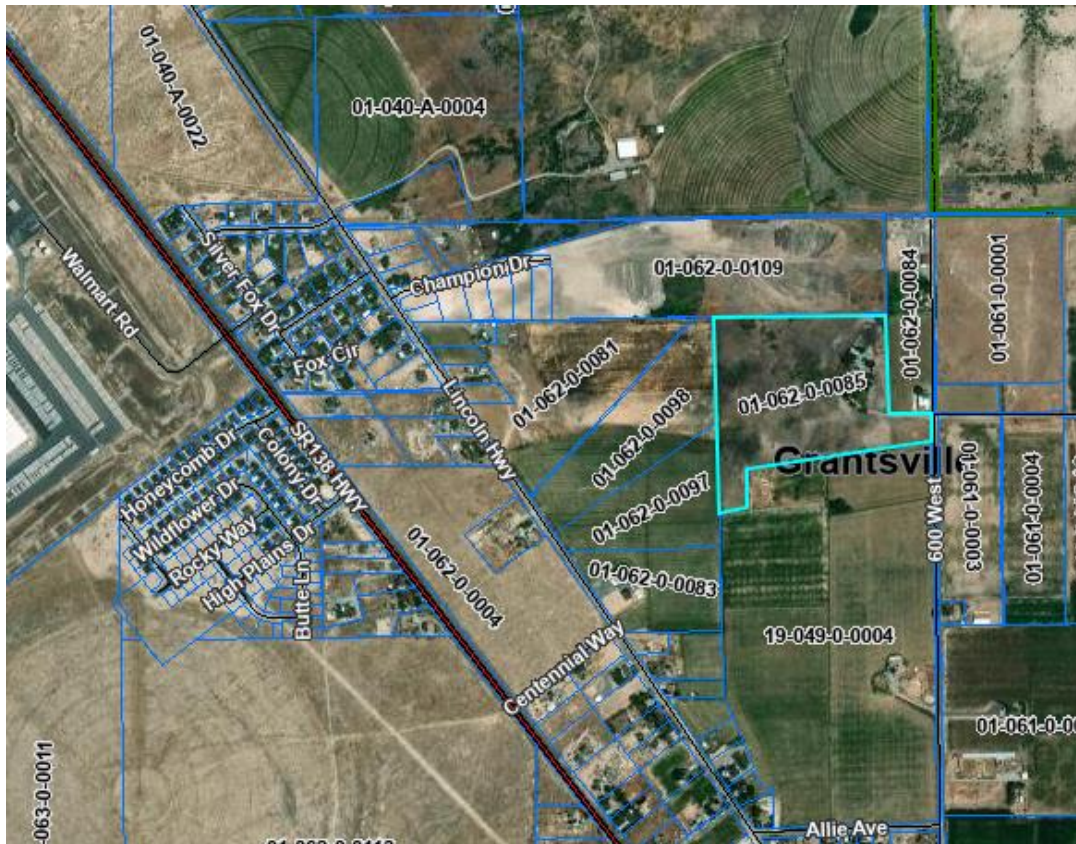
Proposed Zone: R-1-21

Acres: 25.98

Planning Staff Explanation and Recommendation: Consideration of the proposed amendment to the Grantsville City General Plan and Future Land Use Map to go from a Rural Residential 1 (RR-1) designation to a Low Density Residential designation, and to Rezone from A-10 to R-1-21.

If approving, the General Plan Amendment must be approved prior to approving the Rezone.

VICINITY MAP



PLANNING STAFF ANALYSIS AND COMMENTS

Current Zoning: This 25.98 parcel is currently zoned A-10. Properties directly adjacent to this one are currently zoned A-10 and RR-1, with nearby properties in a variety of zoning designations including RR-1, R-1-21, PUD, MU, RM-7, RR-5, and MD.

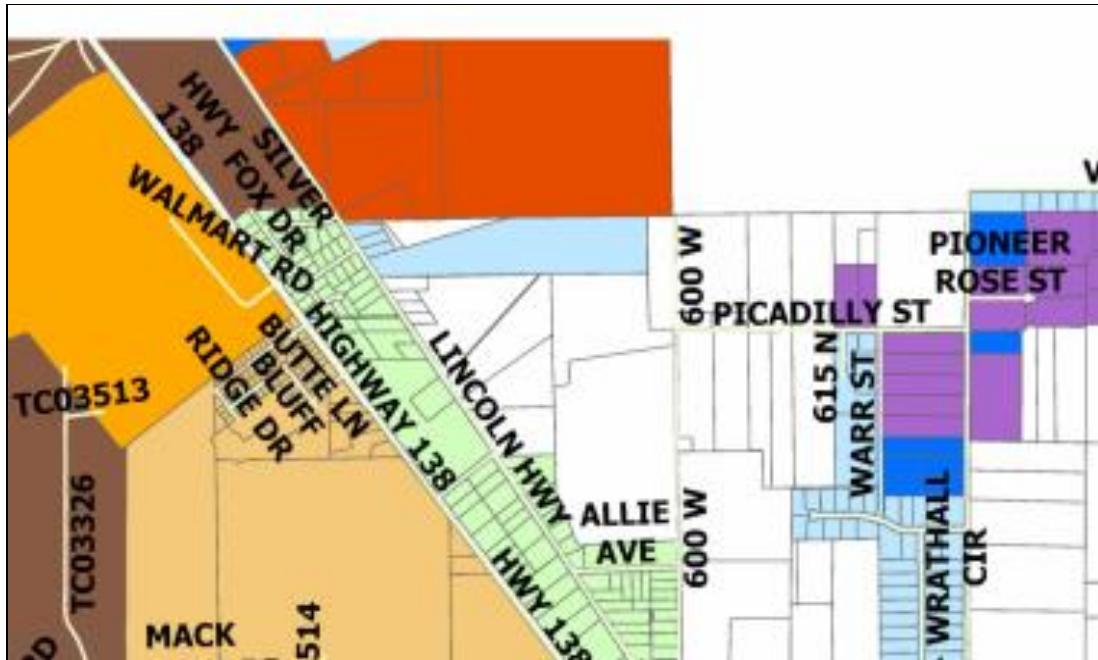
14.1 Agricultural Districts - A

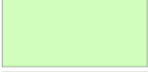
The purposes of providing an agriculture district are to promote and preserve in appropriate areas conditions favorable to agriculture and to maintain greenbelt spaces. These districts are intended to include activities normally and necessarily related to the conduct of agriculture and to protect the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

- (1) Minimum Lot Size:10 acres.
- (2) Minimum Width at Front and Rear Setback165 feet.
- (3) Minimum Frontage (at the property line on a public street or an approved private street)100 feet.
- (4) Minimum Yard Setback Requirements: (Amended 9/01)

Front Yard40 feet. Rear Yard60 feet Side Yard20 feet Rear Yard for Accessory Buildings7.5 feet On corner lots, 2 front yards and 2 rear yards are required.

- (5) Maximum Building Height45 feet
- (6) Required Improvements:
- Street grading Street base
- Street Pavement to center line or minimum paved width (per GLUMDC 21.6.3), whichever is greater
- Surface drainage facilities Waste water disposal Culinary water facilities Street name signs



ZONING DISTRICTS			
	A-10		CN
	RR-5		CS
	RR-2.5		CG
	RR-1		CD
	R-1-21		MD
	R-1-12		MG
	R-1-8		MG-EX
	RM-7		PUD
	RM-15		MU

Future Land Use Zoning: This parcel is zoned RR-1 on the Future Land Use Map. Properties directly adjacent to this one are zoned RR-1, with nearby properties mostly in the RR-1 and MU zoning designations.

14.5 RR-1 Development Restrictions

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

- (1) Minimum Lot size1 acre
- (2) Minimum Width at Front and Rear Setback125 feet
- (3) Minimum Frontage (at the property line on public street or an approved private street)70 feet
- (4) Minimum yard Setbacks Requirements

Front Yard40 feet Rear Yard for
Main Structures30 feet Rear Yard for Accessory Bldg
.....2 feet* Side Yard for Accessory Buildings
.....4 feet* Side Yard for Main Structures
..... 15 feet Total width of both Side Yards
.....40 feet On corner lots, 2 front yards and 2 side yards are
required

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

- (5) Maximum Bldg Height35 feet, or a
basement and two (2) floors, whichever is less

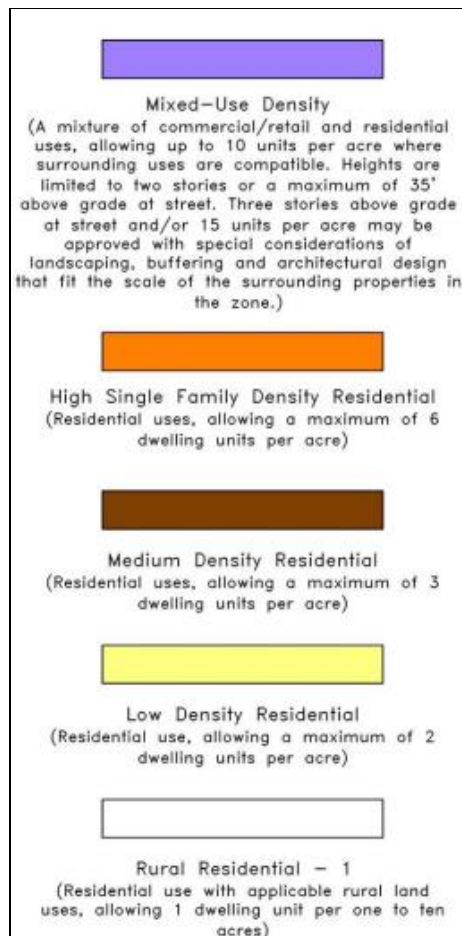
- (6) Maximum Bldg Coverage20 %

- (7) Required Improvements:

Street grading Street base

Street Pavement to centerline or minimum paved width (per GLUMDC 21.6.3), whichever is greater

Surface drainage facilities Waste water disposal Culinary water facilities Street name signs Fire hydrants
Street monuments



AGENDA ITEM #6

Consideration of the proposed conditional use permit for Stephen Richardson to own and operate Richardson's Tires, a tire repair and replacement business, on 0.44 acre at 148 S. West St. in the RM-7 zone.



Grantsville City Planning Commission

December 5, 2024

Public Hearing

Proposed conditional use permit for Stephen Richardson to own and operate Richardson's Tires, a tire repair and replacement business, on 0.44 acre at 148 S. West St. in the RM-7 zone.

Notice is hereby given that in accordance with the provisions of Section §10-9A-205 and §10-9a-502 of the Utah Code, the Grantsville Planning Commission will hold a discussion and public hearing on **December 5, 2024 at 7:00 p.m.** at Grantsville City Hall. The meeting will also be broadcast on Zoom. The discussion, public hearing and meeting are to receive public input and consider action on the **Public Hearing of the proposed conditional use permit for Stephen Richardson to own and operate Richardson's Tires, a tire repair and replacement business, on 0.44 acre at 148 S. West St. in the RM-7 zone** and make a recommendation to the City Council.

You can view a copy of the agenda and packet online by 5:00pm on November 29, 2024 at the link below:

https://grantsvilleut.gov/departments/community_economic_development/planning_commission.php

Or by emailing jbassett@grantsvilleut.gov. All comments and concerns need to be sent in writing through email or mail and received no later than 12:00pm on December 5, 2024.

Dated this 25th day of November, 2024

**BY ORDER OF THE GRANTSVILLE
PLANNING COMMISSION**



Shelby Moore
Zoning Administrator

Scan QR code above or use the link below to join Zoom meeting.

<https://us02web.zoom.us/j/82901459288>

Meeting ID: 829 0145 9288



Conditional Use Permit – Commercial Application

Date: 10/29/2024

Applicant / Owner

Applicant Name: Stephen Richardson
Address: 148 S West St
City, State, Zip: Grantsville
Phone: [REDACTED]
Email: [REDACTED]
Own Property: Yes

Owner Name: Stephen Richardson
Address: [REDACTED]
City, State, Zip: [REDACTED]
Phone: [REDACTED]
Email: [REDACTED]

Location Information

Permit Type: Conditional Use Permit – Commercial
Site Address: 148 S. West St.
Site Parcel: 10-052-0-0003

Development: Richardson's Tires
of Acres: .44
Current Zoning: RM-7

Complete Description: I have been a mechanic for over 10 years working on a wide variety of vehicles from exoctic cars to military equipment. I'm asking for a permit to be granted for my business proposition. My business plan is to conduct tire repair and replacement services on my property within my detached garage. I have the required equipment within my garage currently and am looking to provide my skillset to the community. The location of my property is something I believe would be ideal especially considering how many new houses are being built within the area.

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.

Stephen Richardson

Name

10/29/2024

Date

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



Permit # 2024122

Staff Report Summary for Proposed conditional use permit for Stephen Richardson to own and operate Richardson's Tires, a tire repair and replacement business, on 0.44 acre at 148 S. West St. in the RM-7 zone.

Parcel ID(s): 10-052-0-0003

Property Address: 148 S. West St.

Applicant Name: Richard Stephen

Request: CUP

Prepared By: Shelby Moore

Meeting Date: 12/05/2024

Public Hearing Date: 12/05/2024

Current Zone: RM-7

Acres: 0.44

Planning Staff Explanation and Recommendation: Consideration of the proposed conditional use permit for Stephen Richardson to own and operate Richardson's Tires, a tire repair and replacement business, on 0.44 acre at 148 S. West St. in the RM-7 zone.

PLANNING STAFF ANALYSIS AND COMMENTS

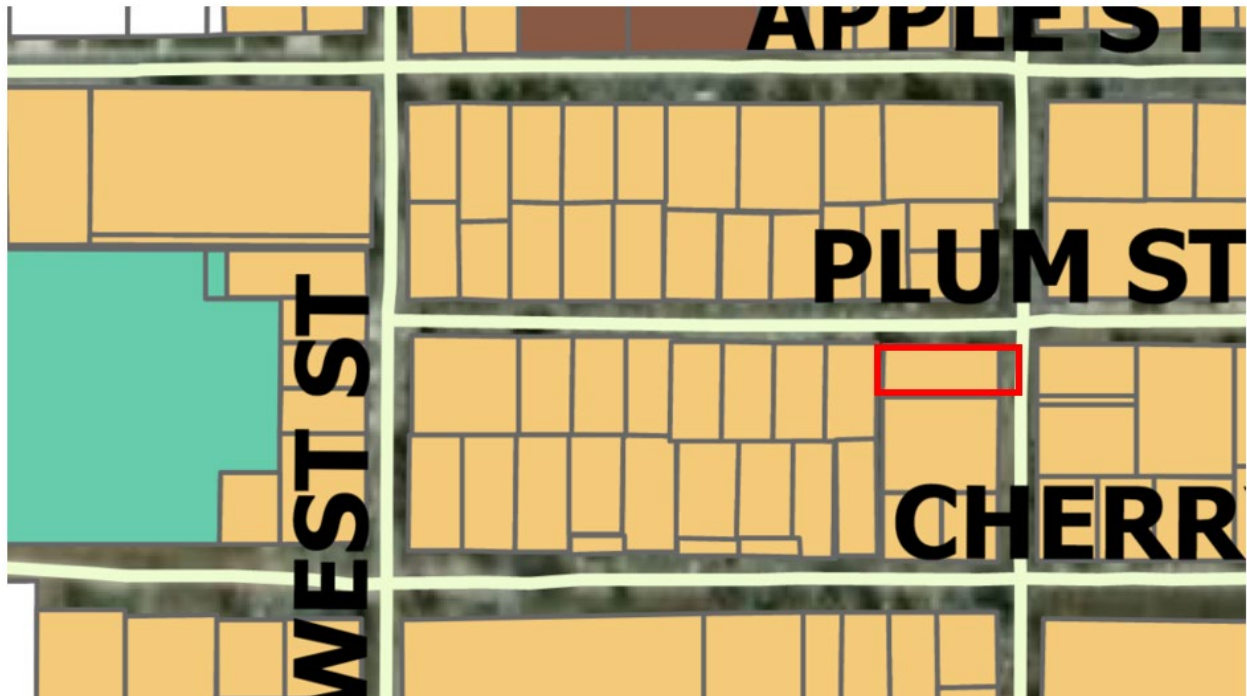
This use is not allowed in this zone, but similar uses have been approved in the RM-7 and R-1-21 zoning. Staff does not see an issue with this use as long as customers are by appointment only to reduce parking issues and the storage of new tires are kept to a minimum and used tires are disposed of on a monthly basis.

*** 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 Description

I have been a mechanic for over 10 years working on a wide variety of vehicles from exotic cars to military equipment. I'm asking for a permit to be granted for my business proposition. My business plan is to conduct tire repair and replacement services on my property within my detached garage. I have the required equipment within my garage currently and am looking to provide my skillset to the community. The location of my property is something I believe would be ideal especially considering how many new houses are being built within the area.



2024122 Richardson's Tires CUP

Applicant: Stephen Richardson

Address: 148 S. West St.

Zoning: RM-7

Lot Size: 0.44 acre

Business Description:

- Conduct tire repair and replacement services on my property within my detached garage. I have the required equipment within my garage currently and am looking to provide my skillset to the community. The location of my property is something I believe would be ideal especially considering how many new houses are being built within the area.
- The detached garage existing structure will be where the services will take place. The equipment to perform offered services will be housed in the detached garage as well.

Employees

- Stephen Richardson will be the only employee.

Hours of Operation

- Starting out I would offer my services by appointment only catering to both weekday and weekends. Depending on demand for services in the future I would aspire to offer a set normal weekday schedule oriented towards a normal 40 hour week. I would ensure any noise and operations would end promptly at 1800 on any given working day.

Customers

- I would anticipate building my clientele around 1-2 customers per week. This would allow me to build my reputation as a local trusted name.

Equipment

- I have a Tire machine along with dual air compressors, floor jacks, various hand tools, and safety equipment. All of the equipment required will be stored and used in the detached garage. The noise from this equipment is barely audible outside of the garage.

Chemicals

- All chemicals would be stored on a metal shelf in the detached garage/shop area. The amount of the vulcanizing cement, water soap spray mix, and the non-flammable brake cleaner would be replenished as needed.
- I would be using Dawn dish soap and water spray bottle mix to help identify flat repairs in addition to sealing rims on tire beads. At a Given time there would be less than 100 Ounces of soap/water mix at a given time.
- Two hazardous chemicals I would be using...

- Two 8 Ounce bottles of Tire vulcanizing cement on property at a given time.
 - MSDS-[SDS EU \(Reach Annex II\)](#)
- One Gallon of Non-Flammable Brake cleaner dispensed from a refillable pressurized spray can.
- MSDS-[C:\Program Files \(x86\)\3E\archives\sds_us\default\00301001.pdf](#)





Shop Area

Overflow
Parking

Customer Parking
Area

S West St

S West St

S West St

S We



240' FT WIDE

Shop Access

13' FT

75' FT LONG

60' FT LONG

50 FT LONG

75' FEET LONG

26' FT WIDE

28' FT WIDE

75' FT WIDE

S West St

S West St

S West St

S West St



240' FT WIDE

75' FT LONG

60' FT LONG

50 FT LONG

26' FT WIDE

Shop Access

13' FT

75' FEET LONG

28' FT WIDE

S West St

S West St

S West St

S We



Shop Area

Overflow
Parking

Customer Parking
Area

S West St

S West St

S West St

S West St



AGENDA ITEM #7

Proposed conditional use permit for Kaidon Elmer to own and operate Elmer Automotive LLC, a general automotive repair and maintenance business, on 0.32 acre at 23 W. Clark St. in the RM-7 zone.



Conditional Use Permit – Commercial Application

Date: 08/27/2024

Applicant / Owner

Applicant Name: Kaidon Elmer
Address: 23 W Clark St
City, State, Zip: Grantsville, UT 84029
Phone: [REDACTED]
Email: [REDACTED]
Own Property: Yes

Owner Name: Kaidon Elmer
Address: [REDACTED]
City, State, Zip: [REDACTED]
Phone: [REDACTED]
Email: [REDACTED]

Location Information

Permit Type: Conditional Use Permit – Commercial
Site Address: 23 W Clark St.
Site Parcel: 01-051-0-0018

Development: Elmer Automotive LLC
of Acres: .32
Current Zoning: RM-7

Complete Description: General Automotive Repair and maintenance

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.

Kaidon Elmer
Name

08/27/2024
Date

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



Permit # 2024094

Staff Report Summary for the Proposed conditional use permit for Kaidon Elmer to own and operate Elmer Automotive LLC, a general automotive repair and maintenance business, on 0.32 acre at 23 W. Clark St. in the RM-7 zone.

Parcel ID(s): 01-051-0-0018
Property Address: 23 W Clark St.
Applicant Name: Kaidon Elmer
Request: CUP
Prepared By: Shelby Moore

Meeting Date: 12/05/2024
Public Hearing Date: 12/05/2024
Current Zone: RM-7
Acres: 0.32

Planning Staff Explanation and Recommendation: Consideration of the Proposed conditional use permit for Kaidon Elmer to own and operate Elmer Automotive LLC, a general automotive repair and maintenance business, on 0.32 acre at 23 W. Clark St. in the RM-7 zone.

PLANNING STAFF ANALYSIS AND COMMENTS

This use is not allowed in this zone, but similar uses have been approved in the RM-7 and R-1-21 zoning. Staff does not see an issue with this use as long as customers are by appointment only to reduce parking issues and the storage of chemicals are kept to a minimum and used oils are properly disposed of on a weekly basis.

*** 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.

Elmer Automotive L.L.C.

Section 1: Kaidon Elmer, 23 W Clark St, [REDACTED], Owner of business/property

Section 2: See section one.

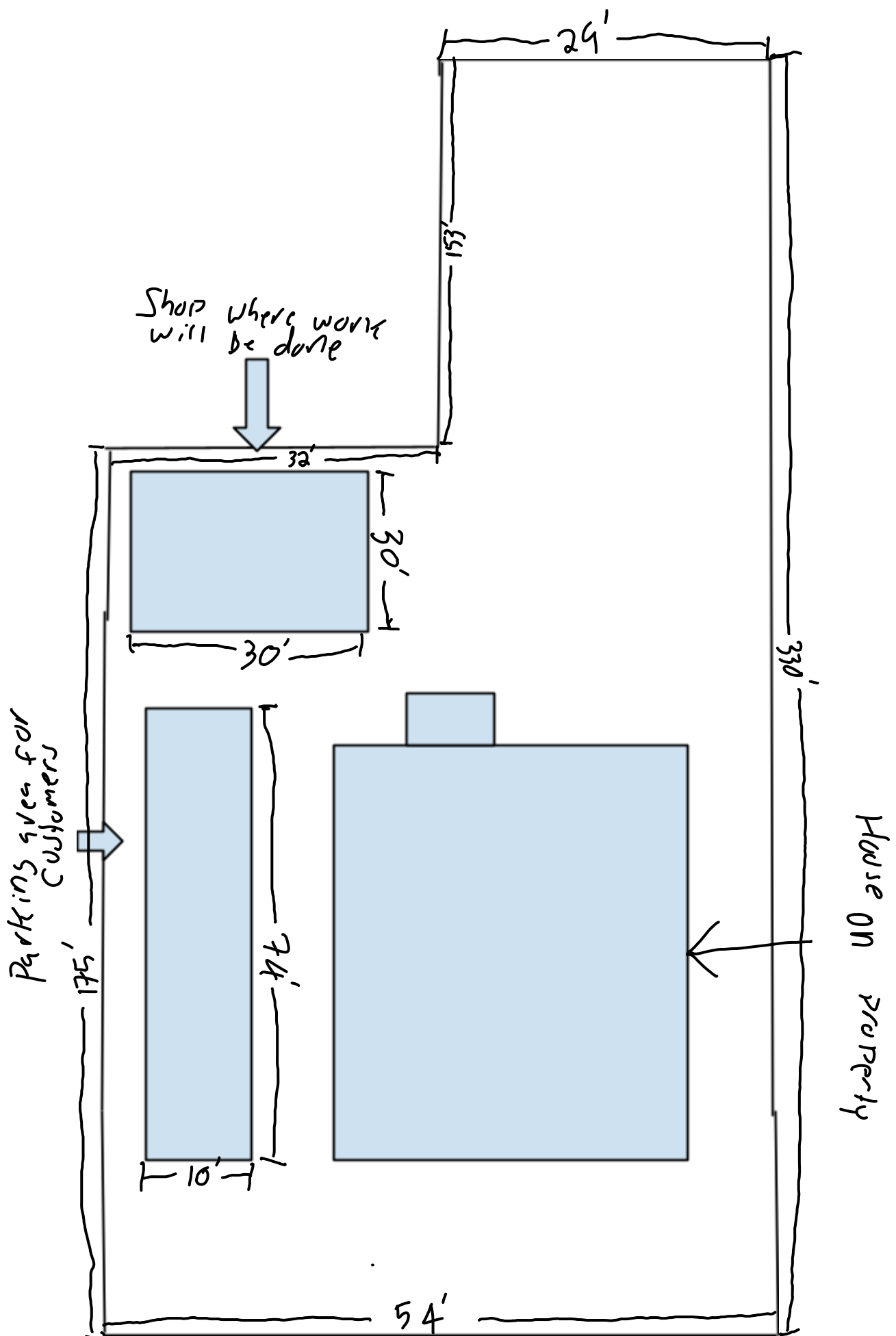
Section 3: 23 West Clark Street Grantsville UTAH, 84029

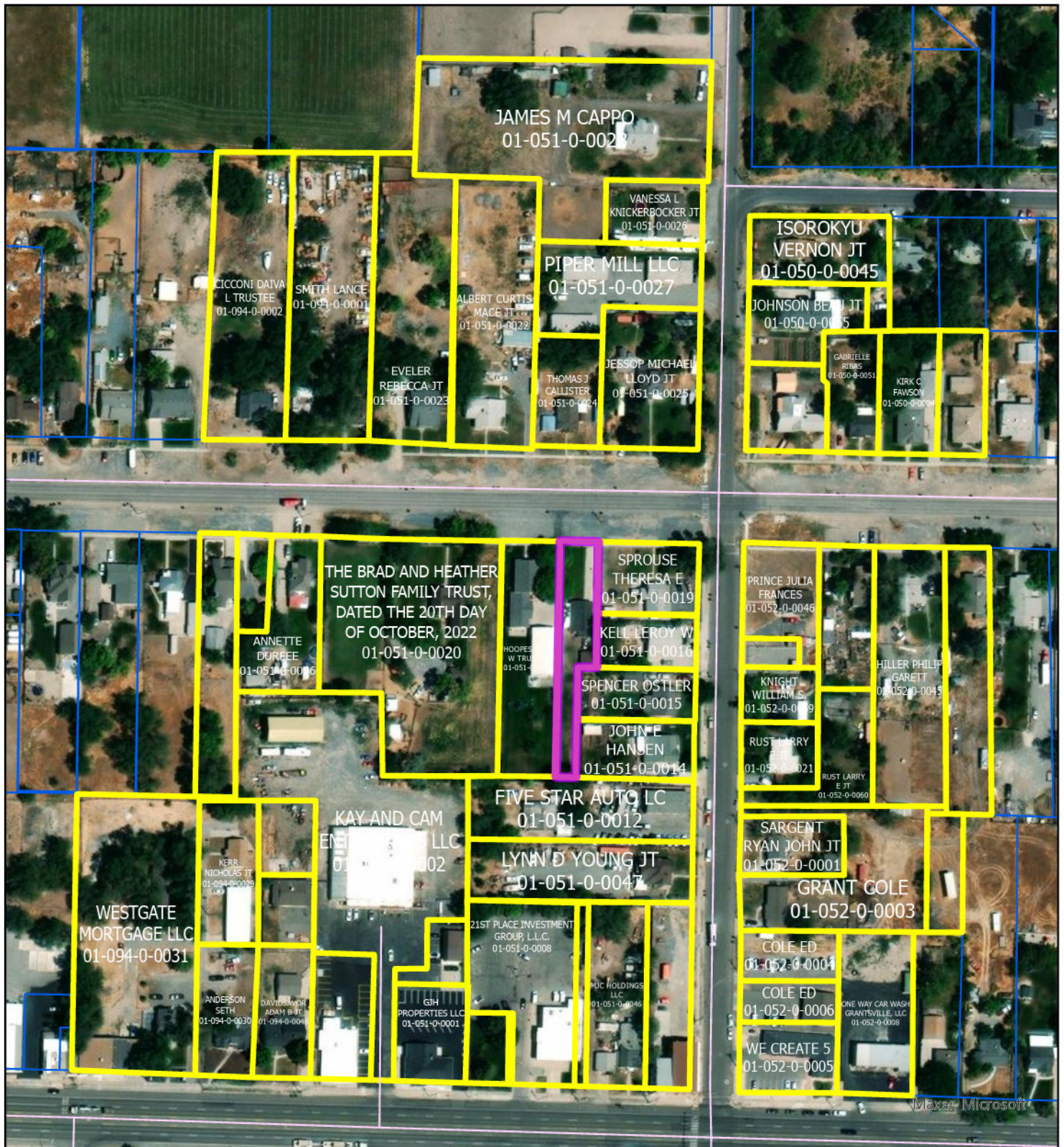
Section 4:

1. Business will be conducted on the preexisting detached garage on the property (See drawing for reference).
2. Kaidon Elmer will be conducting the day to day operations.
3. Our hours are from 07:00-19:00 hours for only 14 days a month (which are different every week) that include weekdays and weekends.
4. Max Customers in a single day would be 3.
5. Equipment used is standard shop tools (wrenches, ratchets, drills, impacts, jacks, etc), we have no lifts or tire equipment.
6. Chemicals to be used would consist of penetrating fluid (WD40), and Brake clean in an aerosol can (4-8 cans of each at one time) All of these will be stored in the southwest corner of the garage on a storage shelf. Will also have automotive fluids on sight as well on an as needed basis.

Section 5:

Please see attached drawing for this.





RADIUS REPORT

KAIDON ELMER
01-051-0-0018



GIS Map Disclaimer:

TOOELE COUNTY

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

0 100 200 400 US Feet



Jaina Bassett <jbassett@grantsvilleut.gov>

CUP Application 2024094- Elmer

6 messages

Jaina Bassett <jbassett@grantsvilleut.gov>

Wed, Nov 20, 2024 at 12:18 PM

To: Shelby Moore <smoore@grantsvilleut.gov>, Christy Montierth <cmontierth@grantsvilleut.gov>, Markus Seat <mseat@grantsvilleut.gov>, Andy Jensen <ajensen@grantsvilleut.gov>, Grantsville Fire Marshal <firemarshal@grantsvilleut.gov>

Good afternoon,

Attached is an application for a CUP, to operate a general automotive repair and maintenance business on the residential property. This permit was initially denied by staff because automobile service is not a permitted use in the RM-7 zone. However, the applicant has requested to appeal this decision to the Planning Commission. 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



2024094 Combined Application Documents.pdf
1053K

Andy Jensen <ajensen@grantsvilleut.gov>

Wed, Nov 20, 2024 at 1:41 PM

To: Jaina Bassett <jbassett@grantsvilleut.gov>

Cc: Shelby Moore <smoore@grantsvilleut.gov>, Christy Montierth <cmontierth@grantsvilleut.gov>, Markus Seat <mseat@grantsvilleut.gov>, Grantsville Fire Marshal <firemarshal@grantsvilleut.gov>

The 900 square feet of building is well under any building code triggers for additional code requirements to be needed. So no concerns.

Andy Jensen
Grantsville Building Official
ajensen@grantsvilleut.gov
435-884-4617

[Quoted text hidden]

Christy Montierth <cmontierth@grantsvilleut.gov>

Wed, Nov 20, 2024 at 2:08 PM

To: Andy Jensen <ajensen@grantsvilleut.gov>

Cc: Jaina Bassett <jbassett@grantsvilleut.gov>, Shelby Moore <smoore@grantsvilleut.gov>, Markus Seat <mseat@grantsvilleut.gov>, Grantsville Fire Marshal <firemarshal@grantsvilleut.gov>

If parking is off the street as shown, no concern for public works.

[Quoted text hidden]

--

Christy Montierth

Grantsville City
Public Works Director
336 West Main Street

Grantsville, UT 84029
cmontierth@grantsvilleut.gov
Office: (435) 884-0627
Cell: (435) 830-6540

Jaina Bassett <jbassett@grantsvilleut.gov>

Wed, Nov 20, 2024 at 3:06 PM

To: Christy Montierth <cmontierth@grantsvilleut.gov>

Cc: Andy Jensen <ajensen@grantsvilleut.gov>, Shelby Moore <smoore@grantsvilleut.gov>, Markus Seat <mseat@grantsvilleut.gov>, Grantsville Fire Marshal <firemarshal@grantsvilleut.gov>

Thanks Andy and Christy!

[Quoted text hidden]

Grantsville Fire Marshal <firemarshal@grantsvilleut.gov>

Fri, Nov 22, 2024 at 7:32 PM

To: Jaina Bassett <jbassett@grantsvilleut.gov>

Cc: Christy Montierth <cmontierth@grantsvilleut.gov>, Andy Jensen <ajensen@grantsvilleut.gov>, Shelby Moore <smoore@grantsvilleut.gov>, Markus Seat <mseat@grantsvilleut.gov>

Jaina,

No concerns for fire.

Jason E. Smith
Fire Chief/Fire Marshal
Grantsville Fire Department



Cell: (801) 598-7049
firemarshal@grantsvilleut.gov

[Quoted text hidden]

Jaina Bassett <jbassett@grantsvilleut.gov>

Mon, Nov 25, 2024 at 12:47 PM

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

Cc: Christy Montierth <cmontierth@grantsvilleut.gov>, Andy Jensen <ajensen@grantsvilleut.gov>, Shelby Moore <smoore@grantsvilleut.gov>, Markus Seat <mseat@grantsvilleut.gov>

Thanks Jason!

[Quoted text hidden]

AGENDA ITEM #8

Consideration of the proposed conditional use permit for AGX Automotive to own and operate an automobile wholesale dealer business, on 1.80 acre at 292 N. Hwy 138 in the M-D zone.



Conditional Use Permit – Commercial Application

Date: 11/13/2024

Applicant / Owner

Applicant Name: WYATT LABURM
Address: 750 W LAFAYETTE ST
City, State, Zip: STANSBURY PARK, UT 84074
Phone: [REDACTED]
Email: [REDACTED]
Own Property: No

Owner Name: South Rim Holdings LLC
Address: [REDACTED]
City, State, Zip: [REDACTED]
Phone: [REDACTED]
Email: [REDACTED]

Location Information

Permit Type: Conditional Use Permit – Commercial
Site Address: 292 N HIGHWAY 138, GRANTSVILLE UT 84029
Site Parcel: 22-047-0-0009

Development: AGX AUTOMOTIVE LLC
of Acres: 1.80
Current Zoning: M-D

Complete Description: WE ARE AN AUTO WHOLESALE DEALER STRICKTLY USING THIS LAND TO HAVE A PRINCIPAL PLACE OF BUSINESS IN THE STATE OF UTAH, WE HAVE A STORAGE CONTAINER OFFICE ON THE LAND, AND WILL KEEP ALL OF OUR VEHICLES AND OPERATIONS AT MANHEIM AUTO AUCTIONS.

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.

WYATT LABURM
Name

11/13/2024
Date

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



Permit # 2024130

Staff Report Summary for the proposed conditional use permit for AGX Automotive to own and operate an automobile wholesale dealer business, on 1.80 acre at 292 N. Hwy 138 in the M-D zone.

Parcel ID(s): 22-047-0-0009
Property Address: 292 N SR-138.
Applicant Name: Wyatt Laburm
Request: CUP
Prepared By: Shelby Moore

Meeting Date: 12/05/2024
Public Hearing Date: 12/05/2024
Current Zone: M-D
Acres: 1.80

Planning Staff Explanation and Recommendation: Consideration of the proposed conditional use permit for AGX Automotive to own and operate an automobile wholesale dealer business, on 1.80 acre at 292 N. Hwy 138 in the M-D zone.

PLANNING STAFF ANALYSIS AND COMMENTS

This use is not allowed in this zone and the applicant is appealing the Zoning Administrators decision. Based on the zoning and location staff does not see an issue with having auto sales in this location.

*** 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.

2024130 AGX Automotive LLC

Property Owner: South Rim Holdings LLC

Location: 200 N. Hwy 138

Business Details:

- We plan to use this land to Facilitate our Physical Presence in the State of Utah to obtain a Motor Vehicle Dealers License. The Utah Dealer License requires that all businesses have a Physical presence in the State. We have operated as a Wholesale Auto Dealer in the past in Salt Lake County but we have sold out Location there. We plan to keep less than 3 Vehicles on site, and there will be no Staff there on a Regular basis; everything is operated out of Manheim Auto Auctions. If there is any business conducted at our location in Grantsville it will be Appointment only.

Employees:

- Wyatt Labrum will be the only employee onsite, but no staff will be there on a regular basis.

Hours of Operation:

- Sunday-Saturday 9:00am-5:00pm by appointment only.

Customers:

- Estimated 1 customer per week.







DLR 9128

AGX AUTOMOTIVE

AGXUTAH.COM

(801) 388-3692

CCEU
3057070
22G1

ic
70

2.6m
8'6"







PROVIDENT BUSINESS PARK INDUSTRIAL LAND

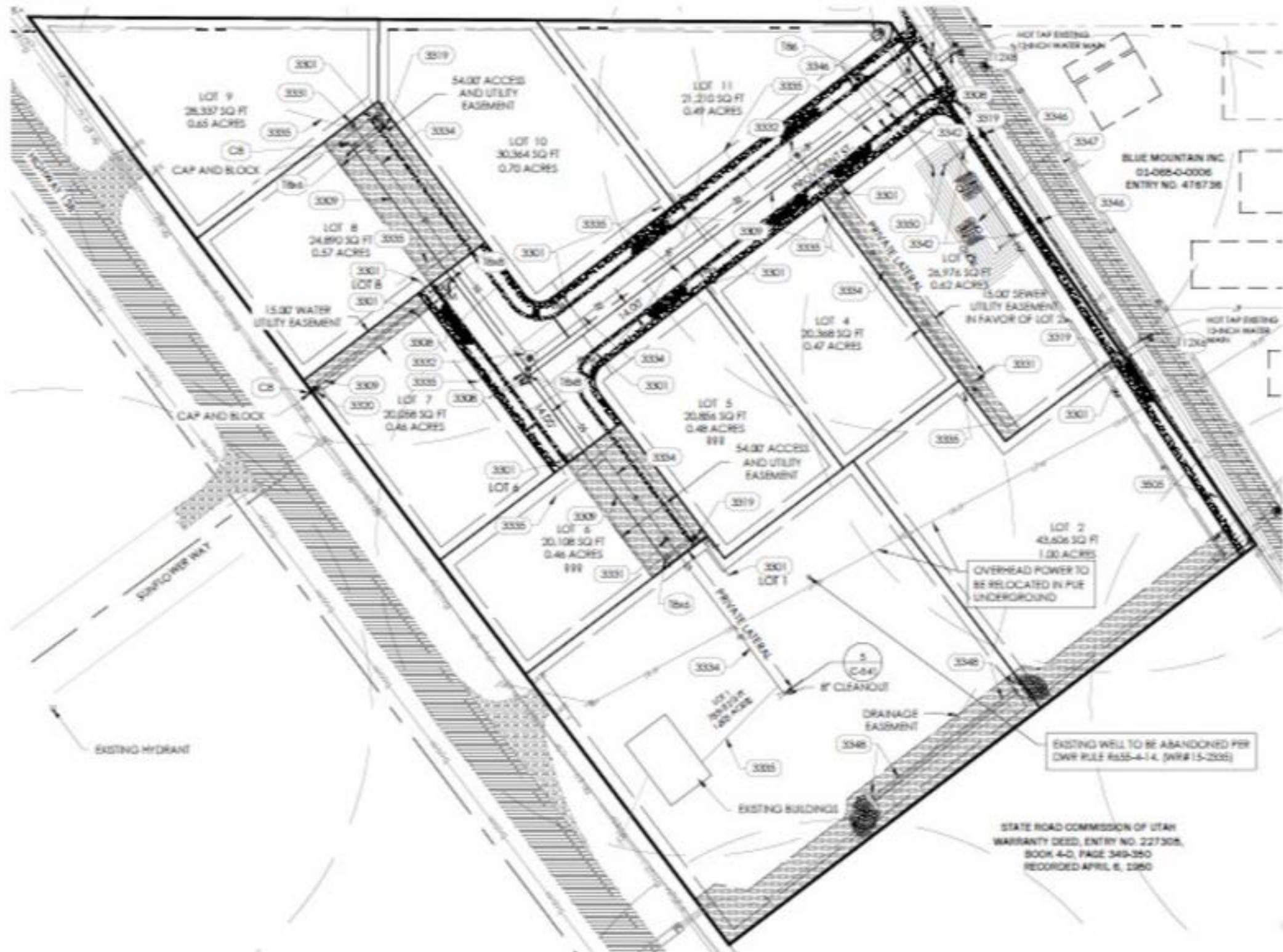
684 West Provident Street | Grantsville, UT 84029



FOR SALE

SELLER FINANCING AVAILABLE

UTILITY PLAN





Jaina Bassett <jbassett@grantsvilleut.gov>

CUP Application 2024130- AGX

6 messages

Jaina Bassett <jbassett@grantsvilleut.gov>

Wed, Nov 20, 2024 at 12:10 PM

To: Shelby Moore <smoore@grantsvilleut.gov>, Christy Montierth <cmontierth@grantsvilleut.gov>, Markus Seat <mseat@grantsvilleut.gov>, Andy Jensen <ajensen@grantsvilleut.gov>, Grantsville Fire Marshal <firemarshal@grantsvilleut.gov>

Good afternoon,

Attached is an application for a CUP, to operate an automobile wholesale dealer business on the residential property. This permit was initially denied by staff because automobile rental/ sales/ service is not a permitted use in the M-D zone. However, the applicant has requested to appeal this decision to the Planning Commission. 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

 **2024130 Combined Application Documents.pdf**
4784K

Andy Jensen <ajensen@grantsvilleut.gov>

Wed, Nov 20, 2024 at 1:33 PM

To: Jaina Bassett <jbassett@grantsvilleut.gov>

Cc: Shelby Moore <smoore@grantsvilleut.gov>, Christy Montierth <cmontierth@grantsvilleut.gov>, Markus Seat <mseat@grantsvilleut.gov>, Grantsville Fire Marshal <firemarshal@grantsvilleut.gov>

The only thing I can govern is if they want to have power to the office/container, and what are they doing for a restroom. If it is being powered, then it needs to be anchored or on a foundation. If there is no power or plumbing, then the code allows a container that is less than 350 square feet to be installed/set on a property without a permit.

Andy Jensen
Grantsville Building Official
ajensen@grantsvilleut.gov
435-884-4617

[Quoted text hidden]

Christy Montierth <cmontierth@grantsvilleut.gov>

Wed, Nov 20, 2024 at 2:13 PM

To: Andy Jensen <ajensen@grantsvilleut.gov>

Cc: Jaina Bassett <jbassett@grantsvilleut.gov>, Shelby Moore <smoore@grantsvilleut.gov>, Markus Seat <mseat@grantsvilleut.gov>, Grantsville Fire Marshal <firemarshal@grantsvilleut.gov>

No concerns for public works.

[Quoted text hidden]

--

Christy Montierth

Grantsville City
Public Works Director

336 West Main Street
Grantsville, UT 84029
cmontierth@grantsvilleut.gov
Office: (435) 884-0627
Cell: (435) 830-6540

Jaina Bassett <jbassett@grantsvilleut.gov>

Wed, Nov 20, 2024 at 3:10 PM

To: Christy Montierth <cmontierth@grantsvilleut.gov>

Cc: Andy Jensen <ajensen@grantsvilleut.gov>, Shelby Moore <smoore@grantsvilleut.gov>, Markus Seat <mseat@grantsvilleut.gov>, Grantsville Fire Marshal <firemarshal@grantsvilleut.gov>

Thanks Andy and Christy! I will make that note.

[Quoted text hidden]

Grantsville Fire Marshal <firemarshal@grantsvilleut.gov>

Fri, Nov 22, 2024 at 7:28 PM

To: Jaina Bassett <jbassett@grantsvilleut.gov>

Cc: Christy Montierth <cmontierth@grantsvilleut.gov>, Andy Jensen <ajensen@grantsvilleut.gov>, Shelby Moore <smoore@grantsvilleut.gov>, Markus Seat <mseat@grantsvilleut.gov>

Jaina,

No concerns for fire.

Jason E. Smith

Fire Chief/Fire Marshal

Grantsville Fire Department



Cell: (801) 598-7049

firemarshal@grantsvilleut.gov

[Quoted text hidden]

Jaina Bassett <jbassett@grantsvilleut.gov>

Mon, Nov 25, 2024 at 12:50 PM

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

Cc: Christy Montierth <cmontierth@grantsvilleut.gov>, Andy Jensen <ajensen@grantsvilleut.gov>, Shelby Moore <smoore@grantsvilleut.gov>, Markus Seat <mseat@grantsvilleut.gov>

Thanks Jason!

[Quoted text hidden]

AGENDA ITEM #9

Discussion of removing PUD's from the GLUMDC.



Grantsville City Planning Commission

December 5, 2024

Public Hearing

Proposed amendments to the Grantsville City Land Use and Management Code to remove the Planned Unit Development (PUD) including modifications to Chapter 2, 3.6, 4.5, 4.12, 6.15, 8.9, 9.3, 9.5, 14.6, 15.7, 16.2, 16.4, 16.8, 17.3, 19.5, 19a.1, 21.1.15, 21.2.11, 21.6.2, and 21.6.12, and repealing Chapter 12 and 21.5.

Notice is hereby given that in accordance with the provisions of Section §10-9A-205 and §10-9A-502 of the Utah Code, the Grantsville Planning Commission will hold a discussion and public hearing on **December 5, 2024 at 7:00 p.m.** at Grantsville City Hall. The meeting will also be broadcast on Zoom. The discussion, public hearing and meeting are to receive public input and consider action on the **Public Hearing of the proposed amendments to the Grantsville City Land Use and Management Code to remove the Planned Unit Development (PUD) including modifications to Chapter 2, 3.6, 4.5, 4.12, 6.15, 8.9, 9.3, 9.5, 14.6, 15.7, 16.2, 16.4, 16.8, 17.3, 19.5, 19a.1, 21.1.15, 21.2.11, 21.6.2, and 21.6.12, and repealing Chapter 12 and 21.5** and make a recommendation to the City Council.

You can view a copy of the agenda and packet online by 5:00pm on November 29, 2024 at the link below:

https://grantsvilleut.gov/departments/community_economic_development/planning_commission.php

Or by emailing jbassett@grantsvilleut.gov. All comments and concerns need to be sent in writing through email or mail and received no later than 12:00pm on December 5, 2024.

Dated this 25th day of November, 2024



**BY ORDER OF THE GRANTSVILLE
PLANNING COMMISSION**

Shelby Moore
Zoning Administrator

Scan QR code above or use the link below to join Zoom meeting.

<https://us02web.zoom.us/j/82901459288>

Meeting ID: 829 0145 9288

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



**Staff Report Summary for
Chapter 12 (Planned Unit
Developments), to remove
PUD's from the GLUMDC**

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

Meeting Date: 11/7/2024
Public Hearing Date: 11/7/2024
Current Zone:
Acres:

Planning Staff Explanation and Recommendation: Discussion of Chapter 12
(Planned Unit Developments), to remove PUD's from the GLUMDC.

PLANNING STAFF ANALYSIS AND COMMENTS

- 1) Proposed amendments to the Grantsville City Land Use and Management Code to remove the Planned Unit Development (PUD) including modifications to Chapter 2, 3.6, 4.5, 4.12, 6.15, 8.9, 9.3, 9.5, 14.6, 15.7, 16.2, 16.4, 16.8, 17.3, 19.5, 19a.1, 21.1.15, 21.2.11, 21.6.2, and 21.6.12, and repealing Chapter 12 and 21.5.

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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.

AGENDA ITEM #10

Consideration of the proposed amendment to the Grantsville City Land Use and Management Code Chapter 3 (Decision Making Bodies, And Officials).



Grantsville City Planning Commission

November 7, 2024

Public Hearing

Proposed amendment to the Grantsville City Land Use and Management Code Chapter 3 (Decision Making Bodies, And Officials).

Notice is hereby given that in accordance with the provisions of Section §10-9A-205 and §10-9a-502 of the Utah Code, the Grantsville Planning Commission will hold a discussion and public hearing on **November 7, 2024 at 7:00 p.m.** at Grantsville City Hall. The meeting will also be broadcast on Zoom. The discussion, public hearing and meeting are to receive public input and consider action on the **Public Hearing of the Proposed amendment to the Grantsville City Land Use and Management Code Chapter 3 (Decision Making Bodies, And Officials)** and make a recommendation to the City Council.

You can view a copy of the agenda and packet online by 5:00pm on November 1, 2024 at the link below:

https://grantsvilleut.gov/departments/community_economic_development/planning_commission.php

Or by emailing jbassett@grantsvilleut.gov. All comments and concerns need to be sent in writing through email or mail and received no later than 12:00pm on November 7, 2024.

Dated this 28th day of October, 2024



**BY ORDER OF THE GRANTSVILLE
PLANNING COMMISSION**

Shelby Moore
Zoning Administrator

Scan QR code above or use the link below to join Zoom meeting.

<https://us02web.zoom.us/j/83837749384>

Meeting ID: 838 3774 9384

GRANTSVILLE CITY PLANNING COMMISSION MEETING - STAFF REPORT

Meeting Date: November 7, 2024
Applicant: Grantsville City Council
Planner/staff: Jay L. Springer, Attorney
Shelby Moore, Planning and Zoning Administrator
Project Type: Subdivision Ordinance and Related Text Amendments
Areas Affected: All of the City of Grantsville

SUBJECT: Proposed amendments to the Grantsville Land Use Development Management and Use Code, Chapters 3, 12, 15, and 21 to comply with review timeframes, review cycle limits, land use authority designations and other amendments mandated by Senate Bill 174 (2023) and House Bill 476 (2024), including a Public Hearing.

RECOMMENDATION: Recommend approval of the redlined amendments to Grantsville Land Use Development Management and Use Code, Chapters 3, 12, 15, and 21, including any direct changes to text from the Planning Commission, broad concepts the Planning Commission would like the Council to consider in more depth, and subject to technical and nonsubstantive review from staff and legal counsel.

SUMMARY & BACKGROUND

In 2023 and 2024, the Utah State Legislature adopted S.B. 174 and H.B. 476, which amend and establish various land use and development requirements for municipalities and counties, including subdivision application review procedures. S.B. 174 includes sweeping changes and definitional changes that previously were not imposed on municipalities. H.B. 476 includes both practical and definitional changes, with clarifying language about subdivision improvement plans and review cycles. The City previously adopted certain changes aimed at providing compliance with S.B. 174. Additional revisions are necessary and appropriate based on clarifications with H.B. 476 and subsequent legal review.

Legislative Mandate:

The primary effects of Senate Bill 174:

- Requires cities and counties to identify an administrative land use authority for subdivision review and preliminary subdivision application approval for single-family dwellings, two-family dwellings, and townhomes;
- Prohibits city and county councils (legislative bodies) from acting as an administrative land use authority for subdivision plats or plat amendments—except for plat amendments or vacations that seek to reduce or remove dedicated public rights-of-way;

- Establishes subdivision review procedures for cities and counties, including defining review cycles and permitted requests, and establishes timelines and noticing requirements. Appeal procedures are also provided for both reviews;
- Requires that a pre-application meeting be made available to any interested applicant; and
- Requires certain administrative and processing standards be made publicly available on the municipal website.

The primary effects of House Bill 476:

- Establishes that a subdivision improvement plan may be required to be submitted with either a preliminary or final subdivision application but may not be required for both;
- Clarifies that a municipality may not require more than four review cycles for a subdivision improvement plan review and this applies to either the preliminary or final stage of the process, depending on when the municipality requires a subdivision improvement plan be submitted;
- Establishes that a municipality may not engage in a substantive review outside the review cycle; and
- Adjusts the timelines for application review to include additional days for municipalities with a population of 5,000 or less.

Planning Commission Review Procedure and Criteria:

The Grantsville City Council is the legislative authority for the subdivision and related ordinances text amendments. The Council cannot amend the ordinances without first submitting the amendments to the Grantsville City Planning Commission for the Planning Commission's recommendation. The Planning Commission must hold a public hearing, review the proposed revisions, and recommend an action to the Council. The Council must then hold a public meeting after which it may adopt, adopt with revisions, or reject the proposed text amendments recommended by the Planning Commission.

A text amendment can be approved if it is reasonably debatable that the decision could promote the public welfare. It is not necessary to show that the decision actually promotes the public welfare, or is the best alternative, as long as it is reasonably debatable that the public could benefit from the decision. Similarly, a text amendment can be denied if it is reasonably debatable that the decision could detrimentally impact the public welfare.

Planning Commission Task:

The Planning Commission will review the proposed amendments and make a recommendation to the City Council to either approve, deny, or modify the proposed subdivision ordinance. If any changes are proposed and inserted by the planner and attorney, the City Council will then vote on the final version of the subdivision ordinance.

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



**Staff Report Summary for
Chapter 3 Decision Making Bodies and Officials**

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

Meeting Date: 11/7/2024
Public Hearing Date: 11/7/2024
Current Zone:
Acres:

Planning Staff Explanation and Recommendation: Discussion of Chapter 3 Decision Making Bodies and Officials amendment.

PLANNING STAFF ANALYSIS AND COMMENTS

- 1) The amendment to Chapter 3 is to clarify verbiage and clean up spelling errors.

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AGENDA ITEM #11

Consideration of the proposed amendment to the Grantsville City Land Use and Management Code Chapter 21 (Subdivision Regulations), to implement modifications from SB174/ HB0476.



Grantsville City Planning Commission

November 7, 2024

Public Hearing

Proposed amendment to the Grantsville City Land Use and Management Code Chapter 21 (Subdivision Regulations), to implement modifications from SB174/HB0476.

Notice is hereby given that in accordance with the provisions of Section §10-9A-205 and §10-9a-502 of the Utah Code, the Grantsville Planning Commission will hold a discussion and public hearing on **November 7, 2024 at 7:00 p.m.** at Grantsville City Hall. The meeting will also be broadcast on Zoom. The discussion, public hearing and meeting are to receive public input and consider action on the **Public Hearing of the Proposed amendment to the Grantsville City Land Use and Management Code Chapter 1 (Introductory Provisions)** and make a recommendation to the City Council.

You can view a copy of the agenda and packet online by 5:00pm on November 1, 2024 at the link below:

https://grantsvilleut.gov/departments/community_economic_development/planning_commission.php

Or by emailing jbassett@grantsvilleut.gov. All comments and concerns need to be sent in writing through email or mail and received no later than 12:00pm on November 7, 2024.

Dated this 28th day of October, 2024



**BY ORDER OF THE GRANTSVILLE
PLANNING COMMISSION**

Shelby Moore
Zoning Administrator

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<https://us02web.zoom.us/j/83837749384>

Meeting ID: 838 3774 9384

GRANTSVILLE CITY PLANNING COMMISSION MEETING - STAFF REPORT

Meeting Date: November 7, 2024
Applicant: Grantsville City Council
Planner/staff: Jay L. Springer, Attorney
Shelby Moore, Planning and Zoning Administrator
Project Type: Subdivision Ordinance and Related Text Amendments
Areas Affected: All of the City of Grantsville

SUBJECT: Proposed amendments to the Grantsville Land Use Development Management and Use Code, Chapters 3, 12, 15, and 21 to comply with review timeframes, review cycle limits, land use authority designations and other amendments mandated by Senate Bill 174 (2023) and House Bill 476 (2024), including a Public Hearing.

RECOMMENDATION: Recommend approval of the redlined amendments to Grantsville Land Use Development Management and Use Code, Chapters 3, 12, 15, and 21, including any direct changes to text from the Planning Commission, broad concepts the Planning Commission would like the Council to consider in more depth, and subject to technical and nonsubstantive review from staff and legal counsel.

SUMMARY & BACKGROUND

In 2023 and 2024, the Utah State Legislature adopted S.B. 174 and H.B. 476, which amend and establish various land use and development requirements for municipalities and counties, including subdivision application review procedures. S.B. 174 includes sweeping changes and definitional changes that previously were not imposed on municipalities. H.B. 476 includes both practical and definitional changes, with clarifying language about subdivision improvement plans and review cycles. The City previously adopted certain changes aimed at providing compliance with S.B. 174. Additional revisions are necessary and appropriate based on clarifications with H.B. 476 and subsequent legal review.

Legislative Mandate:

The primary effects of Senate Bill 174:

- Requires cities and counties to identify an administrative land use authority for subdivision review and preliminary subdivision application approval for single-family dwellings, two-family dwellings, and townhomes;
- Prohibits city and county councils (legislative bodies) from acting as an administrative land use authority for subdivision plats or plat amendments—except for plat amendments or vacations that seek to reduce or remove dedicated public rights-of-way;

- Establishes subdivision review procedures for cities and counties, including defining review cycles and permitted requests, and establishes timelines and noticing requirements. Appeal procedures are also provided for both reviews;
- Requires that a pre-application meeting be made available to any interested applicant; and
- Requires certain administrative and processing standards be made publicly available on the municipal website.

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- Establishes that a subdivision improvement plan may be required to be submitted with either a preliminary or final subdivision application but may not be required for both;
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Planning Commission Review Procedure and Criteria:

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Planning Commission Task:

The Planning Commission will review the proposed amendments and make a recommendation to the City Council to either approve, deny, or modify the proposed subdivision ordinance. If any changes are proposed and inserted by the planner and attorney, the City Council will then vote on the final version of the subdivision ordinance.

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



**Staff Report Summary for
Chapter 21 (Subdivision
Regulations),
to implement modifications from**

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

**SB174/
HB0476.**

Meeting Date: 11/7/2024
Public Hearing Date: 11/7/2024
Current Zone:
Acres:

Planning Staff Explanation and Recommendation: Discussion of Chapter 21
(Subdivision Regulations), to implement modifications from SB174/HB0476.

PLANNING STAFF ANALYSIS AND COMMENTS

- 1) The amendment to Chapter 21 (Subdivision Regulations), to implement modifications from SB174/HB0476.

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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.

AGENDA ITEM #12

Report from Zoning Administrator.

AGENDA ITEM #13

Open Forum for Planning Commissioners

AGENDA ITEM #14

Report from City Council.

AGENDA ITEM #15

Adjourn