PUBLIC NOTICE

The Grantsville City Planning Commission will hold a Regular Meeting at 7:00 p.m. on Thursday, January 16, 2025 at 429 East Main Street, Grantsville, UT 84029. The agenda is as follows:

ROLL CALL

PUBLIC HEARING

a) Proposed amendment to the conditional use permit for USA RV & Storage to expand the storage and equipment rentals from 3 acres to 7.72 acre at 1361 N. Old Lincoln Hwy, in the MD zone.

AGENDA

1. Determination of the Planning Commission Chair as outline in Chapter 8-3-2 (c) of the Grantsville Municipal Code.
2. Determination of the Planning Commission Vice Chair as outline in Chapter 8-3-2 (c) of the Grantsville Municipal Code.
3. Proposed Concept of 2 lots in the RR-5 Zoning Designation, located at approximately 1379 N. Warm Springs Rd.
4. Consideration of the expansion of USA RV & Storage Conditional Use Permit.
5. 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.
6. 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.
7. Consideration of the proposed amendment to the Grantsville City Land Use and Management Code Chapter 21 (Subdivision Regulations) and Chapter 2 (Definitions).
8. Report from Zoning Administrator
9. Open Forum for Planning Commissioners.
10. Report from City Council.
11. 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 868 7273 4725
Meeting ID: 868 7273 4725

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

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

Grantsville City Planning Commission

January 16, 2025
Public Hearing

Proposed amendment to the conditional use permit for USA RV & Storage to expand the storage and equipment rentals from 3 acres to 7.72 acre at 1361 N. Old Lincoln Hwy, in the MD 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 **January 16, 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 conditional use permit for USA RV & Storage to expand the storage and equipment rentals from 3 acres to 7.72 acre at 1361 N. Old Lincoln Hwy. in the MD zone.**

You can view a copy of the agenda and packet online by 5:00pm on January 10, 2025 at the link below:
https://grantsvilleut.gov/departments/community___economic_development/planning_commission.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 14, 2025.

Dated this 6th day of January, 2025

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/86872734725
Meeting ID: 868 7273 4725

AGENDA ITEM #1

Determination of the Planning Commission Chair as outline in Chapter 8-3-2 (c) of the Grantsville Municipal Code.

AGENDA ITEM #2

Determination of the Planning Commission Vice Chair as outline in Chapter 8-3-2 (c) of the Grantsville Municipal Code.

AGENDA ITEM #3

Proposed Concept Plan for Warm Springs Ranches in zoning designation RR-5, located at approximately 1379 N. Warm Springs Rd.

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

Permit # 2024118

Staff Report Summary for A concept plan in the RR-5 zoning.

Parcel ID(s): 20-023-0-0001
Property Address: 1379 N Warm Springs Road
Applicant Name: Manjinder Singh
Request: Concept Plan
Prepared By: Shelby Moore

Meeting Date: 1/16/2024
Public Hearing Date: 12/05/2024
Current Zone: RR-5
Acres: 9.55
Proposed: 2 Lots

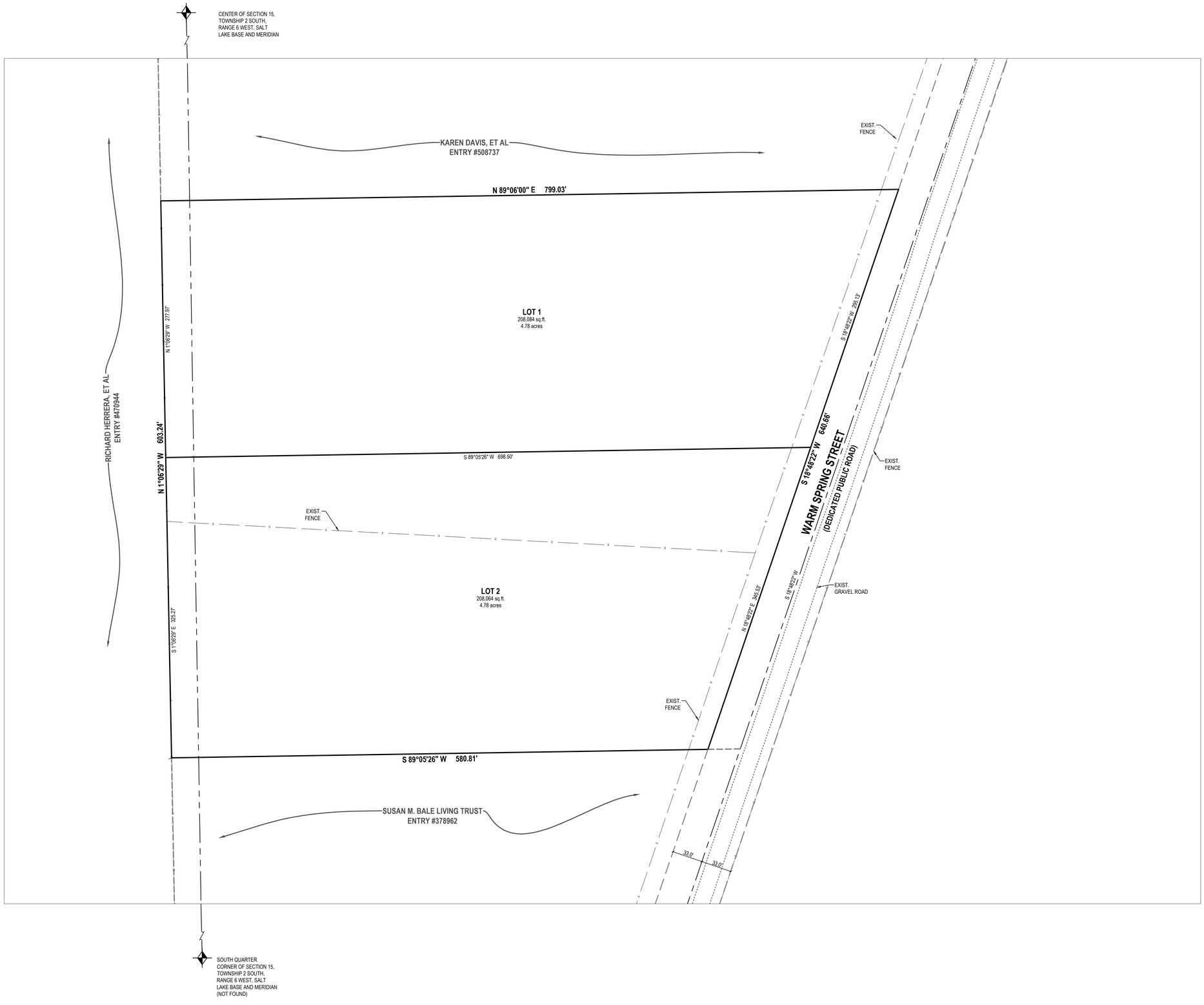
Planning Staff Explanation and Recommendation: Discussion of the Warm Springs Road Proposed Concept Plan for Warm Springs Ranches in zoning designation RR-5,located at approximately 1379 N. Warm Springs Rd.

PLANNING STAFF ANALYSIS AND COMMENTS

It was suggested by Planning Commission that the application submit a proposed concept plan.

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



HORIZONTAL GRAPHIC SCALE

50 0 25 50 100

(IN FEET)

HORZ: 1 inch = 50 ft.

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 15 TOWNSHIP 2 SOUTH, RANGE 6 WEST SALT LAKE BASE AND MERIDIAN GRANTSVILLE CITY, UTAH

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:
SINGH MANJINDER
3443 WEST 10305 SOUTH
SOUTH JORDAN, UT 84095

CONTACT:
SINGH MANJINDER
PHONE: 630-432-3434

CONCEPT 6

1379 NORTH WARM SPRINGS ROAD
GRANTSVILLE CITY, UTAH 84029

PROFESSIONAL LAND SURVEYOR
12-19-24
No. 334575
DOUGLAS J KINSMAN
STATE OF UTAH

CONCEPT

PROJECT NUMBER	PRINT DATE
8020B	2024-12-19
PROJECT MANAGER	DESIGNED BY
D. KINSMAN	D. THACKER

1 OF 1

14.4 RR-2.5 Development Restrictions

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

(1) Minimum Lot Size ..... 2.5 acres

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

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

(4) Minimum Yard Setback Requirements:

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

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

(6) Maximum Bldg Coverage ..... 20 %

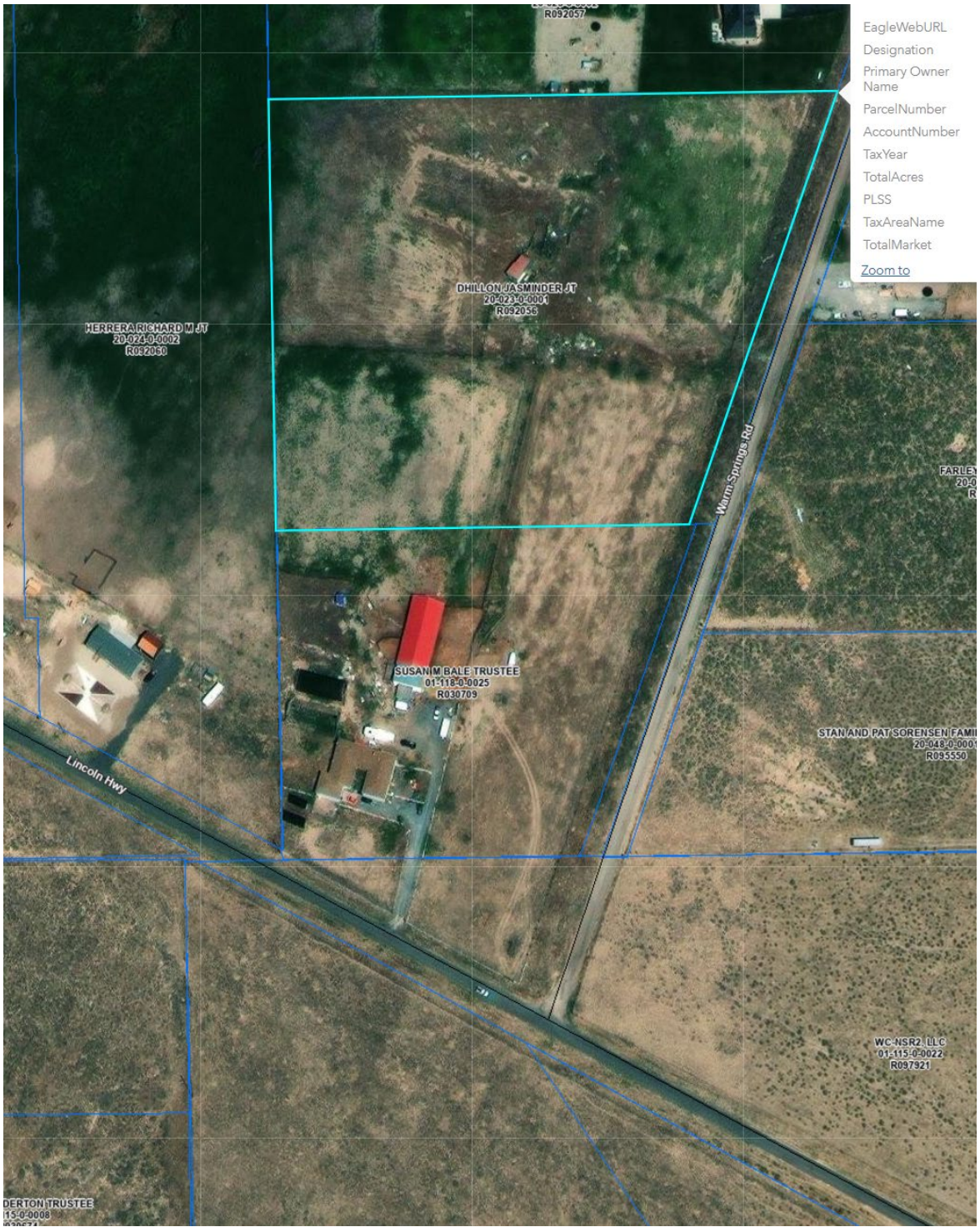
(7) Required Improvements:

Street grading Street base

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

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


WARM
RR-2.5


EagleWebURL
Designation
Primary Owner Name
ParcelNumber
AccountNumber
TaxYear
TotalAcres
PLSS
TaxAreaName
TotalMarket
Zoom to
R092057
DHILLON JASMINDER JT
20-024-0-0001
R092056
HERRERA RICHARD M JT
20-024-0-0002
R092060
Warm Springs Rd
SUSAN M BALE TRUSTEE
01-118-0-0025
R030709
Lincoln Hwy
STAN AND PAT SORENSEN FAMI
R095550
WC-NSR2 LLC
01-115-0-0022
R097921

AGENDA ITEM #4

Consideration of the amendment to the USA RV & Storage Conditional Use Permit, located at 1361 N. Old Lincoln Hwy.

Grantsville City Planning Commission

January 16, 2025
Public Hearing

Proposed amendment to the conditional use permit for USA RV & Storage to expand the storage and equipment rentals on 7.72 acre at 1361 N. Old Lincoln Hwy, in the MD 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 **January 16, 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 conditional use permit for USA RV & Storage to expand the storage and equipment rentals on 7.72 acre at 1361 N. Old Lincoln Hwy. in the MD zone.**

You can view a copy of the agenda and packet online by 5:00pm on January 10, 2025 at the link below:
https://grantsvilleut.gov/departments/community___economic_development/planning_commission.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 14, 2025.

Dated this 6th day of January, 2025

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/86872734725
Meeting ID: 868 7273 4725

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

Permit # 2024138

Staff Report Summary for
The amendment to the Conditional Use Permit to allow self-storage, shipping containers, RV parking, and U-Haul rentals.

Parcel ID(s): 01-118-0-0036
Property Address: 1361 N. Old Lincoln Hwy
Applicant Name: Andrei Popa and Trenton Homer
Request: Trenton Homer
Prepared By: Shelby Moore

Meeting Date: 01/16/2024
Public Hearing Date: 01/16/2024
Current Zone: M-D
Acres: 7.72

Planning Staff Explanation and Recommendation:

December of 2020 Andrei Popa went through the process of rezoning the property to the M-D zoning. He obtained a CUP for 3 acres on May 5, 2021. Mr. Popa was required to install a privacy fence with slats on Old Lincoln Hwy.

September 20, 2024 a complaint was received and a violation letter was sent to the applicant. After 15 days the applicant did not respond. Once contact information was obtained for Mr. Popa, the Zoning Administrator contacted the applicant notifying them of the letter and that all work must stop until an amendment is made to the CUP.

The applicant notified the Zoning Administrator of an email chain from Grantsville Employees regarding allowed uses in the M-D zoning. The email outlined a process to emend the original CUP in 2022. The process out lined amending the original Conditional Use Permit to include renting space inside the storage containers. After reviewing the email chain, it was noted on September 12, 2022 that the applicant would not need a conditional use permit for the uses requested in the amendment.

November 30, 2024 the applicant applied to amend the CUP as requested to allow for self-storage, shipping containers, RV parking, and U-Haul rentals on the entire 7.72 acres.

December 18, 2024 Councilmen Butler asked the Police Chief if he could inspect the property as he has received complaints regarding the CUP being out of compliance. December 19, 2024 Chief Sager and the Zoning Administrator inspected the property on 1361 N Old Lincoln Hwy. It was noted that there were multiple violations outside of the allowed use of the Conditional Use Permit.

December 27, 2024 a violation was letter was deliver to Trenton Homer by the Grantsville Police Department and an email was sent the both Trenton Homer and Andrei Popa notifying them of the out of compliance with the attached violation letter.

Mr. Homer responded to the email notifying the Zoning Administrator that he will drop of notice envelopers to be sent out prior to the January 16th Planning Commission Meeting.

The following uses are uses in the zoning.

1. Heavy Equipment Rentals which are permitted
2. Moving and storage is permitted
3. Outdoor storage is permitted
4. Commercial Parking Garage or Lot is Conditional
5. Commercial Storage Units is Conditional

The applicant has a mixed service of bother permitted and conditional uses.

CONDITIONS & CONCLUSIONS

Conditions of Approval:

1) Extend the privacy fence along around the perimeter of the property.
2) Allow for two access.
3) Hours of pickup and drop off the storage containers are from 8:00 am to 4:00 pm.
4) Must have a current business license at all times.

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Conditional Use Permit – Commercial Application

Date: 11/30/2024

Applicant / Owner

Applicant Name:	Trenton Homer	Owner Name:	Andrei Popa
Address:	[redacted]	Address:	
City, State, Zip:	[redacted]	City, State, Zip:	
Phone:	8[redacted]	Phone:	[redacted]
Email:	[redacted]	Email:	[redacted]
Own Property:	No		

Location Information

Permit Type:	Conditional Use Permit – Commercial	Development:	USA RV and Storage
		# of Acres:	7.72
Site Address:	1361 N. Old Lincoln Hwy	Current Zoning:	M-D
Site Parcel:	01-118-0-0036		

Complete Description: Amending existing CUP. Self-Storage with Shipping Containers and RV parking

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.

Trenton Homer	11/30/2024
Name	Date

2024138 USA RV and Storage CUP

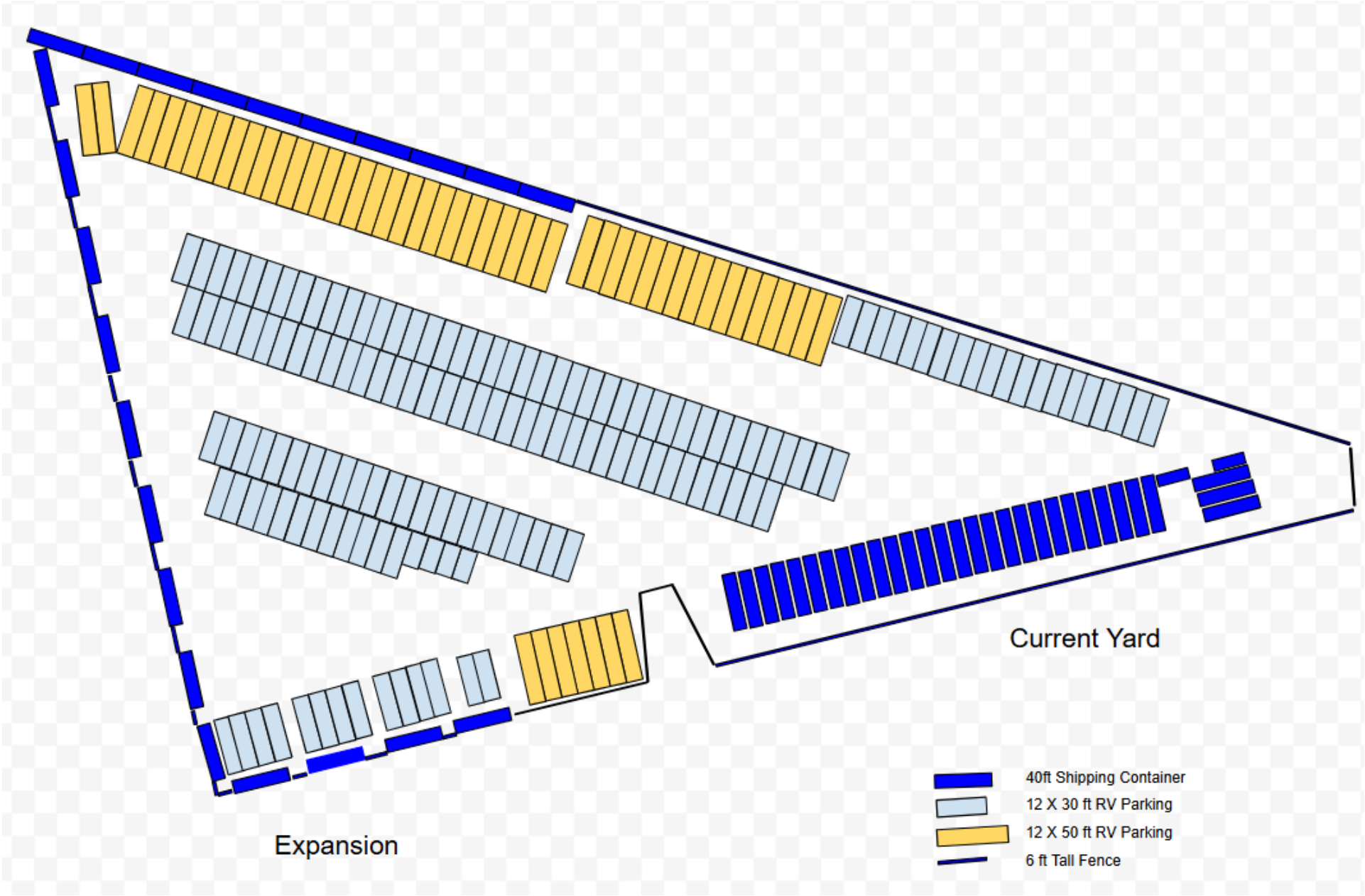
This is an amendment of permit 21-28-1409.

Notes from applicant:

- The operational hours changed slightly however, the business hasn't changed from what we have done for the past two years since acquiring our business license. RV parking and self-storage was approved two years ago on September 12th 2022 from Braydee Baugh, Cavett Eaton and Kristy Clark previous to us acquiring our business license.
- We are expanding the area we are using. We are not expanding the uses of the land at this time. We were already approved for RV parking and self-storage 2 years ago on September 12th 2022 from Braydee Baugh, Cavett Eaton and Kayla Clark . We are planning on using the full parcel of land and not just some of it. The business will be located on the complete parcel of land. The section that is currently not fenced will have all the sagebrush removed with the ground finished to allow RV and shipping container storage. Hopefully this photo illustrates this properly.

Business Details:

- Business includes self-storage shipping containers, RV parking, U-Haul truck rentals, and U-Haul trailer rentals.
    - The shipping containers serve as storage units on this property only.
    - The RV parking is for storage purposes only. Customers are able to pick up and drop off or access their RV's anytime 7:00am-9:00pm. We do not provide RV's to rent, we only store RV's.
- Hours of operation will be 7:00am to 9:00pm.
- There will be two access points for trucks to pick up and drop off the storage containers.
- Most of this property is currently fenced but not all of it. The section that is fenced is where the ground appears darker in the photo you provided. We are planning on placing shipping containers around the perimeter of the section that is not currently fenced and in some places placing a 6ft fence in between the containers creating secure parking for our customers. These shipping containers will not be moved, and will remain permanent structures and barriers in that location.


Current Yard
Expansion
40ft Shipping Container
12 X 30 ft RV Parking
12 X 50 ft RV Parking
6 ft Tall Fence

Shelby Moore <smoore@grantsvilleut.gov>

CUP Application 2024138

8 messages

Jaina Bassett <jbassett@grantsvilleut.gov> Wed, Dec 11, 2024 at 4:51 PM
To: Shelby Moore <smoore@grantsvilleut.gov>, Christy Montierth <cmontierth@grantsvilleut.gov>, Markus Seat <mseat@grantsvilleut.gov>, Andy Jensen <ajensen@grantsvilleut.gov>, Grantsville Fire Marshal <firemarshal@grantsvilleut.gov>

Good afternoon,

Attached is an application for a CUP amendment, to expand the area for the current uses of U-Haul truck and trailer rentals (permitted), commercial storage units with shipping containers (conditional, approved with original CUP), and a commercial parking lot for RV parking (conditional, applicant claims this was approved with original CUP but it is not listed on it). Please review and provide any feedback or concerns.

Thank you and have a great day!

Jaina Bassett
Community Development Administrative Assistant
Grantsville City Corporation
Phone: (435) 884-1674
Email: jbassett@grantsvilleut.gov

5 attachments



2024138 Satellite View.png
1696K

2024138 Application.pdf
90K

2024138 Business Details.docx
15K

2024138 Site Plan.pdf
201K

FACTS & FINDINGS - Andrei Popa - 1361 N Old Lincoln Hwy.doc
54K

Shelby Moore <smoore@grantsvilleut.gov> Thu, Dec 12, 2024 at 8:23 AM
To: Jaina Bassett <jbassett@grantsvilleut.gov>
Cc: Christy Montierth <cmontierth@grantsvilleut.gov>, Markus Seat <mseat@grantsvilleut.gov>, Andy Jensen <ajensen@grantsvilleut.gov>, Grantsville Fire Marshal <firemarshal@grantsvilleut.gov>

Jaina,

The shipping containers as the fence concerns me, not only as potential to restrict access to a fire, but crime rate significantly going up. I would suggest that we get Police Chief Robert's input.

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

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[Quoted text hidden]

Andy Jensen <ajensen@grantsvilleut.gov> Thu, Dec 12, 2024 at 8:37 AM
To: Jaina Bassett <jbassett@grantsvilleut.gov>
Cc: Shelby Moore <smoore@grantsvilleut.gov>, Christy Montierth <cmontierth@grantsvilleut.gov>, Markus Seat <mseat@grantsvilleut.gov>, Grantsville Fire Marshal <firemarshal@grantsvilleut.gov>

The building code doesn't regulate what is parked on a property.

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

On Wed, Dec 11, 2024 at 4:52 PM Jaina Bassett <jbassett@grantsvilleut.gov> wrote:
[Quoted text hidden]

Jaina Bassett <jbassett@grantsvilleut.gov> Thu, Dec 12, 2024 at 8:45 AM
To: Andy Jensen <ajensen@grantsvilleut.gov>
Cc: Shelby Moore <smoore@grantsvilleut.gov>, Christy Montierth <cmontierth@grantsvilleut.gov>, Markus Seat <mseat@grantsvilleut.gov>, Grantsville Fire Marshal <firemarshal@grantsvilleut.gov>

Shelby, thank you, I will reach out to Chief Sager.

Andy, thank you.
[Quoted text hidden]

Christy Montierth <cmontierth@grantsvilleut.gov> Thu, Dec 12, 2024 at 10:17 AM
To: Jaina Bassett <jbassett@grantsvilleut.gov>
Cc: Andy Jensen <ajensen@grantsvilleut.gov>, Shelby Moore <smoore@grantsvilleut.gov>, Markus Seat <mseat@grantsvilleut.gov>, Grantsville Fire Marshal <firemarshal@grantsvilleut.gov>

No comments for public works.
[Quoted text hidden]

Jaina Bassett <jbassett@grantsvilleut.gov> Thu, Dec 12, 2024 at 3:06 PM
To: Christy Montierth <cmontierth@grantsvilleut.gov>
Cc: Andy Jensen <ajensen@grantsvilleut.gov>, Shelby Moore <smoore@grantsvilleut.gov>, Markus Seat <mseat@grantsvilleut.gov>, Grantsville Fire Marshal <firemarshal@grantsvilleut.gov>

Thanks Christy!
[Quoted text hidden]

Grantsville Fire Marshal <firemarshal@grantsvilleut.gov> Mon, Dec 16, 2024 at 11:06 AM
To: Jaina Bassett <jbassett@grantsvilleut.gov>
Cc: Christy Montierth <cmontierth@grantsvilleut.gov>, Andy Jensen <ajensen@grantsvilleut.gov>, Shelby Moore <smoore@grantsvilleut.gov>, Markus Seat <mseat@grantsvilleut.gov>

Jaina,

No concerns for fire.

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

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

[Quoted text hidden]

Jaina Bassett <jbassett@grantsvilleut.gov> Mon, Dec 16, 2024 at 11:42 AM
To: Grantsville Fire Marshal <firemarshal@grantsvilleut.gov>
Cc: Christy Montierth <cmontierth@grantsvilleut.gov>, Andy Jensen <ajensen@grantsvilleut.gov>, Shelby Moore <smoore@grantsvilleut.gov>, Markus Seat <mseat@grantsvilleut.gov>

Thanks Jason!
[Quoted text hidden]


MALLARD


MALLARD
TRANSCEND


MALLARD
TRANSCEND


Columbus
800-get-asam
OBJECTS IN MIRROR ARE
CLOSER THAN THEY APPEAR


Columbus
800-get-asam
OBJECTS IN MIRROR ARE
CLOSER THAN THEY APPEAR




AM
24/7

Approved

MINUTES OF THE REGULAR MEETING OF THE GRANTSVILLE CITY COUNCIL, HELD ON MAY 5, 2021 AT THE GRANTSVILLE CITY HALL, 429 EAST MAIN STREET, GRANTSVILLE, UTAH AND ON ZOOM. THE MEETING BEGAN AT 7:00 P.M.

Mayor and Council Members Present:
Mayor Brent Marshall
Scott Stice
Jeff Hutchins
Jewel Allen
Darrin Rowberry

Krista Sparks, excused

Appointed Officers and Employees Present:
Christine Webb, City Recorder
Brett Coombs, City Attorney
Sherrie Broadbent, Finance Director
Jesse Wilson, Treasurer/Human Resources
Jacob Enslen, Police Chief
Kristy Clark, Zoning Administrator

Citizens and Guests Present:
Thomas Koester
Yancy Koester
Jason Smith
Travis Daniels
Sherrie Broadbent
Jesse Wilson
Travis Taylor
Josh Romney
Anton Stauffer
There were many members of the community who attended the meeting through Zoom.

Mayor Marshall asked Councilman Hutchins to lead the Pledge of Allegiance.

AGENDA:

1. **Public Hearing:**
    a. Proposed 2021-2022 tentative budget.

Mayor Marshall asked if anyone wished to make a comment. No comments were offered. Neither Mayor Marshall nor Christine Webb received comments by email.

2. **Public Comments.**

Mayor Marshall asked if there were any comments from the public. No comments were offered. And no comments were received by email.

3. **Summary Action Items.**
   a. Approval of Minutes from the April 28, 2021 Regular Meeting.
   b. Approval of Bills for the amount of $259,374.71.

Councilman Hutchins suggested Jesse Wilson provide the policy on reimbursements to all City employees and officials.

Motion: Councilman Stice made a motion to approve the summary action items.

Second: Councilman Hutchins seconded the motion.

Vote: The vote was as follows: Councilman Rowberry, "Aye", Councilwoman Allen, "Aye", Councilman Hutchins, "Aye", and Councilman Stice, "Aye". The motion carried.

4. **Consideration of Resolution 2021-04 approving the final plat amendment on the Cook Corner Subdivision located at approximately 935 East Durfee Street in the RR-1 zone.**

Shawn Perkins was present. He reported they removed one of the lots. There are now four lots instead of five lots. They eliminated the section of land that goes into the Lewis property. Councilman Stice commented the road is labeled Lot 7. Mr. Perkins confirmed Lot 7 will not be sold or built on, but is a road. The Council discussed the temporary turn around.

Motion: Councilman Hutchins made a motion to approve Resolution 2021-04 approving the final plat amendment on the Cook Corner Subdivision located at approximately 935 East Durfee Street in the RR-1 zone.

Second: Councilman Rowberry seconded the motion.

Discussion: Councilman Hutchins asked if the easement has been settled on Durfee Street. There were no issues with the easement.

Vote: The vote was as follows: Councilman Rowberry, "Aye", Councilwoman Allen, "Aye", Councilman Hutchins, "Aye", and Councilman Stice, "Aye". The motion carried.

Mayor Marshall pointed out what Lawrence Bros. Inc. did with their property in this area. He reported that the majority of property owners have an RR-5 except for a piece that was done by the County and another piece off Cooley Street that has a two and a half acre zone. Mr. Wayman stated the zoning of his property is A-10 but the property is not quite eight acres so it is zoned bigger than the property.

Councilman Stice stated he drove by the property recently. He asked if there is a house on it already. Mr. Wayman answered no that is his pump house. Mayor Marshall commented some of the residents from that area would like it to stay five acre lots. One of the other property owners suggested an RR-2.5 zone. Mr. Wayman stated he is requesting this zone so he can have four two-acre lots but he cannot get a two acre zoning.

Councilman Stice commented that the Council let a motion die earlier on this agenda. He reported there was a long discussion about this area the night before in the work meeting. They would like to have all of the property owners get together to discuss the future of this area. Mr. Wayman explained that he still needs to get this to where he has a buildable lot. He requested they approve him for the two and a half acre zoning instead of the RR-1. He stated he had spoken with all of his neighbors about this. Mayor Marshall reported he heard from some of the neighbors and they were not excited about having one acre lots. Kristy Clark and Brett Coombs agreed that since Mr. Wayman was requesting to create a greater density, the City Council could amend the ordinance now. Councilman Stice stated he would be in favor of approving the RR-2.5 zone. He pointed out the discussion on the previous agenda item about the road would apply to Mr. Wayman as well.

Motion: Councilman Stice made a motion to approve Ordinance 2021-18 amending the official zoning map of Grantsville City, Utah to rezone 7.98 acres for Reuben Wayman located at approximately 767 North Hale Street to go from an A-10 zone to an RR-2.5 zone.

Second: Councilman Rowberry seconded the motion.

Vote: The vote was as follows: Councilman Rowberry, "Aye", Councilwoman Allen, "Aye", Councilman Hutchins, "Aye", and Councilman Stice, "Aye". The motion carried.

11. Consideration of Resolution 2021-25 approving the Commercial Conditional Use Permit for Andrei Popa to operate an intermodal conex box-sales and storage business at approximately Highway 138 and Old Lincoln Highway.

Andrei Popa was present. He explained in December 2020 he was looking for some property in Tooele County that he could put shipping containers on. He found this property in Grantsville and asked if it fit with the General Plan. He went through the process to have it rezoned and then purchased it. After the property was rezoned he believed that he could start doing business and began putting the containers on the

property. He later found out that he needed to get a conditional use permit. He stopped doing everything he was doing. He explained he owns thirteen acres but only plans to work on about three acres.

Councilwoman Allen asked if Mr. Popa had operated this business somewhere else. Mr. Popa answered that he had operated his business in Salt Lake City where he rented a place. He did not wish to commute there every day because he lives in Tooele County. Mayor Marshall asked if the shipping containers on the property are Mr. Popa's. Mr. Popa answered yes, they were his. Mayor Marshall stated Mr. Popa will need to get a business license. He reported many of the neighbors were very upset. Mr. Popa explained that he had made a mistake and as soon as he was made aware of it, he stopped his operation.

Councilman Stice commented that the fence does not look like it will be going to a point on the corner of Old Lincoln Highway and SR138. He asked if it was back far enough. Mr. Popa believed that it was back 120 feet. The gate will be on Old Lincoln Highway. Mayor Marshall thought the concern was the visibility on the turn. Mr. Popa reported he has a plan for one entrance for the trucks to enter the property and a separate one for them to leave the property. Councilman Stice asked about staffing. Mr. Popa answered there will not be any staff there.

Mayor Marshall shared his concerns about the privacy fencing. He recommended that Mr. Popa install the slats in the chain-link fence. He believed the proposed privacy material would be damaged with the wind and then become unsightly. Mr. Popa reported that he would prefer to have a cement or concrete fence but cannot afford it at this time. He explained the current proposed fencing has increased in price by about three times since he started looking at it. Mayor Marshall pointed out the neighbors have complained about the business already. He did not feel that requiring a privacy fence was too much to ask. Councilman Stice stated he thought the privacy fence would only need to be installed on the Old Lincoln Highway side of the property. He believed that people would be able to look down into the property from SR138 and so that side would not need the fence.

Councilman Stice asked if the boxes were clean when Mr. Popa bought them or if he would be cleaning them out on the property. Mr. Popa answered they will be coming empty. They will be coming from Long Beach, California with freight to Salt Lake City and will be emptied out and then moved here.

Councilwoman Allen inquired about the policy on transportation impact. She commented that one of the neighbors had complained about the trucks unloading cargo at inappropriate times. Mr. Coombs explained the conditional use permit the Council was considering specifically limits the hours of operation to 8:00 am to 4:00 pm. Hours outside of that time would be a violation of the conditional use permit. Mr. Waltz stated L-Tab with Utah State University has the capability to set up a travel log that deciphers personnel vehicles and the type of vehicles if that was something the Council would be

interested in. Mayor Marshall stated he is in this area regularly and he has not seen anyone there late at night. The Council discussed and agreed that this should be reviewed in six months to make sure Mr. Popa is complying with the conditional use permit.

Motion: Councilman Stice made a motion to approve Resolution 2021-25 approving the Commercial Conditional Use Permit for Andrei Popa to operate an intermodal conex box-sales and storage business at approximately Highway 138 and Old Lincoln Highway with a review in six months where Mr. Popa will bring a log of when the trucks arrive and leave the property. Mr. Popa will also be required to install a privacy fence with slats on Old Lincoln Hwy side of the property.

Second: Councilman Hutchins seconded the motion.

Vote: The vote was as follows: Councilman Rowberry, "Aye", Councilwoman Allen, "Aye", Councilman Hutchins, "Aye", and Councilman Stice, "Aye". The motion carried.

12. **Consideration of Resolution 2021-26 approving the final plat on the Northstar Ranch P.U.D. Subdivision, Phase 6 at approximately 500 West Durfee Street for the creation of twenty-five (25) single family lots in the R-1-21 zone.**

Travis Taylor was present. He reported this is the last phase approved with the concept plan. Mayor Marshall commented there were no outstanding issues. There are no lots smaller than one-third of an acre.

Motion: Councilman Hutchins made a motion to approve Resolution 2021-26 approving the final plat on the Northstar Ranch P.U.D. Subdivision, Phase 6 at approximately 500 West Durfee Street for the creation of twenty-five (25) single family lots in the R-1-21 zone.

Second: Councilman Rowberry seconded the motion.

Discussion: Councilman Rowberry stated people have asked him when the trails will be coming. Mr. Taylor answered they are putting a plan together for the next water zone which is several hundred lots. One of the exhibits will have the trails and connectivity.

Vote: The vote was as follows: Councilman Rowberry, "Aye", Councilwoman Allen, "Aye", Councilman Hutchins, "Aye", and Councilman Stice, "Aye". The motion carried.

13. **Consideration of Ordinance 2021-19 amending Grantsville City Code 6-1-13 regulating the placement of grave markers.**

Mayor Marshall stated this was a correction. He explained the section with the infant burials needs to have a three inch mow strip otherwise you just have concrete to concrete and no room between them. He went over the other correction.

Jaina Bassett <jbassett@grantsvilleut.gov>

Fwd: USA Containers LLC / 1361 Old Lincoln Hwy

1 message

Shelby Moore <smoore@grantsvilleut.gov> Thu, Nov 7, 2024 at 8:47 AM
To: Jaina Bassett <jbassett@grantsvilleut.gov>

This is the email chain I have for the storage containers on Old Lincoln HWY.

It appears that Braydee said he did not need to extend his permit.

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

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---------- Forwarded message ---------
From: **Andrei Popa** [redacted]
Date: Thu, Nov 7, 2024 at 8:33 AM
Subject: Fwd: USA Containers LLC / 1361 Old Lincoln Hwy
To: <smoore@grantsvilleut.gov>

Respectfully,
Andrei Popa | Chairman
[redacted]
5 Years of USA Containers | Thank you for your business!



.

---------- Forwarded message ---------
From: **Andrei Popa** <andrei@usacontainers.co>

Date: Mon, Sep 12, 2022 at 4:57 PM
Subject: Re: USA Containers LLC / 1361 Old Lincoln Hwy
To: Braydee Baugh <bbaugh@grantsvilleut.gov>

Thank you

It has been submitted

On Mon, Sep 12, 2022 at 4:44 PM Braydee Baugh <bbaugh@grantsvilleut.gov> wrote:
> It is online. Here is the link to fill out and submit. https://cms9.revize.com/revize/grantsvilleut/departments/business_licensing/index.php
>
> On Mon, Sep 12, 2022 at 4:41 PM Andrei Popa [redacted] wrote:
> > Awesome!
> >
> > Those are amazing news!
> >
> > Would you be so kind and send me the link or PDF to apply for the new business license?
> >
> > On Mon, Sep 12, 2022 at 3:26 PM Braydee Baugh <bbaugh@grantsvilleut.gov> wrote:
> > > Mr. Popa,
> > >
> > > I apologize for not getting back to you sooner. I am hoping Cavett has reached out to you. After further research it was determined a Conditional Use is not required for this project. You would need to complete a new business license application and submit that to us. Thank you for your patience while we navigate this process.
> > >
> > > On Fri, Sep 9, 2022 at 12:12 AM Andrei Popa [redacted] wrote:
> > > > Hello,
> > > >
> > > > Is there a problem with my request?
> > > >
> > > > I was supposed to get a phone call today.
> > > >
> > > > On Thu, Sep 8, 2022 at 10:42 AM Andrei Popa [redacted] wrote:
> > > > > Yes please
> > > > >
> > > > > 725-229-2697 is my number
> > > > >
> > > > > On Thu, Sep 8, 2022 at 10:41 AM Cavett Eaton <ceaton@grantsvilleut.gov> wrote:
> > > > > > Hi Andrei,
> > > > > >
> > > > > > I am Cavett Eaton, and I am the new planning and Zoning Administrator. Your request has been on my desk, and my mind! I will follow up with a phone call right after lunch. Would that be OK?
> > > > > >
> > > > > > Thanks and have a great day,
> > > > > >
> > > > > > Cavett
> > > > > >
> > > > > > On Thu, Sep 8, 2022 at 11:39 AM Andrei Popa [redacted] wrote:
> > > > > > > Following up on my email from 2 days ago
> > > > > > >
> > > > > > > On Tue, Sep 6, 2022 at 10:11 AM Andrei Popa [redacted] wrote:
> > > > > > > > Braydee,
> > > > > > > >
> > > > > > > > I think I am ready with everything:
> > > > > > > >
> > > > > > > > Can you tell me if you need anything else?
> > > > > > > >
> > > > > > > > - Permit application filled out
> > > > > > > > - Location Map (I sent it actually in a previous email)
> > > > > > > > - Detailed description is on the application
> > > > > > > > - Radius report of 500 feet with self sealing envelopes and first class stamps

Can you tell me if I am missing anything?

Even though our property is on hwy 138, our gates are on Old Lincoln so I don't think we need a UDOT permit as we are not accessing a state highway

Respectfully,
Andrei Popa | President
USA Containers
[redacted]
RESPECT TRUCKERS | MEMBER OF THE NPSA

Romanian blood with American spirit

On Tue, Aug 30, 2022 at 9:51 AM Andrei Popa [redacted] wrote:

> Good to talk with you Braydee!
>
> Thaks for the message.
>
> Yes, we will go through the application.
>
> I was just checking with you guys first to see if that graph is enough.
>
> I will get back to you with all other information.
>
> YOU GUYS ROCK

Respectfully,
Andrei Popa | President
USA Containers
[redacted]
RESPECT TRUCKERS | MEMBER OF THE NPSA

Romanian blood with American spirit

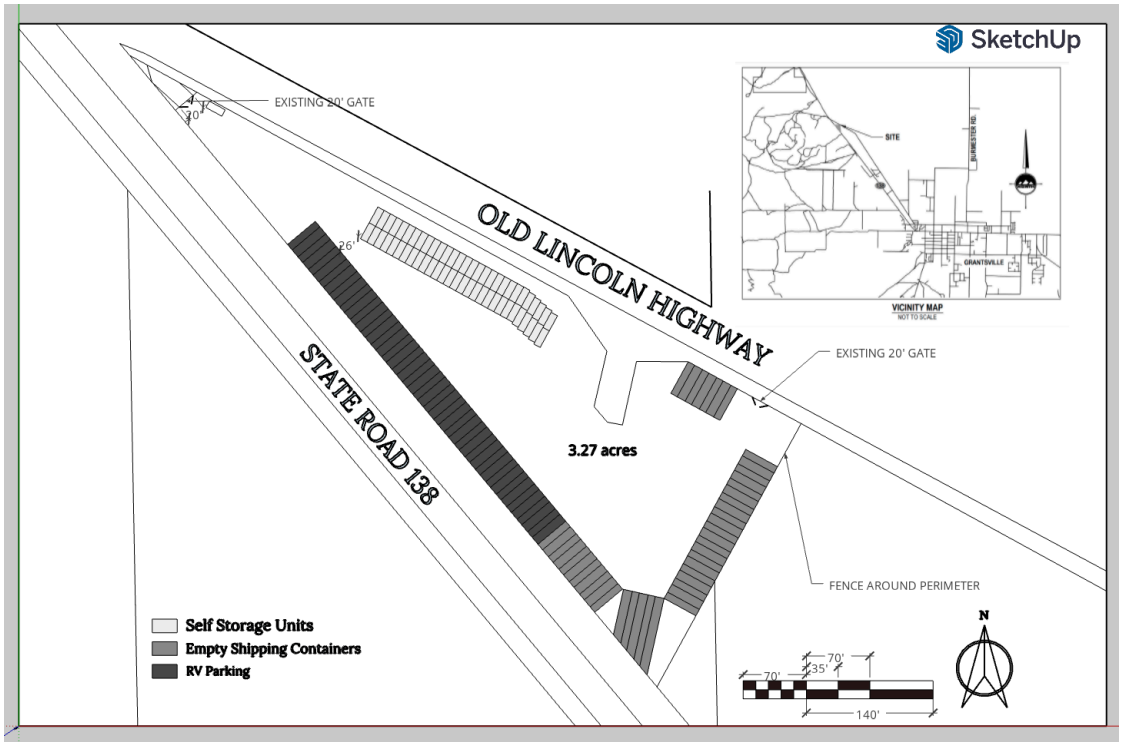
On Tue, Aug 30, 2022 at 9:49 AM Braydee Baugh <bbaugh@grantsvilleut.gov> wrote:

> Mr. Popa,
>
> Thank you for reaching out. Libra is no longer with the City, but myself and our new Planning Administrator Cavett Eaton will be able to assist you with this project. After speaking with our Attorney, he advised you needing to go through the Conditional Use Permitting process separately due to the nature of your business changing so much (allowing people to access the storage units etc changes the traffic and impact to the neighboring community) I am unsure of what information Libra provided you, so I am not sure if that is the direction you are already headed. As far as the site plan that you provided, it looks good. Again, we would need to review the application to

determine what information you have and how to proceed with this application. Let me know how you would like to proceed.

On Tue, Aug 30, 2022 at 8:28 AM Andrei Popa [redacted] wrote:

> Libra,
>
> We are basically done with all those tasks.
>
> Before I submit everything I just want to make sure we are all on the same page.
>
> Our attorneys did some research and we believe we have everything we need however I want to ask you as well.
>
> See attach our plan.
>
> We already have a business permit and business license to store and sell containers on our lot.
>
> We want to add shipping containers for self storage for customers. They are called "Self Storage Units" in the graph below. They are portable containers. No foundation. No construction.
>
> The "empty shipping containers" are what I've been doing for last 1-2 years already.
>
> "RV Parking" is just purely an empty lot where people can park their RVs/trailers/boats.
>
> Please can you take a look if this map is what you need?
>
> I believe this map I have attached will complete the first 2 requirements from your application.
>
> Looking forward to hearing from you



Respectfully,
Andrei Popa | President
USA Containers
[redacted]





Romanian blood with American spirit

On Thu, Jul 21, 2022 at 2:51 PM Libra Wood <lwood@grantsvilleut.gov> wrote:

> Awesome! If I can be of assistance let me know.
>
> On Thu, Jul 21, 2022 at 2:49 PM Andrei Popa [redacted] wrote:
>
> > Thanks. Will get working on this
> >
> > **Respectfully,**
> > Andrei Popa | President
> > USA Containers
> > [redacted]
> > **RESPECT TRUCKERS | MEMBER OF THE NPSA**
> >
> > 
> >
> >
> > 
> >
> >
> > *Romanian blood with American spirit*
> >
> > On Thu, Jul 21, 2022 at 1:44 PM Libra Wood <lwood@grantsvilleut.gov> wrote:
> >
> > > You fill it out, get the required items together and email me to make an appt. Then we turn it all in to make sure it's completed and start that process.
> > >
> > > On Thu, Jul 21, 2022 at 2:28 PM Andrei Popa [redacted] wrote:
> > >
> > > > Do I fill this out and email it back to you?
> > > >
> > > > On Thu, Jul 21, 2022 at 1:23 PM Libra Wood <lwood@grantsvilleut.gov> wrote:
> > > >
> > > > > On Thu, Jul 21, 2022 at 2:22 PM Libra Wood [redacted] wrote:
> > > > >
> > > > > > I believe that to be a Commercial Conditional use permit. Let me verify.
> > > > > >
> > > > > > On Thu, Jul 21, 2022 at 1:54 PM Andrei Popa <andrei@usacontainers.co> wrote:
> > > > > >
> > > > > > > I don't live there.
> > > > > > >
> > > > > > > Yes we already have a conditional use permit for storing containers.
> > > > > > >
> > > > > > > We need another one for the same property.
> > > > > > >
> > > > > > > On Thu, Jul 21, 2022 at 12:52 PM Libra Wood <lwood@grantsvilleut.gov> wrote:
> > > > > > >
> > > > > > > > I am assuming you live at this address? Do you have a Conditional Use permit and are looking for a second for a second business out of this property?
> > > > > > > >
> > > > > > > > On Thu, Jul 21, 2022 at 11:40 AM Andrei Popa <[redacted]> wrote:
> > > > > > > >
> > > > > > > > > Hello Libra,
> > > > > > > > >
> > > > > > > > > My name is Andrei and I am the owner of the business and property in the subject line.

I don't think we've ever met.

I used to work with Kristy and Braydee in the past. We know Kristy is no longer there so I reached out to Braydee.

Braydee informed me I need to reach out to you. So here I am.

We currently have a business permit for our storage lot however we need another business permit for another business we are opening.

What would you need me to give you to get this business permit?

My personal phone number is 725-229-2697 if you want to speak on the phone.

Respectfully,
Andrei Popa | President
USA Containers
[redacted]
RESPECT TRUCKERS | MEMBER OF THE NPSA

USA CONTAINERS
storage. reinvented.

National Portable Storage Association

Romanian blood with American spirit

--
Libra M Wood
Community Development Administrative Assistant
lwood@grantsvilleut.gov
435-884-3411 Ext. 674
--
—
Sent from my phome.
Please excuse any typos.

--
Libra M Wood
Community Development Administrative Assistant
lwood@grantsvilleut.gov
435-884-3411 Ext. 674

--
Libra M Wood
Community Development Administrative Assistant
lwood@grantsvilleut.gov
435-884-3411 Ext. 674
--
—
Sent from my phome.
Please excuse any typos.

--

Libra M Wood
Community Development Administrative Assistant
lwood@grantsvilleut.gov
435-884-3411 Ext. 674

--
Libra M Wood
Community Development Administrative Assistant
lwood@grantsvilleut.gov
435-884-3411 Ext. 674

--
Thank you and have a great day

Braydee N. Baugh
City Recorder
429 East Main Street
Grantsville City
(435) 884-4603

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--
—
Sent from my phome.
Please excuse any typos.

--
Cavett Eaton
City Planning and Zoning Administrator
Grantsville City
336 W Main Street
Grantsville, UT 84029
435-884-4604

--
—
Sent from my phome.
Please excuse any typos.

--
—
Sent from my phome.
Please excuse any typos.

--
Thank you and have a great day

Braydee N. Baugh
City Recorder
429 East Main Street
Grantsville City
(435) 884-4603

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> > any attachments. If you are not the intended recipient, you are hereby notified that any use, dissemination, copying, or storage of this message or its attachments is strictly prohibited
> --
> —
> Sent from my phome.
> Please excuse any typos.

--
Thank you and have a great day

Braydee N. Baugh
City Recorder
429 East Main Street
Grantsville City
(435) 884-4603

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--
—
Sent from my phome.
Please excuse any typos.

Conditional Use Permit 21-28-1409
September 27, 2024

Andrei Popa
772 N. Main St. #253
Tooele, UT 84074

Dear Andrei,

Our department received complaints regarding violations of your conditional use permit and the Grantsville City Code, at your property located at 1361 N. Old Lincoln Hwy. The complaints include Conex storage containers or equipment being stored outside of the fenced area, and RVs and U-Hauls being stored on/ rented from the property. The purpose of this letter is to notify you that Conex storage containers or equipment being stored outside of the fenced area, is a violation of your Conditional Use Permit #21-28-1409. The storage and rental of RVs and U-hauls is a violation of the Grantsville City Land Use and Management Code, which prohibits Automobile Sales/ Rental and Service and Boat/ Recreational Vehicle Sales and Service in your zoning designation.

You have fifteen (15) days from the date of this notice to remove the RVs and U-hauls from the residential property, move all Conex storage containers or equipment to be within the fenced area, and to provide us a response to these allegations. Please email your written response to jbassett@grantsvilleut.gov. Upon receiving your response, our department will review your permit and determine if it should be continued or revoked.

If you have any questions regarding this notice, please contact our department at (435) 884-1674.

Thank you,

Shelby Moore
Zoning Administrator

Conditional Use Permit 2024138
December 27, 2024

Andrei Popa
1361 N. Old Lincoln Hwy
Grantsville, UT 84029

Dear Andrei,

After speaking with Shelby, the Zoning Administrator November 7th, it was determined that you wanted to expand your conditional use permit. Shelby then spoke with Trenton Homer regarding the steps required to apply for a conditional use permit. Trenton also purposed that it was preferred to use Conex storage containers as the fence.

Our department has continued to receive complaints regarding violations of your conditional use permit and the Grantsville City Code, at your property located at 1361 N. Old Lincoln Hwy. The complaints include Conex storage containers or equipment being stored outside of the fenced area, and RVs and U-Hauls being stored on/ rented from the property. The purpose of this letter is to notify you that Conex storage containers or equipment being stored outside of the fenced area, is a violation of your Conditional Use Permit #21-28-1409. The storage and rental of RVs and U-hauls is a violation of the Grantsville City Land Use and Management Code, which prohibits Automobile Sales/ Rental and Service and Boat/ Recreational Vehicle Sales and Service in your zoning designation.

Thursday, December 19th the Police Chief and the Zoning Administrator inspected your property after receiving further complaints. It was noted that Connex storage containers were placed outside the fence, the second access was blocked, and that you were still in violation of your Conditional Use Permit. It was then noted Friday, December 20th that you had a crane moving storage containers to the perimeter of your property, essentially building a fence with the containers, which has not been approved.

The Zoning Administrator called Trenton December 23rd, notifying him that the expansion of the current conditional use permit has not been approved and that all work needs to stop until further notice.

You have fifteen (15) days from the date of this notice to stop all work on the property and to provide us a response to these allegations. Please email your written response to Smoore@grantsvilleut.gov.

Your Conditional Use Permit has been placed on the Planning Commission agenda for consideration, January 16th, 2025 at Grantsville City Hall, located at 429 East Main St. The meeting will begin at 7:00 pm. Please have attend in person or have a representative attend for you.

If you have any questions regarding this notice, please contact our department at (435) 884-4604.

Thank you,

Shelby Moore
Zoning Administrator

GRANTSVILLE
INCORPORATED 1867

Shelby Moore <smoore@grantsvilleut.gov>

Re: Business on Old Lincoln Hwy

1 message

Robert Sager <rsager@grantsvilleut.gov> Fri, Dec 27, 2024 at 12:54 PM
To: Rhett Butler <rbutler@grantsvilleut.gov>
Cc: Neil Critchlow <ncritchlow@grantsvilleut.gov>, Shelby Moore <smoore@grantsvilleut.gov>, Tysen Barker <tbarker@grantsvilleut.gov>

Good afternoon Councilman Butler,

This is being handled through the Planning and Zoning Administrator. There is an administrative process that needs to go through the Planning and Zoning Administrator and the Planning Commission. If the issue cannot be handled administratively, we can pursue criminal violations, if appropriate. Skipping through that process and reporting directly to the City Council can create issues with the appeal process. The City Council is the appeal authority for issues like this.

Here is an update to the process since the last council meeting where this issue was mentioned. I have spoken with the City Attorney about this issue and proper process. Also, the Planning and Zoning Administrator and I looked at the property the day after the last council meeting. The process to start correcting the issue has started. Shelby and the PD are following the policy outlined in our ordinances to help resolve this complaint. Shelby has drafted a letter to the owner that the PD will serve. I have attached the land use code with some highlights. We are in the service part of the letter drafted by Shelby. Any non-compliance issues that continue will then be handled through the Planning Commission and then any appeal by the City Council.

Tysen, I believe Rob Jaterka is a member of the Planning Commission. As this process moves forward there is a potential conflict of interest that needs to be revealed.

Respectfully,

CHIEF ROBERT SAGER

RSAGER@GRANTSVILLEUT.GOV WORK: (435) 884-6881

GRANTSVILLE CITY POLICE DEPARTMENT

ROBERT SAGER ✱ CHIEF OF POLICE

50 North Bowery St. Grantsville, UT 84029

Emergency 9-1-1 ✱ Non-Emergency (435)882-5600 ✱ Office (435)884-6881

On Fri, Dec 27, 2024 at 10:48 AM Rhett Butler <rbutler@grantsvilleut.gov> wrote:

> Chief Sager,
>
> Would you please address this concern with the owner/operator of the property and report back to us?
>
> Thanks!
>
> ---------- Forwarded message ---------
> From: **ROB JOEI JATERKA** <[redacted]
> Date: Mon, Dec 23, 2024 at 6:44 AM
> Subject: Business on Old Lincoln Hwy
> To: rbutler@grantsvilleut.gov <rbutler@grantsvilleut.gov>
>
> Hello
> I am very sorry to keep bugging you about this but I am just wanting to know if you could tell me who I need to contact. More containers were dropped off on Friday at the property but they are once again out of the fenced area and right on the edge of the road. Again, sorry for the inconvenience I just don't know who to contact since I got nowhere with zoning and planning.
> Thank you
> Joei Jaterka
> [redacted]
>
> Sent from my Verizon, Samsung Galaxy smartphone
> Get Outlook for Android

Conditional use.pdf
2109K

Shelby Moore <smoore@grantsvilleut.gov>

Violation Letter

3 messages

Shelby Moore <smoore@grantsvilleut.gov> Fri, Dec 27, 2024 at 8:17 AM
To: Robert Sager <rsager@grantsvilleut.gov>
Cc: Melanie Langford <mlangford@grantsvilleut.gov>

Chief,

Do you have anyone who can assist in dropping off a violation letter for the storage containers located off Old Lincoln Highway? I would like to have someone there to verify that I dropped the letter off.

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

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Robert Sager <rsager@grantsvilleut.gov> Fri, Dec 27, 2024 at 9:21 AM
To: Shelby Moore <smoore@grantsvilleut.gov>
Cc: Melanie Langford <mlangford@grantsvilleut.gov>, Tysen Barker <tbarker@grantsvilleut.gov>

Yes we can, or certified mail can be sent if we know the address. If there is a time restraint then we can try to deliver. If there is not, the certified mail option is a great option. Tysen may have a preference on the delivery/service.

CHIEF ROBERT SAGER
RSAGER@GRANTSVILLEUT.GOV WORK: (435) 884-6881
GRANTSVILLE CITY POLICE DEPARTMENT
ROBERT SAGER ✱ CHIEF OF POLICE
50 North Bowery St. Grantsville, UT 84029
Emergency 9-1-1 ✱ Non-Emergency (435)882-5600 ✱ Office (435)884-6881

[Quoted text hidden]

Tysen Barker <tbarker@grantsvilleut.gov> Fri, Dec 27, 2024 at 9:58 AM
To: Robert Sager <rsager@grantsvilleut.gov>
Cc: Shelby Moore <smoore@grantsvilleut.gov>, Melanie Langford <mlangford@grantsvilleut.gov>

Hand delivery is best from an evidentiary standpoint but certified mail is perfectly fine if you decide to go that route.
Thanks,

Sent from my iPhone

> On Dec 27, 2024, at 9:22 AM, Robert Sager <rsager@grantsvilleut.gov> wrote:
>
> [Quoted text hidden]

Shelby Moore <smoore@grantsvilleut.gov>

Violation Letter

9 messages

Shelby Moore <smoore@grantsvilleut.gov> Fri, Dec 27, 2024 at 8:17 AM
To: Robert Sager <rsager@grantsvilleut.gov>
Cc: Melanie Langford <mlangford@grantsvilleut.gov>

Chief,

Do you have anyone who can assist in dropping off a violation letter for the storage containers located off Old Lincoln Highway? I would like to have someone there to verify that I dropped the letter off.

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

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

Robert Sager <rsager@grantsvilleut.gov> Fri, Dec 27, 2024 at 9:21 AM
To: Shelby Moore <smoore@grantsvilleut.gov>
Cc: Melanie Langford <mlangford@grantsvilleut.gov>, Tysen Barker <tbarker@grantsvilleut.gov>

Yes we can, or certified mail can be sent if we know the address. If there is a time restraint then we can try to deliver. If there is not, the certified mail option is a great option. Tysen may have a preference on the delivery/service.

CHIEF ROBERT SAGER
RSAGER@GRANTSVILLEUT.GOV WORK: (435) 884-6881
GRANTSVILLE CITY POLICE DEPARTMENT
ROBERT SAGER ✱ CHIEF OF POLICE
50 North Bowery St. Grantsville, UT 84029
Emergency 9-1-1 ✱ Non-Emergency (435)882-5600 ✱ Office (435)884-6881

[Quoted text hidden]

Tysen Barker <tbarker@grantsvilleut.gov> Fri, Dec 27, 2024 at 9:58 AM
To: Robert Sager <rsager@grantsvilleut.gov>
Cc: Shelby Moore <smoore@grantsvilleut.gov>, Melanie Langford <mlangford@grantsvilleut.gov>

Hand delivery is best from an evidentiary standpoint but certified mail is perfectly fine if you decide to go that route.
Thanks,

Sent from my iPhone

> On Dec 27, 2024, at 9:22 AM, Robert Sager <rsager@grantsvilleut.gov> wrote:
>
> [Quoted text hidden]

Robert Sager <rsager@grantsvilleut.gov> Fri, Dec 27, 2024 at 10:46 AM
To: Tysen Barker <tbarker@grantsvilleut.gov>
Cc: Shelby Moore <smoore@grantsvilleut.gov>, Melanie Langford <mlangford@grantsvilleut.gov>

Shelby,

Please send over the letter and I will have an officer serve it. We will create a police report, record the service on a body camera, and attempt to obtain a signature.

CHIEF ROBERT SAGER

RSAGER@GRANTSVILLEUT.GOV WORK: (435) 884-6881

GRANTSVILLE CITY POLICE DEPARTMENT

ROBERT SAGER ✱ CHIEF OF POLICE

50 North Bowery St. Grantsville, UT 84029

Emergency 9-1-1 ✱ Non-Emergency (435)882-5600 ✱ Office (435)884-6881

[Quoted text hidden]

Shelby Moore <smoore@grantsvilleut.gov> Fri, Dec 27, 2024 at 1:10 PM
To: Robert Sager <rsager@grantsvilleut.gov>
Cc: Tysen Barker <tbarker@grantsvilleut.gov>, Melanie Langford <mlangford@grantsvilleut.gov>

Robert,

Attached is the CUP violation letter for USA RV & Storage. This letter will need to be placed in the mailbox located at 1361 N. Old Lincoln Hwy. I am happy to meet an office at the RV Storage location.

I am out of the office, If you need anything feel free to reach out to my cell. 435-962-3957

SHELBY MOORE

Planning & Zoning Administrator

Department of Public Works

Office: (435) 884-4604

Email: Smoore@Grantsvilleut.gov

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

[Quoted text hidden]

CUP Violation Letter 12-27-2024.doc
60K

Robert Sager <rsager@grantsvilleut.gov> Fri, Dec 27, 2024 at 1:29 PM
To: Shelby Moore <smoore@grantsvilleut.gov>
Cc: Tysen Barker <tbarker@grantsvilleut.gov>, Melanie Langford <mlangford@grantsvilleut.gov>

We will put a copy in the mailbox, but also attempt to serve the individual on the CUO application in person at their home address.

CHIEF ROBERT SAGER
RSAGER@GRANTSVILLEUT.GOV WORK: (435) 884-6881
GRANTSVILLE CITY POLICE DEPARTMENT
ROBERT SAGER ✱ CHIEF OF POLICE
50 North Bowery St. Grantsville, UT 84029
Emergency 9-1-1 ✱ Non-Emergency (435)882-5600 ✱ Office (435)884-6881

[Quoted text hidden]

Robert Sager <rsager@grantsvilleut.gov> Fri, Dec 27, 2024 at 1:31 PM
To: Shelby Moore <smoore@grantsvilleut.gov>
Cc: Tysen Barker <tbarker@grantsvilleut.gov>, Melanie Langford <mlangford@grantsvilleut.gov>

If you have an email for the owner I would send the letter via email and request a read receipt. I will let you know when the service is done.

CHIEF ROBERT SAGER
RSAGER@GRANTSVILLEUT.GOV WORK: (435) 884-6881
GRANTSVILLE CITY POLICE DEPARTMENT
ROBERT SAGER ✱ CHIEF OF POLICE
50 North Bowery St. Grantsville, UT 84029
Emergency 9-1-1 ✱ Non-Emergency (435)882-5600 ✱ Office (435)884-6881

[Quoted text hidden]

Shelby Moore <smoore@grantsvilleut.gov> Fri, Dec 27, 2024 at 1:46 PM
To: Robert Sager <rsager@grantsvilleut.gov>

Robert,

Attached is the updated letter that is addressed to both applicants.

As we discussed you will place a letter in the mailbox on Old Lincoln Hwy and hand deliver the letter to the applicants.

Thank you for your help in this matter.

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

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[Quoted text hidden]

CUP Violation Letter 12-27-2024.doc
60K

Robert Sager <rsager@grantsvilleut.gov> Fri, Dec 27, 2024 at 3:46 PM
To: Shelby Moore <smoore@grantsvilleut.gov>
Cc: Tysen Barker <tbarker@grantsvilleut.gov>, Melanie Langford <mlangford@grantsvilleut.gov>

Shelby,

Trenton was served in person at his residence by Officer McNeill. McNeill attempted to serve Andrei, but was advised he moved to [redacted] Mcneill tried to call Andrie, but could not reach anyone or leave a message because the voicemail was full, phone number used [redacted] We cannot confirm the address for Andrie, but McNeill delivered a copy of the letter to the business address in Grantsville by placing it in the mailbox.
McNeill will complete a police report, case number [redacted] I will provide you the original signed copy of the letter from Trenton, but a digital copy is attached. Please let Mel know if you need a copy of the police report, body camera ect.

Thank you,

CHIEF ROBERT SAGER
RSAGER@GRANTSVILLEUT.GOV WORK: (435) 884-6881
GRANTSVILLE CITY POLICE DEPARTMENT
ROBERT SAGER ✱ CHIEF OF POLICE
50 North Bowery St. Grantsville, UT 84029
Emergency 9-1-1 ✱ Non-Emergency (435)882-5600 ✱ Office (435)884-6881

[Quoted text hidden]

2 attachments

Andrei- Attempted service.pdf
441K

Trenton- Service 12-27-2024.pdf
419K

AGENDA ITEM #5

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.

Conditional Use Permit – Commercial Application

Date: 08/27/2024

Applicant / Owner

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

Location Information

Permit Type:	Conditional Use Permit – Commercial	Development:	Elmer Automotive LLC
		# of Acres:	.32
Site Address:	23 W Clark St.	Current Zoning:	RM-7
Site Parcel:	01-051-0-0018		

Complete Description: General Automotive Repair and maintenance

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

Kaidon Elmer	08/27/2024
Name	Date

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

Permit # 2024094

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

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

Meeting Date: 1/16/2024
Public Hearing Date: 12/05/2024
Current Zone: RM-7
Acres: 0.32

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

PLANNING STAFF ANALYSIS AND COMMENTS

This use was first determined to not be allowed in the zoning, but, after further review and discussion with the attorney, it was determined that this is a Home Occupation as defined in chapter 2 and chapter 8 of the GLUMDC.

Staff does not see an issue with this use as long as customers are by appointment only to reduce parking issues and the storage of chemicals are kept to a minimum and used oils are properly disposed of on a weekly basis.

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

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

(135) DISABLED PERSON. A person who has a severe, chronic disability attributable to a mental or physical impairment, or to a combination of mental and physical impairments, that is likely to continue indefinitely and that results in a substantial functional limitation in three or more of the following areas of major life activity; self-care, receptive and expressive language, learning, mobility, self-direction or sequence of special economic self-sufficiency; and, requires a combination or sequence of special interdisciplinary or generic care, treatment, or other services that are individually planned and coordinated to allow the person to function in, and contribute to a residential neighborhood.

(136) HANDICAPPED RESIDENTIAL FACILITIES. A single family dwelling or multiple- family dwelling unit that meets the requirements of Part 6 and any ordinance adopted under authority of that part.

(137) HEIGHT (of a Sign). The vertical distance measured from the highest point of the sign, excluding decorative embellishment, to the grade of the adjacent street or the surface grade beneath the sign, whichever is less. (cf. "Clearance")

(138) HOME OCCUPATION. (Amended 7/97) A secondary use conducted upon property used primarily for residential occupancy, which is carried on by persons residing thereon. Such a use must be clearly incidental and secondary to the use of the property for residential purposes and that does not change the character thereof. A home occupation shall not be authorized to use advertising, except as otherwise permitted herein. No public display related to a home occupation shall be authorized and no noise may be created which is audible at the boundaries of the premises. The intent of this definition is that the conditional use permit approving any home occupation shall assure that the character of the premises and of the neighborhood will remain in harmony with the general intent of the zoning district and that, where uncertainty exists, neighborhood residential values shall be considered paramount.

(139) HOSPITAL. An institution providing health services, primarily for in-patients, and medical or surgical care of the sick or injured, including as an integral part of the institution such related facilities as laboratories, out-patient departments, training facilities, central service facilities, and staff offices.

(140) HOTEL. A building designed for or occupied as the more or less temporary abiding place of 16 or more individuals who are lodged for compensation, with or without meals.

(141) HOUSEHOLD PETS. Animals or fowl ordinarily permitted in the house and kept for company or pleasure, such as dogs, cats, and canaries, but not normally dangerous animals, such as lions or tigers. This definition shall not include a sufficient number of dogs as to constitute a kennel as defined in this code.

Twin Home Dwellings (Amended 5/97)	-	C	C	C	C
Multiple Family Dwellings	-	-	-	C	C
Congregate Care Facility	-	-	C	C	C
Nursing Care Facility	-	-	C	C	C
Group Home, Small	-	-	P	P	P
Group Home, Large	-	-	-	-	P
Transitional Treatment Home, Small	-	-	C	C	C
Mobile Home Parks	-	-	-	C	C
Mobile Home Subdivisions	C	C	C	C	C
Residential facilities for handicapped or elderly	P	P	P	P	P
HOME OCCUPATION	C	C	C	C	C
Household pets, other than Sportsman Permit	P	P	P	P	P
INSTITUTIONAL	**R-1-8**	**R-1-12**	**R-1-21**	**RM-7**	**RM-15**
Adult Day Care Center	-	-	C	C	P
Child Day Care Center (in a home, no more than 12 children at any one time with 1 provider and up to 16 with 2 providers, including those residing in the home with no more than 2 children under the age of two)	C	C	C	C	C
Commercial Day Care Center (not in a home) no more than 20 children at any one time	-	C	C	-	P
Child Day Care Facility (a commercial operation, not in a home, no more than 100 children at any one time)	-	-	C	-	P
Hospital	-	-	-	-	C
Medical or dental clinic	-	C	C	-	C
Nursing Care Facility	-	-	-	-	C
Places of Worship	C	C	C	C	C
Preschool (in a home, no more than 10 children from the ages of 4 to 6 years in age, including those residing in the home, with a maximum length of four hours for those who do not reside there)	C	C	C	C	C
Preschool (a commercial operation, not in a home, no more than 20 children from the ages of 4 to 6 years in age, at any one time, for a period not to exceed four hours)	-	-	C	-	C

Chapter 8 Regulation Of General Applicability
8.1 Home Occupations
8.2 Congregate Care Facilities
8.3 Nursing Care Facilities
8.4 Group Homes
8.5 Transitional Treatment Homes
8.6 Municipal Ordinances Governing Elderly Residential Facilities
8.7 Municipal Ordinances Governing Residential Facilities For Handicapped Persons
8.8 City Council Review And Approval Of Certain Developments Required
8.9 Essential Utilities And Infrastructure To Be Completed Prior To Issuance Of Building Permits

8.1 Home Occupations

(1) All home occupations whether allowed as a permitted use, or as a conditional use, shall comply with the following standards:

(a) The home occupation must be clearly incidental and secondary to the primary use of the dwelling for residential purposes;

(b) Under appropriate circumstances up to fifty percent of the usable floor space of a residence may be used for a home occupation, provided said home occupation does not change the character or primary use of the dwelling for residential purposes;

(c) A home occupation is generally intended to involve persons residing at the location where a home occupation is conducted. Non-residents may be allowed to participate in a home occupation when deemed appropriate by the Planning Commission as a part of a conditional use permit. The character of the home occupation and the neighborhood in which it is located shall be considered in granting any such conditional use permit. Appropriate conditions shall insure that any impacts upon the neighborhood are mitigated, which conditions may include adequate off-street parking. (Amended 1/99)

(d) The residence must be the principal residence of the applicant;

(e) Tools, items, equipment or occupations which are offensive or noxious by reason of the emission of odor, smoke, gas, vibration, magnetic interference or noise are prohibited;

(f) Stock in trade, inventory or other merchandise shall be allowed to be kept only in one room of the dwelling and limited to 100 square feet of floor space;

(g) Except for home occupation businesses authorized by a conditional use permit, no clients or customers shall come to the home nor shall any additional vehicular traffic or parking needs be generated.

(h) The home shall not require any internal alterations other than those necessary for a home occupation approved as a conditional use, nor any external alterations to the residence, nor provide any visible evidence from the exterior that the building is being used for any other purpose than that of a residence;

(i) Only one non-illuminated name plate, not exceeding two hundred square inches, and mounted flat against building; and

(j) Except for home occupations authorized by a conditional use permit, no advertising by any method shall identify the home address.

(2) The following activities shall be permitted as home occupations that only require the approval of the Zoning Administrator and one City Council member:

(a) Artists, illustrators, writers, photographers, editors, drafters, publishers;

(b) Consultants, private investigators, field representatives and other similar activities where the entire work of the business, except for record keeping and telephone, are conducted off of the premises; and

(c) Bookkeeping and other similar computer activities.

(d) Home occupations that require a client to come to the home for service including barbers, beauticians, tax accountants, home instruction of musical instruments, voice and educational subjects and similar or professional services. Physicians, therapists or other health care providers must obtain approval of a home occupation permit from the Planning Commission. (Amended 5/02)

(3) Repealed (Reserved for Future Use). (Amended 5/02)

(4) Applications for home occupation permits shall be filed with the Zoning Administrator. The applications shall include the following information:

(a) The names and addresses of all residents within an three hundred (300) foot radius of the property (exclusive of intervening streets and alleys) and their signatures, when possible, stating whether they support or oppose the home occupation proposed;

(b) The expected number of clients per day; (Amended 6/00)

(c) A description of the type of business proposed;

(d) A listing of the individuals at the home who will be working on the business;

(e) The expected hours of operation of the business; and

(f) If the business is conducted in an apartment, the application must also be approved by the apartment management.

(5) Upon receipt of an application for a home occupation, the Zoning Administrator shall make a determination of the completeness. If the application is determined to be complete, the Zoning Administrator shall approve or deny the application, or forward it to the Planning Commission for a conditional use permit.

(6) The Zoning Administrator shall issue a permit for the home occupation if he finds that the:

(a) provisions of this Ordinance are satisfied;

(b) proposed home occupation will be in keeping with the character of the neighborhood and will not adversely affect the desirability or stability of the neighborhood;

(c) proposed home occupation does not diminish the use and enjoyment of adjacent properties or create an adverse traffic or parking impact on adjacent streets or properties;

(d) proposed home occupation will not negatively impact the future use of the property as a residence;

(e) proposed home occupation will not adversely affect the public health, safety or welfare; and

(f) proposed home occupation conforms with all fire, building, plumbing, electrical and health codes.

(7) If the application is forwarded to the Planning Commission for special consideration before issuing a conditional use permit, the Planning Commission shall consider the application and approve, approve with conditions or deny the application in accordance with the procedures and standards set forth in chapter 7, Conditional Use Permits.

(8) The Planning Commission, or the City Council member and Zoning Administrator, in the case of home occupations authorized by this chapter, may terminate any permit for a home occupation use upon making findings that support either or both of the following conclusions:

(a) any of the required licenses or permits necessary for the operation of the business have been revoked or suspended;

(b) violation or disregard of any condition issued in approval of the permit; or

(c) violation of any of the provisions of this Ordinance anywhere on the property.

(9) Any termination of a home occupation conditional use permit may be appealed to the Board of Adjustment if such appeal is made 30 days following the date of termination. Any person adversely affected by the denial or issuance of a home occupation conditional use permit may appeal that decision to the Board of Adjustment pursuant to chapter 3.23.

(10) Existing licenses for home occupations which were legal under the prior ordinance regulating home occupations but which are not permitted under this Ordinance may be kept and reissued for subsequent years.

(11) Home occupation conditional use permits issued under this Ordinance are personal to the applicant, non-transferable and do not run with the land.

Amended 05/02 by Ordinance 2002-06, 01/03 by Ordinance 2003-02

8.2 Congregate Care Facilities

A congregate care facility shall be permitted as a conditional use in all residential zoning districts provided it complies with all of the requirements of the particular zoning district, all applicable requirements of this Ordinance and the Grantsville City Code, including business licensing requirements.

8.3 Nursing Care Facilities

A nursing care facility shall be permitted as a conditional use in the RM-7 and RM-1 5 zoning districts provided that it complies with all of the requirements of that particular zoning district, all applicable requirements of this Ordinance and the Grantsville City Code, including business licensing requirements.

8.4 Group Homes

(1) The purpose of this chapter is to permit the establishment of group homes for the disabled subject to licensing procedures and, where appropriate, conditional use standards. No group home for the disabled, shall be established, operated or maintained within the City without a valid license issued by the Board of Health.

(2) Small group homes (four to six residents) shall be permitted upon the issuance of a license in the RR-5, RR-1, R1-1 0, R1-12, RM-7, and RM-1 1 zoning districts, provided that no small group home shall be located within eight hundred feet of another group home or a transitional treatment home.

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

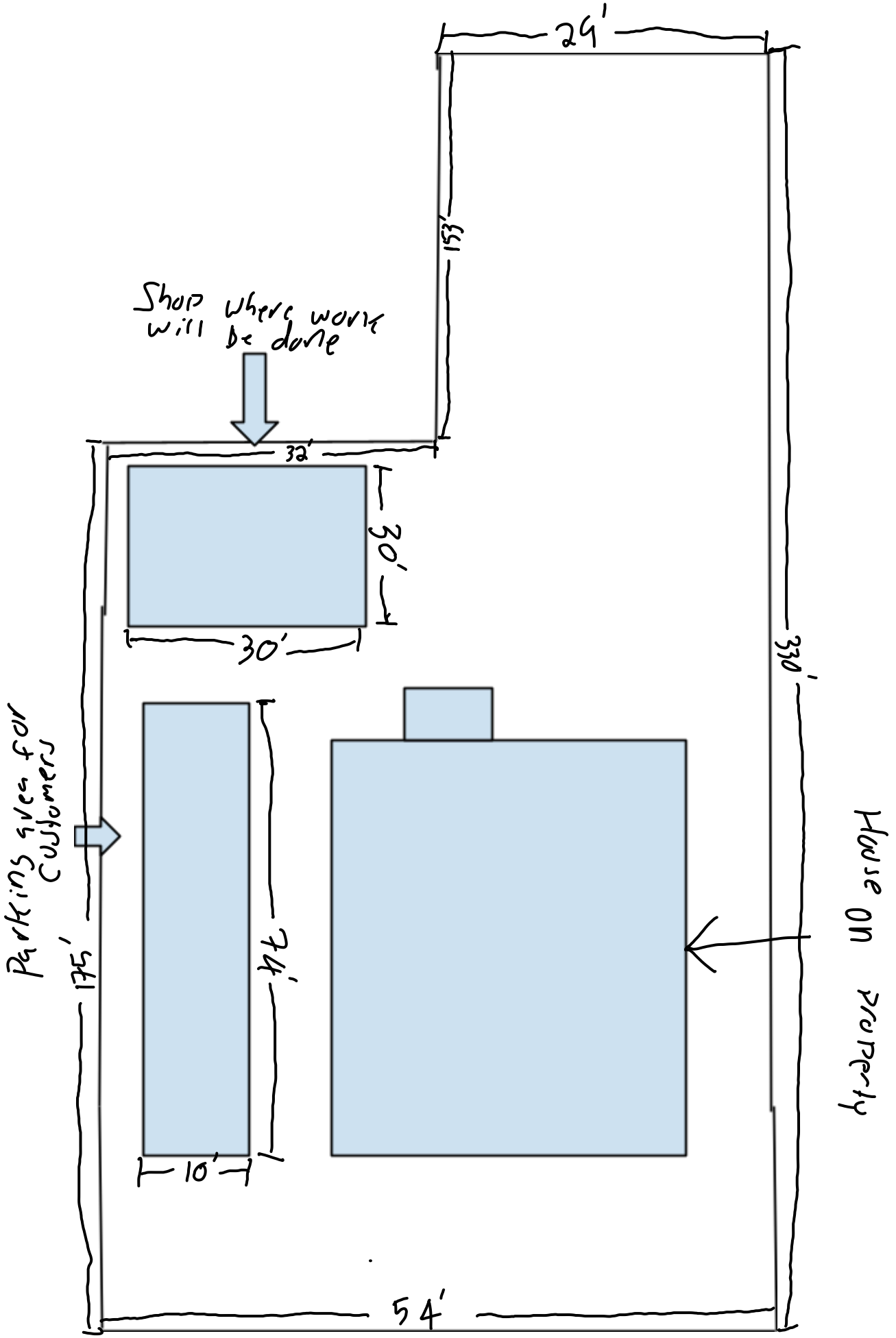
Elmer Automotive L.L.C.

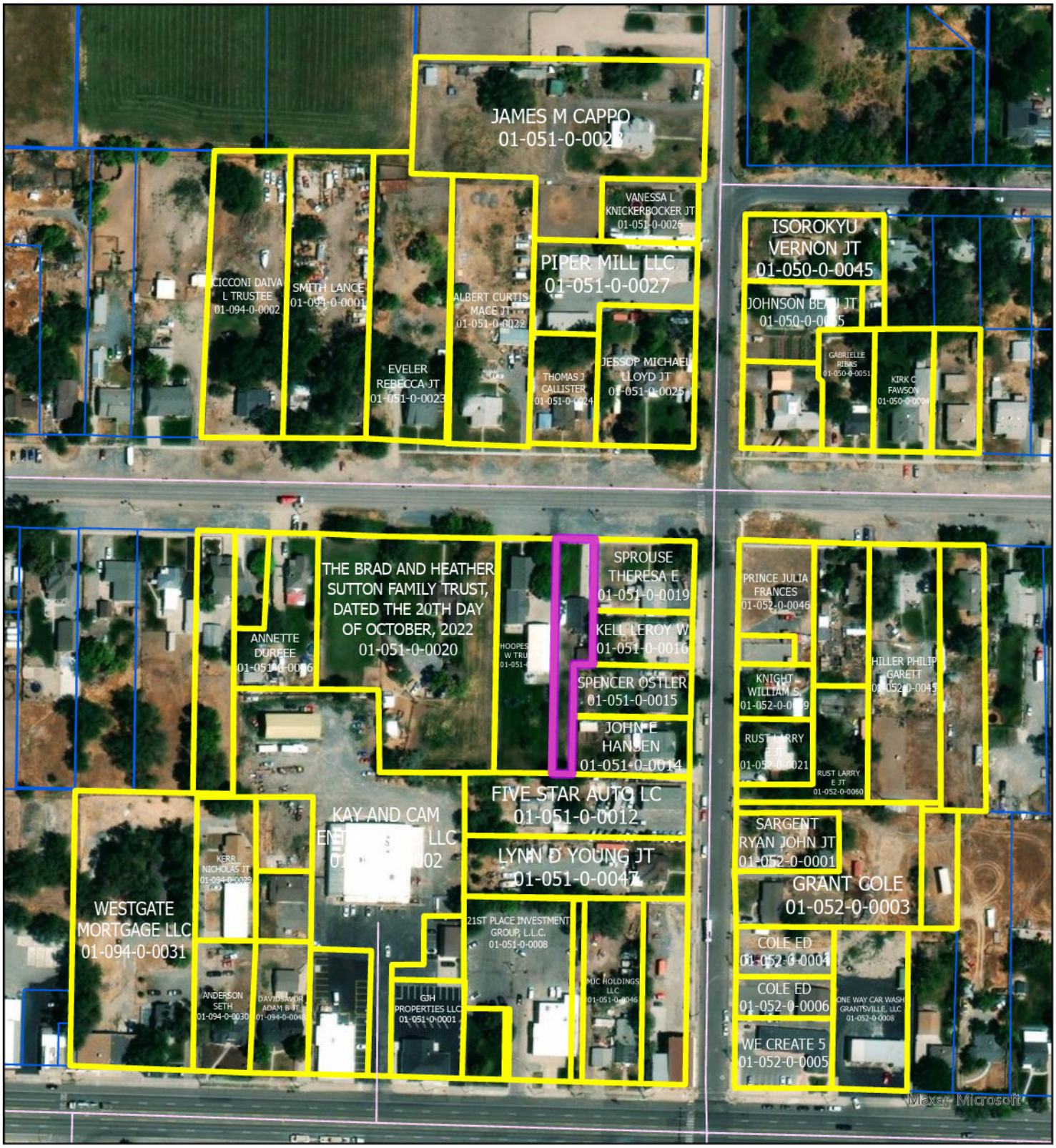
Section 1: Kaidon Elmer, 23 W Clark St, [redacted], Owner of business/property
Section 2: See section one.
Section 3: 23 West Clark Street Grantsville UTAH, 84029
Section 4:

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

Section 5:

Please see attached drawing for this.


24'
153'
Shop where work will be done
32'
30'
30'
330'
Parking area for customers
175'
74'
10'
54'
House on property



RADIUS REPORT

KAIDON ELMER
01-051-0-0018

N
W E
S

GIS Map Disclaimer: TOOELE COUNTY

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

0 100 200 400 US Feet

Date Exported: 9/3/2024 1:30 PM

Jaina Bassett <jbassett@grantsvilleut.gov>

CUP Application 2024094- Elmer

6 messages

Jaina Bassett <jbassett@grantsvilleut.gov> Wed, Nov 20, 2024 at 12:18 PM
To: Shelby Moore <smoore@grantsvilleut.gov>, Christy Montierth <cmontierth@grantsvilleut.gov>, Markus Seat <mseat@grantsvilleut.gov>, Andy Jensen <ajensen@grantsvilleut.gov>, Grantsville Fire Marshal <firemarshal@grantsvilleut.gov>

Good afternoon,

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

Thank you and have a great day!

Jaina Bassett
Community Development Administrative Assistant
Grantsville City Corporation
Phone: (435) 884-1674
Email: jbassett@grantsvilleut.gov

2024094 Combined Application Documents.pdf
1053K

Andy Jensen <ajensen@grantsvilleut.gov> Wed, Nov 20, 2024 at 1:41 PM
To: Jaina Bassett <jbassett@grantsvilleut.gov>
Cc: Shelby Moore <smoore@grantsvilleut.gov>, Christy Montierth <cmontierth@grantsvilleut.gov>, Markus Seat <mseat@grantsvilleut.gov>, Grantsville Fire Marshal <firemarshal@grantsvilleut.gov>

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

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

[Quoted text hidden]

Christy Montierth <cmontierth@grantsvilleut.gov> Wed, Nov 20, 2024 at 2:08 PM
To: Andy Jensen <ajensen@grantsvilleut.gov>
Cc: Jaina Bassett <jbassett@grantsvilleut.gov>, Shelby Moore <smoore@grantsvilleut.gov>, Markus Seat <mseat@grantsvilleut.gov>, Grantsville Fire Marshal <firemarshal@grantsvilleut.gov>

If parking is off the street as shown, no concern for public works.
[Quoted text hidden]
--

Christy Montierth
Grantsville City
Public Works Director
336 West Main Street

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

Jaina Bassett <jbassett@grantsvilleut.gov> Wed, Nov 20, 2024 at 3:06 PM
To: Christy Montierth <cmontierth@grantsvilleut.gov>
Cc: Andy Jensen <ajensen@grantsvilleut.gov>, Shelby Moore <smoore@grantsvilleut.gov>, Markus Seat <mseat@grantsvilleut.gov>, Grantsville Fire Marshal <firemarshal@grantsvilleut.gov>

Thanks Andy and Christy!
[Quoted text hidden]

Grantsville Fire Marshal <firemarshal@grantsvilleut.gov> Fri, Nov 22, 2024 at 7:32 PM
To: Jaina Bassett <jbassett@grantsvilleut.gov>
Cc: Christy Montierth <cmontierth@grantsvilleut.gov>, Andy Jensen <ajensen@grantsvilleut.gov>, Shelby Moore <smoore@grantsvilleut.gov>, Markus Seat <mseat@grantsvilleut.gov>

Jaina,

No concerns for fire.

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

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

[Quoted text hidden]

Jaina Bassett <jbassett@grantsvilleut.gov> Mon, Nov 25, 2024 at 12:47 PM
To: Grantsville Fire Marshal <firemarshal@grantsvilleut.gov>
Cc: Christy Montierth <cmontierth@grantsvilleut.gov>, Andy Jensen <ajensen@grantsvilleut.gov>, Shelby Moore <smoore@grantsvilleut.gov>, Markus Seat <mseat@grantsvilleut.gov>

Thanks Jason!
[Quoted text hidden]

AGENDA ITEM #6

Consideration 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: 01/16/2024
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.

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.

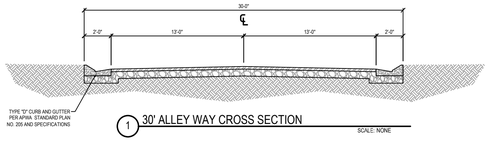
(3) A land use authority's decision to approve or deny conditional use is an administrative land use decision.

(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

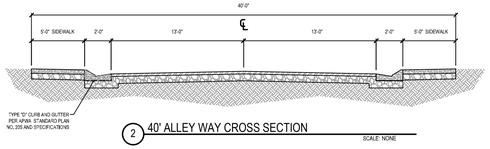
811 Know what's below. Call before you dig.

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



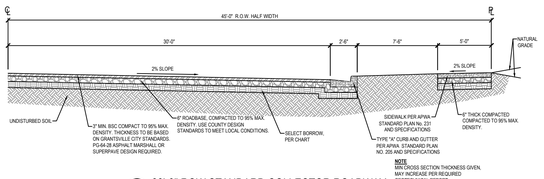
1 30' ALLEY WAY CROSS SECTION

SCALE: NONE



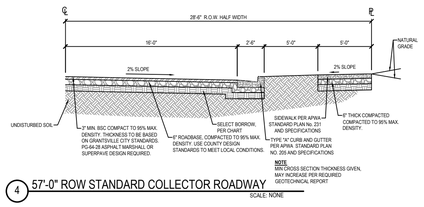
2 40' ALLEY WAY CROSS SECTION

SCALE: NONE



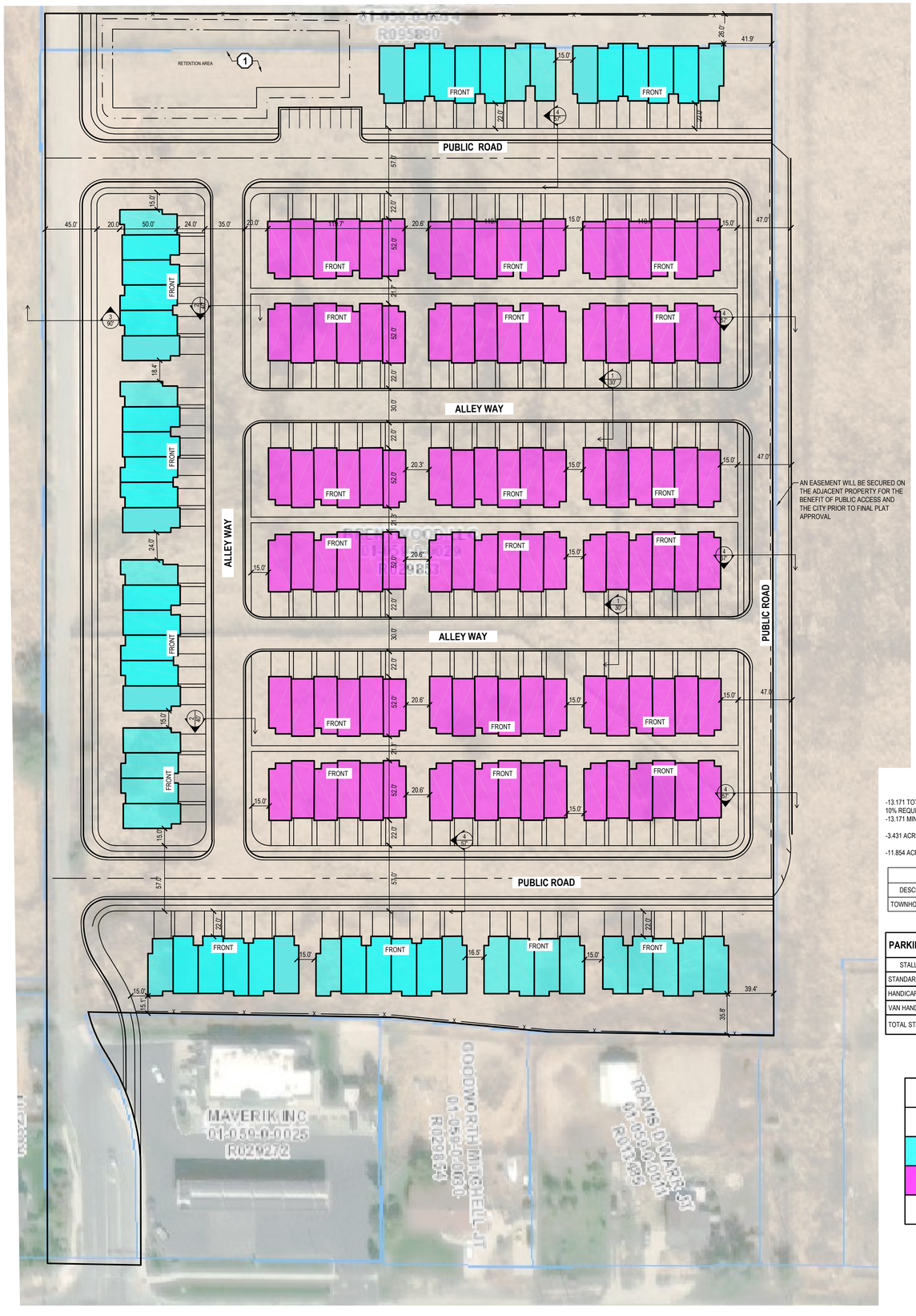
3 90'-0" ROW STANDARD COLLECTOR ROADWAY

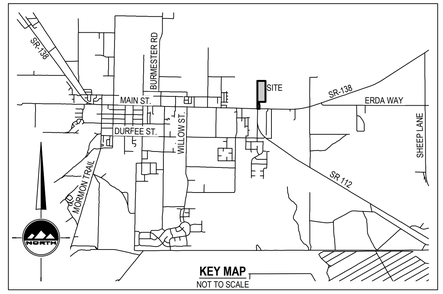
SCALE: NONE



4 57'-0" ROW STANDARD COLLECTOR ROADWAY

SCALE: NONE





KEY MAP

NOT TO SCALE

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. 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
(164) TOWNHOME UNITS	164,766 sq. ft.	3.783 acres	28.72%
OPEN SPACE	153,757 sq. ft.	3.530 acres	26.80%
POND/DOG PARK	17,257 sq. ft.	0.396 acres	3.01%
HARDSCAPE	237,958 sq. ft.	5.463 acres	41.48%
TOTAL SITE	573,738 sq. ft.	13.171 acres	100.00%
OFFSITE AREA	12,855 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	164

PARKING SUMMARY TABLE

STALL TYPE	PARKING STALLS
STANDARD	8
HANDICAP	1
VAN HANDICAP	1
TOTAL STALLS	8

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 154 UNITS 77STALLS ARE REQUIRED

TOTAL STALLS REQUIRED: 87 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 164 PARKING SPACES WITH AN ADDITIONAL 8 PARKING STALLS PLACED AROUND THE DEVELOPMENT.

NUMBER OF TOWNHOME UNITS: 164
-NUMBER OF TOWNHOME UNITS WITHOUT EXCEPTIONS: 118
-NUMBER OF TOWNHOME UNITS FOR AFFORDABLE HOUSING: 23

UNIT BREAKDOWN

TOWNHOMES	QUANTITY OF UNITS
FRONT LOADED	56
REAR LOADED	108
	164

NORTH

HORIZONTAL GRAPHIC SCALE

50 0 25 50 100

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

ENSIGN
THE STANDARD IN ENGINEERING

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BRENTWOOD ESTATES

815 E MAIN STREET
GRANTSVILLE, UTAH

CONCEPT

PROJECT NUMBER 13191
PRINT DATE 2025-01-09
PROJECT MANAGER J. CLEGG
DESIGNED BY D. GEVERTS

C-1

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	1000 SF Main - Two Floors of Living Space w/garage (20'x50')	1,000 SF Main Floor Incl. Garage	1100 SF Main - Two Floors of Living Space w/garage (22'x50')				
Minimum Lot Frontage	30 Feet	20'	30 Feet	22'	60 Feet	20'	60 Feet	22'
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	10 Feet	20 Feet	10 Feet	20 Feet	10 Feet	20 Feet	10 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	15 Feet	30 Feet	15 Feet	30 Feet	15 Feet	30 Feet	15 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	15 Feet	50 Feet	15 Feet	50 Feet	15 Feet	50 Feet	15 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

*** Landscape buffer areas of 30' or less require a masonry type fence be installed along the property line

MEMORANDUM

ENSIGN
THE STANDARD IN ENGINEERING

Structural Engineering
Municipal Services
Civil Engineering
Land Surveying

Date: October 14, 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 Geotechnical Investigation, Traffic Impact Study, and Phase 1 Environmental Site Investigation sent by Shelby Moore on October 2nd, 2024 for the Brentwood Subdivision.

The following are comments and considerations.

Geotechnical Investigation prepared by GeoStrata dated August 12, 2022

1. Executive summary items are on pages 1 of the Geotechnical Investigation with additional details in the write up of the investigation. The development will need to incorporate the conditions and recommendations in the Geotechnical Investigation within their design and City staff will reference this Geotechnical Investigation along with any additional Geotechnical Investigations as we review future applications on this development.

   The following are a few items of note:

   a. Groundwater was not encountered. It is not anticipated that groundwater will impact a typical residential development (page 6).

   b. The near-surface fine-grained soils have a low potential to collapse upon wetting and loading, with collapse measurements from 0 to 1.49 percent under a load of 1,500 psf. It is not anticipated the native fine-grain soils encountered at or below footing elevation will require 12 inches of properly place structural fill (page 6 and 7).

   c. Site has “Very Low” liquefication potential (page 10).

   d. 1-foot of topsoil overlying the site to be removed prior to placement of structural fill, structures, and concrete flatwork (page 11).

   e. Maximum net allowable bearing capacity of 1,800 pounds per square foot (psf) for conventional strip and spread footings (page 15).

2. This geotechnical investigation did not include infiltration testing for detention/retention ponds and will need to be prepared and submitted to City staff review following the City's storm drainage design requirements. The infiltration testing occurs prior to design and will need to be part of the development's preliminary application.

Traffic Impact Study (TIS) prepared by Hales Engineering dated September 30, 2024

1. The following is a summary of a few items of note in the TIS which will need to be addressed with design and part of the development's preliminary application and UDOT permitting.

    a. Acceptable Level of Service (LOS) B & C for both SR-112 / SR-138 and East Access / SR-138 intersections (page i). Refer to pages 2 and 3 for Level of Service Standards.

    b. It is recommended that the westbound right-turn deceleration lane at the Maverik Access be shortened to not go through the proposed project access (page ii).

    c. East Access to SR-138 is approximately 590 feet east of SR-112 / SR-138 intersection and is anticipated to be stop controlled (page 10).

    d. 800 East

        i. Southwest and northwest accesses are anticipated to be stop controlled (page 10).

    e. No auxiliary lanes are recommended, but the existing westbound right-turn deceleration lane for the Maverik Access onto SR-138 will need to be shortened so the taper begins west of the East Project Access / SR-138 intersection (page 13).

    f. Recommended Storage Lengths are listed in Table 10 on page 24.

2. TIS will need to submitted for review and approval to UDOT as SR-112 and SR-138 are UDOT Rights-of-Way.

Phase 1 Environmental Site Investigation prepared by GeoStrata dated August 8, 2022

1. Findings of the Phase 1 Environmental Site Assessment are on pages viii and ix.

2. The assessment revealed there are recognized environmental conditions or signs of environmental issues associated with the development.

    a. The only possible environmental issue identified is the Maverik gas station underground storage tank located south of the development. If there was ever a release from the underground storage tank on the Maverik gas station modeled groundwater flow indicates hydrocarbons could be transported onto the Targeted property (page 27).

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

HALES ENGINEERING
innovative transportation solutions

Brentwood

Traffic Impact Study



Grantsville, Utah

September 30, 2024

UT24-2861

LICENSED PROFESSIONAL ENGINEER
NO. 12890754
Jordi J. Berrett
09/30/2024
STATE OF UTAH

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EXECUTIVE SUMMARY

This study addresses the traffic impacts associated with the proposed Brentwood development located in Grantsville, Utah. The development is located just northeast of the SR-112 / SR-138 intersection.

The purpose of this traffic impact study is to analyze traffic operations at key intersections for existing (2024) and future (2029) conditions with and without the proposed project and to recommend mitigation measures as needed. The morning and evening peak hour level of service (LOS) results are shown in Table ES-1. Recommended storage lengths are shown in Table ES-2. A site plan of the project is provided in Appendix A.

Table ES-1: Peak Hour Level of Service Results

Intersection		Level of Service							
		Existing (2024)				Future (2029)			
		Background		Plus Project		Background		Plus Project	
		AM	PM	AM	PM	AM	PM	AM	PM
1	SR-112 / SR-138	**B**	**C**	**B**	**C**	**B**	**C**	**B**	**C**
2	East Access / SR-138	**-**	**-**	**b**	**c**	**-**	**-**	**b**	**d**

1. Intersection LOS values represent the overall intersection average for roundabout, signalized, and all-way stop-controlled (AWSC) intersections (uppercase letter) and the worst movement for all other unsignalized intersections (lowercase letter)

Source: Hales Engineering, September 2024

Table ES-2: Recommended Storage Length

Intersection		Recommended Storage Lengths (feet)															
		Northbound				Southbound				Eastbound				Westbound			
		LT		RT		LT		RT		LT		RT		LT		RT	
		E	P	E	P	E	P	E	P	E	P	E	P	E	P	E	P
1	SR-112 / SR-138	-	-	225	**325**	90	**100**	90	**125**	110	**150**	110	**150**	135	**275**	135	-

1. Storage lengths are based on 2029 95th percentile queue lengths and do not include required deceleration / taper distances
2. E = Existing storage length (approximate), if applicable; P = proposed storage length for new turn lanes or changes to existing turn lanes, if applicable

Source: Hales Engineering, September 2024

SUMMARY OF KEY FINDINGS & RECOMMENDATIONS

Project Conditions		
• The development will consist of 146 townhome units • The project is anticipated to generate approximately 1,064 weekday daily trips, including 72 trips in the morning peak hour, and 84 trips in the evening peak hour • Based on UDOT R930-6 requirements, it is not anticipated that any auxiliary lanes will be warranted at the East Project Access / SR-138 intersection. However, it is recommended that the westbound right-turn deceleration lane at the Maverik Access be shortened to not go through the proposed project access.		
2024	**Background**	**Plus Project**
Findings	• Acceptable LOS	• Acceptable LOS
2029	**Background**	**Plus Project**
Assumptions	• 2% growth rate based on historical UDOT AADT volumes	• None
Findings	• Acceptable LOS	• Acceptable LOS

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I. INTRODUCTION

A. Purpose

This study addresses the traffic impacts associated with the proposed Brentwood development located in Grantsville, Utah. The proposed project is located just northeast of the SR-112 / SR-138 intersection. Figure 1 shows a vicinity map of the proposed development.

The purpose of this traffic impact study is to analyze traffic operations at key intersections for existing (2024) and future (2029) conditions with and without the proposed project and to recommend mitigation measures as needed.

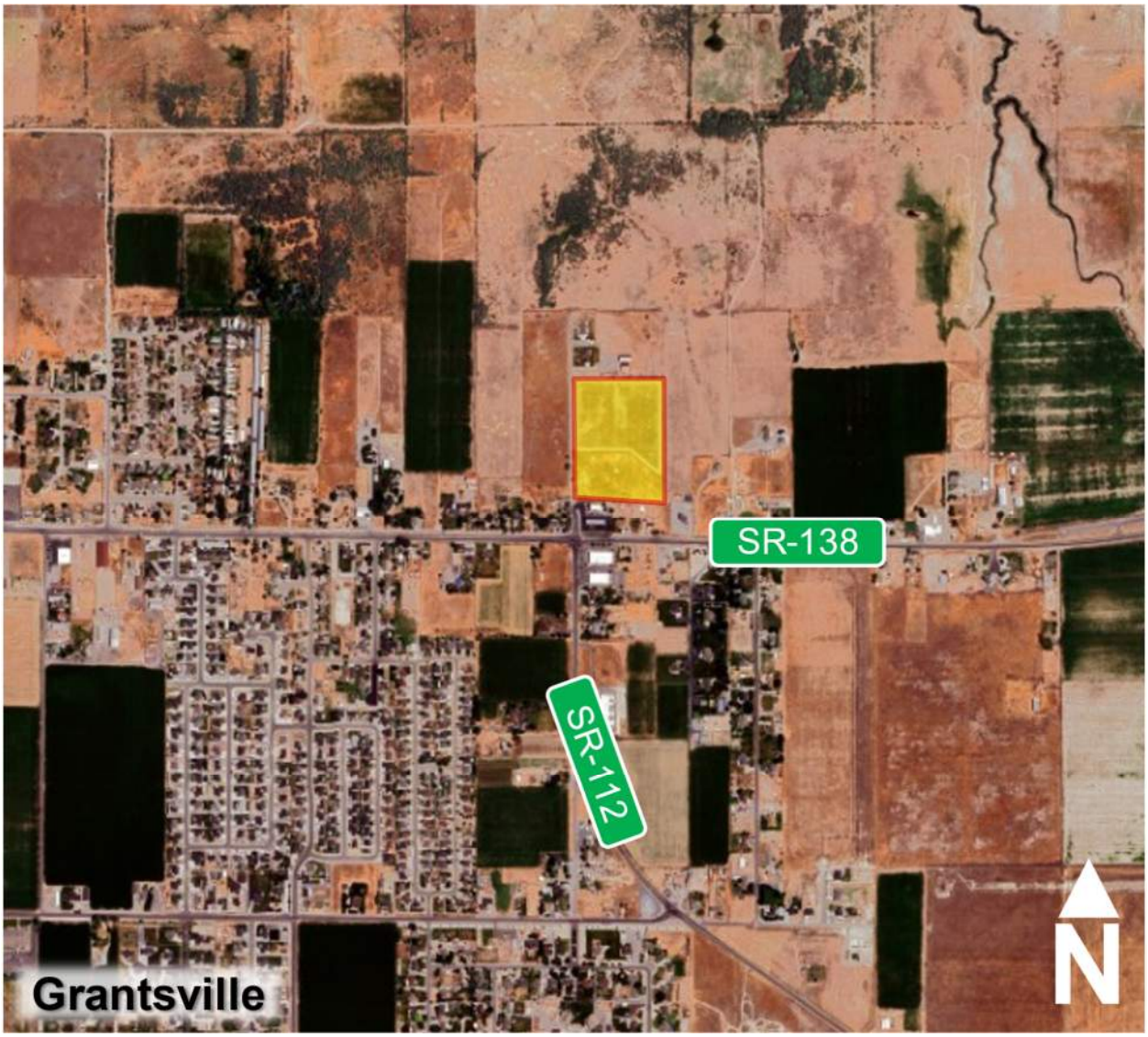


Figure 1: Vicinity map showing the project location in Grantsville, Utah

B. Scope

The study area was defined based on conversations with the development team. This study was scoped to evaluate the traffic operational performance impacts of the project on the following intersections:

- SR-112 / SR-138
- East Access / SR-138

C. Analysis Methodology

Level of service (LOS) is a term that describes the operating performance of an intersection or roadway. LOS is measured quantitatively and reported on a scale from A to F, with A representing the best performance and F the worst. Table 1 provides a brief description of each LOS letter designation and an accompanying average delay per vehicle for both signalized and unsignalized intersections.

The *Highway Capacity Manual* (HCM), 7th Edition, 2022 methodology was used in this study to remain consistent with "state-of-the-practice" professional standards. This methodology has different quantitative evaluations for signalized and unsignalized intersections. For signalized, roundabout, and all-way stop-controlled (AWSC) intersections, the LOS is provided for the overall intersection (weighted average of all approach delays). For all other unsignalized intersections, LOS is reported based on the worst movement.

Using Synchro/SimTraffic software, which follow the HCM methodology, the peak hour LOS was computed for each study intersection. Multiple runs of SimTraffic were used to provide a statistical evaluation of the interaction between the intersections. The detailed LOS reports are provided in Appendix C. Hales Engineering also calculated the 95th percentile queue lengths for the study intersections using SimTraffic. The detailed queue length reports are provided in Appendix D.

Many of the figures in this report are printouts of the Synchro model. These figures are not meant to be a design exhibit for exact lane striping and design, due to the limitations of the Synchro software. Instead, the purpose of these figures is to show assumed peak hour turning movement volumes and the conceptual travel lane configuration of the study roadway network.

D. Level of Service Standards

For the purposes of this study, a minimum acceptable intersection performance for each of the study intersections was set at LOS D. If levels of service E or F conditions exist, an explanation and/or mitigation measures will be presented. A LOS D threshold is consistent with "state-of-the-practice" traffic engineering principles for urbanized areas.

Table 1: Level of Service Description

LOS		Description of Traffic Conditions	Average Delay (seconds/vehicle)	
			Signalized Intersections	Unsignalized Intersections
A		Free Flow / Insignificant Delay	≤ 10	≤ 10
B		Stable Operations / Minimum Delays	> 10 to 20	> 10 to 15
C		Stable Operations / Acceptable Delays	> 20 to 35	> 15 to 25
D		Approaching Unstable Flows / Tolerable Delays	> 35 to 55	> 25 to 35
E		Unstable Operations / Significant Delays	> 55 to 80	> 35 to 50
F		Forced Flows / Unpredictable Flows / Excessive Delays	> 80	> 50

Source: Hales Engineering Descriptions, based on the *Highway Capacity Manual* (HCM), 7th Edition, 2022 Methodology (Transportation Research Board)

II. EXISTING (2024) BACKGROUND CONDITIONS

A. Purpose

The purpose of the background analysis is to study the intersections and roadways during the peak travel periods of the day with background traffic and geometric conditions. Through this analysis, background traffic operational deficiencies can be identified, and potential mitigation measures recommended. This analysis provides a baseline condition that may be compared to the build conditions to identify the impacts of the development.

B. Roadway System

The primary roadways that will provide access to the project site are described below:

State Road 138 (SR-138) – is a state-maintained roadway (classified by UDOT access management standards as a "Regional Priority – Urban Importance" facility, or access category 5 roadway). The roadway has one travel lane in each direction. As identified and controlled by UDOT, this roadway has minimum signalized intersection spacing of one-half mile (2,640 feet), minimum unsignalized street spacing of 660 feet, and minimum driveway spacing of 350 feet. The posted speed limit is 40 mph in the study area.

C. Crash Data Summary

Hales Engineering obtained crash data within 250 feet of the study intersection. Five years of crash data were collected between January 1, 2019, and September 24, 2024, and the data is summarized by crash severity in Table 2 and by crash type in Table 3. As shown, there were a total of 27 crashes within the study area. The detailed crash data reports are provided in Appendix E. Due to the use of crash data, this report may be protected by 23 USC 407.

There was 1 suspected serious injury crash reported in the study area, which is detailed below:

- In March 2022, a U-turn driver was struck by a heavy truck in the morning hours.

Table 2: Crash Severity by Intersection

Intersection	Crash Severity					Total Crashes at Intersection
	Fatal	Suspected Serious Injury	Suspected Minor Injury	Possible Injury	Property Damage Only	
SR-112 / SR-138	0	1	4	4	18	**27**
Source: UDOT Numetric AASHTOWare, September 2024						

Table 3: Crash Type by Intersection

Intersection	Crash Severity					Total Crashes at Intersection
	Front to Rear	Single Vehicle	Angle	Sideswipe	Other	
SR-112 / SR-138	4	6	14	3	0	**27**

Source: UDOT Numetric AASHTOWare, September 2024

D. Traffic Volumes

Weekday morning (7:00 to 9:00 a.m.) and evening (4:00 to 6:00 p.m.) peak period traffic counts were performed at the following intersections:

- SR-112 / SR-138

The counts were performed on Wednesday, September 18, 2024. The morning peak hour was determined to be between 7:15 and 8:15 a.m., and the evening peak hour was determined to be between 4:45 and 5:45 p.m. The evening peak hour volumes were approximately 5% higher than the morning peak hour volumes. Both morning and evening peak hour volumes were used in the analysis. Detailed count data are included in Appendix B.

Figure 2 shows the existing morning and evening peak hour volumes as well as intersection geometry at the study intersections.

E. Level of Service Analysis

Hales Engineering determined that all study intersections are currently operating at acceptable levels of service during the morning and evening peak hours, as shown in Table 4. These results serve as a baseline condition for the impact analysis of the proposed development during existing (2024) conditions.

F. Queuing Analysis

Hales Engineering calculated the 95th percentile queue lengths for each of the study intersections. Significant 95th percentile queue lengths during the peak hours are summarized as follows:

- SR-112 / SR-138:
  - Westbound: 500 feet (PM)

G. Mitigation Measures

No mitigation measures are recommended.


800 East
71
25
45
1
219
26
SR-138
104
614
173
113
32
95
SR-112


800 East
25
40
99
4
739
120
SR-138
50
253
204
251
42
30
SR-112

Table 4: Existing (2024) Background Peak Hour LOS

Intersection		LOS (Sec. Delay / Veh.) / Movement[1]	
Description	Control	Morning Peak	Evening Peak
SR-112 / SR-138	Signal	B (14.3)	C (22.4)

1. Movement indicated for unsignalized intersections where delay and LOS represents worst movement. SBL = Southbound left movement, etc.
2. Uppercase LOS used for signalized, roundabout, and AWSC intersections. Lowercase LOS used for all other unsignalized intersections.

Source: Hales Engineering, September 2024

III. PROJECT CONDITIONS

A. Purpose

The project conditions discussion explains the type and intensity of development. This provides the basis for trip generation, distribution, and assignment of project trips to the surrounding study intersections defined in Chapter I.

B. Project Description

The proposed Brentwood development is located just northeast of the SR-112 / SR-138 intersection. The development will consist of 146 townhome units. A concept plan for the proposed development is provided in Appendix A.

C. Trip Generation

Trip generation for the development was calculated using trip generation rates published in the Institute of Transportation Engineers (ITE), *Trip Generation*, 11th Edition, 2021. Trip generation for the proposed project is included in Table 5. The total trip generation for the development is as follows:

- Daily Trips: 1,064
- Morning Peak Hour Trips: 72
- Evening Peak Hour Trips: 84

Table 5: Trip Generation

Trip Generation Grantsville - Brentwood TIS									
	Land Use[1]	# of Units	Unit Type	Trip Generation			New Trips		
				Total	% In	% Out	In	Out	Total
Weekday Daily									
	Single-Family Attached Housing (215)	146	DU	1,064	50%	50%	532	532	1,064
AM Peak Hour									
	Single-Family Attached Housing (215)	146	DU	72	31%	69%	22	50	72
PM Peak Hour									
	Single-Family Attached Housing (215)	146	DU	84	57%	43%	48	36	84
1. Land Use Code from the Institute of Transportation Engineers (ITE) *Trip Generation* ,11th Edition,2021.									
SOURCE: Hales Engineering, September 2024									

D. Trip Distribution and Assignment

Trip distribution percentages for new trips were based on the type of trip and the proximity of project access points to major streets, high population densities, and regional trip attractions. Existing travel patterns observed during data collection were also used to establish these distribution percentages, especially near the site. The assumed distribution of new trips during the morning and evening peak hour is shown in Table 6.

Table 6: Trip Distribution

Access	% To/From Project
East	55%
South	30%
West	15%

These trip distribution assumptions were used to assign the morning and evening peak hour trip generation at the study intersections to create trip assignment for the proposed development. Trip assignment for the development is shown in Figure 3.

E. Access

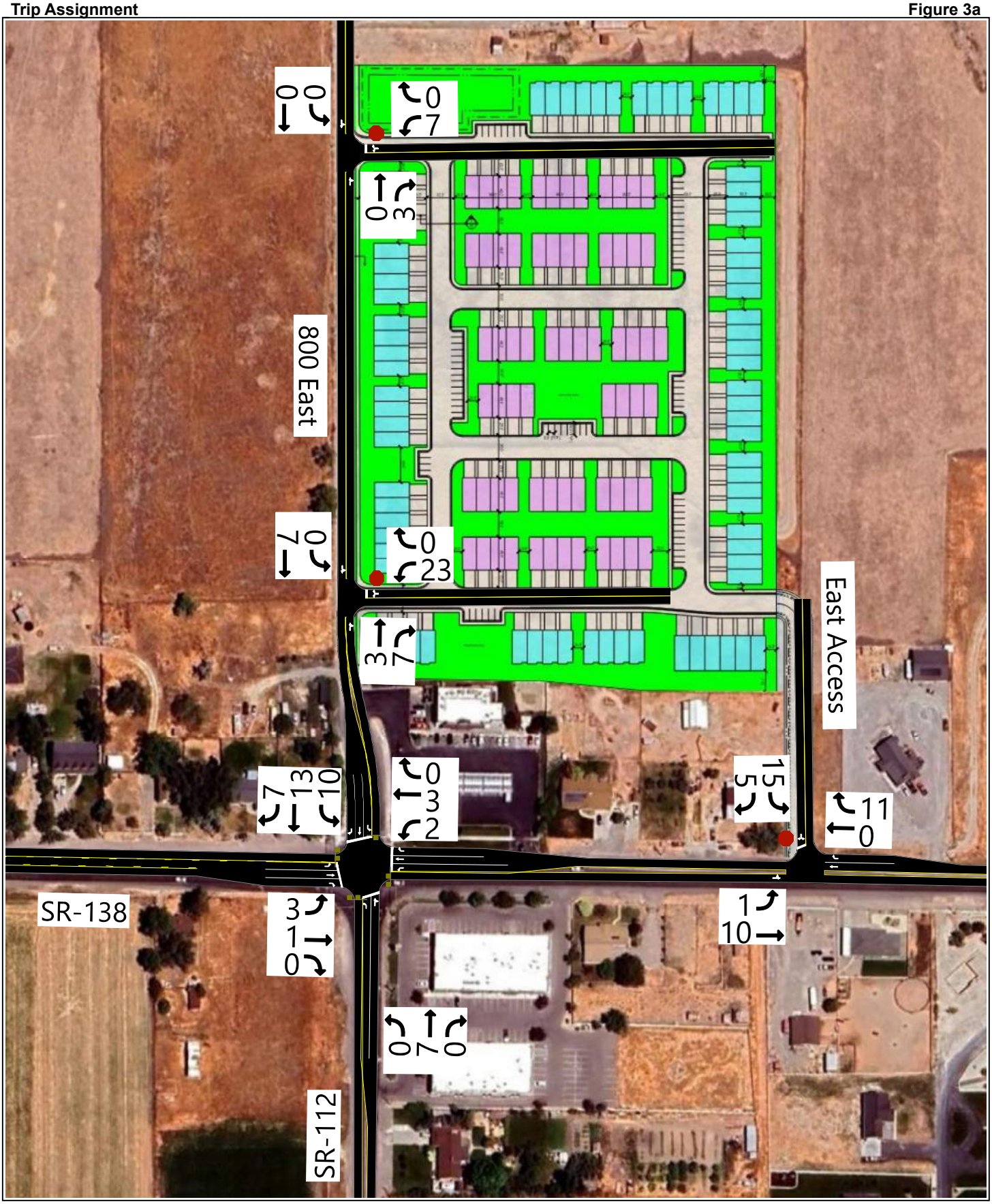
The proposed access for the site will be gained at the following locations:

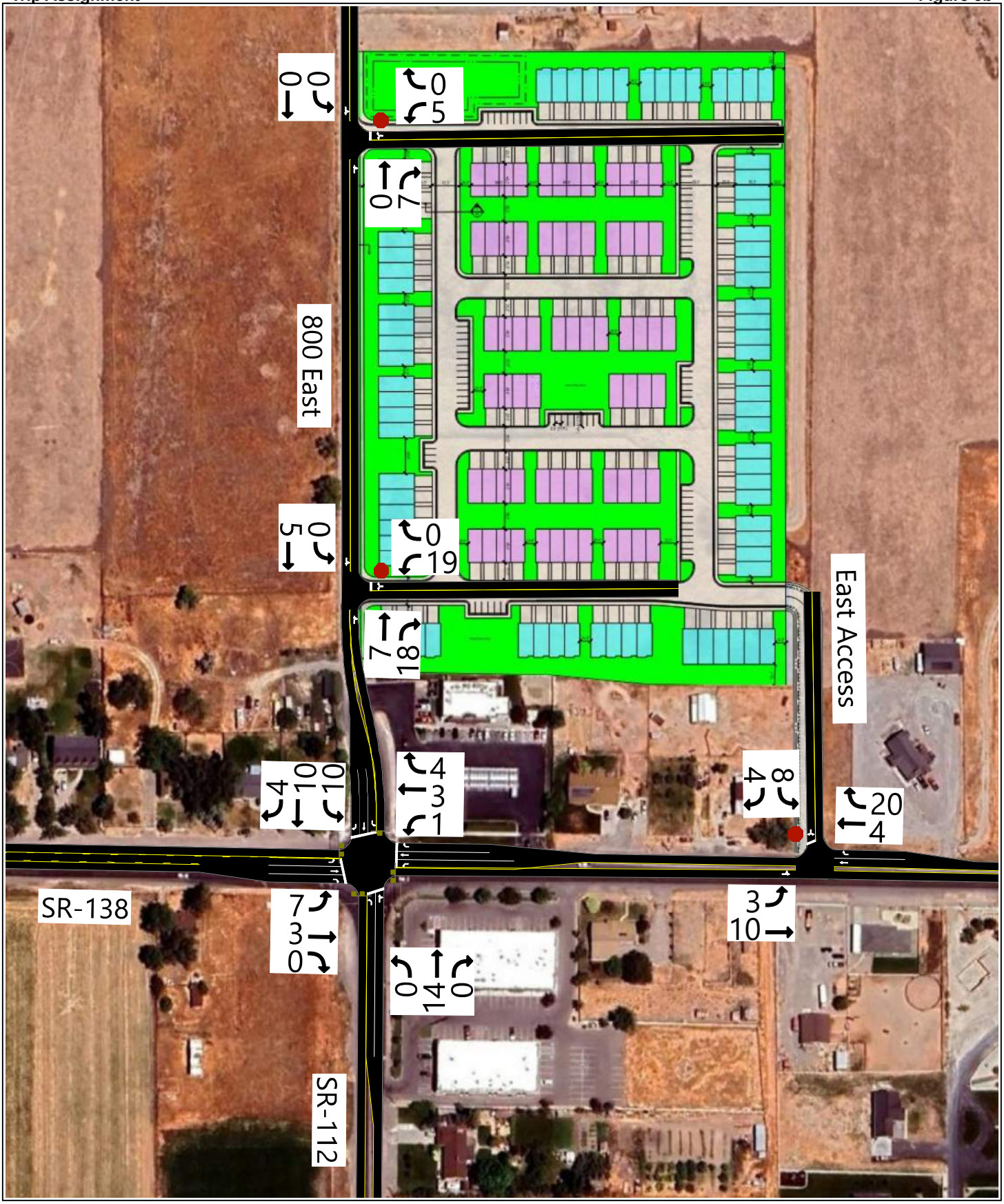
SR-138:

- The east access will be located approximately 590 feet east of the SR-112 / SR-138 intersection. It will access the project on the north side of SR-138. It is anticipated that the access will be stop-controlled.

800 East:

- The southwest access will be located approximately 325 feet north of the SR-112 / SR-138 intersection. It will access the project on the east side of 800 East. It is anticipated that the access will be stop-controlled.
- The northwest access will be located approximately 970 feet north of the SR-112 / SR-138 intersection. It will access the project on the east side of 800 East. It is anticipated that the access will be stop-controlled.


0
0
0
7
0
3
800 East
7
0
0
23
3
7
East Access
7
13
10
0
3
2
15
5
11
0
SR-138
3
1
0
1
10
0
7
0
SR-112


0
0
0
5
0
7
800 East
0
5
0
19
7
18
East Access
10
10
4
4
3
1
8
4
20
4
SR-138
7
3
0
3
10
0
14
0
SR-112

F. Auxiliary Lanes

Auxiliary lanes are deceleration (ingress) or acceleration (egress) turn lanes that provide for safe turning movements that have less impact on through traffic. These lanes are sometimes needed at accesses or roadway intersections if right- or left-turn volumes are high enough.

UDOT Administrative Rule R930-6 outlines minimum peak hour turn volumes to warrant auxiliary lanes on UDOT roadways. The following are the minimum requirements for these lanes on SR-138:

- Left-turn Deceleration (Ingress): 10 left-turn vehicles per hour
- Left-turn Acceleration (Egress): Is there a safety benefit?
- Right-turn Deceleration (Ingress): 25 right-turn vehicles per hour
- Right-turn Acceleration (Egress): 50 right-turn vehicles per hour

Based on these guidelines and the anticipated project traffic, no auxiliary lanes are recommended. There is an existing westbound right-turn deceleration lane for the Maverik Access onto SR-138 that will need to be shortened so that the taper begins west of the East Project Access / SR-138 intersection. There should be sufficient length for that deceleration lane to still meet UDOT design standards for deceleration length and taper. However, a deviance in standard would be needed to reduce the storage length is zero feet where no queueing is expected. Therefore, it is anticipated that the lane will function per UDOT expectations.

IV. EXISTING (2024) PLUS PROJECT CONDITIONS

A. Purpose

The purpose of the existing (2024) plus project analysis is to study the intersections and roadways during the peak travel periods of the day for existing background traffic and geometric conditions plus the net trips generated by the proposed development. This scenario provides valuable insight into the potential impacts of the proposed project on background traffic conditions.

B. Traffic Volumes

Hales Engineering added the project trips discussed in Chapter III to the existing (2024) background traffic volumes to predict turning movement volumes for existing (2024) plus project conditions. Existing (2024) plus project morning and evening peak hour turning movement volumes are shown in Figure 4.

C. Level of Service Analysis

Hales Engineering determined that all intersections are anticipated to operate at acceptable levels of service during the morning and evening peak hours with project traffic added, as shown in Table 7.

Table 7: Existing (2024) Plus Project Peak Hour LOS

Intersection		LOS (Sec. Delay / Veh.) / Movement[1]	
Description	Control	Morning Peak	Evening Peak
SR-112 / SR-138	Signal	B (14.9)	C (21.6
East Access / SR-138	SB Stop	b (13.9) / SBL	c (24.3) / SBL

1. Movement indicated for unsignalized intersections where delay and LOS represents worst movement. SBL = Southbound left movement, etc.
2. Uppercase LOS used for signalized, roundabout, and AWSC intersections. Lowercase LOS used for all other unsignalized intersections.

Source: Hales Engineering, September 2024

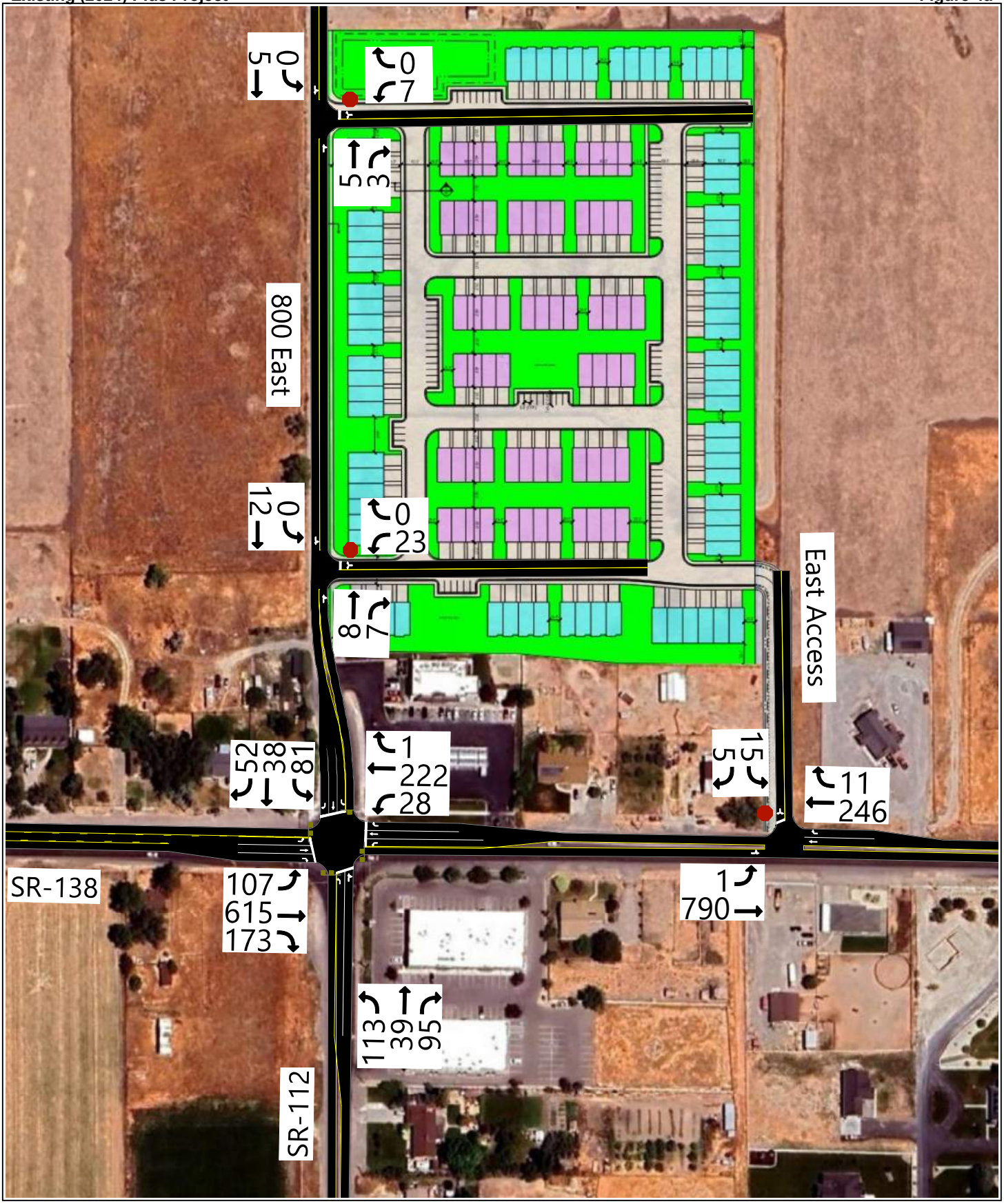
D. Queuing Analysis

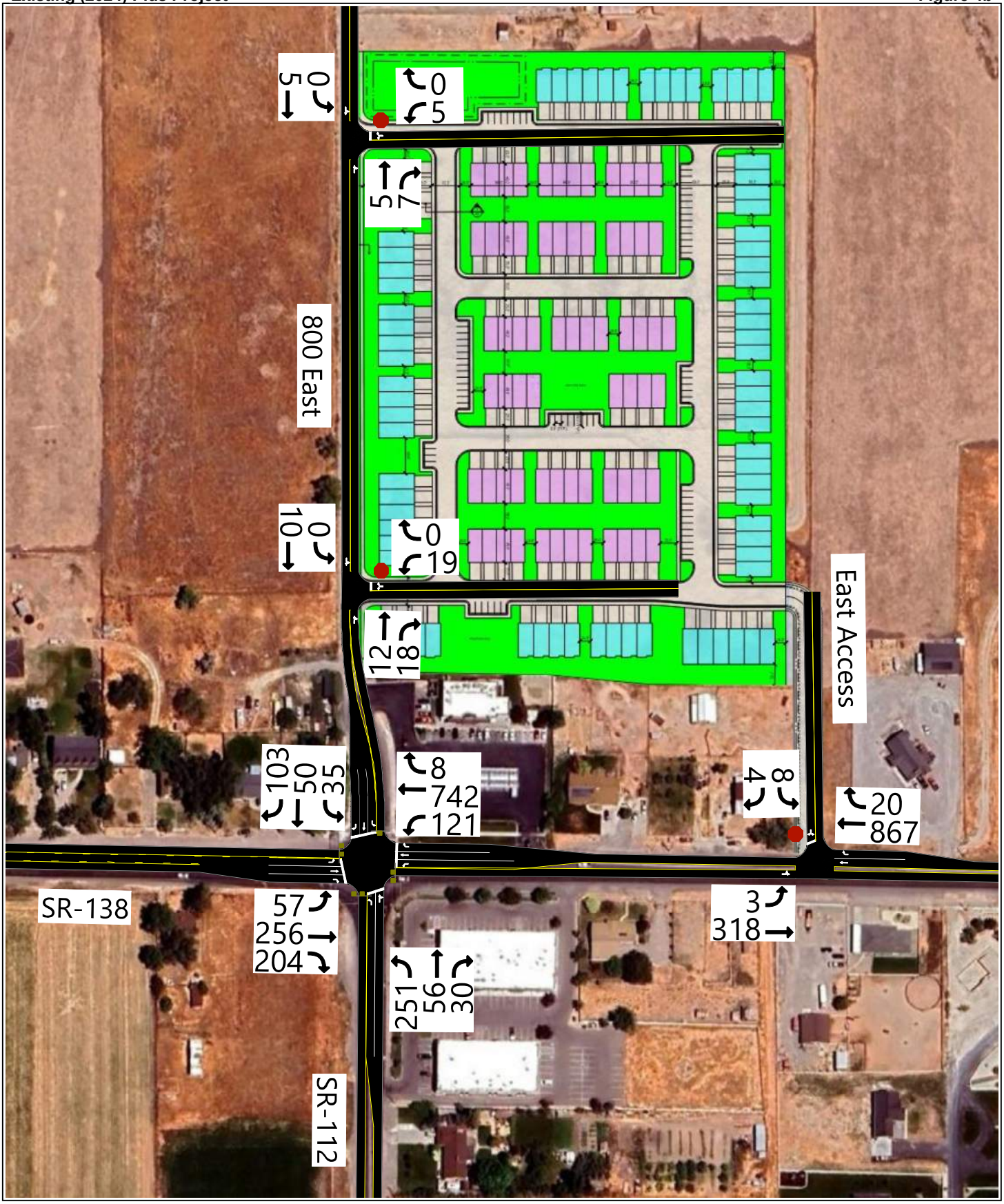
Hales Engineering calculated the 95th percentile queue lengths for each of the study intersections. Significant 95th percentile queue lengths during the peak hours are summarized as follows:

- SR-112 / SR-138:
  - Westbound: 500 feet (PM)

E. Mitigation Measures

No mitigation measures are recommended.


0
5
0
7
5
3
800 East
0
12
0
23
8
7
East Access
52
38
81
1
222
28
15
5
11
246
SR-138
107
615
173
1
790
113
39
95
SR-112


0
5
0
5
5
7
800 East
0
10
0
19
12
18
East Access
103
50
35
8
742
121
8
4
20
867
SR-138
57
256
204
3
318
251
56
30
SR-112

V. FUTURE (2029) BACKGROUND CONDITIONS

A. Purpose

The purpose of the future (2029) background analysis is to study the intersections and roadways during the peak travel periods of the day for future background traffic and geometric conditions. Through this analysis, future background traffic operational deficiencies can be identified, and potential mitigation measures recommended.

B. Roadway Network

According to the UDOT Project Map and the Tooele RPO Project Map, there are no projects planned before 2029 in the study area. Therefore, no changes were made to the roadway network for the future (2029) analysis.

C. Traffic Volumes

Hales Engineering obtained future (2029) forecasted volumes using historical annual growth rates on SR-138. Based on the UDOT historical ADT data, which showed a 1.9% growth rate over the most recent 5 years, an annual growth rate of 2% was applied to the roadway network. Based on this growth, it was assumed that minor signal timing split adjustments will have been made. Future (2029) morning and evening peak hour turning movement volumes are shown in Figure 5.

D. Level of Service Analysis

Hales Engineering determined that all study intersections are anticipated to operate at acceptable levels of service during the morning and evening peak hours in future (2029) background conditions, as shown in Table 8. These results serve as a baseline condition for the impact analysis of the proposed development for future (2029) conditions.

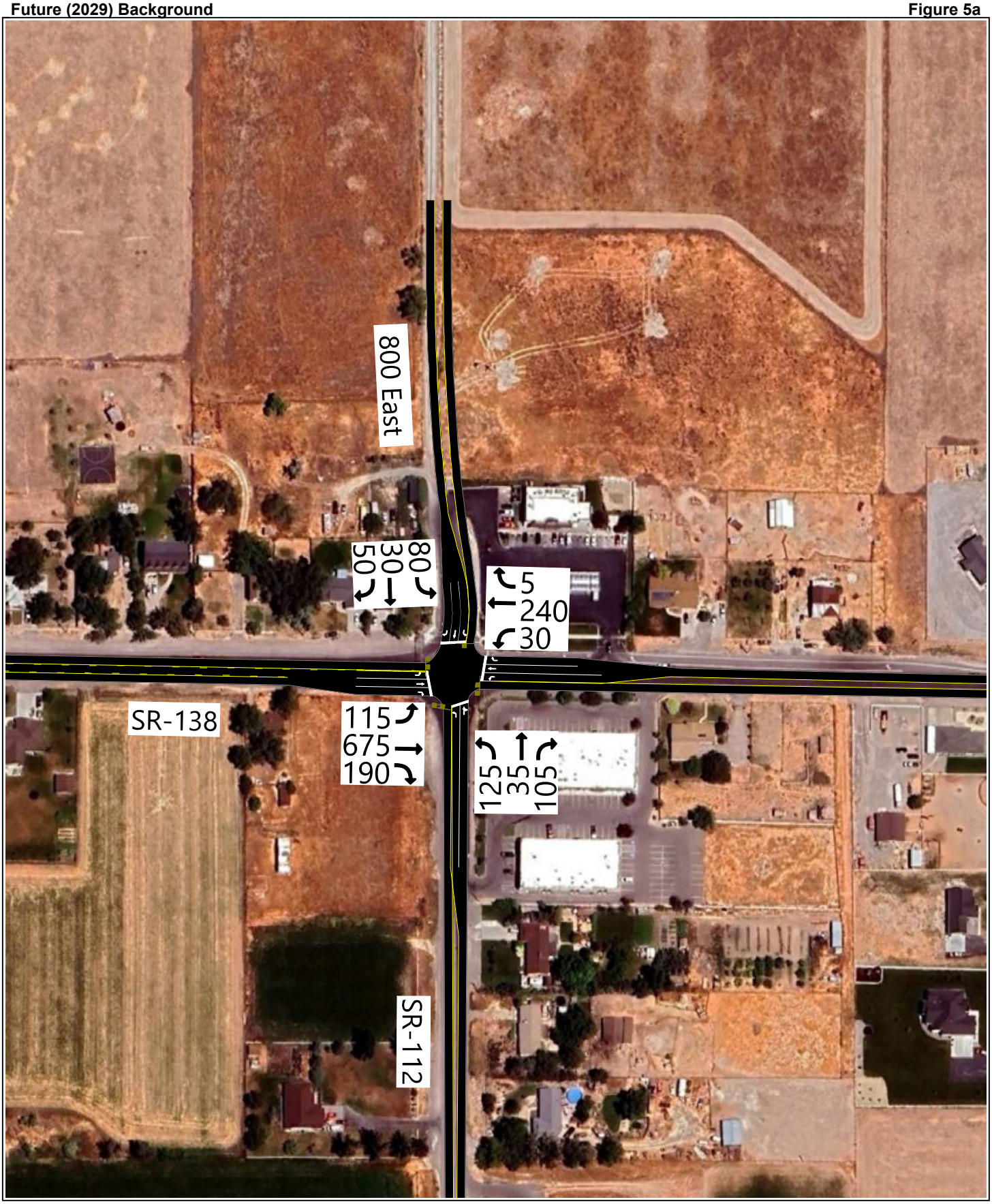
E. Queuing Analysis

Hales Engineering calculated the 95th percentile queue lengths for each of the study intersections. Significant 95th percentile queue lengths during the peak hours are summarized as follows:

- SR-112 / SR-138:
  - Westbound: 625 feet (PM)

F. Mitigation Measures

No mitigation measures are recommended.


800 East
80
30
50
5
240
30
SR-138
115
675
190
125
35
105
SR-112


800 East
30
45
110
10
815
135
SR-138
55
280
225
275
50
35
SR-112

Table 8: Future (2029) Background Peak Hour LOS

Intersection		LOS (Sec. Delay / Veh.) / Movement[1]	
Description	Control	Morning Peak	Evening Peak
SR-112 / SR-138	Signal	B (16.4)	C (33.6)

1. Movement indicated for unsignalized intersections where delay and LOS represents worst movement. SBL = Southbound left movement, etc.
2. Uppercase LOS used for signalized, roundabout, and AWSC intersections. Lowercase LOS used for all other unsignalized intersections.

Source: Hales Engineering, September 2024

VI. FUTURE (2029) PLUS PROJECT CONDITIONS

A. Purpose

The purpose of the future (2029) plus project analysis is to study the intersections and roadways during the peak travel periods of the day for future background traffic and geometric conditions plus the net trips generated by the proposed development. This scenario provides valuable insight into the potential impacts of the proposed project on future background traffic conditions.

B. Traffic Volumes

Hales Engineering added the project trips discussed in Chapter III to the future (2029) background traffic volumes to predict turning movement volumes for future (2029) plus project conditions. Future (2029) plus project morning and evening peak hour turning movement volumes are shown in Figure 6.

C. Level of Service Analysis

Hales Engineering determined that all intersections are anticipated to operate at acceptable levels of service during the morning and evening peak hours in future (2029) plus project conditions, as shown in Table 9.

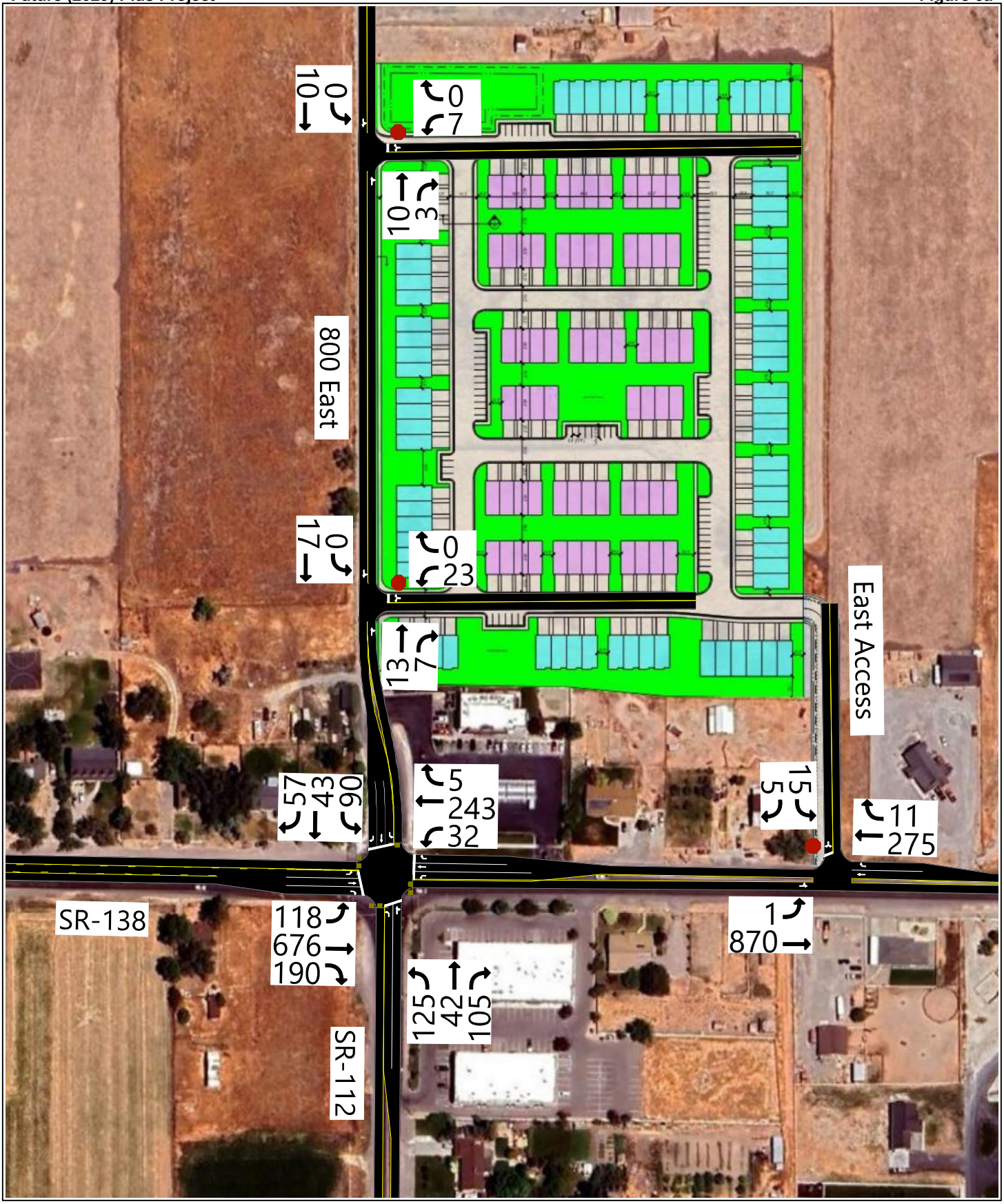
D. Queuing Analysis

Hales Engineering calculated the 95th percentile queue lengths for each of the study intersections. Significant 95th percentile queue lengths during the peak hours are summarized as follows:

- SR-112 / SR-138:
  - Westbound: 700 feet

E. Mitigation Measures

No mitigation measures are recommended.


0
10
0
7
10
3
800 East
0
17
0
23
13
7
East Access
57
43
90
5
243
32
15
5
11
275
SR-138
118
676
190
1
870
125
42
105
SR-112

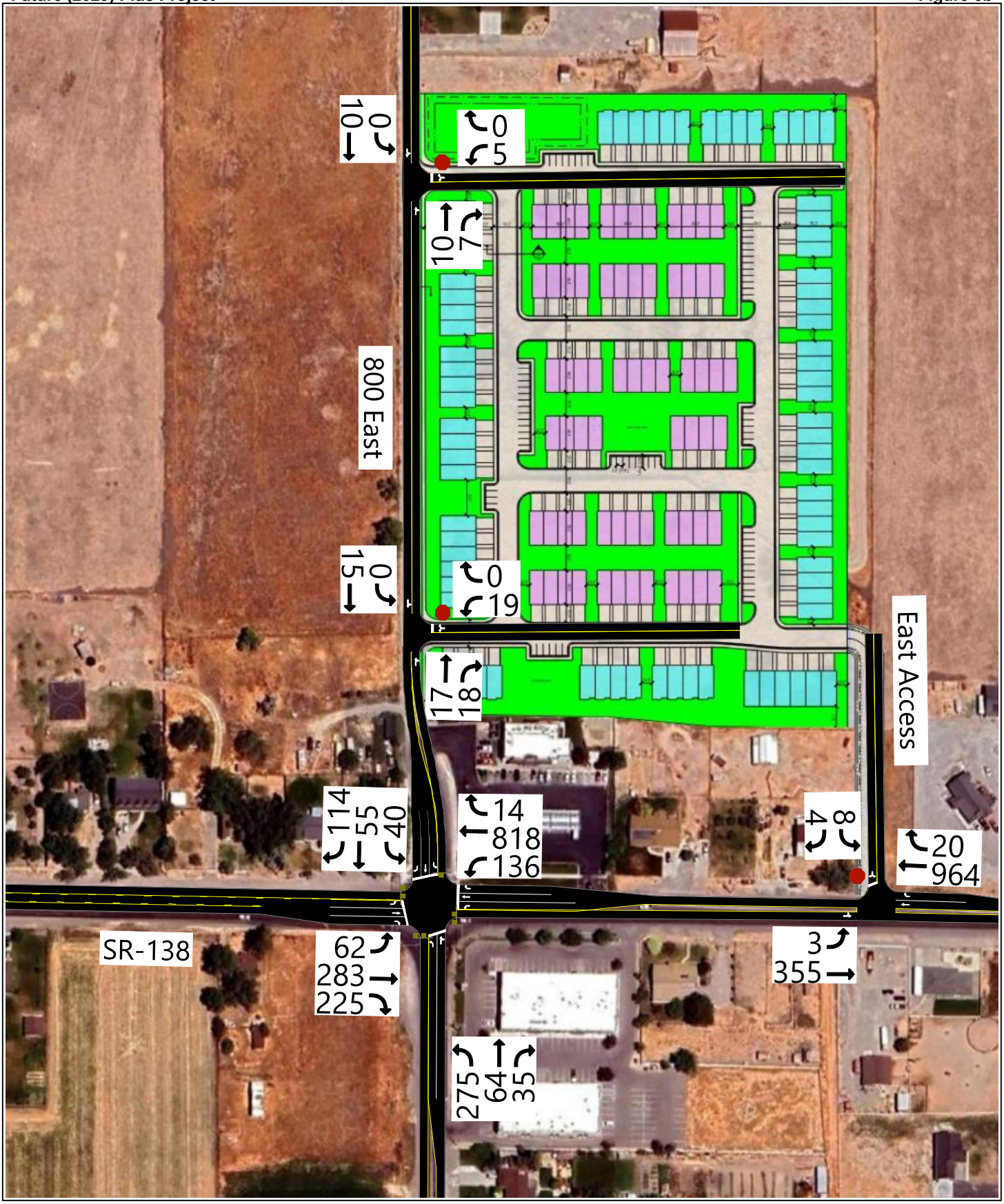

0
10
0
5
10
7
800 East
0
15
0
19
17
18
East Access
114
55
40
14
818
136
8
4
20
964
SR-138
62
283
225
3
355
275
64
35

Table 9: Future (2029) Plus Project Peak Hour LOS

Intersection		LOS (Sec. Delay / Veh.) / Movement[1]	
Description	Control	Morning Peak	Evening Peak
SR-112 / SR-138	Signal	B (17.0)	C (30.8)
East Access / SR-138	SB Stop	b (14.7) / SBL	d (26.6) / SBR

1. Movement indicated for unsignalized intersections where delay and LOS represents worst movement. SBL = Southbound left movement, etc.
2. Uppercase LOS used for signalized, roundabout, and AWSC intersections. Lowercase LOS used for all other unsignalized intersections.

Source: Hales Engineering, September 2024

F. Recommended Storage Lengths

Hales Engineering determined recommended storage lengths based on the 95th percentile queue lengths given in the future (2029) plus project scenario. These storage lengths do not include the taper length. Recommended storage lengths for the study intersections are shown in Table 10. Intersections shown in Table 10 include new intersections and existing intersections that have recommended storage length changes.

Table 10: Recommended Storage Lengths

Intersection		Recommended Storage Lengths (feet)															
		Northbound				Southbound				Eastbound				Westbound			
		LT		RT		LT		RT		LT		RT		LT		RT	
		E	P	E	P	E	P	E	P	E	P	E	P	E	P	E	P
1	SR-112 / SR-138	-	-	225	**325**	90	**100**	90	**125**	110	**150**	110	**150**	135	**275**	135	-

1. Storage lengths are based on 2029 95th percentile queue lengths and do not include required deceleration / taper distances
2. E = Existing storage length (approximate), if applicable; P = proposed storage length for new turn lanes or changes to existing turn lanes, if applicable

Source: Hales Engineering, September 2024

APPENDIX A

Site Plan

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

Know what's below. Call before you dig.

AREA CALCULATIONS TABLE				
DESCRIPTION	AREA PROPOSED (sq. ft.)	AREA PROPOSED (acres)	PERCENTAGE PROPOSED	UNITS PER ACRE
(146) TOWNHOME UNITS	150,603 sq. ft.	3.457 acres	26.98%	42.23
OPEN SPACE	177,834 sq. ft.	4.083 acres	31.86%	-
HARDSCAPE	229,743 sq. ft.	5.274 acres	41.16%	-
TOTAL SITE	558,180 sq. ft.	12.814 acres	100.00%	-

UNIT BREAKDOWN		
TOWNHOMES		QUANTITY OF UNITS
	FRONT LOADED	78
	REAR LOADED	68
		146

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.

-NUMBER OF TOWNHOME UNITS: 146

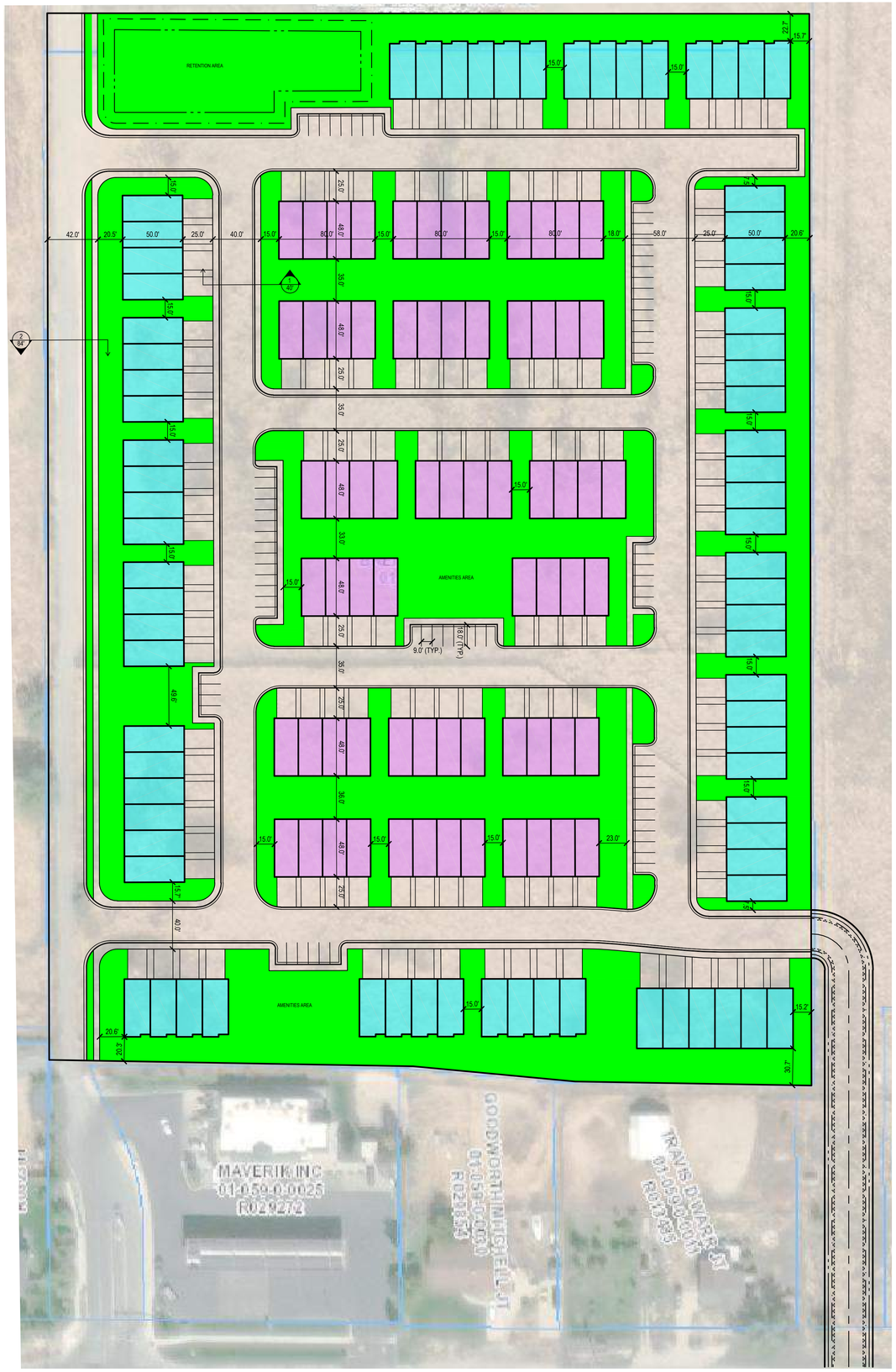
1 STALL FOR THE FIRST 10 UNITS
FOR THE REMAINING 136 UNITS 68 STALLS ARE REQUIRED

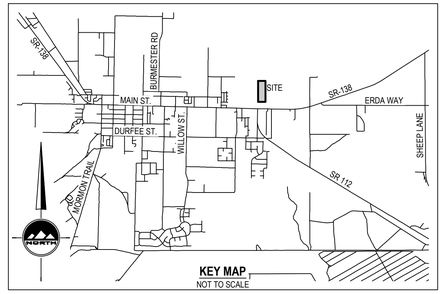
TOTAL STALLS REQUIRED: 69 STALLS

TOTAL STALLS PROVIDED: 73 STALLS

-PER GRANTSVILLE CITY CODE 6.6:
TOTAL PARKING SPACES BETWEEN 51 THROUGH 75 ARE REQUIRED TO HAVE A MINIMUM OF 3 ADA ACCESSIBLE SPACES AND 1 VAN ACCESSIBLE SPACE

PARKING SUMMARY TABLE	
STALL TYPE	PARKING STALLS
STANDARD	69
HANDICAP	3
VAN HANDICAP	1
TOTAL STALLS	73

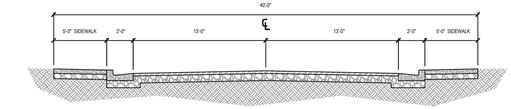




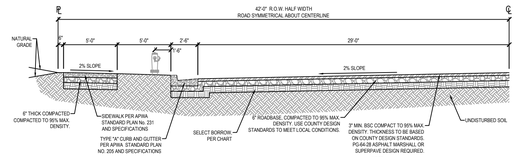
KEY MAP
NOT TO SCALE

GENERAL NOTES

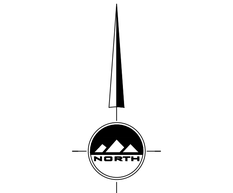
1. ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
2. ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
3. SEE LANDSCAPE/ARCHITECTURAL PLANS FOR CONCRETE MATERIAL, COLOR, FINISH, AND SCORE PATTERNS THROUGHOUT SITE.
4. ALL PAVEMENT MARKINGS SHALL CONFORM 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.



1 40' PRIVATE ROAD CROSS SECTION
SCALE: NONE



2 84'-0" ROW COLLECTOR ROAD CROSS SECTION
SCALE: NONE



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 SUBDIVISION

GRANTSVILLE, UTAH

CONCEPT

PROJECT NUMBER 13191
PRINT DATE 2024-07-19
PROJECT MANAGER J. CLEGG
DESIGNED BY D. GEVERTS

C-1

APPENDIX B

Turning Movement Counts

Traffic Count Solutions LLC
801.505.9052

Intersection Turning Movement Summary

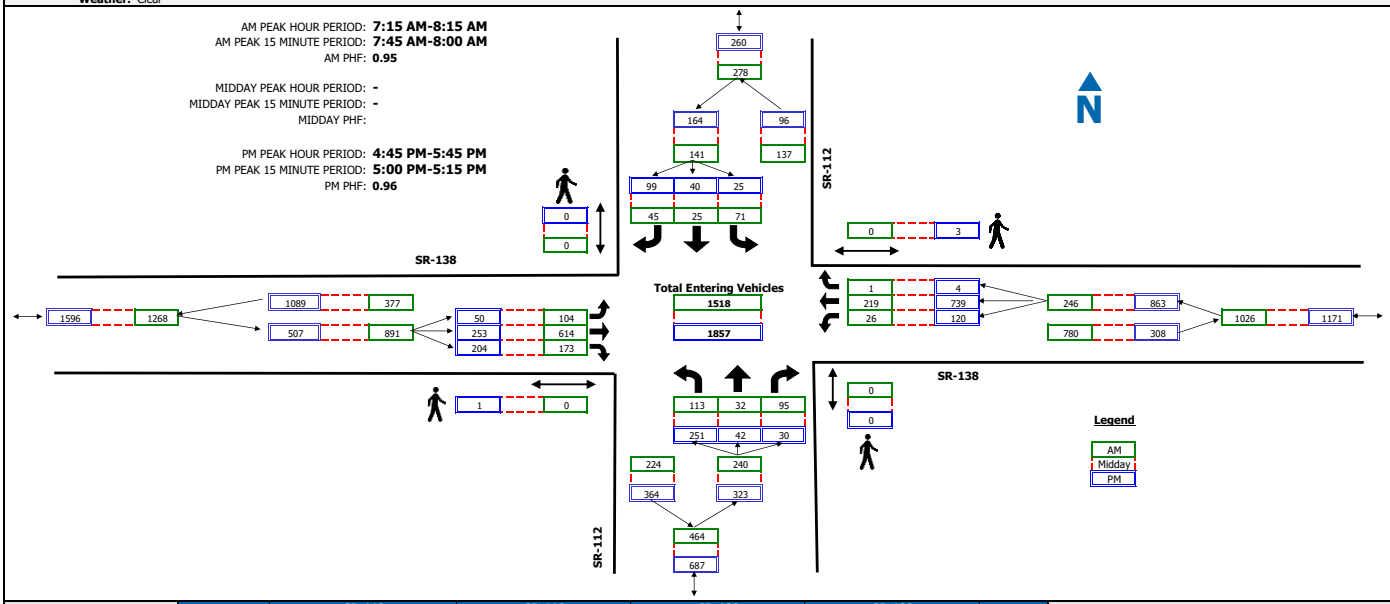
Intersection: SR-112 / SR-138
North/South Road: SR-112
East/West Road: SR-138
Jurisdiction: Grantsville
Project Title: Grantsville Brentwood TIS
Project No: UT24-2861
Weather: Clear

Date: 9-18-24, Wed
Day of Week Adjustment: 100.0%
Month of Year Adjustment: 100.0%
Adjustment Station #: 0
Growth Rate: 0.0%
Number of Years: 0

AM PEAK HOUR PERIOD: **7:15 AM-8:15 AM**
AM PEAK 15 MINUTE PERIOD: **7:45 AM-8:00 AM**
AM PHF: **0.95**

MIDDAY PEAK HOUR PERIOD: **-**
MIDDAY PEAK 15 MINUTE PERIOD: **-**
MIDDAY PHF:

PM PEAK HOUR PERIOD: **4:45 PM-5:45 PM**
PM PEAK 15 MINUTE PERIOD: **5:00 PM-5:15 PM**
PM PHF: **0.96**



COUNT SUMMARY	SR-112 Northbound				SR-112 Southbound				SR-138 Eastbound				SR-138 Westbound				TOTAL
	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	
AM PEAK HOUR	28	9	27	0	21	1	15	0	27	169	33	0	7	40	0	0	377
AM PEAK 15 MIN	22	7	6	0	10	6	15	0	8	65	49	0	7	42	2	0	239
MIDDAY PEAK HOUR																	
MIDDAY PEAK 15 MIN																	
PM PEAK HOUR	54	5	10	0	8	10	25	0	8	64	41	1	27	205	1	0	458
PM PEAK 15 MIN	56	7	5	1	6	16	23	0	14	50	52	1	37	195	0	1	461

AM PERIOD COUNTS

Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
7:00 - 7:15	25	14	25	1	12	8	6	0	19	131	25	0	6	29	3	0	303
7:15 - 7:30	28	9	27	0	21	1	15	0	27	169	33	0	7	40	0	0	377
7:30 - 7:45	25	6	26	0	24	4	10	0	29	162	51	0	1	58	1	0	397
7:45 - 8:00	32	9	21	0	12	11	14	0	24	163	41	0	10	62	0	0	399
8:00 - 8:15	28	8	21	0	14	9	6	0	24	120	48	0	8	59	0	0	345
8:15 - 8:30	29	5	17	0	5	6	11	0	21	78	38	0	7	70	0	0	287
8:30 - 8:45	34	10	11	0	9	8	12	0	18	89	44	0	11	58	1	0	305
8:45 - 9:00	22	7	6	0	10	6	15	0	8	65	49	0	7	42	2	0	239

MIDDAY PERIOD COUNTS

Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
9:00 - 9:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:15 - 9:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:30 - 9:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:45 - 10:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:00 - 10:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:15 - 10:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:30 - 10:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:45 - 11:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:00 - 11:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:15 - 11:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:30 - 11:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:45 - 12:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:00 - 12:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:15 - 12:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:30 - 12:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:45 - 13:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:00 - 13:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:15 - 13:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:30 - 13:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:45 - 14:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:00 - 14:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:15 - 14:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:30 - 14:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:45 - 15:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:00 - 15:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:15 - 15:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:30 - 15:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:45 - 16:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

PM PERIOD COUNTS

Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
16:00 - 16:15	55	7	8	0	6	7	16	0	17	58	39	1	24	177	3	0	417
16:15 - 16:30	55	11	14	0	6	7	22	0	10	55	50	0	27	147	1	0	405
16:30 - 16:45	49	11	12	0	4	8	21	0	7	57	52	0	26	189	0	2	436
16:45 - 17:00	57	10	8	0	2	6	19	0	11	80	59	0	37	175	0	0	464
17:00 - 17:15	73	11	8	0	6	12	19	0	11	67	52	0	33	192	0	3	484
17:15 - 17:30	67	16	4	0	9	12	36	0	20	42	52	0	23	167	3	0	451
17:30 - 17:45	54	5	10	0	8	10	25	0	8	64	41	1	27	205	1	0	458
17:45 - 18:00	56	7	5	1	6	16	23	0	14	50	52	1	37	195	0	1	461

APPENDIX C

LOS Results

HALES ENGINEERING
innovative transportation solutions

SimTraffic LOS Report

Project: Grantsville - Brentwood TIS
Analysis Period: *Existing (2024) Background*
Time Period: *Morning Peak Hour* **Project #:** *UT24-2861*

Intersection: SR-112/800 East & SR-138
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	118	114	97	21.7	*C*
	T	34	33	99	17.4	*B*
	R	99	100	101	11.7	*B*
	Subtotal	251	247	98	17.1	*B*
SB	L	74	72	97	22.0	*C*
	T	26	25	97	18.6	*B*
	R	46	48	103	3.9	*A*
	Subtotal	146	145	99	15.4	*B*
EB	L	108	109	101	17.5	*B*
	T	638	643	101	16.0	*B*
	R	180	178	99	9.5	*A*
	Subtotal	926	930	100	14.9	*B*
WB	L	27	24	90	27.5	*C*
	T	228	231	101	7.0	*A*
	R	1	1	100	3.5	*A*
	Subtotal	256	256	100	8.9	*A*
Total		1,577	1,578	100	14.3	*B*

HALES ENGINEERING
innovative transportation solutions

SimTraffic LOS Report

Project: Grantsville - Brentwood TIS
Analysis Period: *Existing (2024) Background*
Time Period: *Evening Peak Hour* **Project #:** *UT24-2861*

Intersection: SR-112/800 East & SR-138
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	258	258	100	38.9	*D*
	T	44	43	99	24.6	*C*
	R	31	32	104	9.5	*A*
	Subtotal	333	333	100	34.2	*C*
SB	L	26	24	93	29.6	*C*
	T	42	43	104	24.1	*C*
	R	102	103	101	16.6	*B*
	Subtotal	170	170	100	20.3	*C*
EB	L	52	44	85	50.8	*D*
	T	261	259	99	14.3	*B*
	R	211	215	102	6.2	*A*
	Subtotal	524	518	99	14.0	*B*
WB	L	124	126	102	27.8	*C*
	T	762	767	101	22.5	*C*
	R	4	4	100	8.2	*A*
	Subtotal	890	897	101	23.2	*C*
Total		1,916	1,918	100	22.4	*C*

HALES ENGINEERING
innovative transportation solutions

SimTraffic LOS Report

Project: Grantsville - Brentwood TIS
Analysis Period: *Existing (2024) Plus Project*
Time Period: *Morning Peak Hour* **Project #:** *UT24-2861*

Intersection: SR-112 & SR-138
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	118	111	94	24.4	C
	T	40	42	104	21.4	C
	R	99	101	102	12.0	B
	Subtotal	257	254	99	19.0	B
SB	L	84	80	95	25.1	C
	T	40	39	99	19.4	B
	R	54	53	98	4.3	A
	Subtotal	178	172	97	17.4	B
EB	L	112	117	105	17.9	B
	T	639	643	101	16.1	B
	R	180	179	100	9.7	A
	Subtotal	931	939	101	15.1	B
WB	L	29	27	94	26.0	C
	T	233	234	100	6.4	A
	R	1	1	100	1.3	A
	Subtotal	263	262	100	8.4	A
Total		1,628	1,627	100	14.9	B

Intersection: SR-138 & East Access
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
SB	***L***	***16***	***16***	***102***	***13.9***	***B***
	R	5	7	140	3.3	A
	Subtotal	21	23	110	10.7	B
EB	L	1	0	0		
	T	826	830	100	2.8	A
	Subtotal	827	830	100	2.8	A
WB	T	256	253	99	0.3	A
	R	12	13	111	0.1	A
	Subtotal	268	266	99	0.3	A
Total		1,116	1,119	100	2.4	A

HALES ENGINEERING
innovative transportation solutions

SimTraffic LOS Report

Project: Grantsville - Brentwood TIS
Analysis Period: *Existing (2024) Plus Project*
Time Period: *Evening Peak Hour* **Project #:** *UT24-2861*

Intersection: SR-112 & SR-138
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	258	264	102	37.3	*D*
	T	58	53	92	26.1	*C*
	R	31	32	104	10.3	*B*
	Subtotal	347	349	101	33.1	*C*
SB	L	36	36	101	31.1	*C*
	T	52	48	93	26.4	*C*
	R	106	112	106	17.2	*B*
	Subtotal	194	196	101	22.0	*C*
EB	L	58	57	97	56.3	*E*
	T	264	266	101	14.5	*B*
	R	211	209	99	6.2	*A*
	Subtotal	533	532	100	15.7	*B*
WB	L	125	120	96	25.8	*C*
	T	774	770	100	17.9	*B*
	R	8	8	100	6.1	*A*
	Subtotal	907	898	99	18.9	*B*
Total		1,980	1,975	100	21.6	*C*

Intersection: SR-138 & East Access
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
SB	***L***	***8***	***7***	***88***	***24.3***	***C***
	R	4	6	150	13.1	*B*
	Subtotal	12	13	108	19.1	*C*
EB	L	3	2	67	12.4	*B*
	T	329	333	101	2.3	*A*
	Subtotal	332	335	101	2.4	*A*
WB	T	894	886	99	1.7	*A*
	R	21	21	101	0.4	*A*
	Subtotal	915	907	99	1.7	*A*
Total		1,258	1,255	100	2.0	*A*

HALES ENGINEERING
innovative transportation solutions

SimTraffic LOS Report

Project: Grantsville - Brentwood TIS
Analysis Period: *Future (2029) Background*
Time Period: *Morning Peak Hour* **Project #:** *UT24-2861*

Intersection: SR-112/800 East & SR-138
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	130	127	98	25.8	*C*
	T	36	36	99	22.1	*C*
	R	110	112	102	14.4	*B*
	Subtotal	276	275	100	20.7	*C*
SB	L	83	78	94	26.5	*C*
	T	32	32	102	22.3	*C*
	R	52	54	103	4.0	*A*
	Subtotal	167	164	98	18.3	*B*
EB	L	120	120	100	20.4	*C*
	T	702	705	100	17.8	*B*
	R	198	195	99	10.8	*B*
	Subtotal	1,020	1,020	100	16.8	*B*
WB	L	32	28	89	29.8	*C*
	T	250	251	101	7.4	*A*
	R	5	4	80	3.3	*A*
	Subtotal	287	283	99	9.6	*A*
Total		1,748	1,742	100	16.4	*B*

HALES ENGINEERING
innovative transportation solutions

SimTraffic LOS Report

Project: Grantsville - Brentwood TIS
Analysis Period: *Future (2029) Background*
Time Period: *Evening Peak Hour* **Project #:** *UT24-2861*

Intersection: SR-112/800 East & SR-138
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	283	283	100	86.4	*F*
	T	52	53	103	45.8	*D*
	R	36	37	103	32.7	*C*
	Subtotal	371	373	101	75.3	*E*
SB	L	31	30	98	30.9	*C*
	T	46	46	99	28.5	*C*
	R	114	113	99	21.1	*C*
	Subtotal	191	189	99	24.5	*C*
EB	L	56	51	90	72.4	*E*
	T	289	283	98	15.3	*B*
	R	232	241	104	6.9	*A*
	Subtotal	577	575	100	16.8	*B*
WB	L	140	150	108	35.3	*D*
	T	840	859	102	28.5	*C*
	R	10	10	100	14.3	*B*
	Subtotal	990	1,019	103	29.4	*C*
Total		2,129	2,156	101	33.6	*C*

HALES ENGINEERING
innovative transportation solutions

SimTraffic LOS Report

Project: Grantsville - Brentwood TIS
Analysis Period: *Future (2029) Plus Project*
Time Period: *Morning Peak Hour* **Project #:** *UT24-2861*

Intersection: SR-112 & SR-138
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	130	133	102	29.4	C
	T	44	40	92	24.7	C
	R	110	108	99	15.2	B
	Subtotal	284	281	99	23.3	C
SB	L	94	85	91	28.0	C
	T	44	43	97	24.2	C
	R	59	60	101	4.5	A
	Subtotal	197	188	95	19.6	B
EB	L	122	118	96	19.7	B
	T	703	702	100	18.0	B
	R	198	189	96	10.9	B
	Subtotal	1,023	1,009	99	16.9	B
WB	L	34	34	101	27.7	C
	T	254	265	104	6.7	A
	R	5	4	80	2.3	A
	Subtotal	293	303	103	9.0	A
Total		1,796	1,781	99	17.0	B

Intersection: SR-138 & East Access
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
SB	***L***	***16***	***16***	***102***	***14.7***	***B***
	R	5	6	120	3.6	A
	Subtotal	21	22	105	11.7	B
EB	L	1	0	0		
	T	911	898	99	2.9	A
	Subtotal	912	898	98	2.9	A
WB	T	286	295	103	0.4	A
	R	12	12	102	0.1	A
	Subtotal	298	307	103	0.4	A
Total		1,230	1,227	100	2.5	A

HALES ENGINEERING
innovative transportation solutions

SimTraffic LOS Report

Project: Grantsville - Brentwood TIS
Analysis Period: *Future (2029) Plus Project*
Time Period: *Evening Peak Hour* **Project #:** *UT24-2861*

Intersection: SR-112 & SR-138
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	283	278	98	61.7	*E*
	T	66	69	104	33.3	*C*
	R	36	37	103	18.2	*B*
	Subtotal	385	384	100	52.4	*D*
SB	L	42	36	87	33.0	*C*
	T	56	57	101	30.0	*C*
	R	118	118	100	21.3	*C*
	Subtotal	216	211	98	25.6	*C*
EB	L	64	62	96	95.3	*F*
	T	292	303	104	18.7	*B*
	R	232	233	101	9.8	*A*
	Subtotal	588	598	102	23.2	*C*
WB	L	140	140	100	32.0	*C*
	T	853	863	101	23.3	*C*
	R	15	16	108	8.5	*A*
	Subtotal	1,008	1,019	101	24.3	*C*
Total		2,197	2,212	101	30.8	*C*

Intersection: SR-138 & East Access
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
SB	L	8	8	100	25.5	*D*
	R	***4***	***5***	***125***	***26.6***	***D***
	Subtotal	12	13	108	25.9	*D*
EB	L	3	2	67	16.4	*C*
	T	369	377	102	2.5	*A*
	Subtotal	372	379	102	2.6	*A*
WB	T	994	1,005	101	3.8	*A*
	R	21	22	106	1.5	*A*
	Subtotal	1,015	1,027	101	3.8	*A*
Total		1,399	1,419	101	3.6	*A*

APPENDIX D

95th Percentile Queue Length Reports

SimTraffic Queueing Report

Project: Grantsville - Brentwood TIS

Analysis: Existing (2024) Background

Time Period: Morning Peak Hour

95th Percentile Queue Length (feet) - Rounded Up to Nearest Multiple of 25 ft

HALES ENGINEERING
innovative transportation solutions

Project #: UT24-2861

Intersection	NB		SB			EB			WB		
	L	TR	L	R	T	L	R	T	L	R	T
01: SR-112/800 East & SR-138	125	125	75	50	50	125	150	250	75		100

SimTraffic Queueing Report

Project: Grantsville - Brentwood TIS

Analysis: Existing (2024) Background

Time Period: Evening Peak Hour

95th Percentile Queue Length (feet) - Rounded Up to Nearest Multiple of 25 ft

HALES ENGINEERING
innovative transportation solutions

Project #: UT24-2861

Intersection	NB		SB			EB			WB		
	L	TR	L	R	T	L	R	T	L	R	T
01: SR-112/800 East & SR-138	275	150	50	100	75	100	100	150	225	50	500

SimTraffic Queueing Report

Project: Grantsville - Brentwood TIS

Analysis: Existing (2024) Plus Project

Time Period: Morning Peak Hour

95th Percentile Queue Length (feet) - Rounded Up to Nearest Multiple of 25 ft

HALES ENGINEERING
innovative transportation solutions

Project #: UT24-2861

Intersection	NB		SB				EB			WB		
	L	TR	L	LR	R	T	L	R	T	L	R	T
01: SR-112 & SR-138	125	125	100		50	75	125	150	275	75		100
02: SR-138 & East Access				50								

SimTraffic Queueing Report

Project: Grantsville - Brentwood TIS

Analysis: Existing (2024) Plus Project

Time Period: Evening Peak Hour

95th Percentile Queue Length (feet) - Rounded Up to Nearest Multiple of 25 ft

HALES ENGINEERING
innovative transportation solutions

Project #: UT24-2861

Intersection	NB		SB				EB				WB		
	L	TR	L	LR	R	T	L	LT	R	T	L	R	T
01: SR-112 & SR-138	275	150	75		100	75	100		100	175	225	50	425
02: SR-138 & East Access				50				50					

SimTraffic Queueing Report

Project: Grantsville - Brentwood TIS

Analysis: Future (2029) Background

Time Period: Morning Peak Hour

95th Percentile Queue Length (feet) - Rounded Up to Nearest Multiple of 25 ft

HALES ENGINEERING
innovative transportation solutions

Project #: UT24-2861

Intersection	NB		SB			EB			WB		
	L	TR	L	R	T	L	R	T	L	R	T
01: SR-112/800 East & SR-138	150	125	100	50	75	150	150	325	75		125

SimTraffic Queueing Report

Project: Grantsville - Brentwood TIS

Analysis: Future (2029) Background

Time Period: Evening Peak Hour

95th Percentile Queue Length (feet) - Rounded Up to Nearest Multiple of 25 ft

HALES ENGINEERING
innovative transportation solutions

Project #: UT24-2861

Intersection	NB		SB			EB			WB		
	L	TR	L	R	T	L	R	T	L	R	T
01: SR-112/800 East & SR-138	375	650	75	100	100	125	125	200	275	100	625

SimTraffic Queueing Report

Project: Grantsville - Brentwood TIS

Analysis: Future (2029) Plus Project

Time Period: Morning Peak Hour

95th Percentile Queue Length (feet) - Rounded Up to Nearest Multiple of 25 ft

HALES ENGINEERING
innovative transportation solutions

Project #: UT24-2861

Intersection	NB		SB				EB				WB		
	L	TR	L	LR	R	T	L	LT	R	T	L	R	T
01: SR-112 & SR-138	150	125	100		50	75	150		150	325	75		125
02: SR-138 & East Access				50									

SimTraffic Queueing Report

Project: Grantsville - Brentwood TIS

Analysis: Future (2029) Plus Project

Time Period: Evening Peak Hour

95th Percentile Queue Length (feet) - Rounded Up to Nearest Multiple of 25 ft

HALES ENGINEERING
innovative transportation solutions

Project #: UT24-2861

Intersection	NB		SB				EB				WB		
	L	TR	L	LR	R	T	L	LT	R	T	L	R	T
01: SR-112 & SR-138	325	325	75		125	100	150		150	350	275	125	575
02: SR-138 & East Access				50				75					125

APPENDIX E

Crash Data Reports

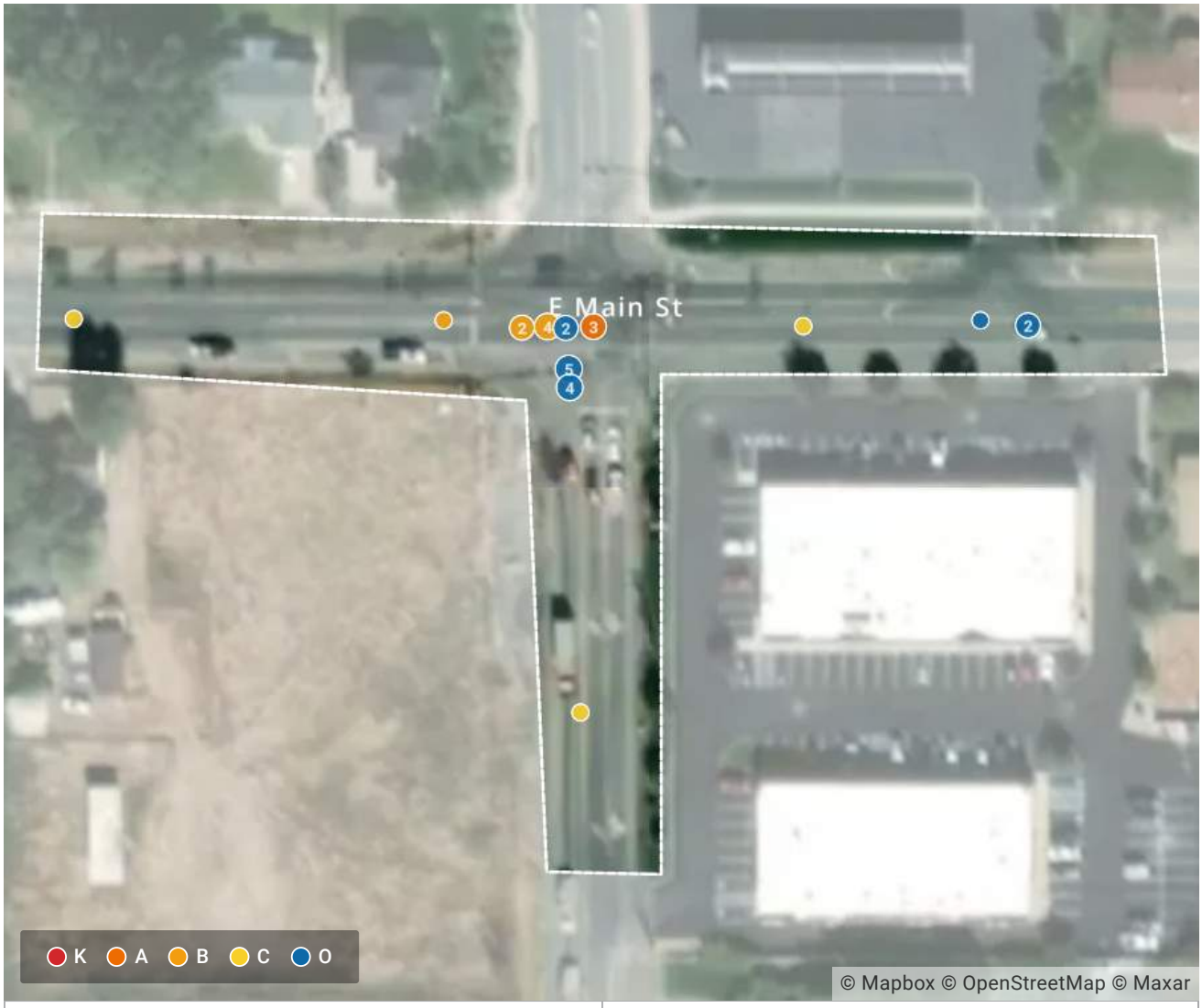
CRASH SUMMARY REPORT

Crash Statistics - Grantsville - Brentwood TIS

Created on September 24, 2024
Created by Jeremy Titensor
Requested by Jeremy Titensor - Hales Engineering
Data extents: January 1, 2019 to September 24, 2024

Applied Filters

Shape: Polygon



Total Crashes	27	Fatal Crashes	0

UDOT Crash Summary	Crashes	
Total Crashes	27	100.00%
Intersection Related	22	81.48%

Animal Related	2	7.41%
CMV Involved	2	7.41%
Distracted Driving	2	7.41%
Roadway Departure	2	7.41%
Motorcycle Involved	1	3.70%
Pedalcycle Involved	1	3.70%
+ 5 more	1	3.70%

Crash Verified		Crashes
True	26	96.30%
False	1	3.70%

Crash Severity		Crashes
No injury/PDO	18	66.67%
Possible injury	4	14.81%
Suspected Minor Injury	4	14.81%
Suspected Serious Injury	1	3.70%
Fatal	0	0.00%

Injury Level		People
No injury	52	81.25%
Possible injury	6	9.38%
Suspected Minor Injury	5	7.81%
Suspected Serious Injury	1	1.56%
+ 2 more	0	0%

Manner of Collision		Crashes
Angle	14	51.85%
Not Applicable/Single Vehicle	6	22.22%
Front to Rear	4	14.81%
Sideswipe Same Direction	3	11.11%
Head On (front-to-front) Other* Parked Vehicle Rear to Rear Rear to Side Sideswipe Opposite Direction Unknown	0	0.00%

Crash Date Time (Year)		Crashes
2024	1	3.70%

2023	4	14.81%
2022	11	40.74%
2021	3	11.11%
2020	3	11.11%
2019	5	18.52%
+ 9 more	0	0%

V1 & V2 Movement & Direction (Crash Level Only)		Crashes
Turning Left (Northbound) & Straight Ahead (Southbound)	5	18.52%
Straight Ahead (Eastbound) & Straight Ahead (Southbound)	2	7.41%
Straight Ahead (Northbound) & Straight Ahead (Northbound)	2	7.41%
Entering Traffic Lane (Eastbound) & Straight Ahead (Eastbound)	1	3.70%
Straight Ahead (Eastbound) & Turning Left (Southbound)	1	3.70%
Straight Ahead (Southbound) & Straight Ahead (Eastbound)	1	3.70%
Straight Ahead (Westbound) & Stopped in Traffic Lane (Eastbound)	1	3.70%
Straight Ahead (Westbound) & Straight Ahead (Northbound)	1	3.70%
+ 992 more	8	29.60%

Roadway Surface Condition		Crashes
Dry	22	81.48%
Wet	4	14.81%
Snow	1	3.70%
+ 12 more	0	0%

Weather Condition		Crashes
Clear	22	81.48%
Cloudy	3	11.11%
Snowing	2	7.41%
+ 9 more	0	0%

Most Harmful Event		Vehicle
Collision With Other Motor Vehicle in Transport	42	80.77%
Other Non-Fixed Object*	2	3.85%
Thrown or Fallen Object	2	3.85%
Animal - Domestic	1	1.92%
Animal - Wild	1	1.92%
Other Fixed Object*	1	1.92%
Overturn/Rollover	1	1.92%
Pedacycle	1	1.92%

+ 48 more	1	1.92%

Light Condition		Crashes
Daylight	18	66.67%
Dark - Lighted	6	22.22%
Dawn	2	7.41%
Dark - Not Lighted	1	3.70%
+ 4 more	0	0%

Countermeasures		Crashes
Countermeasure: Left Turn Lane	7	25.93%
Countermeasure: Left Turn Phase Change	6	22.22%
Countermeasure: Active Transportation Improvement	2	7.41%
Countermeasure: Roundabout or Signal	2	7.41%
+ 11 more	0	0%

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.

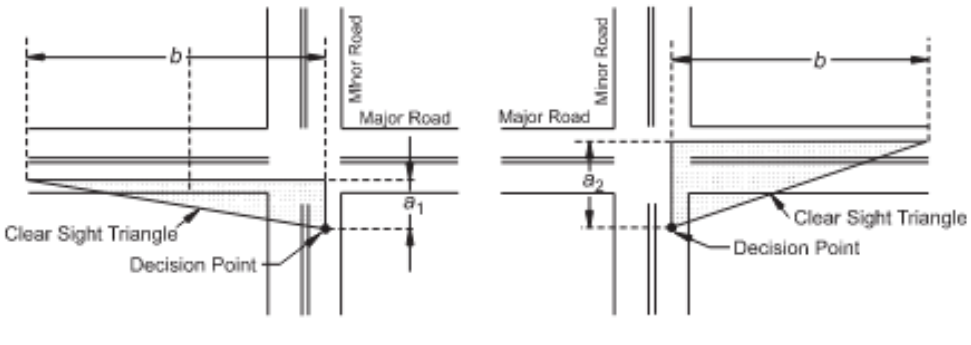
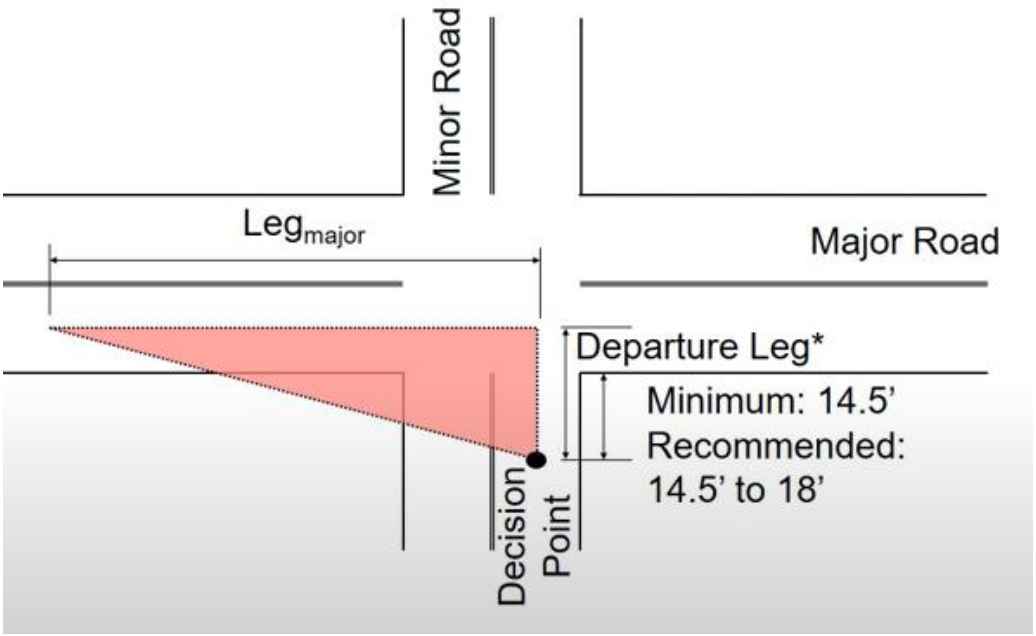


Figure 9-17. Departure Sight Triangles for Intersections

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.



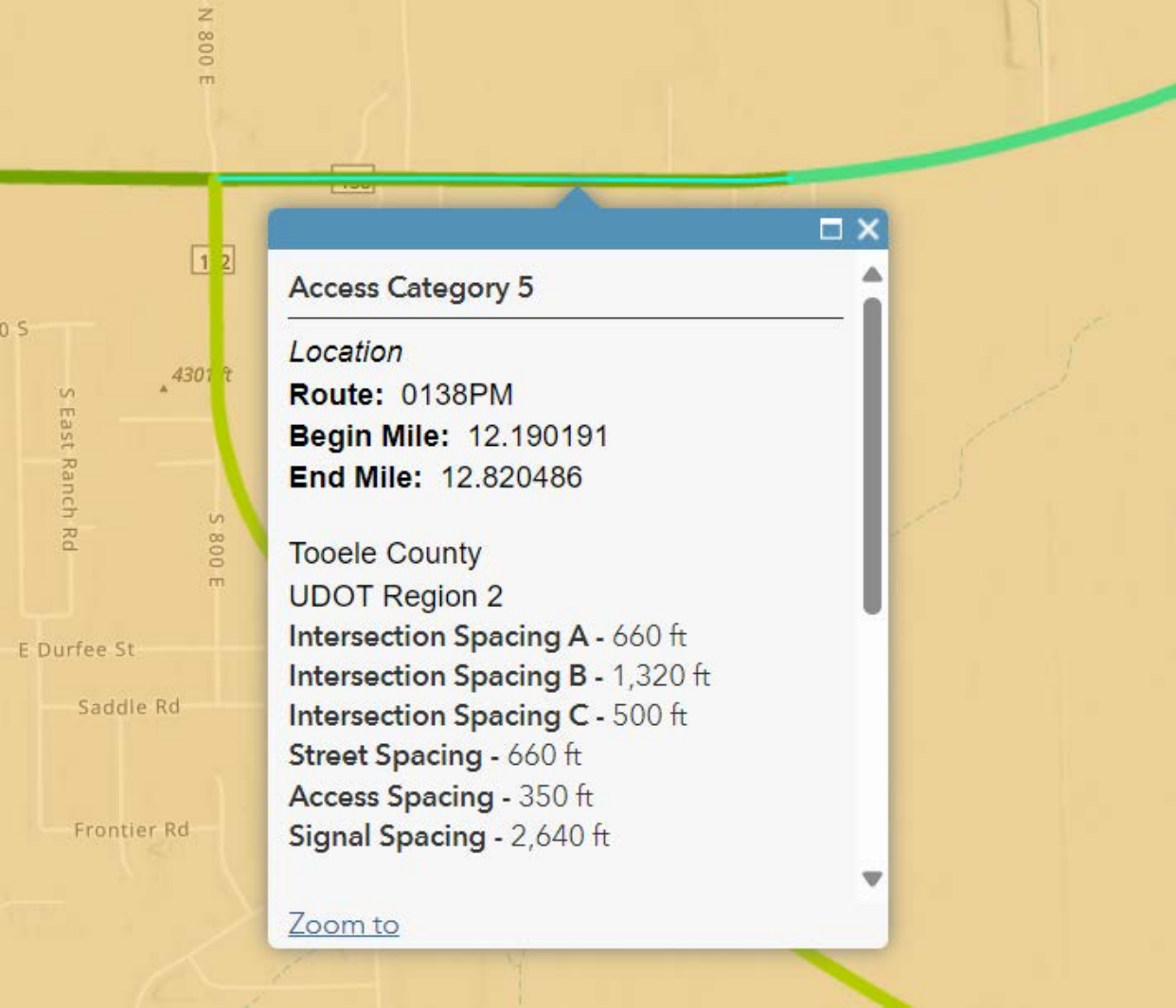
c. The leg of the sight triangle should be to the center of the travel lane, see Figure 9-17 from the AASHTO Green Book.

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

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

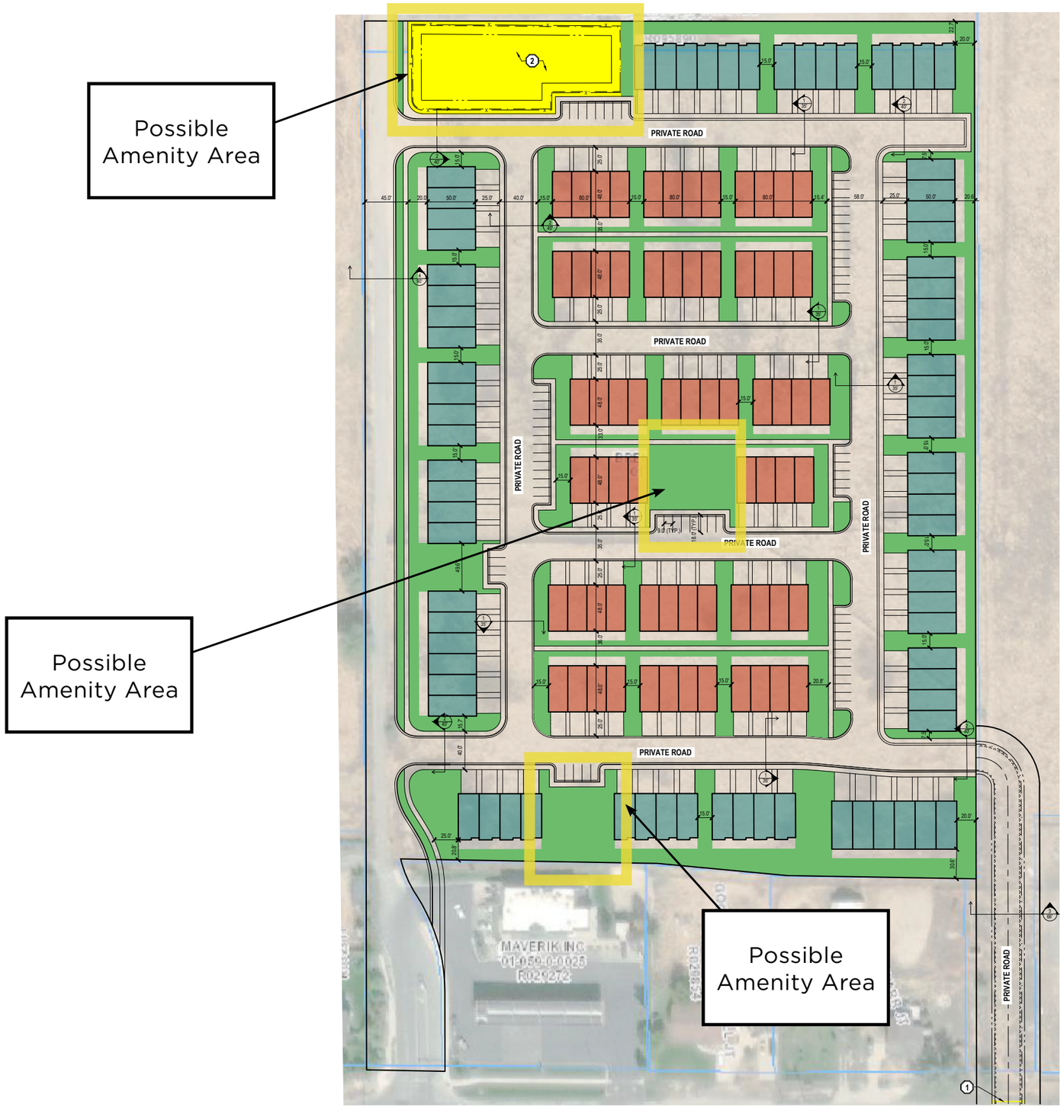
Conceptual Amenities







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 #7

Discussion of the proposed amendment to the Grantsville City Land Use and Management Code Chapter 21 (Subdivision Regulations) and Chapter 2 (Definitions).

Chapter 2 Definitions

(219) OPEN SPACE. Land used for recreation, agriculture, resource protection, amenity, historical preservation, or buffers, and is protected by the provisions of this Code to ensure that it remains in such uses.

(220) OPEN SPACE, IMPROVED. Park area that is improved as part of a residential development. Improved open space may include, but need not be limited to, lawns, landscape areas, improved/paved trails, active recreation areas, children's playgrounds, swimming pools, ball fields, multi-purpose courts, tennis courts, and other approved park improvements. The design and included elements in required improved open space are approved at the discretion of the planning commission and city council.

(221) OPEN SPACE, USABLE. Usable open space shall be any portion of a lot or building which meets all the following conditions:

(a) The open space shall be open to the sky or shall be open to view on at least two sides.

(b) The space shall be readily accessible by foot traffic from the dwelling unit to which it is accessory.

(c) If the space is provided on a balcony, roof, or other facility above grade, it shall have such protective devices as are deemed necessary by the building inspector to assure reasonably safe usage by the children and adults.

(d) The space shall not be provided from any required front or side yard, parking area, or driveway space.

21.1.22 Prohibited Uses Of Open Space

(1) Uses of open space shall not include the following:

(a) roads

(b) parking lots that occupy more than 15% of the open space;

(c) dwellings;

(d) commercial uses; or

(e) land set aside for use that solely benefits any one person or entity; or

(f) Stormwater facilities.

(2) The instrument for permanent protection shall include clear restrictions on the use of the open space. These restrictions shall include all restrictions contained in this chapter, as well as any further restrictions the applicant or City chooses to place on the use of the open space.

21.2.11 Determination Of Appropriate Process

In recognition that not all land use actions are of the same magnitude and therefore may not require the same level of detail for consideration, Grantsville City has provided multiple application processes. For this purpose, the application processes have been organized as levels with each level requiring greater detail and additional steps for consideration and approval. The applicant shall choose the application process that best fits their proposed land use action:

Development process Levels 1 through 4 are only applicable for use with single use residential development applications as defined in GLUDMC Chapter 2, Definitions, and shall meet all requirements of Utah Code Ann. 10-9a-604.1 ~~(2023)~~ and Utah Code Ann. 10-9a-604.2. ~~(2023).~~ The

1. Level 1 – Single lot development.
2. Level 2 – Minor subdivision.
3. Level 3 – Subdivisions 4 lots or fewer.
4. Level 4 – Subdivision 5 lots or greater.
5. Level 5 – Subdivisions.

21.2.12 Purpose and Procedures for Level 1 - Single Lot Development~~:~~

~~-~~The purpose of this process is to convert an undeveloped parcel into a legal zoning lot. The applicant shall submit an application meeting the requirements for the Single Lot Development as described in Chapter 24 of ~~the Grantsville Land Use Development and Management Code~~GLUDMC. The City staff is authorized by the City Council to approve the application.

21.2.13 Purpose and Procedures for Level 2 - Minor Subdivision

~~:~~ The purpose of this process is to divide property into up to 4 lots with all lots fronting an existing street containing the necessary utilities to serve the proposed lots. By utilizing this process, the applicant agrees to make the required improvements to bring the street frontage up to code and is not asking for any waivers or exceptions.

1. The applicant will not be required to complete improvements that are greater than the greatest level of improvements found on an adjacent parcel or lot unless:
    1. There is a compelling reason affecting the Health, Safety or Welfare of the public; or
    2. An adjacent property is currently in an application process which will increase the level of improvement to the street, or
    3. The City has a current project that is increasing the level of improvement to the street.
2. Level 2: Minor Subdivisions ~~shall~~ may not be required to provide open space or fee in lieu for open space but shall be assessed the applicable park impact fee with each building permit.
3. The Application for a Level 2 Minor Subdivision shall include the information and documents found on the Minor Subdivision Checklist that is attached to the Minor Subdivision Application that shall be provided by the City upon request. The Minor Subdivision requirements found on the Minor Subdivisions Checklist and subsequent amendments to the checklist have been approved by the Grantsville City Council by resolution.
4. If no street improvements are required beyond additional utility service laterals, the only engineered drawings required will be:
    1. A record of survey~~,~~; ~~and~~
    2. A plat~~. D~~ depicting the lots, together with individual metes and bounds legal descriptions for each lot, and the overall boundary description for the subdivision~~,~~ ; and
    3. A site drawing showing the proposed locations of proposed utility service laterals and any required surface improvements, with finish grade elevations as appropriate and specifically referencing each of the appropriate City standard details that are necessary for the work.
5. If upon review, the City staff finds:
    1. That application to be complete~~,~~; ~~and~~
    2. Meets the intent of the General Plan~~,~~; ~~and~~

3. Fully complies with the City zoning and land use ordinances~~,~~; and
4. The existing public infrastructure along with the proposed improvements are adequate to serve the project and protect the health, safety and welfare of the public.

6. Then, the City staff is authorized by the City Council to approve the application.
7. If the application is found deficient in meeting the requirements in ~~clause~~ subsections 5 (~~a~~1-~~d~~4), the City staff shall inform the applicant of the discrepancies; and allows the applicant to choose to modify the application to bring the application into compliance, or to withdraw the application and submit a new application under the applicable level of process.
8. If the applicant chooses to withdraw the application due to an incorrect fit with the requirements of the Level 2 Minor Subdivision and submit a new application under the appropriate process level, the fees paid for the original application shall be credited toward the new application fees.
9. The Level 2 Minor Subdivision process may only be used once to divide a parcel. Subsequent applications to divide the property shall utilize the Level 3 or Level 4 process. If the lot to be divided is part of a platted subdivision, the subdivision amendment process found in Section 21.8 of this Chapter is the appropriate application.
10. The Minor Subdivision property owner may construct the required utility service connections with each building permit unless the required improvements include extension of pavement, curb and gutter, and/or sidewalk along the frontage of the properties. Where surface improvements are required and in order to keep the surface improvements consistent, all improvements to the property frontages of each lot shall be completed by the property owners under the first building permit issued for any lot in the Minor Subdivision.
11. After approval, and in accordance with Utah ~~State~~ Code ~~19~~10-~~91~~9a-605(3)(a), documents dividing property by a metes and bounds description, including the required certificate of written approval from Grantsville City attached, shall be recorded in the County Recorder's office.

21.2.14 Purpose and Procedures for Level 3 - Subdivision 4 lots or ~~less~~fewer

~~:~~The purpose of this process is to divide property into 4 lots or less where dedication of additional utilities or public improvements are required to serve the property. The applicant shall submit an application which meets the requirements for a final plat subdivision process as described in Section 21.2.8, 21.2.9 and 21.4.7 of this Chapter. A public hearing shall be held in a public Planning Commission meeting to fulfill the State requirements. Approval of the Level 3 application shall occur with Planning Commission.

1. Level 3 Subdivisions of four lots or less shall not be required to provide physical open space or fee in lieu for open space but shall be assessed the applicable park impact fee with each building permit.

21.2.15 Purpose and Procedures for Level 4 - Subdivision 5 lots or greater

~~:~~The purpose of this process is to divide property into 5 or more lots or any division of property that requires dedication of offsite utilities or public improvements. The applicant shall submit an application meeting the requirements for a preliminary plan as described in Section 21.2.7 and 21.4.5 of this Chapter. Once the Preliminary Application has been approved by the Planning Commission, the applicant can then move forward with submittal of an application for a Final Plat process as described in Section 21.2.8, 21.2.9 and 21.4.7 of this Chapter. The Final Plat shall be approved by the ~~Planning Commission~~DRC. The Applicant

may be required to submit an application for a Planned Unit Development prior to submission of a Preliminary Application if the proposed project meets any of the criteria found in Section 21.5.

21.2.16 Purpose and Procedures for Level 5 — Subdivisions

~~:~~The purpose of this process is to allow for the division of property as necessary for land uses other than those residential uses defined as single use residential development. These uses may include but are not limited to commercial, industrial, institutional, multifamily residential, residential projects with a mix of types of residential uses, and mixed-use projects. The applicant shall submit an application which meets the requirements for a preliminary plan as described in Section 21.2.7 and 21.4.5 of this Chapter. Once the Preliminary Application has been approved by staff, Planning Commission and the City Council, in that order, the applicant can then move forward with submittal of an application for a final plat process as described in Section 21.2.8, 21.2.9 and 21.4.7 of this Chapter. The Final Plat shall be considered for recommendation by the Planning Commission and approved by the City Council.

1. Specific phases of a Level 5 Final Plat may qualify as, and be subject to Level 4 Final Plat requirements, if the specific phase application contains only residential uses that meet the definition of single use residential development as defined in GLUDMC Chapter 2 Definitions.
2. All level 5 subdivisions are required to dedicate 25% of residential housing that conforms with the State Moderate Income Requirements.

HISTORY
Adopted by Ord. 2024-05 on 1/31/2024
Amended by Ord. 2024-16 on 5/1/2024

21.7.2 Default

In the event the subdivider defaults or fails or neglects to satisfactorily install required improvements within two years from date of approval of the final plat, the city council may declare the bond, escrow, or a deed of trust, ~~or letter of credit forfeit~~ and may execute thereon and install or cause the required improvements to be installed using the proceeds from the collection to defray the expenses thereof. The subdivider shall be responsible for all costs incurred by the city to complete the required improvements in excess of the proceeds of the guarantee amount.

AGENDA ITEM #8

Report from Zoning Administrator.

AGENDA ITEM # 9

Open Forum for Planning Commissioners

AGENDA ITEM #10

Report from City Council.

AGENDA ITEM #11

Adjourn.