

January 2, 2025
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, January 2, 2025 at 429 East Main Street, Grantsville, UT 84029. The agenda is as follows:

ROLL CALL

PUBLIC HEARING

a) Proposed rezone from A-10 to RR-1, for the property at 799 N. 600 W.

AGENDA

1. Consideration of the proposed amendment to the Grantsville City Land Use and Management Code Chapter 2 (Definitions).
2. Consideration of the appeal for the denial 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.
3. Discussion of the proposed rezone from A-10 to RR-1, for the property at 799 N. 600 W.
4. Consideration of the proposed PUD for the Brentwood subdivision, located at approximately 47 S. Main St., including consideration of the concept plan and variance table.
5. Consideration of the proposed amendment to the Grantsville City Land Use and Management Code Chapter 17 (Downtown Commercial Districts) to remove the Planned Unit Development (PUD) from the use table.
6. Approval of minutes from the November 21, 2024 Planning Commission Regular Meeting.
7. Approval of minutes from the December 5, 2024 Planning Commission Regular Meeting.
8. Approval of minutes from the December 19, 2024 Planning Commission Work Meeting.
9. Report from Zoning Administrator
10. Open Forum for Planning Commissioners.
11. Report from City Council.
12. Adjourn.

Shelby Moore
Zoning Administrator
Grantsville City Community & Economic Development

Scan QR code to join Zoom meeting.

Join Zoom Meeting
https://us02web.zoom.us/j/85344645203
Meeting ID: 853 4464 5203

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.

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.

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Grantsville City Planning Commission

January 2, 2025
Public Hearing

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

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 **January 2, 2025 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 rezone from zoning designation A-10 to zoning designation RR-1, located at approximately 799 N. 600 W.** and make a recommendation to the City Council.

You can view a copy of the agenda and packet online by 5:00pm on December 27, 2024 at the link below:
https://cms9.revize.com/revize/grantsvilleut/departments/community___economic_development/current_public_notices.php

Or by emailing pzcommission@grantsvilleut.gov. All comments and concerns need to be sent in writing through email or mail and received no later than 12:00pm on January 2, 2025.

Dated this 23rd day of December, 2024

BY ORDER OF THE GRANTSVILLE PLANNING COMMISSION

Shelby Moore
Zoning Administrator

Scan the QR code above or use the link below to join the Zoom meeting.
https://us02web.zoom.us/j/85344645203
Meeting ID: 853 4464 5203

AGENDA ITEM #1

Consideration of the proposed amendment to the Grantsville City Land Use and Management Code Chapter 2 (Definitions).

Grantsville City Planning Commission

November 21, 2024
Public Hearing

Proposed amendment to the Grantsville City Land Use and Management Code Chapter 2 (Definitions).

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 21, 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 2 (Definitions)** and make a recommendation to the City Council.

You can view a copy of the agenda and packet online by 5:00pm on November 15 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 21, 2024.

Dated this 15th 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/85351558691
Meeting ID: 85351558691

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

Staff Report Summary for
Chapter 2 Definitions

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

Meeting Date: 11/21/2024
Public Hearing Date: 01/02/2025
Current Zone:

Planning Staff Explanation and Recommendation: Discussion of Chapter 2 Definitions.

PLANNING STAFF ANALYSIS AND COMMENTS

1) The amendment to Chapter 2 is to clarify alleys, slip lanes, and private streets.

*** 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.

Grantsville Land Use Code, Chapter 2 Definitions Updates

(8) ALLEY. (Amended ___/24) A ~~public or~~ private access-way or thoroughfare ~~less than sixteen (16) feet but not less than ten (10)~~ minimum 26-feet in travel way width, which is ~~dedicated or deeded to the public for public use or~~ privately owned and maintained and is designed to give secondary access to lots or abutting properties or provide direct access to townhome garages; an alley shall not be considered a street, for the purpose of this Ordinance. A segment of an alley shall serve no more than 12 units without a second connection to a public street. Primary access shall be provided by a standard Residential Street which the residence fronts. Any alley that is longer than 150 feet as measured from the face of curb on the perpendicular intersecting street to the alley, 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. If driveways are provided off alleyways the minimum driveway length shall be 25~~2~~ feet. This 25~~2~~ feet of driveway length does not include 30-inch wide mountable curb and gutter, modified Type F Curb APWA Detail 205.2, for a normal crown alley section or ribbon curb for a reverse crown alley section. Curb and gutter shall be painted red with "No Parking" signs on each end of alley and every 50 feet if a thru alley and "No Parking" sign on entrance to dead-end alley. Water meters shall not be located in alley driveway or concrete apron of alley and shall be clustered in landscaped, public utility easement on side of buildings.

(82) DRIVEWAY. An area on private property providing access for motor vehicles to a public right-of-way or private street. Minimum driveway length shall be 25-feet and primary access shall be provided by a standard residential street which the residence fronts.

(123a) FRONT YARD. The permeable area between the front lot line and the front facade of the main building and extending for the full width of the lot. The front yard must front a public street.

(247) PRIVATE LANE ~~STREET~~. (Amended 5/97, 2/00, 9/07, 2/09, __/24) A privately owned way or lane which affords the principal means of access to property. A private lane ~~street~~ which serves up to two (2) dwelling units shall have a right of way width of not less than 36 feet with or without fire hydrants ~~and 30 feet without fire hydrants 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~~ 26 feet wide with or without fire hydrants ~~and 20 26 feet wide without fire hydrants~~ 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%~~sized appropriately per Grantsville City Storm Drainage requirements. Any private lane that is longer than 150 feet as measured from the face of curb on the perpendicular intersecting street to the private lane, 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.

~~(247a)Private Streets that serves more than two (2) dwelling units or any business activity shall have a right of way width of not less than 41 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 pavement need only be 26 feet wide with a slope or crown of 2 to 4%, street shall have a~~

Commented [RR1]: Language requested by Planning Commission on 11/21.

Commented [RR2]: Driveway length of 25-feet requested by Planning Commission on 11/21/2024.

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Commented [RR3]: Language requested by Planning Commission on 11/21/2024.

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Commented [RR5]: Requested by Planning Commission on 11/21/2024.

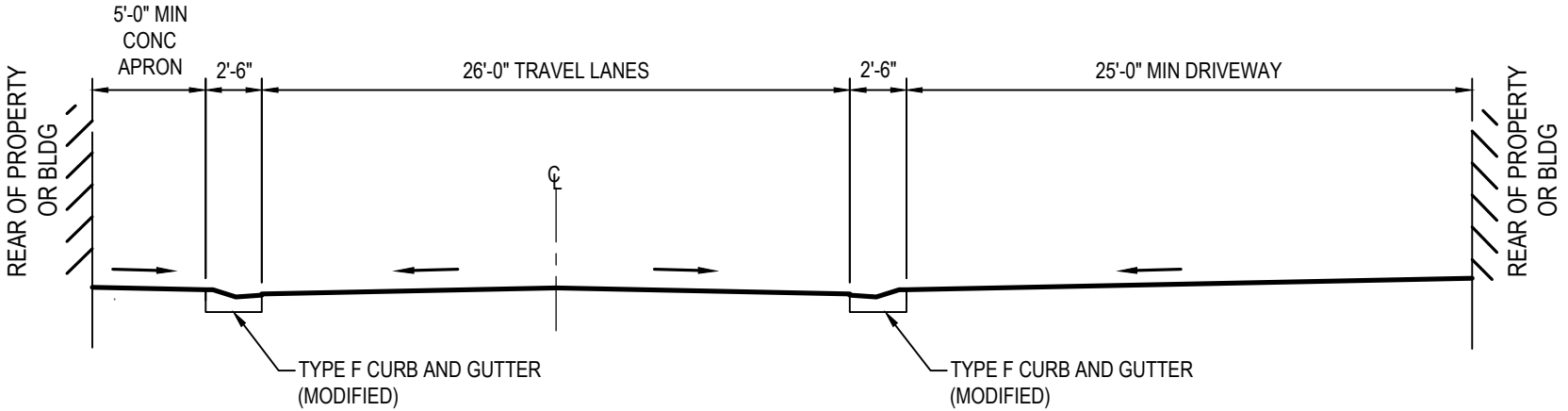
Commented [RR6]: The City has storm drainage requirement's. Should refer to them.

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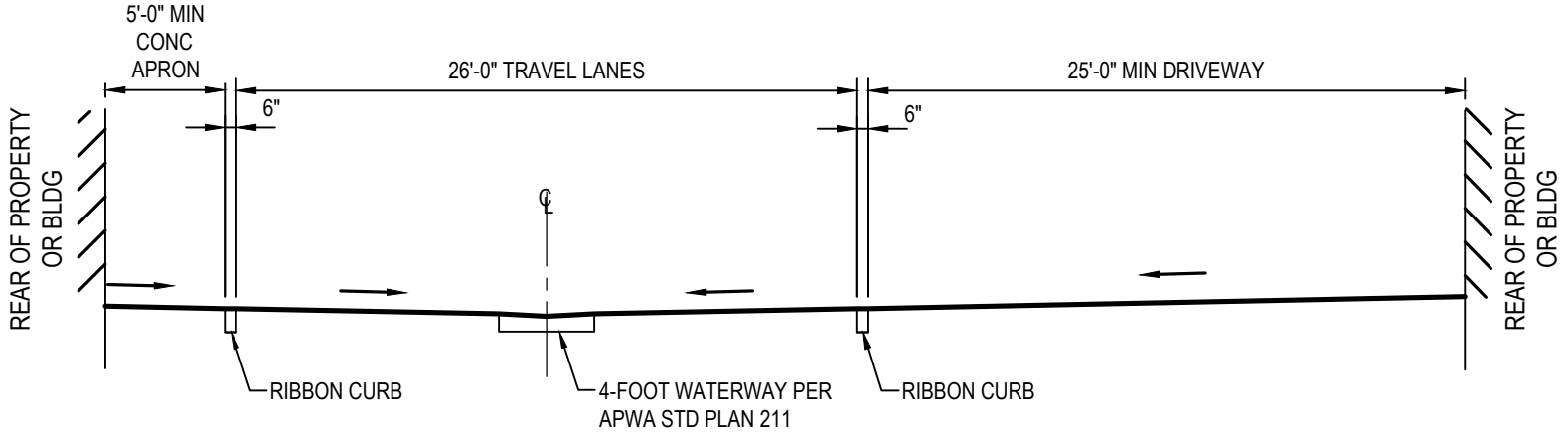
Commented [SM7]: I would suggest that the Pavement width be a minimum of 30 feet.

If we do not have a private street in the code with a minimum pavement width, then staff does not have a standards to use.

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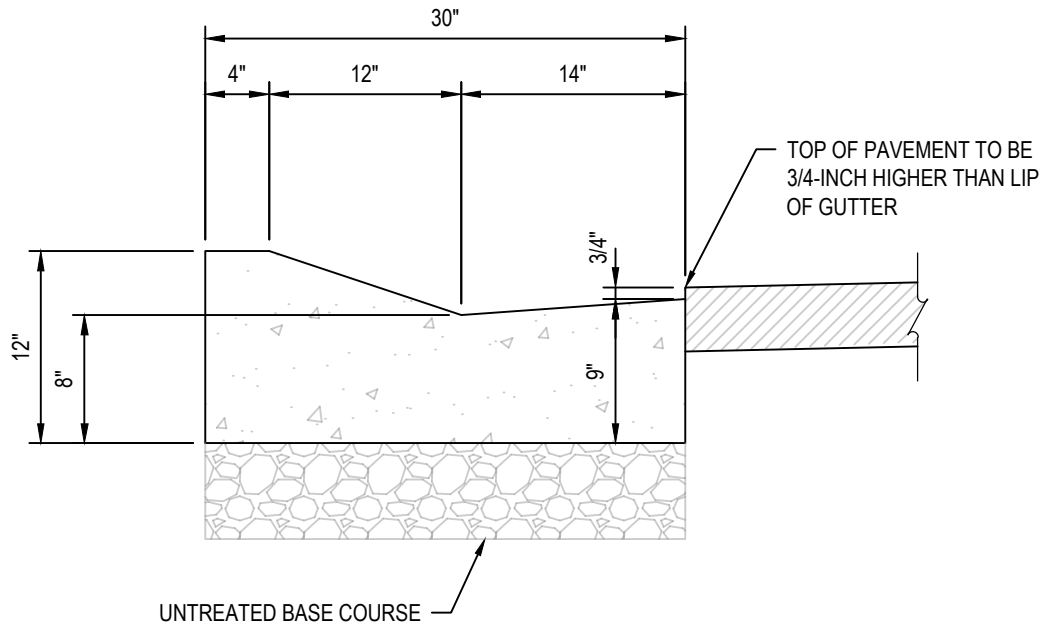
ALLEY WITH CROWN



ALLEY WITH REVERSE CROWN

1 TYPICAL ALLEY SECTION

SCALE: 1/8" = 1'=0"



1 TYPE F CURB AND GUTTER (MODIFIED)

SCALE: 1" = 1'-0"

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TYPE F CURB AND GUTTER (MODIFIED)

~~bituminous surface course and include a 30-inch wide mountable curb and gutter, modified Type F Curb APWA Detail 205.2. Any private street that is longer than 150 feet as measured from the face of curb on the perpendicular intersecting street, 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. Curb and gutter shall be painted red with "No Parking" signs on each end of Private Street every 150 feet if a thru private street and "No Parking" sign on entrance to dead-end private streets.~~

~~(304 h) SLIP LANE. (Amended ___/24) A slip lane is a one-way lane which diverges from the main Arterial or Collector Street and allows vehicles to transition to a street running parallel to the arterial or Collector Street without requiring to stop or enter an intersection. The turnouts into the slip lanes must have a minimum 5:1 taper, refer to tables below for dimensions based on various design speeds. Slip lane turnout and mergers shall be a minimum of 300 feet from street intersections. Slip lanes typically have a 150-foot right-of-way, and are sloped at 2% from the street crown as shown in the slip lane street section below.~~

(330) WATERWISE LANDSCPE. Landscaping for water conservation with (1) No more than 35% of the total landscaped area planted in lawn, (2) Planting beds and landscape plants watered with a drip-irrigation system, (3) Watering zones separate for lawn and landscape plants, (4) Back Flow Preventer required (5) and landscape plants should be waterwise, adapted to Grantsville's local climate, able to thrive on less water.

Commented [RR8]: Planning Commission on 11/21/2024 requested to remove Private Streets as an option to be considered.

If this definition does go before City Council, then Planning Commission had the comments on 11/21/2024 to have a pavement width of 32-feet and then utilize the City standard for a residential street for park strips, sidewalk, and curb and gutter. The maximum street length would be 750-feet per the International Fire Code.

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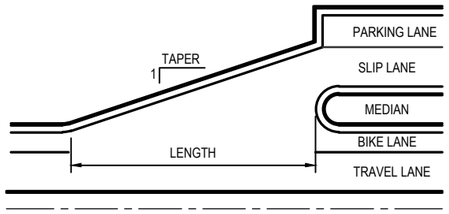
Commented [RR9]: Planning Commission on 11/21/2024 requested to remove Private Streets as an option to be considered.

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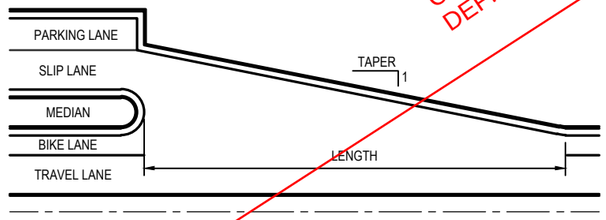
Commented [RR10]: Currently have a definition for Xeriscape Landscape, but nothing for Waterwise Landscape. Have water rights acquisition code which discusses Waterwise Landscaping so it should be defined in Land Use or City Code.

SLIP LANE MERGE TURN-IN TABLE		
SPEED (MPH)	TAPER	LENGTH (FT)
25	3:1	60
30	8:1	160
35	10.5:1	210
40	13:1	260
45	15.5:1	310
50	20.5:1	410
55	25.5:1	510
60	28:1	560

NOTE: 3:1 MINIMUM TAPER FOR SLIP LANE TURN-IN.



SLIP LANE MERGE TURN IN DETAIL

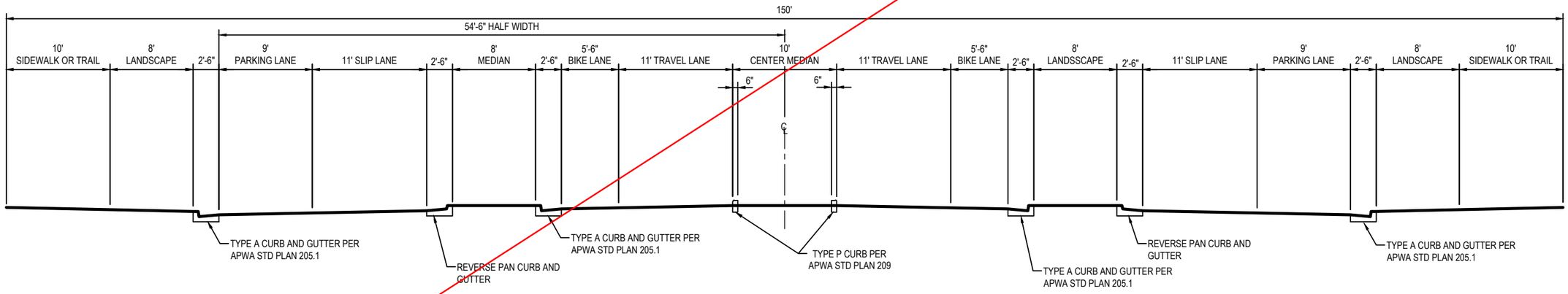


SLIP LANE TURN-OUT DETAIL

PER 11/21/2024 PLANNING COMMISSION MEETING, PLANNING COMMISSION DID NOT WANT TO CONSIDER ADDING THIS DEFINITION

SLIP LANE TAPER TURN-OUT TABLE		
SPEED (MPH)	TAPER	LENGTH (FT)
25	5:1	100
30	10:1	200
35	12.5:1	250
40	15:1	300
45	17.5:1	350
50	22.5:1	450
55	27.5:1	550
60	30:1	600

NOTE: 5:1 MINIMUM TAPER FOR SLIP LANE TURN-OUT.



1 ARTERIAL OR COLLECTOR STREET WITH SLIP LANE

SCALE: NONE

GRANTSVILLE CITY

ARTERIAL OR COLLECTOR STREET WITH SLIP LANE

1. Consideration to recommend approval of the Proposed Amendment of Chapter 2 Definitions of Xeriscape and Waterwise Landscaping

> **Xeriscape Landscape**. One of several methods of landscaping that employs a mix of drought tolerant plants and organic and inorganic mulch and are considered Waterwise Landscapes.
>
> **Waterwise Landscape.** Landscaping for water conservation with (1) No more than 35% of the total landscaped area planted in lawn, (2) Planting beds and landscape plants watered with a drip-irrigation system, (3) Watering zones separate for lawn and landscape plants, (4) Back Flow Preventer required (5) and landscape plants should be waterwise, adapted to our local climate, able to thrive on less water.

These definitions were requested by City Council during their regular meeting on Sept 7th, 2022. When approved, they will be added to the Grantsville Land Use Code, Chapter 2 Definitions. These definitions were required in order to pass the Water Rights Dedication Code.
The City Planner wants to transition away from using the term Xeriscape (which one method of waterwise landscaping) to the term Waterwise Landscape which better fits the focus and the intention of the Water Conservation Plan for Grantsville. Our Water Rights Dedication Code will use the term Waterwise Landscape in the place of the previously used term, Xeriscape. The part of our published Fee Schedule which is related to Water Rights Dedication will read Waterwise Landscape (Xeriscape).

One other decision that must be addressed and approved is enforcement of any requirements pertaining to Waterwise Landscaping in our City Code. This was briefly discussed by the City Council on Sept 7th. Their comments indicated the enforcement will need to be defined (prescribed) in land use code.

Enforcement of the requirement to design, install, and maintain a waterwise landscape has many faces, as demonstrated by many cities and counties in Utah. Grantsville Community and Economic Development has proposed several options after discussing this with City Staff and this Commission. They are as follows:

Program Management

- Detailed Waterwise models and guidelines will be provided to all Developers and Builders upon application for a Waterwise Landscape Fee Reduction.
- ~~Developers and Builders will be required to attend a mandatory orientation of our Waterwise Landscape Fee Reduction Program to start the process through the Community and Economic Development Staff.~~
- At this time, only the front yard of townhomes and single-family residences will be required to qualify for a fee reduction. Commercial and Multi Use Developments will

Commented [SM1]: We do not currently have this program.

be allowed (or required) to complete the entire open landscape of their property with a waterwise design.
- Developers and or Builders will submit a Landscape Plan to the Planning and Zoning Administrator for approval prior to installing the landscape.

Enforcement Options

1. Natural Consequences to Homeowners (if they choose to not maintain or continue the Waterwise Landscape)
   - Undesirable appearance (if not taken care of)
   - Additional cost of retrofitting back to lawn after move-in
   - More effort and more water (with a tiered fee schedule) use to maintain lawn/other landscape
   - HOA may be involved in ensuring the Waterwise Landscape is maintained

2. City Enforcement

   - Site visit and sign-off by City Inspector ~~P&Z~~ ~~Staff~~ will complete the landscape audit before a release of the Certificate of Occupancy
   - Waterwise Landscape Agreement in the Deed and or Development Agreement
   - Consider requiring a signed agreement from the new homeowners certifying that they will continue to maintain a Waterwise Landscape for a specified amount of time.

Commented [SM2]: Or building official

Second: Councilmember Hutchins seconded the motion.

Vote: The vote was as follows: Councilmember Bevan “Aye”, Councilmember Allen “Aye”, and Councilmember Jenkins “Aye”, Councilmember Hutchins “Aye”,
Councilmember Rowberry “Aye”. The motion carried.

3. Consideration of Ordinance 2022-23 approving proposed rezone of 11 acres of property located at approximately 4860 West Highway 112 to go from an A-10 designation to an RR-1 Designation
Josh and Karli Cook were present for this item. Mr. Cook advised they are just looking to purchase an acre of land from their uncle to build a home.
Motion: Councilmember Allen made a motion to approve Ordinance 2022-23 approving proposed rezone of 11 acres of property located at approximately 4860 West Highway 112 to go from an A-10 designation to an RR-1 Designation

Second: Councilmember Jenkins seconded the motion.

Vote: The vote was as follows: Councilmember Bevan “Aye”, Councilmember Allen “Aye”, and Councilmember Jenkins “Aye”, Councilmember Hutchins “Aye”,
Councilmember Rowberry “Aye”. The motion carried.

4. Consideration of Ordinance 2022-24 to amend water dedication and conservation requirements
Robert Rousselle was present for this item. Mr. Coombs advised this is to adopt the water requirement tables completed by the water usage study. Mr. Coombs advised there is a change he suggests in “Section C” by changing the use of “culinary water” to “drinking water”. Councilmember Jenkins asked if the xeriscaping provisions will be added to the code. Mr. Coombs advised there were a few developments that proposed xeriscape as part of their development and the City allowed them to lower the amount of water brought in by the developer; however, there is nothing currently in the City.
Councilmember Jenkins asked if there was a way to enforce the xeriscape to be installed by the developer. Attorney Coombs advised that requirement would need to come through the Planning Commission. Councilmember Hutchins asked about the irrigation company allotment and if the outdoor amount should be adjusted. Mr. Rousselle explained they worked closely with Boodee at the Irrigation Company to determine a good average to put in the amount, but the amount can be reduced. The Council agreed it should be reduced. Councilmember Hutchins asked about the multi-family amounts differing. Mr. Rousselle advised the information in the report is based of actual metered data. Mayor Critchlow asked if the irrigation allotment can be adjusted. Councilmember Hutchins asked how to define xeriscape. Mr. Rousselle advised that xeriscape is little to no irrigation or using drought tolerant plants. Mr. Coombs advised the Planning Commission needs to recommend a definition of xeriscape. Councilmember Hutchins wanted the definition added to the code prior to passing this plan. Zoning Administrator, Cavett Eaton, explained it can be defined by the percent of coverage and reduction of water by a certain percent and acknowledged enforcing it would be more difficult.
Councilmember Hutchins asked if the plat would have the xeriscape requirements. Attorney Coombs advised it is on the plat and the developer is responsible for installing it.
Motion: Councilmember Hutchins made a motion to table Ordinance 2022-24 to amend water dedication and conservation requirements
Second: Councilmember Rowberry seconded the motion.

Vote: The vote was as follows: Councilmember Bevan “Aye”, Councilmember Allen “Aye”, and Councilmember Jenkins “Aye”, Councilmember Hutchins “Aye”,
Councilmember Rowberry “Aye”. The motion carried.

5. Consideration to recommend approval of the waiver request for the street improvement requirements for Baker’s Almost Acre Single Lot Development located at approximately 100 South Liberty Landing, Grantsville, Utah

AGENDA ITEM #2

Consideration of the appeal for the denial 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	Owner Name:	Stephen Richardson
Address:	148 S West St	Address:	
City, State, Zip:	Grantsville	City, State, Zip:	
Phone:	[redacted]	Phone:	[redacted]
Email:		Email:	
Own Property:	Yes		

Location Information

Permit Type:	Conditional Use Permit – Commercial	Development:	Richardson's Tires
		# of Acres:	.44
Site Address:	148 S. West St.	Current Zoning:	RM-7
Site Parcel:	10-052-0-0003		

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	10/29/2024
Name	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: 1/2/2025
Public Hearing Date: 12/05/2024
Current Zone: RM-7
Acres: 0.44

Planning Staff Explanation and Recommendation: Consideration of the appeal for the denial 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

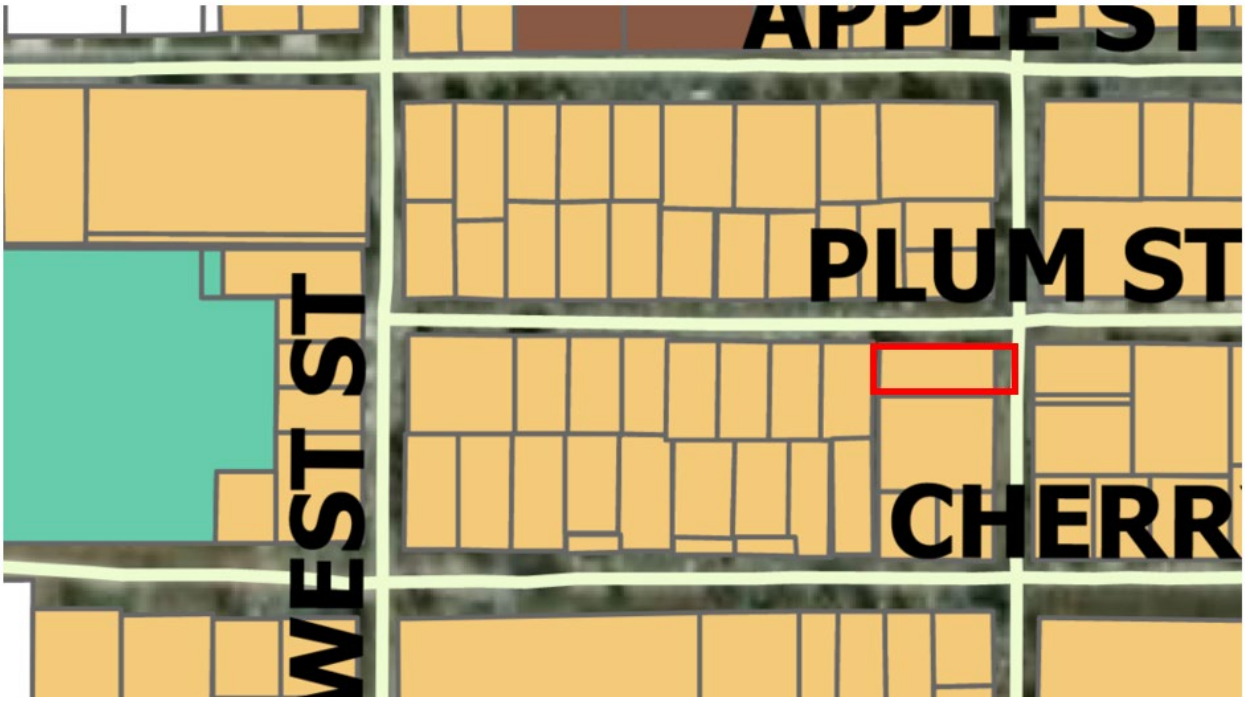
This use is not allowed in this zone, but similar uses have been approved in the RM-7 and R-1-21 zoning. Staff does not see an issue with this use as long as customers are by appointment only to reduce parking issues and the storage of new tires are kept to a minimum and used tires are disposed of on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





Overflow
Parking
Shop Area
Customer Parking
Area
S West St
S West St
S West St
S West St

240'FT WIDE
Shop Access
13'FT
75'FT LONG
60' FT LONG
50FT LONG
26' FT WIDE
75'FEET LONG
75' FT WIDE
28' FT WIDE
S West St
S West St
S West St
S West St

240'FT WIDE
Shop Access
13'FT
75'FT LONG
60' FT LONG
50FT LONG
26' FT WIDE
75'FEET LONG
75' FT WIDE
28' FT WIDE
S West St
S West St
S West St
S West St

Overflow
Parking
Shop Area
Customer Parking
Area
S West St
S West St
S West St
S West St


VAUGHN R ERIC JT
01-111-0-0011
R027075
0.07Acres
RICHARDSON STEPHEN A
10-052-0-0003
R014090
0.44 Acres
148 S WEST ST
LEACH DONALD
19-076-0-0101
R091254
0.252Acres
152 S WEST ST
FUAMATU NORA
19-076-0-0102
R091255
0.252Acres
162 S WEST ST
HILDEBRAND JOHN
01-100-0-0017
R01363
0.32Acres
147 S WEST ST
ROGER KENNETH GREEN JT
01-100-0-0035
R012871
0.23Acres
390 W PLUM ST
CHARLOTTE A GOURLEY JT
01-100-0-0014
R003862
0.33Acres
382 W PLUM ST
FLOYD J BUTLER JT
MANSANAREZ STEPHEN JT
01-100-0-0034
R020305
0.68Acres
WILLIAMSON JT
100-0-0030
R000623
W PLUM ST



AGENDA ITEM #3

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

Grantsville City Planning Commission
Public Hearing Notice Information Handout

Application Type: Rezone

Name: Shelby's Rezone

Permit Number: 2024110

Approximate Location: 799 N. 600 W.

Date of Public Hearing: January 2, 2025

Verbiage on Mailed Notice: Proposed Rezone from zoning designation A-10 to zoning designation RR-1, located at approximately 799 N. 600 W.

Scan the QR on the sign to see the application and plans for this subdivision.

1. Open the camera on your smartphone, hover over the QR code, and click on the text/ URL that pops up.
2. This will take you to the Development Applications page on the Grantsville City website.
3. Development Applications accepted by Grantsville City are listed with hyperlinks at the top in alphabetical order, or further down the page by application type (Preliminary Subdivisions, Final Subdivisions, PUDs, Rezones, and Plat Amendments). Identify the name on the application and the permit number (listed at the top of this handout) then scroll down until you find the correct application.
4. The name, permit number (in parentheses), approximate location, application, plans, and associated dates are listed for each application. Click on the hyperlinks to view the application and plans.

Please contact the Community and Economic Development Department by emailing jbassett@grantsvilleut.gov with any questions or concerns.

Grantsville City Planning Commission

January 2, 2025
Public Hearing

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

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 **January 2, 2025 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 rezone from zoning designation A-10 to zoning designation RR-1, located at approximately 799 N. 600 W.** and make a recommendation to the City Council.

You can view a copy of the agenda and packet online by 5:00pm on December 27, 2024 at the link below:
https://cms9.revize.com/revize/grantsvilleut/departments/community___economic_development/current_public_notices.php

Or by emailing pzcommission@grantsvilleut.gov. All comments and concerns need to be sent in writing through email or mail and received no later than 12:00pm on January 2, 2025.

Dated this 23rd day of December, 2024

BY ORDER OF THE GRANTSVILLE PLANNING COMMISSION

Shelby Moore
Zoning Administrator

Scan the QR code above or use the link below to join the Zoom meeting.
https://us02web.zoom.us/j/85344645203
Meeting ID: 853 4464 5203

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

Permit # 2024110

Staff Report Summary for
The Rezone of 799 N. 600 W.

Parcel ID: 01-062-0-0085
Property Address: 799 N. 600 W.
Applicant Name: Shelby Moore
Request: Rezone from A-10 to RR-1
Prepared By: Jaina Bassett

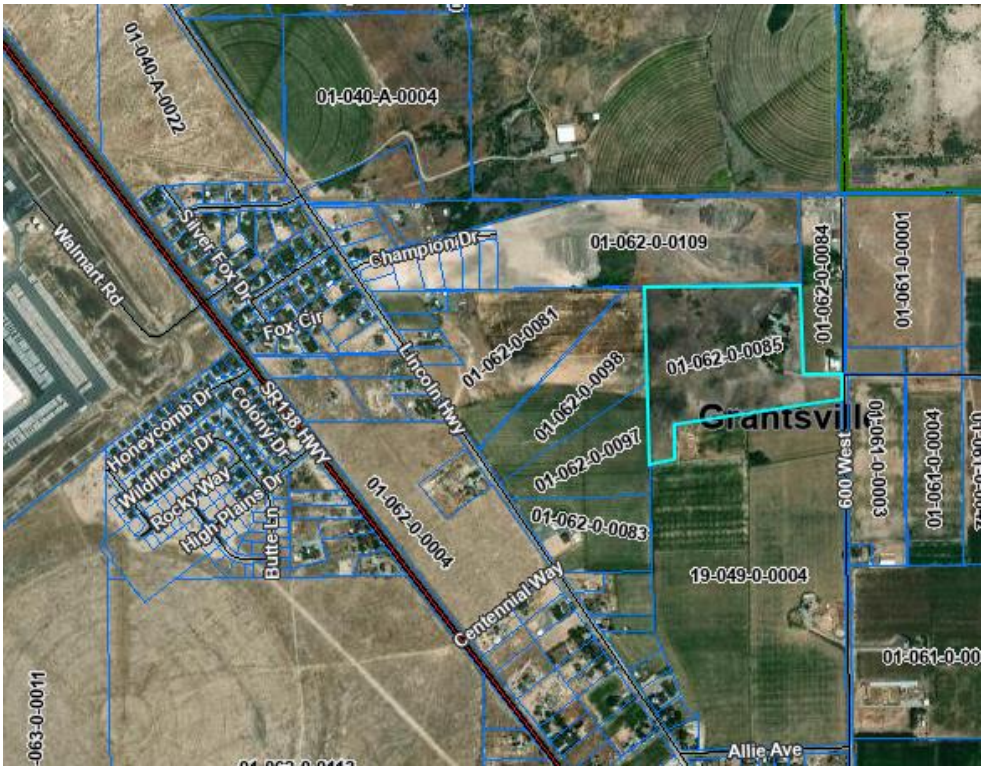
Meeting Date: 1/2/2025
Public Hearing Date: 1/2/2025 (RR-1), 11/7/2024 (to MU)
Current Zone: A-10
Future Land Use Zone: RR-1
Proposed Zone: RR-1

Planning Staff Explanation and Recommendation: Discussion of the proposed rezone from A-10 to RR-1, for the property at 799 N. 600 W.

Staff recommends approval of this Rezone. This recommendation is based upon the fact that the proposed zoning matches that of the Future Land Use Map and General Plan.

The applicant has discussed her property with the Planning Commission a few times prior, and implemented the feedback of the Commissioners and the Public in this new proposal. The original proposal was to rezone to the MU zone, then was changed to R-1-21 after receiving negative feedback, and is now RR-1 as requested by the Planning Commission.

VICINITY MAP



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 Setback .....165 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 Yard .....40 feet.

Rear Yard .....60 feet

Side Yard .....20 feet

Rear Yard for Accessory Buildings .....7.5 feet

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

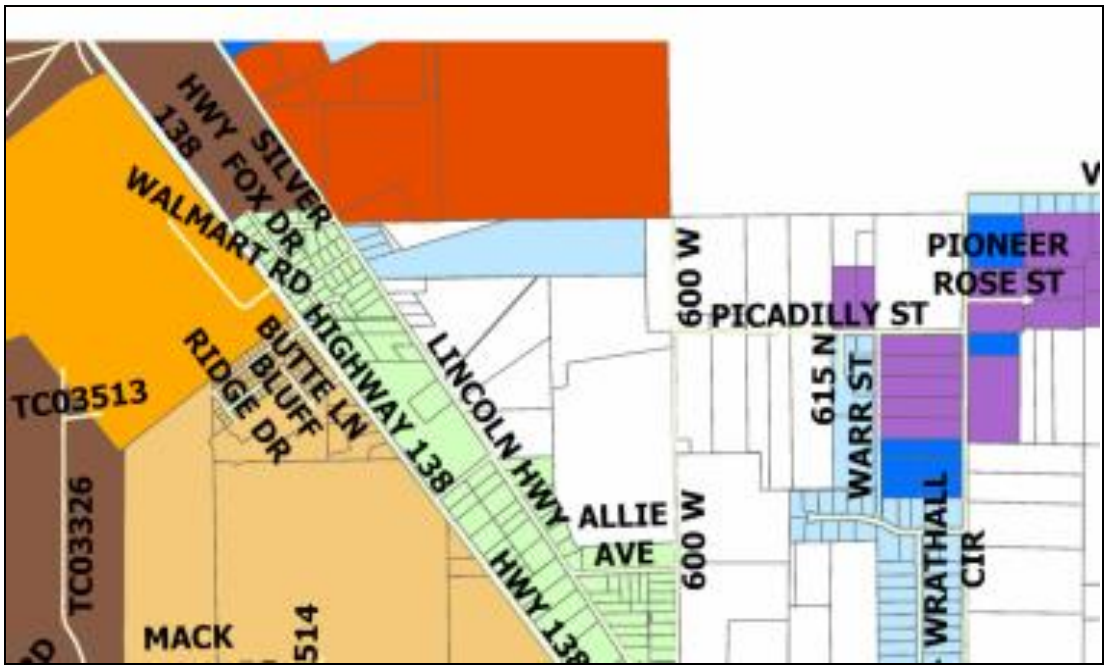
(5) Maximum Building Height .....45 feet

(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 on the Future Land Use Map.

Proposed Zoning: This proposal is to rezone to RR-1, which matches the zoning of the property on the Future Land Use Map. It also matches the zoning of the surrounding properties on the Future Land Use Map. This proposal is aligned with the General Plan of Grantsville City, and therefore would be a good fit for the area.

14.5 RR-1 Development Restrictions

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

(1) Minimum Lot size .....1 acre

(2) Minimum Width at Front and Rear Setback .....125 feet

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

(4) Minimum yard Setbacks Requirements

Front Yard .....40 feet

Rear Yard for Main Structures .....30 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 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 Fire hydrants Street monuments



Mixed–Use Density
(A mixture of commercial/retail and residential uses, allowing up to 10 units per acre where surrounding uses are compatible. Heights are limited to two stories or a maximum of 35' above grade at street. Three stories above grade at street and/or 15 units per acre may be approved with special considerations of landscaping, buffering and architectural design that fit the scale of the surrounding properties in the zone.)

High Single Family Density Residential
(Residential uses, allowing a maximum of 6 dwelling units per acre)

Medium Density Residential
(Residential uses, allowing a maximum of 3 dwelling units per acre)

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

Rural Residential – 1
(Residential use with applicable rural land uses, allowing 1 dwelling unit per one to ten acres)

NEIGHBORHOOD RESPONSE

Several responses were received for the first public hearing when the proposal was to rezone to MU. They were all in opposition of the proposal. The applicant stated that she heard these responses and those of the Commissioners, and presented the current proposal to accommodate the responses.

Public notice letters for the public hearing on January 2, 2025 for this rezone (to RR-1), were sent December 23, 2024. No comments were received at the time this staff report was created. However, any public comments received after the creation of the report will be emailed to the Planning Commission and included in the meeting minutes.

AGENDA ITEM #4

Discussion of the proposed PUD for the Brentwood subdivision, located at approximately 810 E. Main St., including consideration of the concept plan and variance table.

Grantsville City Planning Commission

November 7, 2024
Public Hearing

Proposed PUD for the Brentwood subdivision, located at approximately 810 E. Main St., including consideration of the concept plan and variance table.

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 PUD for the Brentwood subdivision, located at approximately 47 S. Main St., including consideration of the concept plan and variance table** 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

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

Permit # 2024090

Staff Report Summary for Brentwood Planned Unit Development

Parcel ID(s):
Property Address: 810 E. Main St.
Applicant Name: Nathan Shipp
Request: Discussion of PUD Application
Prepared By: Shelby Moore

Meeting Date: 12/19/2024
Public Hearing Date: 11/7/24
Current Zone: RM-15
Proposed Density: 146
Acreage: 13.17

Planning Staff Explanation and Recommendation: Consideration of the Brentwood Planned Unit Development Application.

Staff recommends the approval of the Brentwood PUD Subdivision located off SR-138 and SR-112 behind the Maverick gas station.

Planning Commission, it's crucial to understand that your consideration today is not based on the feasibility of placing Brentwood Subdivision on this property, but rather the conditions under which it should be placed. The present zoning regulations allow for this usage, provided the circumstances are suitable, and the conditions are reasonable.

I would like to highlight that the rezone for Brentwood LLC on January 11th, 2007, was a strategic decision to accommodate the placement of the Maverick gas station on the front parcel and incorporate high-density residential units at the rear of the property. The current application for a Conditional Use Permit aligns with the zoning requirements and is integral to the successful development of the Brentwood PUD Subdivision.

Moreover, the staff has actively engaged with the Utah Department of Transportation (UDOT) to secure full right-of-way access for the subdivision. The collaboration with UDOT demonstrates the applicant's commitment to addressing transportation considerations and ensuring seamless access to the development.

The nature of this project necessitates reasonable conditions, and I am confident that with the proposed measures, the development will greatly benefit the community and align with the city's planning objectives.

PUD Standards for Determination 12-14-2:

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

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

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

Exceptions Requested:

The applicant has provided a table of deviations to the ordinances (see attached) and noted some of the same deviations on the PUD Application Worksheet.
It is recognized that the specific exceptions requested are not referencing specific ordinances. Many of these items may be addressed in multiple ordinances and by considering the specific request without reference to a specific ordinance, it will apply to any ordinance that inadvertently did not get referenced. This will lessen the conflicts as each of these exceptions is specific to the item requested, not the remainder of the language in the ordinance.
Please review the table and discuss which exceptions on the applicant's table are acceptable, and which are not.

Buffer:

GLUDMC Chapter 9 discusses Landscaping and buffers between disparate uses. GLUDMC Section 4.17 discusses the need for fencing. While this application was submitted before the current Amendments to Chapter 12 were approved the Applicant has been willing to utilize the concept of buffering by transitioning to smaller lots and other types of residential uses through locating similar or slightly smaller single-family lots along the existing Anderson Ranch Subdivision. They were also willing to create a landscape buffer between the townhouses and the Anderson Ranch Subdivision in earlier versions of the concept. The current concept shows commercial located on SR-112 adjacent to neighbors to the west in Anderson Ranches. This will also require a landscaped buffer, fencing and controls on lights and types of uses to mitigate the potential negative effects on the neighboring residents.

Parking:

Per GLUDMC Chapter 12.2 1 notes that the Planning Commission does not have authority to waive public health and safety issues such as the quantity of parking required by the code.

Parking is considered a public health and safety issue because inadequate parking availability typically leads to vehicles parking in restricted areas such as in front of fire hydrants, driveways, sticking out in the street blocking sidewalks and impeding traffic and other restricted areas which impedes the ability for emergency ingress and egress. Therefore, it will be important that the proposed development comply with the necessary parking requirements found in GLUDMC Chapter 6 offstreet parking and loading and GLUDMC Section 4.34 Multi-Unit Residential Development.

Site Triangle:

The site triangle is another public health and safety issue that Planning Commission is not allowed to waive. GLUDMC 4.16 regulates this requirement. At intersections the site triangle must be 30 feet along the inside of the sidewalk running both directions. A driveway may not encroach in the site triangle. Public Utility and Access Easements: Provision of utilities and services public services requires easements on lots. The easement requirements are described in GLUDMC Section 21.6.8 As there is not a great deal of detail and specificity at this point it is assumed that the proposed project will comply with dimensions found in the code for the required easements. This again is considered a public health and safety issue that Planning Commission is not allowed to waive.

CONDITIONS & CONCLUSIONS

As part of our ongoing assessment of the Brentwood Subdivision Planned Unit Development (PUD), I have conducted a thorough analysis to address several key aspects related to the project. With a total area spanning 13 acres, the development has generated both excitement and concerns within the community.

Key features and amenities included in the Brentwood Subdivision PUD have been carefully designed to enhance the quality of life for its future residents. The project incorporates a mix of, residential units and green spaces to promote a sense of community and well-being. In addition, Maverick was established in the front parcel in 2007.

One of the primary concerns raised by City staff is the lack of a secondary access point to the development. This issue poses potential risks in terms of emergency response times and traffic congestion, and thus warrants further attention and solutions to ensure the safety and convenience of future residents.

In conclusion, the project is anticipated to create job opportunities and support local businesses through the construction phase. By addressing key concerns such as the lack of a secondary

access point and incorporating green spaces, the project is poised to enhance the quality of life for its future residents while supporting local economic activity.

Conditions:

1. The applicant will need to obtain an easement from the adjoining property for the remaining half width of the Collectors road.

*** 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.

Effective 5/5/2021

10-9a-507 Conditional uses.

(1)

(a) A municipality may adopt a land use ordinance that includes conditional uses and provisions for conditional uses that require compliance with objective standards set forth in an applicable ordinance.

(b) A municipality may not impose a requirement or standard on a conditional use that conflicts with a provision of this chapter or other state or federal law.

(2)

(a)

(i) A land use authority shall approve a conditional use if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with applicable standards.

(ii) The requirement described in Subsection (2)(a)(i) to reasonably mitigate anticipated detrimental effects of the proposed conditional use does not require elimination of the detrimental effects.

(b) If a land use authority proposes reasonable conditions on a proposed conditional use, the land use authority shall ensure that the conditions are stated on the record and reasonably relate to mitigating the anticipated detrimental effects of the proposed use.

(c) If the reasonably anticipated detrimental effects of a proposed conditional use cannot be substantially mitigated by the proposal or the imposition of reasonable conditions to achieve compliance with applicable standards, the land use authority may deny the conditional use.

(3) A land use authority's decision to approve or deny conditional use is an administrative land use decision.

(4) A legislative body shall classify any use that a land use regulation allows in a zoning district as either a permitted or conditional use under this chapter.

Amended by Chapter 385, 2021 General Session

2007-01-11

MINUTES OF THE GRANTSVILLE CITY PLANNING COMMISSION HELD 01/11/07.

The meeting was held in the Grantsville City Council Chambers at 429 E. Main Street in Grantsville, Utah. Present were Commission Chairman Gary Fawson, Commission Members Gary Pinkham, Angela Grant, Garry Bolinder, and Jeff Diderickson, Council Member Todd Castagno, Attorney Ron Elton, Engineer Craig Neeley, and Zoning Administrator Shauna Kertamus. Absent was Planner Nicole Cline. Also present were Doug Snow, Shelley Snow, Justin Ealey, Max Cook, Jard Rudd, Riley Ernst, Mark Ernst, John Paul, Mike Moulten, Jennifer Piirairen, Tony Gonzales, Andy Lewis, Jason Larsen, Jill Thomas, Shaunie Warr, Travis Warr, Kendra Taggart, Stephen Hansen, Paul Diderickson, Lance Taggart, Jared Piirairen, Jodie Barney, Julie Black, Sydney Barney, Becky Barney, Wayne Morris, Kent Liddiard, Darlene Wimmer, Scott Davis, Lisa Ekins, Kirk Ekins, Scot Bridges, Ora Bridges, Lee Nirl, Harold Nirl, Ellen Yates, Ed Webb, Amy Millward, Bill Henderson, Joyce Noeltner, Travis Taylor, Dade Rose, Doug Gibson, Joan Johnson, Edward Watson, John Bell, Brandon Bell, Kary Yates, Welles Cannon, Matt Swenson, Jeff Doughtery, Elliot Lawrence, Bert Lawrence, Lois Lawrence, Joe Cange, Veronica Montgomery, Michael Anderson., and Carol Haddock.

7:00 P.M. PUBLIC HEARINGS:

a. Proposed Cherry Grove Phase 3 Preliminary plat for 19 lots on 8.30 acres of land at approximately 100 South Cherry Blossom Lane (630 West) for Brandon & John Bell: The public hearing was opened at 7:02 p.m. by Chairman Gary Fawson. Gary gave some background on to the public and called for comments.

ED WATSON: Ed stated he has property that is contiguous with this property of Cherry Grove. He said the Cherry Grove people had promised to meet with him regarding their boundary line and they had not done it. I'm also wondering where the water is going to come from. I don't thin they can hook to that line that goes over to Little Reno, stated Ed. Craig Neeley said there would be capacity in that line. How about the fifty-seven (57) lots, asked Ed? They are not part of this phase that we are talking about here, that is a separate issue, stated Kary Yates. I just would like to know if they can hook up too, said Ed.

With no further comment, Chairman Fawson closed the public hearing at 7:08 p.m.

b. Proposed Cherry Grove Phase 4 preliminary plat for 19 lots on 9.35 acres of land at approximately 175 South Cherry Blossom Lane (630 West) for Brandon and John Bell: Chairman Fawson opened the public hearing opened at 7:04 p.m. stating this parcel is adjacent to the above parcel in Cherry Grove. With no comments offered, Chairman Fawson closed the public hearing at 7:08 p.m.

c. Proposed concept for Northstar Ranch (supercedes President's Park) for Travis Taylor, acting as agent for others, for 699 lots on 418 acres: Chairman Fawson opened the public hearing opened at 7:09 p.m. Gary called for comments from the public, with no comments offered, Chairman Fawson closed the public hearing at 7:09 p.m.

d. Proposed concept for Mountain View Manor subdivision for 33 lots on 25 acres for Wild West Ventures at approximately 685 E. Durfee Street: Chairman Gary Fawson opened the public hearing at 7:09 p.m. and asked for comments. With no comments offered, Chairman Fawson closed the public hearing at 7:10 p.m.

e. Proposed rezoning for Brentwood LLC on 13.91 acres of land they own at 827 E. Main Street (Kay Snapp property) to go from a split zone of A-10 & RM-7 to split zone of RM-15 & CS: Chairman Fawson opened the public hearing at 7:10 p.m. Gary explained the area of this application

match that, also. There is no provision for storm detention here, said Craig. Ranch Road is developing a swale system for their retention and that impacted their number of lots. The number of lots here is not going to be reflective of the number of lots you will get on a preliminary plat, he said. Worthington Street has a detention pond down on the north end of Castlewood Cove, which was intended for this entire area, stated Jeff Doughtery. That pond should hold our runoff too. I don't know, said Craig, based on storm water figures and transportation needs, you may not end up with the number of lots you're showing here. We would like to get a favorable approval and then let us work it out later, said Jeff Doughtery. **Garry Bolinder moved to approve Mountain View Manor subdivision for Wild West Ventures with all the items mentioned in Craig Neeley's comments corrected to Craig's satisfaction, the stubbing of Cherry Street to the east and west, and sufficient information to determine whether the Castlewood Cove detention pond is adequate to take all runoff from Mountain View Manor also. Gary Pinkham seconded the motion. All voted in favor and the motion carried.**

9. CONSIDERATION OF REZONING FOR BRENTWOOD LLC ON 13.91 ACRES OF LAND AT 827 E. MAIN STREET TO GO FROM AN A-10 & RM-7 ZONE TO AN RM-15 & CS ZONE: Brent Thatcher presented this item. Basically we are following the land use plan for this rezone by proposing commercial on the front parcel and then go for higher density residential in the back. We are just in the beginning stages of a long process. I know there has been talk of putting a road through to Burmester. UDOT is planning on putting a light in at the intersection right there. We are working with the Maverick company on something for the commercial area. Our intention is to do a good project, not to put in something that is a blight to the area. We will do something that is attractive. **Gary Pinkham moved to recommend approval of this rezone from A-10 and RM-7 to CS and RM-15 to the City Council. Jeff Didericksen seconded the motion. Gary Pinkham, Gary Fawson and Jeff Didericksen all voted in favor, Angel Grant abstained, and Garry Bolinder was opposed. The motion carried.**

10. CONSIDERATION OF ORCHARD PARK CONDO PROJECT FOR GRANTSVILLE FAMILY ASSOCIATES FOR 65 UNITS ON 7.106 ACRES AT 250 E. COUNTRY HAVEN LANE: Dade Rose spoke for this project. "In the remarks from the staff planning director she said the design we have is conservative by right, which would allow one hundred five (105) units on this total area," stated Mr. Rose. The street may be a little more serpentine, but it is compliant with the underlying zoning. It is in compliance with the General Plan of the City, he said. Staff recommendation is that this is approved. I appreciate the approval of your staff. It is recognition of the quality project we are trying to do. We have tried and tried and the first shot wasn't right, but now having gone through this already, we believe we have conformed to the vision for this neighborhood. I would like to introduce Doug Gibson who has worked extensively on this project. I am the architect on this project. I have met with the engineer, with Shauna, and your public works. We are proposing three (3) or four (4) different building types, stated Doug. There will also be a community building. The placement of the units on the site is based on a previously approved condo plat and we have matched that as closely as possible. The market analysis can support two (2) and three (3) bedroom units. Part of the delay of getting this package put together was logistics of the matrix, getting it together and working with the fire department and the planning group. The roadway had radi for trucks turning and includes sidewalks. We reviewed the original construction documents for the first eight (8) units and used the same massing, materials and look. The intent is a more updated design and the good feel of Phase One. We are trying to get the same look and feel. The massing of the structures reflects a residential look. The design is basically worked around what is there currently. Another item of the design is to accommodate two (2) areas of water detention. We are actually accepting water from Phase One. We will develop these with landscaping in the open areas, not like a park but more open to bring it together. The perc rate is accurate as proposed. We will grass it for soccer as a common area amenity. Gary Fawson stated they should put in blue grass as opposed to tall fescue, which is not the best grass. We will change that, stated Doug. Behind the type D building is a play area and barbeque. Angela asked about the types of buildings. Doug stated they reflect one, two and three bedroom units. Gary Fawson said he is a strong believer in individual property rights and thinks this should be okay. As to the two (2) car garage concern, we tried to fit that plan in there, but we couldn't. They will be single car but have a double drive way out front,

12. REPORT FROM COUNCIL LIAISON MEMBER TODD CASTAGNO: Cherry Grove is trying to work out the City wanting Apple Street going through their park. That was required when the apartments were approved. We definitely want that to go through. That is the hold up with the park because it cuts it in half. We are looking into the water issue a little further for Cherry Grove, stated Todd.

Jeff asked Todd about the status of the city park on Clark Street? I would direct that question to the Mayor, said Todd. There is $30,000 of money the City can request and I have asked Wendy Palmer to request that money to go to the park, said Ron Elton. $50,000 to $60,000 has been allocated, the bids came back and they didn't accept any of the bids on the park fence. We need parks, stated both Jeff and Angela.

13. APPROVAL OF MINUTES OF THE LAST BUSINESS MEETING: Garry Bolinder requested the amount of $250,000 stated in the Layn Deros subdivision section be changed to $25,000. Gary Fawson request the name of Adam hardy be put in place of Josh Henwood in the Ravage CUP request, as Josh wasn't actually there. Garry asked that the sentence in the Jeremy Leavitt subdivision item regarding the sewer line clearly state they should be run out of the front of the house. Gary Pinkham moved to approve the minutes of December 14, 2006 with the above mentioned changes. Angela Grant seconded the motion. All voted in favor and the motion carried.

14. OPEN DISCUSSION: No open discussion held.

15. ADJOURN: Gary Pinkham moved to adjourn the meeting at 10:40 p.m. Angela Grant seconded the motion. All voted in favor and the meeting stood adjourned.

Shauna Kertamus
Zoning Administrator

(167) LOT. A parcel or unit of land abutting a public street or approved private street, described by metes and bounds and held or intended to be held in separate lease or ownership, or a parcel or unit of land shown as a lot or parcel on a subdivision plat map, planned unit development plat map, or condominium lot map, provided it is created pursuant to this Code.

(235) PLANNED UNIT DEVELOPMENT (PUD). An integrated design for development of residential, commercial or industrial uses, or limited combination of such uses, in which the density and location regulations of the district in which the development is situated may be varied or waived to allow flexibility and initiative in site and building design and location, in accordance with an approved plan and imposed requirements. Planned unit development regulations may govern the subdivision of land if it is proposed by the development to sell individual lots in the planned unit development. Thus planned unit development regulations can be subdivision regulations which may be chosen by the developer as an alternative to specifically designated subdivision regulations of this Code, to become effective only through the planned unit development approval process.

12.1 Purpose
(1) A planned unit development is a distinct category of conditional use. As such, it is intended to encourage the efficient use of land and resources, promote greater efficiency in public and utility services, preservation of open space, efficient use of alternative transportation and encouraging innovation in the planning and building of all types of development. Through the flexibility of the planned unit development technique, the City and developer will seek to achieve the following specific objectives:

(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;

(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 4 dwelling units defined as Lebel 4 and Level 5 subdivisions in Chapter 21 of this code at least 10% of the total parcel acreage shall be improved, fully landscaped, amenity rich, active 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;

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

(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; duck

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

(f) Provide residential housing that conforms with the State moderate income requirements.

MEMORANDUM

ENSIGN
THE STANDARD IN ENGINEERING

Structural Engineering
Municipal Services
Civil Engineering
Land Surveying

Date: October 28, 2024

To: Shelby Moore
Grantsville City
336 W Main Street
Grantsville, UT 84029
Transmitted Via Email: smoore@ensignutah.com

From: Robert Rousselle, PE – Contract City Engineer

RE: **Brentwood Subdivision**
Grantsville, UT 84029

The purpose of this memorandum is to review and provide comments on the PUD Concept Plan, Exceptions Table, Exhibit 1 (Sight Triangle), and Exhibit 2 (Sight Triangle) sent by Shelby Moore on October 23rd, 2024 for the Brentwood Subdivision.

Disclosure: Jacob Clegg with Ensign Engineering completed the PUD Concept Plan, Exceptions Table, and Sight Triangle Exhibits associated with this development.

The following are comments and considerations.

Concept Plan prepared by Ensign Engineering dated October 7, 2024

1. Refer to comments on Sight Triangles Exhibits.

2. Applicant is aware private sewage lift station would be required to tied into the sewer manhole at the intersection of SR-112 and Main Street.

3. City water has not been modeled for this development. However, the water model shows excellent pressure in this area. Development will require looping within the development and potentially two (2) water main connections in SR-138 (Main Street).

    a. Note: The 12-inch water main in Main Street ends approximately 100-feet east of the intersection of SR-112 and Main Street. If a large water main connection is required in Main Street, the 12-inch diameter water main would need be extended east.

4. Private road sections will need to have mountable curbs into driveways. This will be worked out during design when preliminary application(s) are submitted.

5. ADA accessibility will need to be included in design when preliminary application(s) are submitted. ADA parking is acknowledged on the drawings.

6. Is the City okay with the storm water retention basin as a dog park?

a. Note: This will be an HOA owned and maintained basin.

7. “Crash Gate” will need to be reviewed by City Fire Department when preliminary application(s) are submitted.

8. What is the status of negotiations for the realignment of the road within Maverick’s property?

9. Has property, right-of-way, or an easement been purchased through the neighboring property for the 2nd access to SR-112? It appears the proposed ROW is on potentially two adjacent properties.

Exceptions Table prepared by Engineering dated October 7, 2024

1. Refer to comments on Sight Triangles Exhibits.

Sight Triangles Exhibits (Exhibit 1 and Exhibit 2) prepared by Ensign Engineering dated October 7, 2024

1. Legs (b) shown in the Exhibits (Figure 9-17 from AASHTO Green Book) are shown correctly for the intersection sight distance for passenger cars - Case B1, Left Turn from Stop (Table 9-7 AASHTO Green Book) and Case B2, Right Turn from Stop (Table 9-9 AASHTO Green Book) with a design speed of 25 mph.

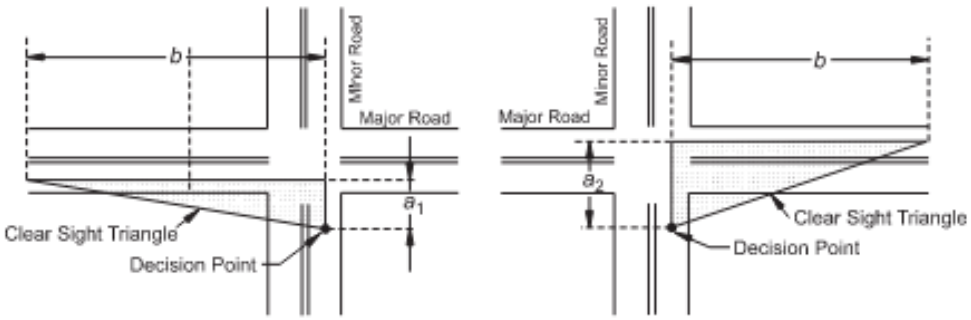
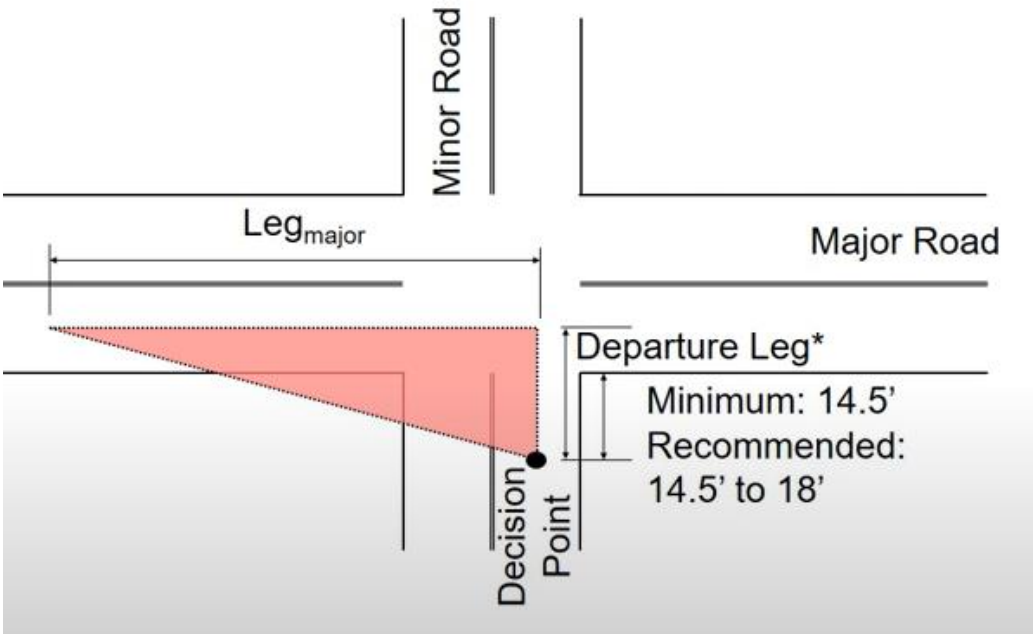


Figure 9-17. Departure Sight Triangles for Intersections

However, the following are incorrect on these exhibits and need to be updated.

a. The front of the vehicle should be behind the stop sign and stop bar. The stop sign and bar locations will need to be confirmed.

b. The departure leg (a_1 or a_2) is shown to begin at the front of the vehicle, but should be where the driver's eye is located. The departure leg (a_1) should include a half lane with plus a minimum of 14.5-feet to 18-feet if space allows from the edge of the travel lane, see below. Driver's eye and object height are both 3.5-feet.



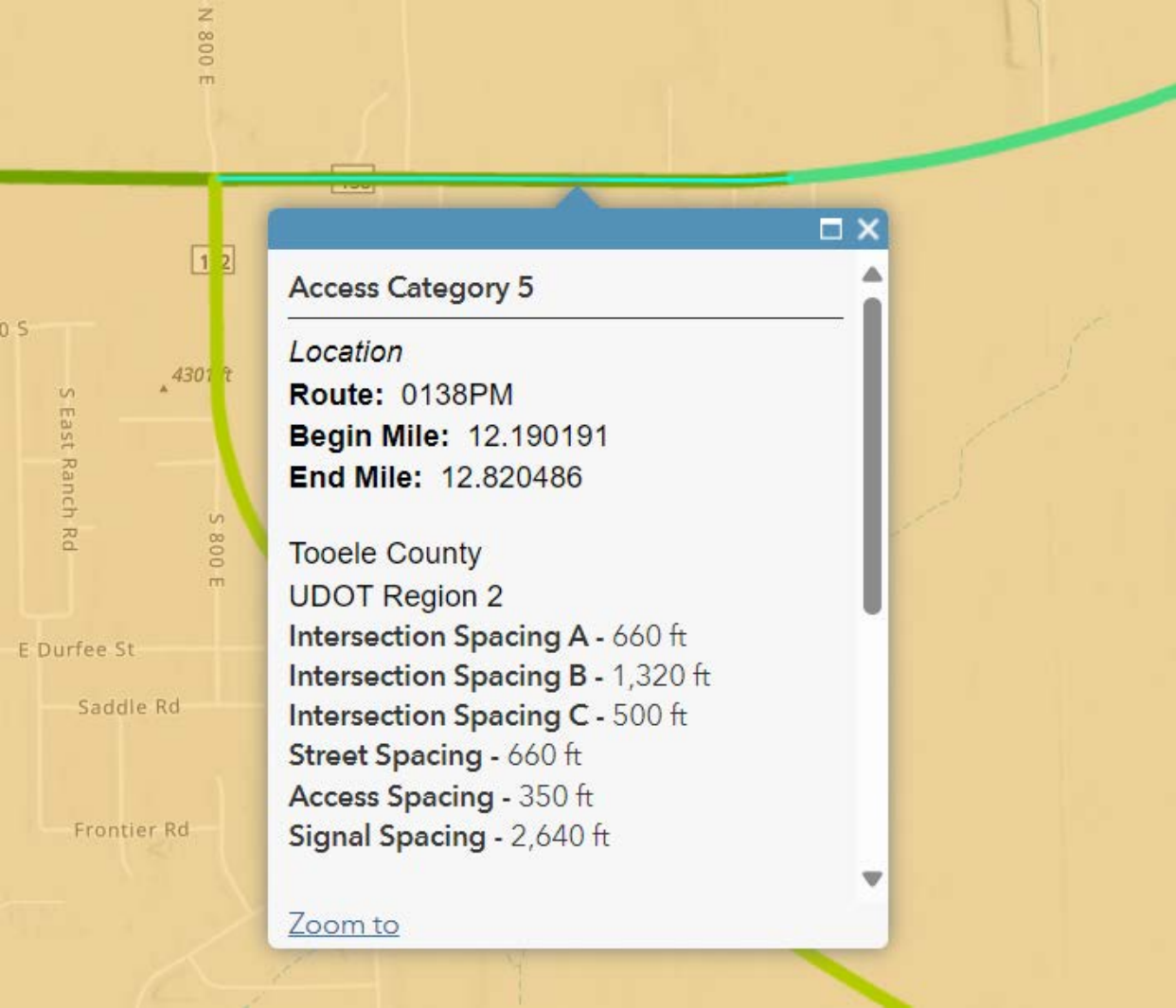
c. The leg of the sight triangle should be to the center of the travel lane, see Figure 9-17 from the AASHTO Green Book.

2. Refer to Grantsville City Land Use Code 4.16 Clear View of Intersecting Streets.

If you have any questions concerning the information noted above, feel free to contact me at any time.

Regards,

Robert J. Rousselle, P.E.
Contract City Engineer


N 800 E
S East Ranch Rd
S 800 E
E Durfee St
Saddle Rd
Frontier Rd
Access Category 5
Location
Route: 0138PM
Begin Mile: 12.190191
End Mile: 12.820486
Tooele County
UDOT Region 2
Intersection Spacing A - 660 ft
Intersection Spacing B - 1,320 ft
Intersection Spacing C - 500 ft
Street Spacing - 660 ft
Access Spacing - 350 ft
Signal Spacing - 2,640 ft
Zoom to

Brentwood Estates PUD - Grantsville, UT

Development Standards

Proposed Residential Uses	**Brentwood Townhomes (Type 1) (Rear Load Garage)**		**Brentwood Townhomes (Type 2) (Front Load Garage)**		**Brentwood Townhomes (Type 1) (Rear Load Garage)**		**Brentwood Townhomes (Type 2) (Front Load Garage)**	
Most Similar GLUDMC Requirement*	**Section 4.34 Multi-Unit Residential Development**		**Section 4.34 Multi-Unit Residential Development**		**RM-15**		**RM-15**	
Description	Code Requirement	Proposed Exceptions	Code Requirement	Proposed Exceptions	Code Requirement	Proposed Exceptions	Code Requirement	Proposed Exceptions
Minimum Lot Size	2,400 SF.	1660 SF	2,400 SF.	1842 SF	8,000 SF.	1660 SF	8,000 SF.	1842 SF
Minimum Size Corner Lots					10,000 SF.		10,000 SF.	
Additional Area for Each Additional Dwelling Unit on Lot					8,000 SF. of the lot area		4,000 SF. Of the lot area	
Minimum Dwelling Unit Footprint	1,000 SF Main Floor Incl. Garage	960 SF Main - Two Floors of Living Space (20'x48')	1,000 SF Main Floor Incl. Garage	1000 SF Main - Two Floors of Living Space (22'x48')				
Minimum Lot Frontage	30 Feet	20 Feet	30 Feet	22 Feet	60 Feet	20 Feet	60 Feet	22 Feet
Minimum Yard Setbacks								
Front Yard	25 Feet	22 Feet	25 Feet	22 Feet	25 Feet	22 Feet	25 Feet	22 Feet
Rear Yard								
Main Building	20 Feet	15 Feet	20 Feet		20 Feet	15 Feet	20 Feet	
Accessory Building	N/A		N/A		N/A		N/A	
Side Yard								
Main Building	7.5 Feet		7.5 Feet		7.5 Feet		7.5 Feet	
Accessory Building	N/A		N/A		N/A		N/A	
Multi-Unit Building Spacing	30 Feet	20 Feet	30 Feet	20 Feet	30 Feet	20 Feet	30 Feet	20 Feet
Corner Side Yard	25 feet on each side fronting a street	15 Feet For One Side of Street, (If Sight Triangles Allow)	25 feet on each side fronting a street	15 Feet For One Side of Street, (If Sight Triangles Allow)	25 feet on each side fronting a street	15 Feet For One Side of Street, (If Sight Triangles Allow)	25 feet on each side fronting a street	15 Feet For One Side of Street, (If Sight Triangles Allow)
Maximum Building Height	35 Feet		35 Feet		35 Feet		35 Feet	
Landscape buffering	50 Feet	20 Feet	50 Feet	20 Feet	50 Feet	20 Feet	50 Feet	20 Feet

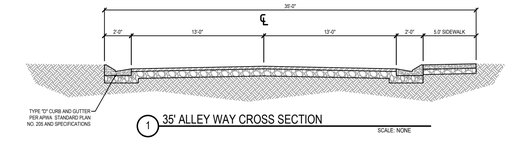
* The approval has been made based on a concept drawing which determines where each type of use will be applied .

** Unlisted items shall revert back to RM-15

***Side yard setback is for private road. Next to public ROW 25' side setback shall apply.

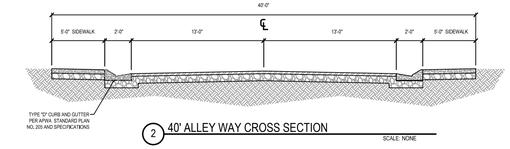
811 Know what's below. Call before you dig.

CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.



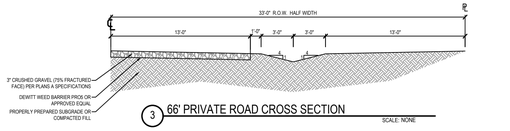
1 35' ALLEY WAY CROSS SECTION

SCALE: NONE



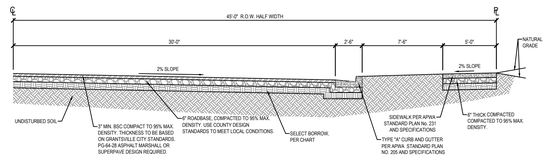
2 40' ALLEY WAY CROSS SECTION

SCALE: NONE



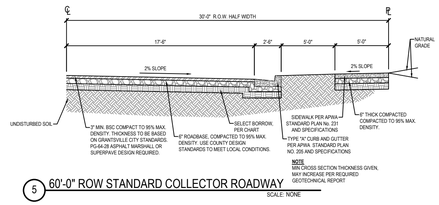
3 66' PRIVATE ROAD CROSS SECTION

SCALE: NONE



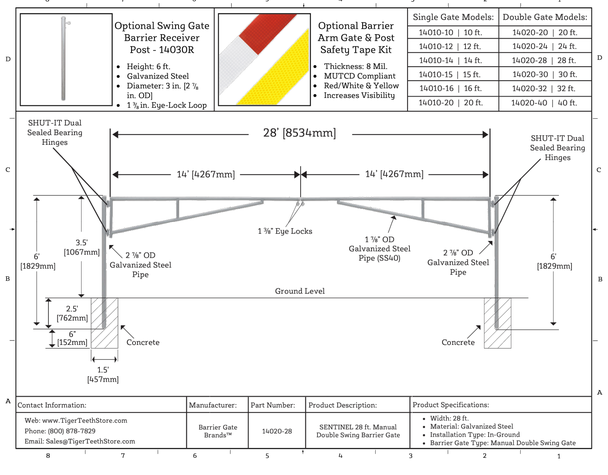
4 90'-0" ROW STANDARD COLLECTOR ROADWAY

SCALE: NONE



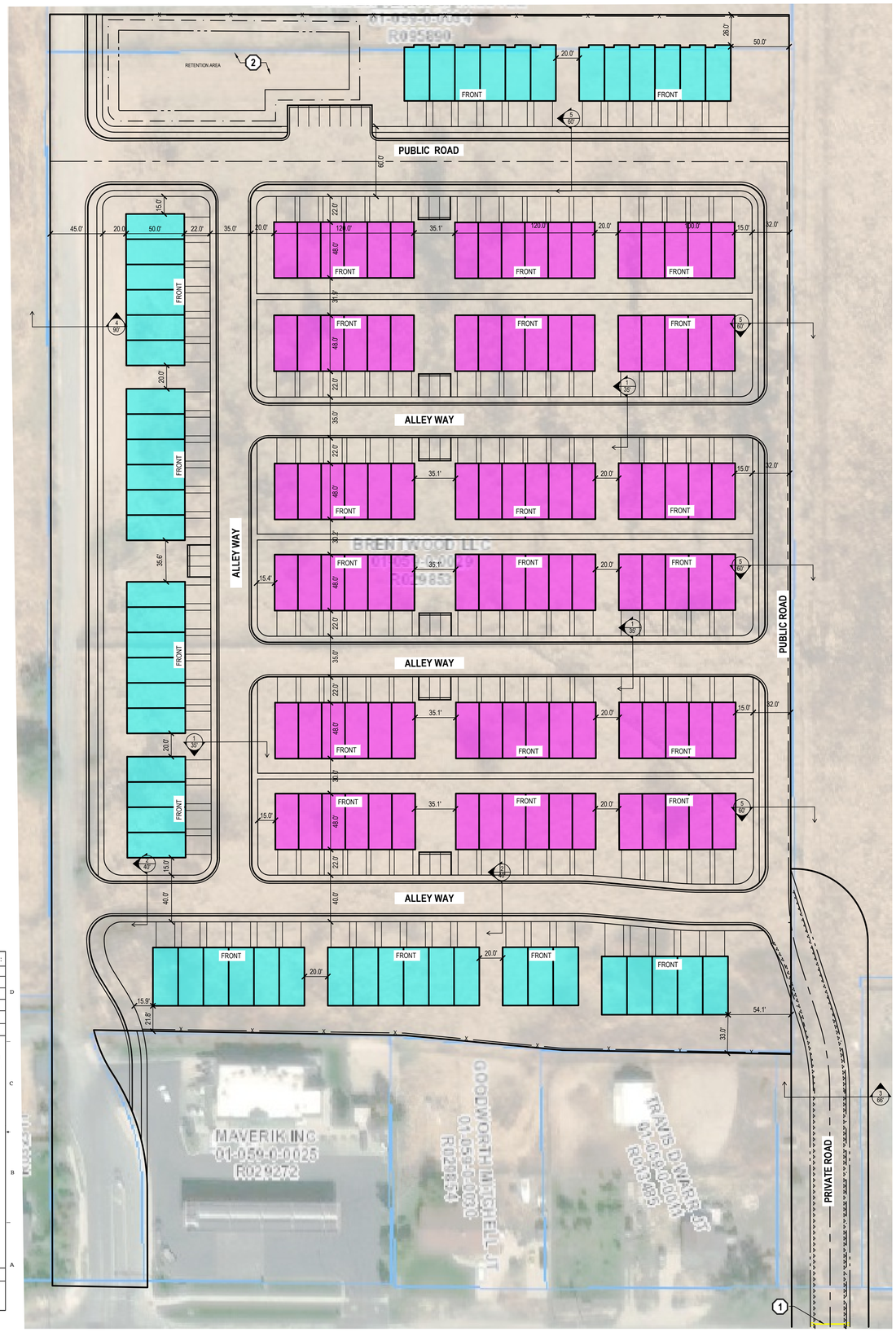
5 60'-0" ROW STANDARD COLLECTOR ROADWAY

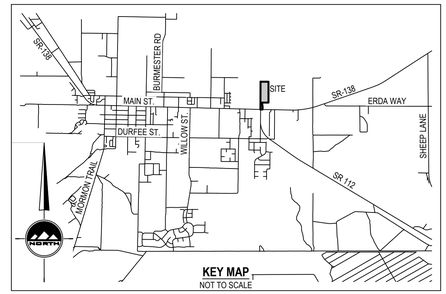
SCALE: NONE



Single Gate Models:	Double Gate Models:
14010-10 | 10 ft.	14020-20 | 20 ft.
14010-12 | 12 ft.	14020-24 | 24 ft.
14010-14 | 14 ft.	14020-28 | 28 ft.
14010-15 | 15 ft.	14020-30 | 30 ft.
14010-16 | 16 ft.	14020-32 | 32 ft.
14010-20 | 20 ft.	14020-40 | 40 ft.

Contact Information:	Manufacturer:	Part Number:	Product Description:	Product Specifications:
Web: www.TigerTeethStore.com Phone: (800) 878-7829 Email: Sales@TigerTeethStore.com	Barrier Gate Brands™	14020-28	SENTINEL 28 ft. Manual Double Swing Barrier Gate	• Width: 28 ft. • Material: Galvanized Steel • Installation Type: In-Ground • Barrier Gate Type: Manual Double Swing Gate





GENERAL NOTES

1. ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
2. ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
3. SEE LANDSCAPE/ARCHITECTURAL PLANS FOR CONCRETE MATERIAL, COLOR, FINISH, AND SCORE PATTERNS THROUGHOUT SITE.
4. ALL PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES).
5. ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES AND DECORATIVE SHRUBS, SOD, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.
6. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE OR ASPHALT.
7. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

SCOPE OF WORK:

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

1. CRASH GATE PER DETAIL THIS SHEET OR SIMILAR. GATE ACCESSIBLE ONLY FOR EMERGENCIES.
2. SOD LINED POND HOLDING 4' OF WATER; TO BE USED AS A DOG PARK. 4' BLACK CHAIN LINK FENCE AROUND DOG PARK. HOA OWNED AND MAINTAINED.

AREA CALCULATIONS TABLE			
DESCRIPTION	AREA PROPOSED (sq. ft.)	AREA PROPOSED (acres)	PERCENTAGE PROPOSED
(156) TOWNHOME UNITS	181,972 sq. ft.	4.178 acres	31.72%
OPEN SPACE	126,665 sq. ft.	2.908 acres	22.08%
POND/DOG PARK	20,097 sq. ft.	0.461 acres	3.50%
HARDSCAPE	245,004 sq. ft.	5.625 acres	42.70%
TOTAL SITE	573,738 sq. ft.	13.171 acres	100.00%
OFFSITE AREA	2,352 sq. ft.		

-13.171 TOTAL ACRES
10% REQUIRED FOR OPEN SPACE= 1.317 ACRES OPEN SPACE
-13.171 MINUS 1.317 =11.854 ACRES

-3.431 ACRES OF ROADWAY

-11.854 ACRES MINUS 3.431 ACRES OF ROADWAY= 8.44 ACRES TO BE DEVELOPED

SITE SUMMARY TABLE			
DESCRIPTION	RM-15 CODE	4.34 CODE	PROPOSED
TOWNHOME UNTIS	50	164	156

PARKING SUMMARY TABLE	
STALL TYPE	PARKING STALLS
STANDARD	27
HANDICAP	1
VAN HANDICAP	1
TOTAL STALLS	29

PARKING REQUIREMENTS:

-PER GRANTSVILLE CITY CODE 4.34 F:
PARKING FOR THE FIRST TEN (10) UNITS SHALL PROVIDE ONE (1) SEPARATE DESIGNATED VISITOR PARKINGN STALL PER DWELLING UNIT. EACH UNIT OVER THE FIRST TEN (10) DWELLING UNITS, ONE (1) ADDITIONAL PARKING STALL FOR EACH TWO (2) DWELLING UNITS SHALL BE PROVIDED.

1 STALL FOR THE FIRST 10 UNITS
FOR THE REMAINING 146 UNITS 73 STALLS ARE REQUIRED

TOTAL STALLS REQUIRED: 83 STALLS

TOTAL STALLS PROVIDED: 185 STALLS

*EACH HOME HAS A WIDE ENOUGH GARAGE AND DRIVEWAY FOR TWO VEHICLES TO BE PARKED IN EACH OF THEM. ASSUMING ONE SPACE IN EACH DRIVEWAY FOR GUEST THAT IS 156 PARKING SPACES WITH AN ADDITIONAL 29 PARKING STALLS PLACED AROUND THE DEVELOPMENT.

NUMBER OF TOWNHOME UNITS: 156
-NUMBER OF TOWNHOME UNITS WITHOUT EXCEPTIONS: 118
-NUMBER OF TOWNHOME UNITS FOR AFFORDABLE HOUSING: 19

UNIT BREAKDOWN	
TOWNHOMES	QUANTITY OF UNITS
FRONT LOADED	54
REAR LOADED	102
	156

NORTH

HORIZONTAL GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
HORZ: 1 inch = 50 ft.

ENSIGN
THE STANDARD IN ENGINEERING

TOOELE
169 N. Main St, Unit 1
Tooele, UT 84074
Phone: 435.843.3590

SANDY
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
DAI
14034 S 145 E STE 204
DRAPER, UTAH 84020

CONTACT:
NATHAN SHIPP
PHONE: 801-529-6145

BRENTWOOD ESTATES

815 E MAIN STREET
GRANTSVILLE, UTAH

CONCEPT

PROJECT NUMBER 13191
PRINT DATE 2024-12-20
PROJECT MANAGER J. CLEGG
DESIGNED BY D. GEVERTS

C-1

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 - BRENTWOOD ESTATES

Applicant - NATE SHIPP

Project Location - 815 E MAIN STREET

Project Acreage - 13.17

Current Zoning - RM15

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

Brentwood Estates PUD will be able to provide an environment that will benefit the long-term growth of Grantsville City. This PUD will address the need to incorporate an infrastructure enabling the future facilities with roads, sewer, water lines, storm drains, power, and a retention pond. All private roads will meet the minimum fire code requirements with regards to a width of 26 feet to allow Grantsville City's first responders as well as service providers, including trash collection and recycling, the ability to gain access to each residence inside the PUD.

See attached zoning variation chart which in general, proposes smaller lot sizes which allows for more amenities thus leading to a more desirable environment.

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

As seen on the attached concept, the use of design, landscape area, and architectural features create a pleasing and inviting environment. This PUD has a total acreage of 13.17 which includes improved open space to be used for different amenities. This Planned Unit Development exceeds the open space requirements found in Chapter 21.

This PUD will have front and rear loaded townhomes that will bring variety to the residents.

Objective (c):

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

Response

Not Applicable

Objective (d):

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

Response

Paths and trails will be able to connect to the Citywide trail system with connection to the sidewalks that run along the public streets. Trails connecting to the Citywide system are considered public trails connecting the public to Main Street. These trail systems through the use of sidewalks will allow residents to easily travel from neighborhoods to open space areas.

Objective (e):

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

Response

Not Applicable

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

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

(a) At the preliminary phase, the applicant shall submit a written statement addressing each of the standards set forth in Section 7.8 herein entitled, Determination, when applicable and how the proposed development will promote the objectives set forth in Section 12.1 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	X	-	Not Allowed		Not Applicable	

Standard (b):

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

Response

The proposed PUD will positively impact the health, safety, comfort, order, and general welfare of the residents and surrounding communities. The increased amenities, use of trails and open spaces promote healthy lifestyles and social interaction. Responsible development and improve traffic flow contribute to a safe and comfortable environment. Methodically planned landscaping and noise mitigation measures prevent disturbances and maintain order. Overall, our development encourages an inclusive community while respecting the surrounding neighborhood.

Standard (c):

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

Response

The proposed PUD is designed according to the future land use map approved by the City of medium high density residential. The approach is to provide the necessary infrastructure required for the PUD with all the amenities while maintaining the open spaces, landscaping, and affordable housing needed for a growing community.

Standard (d):

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

Response

The PUD's use of future land use map have guided the design and address the demand for diverse housing choices. Shared open spaces and pedestrian pathways strengthen connections and cultivate the overall community feeling. The PUD will maintain a visually appealing and welcoming environment that harmonizes with the existing neighborhood.

Standard (e):

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

Response

Not Applicable

Standard (f):

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

Response

The development of this PUD will be a net positive for Grantsville City. Benefits include:

- Thoughtfully designed housing and additional amenities will attract residents and raise surrounding property values.
- Sustainable practices, open space preservation, and responsible landscaping minimize the environmental impact and create a desirable living environment.
- Increased density generates more property tax revenue, supporting City initiatives and enhancing public services.

Standard (g):

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

Response

The PUD design fully embraces the goals and objectives of the Grantsville City Comprehensive General Plan. Our project thoroughly aligns with the City's vision for a vibrant and sustainable future by prioritizing walkability and environmental stewardship while also promoting a connected community.

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

Brentwood Estates PUD specifically designed internal circulation system to prioritize walkability, connectivity, and traffic flow. Proposed is:

- Streets and parking areas: Designed for efficient traffic flow and ample, organized parking.
- Pedestrian friendly design: Wide sidewalks, crosswalks, and traffic controlling measures focus on pedestrian safety and comfort.
- Walking paths: Linking the citywide system to homes and amenities for an active lifestyle.
- Designed to Grantsville City standards and specifications.

Standard (k):

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

Response

Utility systems will need to be upgraded for the size of the development; however, this has been contemplated in the design of the development.

Standard (l):

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

Response

The PUD minimizes environmental impacts and ensures harmonious co-existence with surrounding areas. The design incorporates thoughtful buffering measures including:

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

Standard (m):

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

Response

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

Standard (n):

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

Response

The landscaping plan amplifies the scale and character of the development. The landscape plan includes:

- Varied and mature plantings to create a vibrant diversity of trees, shrubs, and native wildflowers, attracting pollinators and adding visual interest.
- Seamless blending of open space with landscaped areas enhance the overall aesthetics and functionality.
- Utilization of drought-resistant plants and water-efficient irrigation systems for the management of resources responsibly.

Standard (o):

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

Response

Not Applicable.

Standard (p):

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

Response

Not Applicable.

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

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

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

Requested Deviation #1

Cite Reference to Regulation and Describe Specific Requirement in Regulation That Requested Deviation Would Affect.
Section 4.34, minimum lot size- 2,400 sqft
Describe Requested Deviation to Regulation.
See attached Zoning Deviations Chart Min lot size- 1790 sq. ft. (rear load garage townhome), 2,058 sq. ft. (front load garage townhome)
Describe How Requested Deviation Benefits the Project and the Community.
Reducing minimum lot sizes allows for larger open spaces, and reduces the cost of home ownership, therefore benefiting 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 proposal mitigates any potential concerns by increasing open space, promotes affordable housing, and maintains responsible development practices. This approach aligns seamlessly with Grantsville City's general purposes, goals, and objectives.

Requested Deviation #2

Cite Reference to Regulation and Describe Specific Requirement in Regulation That Requested Deviation Would Affect.
Section 4.34, minimum dwelling unit footprint- 1,000 sq. ft.
Describe Requested Deviation to Regulation.
See attached zoning Deviations Chart. Minimum dwelling unit footprint- 960 sq. ft (rear load garage townhome), 998 sq. ft. (front load garage townhome)
Describe How Requested Deviation Benefits the Project and the Community.
Reducing the minimum dwelling unit footprint reduces the cost of home ownership.
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 proposal mitigates any potential concerns by promoting affordable housing, and maintains responsible development practices. This approach aligns seamlessly with Grantsville City's general purposes, goals, and objectives.

Requested Deviation #3

Cite Reference to Regulation and Describe Specific Requirement in Regulation That Requested Deviation Would Affect.
Section 4.34, Minimum Lot Frontage- 30 feet

Describe Requested Deviation to Regulation.
See attached zoning Deviations Chart. Minimum lot frontage- 20 feet (rear load garage townhome), 21.7 feet (front load garage townhome)
Describe How Requested Deviation Benefits the Project and the Community.
Reducing the minimum frontage allows for larger open space, and reducing the cost of home ownership, therefore benefiting the community by allowing for townhomes and higher density in isolated areas.
Describe Mitigation Proposed to Maintain *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 proposal mitigates any potential concerns by promoting affordable housing, and maintains responsible development practices. This approach aligns seamlessly with Grantsville City's general purposes, goals, and objectives.

Requested Deviation #4

Cite Reference to Regulation and Describe Specific Requirement in Regulation That Requested Deviation Would Affect.
Section 4.34, Minimum Rear Setback- 20 feet
Describe Requested Deviation to Regulation.
See attached zoning Deviations Chart. Minimum Rear Setback- 10 feet (rear load garage townhome)
Describe How Requested Deviation Benefits the Project and the Community.

Reducing the minimum rear setback allows for larger open space, and reduces the cost of home ownership, therefore benefiting the community by allowing for townhomes to have rear load garages.
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 proposal mitigates any potential concerns by promoting affordable housing, and maintains responsible development practices. This approach aligns seamlessly with Grantsville City's general purposes, goals, and objectives.

Requested Deviation #5

Cite Reference to Regulation and Describe Specific Requirement in Regulation That Requested Deviation Would Affect.
Section 4.34, Multi-Unit Building Spacing- 30 feet
Describe Requested Deviation to Regulation.
See attached zoning Deviations Chart. Multi-Unit Building Spacing- 15 feet (rear load garage townhome), 15 feet (front load garage townhome)
Describe How Requested Deviation Benefits the Project and the Community.
Reducing the Multi-Unit building spacing allows for additional townhomes in the community, reducing the cost of home ownership, therefore benefiting the community by allowing for townhomes and higher density in isolated areas.
Describe Mitigation Proposed to Maintain *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 proposal mitigates any potential concerns by promoting affordable housing, and maintains responsible development practices. This approach aligns seamlessly with Grantsville City's general purposes, goals, and objectives.

Requested Deviation #6

Cite Reference to Regulation and Describe Specific Requirement in Regulation That Requested Deviation Would Affect.
Section 4.34, Corner side yard- 25 feet on both street frontages
Describe Requested Deviation to Regulation.
See attached zoning Deviations Chart. Corner side yard- 15 feet (rear load garage townhome), 7.5 feet (front load garage townhome)
Describe How Requested Deviation Benefits the Project and the Community.
Reducing the corner side yard spacing allows for additional townhomes in the community, reducing the cost of home ownership, therefore benefiting the community by allowing for townhomes and higher density in isolated areas.
Describe Mitigation Proposed to Maintain *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 proposal mitigates any potential concerns by promoting affordable housing, and maintains responsible development practices. This approach aligns seamlessly with Grantsville City's general purposes, goals, and objectives.

SPECIAL CONSIDERATIONS:

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

Brentwood

Planned Unit Development

Location | 815 East Main | Grantsville

Brentwood

N

Main Street

UT-112

AMENITIES

- » Tot Lot
- » 2 Picnic Areas
  - » Table
  - » Shade Structure
- » 2 Hammock Lounge Areas
- » Dog Park Area

Conceptual Amenities



Conceptual Only

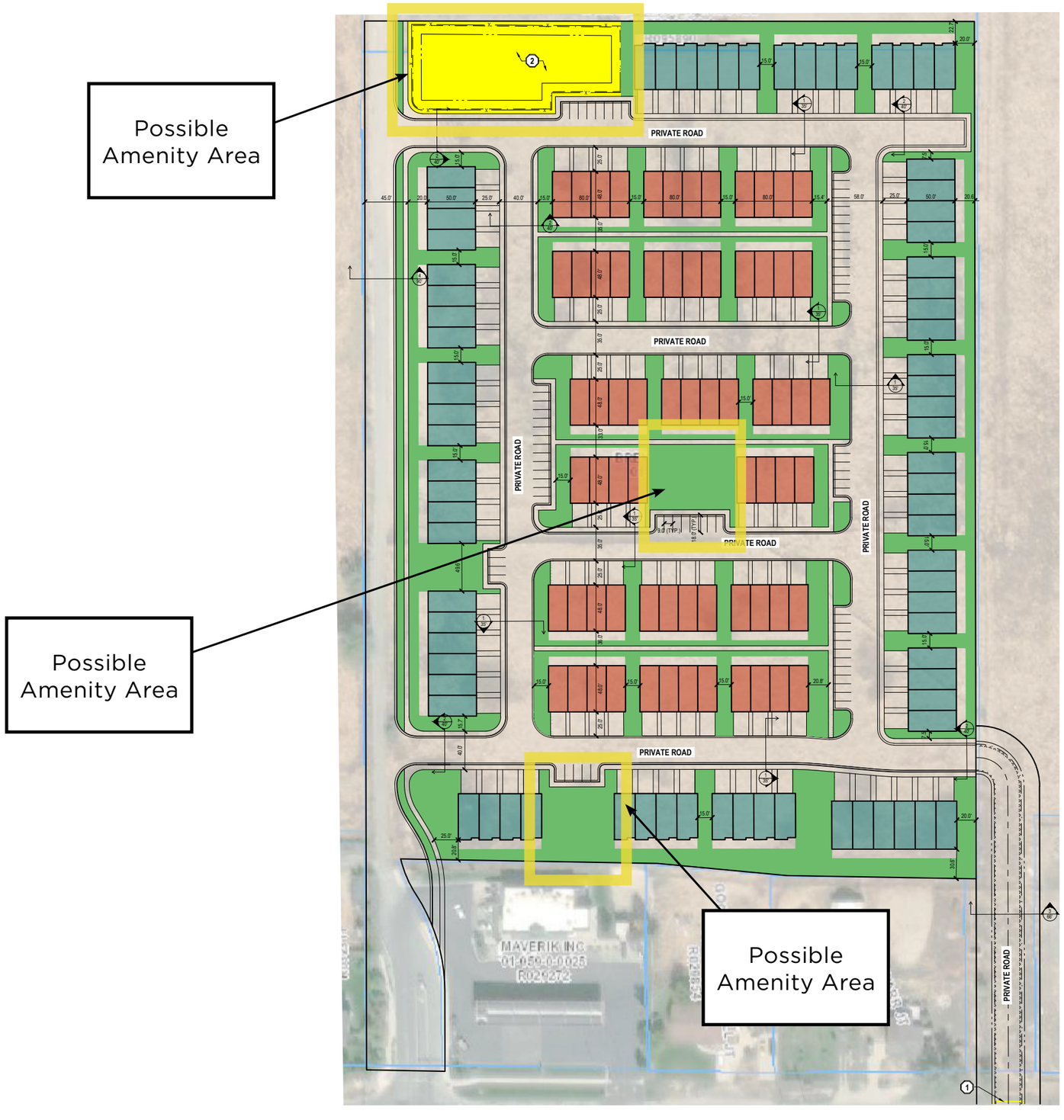
Conceptual Amenities







Possible Amenity Areas



BUILDING DESIGN

Builder Product Example Rendering



Builder Product Example Rendering



Builder Product Example Rendering



Builder Product Example Rendering



Proposed Townhome Elevation | Craftsman | Rear Load



Conceptual Only

Proposed Townhome Elevation | Modern | Rear Load



Conceptual Only

Proposed Townhome Elevation | Prairie | Rear Load



Conceptual Only

Proposed Townhome Elevation | Contemporary | Rear Load



Conceptual Only

Proposed Townhome Elevation | Craftsman | Front Load



Conceptual Only

Proposed Townhome Elevation | Modern | Front Load



Conceptual Only

Proposed Townhome Elevation | Prairie | Front Load



Conceptual Only

Proposed Townhome Elevation | Contemporary | Front Load



Conceptual Only

AGENDA ITEM #5

Consideration of the proposed amendments to the Grantsville City Land Use and Management Code Chapter 17, to remove the Planned Unit Development (PUD) in the use table.

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 17 Downtown Commercial Districts

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

Meeting Date: 1/02/2025 Public Hearing Date: 12/05/2024
Current Zone:
Acres:

Planning Staff Explanation and Recommendation: Discussion of Chapter 17 Downtown Commercial Districts amendments.

PLANNING STAFF ANALYSIS AND COMMENTS

1) The amendment to Chapter 17 is to remove PUDs from the use table.

*** 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.

Chapter 17 Downtown Commercial Districts
17.1 Central Business District (D-1)
17.2 Downtown Support District (D-2)
17.3 Codes And Symbols And Use Table 17.1

17.1 Central Business District (D-1)

(1) The D-1 Central Business District is foster an environment consistent with the area's function as the business, retail, and cultural center of the community and region. Inherent in this purpose is the need for careful review of proposed development in order to achieve objectives for urban design, pedestrian amenities and land use control, particularly in relation to retail commercial uses.

Front or Corner Yard ..... No minimum

Interior Side Yard ..... None If an Interior Side Yard is provided it shall not be less than ..... 4 feet

Minimum First Floor Glass (non-reflective glass surfaces) ..... 60 percent

Mid-Block Walkways ..... Required

Interior Plazas, Atriums and Galleries ..... Permitted (Provided that retail goods/service establishments and/or restaurants are located adjacent to such interior open spaces).

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

Maximum Building Height ..... 200 feet

17.2 Downtown Support District (D-2)

(1) The purpose of the D-2 Downtown Support District is to accommodate commercial uses and associated activities that relate to and support the Central Business District, but do not require a location within the Central Business District. Development in the D-2 Downtown Support District is less intensive than that of the Central Business District.

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

Maximum Building Height ..... 65 feet

17.3 Codes And Symbols And Use Table 17.1

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

Table 17.1 Use Regulations

USE	D-1	D-2
COMMERCIAL		
Cabinet and Woodworking Shop	P	P
Bakery, Retail.	P	P
Convenience Store	-	P
Gas Station (sales and/or minor repair)	C	P
OFFICE AND RELATED USES	**D-1**	**D-2**
Financial Institution, without drive through facilities	P	P
Financial Institution, with drive through facilities	C	P
Offices	P	P
Veterinary Offices, operating entirely within an enclosed building and keeping animals overnight only for treatment	P	P
RETAIL SALES & SERVICES	**D-1**	**D-2**
Commercial Laundries, Linen Service and Dry Cleaning	-	P
Department Stores	P	P
Health and Fitness Facility	-	P
Liquor Store	C	C
Merchandise Display Rooms	P	P

Restaurants, with drive through facilities	C	P
Restaurants, without drive through facilities	P	P
Retail Goods Establishments	P	P
Retail Services Establishments	P	P
Upholstery Shop	-	P
RECREATIONAL, CULTURAL & ENTERTAINMENT	**D-1**	**D-2**
Art Gallery	P	P
Artist Loft and Studios	P	P
Brew Pub	P	P
Commercial Indoor Recreation	P	P
Commercial Video Arcade	P	P
Movie Theaters	-	P
Performance Arts Theaters	-	P
Private Club	-	C
Tavern/Lounge	-	C
RESIDENTIAL	**D-1**	**D-2**
Dwelling Unit, above ground floor only	P	P

INSTITUTIONAL	**D-1**	**D-2**
Adult Day Care Center	P	P
Child Day Care Center (a commercial operation, not in a home)	P	P
Government Facilities	P	P
Medical or Dental Clinic	P	P
Museum	P	P
Music Conservatory	P	P
MISCELLANEOUS	**D-1**	**D-2**
Accessory Uses, except those that are otherwise specifically regulated in this Chapter, or elsewhere in this Code	P	P
Auditorium	P	P
Automobile Repair, Minor	C	P
Automobile Repair, Major	C	P
Commercial Parking Garage or Lot	C	P
Communication Towers	P	P
Communication Towers, exceeding the maximum building height, but not higher than 80 feet.	C	C
Farmer's Market	-	P
Funeral Home	P	P
Hotel or Motel	P	P

Limousine Service	-	P
Outdoor Sales and Display	C	P
~~Planned Unit Developments~~	~~C~~	~~C~~
Public/Private Utility Transmission Wires, Lines, Pipes, and Poles	P	P
Public/Private Utility Buildings and Structures	C	C
Publishing Company	-	P
Radio, Television Station	P	P
Schools, Professional and Vocational	P	P
Social Services Missions and Charity Dining Halls	-	P
Street Vendors	P	P
Temporary Labor Hiring Office	-	P
Warehouse	-	P
Wholesale Distribution	-	P
Governmental Uses and Facilities	c	c
Municipal Service Uses, Including City Utility Uses, Police and Fire Stations	C	C

AGENDA ITEM #6

Approval of minutes from the November 21, 2024 Planning Commission Regular Meeting.

Action Summary:

Agenda Item	Item Description	Action
#1	Code Amendment Ch. 2- Discussion	Discussed
#2	Code Amendment Ch. 14- Discussion	Recommended for approval
#3	Code Amendment Ch. 25- Discussion	Discussed
#4	Code Amendment Ch. 8- Consideration	Recommended for approval
#5	Code Amendment Ch. 15- Consideration	Recommended for approval
#6	Code Amendment Ch. 21.2.10- Consideration	Recommended for approval

MINUTES OF THE GRANTSVILLE CITY PLANNING COMMISSION, HELD ON NOVEMBER 21, 2024 AT THE GRANTSVILLE CITY HALL, 429 EAST MAIN STREET, GRANTSVILLE, UTAH AND ON ZOOM. THE MEETING BEGAN AT 7:00 P.M.

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

Appointed Officers and Employees Present: Community & Economic Development Administrative Assistant Jaina Bassett, Aqua Consultant Shay Stark, Fire Chief Jason Smith, City Attorney Tysen Barker, City Council Member Rhett Butler, Lieutenant Jeff Watson

On Zoom: City Engineer Robert Rousselle

Citizens and Guests Present: Gary Pinkham, Penny Anderson, Richard Anderson, Mary Burgess

Citizens and Guests Present on Zoom: Unknowns

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

PUBLIC NOTICE
The Grantsville City Planning Commission will hold a Regular Meeting at 7:00 p.m. on Thursday, November 21, 2024 at 429 East Main Street, Grantsville, UT 84029. The agenda is as follows:

ROLL CALL

PLEDGE OF ALLEGIANCE

PUBLIC HEARING

a) **Proposed amendment to the Grantsville City Land Use and Management Code Chapter 2 (Definitions).**

Email Received 11/20/2024

GENERAL NOTES:

In each of the proposed definition's new verbiage, the sentence regarding the design of the cul-de-sacs and hammerheads should require that both of these features be designed to meet the City's Standards and the International Fire Code. As it is currently stated the cul-de-sacs only meet City Standards and not the fire code and the hammerheads only meet the fire code and not the City Standard.

For the reverse crowned street sections the driveway length should be changed to 24' minimum to keep the distance from the front of the building to the edge of pavement at 24.5', the same as for the out sloped street. A standard 4 door pickup or service van is 22' or longer and will not fit on a 22' driveway.

Placing water meters at the end of the housing units will place them on private property and many of them at a long distance from the unit they are to serve. Water meters should stay on public property and be placed in front of each unit. These private driveways and alleys will be placed between multi-unit housing units and there will still be public streets on the outside of each group of units. The meters can still be placed on public ROW.

FOR DEFINITION 247:

For the 30' wide driveways with 26' of surfacing, this will only leave 2' on either side of the driveway for the "V" ditch. This is insufficient width for an adequate ditch. The driveway will most likely be parked on and driven over resulting in it being obliterated and not providing the required drainage for the surface of the driveway.

The slope specified for the ditch, is this the invert or side slope?

FOR DEFINITION 304h:

Should the definition be for a diverging lane to a "parking lot or delivery/pickup or loading zone"? If it is entering a street it will be entering against the traffic on the left half of the street and will cause a safety hazard.

-Gary Pinkham

Gary Pinkham: Gary Pinkham was present to speak on this item. He mentioned the verbiage regarding the hammerhead and cul de sac, and stated that it should be corrected to address both the Fire Code and the City standard. He mentioned the street width, driveway length and

sidewalks, and said that the driveway length should be larger to keep vehicles off the street. He believes that the driveways should be 24 feet in areas with inverted streets, to keep vehicles off the road. He mentioned the section about putting water meters at the ends of buildings because of narrow alleys, and stated it could be a maintenance issue for the City, as well as an additional cost to developers. He expressed that he does not know why the meters would not be left in front of the buildings on City property. In regards to definition 247, he stated that the code will also need to be modified because it would conflict with this proposed definition. He said that the verbiage for the slope needs to be clarified to identify if it is for an inverted slope or not. In regards to definition 304h, he stated that the definition should be clarified that the ramp would only be allowed for loading and not for a quick ramp to a subdivision.

b) Proposed amendment to the Grantsville City Land Use and Management Code Chapter 14 (Multiple Use, Agriculture And Rural Residential Districts).

Email Received 11/20/2024

GENERAL NOTES:

In the table of uses, I would recommend against any permitted uses being created or continued in the City's Code. I have been advocating against them for several years now as they deny the City the legal right to set and maintain conditions for the uses. A "P" is the same as a wide open door that the property owner has the legal right to do as they please without any controls, conditions, or monitoring of the use. Since the City has designated the use as permitted, it is deemed approved and cannot be denied or regulated.

For the Class "A" Kennel and Sportsman's permits, what is the minimum yard size for the first 4 dogs?

What is the difference between a Class "A" Kennel for 6 dogs and a Sportsman's permit for 6 dogs?

-Gary Pinkham

Gary Pinkham: Gary Pinkham was present to speak on this item. He mentioned that the table is making some things permitted, and that he has been pushing the City for years to make every use conditional. He stated that this is because the City cannot put any conditions on permitted uses, but the City can put conditions on conditional uses. He stated that this would give the City more discretion when it comes to uses, and would allow them to only allow uses in areas where it makes sense with the surrounding uses. He also mentioned that there are two levels of Kennel Permits, and that he believes they should be more clear and restrictive.

c) Proposed amendment to the Grantsville City Land Use and Management Code Chapter 25 (Accessory Dwelling Units)

Gary Pinkham: Gary Pinkham was present to speak on this item. He stated that the City put off implementing ADU verbiage because of the state legislature. He stated that his concern is in regards to mother-in-law cottages, where a larger primary house is on a lot, then a smaller ADU is on the back of the lot, and that this would be everywhere in Grantsville. He stated that the Commissioners should discuss a way to limit this use, as infrastructure may not be able to support ADUs in existing areas. He stated that in regards to ADUs in new subdivisions, the fee structure should be reconsidered, including impact fees.

AGENDA

1. Discussion of the proposed amendment to the Grantsville City Land Use and Management Code Chapter 2 (Definitions).

Aqua Consultant Shay Stark was present to answer questions about this agenda item. He noted that the definitions being considered have to do with creating a more in depth definition of the word "alley". He also mentioned the definitions of "slip lanes" and "private streets".

Chairman Barchers expressed that he appreciates that the definition of "private street" was changed to "private lane".

Commission Chair Rick Barchers asked if the changes to these definitions are due to changes in the state legislature. Mr. Stark stated that the answer is yes and no. Chairman Barchers stated that the idea of cutting back the space of the right-of-way could bring about safety issues for those cutting into the road.

Mr. Stark stated that the City is trying to standardize the requirements of these definitions, as the definition has been questioned with many developments that have been proposed. He believes this is a driving factor for these code amendments.

Mr. Stark questioned what the definition of a primary access is. Chairman Barchers stated that a clear definition of a front yard would eliminate this issue. Mr. Stark noted that if a front yard is defined, it would be defined for every housing type in every zoning district, which must be kept in mind. Mr. Stark also noted that if a different standard is desired for townhouses or other housing types, it could be placed in that section of the code.

Commissioner Jeff Downward stated that he believes the minimum driveway length needs to be 25 feet, as that is City code. City Engineer Robert Rousselle clarified that the definition of a driveway in the City code does not include a driveway length. Mr. Stark clarified that the length is only set in the multi-family section of the code. The Commissioners requested the definition of a driveway to be clarified, and that the length to be 25 feet minimum. City Council Liaison Rhett Butler agreed that the deeper the driveway is, the better. Mr. Stark stated that they can let the City Engineer consider this point, and identify what is necessary.

City Attorney Tysen Barker noted that for DADUs (detached accessory dwelling units), the driveway for that unit would then become a private lane, which could be an issue. Chairman Barchers asked if the City would be able to require DADUs to be built at the time of construction of the primary dwelling, and not later.

Mr. Stark asked Mr. Rousselle if the slope of the private lane is sufficient. Mr. Rousselle stated that only two feet would be added for areas where there are no fire hydrants. Fire Chief Jason Smith noted that there are special provisions that could allow less space around fire hydrants, but that the City tries to stay away from that. Mr. Rousselle stated that if this is the case, the City should hold to the 36 feet of right-of-way. Chairman Barchers requested that City Staff work with the Engineer and Fire Chief to discuss this item.

Mr. Stark stated that it should be noted that hammerheads and cul de sacs need to meet both City standards and the International Fire Code.

Chairman Barchers reiterated his concern about the limited area of right-of-way in the private streets. Commissioner Rob Jaterka agreed that this would be a tight fit, and PUE would be required. Chief Smith noted that if there is utility work in one of these right-of-ways, public safety vehicles may not be able to respond to areas past that because there is not enough room.

Commissioners requested that the reduced right-of-way verbiage be removed, and the private streets be required to meet City standards of a wider street. Liaison Butler agreed and stated that people will park on the side of streets regardless of the road width or “no parking” signs being posted, so it is better to prepare for that with a wider road.

Chairman Barchers requested that verbiage be added to state that no access be allowed off of a slip lane. Mr. Stark stated that the idea of a slip lane is to allow access off of them, to get people out of the main traffic. The Commissioners requested that slip lanes be prohibited in the City.

Mr. Stark concluded that the Commissioners would like to see the definition of a driveway be modified to include language that requires the minimum length to be 25 feet, that a definition be added for a front yard that requires it to front a public street, that the minimum driveway width of 25 feet be clarified in the alley section, and that language be added to the definition of an alley stating that primary access shall be provided by a standard Residential Street which the residence fronts, after the section that says, “A segment of an alley shall serve no more than 12 units without a second connection to a public street.” He also clarified that they would like to remove the private street section and slip lane section as options, change the minimum overall width of a private lane to 36 feet, and change the minimum pavement width to 26 feet regardless of fire hydrants. The Commissioners confirmed that this was accurate.

2. Discussion of the proposed amendment to the Grantsville City Land Use and Management Code Chapter 14 (Multiple Use, Agriculture And Rural Residential Districts).

Aqua Consultant Shay Stark was present to answer questions about this agenda item. He noted that this amendment would include the uses of animals, kennel and sportsman permits, adult day care centers, child day care centers, and removing the allowance of nursing care facilities in some zones.

The Commissioners requested that the square footage requirement listed for kennel permits be included on the sportsman permits as well, and that the 100-foot distance requirement be clarified to be from a dwelling structure.

Vice-Chairman Derek Dalton noted that the Sportsman Permit is listed under the Miscellaneous section of this table, and needs to be removed.

> **Derek Dalton made a motion to make agenda item number two an action item. Jeff Downward seconded the motion. The vote is as follows: Rob Jaterka "Aye," Jeff Downward, "Aye," Trent Stirling "Aye," Derek Dalton "Aye," Rick Barchers "Aye." The motion carried unanimously.**
>
> **Derek Dalton made a motion to recommend approval of the proposed amendment to the Grantsville City Land Use and Management Code Chapter 14 (Multiple Use, Agriculture And Rural Residential Districts), with the changes outlined by Shay Stark: that the square footage requirement listed for kennel permits be included on the sportsman permits as well, and that the 100-foot distance requirement be clarified to be from a dwelling structure, and that the Sportsman Permit needs to be removed from the Miscellaneous section of this table. Rob Jaterka seconded the motion. The vote is as follows: Rob Jaterka "Aye," Jeff Downward, "Aye," Trent Stirling "Aye," Derek Dalton "Aye," Rick Barchers "Aye." The motion carried unanimously.**

3. Discussion of the proposed amendment to the Grantsville City Land Use and Management Code Chapter 25 (Accessory Dwelling Units).

Aqua Consultant Shay Stark was present to answer questions about this agenda item. Vice-Chairman Dalton echoed resident Gary Pinkham's concern that subdivisions will come back in after their PUDs being denied, to propose several lots including ADUs. He also expressed concern regarding ADUs being added to existing lots. Chairman Barchers noted that setbacks will still need to be met, or it should be clearly stated that exceptions are allowed for these units. Chief Smith noted that the units will need to be 500 feet from a fire hydrant.

Chairman Barchers requested that there be a parking requirement for all ADUs to have two additional parking spaces.

Commissioner Trent Stirling expressed his concern regarding DADUs being allowed to be subdivided and separated off from the parcel of the primary residence. The Commissioners

agreed that this could cause issues, and they requested that all ADUs be required to remain as one parcel with the primary residence and no separate ownership be allowed.

The Commissioners expressed concerns about the minimum lot size where ADUs would be allowed, and that 10,000 square foot lots may not be large enough. Chairman Barchers requested that City Staff work with an engineer to determine what is needed on the engineering side of things, to allow additional dwellings and residents on the lot.

Mr. Stark asked if there should be a requirement for DADUs to be placed behind a primary residence on the lot, or if they should be allowed side by side if setbacks are still met. Mr. Stark and the Commissioners noted that separate utility meters would be preferable, but they were unsure if state code allows this requirement or not. Commissioners requested that City Staff look into the legality of separate utility meters. Attorney Barker stated that state law does not allow impact fees to be assessed for internal ADUs, and implies that they would also not be allowed for other types of ADUs.

Vice-Chairman Dalton noted that there are small ADUs like tiny homes, which would be a completely different scenario than a large ADU. He stated that he thinks the size of the ADU should be determined based on the size of the lot.

4. Consideration of the proposed amendment to the Grantsville City Land Use and Management Code Chapter 8 Regulation Of General Applicability.

Aqua Consultant Shay Stark was present to answer questions about this agenda item. The Commissioners did not have any concerns for this item.

> **Rick Barchers made a motion to recommend approval of the proposed amendment to the Grantsville City Land Use and Management Code Chapter 8 Regulation Of General Applicability. Derek Dalton seconded the motion. The vote is as follows: Rob Jaterka "Aye," Jeff Downward "Aye," Trent Stirling "Aye," Derek Dalton "Aye," Rick Barchers "Aye." The motion carried unanimously.**

5. Consideration of the proposed amendment to the Grantsville City Land Use and Management Code Chapter 15 (Residential And Multiple Residential Districts), to implement modifications from SB174/ HB0476.

Aqua Consultant Shay Stark was present to answer questions about this agenda item. He noted that the modifications of this one are similar to those in agenda item number three for the land use table.

The Commissioners noted that they did not have any concerns regarding this item, but would like to make the same conditions as number two:

- The Commissioners requested that the square footage requirement listed for kennel permits be included on the sportsman permits as well, and that the 100-foot distance requirement be clarified to be from a dwelling structure.
- Vice-Chairman Derek Dalton noted that the Sportsman Permit is listed under the Miscellaneous section of this table, and needs to be removed.

Rick Barchers made a motion to recommend approval of the proposed amendment to the Grantsville City Land Use and Management Code Chapter 15 (Residential And Multiple Residential Districts), to implement modifications from SB174/ HB0476, with the changes outlined in the discussion: that the square footage requirement listed for kennel permits be included on the sportsman permits as well, and that the 100-foot distance requirement be clarified to be from a dwelling structure, and that the Sportsman Permit needs to be removed from the Miscellaneous section of this table. Derek Dalton seconded the motion. The vote is as follows: Rob Jaterka "Aye," Jeff Downward "Aye," Trent Stirling "Aye," Derek Dalton "Aye," Rick Barchers "Aye." The motion carried unanimously.

6. Consideration of the proposed amendment to the Grantsville City Land Use and Management Code Chapter 21.2.10 (Development Review Committee) to remove the Planning Commission Consultant from the Development Review Committee.

Aqua Consultant Shay Stark was present to answer questions about this agenda item.

Vice-Chairman Dalton noted that he liked having a third party that provided information to the Commissioners.

Mr. Stark noted that when this code was originally written, the idea was that a member of the Planning Commission would fill this role and be a part of the DRC. He noted that this role is not a part of the Planning Commission, but that having a member of the Planning Commission be part of the DRC could be a legal issue with current State codes.

Rob Jaterka made a motion to recommend approval of the proposed amendment to the Grantsville City Land Use and Management Code Chapter 21.2.10 (Development Review Committee) to remove the Planning Commission Consultant from the Development Review Committee. Trent Stirling seconded the motion. The vote is as follows: Rob Jaterka "Aye," Jeff Downward "Aye," Trent Stirling "Aye," Derek Dalton "Nay," Rick Barchers "Aye." The motion carried.

7. Discussion regarding the removal of the Planned Unit Development (PUD), or changing the PUD to a zoning overlay district rather than a conditional use permit.

Aqua Consultant Shay Stark was present to answer questions about this agenda item.

Chairman Barchers asked if the language from the PUD section of code that states it is a conditional use permit, if that resolves the issue. Mr. Stark stated that some kind of verbiage would need to replace that verbiage and some sort of process change would be required.

Mr. Stark clarified that the issue with PUDs being CUPs is that it implies that the City will approve the permit, but with conditions. However, as a zoning overlay the implied approval is not there. He also noted that where the Mixed Use zone requires a PUD, applicants have been coming in requesting exceptions including exceptions to commercial development requirements. Mr. Stark noted that if the switch is made to a zoning overlay, verbiage would need to be implemented to put a limit of when it could be used.

Vice-Chairman Dalton asked what would happen if the switch was not made and the PUD was done away with altogether. Mr. Stark noted that he worked with a City that did that, and they saw every developer come in and ask for exceptions, rather than the few moving through the PUD process.

Chairman Barchers asked if they could remove the PUD altogether, and Attorney Barker confirmed that they could. Attorney Barker also noted that they may see the issues Mr. Stark noted.

Mr. Stark asked if the four meeting rule applies to rezones, and Attorney Barker stated that he was unsure.

Commissioner Stirling stated that regardless of the process, he would like to see a code change that indicates items they will and will not negotiate.

Mr. Stark stated that a good first step would be to remove the requirement of a PUD in specific zones, and then further discussions could be had regarding the exceptions process.

Chairman Barchers asked what happened to the previous discussion about the percentages in the zones. Attorney Barker stated that the City is waiting on an opinion from the ULCT regarding the legality of the proposal, and will follow up with them.

Attorney Barker noted that it needs to be seriously considered if they want the exceptions to go through an administrative or legislative process. He stated that any legislative action is subject to referendum, but administrative actions are final and could not be put on the ballot. Attorney Barker noted that Tooele City has their process set up as a legislative process at this time, and that each approval changes their zoning map. The Commissioners stated that they would all like to see these be legislative actions.

Mr. Stark recommended just repealing the PUD section of code at this time. The Commissioners agreed that this is the direction they would like to go.

8. Open Forum for Planning Commissioners.

Commissioner Downward asked what the final decision was regarding the Lighting Ordinance that was discussed at the last Planning Commission meeting. Vice-Chairman Dalton noted that it was only discussed, and that they provided feedback to City Staff.

Chairman Barchers asked that the City Council address the issue of certain individuals making promises to developers, outside of the public meetings and City codes.

Vice-Chairman Dalton stated that he would like to improve the review and approval process, so when projects are moved before the City Council all of the information is there.

9. Report from City Council.

City Council Liaison Rhett Butler was present for this item. He noted that the City Council had a great discussion about the park at Scenic Slopes at the last City Council meeting, and that he feels the City has some traction there. He noted that the City plans to notice the public for December 4th, and hopes to break ground on that park in the summer. He also noted that they discussed laying down some gravel and putting in an RV dump station at the West Street park.

Chairman Barchers stated that he would like a definition of parks and what amenities are required.

10. Adjourn.

> **Derek Dalton made a motion to adjourn. Trent Stirling seconded the motion. The vote is as follows: Rob Jaterka "Aye," Jeff Downward "Aye," Trent Stirling "Aye," Derek Dalton "Aye," Rick Barchers "Aye." The motion carried unanimously. The meeting ended at 9:35 P.M.**

AGENDA ITEM #7

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

Action Summary:

Agenda Item	Item Description	Action
#1	279 E. Main St.- Concept	Received unfavorably.
#2	Warm Springs General Plan Amendment- Discussion	Discussed, noted this would not receive a favorable recommendation.
#3	Warm Springs Rezone- Discussion	Discussed, noted this would not receive a favorable recommendation.
#4	799 N. 600 W. General Plan Amendment- Discussion	Pulled from agenda by applicant.
#5	799 N. 600 W. Rezone- Discussion	Pulled from agenda by applicant.
#6	CUP Richardson's Tires- Consideration	Tabled.
#7	CUP Elmer Automotive LLC- Consideration	Tabled.
#8	CUP AGX Automotive- Consideration	Tabled.
#9	Code Amendment to Remove PUD- Discussion	Voted to action item, recommended for approval.
#10	Code Amendment Ch. 3- Consideration	Recommended for approval.
#11	Code Amendment Ch. 21- Consideration	Recommended for approval.

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

Commission Members Present: Chair Rick Barchers, Trent Stirling, Jeff Downward

Absent: Vice-Chair Derek Dalton, Rob Jaterka

Appointed Officers and Employees Present: Community & Economic Development Administrative Assistant Jaina Bassett, Zoning Administrator Shelby Moore, City Attorney Tysen Barker, City Council Member Rhett Butler

On Zoom: Mayor Neil Critchlow

Citizens and Guests Present: Kevin Hall, Brent Marshall, Gary Pinkham, Stephen McCutchan, Stephen Richardson, Madison Schaverr, Sheri, Chris Willes, Wyatt Labrum, Teri Sprouse, Martin Anderson, Anthony Brown, Clifford Russell, Kaidon Elmer, Brad Sutton, Levi Pratt, Preston Shepherd, Duke North, Eric Anderson, Austin Anderson, Paul Rupp

Citizens and Guests Present on Zoom: Unknowns

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

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

ROLL CALL

PLEDGE OF ALLEGIANCE

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.

Brent Marshall: Brent Marshall was present to speak on this item, and thanked the Commissioners for the opportunity to speak. He stated that the QR code on the public notice sign did not work when he scanned it, and that there were no flyers in the box on the sign. He stated that he went to City Hall on December 2nd for clarification, then saw flyers in the box on December 4th.

He noted that this item requires a general plan amendment. He said that the City spent a lot of money and time on the general plan, including several public comments, and this project and others seem to have put that time and money to waste. He stated that this property originally had an MU40 zone, which was a manufacturing zone. He said that the property owner at that time rezoned the property because he did not have 40 acres, so it was changed to a 20-acre zone to build a house. He noted that the property owner came to the City a few years ago for a rezone to RR-5 so her children could build homes there, but her children never built a home. He continued to explain that a different family purchased the top portion of the property and built a home there. Mr. Marshall noted that this application would be the third rezone for this property, and is the complete opposite of what the general plan shows. He said this rezone would be spot zoning, and the approval of it would open up Pandora's box for the City.

He also mentioned that there is no infrastructure in this area- no water, no improved streets, and septic tanks. He said for a development like this, there would need to be several lift stations for sewer, which the City is trying to avoid, or several septic tanks which come with issues. Mr. Marshall stated that new wells would need to be drilled to accommodate this many houses, and that this area was never intended to be a housing track. He said that this area was set up for manufacturing to have a place in the City, where jobs can be provided locally, with close proximity to the freeway so trucks are not going through the City. He asked that, respectfully, the Commissioners deny this request.

Preston Shepherd: Preston Shepherd was present to speak on this item. He noted that he lives on the same street as the previous speaker. He noted that a few years ago the City granted to him a subdivision in the same area, for his children to be able to live there. He noted that half of the property was in the City limits and the other half was in County limits. He said that he learned a lot about the major and minor subdivisions during that process. He said that in looking further down the road and considering his future grandchildren, they considered subdividing into smaller lots. He stated that the City said, "Absolutely not," to that idea, and they were strictly held to A-10 parcels.

He said that other people moved in around him, and there are currently working farms and ranches in the area. Mr. Shepherd stated that he has seen this before, as he was run out of Stansbury because of development there. He said that this is what is happening here, and is tragic. He said that he is all for a man's right to his property, but that this affects other people too. He stated that he does not want snow plows, infrastructure, the City, or the Post Office down that road. He expressed that he is happy where he is and does not want the development. He stated that the property taxes with the development would force those already there to sell.

He stated that Susan was given an exception for smaller lots to provide lots for her children years ago, and questioned why the rules apply to him and not everybody else. He said that the rules should be applied equally. Mr. Shepherd asked that, respectfully, the Commissioners deny this request. He stated that if someone wants to buy a cow and land in the A-10 zone, he would love to have them.

Eric Anderson: Eric Anderson was present to speak on this item. He stated that he also lives in the area, and moved there because it is zoned A-10. He noted that he has cattle and horses and that if residences are put in the area, they will get complaints about the dust and smell associated with the current uses. He said that the current residents maintain all of the roads in the area, not the City. He requested that the Commissioners deny this rezone.

Austin Anderson: Austin Anderson was present to speak on this item, and stated that he moved out to this area for the A-10 zoning. He said they have cows, horses, and dogs, and requests that this application be denied.

Levi Pratt: Levi Pratt was present to speak on this item. He said that this project is directly across the street from his home. He said they moved out there for quality of life, expecting that it would stay A-10 and they would be able to maintain for their children and livestock, without the traffic and things that come with this development. He requested that this rezone be denied. He said there is no infrastructure in the area, and questioned who would pay for that if this were to be approved. He noted that this would be spot zoning.

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

Email Received 12/1/2024

Planning and Zoning Commission,

My name is Linda Herrera. I reside at 1318 Old Lincoln Highway. I have 10 Acres of land adjacent to the property located at 1379 N. Warm Springs Road, the property in question for possible rezoning.

I would ask the Planning Commission to deny the application allowing the rezoning of this property from Rural Residential to Medium Density Designation.

All the properties in this area are at least 5 acres or larger. Allowing this parcel of property to be split into parcels under 5 acres increases the density in this area. This request looks a lot like spot zoning.

My property butts up against the property in question for rezoning. My property is used for grazing purposes. If this rezoning is allowed, it could be detrimental to the agricultural use of my property. Why is Grantville City allowing Agricultural land to disappear?

Another concern is the access road leading to the property in question. This is a dirt road. Allowing the rezoning will add increased traffic to this road and then out on to Old Lincoln Highway. We already have a speeding problem with the current traffic on Old Lincoln Highway. People drive down this road going well above the posted 35 miles an hour. There are currently 2 new higher density housing developments going in, in the area. This is going to increase traffic. We do not need to continue adding to this problem. It appears that too much growth has already been approved for the Grantsville community. Why is an agricultural town allowing agricultural to leave the area? Please read my email during the meeting.

Linda Herrera

Email Received 12/1/2024

Dear Planning Commission,

My name is Joei Jaterka me and my husband Rob live at 1342 Old Lincoln Highway. I am writing this email because I am not able to attend the meeting due to previous commitments. As far as the rezone we would like to voice our opinion against this. Currently all of the lots around us are at least 5 acres, with the majority being larger. The are a few things that need to be brought up, first Warm Springs road is a gravel road, will the city be paving it to accommodate the possible 10 homes that could be built on this lot? Next there are no city utilities in this area, so is the county going to allow that many more septic tanks in this area? How about water? Is the developer or the city going to help the current home owners with lowering their wells if these new homes draw down the aquifer? Our property is used to raise livestock, as is the case with many of our neighbors, does this zoning really fit in with the surrounding area? I would say no. It seems that Grantsville is losing agriculture at an alarming rate and this would be the start of the

same thing in this area. So, I would like to ask you gentlemen as the land use authority to think long and hard before making your decision on this matter.

Joei Jaterka

Email Received 12/4/2024 (This was also read aloud during the meeting)
To the Grantsville City Zoning and Planning committee,

In addition to this being sent to every member of the planning and zoning committee, I would like this letter to be read in it's entirety at the planning and zoning meeting on December 5th. We were not given appropriate notice and unfortunately will not be able to attend the meeting due to previous unchangeable commitments.

I am writing this letter in regards to the request to change the zoning of the property located at 1379 N. Warm Springs Rd. Our property and home sits directly adjacent to the north of the property in question. Our entire south property line is the north property line of the property in question.

The first thing that we would like to address is the lack of notice that has been given to us. As of this date we have not received any mailed or emailed notice of this request. The first time that we had heard anything about this was the evening of Wednesday November 27th, when we came home from work and saw the posted signs of Grantsville City Public Notice. On our way home from work, we stopped and scanned the QR code and looked for papers in the flyer box. The flyer boxes were both empty. And the QR code simply took us to the Grantsville City website "current public notices" but did not have anything current listed or accessible that has anything to do with this property. We spent over half an hour scouring the website trying to find the information about this property request to no avail. This was extremely frustrating due to the fact that this was a holiday weekend and no one in the city offices would be available until Monday morning, 5 days after the signs appeared. We reached out to our neighbors who live on the same road as us, they had not received any mailed notice and could not find any pertinent information with the QR code or on the website either. We had to reach out to multiple people before we could find anyone who had any information about this purposed change. And flyers did not show up on the sign until Tuesday, December 3rd- two days before the meeting. With a city like ours, that is in a very active growth phase, these types of mistakes cannot be afforded, and should not be allowed. It is very disappointing and unprofessional- and I question if there is a legality concern involved as well.

In regards to the actual request to change the zoning, there are many reasons we are requesting that this request be denied:

- Isn't this considered "Spot Zoning"? This request is very much at odds with the current zoning of this area. It is in NO WAY harmonious with the surrounding property. There

is no benefit- financially or civically- to changing the zoning, the property owner is the only person who would benefit from this. If there is no benefit to the city or any other citizens, then this should not even be considered.

- There is no city sewer accessible anywhere close to this property. From what I understand then it is not in line with the county health department rules to not allow a septic tank for a property less than 5 acres. With the potential for 10 homes on this property there is no way that this should be approved based on the septic tank requirements.
- There is no city water accessible anywhere close to this property. Even IF water rights could be found and purchased and each one of these homes were allowed to have individual wells, the aquaphor that we and all of the current property owners use would be severely depleted and affected in extremely negative ways. These water rights are something that we have all had to invest tens of thousands of dollars into. This would cause many severely devastating results to those of us who rely on those water rights. Not only the amount of money that we have invested, but to the necessity to use on our property that we have invested in. Without water, or having to pay even more money for water, would destroy livelihoods of many of the current property owners.
- We are one of the many landowners who have chosen to purchase land in this area, invested hundreds of thousands of dollars of our personal money into the development of our land. And we have done this for the sole reason of agricultural use. And the current zoning of agricultural use is why we have made these choices and investments. Some have done this for their livelihood and others for the benefit of their personal family. This change in zoning to allow this development would be very detrimental to our animal's wellbeing.
- The road that this development is located on is an unmaintained gravel/dirt road. The addition of 10 homes would be very detrimental to the structure of this road.
- Our road does not get snow plowed by the city. This is not a conducive situation for a 10 home development.

I appreciate you taking your time to consider some of these concerns we have about the request to change the zoning at 1379 N. Warm Springs Road. We hope that all of the concerns we have listed will be seriously considered and addressed.

Please respond back to me and confirm the receipt of this email.

Sincerely,

Brian and Ashley Davis

Preston Shepherd: Preston Shepherd was present to speak on this item. He stated that he understood when Susan received an exception to go to 5 acres, and is okay with that. He said if

this is denied, he will shut up and go away. However, if it is approved he is looking for recourse since the law is being held against him and not others.

Fitzgerald: "Fitzgerald" was present on Zoom and noted the following: Against rezoning. No infrastructure.

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.

No comments.

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.

Email Received 11/30/2024

Good Morning,

I received the notice in the mail this morning concerning 23 W Clark St and the Automotive shop. My husband and I have discussed how we feel about this as our property is 79 N Hale St, and we share a fence in our backyard with this neighbor.

We are torn but leaning toward a negative, considering the long-term consequences of this decision. We already have an automotive shop on our street, and we find often enough that in the process of testing the cars, there are recurring occasions of testing that result in racing up our street. We have four children, three of whom are five and under, which is already concerning for us. Having another mechanic shop around the corner, resulting in an added traffic of cars being tested at high speeds on our residential streets, seems like a safety concern for our children. This neighbor has already been clocked as driving his black truck at higher speeds up Hale St than is appreciated by those who have children.

However, we are very entrepreneurial, so this decision seems complicated. It would be ideal if there were a way to test the vehicles in places other than Clark and Hale.

I am very excited about this neighbor and his drive to start his own business; however, I do have concerns about how this would work with the lot in question, increasing traffic into the back portion of the property.

Our biggest question is whether this would improve the quality of our neighborhood, increase safety, or detract from both. We already have several businesses on Hale St, so between that and the fact that it is an access road from and to Burmester, we experience our fair share of cars speeding. As a parent who appreciates the mostly rural neighborhood quality of my area, I would really hate to see that increase.

However, I know this is a growing community, and I appreciate that someone can start a business and earn their family's livelihood. It is just a tough decision to make.

These are our concerns. Thank you for taking the time to read them.

With regards,

Linsey & Spencer Ostler

79 N Hale St.

Email Received 12/2/2024
To whom it may concern:

We ran by the proposed address for the Elmer Automotive LLC and it was far too narrow to have a car garage operating there.

Cars would be parked double stacked along the street in front of that property because there is no parking and it would block the sidewalk. There is already a garage just around the corner from this proposed site. One garage is an eyesore and two is a nightmare in the same vicinity. Thank you so much for your time.

Larry Rust

Teresa Sprouse: Teresa Sprouse was present to speak on this item. She noted that she owns property right next to this one, at 5 W. Clark St., which shares a fence with this property. She stated that she has spoken with the applicant and has no issues with this proposal.

Brad Sutton: Brad Sutton was present to speak on this item, and stated that he lives a few houses away from this one. He expressed that he does not have anything against the applicant, but that he feels this type of operation belongs in an RM-7 residential area. He stated that it is a bad precedent to set. He noted that there are some large commercial lots nearby, but that this is not one of them. He stated that he does not believe an application in other residential areas in the City would even be considered.

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.

No comments.

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

Gary Pinkham: Gary Pinkham was present to speak on this item. He stated that he is very much in favor of this proposal, and recommended it a few weeks previously to staff members and the Commissioners. He stated that the process is not being properly followed and is being misused by developers. He said that it looks like someone has done a good job of researching the code and finding the sections the PUD needs to be removed from. He said that he is concerned about chapter 12, where the MDA language is, and that by repealing the chapter the MDA language would be completely removed from the code as well. He noted that MDA language often discusses utilities, traffic, open space, and potential variances to the code. He stated that because of this the MDA language should at least require review by staff, public works, the fire department, the engineer, and Planning Commission, before being presented to the City Council.

AGENDA

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

Stephen McCutchan was present to represent this project. He noted that he heard the public hearing for the removal of the PUD from the code, and questioned what process would be used instead for projects like this one. Chairman Rick Barchers stated that a new variance process would be followed instead, possibly through the MDA process.

Mr. McCutchan stated that the subject property is just under 0.9 acre and is zoned RM-7. He stated that 5 units are allowed on the property with current zoning. He noted one option is to create four additional attached units to be rented out. He stated that one reason behind this proposal is to offer homeownership instead, with smaller lots. He said that they are hoping to get a sense of if this proposal is reasonable in this zone, rather than the 5-unit rental that is currently allowed. He noted that this proposal would be a PUD because variances would be required.

Chairman Barchers stated that he would have issues with the smaller lot sizes and other items. He said that only specific items can be discussed at this time, as it is a concept presentation. However, he noted that Mr. McCutchan alluded to a thinner road. Mr. McCutchan clarified that it would be 22 feet of asphalt and rolled curbs, with sidewalks. Chairman Barchers stated that the code only allows two units to be serviced by a private lane, for safety reasons and utilities. He noted that a thinner road would be a safety issue for the residents, especially children. Chairman Barchers noted that he also has issues with reducing personal open space. Mr. McCutchan questioned how much open space is needed for one family dwelling unit. Chairman Barchers explained that there is no park close by, and the children need somewhere to go and play. He noted that there is research that supports the need for open space.

Commissioner Trent Stirling asked what the dimensions of the front side are. Zoning Administrator Shelby Moore clarified that the proposed lot is 54 feet wide, and 85 feet including the private lane. Chairman Barchers stated that he feels comfortable with the City code as is, and outlining the yard sizes, setbacks, and definitions.

Chairman Barchers read standard D from the applicant's response, in regards to the use being harmonious with the surrounding uses in the area. He reiterated that this proposed use is not harmonious with the surrounding uses. He also noted that flag lots are not allowed in Grantsville City anymore. Chairman Barchers acknowledged Mr. McCutchan's mention that attached dwellings are permitted in the zone, and stated that he would prefer to see that over this proposal.

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.

Manjinder Singh was present to represent this item. He stated that he appreciates the comments given by his neighbors. He noted that they just want to see what their options are for this property. He said there are properties nearby with 1 acre lots and condominiums. Mr. Singh stated that their goal is to create four parcels, but they have also considered creating just three parcels. He noted that one plan shows a private road and another shows a public road.

The Commissioners noted that the current zoning matches the zoning on the future land use map.

Commissioner Trent Stirling stated he is not comfortable with the three present Commissioners making a change as large as this one, to a future zoning that was decided by previous board members.

Chairman Barchers stated that his issue is the proposed zoning not aligning with the future land use map zoning. He also noted that the proposed lots would have to be on a septic system, and that the standards are pretty high for those. He stated that he would like to see the use stay as it is.

The size of the land was noted to be just under 10 acres, and therefore could not be split into two lots as they could not both be 5 acres. Mr. Singh explained that this was the reason for their rezone request, so they could have more than one lot and home there.

It was noted that a minor subdivision had already been done for this property, so a subdivision of this lot would need to be a level 3 subdivision. Attorney Tysen Barker read portions of the City code which mentioned the additional requirements of going from a level 2 to a level 3 subdivision.

The Commissioners concluded that they are not in favor of going against the general plan and future land use map.

Chairman Barchers noted to the applicant that if a rezone is denied, no rezone application can be made for that property for the next two years.

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.

No further discussion took place, as this item was discussed along with item number 2.

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.

This item was pulled from the agenda.

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.

This item was pulled from the agenda.

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.

Stephen Richardson was present to represent this item. He stated that he has lived in Grantsville for the last 5-6 years, and would like to offer his skillset to the community. He noted that the location of his property is unique in that the presence of customers would not get in the way of traffic. He explained that his business would allow residents to receive these services without having to travel to Tooele.

Ms. Moore noted that this use is prohibited by City Code, so staff is required to deny the permit. However, the applicant has the right to appeal the decision to the Planning Commission, which is why this item is being considered at this meeting. She also noted that while this is not allowed, other permits of similar uses have been approved in the same zone and similar areas.

Chairman Barchers asked if he has been operating this business, and Mr. Richardson stated that he has not performed these business functions.

Mr. Richardson noted that he has just one neighbor to the South, cows to the West, and a church to the North of his property. He expressed that his business will cause minimal noise or traffic to the area.

Commissioner Stirling asked how many cars could be parked in front of the house. Mr. Richardson stated that five cars could easily fit there at one time.

Commissioner Downward asked if the applicant had considered putting a privacy fence up around the property. Mr. Richardson noted that there is a privacy fence surrounding much of the property, and that the area which would be used for the business is not very visible from the road.

Chairman Barchers asked if the future land use zoning of this property would allow this use.

The Commissioners noted that they are in favor of approving this permit, but must wait until they receive some counsel from the City Attorney regarding the legality of it.

> **Rick Barchers made a motion to table 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. Jeff Downward seconded the motion. The vote is as follows: Jeff Downward "Aye," Trent Stirling "Aye," Rick Barchers "Aye." The motion carried unanimously.**

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.

Ms. Moore noted that this item is similar to agenda item 6, where it is not an allowed use by code, but they are appealing the decision.

Chairman Barchers asked if in the future they could create an area in which businesses like this would be allowed. Attorney Barker confirmed that they could map an area in which businesses like this would be allowed.

The Commissioners noted that they must wait to make a decision on this until they receive some counsel from the City Attorney regarding the legality of it.

> **Rick Barchers made a motion to table 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. Trent Stirling seconded the motion. The vote is as follows: Jeff Downward "Aye," Trent Stirling "Aye," Rick Barchers "Aye." The motion carried unanimously.**

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.

Ms. Moore noted that this item is similar to agenda items 6 and 7, where it is not an allowed use by code, but they are appealing the decision.

Chairman Barchers stated that he is not sure why automobile sales are not allowed in this zone. Mr. Labrum agreed that he is also unsure of why it is not permitted, especially as automobile repair is permitted. Chairman Barchers asked staff to prepare the proposed code amendment to have this use be a conditional use in this zone, and bring it forward at the next meeting.

> **Rick Barchers made a motion to table 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. Jeff Downward seconded the motion. The**

vote is as follows: Jeff Downward "Aye," Trent Stirling "Aye," Rick Barchers "Aye." The motion carried unanimously.

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.

Jay Springer with Smith Hartvigsen was present on Zoom to answer questions about this item. He noted that this was discussed briefly in a previous meeting, to fix the PUD process to better fit the needs of Grantsville. He noted that he has worked with staff on the chapters that mention the PUD, but that repealing the chapters right now is a possibility. He explained that without the PUD process deviation requests would still go through a review process, but that the City would have more discretion than with the PUD. He noted that any code deviation requires a legislative act through LUDMA. He explained that MDAs are required for any code deviation that requires a legislative act, repealing the PUD process is just removing the question of how the deviations were approved.

Trent Stirling made a motion to make agenda item number nine an action item. Jeff Downward seconded the motion. The vote is as follows: Jeff Downward "Aye," Trent Stirling "Aye," Rick Barchers "Aye." The motion carried unanimously.

Trent Stirling made a motion to recommend approval 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. Jeff Downward seconded the motion. The vote is as follows: Jeff Downward "Aye," Trent Stirling "Aye," Rick Barchers "Aye." The motion carried unanimously.

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

Ms. Moore noted that she and Mr. Springer took the feedback from the previous meeting, and implemented it along with Aqua Consultant Shay Stark's proposal.

Rick Barchers made a motion to recommend approval of the proposed amendment to the Grantsville City Land Use and Management Code Chapter 3 (Decision Making Bodies, And Officials). Jeff Downward seconded the motion. The vote is as follows: Jeff Downward "Aye," Trent Stirling "Aye," Rick Barchers "Aye." The motion carried unanimously.

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.

Ms. Moore noted some items that were changed, including words that were not intended to be there like, "duck", modifying language to match state code, and other basic corrections.

Mr. Springer noted that several corrections were made based on discussions previously had. He explained the changes in 21.2.11 and that the levels were identified, processes cleaned up, and modifications made to include the appropriate people in the processes.

> **Jeff Downward made a motion to recommend approval of the proposed amendment to the Grantsville City Land Use and Management Code Chapter 21 (Subdivision Regulations), to implement modifications from SB174/ HB0476. Trent Stirling seconded the motion. The vote is as follows: Jeff Downward "Aye," Trent Stirling "Aye," Rick Barchers "Aye." The motion carried unanimously.**

12. Report from Zoning Administrator.

Ms. Moore asked if the Commissioners would be able to make it to the meeting on December 19, 2024. Commissioner Downward stated that he cannot attend that meeting. Chairman Barchers said he will attend via Zoom. Commissioner Stirling said he could make it if the others could. Ms. Moore asked the Commissioners to review the proposed ADU verbiage, and noted that they are required by the State to have ADU verbiage adopted by January 2025.

The Commissioners stated that they can attend the January 2, 2025 meeting.

City Council Liaison Rhett Butler asked Ms. Moore to provide the number of PUDs that are currently in the review process. He also requested that two individuals, one from the Planning Commission and one from the City Council, visit each public notice sign that is posted and scan the QR code to make sure it is working. Attorney Barker also volunteered to do this task if needed.

13. Open Forum for Planning Commissioners.

No further discussion took place.

14. Report from City Council.

No further discussion took place.

15. Adjourn.

Jeff Downward made a motion to adjourn. Trent Stirling seconded the motion. The vote is as follows: Jeff Downward “Aye,” Trent Stirling “Aye,” Rick Barchers “Aye.” The motion carried unanimously. The meeting ended at 9:08 P.M.

AGENDA ITEM #8

Approval of minutes from the December 19, 2024 Planning Commission Work Meeting.

MINUTES OF THE GRANTSVILLE CITY PLANNING COMMISSION, HELD ON DECEMBER 19, 2024 AT THE GRANTSVILLE CITY HALL, 429 EAST MAIN STREET, GRANTSVILLE, UTAH AND ON ZOOM. THE MEETING BEGAN AT 6:00 P.M.

Commission Members Present: Vice-Chair Derek Dalton, Rob Jaterka, Trent Stirling

On Zoom: Chair Rick Barchers

Commission Members Absent: Jeff Downward

Appointed Officers and Employees Present: Zoning Administrator Shelby Moore, Community & Economic Development Administrative Assistant Jaina Bassett, City Attorney Tysen Barker, City Council Member Rhett Butler

On Zoom: Aqua Consultant Shay Stark

Citizens and Guests Present: Gary Pinkham.

Citizens and Guests Present on Zoom: None.

Commission Vice-Chairman Derek Dalton called the meeting to order at 6:00 PM.

PUBLIC NOTICE
The Grantsville City Planning Commission will hold a Work Meeting at 6:00 p.m. on Thursday, December 19, 2024 at 429 East Main Street, Grantsville, UT 84029. The agenda is as follows:

ROLL CALL

PLEDGE OF ALLEGIANCE

AGENDA
1. Discussion of the proposed amendment to the Grantsville City Land Use and Management Code Chapter 25 (Accessory Dwelling Units).

Zoning Administrator Shelby Moore was present to answer questions on this item, and noted that the City needs to pass some kind of verbiage to allow ADUs. She noted that she met with Farmington, whose code much of the language was taken from, and sent the verbiage to staff, Planning Commission, and City Council to review. She noted that if the City has not passed verbiage to allow ADUs by January 8, 2025, the State will charge the City $350 for every day until it is passed.

Derek noted that he saw some minor clerical errors to correct. He noted in #7a that “DUDA” needs to be changed to “DADU”. He also noted that in #8b “10,000 square feet” needs to be “12,000 square feet”.

It was clarified that in section 25.1.2, the three degrees of consanguinity means three generations of the same family line. Attorney Tysen Barker read aloud the definition of a family in the State Code, and noted that he will send that to Ms. Moore to incorporate it in this definition so they match. He also clarified that the City can restrict the DADUs to be used by those designated family members only, but that the City should be sure that this restriction will achieve the goal that this is designed to reach. It was noted that this verbiage will be kept for now, and can be revisited later.

Vice-Chairman Dalton noted that the code can always be reviewed and revised if necessary, to address future concerns with applications.

It was noted that concrete foundations will be required for DADUs.

Chairman Rick Barchers stated that in 25.2.3 he would like to see ADUs be prohibited in the MU zone. He also stated that he would like to add the statement, “DADUs are not permitted in developments in which code exceptions or deviations are granted.”

Chairman Barchers asked for clarification on the requirement for a business license in 25.2.10, and Ms. Moore explained that this will allow the City to track the ADUs and the rental of them.

The rear yard setback was discussed, and changed to be 10 feet.

Attorney Barker noted that he is concerned about putting the City in the position to evict tenants if they do not meet these requirements. It was requested to add verbiage that would require a notice and give time to come into compliance with the City code, before a fine per day would be assessed for being out of compliance. It was noted that the notice and fine would be given to the owner of the primary residence.

2. Adjourn.

> **Rob Jaterka made a motion to adjourn. Trent Stirling seconded the motion. The vote is as follows: Rob Jaterka “Aye,” Trent Stirling “Aye,” Derek Dalton “Aye,” Rick Barchers “Aye.” The motion carried unanimously. The meeting ended at 6:58 P.M.**

AGENDA ITEM #9

Report from Zoning Administrator.

AGENDA ITEM #10

Open Forum for Planning Commissioners

AGENDA ITEM #11

Report from City Council.

AGENDA ITEM #12

Adjourn.