

## **PUBLIC NOTICE**

The Grantsville City Planning Commission will hold a Regular Meeting at 7:00 p.m. on Thursday, February 20, 2025 at 429 East Main Street, Grantsville, UT 84029. The agenda is as follows:

## **ROLL CALL**

## **PLEDGE OF ALLEGIANCE**

## **PUBLIC HEARING**

- a) Proposed amendment to the 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.
- b) Discussion of the proposed General Plan Amendment for the Deseret Development located at approximately 1300 W Mack Canyon Road.
- c) Discussion of the proposed Overlay District for Deseret located at approximately 1300 W Mack Canyon Road.
- d) Proposed amendment to the Grantsville City Land Use and Management Code Chapter 19a.

## **AGENDA**

1. Concept Plan for Robin Dodge.
2. Discussion of the amendments to Chapter 19a Mixed Use
3. Consideration of the order to show cause for USA RV & Storage Conditional Use Permit, located at 1361 N. Old Lincoln Hwy.
4. Consideration of the proposed amendment to the USA RV & Storage Conditional Use Permit, located at 1361 N. Old Lincoln Hwy
5. Consideration of the proposed amendment to the PUD for Presidents Park located at approximately Nygreen St. and Washington Ave.
6. Discussion of the proposed General Plan Amendment for the Deseret Development located at approximately 1300 W Mack Canyon Road.
7. Discussion of the proposed Overlay District for Deseret located at approximately 1300 W Mack Canyon Road.
8. Report from Zoning Administrator
9. Open Forum for Planning Commissioners.
10. Report from City Council.
11. Adjourn.

**Scan QR code  
to join Zoom  
meeting.**



**Shelby Moore**  
**Zoning Administrator**  
**Grantsville City Community & Economic Development**

**Join Zoom Meeting**

<https://us02web.zoom.us/j/86157767307>

Meeting ID: 861 5776 7307

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](http://www.utah.gov/pmn/index.html), and the Grantsville City website at [www.grantsvilleut.gov](http://www.grantsvilleut.gov). Notification was sent to the Tooele Transcript Bulletin.



**GRANTSVILLE CITY PLANNING COMMISSION**

**February 20, 2025  
PUBLIC HEARING RETRACTION**

The public hearing previously announced for the proposed amendment to the **Future Land Use Map and General Plan**—changing the designation from **Rural Residential 1 to Mixed-Use Density**—and the proposed **Rezone** from **PUD to Mixed-use** at approximately **880 N Old Lincoln Hwy** has been **withdrawn**.

Please disregard the notice that was sent out last week. We apologize for any confusion.

Dated this 10<sup>th</sup> day of February, 2025

**BY ORDER OF THE GRANTSVILLE  
PLANNING COMMISSION**

Shelby Moore  
Zoning Administrator



## Grantsville City Planning Commission

**February 20, 2025  
Public Hearing**

**Notice is hereby given that the City of Grantsville will hold a public hearing to address an order to show cause letter that was sent to the applicant regarding multiple violation letter and 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.**

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 **February 20, 2025 at 7:00 p.m.** at Grantsville City Hall. The meeting will also be broadcast on Zoom. The discussion, public hearing and meeting are to receive public input and consider action on the **Public Hearing of the order to show cause and 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 February 14, 2025 at the link below:

[https://grantsvilleut.gov/departments/community\\_economic\\_development/planning\\_commission.php](https://grantsvilleut.gov/departments/community_economic_development/planning_commission.php)

Or by emailing [pzcommission@grantsvilleut.gov](mailto: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 February 19, 2025.

Dated this 7th day of February, 2025

**BY ORDER OF THE GRANTSVILLE  
PLANNING COMMISSION**

Shelby Moore  
Zoning Administrator



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<https://us02web.zoom.us/j/86157767307>

Meeting ID: 861 5776 7307



## Grantsville City Planning Commission

**February 20, 2025  
PUBLIC NOTICE**

### **Public hearing for the proposed General Plan Amendment and Overlay District for Deseret, located approximately 1300 W Mack Canyon Road.**

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 February 20, 2025 at 7:00 p.m. at Grantsville City Hall. The meeting will also be broadcast on Zoom. The discussion, public hearing and meeting are to receive public input and consider action on the Public Hearing of the proposed General Plan Amendment and Overlay District for Deseret, located approximately 1300 W Mack Canyon Road and make a recommendation to the City Council. You can view a copy of the proposed application online at the link below, by February 14, 2025.

You can view a copy of the agenda and packet online by 5:00pm on February 14, 2025 at the link below:

[https://cms9.revize.com/revize/grantsvilleut/departments/community\\_economic\\_development/current\\_public\\_notices.php](https://cms9.revize.com/revize/grantsvilleut/departments/community_economic_development/current_public_notices.php)

Or by emailing [pzcommission@grantsvilleut.gov](mailto: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 February 19, 2025.

Dated this 7th day of February, 2025

**BY ORDER OF THE GRANTSVILLE  
PLANNING COMMISSION**

Shelby Moore  
Zoning Administrator



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

<https://us02web.zoom.us/j/86157767307>

Meeting ID: 861 5776 7307



## Grantsville City Planning Commission

February 20, 2025

Public Notice

### Proposed amendment to the Grantsville City Land Use and Management Code Chapter 19a (Mixed-Use).

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 **February 20, 2025 at 7:00 p.m.** at Grantsville City Hall. The meeting will also be broadcast on Zoom. The discussion, public hearing and meeting are to receive public input and consider action on the **Public Hearing of the Proposed amendment to the Grantsville City Land Use and Management Code Chapter 19a** and make a recommendation to the City Council.

You can view a copy of the agenda and packet online by 5:00pm on February 14, 2025 at the link below:

[https://grantsvilleut.gov/departments/community\\_\\_economic\\_development/planning\\_commission .php](https://grantsvilleut.gov/departments/community__economic_development/planning_commission.php)

Or by emailing [pzcommission@grantsvilleut.gov](mailto:pzcommission@grantsvilleut.gov).

Dated this 7th day of February, 2025

**BY ORDER OF THE GRANTSVILLE  
PLANNING COMMISSION**

Shelby Moore  
Zoning Administrator



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861 5776 7307

# **AGENDA ITEM #1**

Concept plan for the property located at 596  
War St.



# Concept Plan Application

Date: 02/05/2025

## Developer / Engineer

Developer Name: Robbin Dodge  
 Address:  
 City, State, Zip:  
 Phone:  
 Email: robyndodge650@gmail.com

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

## Owner Information

Owner Name: Robbin Dodge  
 Address:  
 City, State, Zip:

Phone: 8015981747  
 Email:

## Location

Contact Type: Property Owner  
 Permit Type: Concept Plan  
 Development Type:  
 Site Address: 596 Warr St.  
 City, State, Zip:  
 Site Parcel #: 01-061-0-0057

Development: Robbin Dodge Lot Line Adjustment  
 # of Acres: .00  
 Total Lots: 1  
 Lot Sizes: 5.34  
 Current Zoning: RR-5

Project Description: Applicant wants to do a BLA but needs to rezone as well.

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.

\_\_\_\_\_  
 Name

02/05/2025  
 \_\_\_\_\_  
 Date

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



**Permit # 2025025**

**Staff Report Summary for  
A concept plan for Robyn Dodge**

**Parcel ID(s):** 01-061-0-0057

**Property Address:** 596 Warr St.

**Applicant Name:** Robyn Dodge

**Request:** Concept Plan

**Prepared By:** Shelby Moore

**Meeting Date:** 02/20/2025

**Public Hearing Date:**

**Current Zone:** RM-5

**Acres:** 5.34

**Planning Staff Explanation and Recommendation:** The applicant wants to sell the back portion of her property to an adjoining neighbor. In order for her to accomplish this, she would need to rezone her property from RM-5 to RM-2.5.

Planning Commission staff suggested to the applicant to present a concept to Planning Commission before submitting a rezone application.

If the applicant submits a rezone application staff would recommend this for approval, since this would be the correct process to divide the property. If the property were to stay in its same zoning RM-5 the lot would become legal nonconforming.

*\*\* 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.*

MICHAEL STARKS JT  
16-091-0-0002  
R029627

WEBER PATRICK  
01-061-0-0055  
R008123

IVING TRUST 12/15/2023  
0003  
28

MICHAEL L EAST JT  
01-061-0-0056  
R001933

2.5 Acres

2.84

DODGE KEITH D JT  
01-061-0-0057  
R001623

(1 of 2) ▶ □ ✕

**Parcel: 01-061-0-0057**

EagleWebURL	<a href="#">More info</a>
Designation	
ParcelNumber	01-061-0-0057
AccountNumber	R001623
TaxYear	2025
TotalAcres	5.34
Primary Owner Name	DODGE KEITH D JT
All Owners	DODGE KEITH D JT, DODGE ROBYN B JT
PLSS	S 25 T 2S R 6W
Area Name	GRANTSVILLE
TotalMarket	828,758.00
TotalTaxable	388 017 00
<a href="#">Zoom to</a>	<span>⋮</span>

STEE

2.50

KIMI J YRAGUEN-GIPSON JT  
16-015-0-0101  
R027576

OVIATT THEO JT  
19-072-0-0101  
R090404

Warr St

EFFREY JT  
0004  
29

St

# **AGENDA ITEM #2**

Proposed amendment to the Grantsville City  
Land Use and Management Code  
Chapter 19a (Mixed-Use).



## Grantsville City Planning Commission

February 20, 2025

Public Notice

### Proposed amendment to the Grantsville City Land Use and Management Code Chapter 19a (Mixed-Use).

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 **February 20, 2025 at 7:00 p.m.** at Grantsville City Hall. The meeting will also be broadcast on Zoom. The discussion, public hearing and meeting are to receive public input and consider action on the **Public Hearing of the Proposed amendment to the Grantsville City Land Use and Management Code Chapter 19a** and make a recommendation to the City Council.

You can view a copy of the agenda and packet online by 5:00pm on February 14, 2025 at the link below:

[https://grantsvilleut.gov/departments/community\\_\\_economic\\_development/planning\\_commission .php](https://grantsvilleut.gov/departments/community__economic_development/planning_commission.php)

Or by emailing [pzcommission@grantsvilleut.gov](mailto:pzcommission@grantsvilleut.gov).

Dated this 6th day of February, 2025

**BY ORDER OF THE GRANTSVILLE  
PLANNING COMMISSION**

Shelby Moore  
Zoning Administrator



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861 5776 7307

## **Chapter 19a Mixed Use District**

*Enacted 02/11 by Ordinance 2011-04, amended 09/18 by Ordinance 2018-16*

### **19a.1 Purpose And Intent**

(1) The purpose of the Mixed-Use District is to allow for the establishment of commercial properties integrated with subordinate residential uses. ~~Planned Unit Master Planned Developments are required in this zone.~~ Developments in the Mixed-Use zone shall be designed so as to integrate the residential and commercial components into one harmonious development and to be compatible with the existing or anticipated uses on the surrounding properties.

(2) While achieving a mix of commercial and residential uses in Mixed Use developments is the goal, the priority is to create a commercial core that is located on the City's major streets, and specifically along Main Street. To accomplish this goal, properties of less than one acre fronting major streets such as Main Street shall be developed as commercial only or a commercial/residential mix with the commercial fronting the street. All properties developed under the Mixed-Use District that are one acre or greater shall include at least 50% of the land area as commercial. ~~The Commercial must affronting~~ a major street. Master planning of multiple contiguous properties is encouraged in order to integrate the proposed development harmoniously into the surrounding neighborhood.

(3) This land use district, in conjunction with the City's Land Use Element, recognizes that in order for the City to be a well-rounded community, many different housing styles, types and sizes should be permitted. ~~All residential development shall create an equal ratio of different types of residential uses that preserve the character of Grantsville while providing opportunities for people of all ages and varying economic status the ability to live in Grantsville if they so desire.~~

(4) Architectural design, scale and heights of development are designed to fit the scale and aesthetics of the surrounding properties in the district. ~~Where proposed uses are different than surrounding properties buffering and transition of uses and architectural design shall be incorporated to mitigate potential conflicts of use.~~

A Master Planned Development 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 a Master Planned Development, 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.
- (b) If the developer request deviations to the code, the developer shall prove detailed proposed deviations from Grantsville City ordinance requirements and explain how this variation will lead to a more desirable environment;
- (c) 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 a level 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 Master Planned 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;
- (d) Preservation of buildings which are architecturally or historically significant contribute to the character of the City;

- (e) 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
- (f) Elimination of blighted structures or incompatible uses through redevelopment or rehabilitation.
- (g) Provide residential housing that conforms with the State moderate income requirements.
  - a. For residential projects requesting density, at least 50% of the requested additional density shall meet state moderate income standards.
  - b. Density is determined by Net Density.
  - c. See Net Density definition.

#### HISTORY

*Amended by Ord. [2021-13](#) on 4/28/2021*

*Amended by Ord. [2021-35](#) on 8/18/2021*

*Amended by Ord. [2022-14](#) on 8/3/2022*

*Amended by Ord. [2023-07](#) on 7/19/2023*

#### **19a.2 Permitted Uses**

(1) This district shall allow residential developments and those uses allowed in the C-N, C-S, and C-G districts as permitted or conditional uses as specified in the regulations for these districts.

#### **19a.3 Minimum Lot Sizes**

(1) The minimum lot size for single family and twin-home dwellings is 4,000 square feet per unit.

(2) Attached dwelling unit residential development shall meet the minimum lot requirements found in GLUMDC 4.34.

#### HISTORY

*Amended by Ord. [2022-14](#) on 8/3/2022*

#### **19a.4 Setbacks/Yard Requirements**

(1) Setbacks/yard requirements are intended to describe the amount of space required between buildings and property lines. All buildings in this zone, including accessory buildings, are required to maintain a minimum distance from property lines as follows:

(a) Front: 25 feet.

(b) Sides (single family and twin homes): 7.5/10 feet or PUE dimension, whichever is greater. If twin-homes are attached to the property line, a setback of 15 feet (15') on each side.

(c) Rear: 20 feet.

(d) Corner lots (single family and twin homes): In order to maintain an adequate site triangle, there shall be a minimum setback on corner lots as follows: 25 feet on each side fronting a street, with 10-foot setback for the interior side.

(e) All accessory buildings in this zone are required to maintain distances from property lines and other dwelling units as follows: sides and rear 7.5 feet.

(f) Mixed-use buildings fronting Main Street and containing main floor commercial uses may allow the commercial uses to abut the street side property line with a portion of the building containing the main entrance to the commercial use, if an adjacent street side property is currently similarly configured.

(g) Commercial buildings (excluding residential) shall conform to the commercial requirements found in the applicable commercial district (CN, CS & CG) for the equivalent type of use and size.

(h) Attached dwelling unit residential development shall meet the setbacks/yard requirements found in GLUMDC 4.34.

#### HISTORY

*Amended by Ord. [2021-13](#) on 4/28/2021*

*Amended by Ord. [2022-14](#) on 8/3/2022*

#### **19a.5 Minimum Lot Frontage**

(1) For single family and twin homes, the minimum lot frontage/lot width shall be not less than 50 feet.

(2) Attached dwelling unit residential development shall meet the requirements found in GLUMDC 4.34.

(3) All other uses in this district shall have at least 100 feet of frontage along a public street.

#### HISTORY

*Amended by Ord. [2022-14](#) on 8/3/2022*

#### **19a.6 Maximum Height Of Structures**

(1) No structure in this zone shall exceed a maximum of three (3) stories in height or 35 feet above grade at street.

#### HISTORY

*Amended by Ord. [2021-13](#) on 4/28/2021*

*Amended by Ord. [2022-14](#) on 8/3/2022*

#### **19a.7 Minimum Dwelling Size**

(1) Every dwelling unit in this zone shall contain a minimum of 900 square feet of living space.

#### **19a.8 Landscaping Requirement**

(1) There shall be a minimum requirement of 25% of the total project area to be used for landscaping. All sensitive lands shall be protected as part of the landscaped area of any development. This requirement may be calculated by including open space, landscaped setback areas and landscaped common areas.

#### **19a.9 (Repealed)**

#### HISTORY

*Adopted by Ord. [2021-13](#) on 4/28/2021*

#### **19a.10 Authority To Modify Regulations**

(1) The Planning Commission shall have the authority to recommend to the City Council reasonable and appropriate conditions in any planned development including recommendations to change, alter, modify or waive of the land use Code as they apply to the proposed planned development. Public health and safety issued including but not limited to; line of site, public utilities and associated easements, secondary and emergency access, and quantity of required parking are outside of the Planning Commission authority to recommend for modification or waiver. No such change, alteration, modification or waiver shall be approved unless the City Council shall find that the proposed planned unit development:

(a) Will achieve all of the applicable purposes for which a planned development may be approved pursuant to Section 19.1. It is recognized that not all properties include historic or blighted structures, nor will all purposes specifically apply to non-residential uses and thus may be considered "Not Applicable". Residential projects that do not seek to increase the overall density allowed within the applicable district shall not be required to provide a moderate-income housing element unless the applicant otherwise desires to provide moderate income or affordable housing.

(b) Will not violate the general purposes, goals and objectives of this Code, or any plans adopted by the Planning Commission or the City Council.

(c) Any party aggrieved by the final decision of the Planning Commission, regarding a Planned Unit Development, with respect to changes, alterations, modifications or waivers either granted or

denied, may appeal such decision to the City Council, whose decision shall then be final. All appeals to the City Council must be in writing and filed with the Zoning Administrator within thirty (30) days of the date of the decision appealed from and prior to any further consideration by the Planning Commission of a subsequent step in the planned unit development approval process. Only the final decision of the City Council with respect to the Final Plan or plat, Development Plan or changes, alterations, modifications or waivers either granted or denied may be appealed to the District Court, provided such appeal is filed within thirty (30) days of the decision of the City Council. Said appeal shall be filed with the City Recorder and with the Clerk of the District Court.

### **19a.11 Diligence**

(1) No Master Planned Development approval (that does not include a subdivision) shall be valid for a period longer than one year unless a building permit has been issued, construction has actually begun within that period and construction has been diligently pursued. Upon written request of the applicant, the one-year period may be extended by the Planning Commission for such time as it shall determine for good cause shown, without further hearing.

### **19a.12 Adjustments To Development Plan**

(1) No major alteration or amendments to a development plan that would alter or expand the intent of the provisions in the approved Master Planned Development shall be made without a new application being filed and processed pursuant to the provisions of this Chapter. Minor alterations to a development plan that do not include a subdivision of land, may be made subject to written approval of the Planning Commission when such adjustments appear necessary in light of technical or engineering considerations. Such minor adjustments shall be limited to the following elements:

- (a) Adjusting the distance as shown on the approved Plan between any one structure or group of structures, and any other structure or group of structures, or any vehicular circulation element or any boundary of the site;
- (b) Adjusting the location of any open space. The size or amount of open space that was approved shall not be compromised.
- (c) Adjusting any final grade, and
- (d) Altering the types of landscaping elements and their arrangement within the required landscaping buffer area.

(2) Such minor adjustments shall be consistent with the intent and purpose of the Code and the provisions as approved, and shall be the minimum necessary to overcome the particular difficulty and shall not be approved if such adjustments would result in a violation of any standard or requirement of this Code.

(3) Any adjustment to the Development Plan that would alter or expand the intent of the provisions in the approved Master Planned Development and is not authorized by this Section, shall be considered to be a major adjustment. The Planning Commission following notice to at least all adjoining property owners, may approve an application for a major adjustment of the Final Development Plan, not requiring a modification of written conditions of approval or recorded easements, upon finding that any changes in the plan as approved will be in substantial conformity with the final Development Plan. If the Planning Commission determines that a major adjustment is not in substantial conformity with the provisions of the approved Master Planned Development as approved, then the Planning Commission shall make a recommendation to City Council.

# **AGENDA ITEM #3**

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



## Grantsville City Planning Commission

**February 20, 2025  
Public Hearing**

**Notice is hereby given that the City of Grantsville will hold a public hearing to address an order to show cause letter that was sent to the applicant regarding multiple violation letter and 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.**

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 **February 20, 2025 at 7:00 p.m.** at Grantsville City Hall. The meeting will also be broadcast on Zoom. The discussion, public hearing and meeting are to receive public input and consider action on the **Public Hearing of the order to show cause and 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.**

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Or by emailing [pzcommission@grantsvilleut.gov](mailto: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 February 12, 2025.

Dated this 7th day of February, 2025

**BY ORDER OF THE GRANTSVILLE  
PLANNING COMMISSION**

Shelby Moore  
Zoning Administrator



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Meeting ID: 861 5776 7307



## 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](https://grantsvilleut.gov/departments/community__economic_development/planning_commission.php)

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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.

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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 Consideration of the order to show cause for USA RV & Storage Conditional Use  
Permit, located at 1361 N. Old Lincoln Hwy.**

**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:** 02/20/2025

**Public Hearing Date:** 02/20/2025

**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 16<sup>th</sup> Planning Commission Meeting.

An Order to Show Cause letter was sent to the applicant and land owner on January 24, 2025. The applicant responded asking for an extension, which was approved. A letter was received from Andrei Popa responding to the Order to Show Cause.

The property was inspected February 6th noting that additional equipment has been placed on the unfenced portion of the property. This equipment included a semi trailer, storage containers, large U haul truck, and U haul trailer.

The following uses are uses in the zoning.

1. Heavy Equipment rentals are permitted
2. Large vehicle rentals are permitted
3. Moving and storage is permitted
4. Outdoor storage is permitted
5. Commercial parking garage or lot is conditional
6. Commercial storage units is conditional, unless placed on personal property and not used for business related services.

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

**Conditions of Approval:**     **CONDITIONS & CONCLUSIONS**

- 1) Extend the privacy fence along around the perimeter of the property.
- 2) Allow for two access points.
- 3) Hours of pickup and drop off the storage containers are from 8:00 am to 6:00 pm.
- 4) Cannot place fence on Old Lincoln Hwy Right of Way and any utility easements.
- 5) Must have a current business license at all times.

*\*\* 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.*



# Conditional Use Permit – Commercial Application

Date: 11/30/2024

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## Applicant / Owner

Applicant Name: Trenton Homer  
Address: [REDACTED]  
City, State, Zip: [REDACTED]  
Phone: 8 [REDACTED]  
Email: [REDACTED]  
Own Property: No

Owner Name: Andrei Popa  
Address: [REDACTED]  
City, State, Zip: [REDACTED]  
Phone: [REDACTED]  
Email: [REDACTED]

---

## Location Information

Permit Type: Conditional Use Permit – Commercial  
Site Address: 1361 N. Old Lincoln Hwy  
Site Parcel: 01-118-0-0036

Development: USA RV and Storage  
# of Acres: 7.72  
Current Zoning: M-D

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

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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  
\_\_\_\_\_  
Name

11/30/2024  
\_\_\_\_\_  
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.

# GRANTSVILLE CITY CONDITIONAL USE PERMIT

## C.U.P. # 21-28-1409

Andrei Popa  
772 N. Main Street #253  
Tooele, Utah 84074

Property Address – 1361 N Old Lincoln Hwy

Description of Project: MD Zone Commercial CUP – Storage Container Yard

## **FACTS & FINDINGS OF ZONING ADMINISTRATOR**

### FINDINGS

1. Approval is for Andrei Popa to operate his storage container business in the MD zone located at 1361 North Old Lincoln Hwy.
2. A 6-foot privacy fence has been purchased and will be installed around 3.27 acres of the property.
3. There will be two access points for trucks to pick up and drop off the storage containers.
4. Hours of operation will be from 8:00 am to 4:00 pm.

### CONCLUSIONS OF LAW

1. This is in compliance with the General Plan of Grantsville City.
2. This is in harmony with the surrounding uses in this area.
3. This is in keeping with the regulations for the MD zone.
4. Activity will not impact the use of property for surrounding owners.

### THIS PERMIT HAS BEEN ISSUED WITH THE FOLLOWING CONDITIONS

1. Must have a current business license at all times.
2. May not expand the use without approval.
3. Hours of pick up and drop off of the containers are from 8:00 am to 4:00 pm.
4. Approval was given by the City Council with the condition that there be a 6-foot privacy fence be installed immediately.
5. Must stay within the parameters of the application.
6. This permit will be reviewed in 6 months by the City Council in November 2021. Applicant must submit a travel log of when the trucks arrived and left the property for the last 6 months to Christine Webb when he requests to be on the City Council agenda.

Recommended Approval by the Grantsville City Planning Commission on April 8, 2021. Approved by City Council on May 5, 2021.

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ZONING ADMINISTRATOR

January 22, 2025

336 West Main Street  
Grantsville, Utah, 84029  
(435)884-4604



Andrei Popa and Trenton Homer  
1361 N Old Lincoln Hwy  
Grantsville, Utah, 84029

**RE: Order to Show Cause**

Andrei Popa and Trenton Homer

This letter serves as an official notice for the USA RV and Storage Conditional Use Permit, located at 1361 N Old Lincoln Hwy, to show cause regarding the Conditional Use Permit issued for the aforementioned location.

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 amend the original CUP in 2022. The process outlined 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.

Grantsville City has received information, which provides reason to believe that the conditional use permit parameters at 1361 N Old Lincoln Hwy was not being complied with. The conditions of non-compliance are as follows:

The Zoning Administrator inspected your property on September 20, 2024 and December 19, 2024 noting violations of your conditional use permit.

January 22, 2025

336 West Main Street  
Grantsville, Utah, 84029  
(435)884-4604



1. Storage of shipping containers outside of the fenced area outlined the Conditional Use Permit 21-28-1409

In Section 7.12(b), and 7.16 of the Grantsville City Land Use Management and Development Code states:

### 7.12 Inspection

(1) Following the issuance of a conditional use permit by the Planning Commission or the Zoning Administrator:

(a) The Zoning Administrator shall take in an application for approval of a building permit (if applicable), and shall insure that development is undertaken and completed in compliance with the conditional use permit, these ordinances, and the building codes.

(b) The Zoning Administrator shall make periodic inspections to insure that compliance with all conditions imposed are being complied with. An Investigation Report will be issued to those who are out of compliance and if the discrepancy is not corrected in an allotted time, an Order to Show Cause will be issued for action by the Planning Commission.

### 7.16 Revocation

(1) The Planning Commission may revoke a conditional use permit if the conditions of a use permit are not fully complied with. Prior to the revocation of a use permit, the Chairman of the Planning Commission, after receiving information that there is reason to believe that the conditions of a use permit are not being complied with, shall issue an Order to Show Cause, to the owner or person(s) who are in control over the property or use in question. The order shall specify the alleged conditions that are not in compliance, inform the owner or other responsible party that the conditional use permit is in question and may be revoked, and any relevant evidence may be presented in support of the owner or responsible parties position. All persons wishing to present evidence shall be required to take an oath or affirmation to tell the truth, which shall be administered by or under the direction of the Chairman of the Planning Commission. The form of the oath or affirmation shall be as specified by Sections 78-24-17 or 78-24-18 of the Utah Code Annotated. The Chairman may be reversed on any procedural ruling, by a majority vote of the other Planning Commission members present. A decision of the Planning Commission shall include a finding of fact and it's ruling.

(2) The Planning Commission may after a hearing, revoke a conditional use permit, allow the use to continue, or add new terms and conditions to an existing permit. Furthermore, the Planning Commission shall have the right of action to compel offending structures or uses to be removed at the cost of the violator or owner. Nothing in this section shall be construed to prevent the Planning Commission from otherwise reviewing use permits or be construed to prevent persons

January 22, 2025

336 West Main Street  
Grantsville, Utah, 84029  
(435)884-4604



from being prosecuted under the criminal provision of this code for failure to comply with the terms of a conditional use permit.

(3) Any person or firm aggrieved by the decision of the Planning Commission regarding the revocation or amendment of a conditional use permit, may appeal such decision to the City Council whose decision shall then be final. The decision of the City Council shall be appealed to district court provided, that petition for such relief is presented to the court within 30 days after the filing of such decision in the office of the Grantsville City Council.

These alleged condition(s) are not in compliance with the conditional use permit approved in May 5, 2021. Therefore, your conditional use permit is subject to being revoked by the Planning Commission.

A meeting on this matter has been set for February 6, 2025 at 7:00 p.m. at the Grantsville City Hall, located at 429 East Main Street in Grantsville, Utah.

Any relevant evidence may be presented to support your position. A copy of the original conditional use permit is enclosed for your review. Your presence is required.

Order to Show Cause:

You will need to provide evidence that you are not out of compliance with your Conditional Use Permit. The Planning Commission Chair will inspect the property February 5, 2025, to ensure that the property is in compliance.

USA RV and Storage is hereby ordered to appear before the Planning Commission to show cause as to why the Conditional Use Permit should not be revoked. The details of the appearance are as follows:

Date: February 6, 2025

Time: 7:00 pm

Location: 429 East Main St. Grantsville, Utah, 84029

January 22, 2025

336 West Main Street  
Grantsville, Utah, 84029  
(435)884-4604



Required Documentation:

Please bring the following documentation to the hearing:

1. Proof of compliance with all conditions set forth in the Conditional Use Permit.
2. Any evidence or documentation that addresses the specific issues identified.
3. Any additional information that you believe is relevant to the case.
4. Any witness(es) you wish to testify on your behalf.

Consequences of Non-Compliance:

Failure to appear at the hearing or provide the required documentation may result in the revocation or modification of the Conditional Use Permit. It is imperative that you address the identified issues and demonstrate compliance to retain the permit.

Contact Information:

If you have any questions please contact Shelby Moore, Zoning Administrator, at 435-884-4604.  
Thank you.

Thank you for your prompt attention to this matter.

Sincerely,

Rick Barchers

Signed by:  
*Rick Barchers*  
F3C4D27A6B3B4E0...

Planning Commission Chair

336 West Main Street  
Grantsville, Utah, 84029  
(435)884-4604



Shelby Moore <[smoore@grantsvilleut.gov](mailto:smoore@grantsvilleut.gov)>

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## Conditional Use Permit Violation Letter

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**Shelby Moore** <[smoore@grantsvilleut.gov](mailto:smoore@grantsvilleut.gov)>

Fri, Jan 24, 2025 at 3:08 PM

To: Trenton Homer <[trentonahomer@gmail.com](mailto:trentonahomer@gmail.com)>

Cc: Andrei Popa <[andrei@usacontainers.co](mailto:andrei@usacontainers.co)>, "usarvandstorage@gmail.com" <[usarvandstorage@gmail.com](mailto:usarvandstorage@gmail.com)>

Trenton and Andrei,

I have sent an order to show cause letter to the address located on the CUP permit and the address for Trenton Homer. I am also attaching the order to show cause letter to this email.

Please respond that you have received this email.

You're required to be present for the meeting being held February 6th at 7:00pm at Grantsville City Hall.

If you have any questions please reach out to me.

Thank you.



**SHELBY MOORE**  
Planning & Zoning Administrator  
Department of Public Works  
Office: (435) 884-4604  
Email: [Smooore@Grantsvilleut.gov](mailto:Smooore@Grantsvilleut.gov)

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 **Signed Order to Show Cause.pdf**  
311K



Shelby Moore <smoore@grantsvilleut.gov>

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## Conditional Use Permit Violation Letter

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**USA RV & STORAGE LLC** <usarvandstorage@gmail.com>

To: Shelby Moore <smoore@grantsvilleut.gov>

Cc: Trenton Homer <trentonahomer@gmail.com>, Andrei Popa <andrei@usacontainers.co>

Fri, Jan 24, 2025 at 3:55 PM

Shelby,

We need to request an extension to push this to the next available meeting/agenda as we have conflicting schedules.

If this is possible that would be greatly appreciated.

[Quoted text hidden]



Shelby Moore <smoore@grantsvilleut.gov>

## Violation Letter

9 messages

**Shelby Moore** <smoore@grantsvilleut.gov>  
To: Robert Sager <rsager@grantsvilleut.gov>  
Cc: Melanie Langford <mlangford@grantsvilleut.gov>

Fri, Dec 27, 2024 at 8:17 AM

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](mailto:smoore@grantsvilleut.gov)

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**Robert Sager** <rsager@grantsvilleut.gov>  
To: Shelby Moore <smoore@grantsvilleut.gov>  
Cc: Melanie Langford <mlangford@grantsvilleut.gov>, Tysen Barker <tbarker@grantsvilleut.gov>

Fri, Dec 27, 2024 at 9:21 AM

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](mailto: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



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**Tysen Barker** <tbarker@grantsvilleut.gov>  
To: Robert Sager <rsager@grantsvilleut.gov>  
Cc: Shelby Moore <smoore@grantsvilleut.gov>, Melanie Langford <mlangford@grantsvilleut.gov>

Fri, Dec 27, 2024 at 9:58 AM

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](mailto:rsager@grantsvilleut.gov)> wrote:

[Quoted text hidden]

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**Robert Sager** <[rsager@grantsvilleut.gov](mailto:rsager@grantsvilleut.gov)>

Fri, Dec 27, 2024 at 10:46 AM

To: Tysen Barker <[tbarker@grantsvilleut.gov](mailto:tbarker@grantsvilleut.gov)>

Cc: Shelby Moore <[smoore@grantsvilleut.gov](mailto:smoore@grantsvilleut.gov)>, Melanie Langford <[mlangford@grantsvilleut.gov](mailto: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](mailto:RSAGER@GRANTSVILLEUT.GOV) WORK: (435) 884-6881



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**Shelby Moore** <[smoore@grantsvilleut.gov](mailto:smoore@grantsvilleut.gov)>

Fri, Dec 27, 2024 at 1:10 PM

To: Robert Sager <[rsager@grantsvilleut.gov](mailto:rsager@grantsvilleut.gov)>

Cc: Tysen Barker <[tbarker@grantsvilleut.gov](mailto:tbarker@grantsvilleut.gov)>, Melanie Langford <[mlangford@grantsvilleut.gov](mailto: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: [Smooore@Grantsvilleut.gov](mailto:Smooore@Grantsvilleut.gov)

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**Robert Sager** <rsager@grantsvilleut.gov>  
To: Shelby Moore <smoore@grantsvilleut.gov>  
Cc: Tysen Barker <tbarker@grantsvilleut.gov>, Melanie Langford <mlangford@grantsvilleut.gov>

Fri, Dec 27, 2024 at 1:29 PM

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



**GRANTSVILLE CITY POLICE DEPARTMENT**

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50 North Bowery St. Grantsville, UT 84029

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**Robert Sager** <rsager@grantsvilleut.gov>  
To: Shelby Moore <smoore@grantsvilleut.gov>  
Cc: Tysen Barker <tbarker@grantsvilleut.gov>, Melanie Langford <mlangford@grantsvilleut.gov>

Fri, Dec 27, 2024 at 1:31 PM

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](mailto: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



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**Shelby Moore** <smoore@grantsvilleut.gov>  
To: Robert Sager <rsager@grantsvilleut.gov>

Fri, Dec 27, 2024 at 1:46 PM

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: [Smooore@Grantsvilleut.gov](mailto:Smooore@Grantsvilleut.gov)

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

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**Robert Sager** <[rsager@grantsvilleut.gov](mailto:rsager@grantsvilleut.gov)>  
To: Shelby Moore <[smooore@grantsvilleut.gov](mailto:smooore@grantsvilleut.gov)>  
Cc: Tysen Barker <[tbarker@grantsvilleut.gov](mailto:tbarker@grantsvilleut.gov)>, Melanie Langford <[mlangford@grantsvilleut.gov](mailto:mlangford@grantsvilleut.gov)>

Fri, Dec 27, 2024 at 3:46 PM

Shelby,

Trenton was served in person at his residence by Officer McNeill. McNeill attempted to serve Andrei, but was advised he moved to West Bountiful. McNeill tried to call Andrie, but could not reach anyone or leave a message because the voicemail was full, phone number used (725)229-2697. 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 24G005207. 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](mailto: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



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### 2 attachments

 **Andrei- Attempted service.pdf**  
441K

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

**The Popa Trust**  
PO BOX 161, Bountiful UT 84011  
Andrei Popa & Khemia Popa,  
trustees

## Ownership Letter

**To: City of Grantsville Utah**  
429 East Main Street  
Grantsville, UT 84029

It was brought to our attention that the city of Grantsville requires us to write a letter to inform the city of our possessions. This clearly violates our privacy, however as good citizens, we want to work with the city of Grantsville.

Our property includes our lessee USA RV & Storage that rents the fenced area and the other portion of the lot is used for our personal reasons.

Since no commercial activities happen within this vacant, raw land, our family decided to utilize this property to store some of our own belongings.

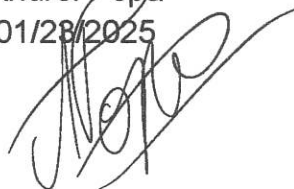
We are extremely happy that Grantsville is a free city where its citizens have the freedom to do various things with their property. Things like storing containers that don't break any Grantsville laws.

All items that are currently situated within this raw, vacant lot, are owned under our family trust. Our attorney has advised us that under Grantsville law, no permits are required for such reasons. If the law changes, we will be more than happy to abide by the new law.

All items that are currently situated within the fenced area are owned by USA RV & Storage, our lessee. Our family cannot control what items are owned over there.

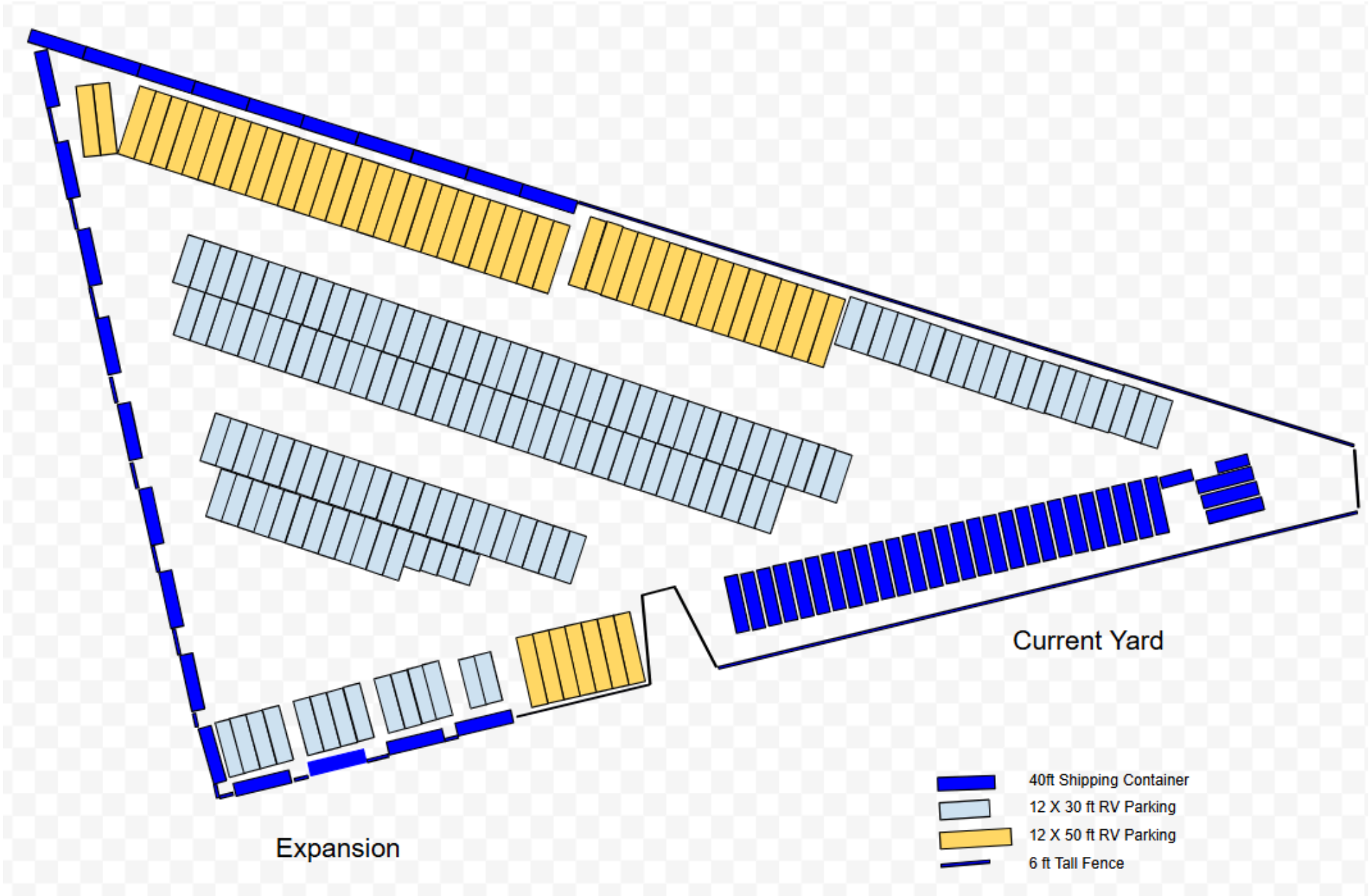
Our family mailing address is PO BOX 161, Bountiful UT 84011. For any questions or concerns, please feel free to reach out to us.

Andrei Popa  
01/28/2025



Khemia Popa  
01/23/2025





Expansion

Current Yard

- 40ft Shipping Container
- 12 X 30 ft RV Parking
- 12 X 50 ft RV Parking
- 6 ft Tall Fence



Shelby Moore <smoore@grantsvilleut.gov>

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## CUP Application 2024138

8 messages

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**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](mailto:jbassett@grantsvilleut.gov)

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### 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

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**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](mailto:smoore@grantsvilleut.gov)

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[Quoted text hidden]

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**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](mailto:ajensen@grantsvilleut.gov)  
435-884-4617

On Wed, Dec 11, 2024 at 4:52 PM Jaina Bassett <[jbassett@grantsvilleut.gov](mailto:jbassett@grantsvilleut.gov)> wrote:

[Quoted text hidden]

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**Jaina Bassett** <[jbassett@grantsvilleut.gov](mailto:jbassett@grantsvilleut.gov)>

Thu, Dec 12, 2024 at 8:45 AM

To: Andy Jensen <[ajensen@grantsvilleut.gov](mailto:ajensen@grantsvilleut.gov)>

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

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

Andy, thank you.

[Quoted text hidden]

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**Christy Montierth** <[cmontierth@grantsvilleut.gov](mailto:cmontierth@grantsvilleut.gov)>

Thu, Dec 12, 2024 at 10:17 AM

To: Jaina Bassett <[jbassett@grantsvilleut.gov](mailto:jbassett@grantsvilleut.gov)>

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

No comments for public works.

[Quoted text hidden]

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**Jaina Bassett** <[jbassett@grantsvilleut.gov](mailto:jbassett@grantsvilleut.gov)>

Thu, Dec 12, 2024 at 3:06 PM

To: Christy Montierth <[cmontierth@grantsvilleut.gov](mailto:cmontierth@grantsvilleut.gov)>

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

Thanks Christy!

[Quoted text hidden]

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**Grantsville Fire Marshal** <[firemarshal@grantsvilleut.gov](mailto:firemarshal@grantsvilleut.gov)>

Mon, Dec 16, 2024 at 11:06 AM

To: Jaina Bassett <[jbassett@grantsvilleut.gov](mailto:jbassett@grantsvilleut.gov)>

Cc: Christy Montierth <[cmontierth@grantsvilleut.gov](mailto:cmontierth@grantsvilleut.gov)>, Andy Jensen <[ajensen@grantsvilleut.gov](mailto:ajensen@grantsvilleut.gov)>, Shelby Moore <[smoore@grantsvilleut.gov](mailto:smoore@grantsvilleut.gov)>, Markus Seat <[mseat@grantsvilleut.gov](mailto: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](mailto:firemarshal@grantsvilleut.gov)

[Quoted text hidden]

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**Jaina Bassett** <[jbassett@grantsvilleut.gov](mailto:jbassett@grantsvilleut.gov)>

Mon, Dec 16, 2024 at 11:42 AM

To: Grantsville Fire Marshal <[firemarshal@grantsvilleut.gov](mailto:firemarshal@grantsvilleut.gov)>

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

Thanks Jason!

[Quoted text hidden]

















AM



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U-HAUL















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 Enslin, 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.

Approved

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>  
To: Jaina Bassett <jbassett@grantsvilleut.gov>

Thu, Nov 7, 2024 at 8:47 AM

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](mailto: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](mailto:smoore@grantsvilleut.gov)>

**Respectfully,**  
Andrei Popa | Chairman



**5 Years of USA Containers | Thank you for your business!**



----- Forwarded message -----

From: **Andrei Popa** <[andrei@usacontainers.co](mailto: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](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]  
[REDACTED]  
**RESPECT TRUCKERS | MEMBER OF THE NPSA**



**National Portable  
Storage Association**

*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]  
[REDACTED]  
**RESPECT TRUCKERS | MEMBER OF THE NPSA**



**National Portable  
Storage Association**

*Romanian blood with American spirit*

On Tue, Aug 30, 2022 at 9:49 AM Braydee Baugh <[bbaugh@grantsvilleut.gov](mailto: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.

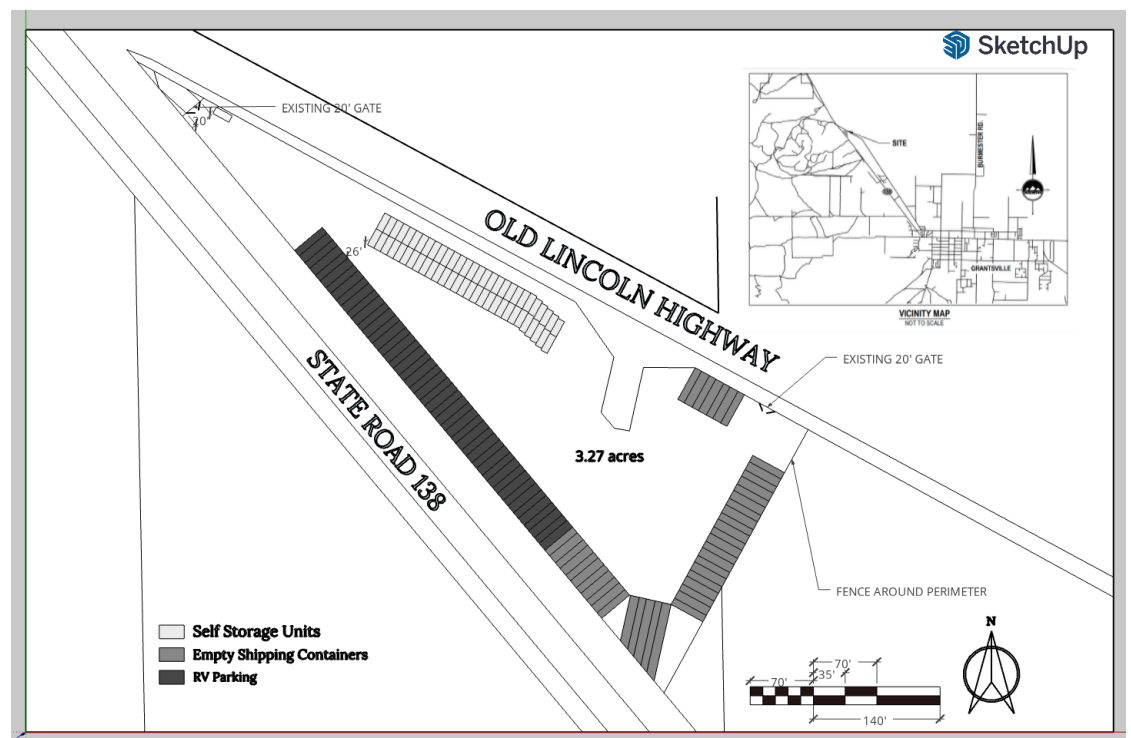
The "empty shipping containers" are what I've been doing for last 1-2 years already.

"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





*Romanian blood with American spirit*

On Thu, Jul 21, 2022 at 2:51 PM Libra Wood <[lwood@grantsvilleut.gov](mailto: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]  
[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](mailto: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](mailto: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](mailto: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](mailto: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



**RESPECT TRUCKERS | MEMBER OF THE NPSA**



**National Portable  
Storage Association**

*Romanian blood with American spirit*

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*Libra M Wood*  
*Community Development Administrative Assistant*  
[lwood@grantsvilleut.gov](mailto:lwood@grantsvilleut.gov)  
435-884-3411 Ext. 674

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—  
Sent from my phone.  
Please excuse any typos.

--  
*Libra M Wood*  
*Community Development Administrative Assistant*  
[lwood@grantsvilleut.gov](mailto:lwood@grantsvilleut.gov)  
435-884-3411 Ext. 674

--  
*Libra M Wood*  
*Community Development Administrative Assistant*  
[lwood@grantsvilleut.gov](mailto:lwood@grantsvilleut.gov)  
435-884-3411 Ext. 674

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Sent from my phone.  
Please excuse any typos.

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Libra M Wood  
Community Development Administrative Assistant  
[lwood@grantsvilleut.gov](mailto:lwood@grantsvilleut.gov)  
435-884-3411 Ext. 674

--

Libra M Wood  
Community Development Administrative Assistant  
[lwood@grantsvilleut.gov](mailto: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 phone.  
Please excuse any typos.

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Cavett Eaton  
City Planning and Zoning Administrator  
Grantsville City  
[336 W Main Street](mailto:cavett@grantsvilleut.gov)  
[Grantsville, UT 84029](mailto:cavett@grantsvilleut.gov)  
435-884-4604

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Thank you and have a great day

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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](mailto: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 7<sup>th</sup>, 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 19<sup>th</sup> 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 20<sup>th</sup> 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 23<sup>rd</sup>, 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 [Smoores@grantsvilleut.gov](mailto:Smoores@grantsvilleut.gov).

Your Conditional Use Permit has been placed on the Planning Commission agenda for consideration, January 16<sup>th</sup>, 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



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](mailto: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](mailto: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](mailto:rbutler@grantsvilleut.gov) <[rbutler@grantsvilleut.gov](mailto: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>  
To: Robert Sager <rsager@grantsvilleut.gov>  
Cc: Melanie Langford <mlangford@grantsvilleut.gov>

Fri, Dec 27, 2024 at 8:17 AM

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](mailto:smoore@grantsvilleut.gov)

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**Robert Sager** <rsager@grantsvilleut.gov>  
To: Shelby Moore <smoore@grantsvilleut.gov>  
Cc: Melanie Langford <mlangford@grantsvilleut.gov>, Tysen Barker <tbarker@grantsvilleut.gov>

Fri, Dec 27, 2024 at 9:21 AM

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](mailto: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



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**Tysen Barker** <tbarker@grantsvilleut.gov>  
To: Robert Sager <rsager@grantsvilleut.gov>  
Cc: Shelby Moore <smoore@grantsvilleut.gov>, Melanie Langford <mlangford@grantsvilleut.gov>

Fri, Dec 27, 2024 at 9:58 AM

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](mailto:rsager@grantsvilleut.gov)> wrote:

[Quoted text hidden]



Shelby Moore <smoore@grantsvilleut.gov>

## Violation Letter

9 messages

**Shelby Moore** <smoore@grantsvilleut.gov>  
To: Robert Sager <rsager@grantsvilleut.gov>  
Cc: Melanie Langford <mlangford@grantsvilleut.gov>

Fri, Dec 27, 2024 at 8:17 AM

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### SHELBY MOORE

Planning & Zoning Administrator  
Department of Public Works

Office: (435) 884-4604

Email: [smoore@grantsvilleut.gov](mailto:smoore@grantsvilleut.gov)

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**Robert Sager** <rsager@grantsvilleut.gov>  
To: Shelby Moore <smoore@grantsvilleut.gov>  
Cc: Melanie Langford <mlangford@grantsvilleut.gov>, Tysen Barker <tbarker@grantsvilleut.gov>

Fri, Dec 27, 2024 at 9:21 AM

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[Quoted text hidden]

**Tysen Barker** <tbarker@grantsvilleut.gov>  
To: Robert Sager <rsager@grantsvilleut.gov>  
Cc: Shelby Moore <smoore@grantsvilleut.gov>, Melanie Langford <mlangford@grantsvilleut.gov>

Fri, Dec 27, 2024 at 9:58 AM

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](mailto:rsager@grantsvilleut.gov)> wrote:

[Quoted text hidden]

---

**Robert Sager** <[rsager@grantsvilleut.gov](mailto:rsager@grantsvilleut.gov)>

Fri, Dec 27, 2024 at 10:46 AM

To: Tysen Barker <[tbarker@grantsvilleut.gov](mailto:tbarker@grantsvilleut.gov)>

Cc: Shelby Moore <[smoore@grantsvilleut.gov](mailto:smoore@grantsvilleut.gov)>, Melanie Langford <[mlangford@grantsvilleut.gov](mailto: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](mailto:RSAGER@GRANTSVILLEUT.GOV) WORK: (435) 884-6881



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**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



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**Shelby Moore** <[smoore@grantsvilleut.gov](mailto:smoore@grantsvilleut.gov)>

Fri, Dec 27, 2024 at 1:10 PM

To: Robert Sager <[rsager@grantsvilleut.gov](mailto:rsager@grantsvilleut.gov)>

Cc: Tysen Barker <[tbarker@grantsvilleut.gov](mailto:tbarker@grantsvilleut.gov)>, Melanie Langford <[mlangford@grantsvilleut.gov](mailto: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: [Smooore@Grantsvilleut.gov](mailto:Smooore@Grantsvilleut.gov)

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[Quoted text hidden]

**Robert Sager** <rsager@grantsvilleut.gov>  
To: Shelby Moore <smoore@grantsvilleut.gov>  
Cc: Tysen Barker <tbarker@grantsvilleut.gov>, Melanie Langford <mlangford@grantsvilleut.gov>

Fri, Dec 27, 2024 at 1:29 PM

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](mailto: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



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**Robert Sager** <rsager@grantsvilleut.gov>  
To: Shelby Moore <smoore@grantsvilleut.gov>  
Cc: Tysen Barker <tbarker@grantsvilleut.gov>, Melanie Langford <mlangford@grantsvilleut.gov>

Fri, Dec 27, 2024 at 1:31 PM

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



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[Quoted text hidden]

**Shelby Moore** <smoore@grantsvilleut.gov>  
To: Robert Sager <rsager@grantsvilleut.gov>

Fri, Dec 27, 2024 at 1:46 PM

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: [Smooore@Grantsvilleut.gov](mailto:Smooore@Grantsvilleut.gov)

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[Quoted text hidden]



**CUP Violation Letter 12-27-2024.doc**

60K

**Robert Sager** <[rsager@grantsvilleut.gov](mailto:rsager@grantsvilleut.gov)>

Fri, Dec 27, 2024 at 3:46 PM

To: Shelby Moore <[smooore@grantsvilleut.gov](mailto:smooore@grantsvilleut.gov)>

Cc: Tysen Barker <[tbarker@grantsvilleut.gov](mailto:tbarker@grantsvilleut.gov)>, Melanie Langford <[mlangford@grantsvilleut.gov](mailto: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](mailto: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](tel:(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 #4**

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



## Grantsville City Planning Commission

**February 20, 2025  
Public Hearing**

**Notice is hereby given that the City of Grantsville will hold a public hearing to address an order to show cause letter that was sent to the applicant regarding multiple violation letter and 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.**

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 **February 20, 2025 at 7:00 p.m.** at Grantsville City Hall. The meeting will also be broadcast on Zoom. The discussion, public hearing and meeting are to receive public input and consider action on the **Public Hearing of the order to show cause and 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 February 14, 2025 at the link below:

[https://grantsvilleut.gov/departments/community\\_economic\\_development/planning\\_commission.php](https://grantsvilleut.gov/departments/community_economic_development/planning_commission.php)

Or by emailing [pzcommission@grantsvilleut.gov](mailto: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 February 12, 2025.

Dated this 7th day of February, 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/86157767307>

Meeting ID: 861 5776 7307

**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:** 02/20/2025

**Public Hearing Date:** 02/20/2025

**Current Zone:** M-D

**Acres:** 7.72

**Planning Staff Explanation and Recommendation:**

**Background:** In December 2020, Andrei Popa initiated the process of rezoning his property to M-D zoning. Subsequently, on May 5, 2021, he obtained a Conditional Use Permit (CUP) for 3 acres of the property. As part of the CUP requirements, Mr. Popa was required to install a privacy fence with slats along Old Lincoln Hwy.

**Previous Communications and Amendments:** In 2022, the applicant contacted the zoning Administrator regarding an email exchange with Grantsville Employees about permissible uses within M-D zoning. The email outlined a process to amend the original CUP to allow rental of space inside storage containers. Upon review of this communication, it was noted on September 12, 2022, that an amendment to the CUP was not necessary for the proposed uses.

**Current Application:** On November 30, 2024, Mr. Popa submitted an application to amend the existing CUP to permit additional uses on the entire 7.72-acre property. The requested uses include self-storage, shipping containers, RV parking, and U-Haul rentals.

**Planning Commission Review:** Mr. Homer responded to the application by notifying the zoning Administrator that he would deliver notice envelopes for distribution before the January 16th Planning Commission Meeting. During the January 16th meeting, the Planning Commission discussed the proposed CUP expansion. It was determined that an order to show cause letter would need to be issued to address previous violation letters.

**Zoning Use Classification:** The following uses are either permitted or conditional under the M-D

**Heavy Equipment Rentals - Permitted**

**Moving and Storage - Permitted**

**Outdoor Storage - Permitted**

**Commercial Parking Garage or Lot - Conditional**

**Commercial Storage Units - Conditional, unless placed on personal property and not used for business-related service**

**Recommendation:**

Consideration should be given to the applicant, as they have demonstrated effort to address the situation by applying for and amending their Conditional Use Permit (CUP) to return to compliance.

**CONDITIONS & CONCLUSIONS**

**Conditions of Approval:**

- 1) Extend the privacy fence along around the perimeter of the property.
- 2) Allow for two access points.
- 3) Hours of pickup and drop off the storage containers are from 8:00 am to 6:00 pm.
- 4) Cannot place fence on Old Lincoln Hwy Right of Way and any utility easements.
- 5) Must have a current business license at all times.
- 6) Must provide a 10 foot buffer from the water line that is located on the south western portion of the property.

*\*\* 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.*



# Conditional Use Permit – Commercial Application

Date: 11/30/2024

---

## Applicant / Owner

Applicant Name: Trenton Homer  
Address: [REDACTED]  
City, State, Zip: [REDACTED]  
Phone: 8 [REDACTED]  
Email: [REDACTED]  
Own Property: No

Owner Name: Andrei Popa  
Address: [REDACTED]  
City, State, Zip: [REDACTED]  
Phone: [REDACTED]  
Email: [REDACTED]

---

## Location Information

Permit Type: Conditional Use Permit – Commercial  
Site Address: 1361 N. Old Lincoln Hwy  
Site Parcel: 01-118-0-0036

Development: USA RV and Storage  
# of Acres: 7.72  
Current Zoning: M-D

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

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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  
\_\_\_\_\_  
Name

11/30/2024  
\_\_\_\_\_  
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.

JATERKA ROBERT A III JT  
20-024-0-0001  
R092059

HERRERA RICHARD M JT  
20-024-0-0002  
R092060

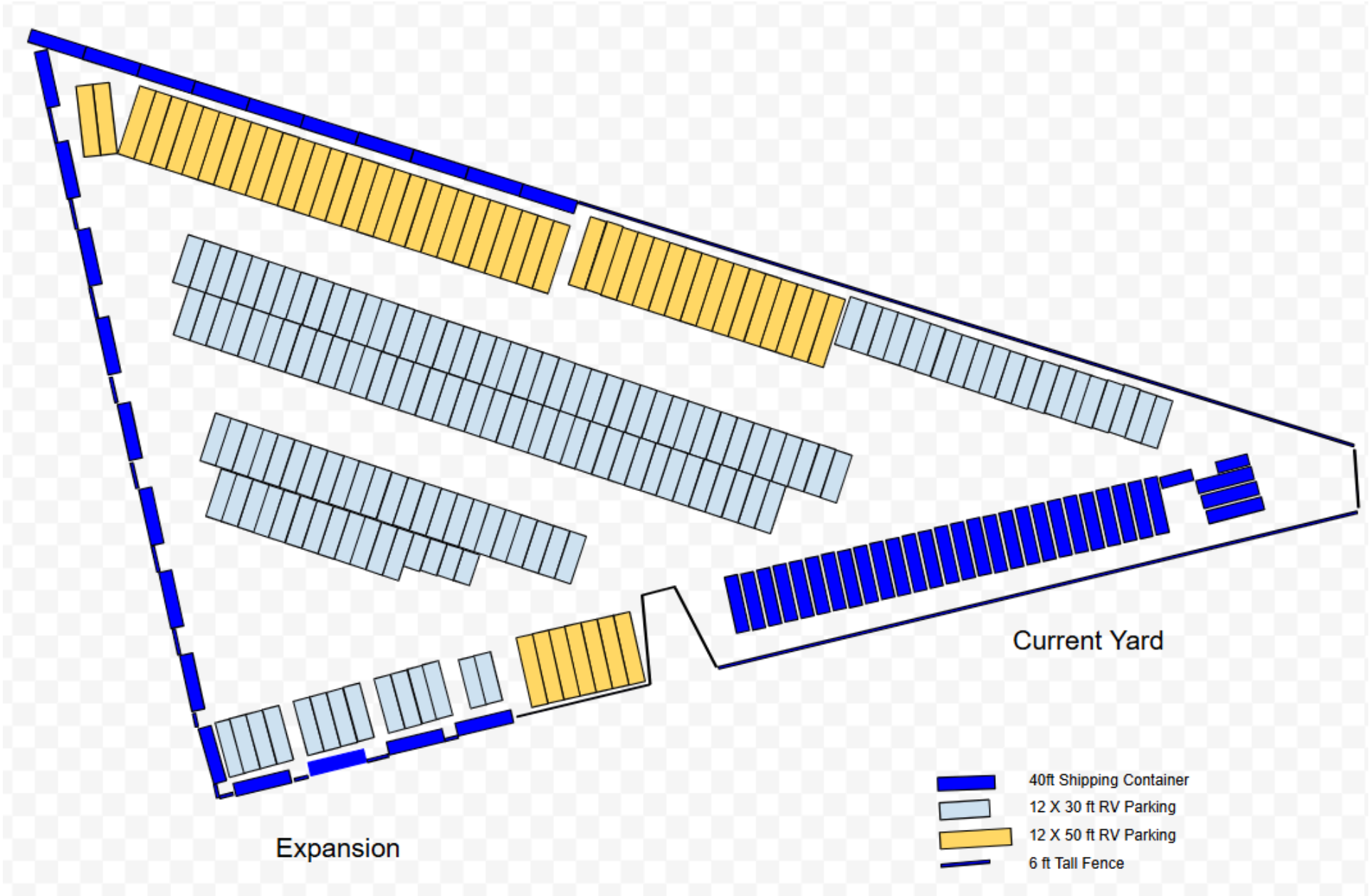
POPA TRUST 10/4/2023  
01-118-0-0036  
R100939

ANDERSON JOSEPH RICHARD TRUSTEE  
01-118-0-0001  
R030682

ASHLEYS PALLETS  
01-118-0-0035  
R100938

Lincoln Hwy





Expansion

Current Yard

MBEU00005268

MBEU00005268

MBEU00005268

MBEU00005268

MBEU00005268



50

49

48





Shelby Moore <smoore@grantsvilleut.gov>

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## CUP Application 2024138

8 messages

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**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](mailto:jbassett@grantsvilleut.gov)

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### 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](mailto:smoore@grantsvilleut.gov)

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[Quoted text hidden]

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**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](mailto:ajensen@grantsvilleut.gov)  
435-884-4617



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

[Quoted text hidden]

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**Jaina Bassett** <[jbassett@grantsvilleut.gov](mailto:jbassett@grantsvilleut.gov)>

Mon, Dec 16, 2024 at 11:42 AM

To: Grantsville Fire Marshal <[firemarshal@grantsvilleut.gov](mailto:firemarshal@grantsvilleut.gov)>

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

Thanks Jason!

[Quoted text hidden]

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 Enslin, 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.

Approved

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>  
To: Jaina Bassett <jbassett@grantsvilleut.gov>

Thu, Nov 7, 2024 at 8:47 AM

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](mailto: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](mailto:smoore@grantsvilleut.gov)>

**Respectfully,**  
Andrei Popa | Chairman



**5 Years of USA Containers | Thank you for your business!**



----- Forwarded message -----

From: **Andrei Popa** <[andrei@usacontainers.co](mailto: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](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]  
[REDACTED]  
**RESPECT TRUCKERS | MEMBER OF THE NPSA**



**National Portable  
Storage Association**

*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]  
[REDACTED]  
**RESPECT TRUCKERS | MEMBER OF THE NPSA**



**National Portable  
Storage Association**

*Romanian blood with American spirit*

On Tue, Aug 30, 2022 at 9:49 AM Braydee Baugh <[bbaugh@grantsvilleut.gov](mailto: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.

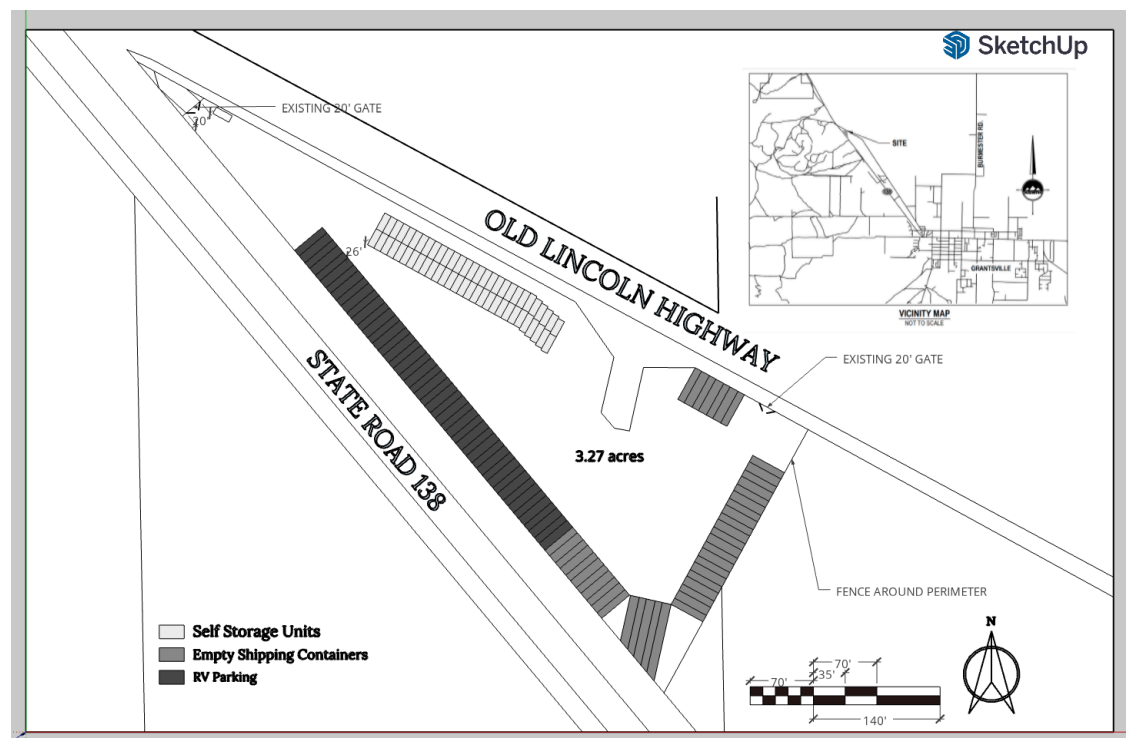
The "empty shipping containers" are what I've been doing for last 1-2 years already.

"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





*Romanian blood with American spirit*

On Thu, Jul 21, 2022 at 2:51 PM Libra Wood <[lwood@grantsvilleut.gov](mailto: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]  
[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](mailto: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](mailto: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](mailto: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](mailto: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



**RESPECT TRUCKERS | MEMBER OF THE NPSA**



**National Portable  
Storage Association**

*Romanian blood with American spirit*

--

*Libra M Wood  
Community Development Administrative Assistant  
[lwood@grantsvilleut.gov](mailto:lwood@grantsvilleut.gov)  
435-884-3411 Ext. 674*

--

Sent from my phone.  
Please excuse any typos.

--

*Libra M Wood  
Community Development Administrative Assistant  
[lwood@grantsvilleut.gov](mailto:lwood@grantsvilleut.gov)  
435-884-3411 Ext. 674*

--

*Libra M Wood  
Community Development Administrative Assistant  
[lwood@grantsvilleut.gov](mailto:lwood@grantsvilleut.gov)  
435-884-3411 Ext. 674*

--

Sent from my phone.  
Please excuse any typos.

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Libra M Wood  
Community Development Administrative Assistant  
[lwood@grantsvilleut.gov](mailto:lwood@grantsvilleut.gov)  
435-884-3411 Ext. 674

--

Libra M Wood  
Community Development Administrative Assistant  
[lwood@grantsvilleut.gov](mailto:lwood@grantsvilleut.gov)  
435-884-3411 Ext. 674

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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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Cavett Eaton  
City Planning and Zoning Administrator  
Grantsville City  
[336 W Main Street](mailto:cavett@grantsvilleut.gov)  
[Grantsville, UT 84029](mailto:cavett@grantsvilleut.gov)  
435-884-4604

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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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# **AGENDA ITEM #5**

Consideration of the proposed amendment to the PUD for Presidents Park located at approximately 600 E. Nygreen St. and Washington Ave.



## GRANTSVILLE CITY PLANNING COMMISSION

**February 6, 2025  
PUBLIC NOTICE**

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 February 6, 2025 at 7:00 p.m. at Grantsville City Hall. The meeting will also be broadcast on Zoom. The discussion, public hearing and meeting are to receive public input and consider action on the proposed PUD Amendment for the Presidents Park Townhomes PUD, located at approximately 600 E Nygreen Street and make a recommendation to the City Council. You can view a copy of the proposed application online at the link below, by January 31, 2025

[https://www.grantsvilleut.gov/departments/community\\_economic\\_development/planning\\_commission.php](https://www.grantsvilleut.gov/departments/community_economic_development/planning_commission.php)

Or by emailing [pzcommission@grantsvilleut.gov](mailto:pzcommission@grantsvilleut.gov) All comments and concerns need to be sent in writing through email or mail and received no later than noon February 5, 2025.

Dated this 27 day of January, 2025

**BY ORDER OF THE GRANTSVILLE  
PLANNING COMMISSION**

Shelby More  
Zoning Administrator



Scan QR Code above or use the link below to join Zoom Meeting  
<https://us02web.zoom.us/j/87842474727>  
Meeting ID: 878 4247 4727

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



**Permit # 2024127**

**Staff Report Summary for  
Presidents Park PUD Amendment**

**Parcel ID(s):** 01-075-0-0044

**Property Address:** Washington Ave and Nygreen St.

**Applicant Name:** Colton Bryan and Travis Taylor

**Request:** PUD Amendment

**Prepared By:** Shelby Moore

**Meeting Date:** 02-20-2025

**Public Hearing Date:** 02-06-2025

**Current Zone:** R-1-21

**Proposed Density:** 9.5

**Allowed Density:** 8 units to the acre

**PLANNING STAFF ANALYSIS AND COMMENTS**

**Background:**

The original PUD was approved in 2022. Travis Taylor has applied to amend Planned Unit Development (PUD) on November 5th, 2024. The proposal was reviewed by staff who raised concerns regarding existing utilities. The property is currently zoned R-1-21, and the future land use designation is Low Density Residential -2, with a node indicating potential future neighborhood commercial development.

**Proposal Summary:**

The Presidents Park PUD Townhomes project encompasses the following key components:

1. **Current Approved Units:** 298
2. **Proposed Units:** 338
3. **Zoning:** Current zoning is R-1-21.
4. **Future Land Use:** Designated as Low Density Residential -2, with a node for potential future neighborhood commercial development.
5. **Commercial Space:** The currently approved PUD includes 8.86 acres of commercial space.
6. **Park Space:** A 10-acre park is apart of the current approved PUD.
7. **Existing Utilities:**
  - a. Staff have noted concerns regarding the capacity and adequacy of existing utilities to support the proposed development. It is crucial to ensure that utility infrastructure can accommodate the additional demand generated by the PUD Town homes.
8. **Community Benefits:**
  - a. Reduced housing costs.

**7. Items to Consider:**

- a. Site Triangle
- b. Parking.
- c. Park Build out.

**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.

**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.

*\*\* 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.*



Shelby Moore <smoore@grantsvilleut.gov>

---

## Presidents Park town home sewer bullet points

1 message

---

**Cody Christensen** <cchristensen@grantsvilleut.gov>

Mon, Jan 27, 2025 at 9:33 AM

To: Shelby Moore <smoore@grantsvilleut.gov>

Shelby,

Here are the bullet points for the sewer line that already exists in the town homes.

1. New sewer requires a Wye installed.
2. Every home requires a single lateral.

Reasons for sewer replaced.

1. Existing lateral lines may not line up.
2. Rouge sewer laterals throughout the project.
3. New sewer system should not consist of nose ons and repair bands. (Nose ons are drilled holes with boots into the sewer main. Repair bands are rubber boots where two cut pipes are banded together).
4. All misaligned sewer laterals must be removed. The city requires a straight lateral from the main sewer line to the back of the ROW. ( No angled fittings or deflected pipe).

Let me know if you have any questions.

Thank you  
Cody

**Presidents Park- Grantsville, UT**

Grantsville City Residential Uses	Grantsville City Residential Uses	R-1-21	Chapter 4.34	Signed Dev. Agreement & Adenda 1	Addendum 3	Proposed Variance
	Description	City Code	City Code	Existing PUD	Existing PUD	PUD Ammendment
<b>Density</b>						
Max Number of Units				298	298	338
Max Units/ Acre				8	8	9.5
Minimum Lot Size - Single Family	21,780' Sq. Ft.	N/A		14,500' Sq Ft.	14,500' Sq Ft.	13,000 Sq. Ft. with an average lot size of 14,500 Sq. Ft.
Minimum Lot Size - Townhomes (to calculate density only)	N/A	2,400' Sq. Ft.		-	3,400 Sq. Ft.	3,200 Sq. Ft.
Minimum Size Corner Lots	21,780' Sq. Ft.	2,400' Sq. Ft.		14,500' Sq Ft.	3,400 Sq. Ft.	3,200 Sq. Ft.
Minumum Lot Width	70'	30'		-	40'	20' (based on unit width)
Maximum Building Coverage	20%	-		-	60%	60% of Site
Minimum Dwelling Unit SF	-	1,000' Sq. Ft.		-	*1,000' Sq. Ft.	-
<b>Minimum Front Yard Setbacks (Single Family)</b>						
Front Yard	40'	N/A		40'	40'	30'
<b>Minimum Front Yard Setbacks (Townhomes)</b>						
Front Yard	30'	25'		-	25	20' Perimeter
Driveway	-	-		-	25	20' Perimeter
Corner Front Yard	-	25'		30'	*25'	20' Perimeter
<b>Rear Yard</b>						
Main Building	30'	20'		-	15'	20' Perimeter
Accessory Building	1'	*1'		-	*1'	20' Perimeter
<b>Side Yard</b>						
Main Building	5**/15'	15'		-	0'	20' Perimeter
Accessory Building	1'	*1'		-	*1'	20' Perimeter
Multi-Unit Building Spacing	N/A	30' between buildings /15' Perimter		-	15' between buildings /20' perimeter	15' between buildings /20' perimeter
Corner Side Yard	-	25'		**25'	25'	20' Perimeter
<b>R.O.W Cross-Section (Townhomes)</b>	-	-		36***	36***	30'

\* Since this project is an existing PUD which has been previously approved, the underlying zoning applies when a variance was not addressed. The PUD approval included a concept drawing indicating where townhouse and mixed-mixed requirements should be applied.

\*\*On corner lots, 2 front yards and 2 side yards are required.

\*\*\*Refer to sheet C-301 included in the recorded Presidents Park Combined MDA

# SITE PLAN (CONCEPT)

## ***PRESIDENTS PARK***

GRANTSVILLE CITY,  
TOOELE COUNTY, UTAH

### Site Data

Lot Area	394,724 SF	9.06 Ac.
Public Road	66,478 SF	16.8 %
Building Area	92,880 SF	23.5 %
Paving Area	114,677 SF	29.1 %
Landscape Area	120,689 SF	30.6 %

### Unit Count

Units Proposed: 86  
Proposed Density: 10.6 Units/Ac.

### Setbacks

Building to Building = 15'; Perimeter = 20'

### Open Space

Required by Code: 10% = .90 Ac.  
Required by MDA: 1.60 Ac.  
Provided: 2.4 Ac.

### Parking Count

Parking required per Section 6.9 of GLUDMC  
2 stalls per unit + parking for the first ten (10) units shall provide one (1) separate designated visitor parking 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.

86 Units x 2 Stalls per Unit = 172 Stalls

10 Units x 1.0 Stalls per Unit = 10 Visitor Stalls  
76 Units x 0.5 Stalls per Unit = 38 Visitor Stalls  
Subtotal = 48 Visitor Stalls

Total Required Stalls: 220

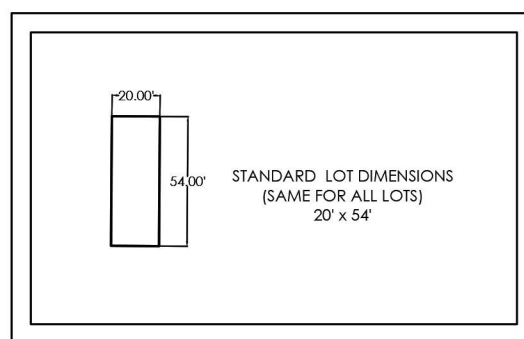
### Parking Provided:

Garages:	172
Driveways:	172
Street Stalls:	48
<b>Total Stalls:</b>	<b>392</b>

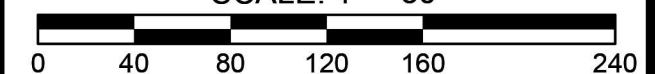
392 Stalls Provided / 86 Units Proposed = 4.55 Stalls / Unit



PUBLIC ROAD DEDICATION  
66,478 SF.  
± 1.52 AC.



SCALE: 1" = 80'



OPEN SPACE EXHIBIT

***PRESIDENTS  
PARK***

GRANTSVILLE CITY,  
TOOELE COUNTY, UTAH

Site Data

Lot Area	394,724 SF	9.06 Ac.
Required Open Space	69,696 SF	1.60 Ac.
Provided Open Space	117,006 SF	2.68 Ac.

Code Definitions  
GLUDMC Chapter 2

(221) Open Space, Usable -

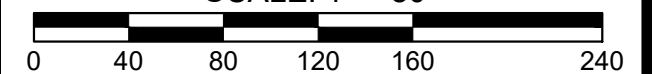
Usable open space shall be any portion of a lot or building which meets all the following conditions:

- (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.



 Designated Open Space

SCALE: 1" = 80'



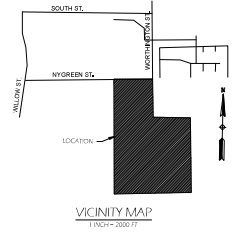
PRELIMINARY PLAN - PRESIDENTS PARK P.U.D.  
A PREMIER PLANNED COMMUNITY

ANDERSON FARMS

ANDERSON RANCH

WILKINSON STREET

NYCGREN STREET



**PRESIDENTS PARK (A PLANNED UNIT DEVELOPMENT):**  
PREPARED 4/20/2020

**FACTS**

• TOTAL ACREAGE	200 ACRES
• LANDSCAPE / BUFFER AREA	14.97 ACRES
• OPEN SPACE CREATED BY ADDITIONAL STREET DEDICATION FOR TREE GREENWAY	10.83 ACRES
• SCHOOL OPEN SPACE AREA	3.5 ACRES
• PRESIDENTS PARK	10.09 ACRES
• TOTAL P.U.D. OPEN SPACE AREA	39.59 ACRES (19.69%)

• GREENWAY TREES	849
• NUMBER OF LOTS (SINGLE FAMILY)	238
• PRESIDENTS PARK TOWN HOUSES	46 UNITS

• LOTS ADJOINING LANDSCAPE / BUFFER AREA / PARK	145
• LOTS ADJOINING GRANITSVILLE SOIL CONSERVATION PROP.	28
• TOTAL	173

• ROADWAY TREE GREENWAY	14.46 ACRES
• ROADWAY TREE GREENWAY	37.742 LINEAR FEET
• MIXED USE DEVELOPMENT	6.79 ACRES
• PRESIDENTS PARK TOWN HOUSES	6.50 ACRES
• ROADWAY DEDICATION AREA	40.12 ACRES (20.06%)

**LEGEND**

- ROADWAY TREE GREENWAY
- LANDSCAPE / BUFFER AREA
- PRESIDENTS PARK
- FENCE ALONG GRANITSVILLE SOIL CONSERVATION PROPERTY
- GREEN ASH TREE

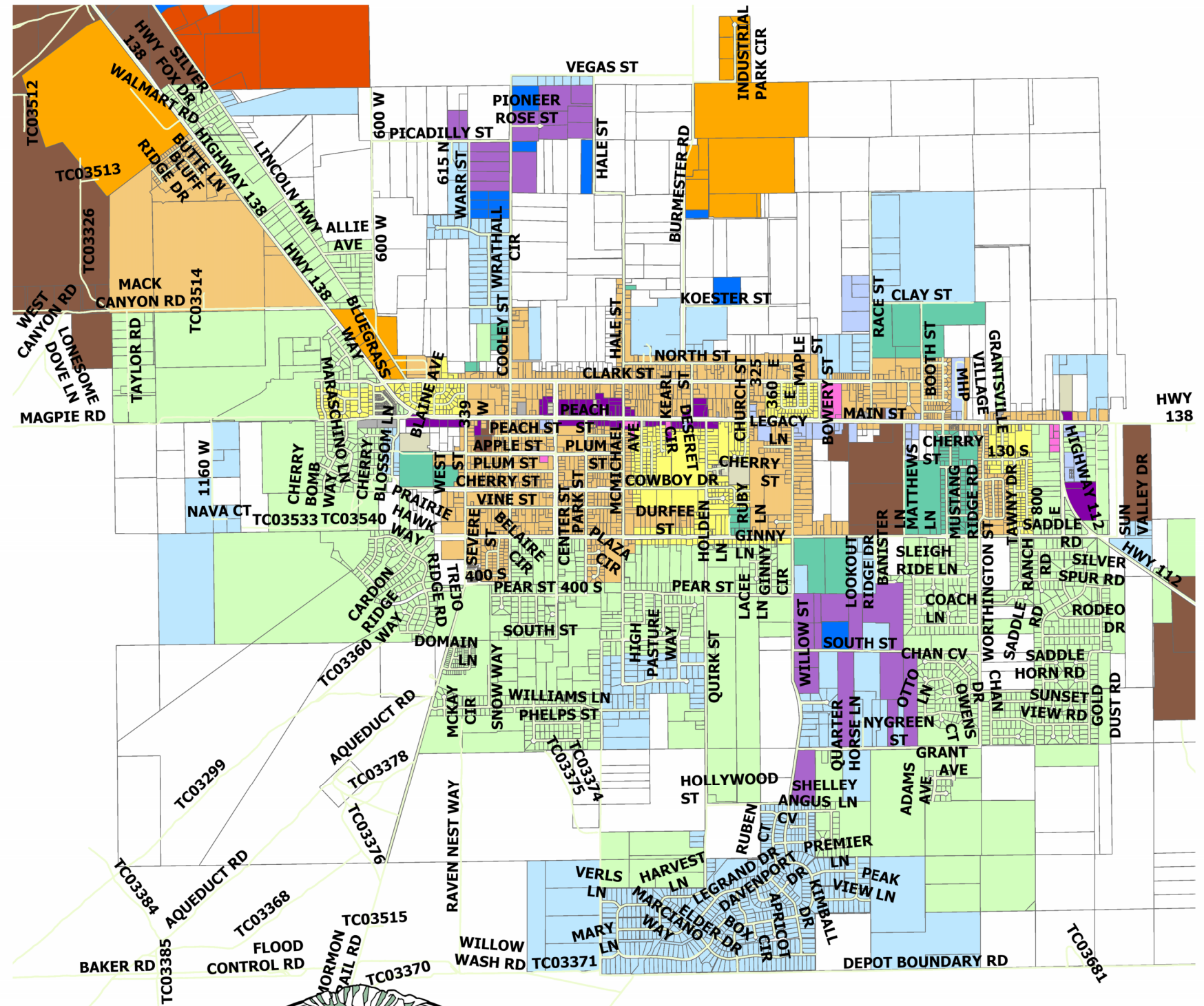
JANE R BROWN - TRUSTEE



# LEGEND

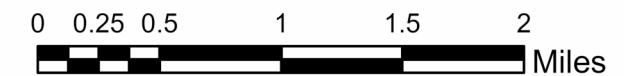
## ZONING DISTRICTS

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








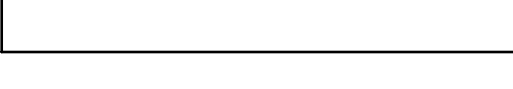


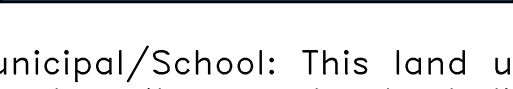
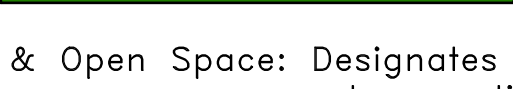
## ZONING MAP CENTRAL AREA

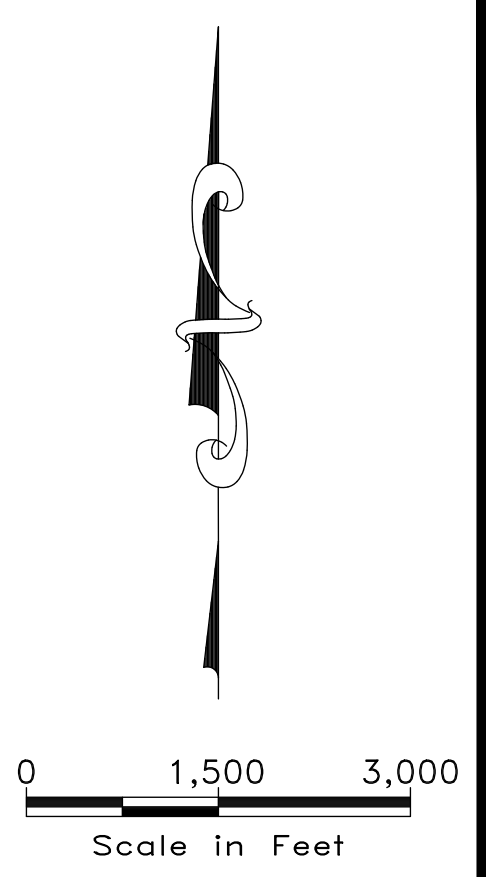
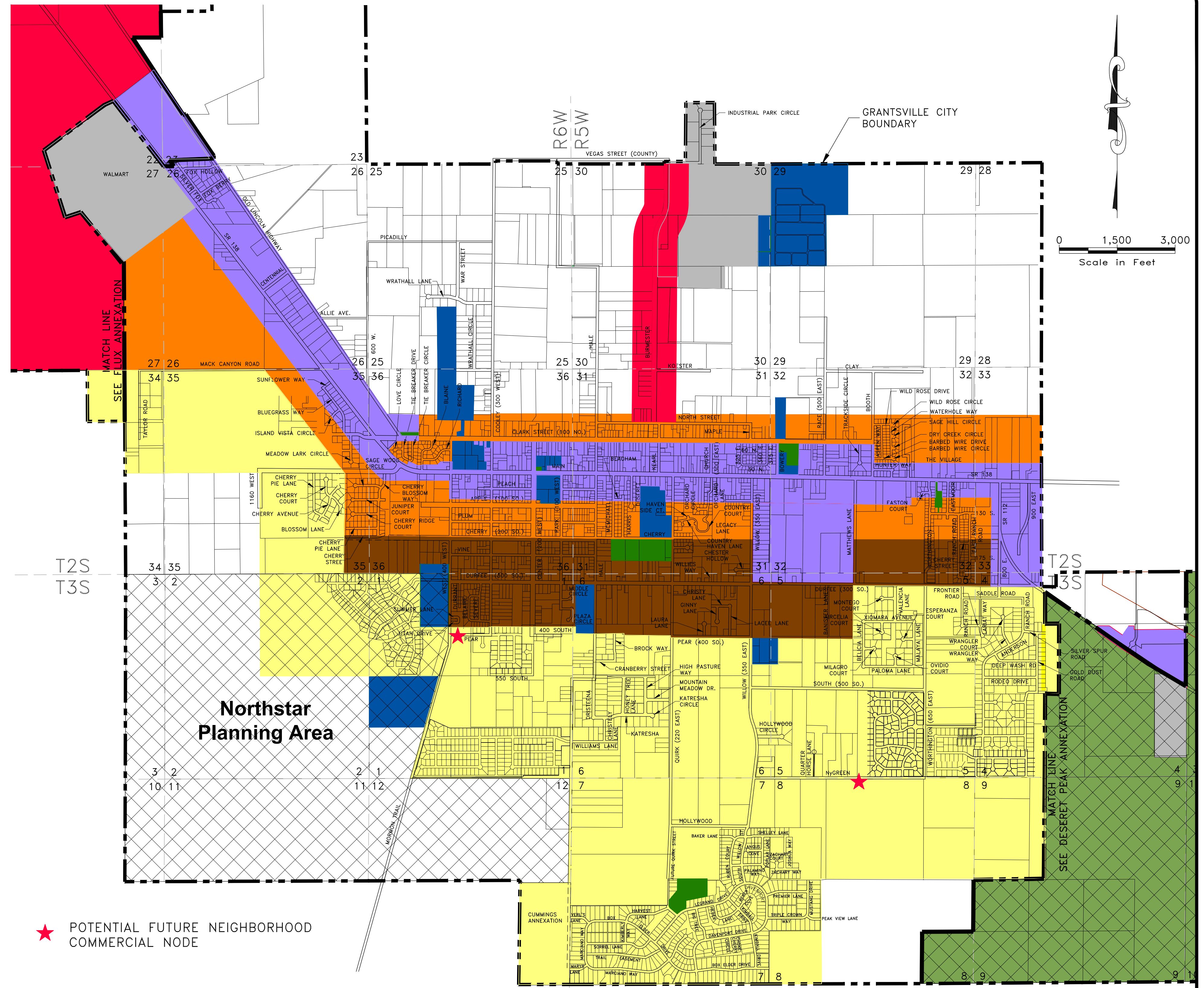
Adopted May 17, 2023  
Amended May 1, 2024



**LEGEND**  
Future Land Use Designations

Ensuring that the land and the proposed land-uses within the community are utilized to meet a unified community vision or goal is the first and often most important responsibility of a general plan. outlined on this map is the proposed Future land use map for the City of Grantsville:

-   
**Commercial**  
(A variety of commercial, retail, office and light industrial associated with a retail presence fronting street with special approval)
-   
**Mixed-Use Density**  
(A mixture of commercial/retail and residential uses, allowing up to 10 units per acre where surrounding uses are compatible. Heights are limited to two stories or a maximum of 35' above grade at street. Three stories above grade at street and/or 15 units per acre may be approved with special considerations of landscaping, buffering and architectural design that fit the scale of the surrounding properties in the zone.)
-   
**High Single Family Density Residential**  
(Residential uses, allowing a maximum of 6 dwelling units per acre)
-   
**Medium Density Residential**  
(Residential uses, allowing a maximum of 4 dwelling units per acre)
-   
**Low Density Residential**  
(Residential use, allowing a maximum of 2 dwelling units per acre)
-   
**Rural Residential - 1**  
(Residential use with applicable rural land uses, allowing 1 dwelling unit per one to ten acres)
-   
**Rural Residential 2**  
(Residential use with applicable rural land uses, allowing 1 dwelling unit per five to ten acres)
-   
**Industrial**  
(Allowing industrial, light industrial and mining)
-   
**Municipal/School:** This land use designates city-owned school district owned property serving a public purpose.
-   
**Parks & Open Space:** Designates public parks, open space and recreational areas.



**GRANTSVILLE CITY**  
**FUTURE LAND USE MAP**  
**CITY CENTER**

ADOPTED JANUARY 15, 2020  
REVISED JULY 30, 2021



THE PURPOSE OF DESIGNATED PLANNING AREAS IS TO FOSTER A JOINT WORKING RELATIONSHIP BETWEEN THE LANDOWNER(S) OF LARGE PARCELS OR GROUPS OF PARCELS OF 500 ACRES OR GREATER TO CREATE A MASTER PLAN FOR THE AREA WITH A BALANCE OF USES BENEFICIAL TO BOTH THE DEVELOPMENT AND THE SURROUNDING COMMUNITY AND WILL ADEQUATELY ADDRESS THE POTENTIAL IMPACTS ON TRANSPORTATION, UTILITIES, AND OTHER PUBLIC SERVICES AND AMENITIES.



533 W 2600 S, SUITE 275, BOUNTIFUL, UT 84010  
PHONE (801) 299-1327 FAX (801) 299-0153



1950 N 2200 W STE 9, Salt Lake City, UT 84116

Westates Companies has reviewed the comments provided in the Grantsville City Development Review dated November, 25th 2024. This document provides responses (in blue) to the corresponding comments as well as an updated list of amendment requests for the President Park P.U.D.

**Responses to**  
**Grantsville City Development Review**  
**For**  
**Presidents Park P.U.D. Amendment**

Submittal #1 – 11/25/24

Robert Rousselle  
City Engineer

1. Show sight triangle which meet City standards and AASHTO Greenbook.  
**Response:** Sight triangles have been added and labeled on the conceptual site plan. See attached site plan.
  
2. Where is the location of water meters being proposed? Water is already in along with services. Cluster water meters off the side of buildings outside of driveway.  
**Response:** Noted. Water meters will be clustered off the side of buildings outside of driveway. A revised set of full engineering plans will be provided if the amendment to the P.U.D. is approved. An approximate location for proposed water meters has been added to the conceptual site plan.
  
3. Has water and sewer system been designed for these addition lots?  
**Response:** A revised set of full engineering plans will be provided if the amendment to the P.U.D. is approved.



1950 N 2200 W STE 9, Salt Lake City, UT 84116

4. Has the impervious area increased and is the storm drainage system and retention basins been sized adequately?

**Response:** It is expected that the impervious area will increase by approximately 41,512 SF. A revised set of full engineering plans showing how the increase in impervious area will be accommodated will be provided if the amendment to the P.U.D. is approved.

5. The water and sewer modeling would need to be updated

**Response:** A revised set of full engineering plans will be provided if the amendment to the P.U.D. is approved.

6. Check scale. It appears to be slightly off.

**Response:** Noted.

Shelby More

Planning Department

1. Possible site triangle issues

**Response:** Sight triangles have been added and labeled on the conceptual site plan. See attached site plan.

2. Is this a park?

**Response:** Labels have been added to help clarify amenity and park spaces. See attached site plan.

3. Define if this is a park

**Response:** Labels have been added to help clarify amenity and park spaces. See attached site plan.

4. Use different color for sidewalk.

**Response:** An updated site plan is provided.



1950 N 2200 W STE 9, Salt Lake City, UT 84116

5. Show lot sizes, length, width, driveway length

Response: An updated site plan with additional labels is provided.

6. What is the ROW width?

Response: The R.O.W. width is 30 ft. An updated site plan with additional labels is provided.

7. What is the width between townhomes?

Response: The width between townhomes ranges from 17 ft. to 20 ft. An updated site plan with additional labels is provided.

Cody Christensen

1. All sewer from the previous plan is present and all new sewer location will need to be installed with a wye.

Response: Noted. A revised set of full engineering plans will be provided if the P.U.D amendment is approved.

2. Existing sewer main and laterals will need to be removed and re-laid with wyes instead of inserta tees.

Response: Noted. A revised set of full engineering plans will be provided if the P.U.D amendment is approved.



1950 N 2200 W STE 9, Salt Lake City, UT 84116

**Requested Amendments to the Presidents Parks  
PUD Master Development Agreement**

**1. Maximum Number of Units allowed**

*Master Development Agreement for Presidents Park P.U.D. - Terms 1.14*  
and  
*Presidents Park PUD Addendum #1; Attachment A (Developers Project Description-  
Section A.(1))*

The existing PUD agreement allows for a total of 298 within the Presidents Park PUD. The request is for 40 additional townhome units, bringing the max number of units allowed to a total of 338.

	Existing Agreement	Proposed Agreement	Difference
Max Units Allowed	298	338	40
	Unit Breakdown		
Single Family Lots	252	252	0
Townhomes	46	86	40

**2. Maximum Density per Acre (Townhomes)**

*Master Development Agreement for Presidents Park P.U.D Agreement – Addendum #1,  
Terms - Section 3(a)*  
and  
*Presidents Park PUD Addendum #1; Attachment A (Developers Project Description) –  
Section H (1)*

The existing PUD agreement allows for a maximum of 8 units per acre within the area designated for townhome use. The request is to increase the maximum number of units per acre to 9.5 within the same area.

	Existing Agreement	Proposed Agreement	Difference
Parcel Area	9.06	9.06	-
Units / Acre	8	9.5	1.5
Max Units Allowed	72	86	14

### 3. Single-Family Lot Size

*Master Development Agreement for Presidents Park P.U.D – Addendum #1, Terms - Section 3(a)*

and

*Presidents Park PUD Addendum #1; Attachment A (Developers Project Description – Section H (1))*

The existing PUD agreement allows for a minimum lot area of 14,500 sq. ft. The request is to reduce the minimum lot size permitted to 13,000 as long as the average of all lots remains at least 14,500 sq. ft (1/3<sup>rd</sup> acre) or greater.

### 4. Single-Family Lot Setbacks

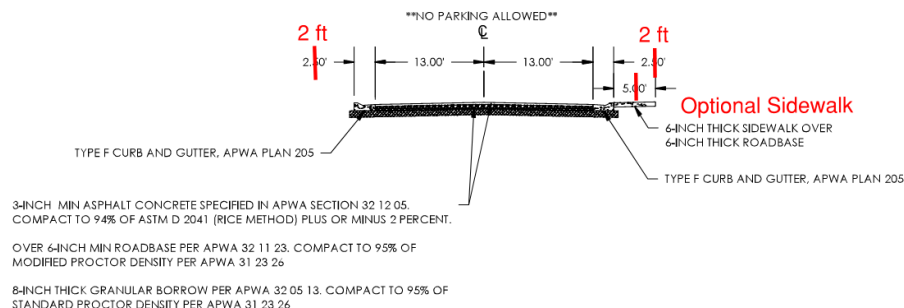
*Master Development Agreement for Presidents Park P.U.D – Addendum #1, Attachment A (Developers Project Description – Section A(6))*

The existing PUD agreement allows for a minimum front setback of 40 ft. for single-family detached lots. The request is to reduce the minimum setback to 30 ft. for single-family detached lots.

### 5. Proposed Street Cross Section

*Master Development Agreement for Presidents Park P.U.D – Addendum #1, Attachment B (Sheet C-301 of the Phase 1 Construction Drawings)*

The existing PUD agreement suggest a 36’ street cross section for the Townhome designated area. The request is to reduce the proposed cross-section from 36’ feet by reducing the curbs to 2 ft. wide on both sides of the driveway with an optional sidewalk.





1950 N 2200 W STE 9, Salt Lake City, UT 84116

**6. Minimum Lot Size (for density)**

*Addendum No. 3 To Presidents Park P.U.D. Subdivision, Section 2(a)*

Addendum #3 of the existing development agreement defines the minimum lot size as 3,400 sq. ft. The request is to reduce the minimum lot size from 3,400 sq. ft. to 3,200 sq ft. The Minimum Lot Size is only to be used for density calculations within the townhome-use area and does not represent a physical area to be subdivided.

	Existing Agreement	Proposed Agreement	Difference
Net Parcel Area (6.5 Acres)	283,140 sq. ft.	283,140 sq. ft.	-
Minimum Lot Size	3,400 sq. ft.	3,200 sq. ft.	200 sq. ft.
Potential # of Lots	83	88	5

**7. Building Setbacks**

*Addendum No. 3 To Presidents Park P.U.D. Subdivision, Section 2(b)*

Addendum #3 of the existing development agreement defines the setbacks for the front, rear, and side yards in addition to the perimeter setbacks and minimum building separation. With the intent to build rear-loaded townhomes, the request is to amend the existing PUD agreement to simplify the interpretation of setbacks by defining the setbacks for townhome use as 20 ft. around the perimeter and 15 ft. between buildings.

	Existing Agreement	Proposed Agreement	Difference
Front Yard	25 ft.	-	Undefined
Rear Yard	15 ft.	-	Undefined
Side Yard	0 ft.	-	Undefined
Townhome Area Perimeter	20 ft.	20 ft.	0 ft.
Separated Structures	15 ft.	15 ft.	0 ft.



1950 N 2200 W STE 9, Salt Lake City, UT 84116

**8. Minimum Lot Width**

*Addendum No. 3 To Presidents Park P.U.D. Subdivision, Section 2(e)*

Addendum #3 of the existing development agreement defines the minimum lot width as 40 ft. The request is to reduce the lot width, based on the unit width, to 20 ft from the previously approved 40 ft.

	Existing Agreement	Proposed Agreement	Difference
Minimum Lot Width	40 ft.	20 ft.	20 ft.

**9. Maximum Building Coverage**

*Addendum No. 3 To Presidents Park P.U.D. Subdivision, Section 2(g)*

Addendum #3 of the existing development agreement defines the maximum lot coverage as 60%. The request is to clarify that the maximum lot coverage is 60% of the project site area.

Site Area	Maximum Lot Coverage	Proposed Lot Coverage
9.06 Acres	60% (5.43 Acres)	23.5% (2.12 Acres)

# GRANTSVILLE CITY

## PUD APPLICATION WORKSHEET

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

Project Name	<u>PRESIDENTS PARK PUD</u>
Applicant	<u>TRAVIS TAYLOR</u>
Project Location	<u>WASHINGTON AVE. GRANTSVILLE, UT (PARCEL # 01-075-0-0044)</u>
Project Acreage	<u>190</u>
Current Zoning	<u>R-1-12 / EXISTING PUD</u>

### 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

The proposed code variations and PUD amendments will provide an opportunity to create a more desirable housing type than would be possible under the existing PUD agreement. These changes will allow for the construction of a more affordable housing unit with enhanced architecture features and open space amenities. As a result, the livability of the townhome community will improve, especially for interior townhome units.

These benefits can be accomplished by making the following variances:

1. Increasing the density permitted in the Presidents Park agreement from 298 units to 338 units.
2. Increasing the maximum units per acre from 8 to 9.5 within the area designated for townhome use only.
3. Reducing the minimum lot size for single-family detached lots from 14,500 sqft to 13,000 sqft as long as the average lot size remains at least 14,500 sqft or greater.
4. Reducing the front setbacks for single-family detached lots from 40 ft to 30 ft.
5. Reducing the minimum lot size for townhomes from 3,400 sq ft. to 3,200 sq ft. This number is to be used for density calculations only and does not represent a physical area to be subdivided.
6. Amending the street cross-section to be used in the townhome designated area.
7. Reducing the minimum townhome width from 40 ft to 20 ft.

8. Clarifying the setback requirements for townhomes.
9. Clarifying the maximum building coverage requirement

**Objective (b):**

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

**Response**

The proposed changes will aid the developer in enhancing the open space and provide opportunities for additional amenities. Such amenities include a pickleball court and playground.

The proposed changes to the code and development agreement will allow for flexibility within the building footprint previously approved and will not require the use of additional land previously intended for open space. It is expected that the open space provided will exceed the 1.60 acres of open space required by the previous PUD agreement by as much as 1.08 acres. The amount of open space being proposed is 2.68 acres.

There are not any concerns for this site related to topography, drainage flows or natural bodies of water.

**Objective (c):**

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

**Response**

Not Applicable – There are no existing buildings on this site.

**Objective (d):**

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

**Response**

The Presidents Park townhome community has been designed within the Presidents Park PUD. As a result, all paths and trails have been integrated to support the pedestrian traffic of the 200-acre project. The paths and trails are intended to connect all users to the centrally located 10.09-acre park along with several other open spaces integrated throughout the development. The paths and trails also promote the safety of users by interfacing with road traffic at intersections where it has been deemed appropriate and by connecting with existing city sidewalk infrastructure where possible.

**Objective (e):**

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

**Response**

Not Applicable – There are no blighted structures or incompatible uses on site.

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

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

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

**7.8 Determination**

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

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

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

**Standard (a):**

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

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

Chapter 14 Multiple Use, Agriculture and Rural Residential Districts

Chapter 15 Residential and Multiple Residential Districts

Chapter 16 Commercial and Industrial Districts

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

Response (Check the Applicable Box):

Permitted

Conditional

Not Allowed

Not Applicable

Standard (b):

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

Response

The proposed use is multi-family residential and is compatible with the single family and civic/school use which the site borders. The multi-family residential use is also consistent with prior approvals.

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 increase in density allows for a more affordable home design which will help create more housing options for Grantsville residents. The proposed use is also consistent with prior approval of the Presidents Park PUD.

Standard (d):

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

Response

The proposed use is consistent with existing approvals and will provide an appropriate transition of residential use between Twenty Wells Elementary and the Presidents Park single-family lots. The enhanced open space and amenities that will be made possible by the proposed amendments will create an attractive environment within the 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 – Multi-family Residential is compatible with civic/school use and single-family residential.

**Standard (f):**

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

**Response**

The property values, environment, and tax base will be preserved and ensured by the creation of an HOA.

**Standard (g):**

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

**Response**

The conditions are intended to create an affordable housing product that will be valuable to the residents of Grantsville as described in the Housing section of the Grantsville General Plan.

**Standard (h):**

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

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

**Standard (i):**

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

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

**Standard (j):**

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

**Response**

The internal circulation system is consistent with the previously approved designs for Presidents Park PUD. No changes have been made to the circulation system.

**Standard (k):**

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

**Response**

The previously designed utility system with the addition of laterals for the additional units will be sufficient for the proposed layout.

**Standard (l):**

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

**Response**

The proposed amendments can be made while maintaining a 20' buffer around the perimeter of the site consistent with prior approvals. Although the proposed multi-family use is intended to provide a compatible use for adjacent properties, this buffer will help protect from light, noise, and visual impacts.

**Standard (m):**

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

**Response**

The architecture and building materials will be consistent with the development and compatible with the adjacent neighborhood.

**Standard (n):**

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

**Response**

The ratio of grass to water-wise landscaping throughout the development has been considered in an effort to accommodate the limited water supply within the Grantsville region while also creating a desirable space to live. Grass will only be located in areas where it can be easily maintained and watered. It is expected that the development will provide approximately 50,800 sq. ft. grass. This is approximately 43% of the open space proposed.

**Standard (o):**

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

**Response**

Not Applicable – There are not historical, architectural, or environmental features to preserve on site.

**Standard (p):**

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

**Response**

Not Applicable – Residential Use

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.
<p><b>Maximum Number of Units allowed</b>  <i>Master Development Agreement for Presidents Park P.U.D. - Terms 1.14</i>                  and  <i>Presidents Park PUD Addendum #1; Attachment A (Developers Project Description- Section A.(1))</i></p> <p>The existing PUD agreement allows for a total of 298 units throughout the entire PUD.</p>
Describe Requested Deviation to Regulation.
<p>The request is for 40 additional townhome units, bringing the max number of units allowed in the PUD to a total of 338.</p>
Describe How Requested Deviation Benefits the Project and the Community.
<p>The increased density will promote the construction of affordable housing while maintaining and enhancing the open space, parking and living quality of the project.</p>
Describe Mitigation Proposed to Maintain <i>the general purposes, goals and objectives of this Code and of any plans adopted by the Planning Commission or the City Council. (12-2-1-(b))</i>
<p>The enhanced open space and amenities, as well as the affordable nature of the intended units being proposed will help maintain the general purposes, goals, and objectives of this code and the existing Presidents Park PUD agreement.</p>

Requested Deviation #2

Cite Reference to Regulation and Describe Specific Requirement in Regulation That Requested Deviation Would Affect.
<b>Maximum Density per Acre (Townhomes)</b> <i>Master Development Agreement for Presidents Park P.U.D Agreement – Addendum #1, Terms - Section 3(a)</i> and <i>Presidents Park PUD Addendum #1; Attachment A (Developers Project Description) – Section H (1)</i>  The existing PUD agreement allows for a maximum of 8 units per acre within the area designated for townhome use.
Describe Requested Deviation to Regulation.
The request is to increase the maximum units per acre to 9.5 within the townhome-use area.
Describe How Requested Deviation Benefits the Project and the Community.
The increased density will promote the construction of affordable housing while maintaining and enhancing the open space, parking and living quality of the project.
Describe Mitigation Proposed to Maintain <i>the general purposes, goals and objectives of this Code and of any plans adopted by the Planning Commission or the City Council. (12-2-1-(b))</i>
The enhanced open space and amenities, as well as the affordable nature of the intended units being proposed will help maintain the general purposes, goals, and objectives of this code and the existing Presidents Park PUD agreement.

Requested Deviation #3

Cite Reference to Regulation and Describe Specific Requirement in Regulation That Requested Deviation Would Affect.
<b>Single-Family Lot Size</b> <i>Master Development Agreement for Presidents Park P.U.D – Addendum #1, Terms - Section 3(a)</i> and

<i>Presidents Park PUD Addendum #1; Attachment A (Developers Project Description – Section H (1))</i>
The minimum lot size for single-family detached units is 14,500 sq. ft.
<b>Describe Requested Deviation to Regulation.</b>
The request is to reduce the minimum lot size permitted to 13,000 as long as the average of all lots remains at least 14,500 sq. ft (1/3rd acre) or greater.
<b>Describe How Requested Deviation Benefits the Project and the Community.</b>
The variance will allow for the creation of lots ranging in size and affordability. Overall this variance will help provide options for future residents while maintaining the nature of the neighborhood and city.
<b>Describe Mitigation Proposed to Maintain <i>the general purposes, goals and objectives of this Code and of any plans adopted by the Planning Commission or the City Council. (12-2-1-(b))</i></b>
Mitigation efforts are being made by requiring an average lot size which will help preserve an overall lot size. Ultimately, some lots will have to be bigger than the minimum requirement to meet this contingency.

#### Requested Deviation #4

<b>Cite Reference to Regulation and Describe Specific Requirement in Regulation That Requested Deviation Would Affect.</b>
<b>Single-Family Lot Setbacks</b> <i>Master Development Agreement for Presidents Park P.U.D – Addendum #1, Attachment A (Developers Project Description – Section A(6))</i>
The existing PUD agreement allows for a minimum front setback of 40 ft. for single-family detached lots.
<b>Describe Requested Deviation to Regulation.</b>
The request is to reduce the minimum setback to 30 ft. for single-family detached lots.
<b>Describe How Requested Deviation Benefits the Project and the Community.</b>
The change in setbacks will promote the construction of affordable housing while maintaining and enhancing the open space at the rear of the lots.
<b>Describe Mitigation Proposed to Maintain <i>the general purposes, goals and objectives of this Code and of any plans adopted by the Planning Commission or the City Council. (12-2-1-(b))</i></b>
Mitigation efforts are being made by requiring an average lot size which will help preserve an overall lot size. Ultimately, some lots will have to be bigger than the minimum requirement to meet this contingency.

Requested Deviation #5

Cite Reference to Regulation and Describe Specific Requirement in Regulation That Requested Deviation Would Affect.
<b>Proposed Street Cross Section</b> Master Development Agreement for Presidents Park P.U.D – Addendum #1, Attachment B (Sheet C-301 of the Phase 1 Construction Drawings)  The existing PUD agreement suggest a 36’ street cross section for the Townhome designated area.
Describe Requested Deviation to Regulation.
The request is to reduce the proposed cross-section from 36’ feet by reducing the curbs to 2 ft. wide on both sides of the driveway with an optional sidewalk.
Describe How Requested Deviation Benefits the Project and the Community.
The amended cross section will promote walkability and safety for pedestrians by reducing the street cross-section.
Describe Mitigation Proposed to Maintain <i>the general purposes, goals and objectives of this Code and of any plans adopted by the Planning Commission or the City Council. (12-2-1-(b))</i>
Striving for walkability and safety in high density areas will help maintain the general purposes, goals, and objectives of this code and the existing Presidents Park PUD agreement.

Requested Deviation #6

Cite Reference to Regulation and Describe Specific Requirement in Regulation That Requested Deviation Would Affect.
<b>Minimum Lot Size (for density)</b> Addendum No. 3 To Presidents Park P.U.D. Subdivision, Section 2(a)  Addendum #3 of the existing development agreement defines the minimum lot size as 3,400 sq. ft.
Describe Requested Deviation to Regulation.
The request will reduce the minimum lot size to 3,200 sq. ft from the previously approved 3,400 sq. ft. The request also includes that a clarification be made, indicating that the minimum lot size is only used for density calculations and does not represent an area to be subdivided.

Describe How Requested Deviation Benefits the Project and the Community.
The increased density will promote the construction of affordable housing while maintaining and enhancing the open space, parking and living quality of the project.
Describe Mitigation Proposed to Maintain <i>the general purposes, goals and objectives of this Code and of any plans adopted by the Planning Commission or the City Council. (12-2-1-(b))</i>
The enhanced open space and amenities, as well as the affordable nature of the intended units being proposed will help maintain the general purposes, goals, and objectives of this code and the existing Presidents Park PUD agreement.

REQUESTED DEVIATION #7

Cite Reference to Regulation and Describe Specific Requirement in Regulation That Requested Deviation Would Affect.
<p><b>Building Setbacks</b>  Addendum No. 3 To Presidents Park P.U.D. Subdivision, Section 2(b))</p> <p>Addendum #3 of the existing development agreement defines the setbacks for the front, rear, and side yards in addition to the perimeter setbacks and minimum building separation.</p>
Describe Requested Deviation to Regulation.
The request is to simplify the interpretation of setbacks by defining the setbacks for townhome use as 20 ft. around the perimeter and 15 ft. between buildings.
Describe How Requested Deviation Benefits the Project and the Community.
The proposed amendment will clarify the existing PUD agreement.
Describe Mitigation Proposed to Maintain <i>the general purposes, goals and objectives of this Code and of any plans adopted by the Planning Commission or the City Council. (12-2-1-(b))</i>
The requested clarification will preserve and promote the open space amenities which will help maintain the general purposes, goals, and objectives of this code and the existing Presidents Park PUD agreement.

Requested Deviation #8

Cite Reference to Regulation and Describe Specific Requirement in Regulation That Requested Deviation Would Affect.
<b>Minimum Lot Width</b> Addendum No. 3 To Presidents Park P.U.D. Subdivision, Section 2(e)  Addendum #3 of the existing development agreement defines the minimum lot width as 40 ft.
Describe Requested Deviation to Regulation.
The request is to reduce the minimum lot width, based on the unit width, from 40 ft to 20 ft.
Describe How Requested Deviation Benefits the Project and the Community.
The increased density will promote the construction of affordable housing while maintaining and enhancing the open space, parking and living quality of the project.
Describe Mitigation Proposed to Maintain <i>the general purposes, goals and objectives of this Code and of any plans adopted by the Planning Commission or the City Council. (12-2-1-(b))</i>

REQUESTED DEVIATION #9

Cite Reference to Regulation and Describe Specific Requirement in Regulation That Requested Deviation Would Affect.
<b>Maximum Building Coverage</b> Addendum No. 3 To Presidents Park P.U.D. Subdivision, Section 2(g)  Addendum #3 of the existing development agreement defines the maximum lot coverage as 60%.
Describe Requested Deviation to Regulation.
The request is to clarify the requirement for maximum coverage of 60% across the entire site designated for townhome use. With the area designated for townhome use being 9.06 Acres, this will limit the building footprint to a maximum of 5.43 acres.  The building footprint previously approved and maintained with the new amendments to the PUD is 92,880 SF or 23.5% of the entire site area.
Describe How Requested Deviation Benefits the Project and the Community.
The proposed amendment will clarify the existing PUD agreement.

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 requested clarification will preserve and promote the open space amenities which will help maintain the general purposes, goals, and objectives of this code and the existing Presidents Park PUD agreement.

**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.

Not Applicable.



1950 N 2200 W STE 9, Salt Lake City, UT 84116

**Response to Chapter 12, Section (f):**

Westates Companies is requesting an amendment to the Presidents Park PUD. As outlined in GLUMDC chapter 12, section 1(f), the City and developer *will seek* to provide residential housing that conforms with the State moderate income requirements through the flexibility of Planned Unit Developments.

The Utah Code of Amendment sections [10-9a-403\(40\)](#) and [17-27a-403\(43\)](#) define moderate income housing as “housing occupied or reserved for occupancy by households with a gross household income equal to or less than 80% of the median gross income for households of the same size in the county in which the housing is located. To ensure affordable housing meets the defined standards, the State requires a City or specified municipality without a fixed guideway public transit station to implement three or more of the moderate income housing strategies described in State Code Chapter 10-9a-403 Subsection (2)(b)(iii)

Through the requested amendment and subsequent approval, Westates Companies intends to assist Grantsville City in providing moderate income housing that meets the State Standard which will utilize the following strategies as listed in the State Code.

- (A) Rezone for densities necessary to facilitate the production of moderate-income housing.*
- (L) Implement zoning incentives for moderate income units in new developments*
- (Z) Demonstrate implementation of any other program or strategy to address the housing needs of residents of the municipality who earn less than 80% of the area median income, including the dedication of a local funding source to moderate income housing or the adoption of a land use ordinance that requires 10% or more of new residential development in a residential zone dedicated to moderate income housing;*

Such strategies would allow Westates to ensure 10% of new residential development in the area designated for townhome-use in the Presidents Park PUD be dedicated to moderate income housing.

**WHEN RECORDED, RETURN TO:**

**Brett Coombs, Esq.**  
**Grantsville City Attorney**  
**429 East Main Street**  
**Grantsville City, Utah 84029**

**GRANTSVILLE CITY**  
**MASTER DEVELOPMENT AGREEMENT**  
**FOR**  
**PRESIDENTS PARK P.U.D. SUBDIVISION**

THIS MASTER DEVELOPMENT Agreement (“**Agreement**”) is made and entered as of the 16 day of DECEMBER, 2021, by and between Grantsville City, a municipal corporation of the State of Utah (“**City**”) and Presidents Park, LLC, a Utah limited liability corporation (“**Developer**”).

**RECITALS**

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

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

C. The Parties understand and intend that this Agreement is a “development agreement” within the meaning of, and entered into pursuant to the terms of Utah Code Ann. §10-9a-101 (2005) *et seq.* This Agreement conforms with the intent of the City’s General Plan and the Zoning.

NOW, THEREFORE, in consideration of the mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the City and Developer hereby agree to the following, incorporating by reference the prior recitals as if fully set forth herein:

**TERMS**

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

- 1.1. **Agreement** means this Master Development Agreement including all of its Exhibits and Addenda, including Addenda added after this Agreement is executed.
- 1.2. **Applicant** means a person or entity submitting a Development Application.
- 1.3. **Buildout** means the completion of all of the development in each phase of the entire Project in accordance with this Agreement.
- 1.4. **City** means Grantsville City, a political subdivision of the State of Utah.
- 1.5. **City's Future Laws** means the ordinances, policies, standards, and procedures which may be in effect as of a particular time in the future when a Development Application is submitted for a part of the Project and which may or may not be applicable to the Development Application depending upon the provisions of this Agreement.
- 1.6. **Council** means the elected City Council of the City.
- 1.7. **Default** means a breach of this Agreement as specified herein.
- 1.8. **Developer** means Presidents Park, LLC and its successors/assignees as permitted by this Agreement.
- 1.9. **Development** means the development of any portion of the Property pursuant to an approved Development Application.
- 1.10. **Development Application** means an application to the City for development of a portion of the Project or any other permit, certificate or other authorization from the City required for development of the Project.
- 1.11. **Final Plat** means the recordable map or other graphical representation of land prepared in accordance with Utah Code Ann. § 10-9a-603 (2019), and approved by the City, subdividing any portion of the Project.
- 1.12. **GLUDMC** means the Grantsville Land Use and Development Code.
- 1.13. **LUDMA** means the Land Use, Development, and Management Act, Utah Code Ann. § 10-9a-101 (2005), *et seq.*
- 1.14. **Maximum Residential Units** means the development on the Property of Presidents Park P.U.D. Subdivision, two-hundred ninety eight (298) Residential Dwelling Units
- 1.15. **Notice** means any notice to or from any Party to this Agreement that is either required or permitted to be given to another party.
- 1.16. **Party/Parties** means, in the singular, Developer or the City; in the plural Developer and the City.
- 1.17. **Final Plat** means the final plat for the development of the Project, which has been approved by the City and which is attached as Exhibit "B."
- 1.18. **Project** means the residential subdivision to be constructed on the Property, in phases, pursuant to this Agreement with the associated Public Infrastructure and private facilities, and all of the other aspects approved as part of this Agreement.
- 1.19. **Property** means the real property owned by and to be developed by Developer more fully described in Exhibit A.
- 1.20. **Public Infrastructure** means those elements of infrastructure that are planned to be dedicated to the City or other public entities as a condition of the approval of a Development Application.
- 1.21. **Residential Dwelling Unit** means a structure or portion thereof designed and intended for use as attached residences as illustrated on the Final Plan.
- 1.22. **Zoning** means the R-1-21 zoning of the Property.

## **2. Development of the Project.**

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

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

## **3. Vested Rights.**

**3.1. Vested Rights Granted by Approval of this Agreement.** To the maximum extent permissible under the laws of Utah and the United States and at equity, the Parties intend that this Agreement grants to Developer all rights to develop the Project in fulfillment of this Agreement, LUDMA, GLUDMC, the Zoning of the Property, and the Final Plat except as specifically provided herein. The Parties specifically intend that this Agreement grant to Developer the "vested rights" identified herein as that term is construed in Utah's common law and pursuant to Utah Code Ann. § 10-9a-509 (2019).

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

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

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

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

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

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

3.2.6. Impact Fees. Impact Fees or modifications thereto which are lawfully adopted, and imposed by the City pursuant to Utah Code Ann. Section 11-36a-101 (2011) *et seq.*

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

3.2.8. Compelling, Countervailing Interest. Laws, rules or regulations that the City's land use authority finds, on the record, are necessary to avoid jeopardizing a compelling, countervailing public interest pursuant to Utah Code Ann. § 10-9a-

509(1)(a)(i) (2020).

4. **Term of Agreement.** Unless earlier terminated as provided for herein, the term of this Agreement shall be until January 31, 2026. If Developer has not been declared to be currently in Default as of January 31, 2026 (and if any such Default is not being cured) then this Agreement shall be automatically extended until January 31, 2031. This Agreement shall also terminate automatically at Buildout.

5. **Addenda** Addendum No. 1 contains the provisions of this Agreement that are specific to the development of phase 1 of Project. Any future phases of the Project may require an added addenda. If there is a conflict between this Agreement and Addendum No. 1 or any future addenda, then Addendum No. 1 and the future addenda shall control.

6. **Public Infrastructure.**

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

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

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

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

6.5. **Bonding.** In connection with any Development Application, Developer shall provide bonds or other development security, including warranty bonds, to the extent required by GLUDMC, unless otherwise provided by Utah Code § 10-9a-101, *et seq.* (2005), as amended. The Applicant shall provide such bonds or security in a form acceptable to the City or as specified in GLUDMC. Partial releases of any such required security shall be made as work progresses based on GLUDMC.

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

**7. Upsizing/Reimbursements to Developer.**

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

**8. Default.**

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

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

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

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

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

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

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

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

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

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

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

**8.6. Limitation on Recovery for Default – No Damages against the City.** Anything in

this Agreement notwithstanding, Developer shall not be entitled to any claim for any monetary damages as a result of any breach of this Agreement and Developer waives any claims thereto. The sole remedy available to Developer and any assignee shall be that of specific performance.

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

**To the Developer:**

Presidents Park, LLC

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**To the City:**

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

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

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

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

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

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

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

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

14.3. **Process for Assignment.** Developer shall give Notice to the City of any proposed

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

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

**14.5. Complete Assignment.** Developer may request the written consent of the City of an assignment of Developer's complete interest in this Agreement, which consent shall not be unreasonably withheld. In such cases, the proposed assignee shall have the qualifications and financial responsibility necessary and adequate, as required by the City, to fulfill all obligations undertaken in this Agreement by Developer. The City shall be entitled to review and consider the ability of the proposed assignee to perform, including financial ability, past performance and experience. After review, if the City gives its written consent to the assignment, Developer shall be released from its obligations under this Agreement for that portion of the Property for which such assignment is approved.

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

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

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

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

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

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

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

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

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

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

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


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

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


28. **Authority.** The Parties to this Agreement each warrant that they have all of the necessary authority to execute this Agreement. Specifically, on behalf of the City, the signature of the Mayor of the City is affixed to this Agreement lawfully binding the City pursuant to Resolution No. 2021-05 adopted by the City on February 3, 2023.

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

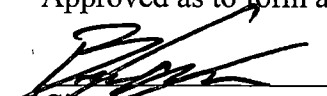
DEVELOPER  
Presidents Park, LLC

  
By: MICHAEL R. COLSON  
Its: PARTNER


GRANTSVILLE CITY

  
By: Brent K. Marshall,  
Its: Mayor

Approved as to form and legality:

  
City Attorney

Attest:

  
City Recorder

**CITY ACKNOWLEDGMENT**

STATE OF UTAH )  
 ) :ss.  
COUNTY OF TOOELE )

On the 16 day of December, 2021 personally appeared before me Brent K. Marshall who being by me duly sworn, did say that he is the Mayor of Grantsville City, a political subdivision of the State of Utah, and that said instrument was signed in behalf of the City by authority of its City Council and said Mayor acknowledged to me that the City executed the same.

Kerri L. Anderson  
NOTARY PUBLIC

My Commission Expires: 3/18/2023

Residing at: Tooele, UT



**DEVELOPER ACKNOWLEDGMENT**

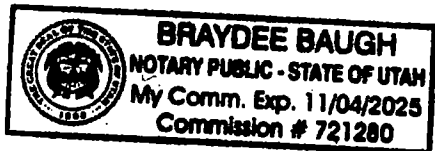
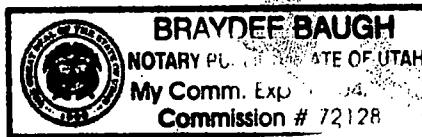
STATE OF UTAH )  
 ) :ss.  
COUNTY OF Tooele )

On the 16 day of December, 2021 personally appeared before me Braydee Baugh Mike Colson, who being by me duly sworn, did say that he/she is the Representative of Presidents Park, a Utah limited liability company and that the foregoing instrument was duly authorized by the company at a lawful meeting held by authority of its operating agreement and signed in behalf of said company.

Braydee Baugh  
NOTARY PUBLIC

My Commission Expires: 11/04/2025

Residing at: Tooele County, Utah



## TABLE OF EXHIBITS

Exhibit "A"	Legal Description of Property
Exhibit "B"	Final Plat
Addendum No. 1	Specific Project Terms
Exhibit 1 to Addendum No. 1	Preliminary Plan Sheet V-001
Addendum No. 2	Dispute Resolution Procedures

Exhibit "A"  
Legal Description of Property

Tax Parcel No. 01-075-0-0040 and 01-075-0-0041 and 01-075-0-0042

Located in the Northeast Quarter of Section 8, Township 3 South, Range 5 West, Salt Lake Base and Meridian, Grantsville City, Tooele County, Utah described as follows:

Beginning at a point North 89°58'39" East 625.977 feet along the section line from the North Quarter Corner of Section 8, Township 3 South, Range 5 West, Salt Lake Base and Meridian and running thence North 89°58'39" East 728.633 feet along said section line; thence along the boundary of the property conveyed to the R. Maurice and Jane R. Brown Family Trust by Quit-Claim deed recorded 11/5/2001 as Entry No. 171734 of the Tooele County Recorder's office South 00°29'15" West 776.383 feet; thence North 89°47'22" West 619.58 feet; thence South 00°12'38" West 51.219 feet; thence North 89°47'22" West 66.000 feet; thence South 00°12'38" West 157.031 feet; thence North 89°31'38" West 58.163 feet; thence South 02°22'06" East 359.322 feet; thence North 89°40'39" West 418.932 feet; thence North 80°38'08" West 68.387 feet; thence North 09°21'52" East 22.681 feet; thence North 89°31'38" West 146.369 feet; thence North 00°28'17" East 713.048 feet along the north-south center line of said Section 8; thence North 89°58'39" East 643.961 feet; thence North 00°12'38" East 502.716 feet; thence Northwesterly 23.562 feet along a 15.000 foot radius curve to the left (delta = 90°00'00" and long chord bears North 44°47'22" West 21.213 feet); thence North 00°01'23" West 72.217 feet to the point of beginning.

Containing 1,029,594 square feet or 23.636 acres, more or less.

Subject to and together with agreements, conditions, restrictions, easements, rights, rights-of-way, reservations, and covenants of record, or apparent use, or enforceable in law or equity.

Exhibit "B"  
Final Plat

## ADDENDUM NO. 1

### TERMS

1. **Definitions.** The capitalized terms used in this Addendum No. 1 shall have the meanings set forth in the MDA unless otherwise specified herein.
  
2. **PUD Objectives GLUDMC Chapter 12.1 Planned Unit Developments-Purpose.** The City has accepted that the Developers project description of the Presidents Park PUD provided in Attachment A of Addendum No. 1 conform to the five objectives listed in GLUDMC 12.1. Conformance to the objectives is a basic justification for the City allowing certain exceptions to the city ordinances as necessary to realize the PUD Plan.
  
3. **Modifications to GLUDMA and Other City Standards.** The City has agreed to the following exceptions to the GLUDMA and Grantsville City Construction Standards and Specifications:
  - a. GLUDMC Chapter 15.1 Residential and Multiple Residential Districts- Residential District R-1-21. Lots smaller than 21,780 sq.ft. in the R-1-21 Zone. No single-family lot will be smaller than 14,500 sq.ft. (1/3<sup>rd</sup> acre). Townhomes will not exceed 8 units per acre. See Preliminary Plan Sheet V-001 found in Exhibit 1.
  - b. Variance from Grantsville City Standard Street Sections. See Sheet C-301 of the Phase 1 Construction Drawings Presidents Park PUD January 11, 2021 located in in attachment B of Addendum No.1. The approved sections are consistent with the existing street sections in South Willow Estates which will eventually tie together. No on street parking shall be allowed which is also consistent with South Willow Estates. The park strips are maintained by the HOA and with now on street parking allowed that pavement width is reduced thus decreasing the maintenance cost to the City.
  - c. Driveways in the Townhouse areas may not meet the minimum 60 distance between the driveway and the intersection street right of way as required in GLUDMC Chapter 6.9-g-ii Off-Street Parking and Loading-Residential Districts. Slower posted street speed limits and traffic calming devices shall be constructed per engineering recommendations to mitigate the reduced distance between driveways and intersections in the townhouse area. In no case shall the 60-foot minimum spacing be reduced at entry street intersections between the townhouse area and the street network serving the remainder of the subdivision.
  - d. The front yard setback on corner lots is amended from forty feet (40') to thirty feet (30').
  - e. The Development shall comply with all other GLUDMC and other City Standards.
  
4. **Offsite Improvements:**
  - a. Street Improvements: As part of the first phase of development the Developer shall construct Nygreen Street from the Worthington Street intersection to the

Washington Avenue project entry road at a fully improved half width plus road base shoulder as depicted in Detail #6 on Sheet C-301 of the Phase 1 Construction Drawings Presidents Park PUD January 11, 2021 located in in attachment B of Addendum No.1.

- b. With the construction of each phase of the project a fire flow test will be completed within the phase and the results of the fire flow test will be used to help determine which phase will require the extension of a culinary water line from the depot fence line water line into the project. If through the project phasing the south most phase containing the waterline alignment is reached before the fire flow test results show a need for the connection to the depot fence line water line the developer shall complete the water line connection as part of that phase.

5. **Open Space:**

- a. As detailed in the Preliminary Plan Sheet V-001 found in Exhibit (?), the Developer shall provide a total of 39.70 acres of which portions shall be dedicated to the City (Presidents Park 10.58 acres) other portions shall be owned and maintained by the School District (School Open Space Area 3.5 acres) and the remaining portions shall be owned and maintained by the project HOA.

6. **Construction Coordination:**

- a. The Developer shall provide the City 48 hours' notice to coordinate with the City prior to working on or around existing City water and sewer infrastructure.
- b. All connections to City water and sewer infrastructure shall be inspected by the City prior to back-filling.
- c. The Developer shall request inspections at least 48 hours prior to the day the Contractor desires the inspection to occur.
- d. The Developer shall request disinfection testing at least 48 hours prior to the day the Contractor desires the testing to occur.

**Addendum No. 2  
(Dispute Resolution)**

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

2. **Mediation.**

2.1. Disputes Subject to Mediation. Disputes that are not subject to arbitration provided in Section 3 shall be mediated.

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

PRELIMINARY PLAN - PRESIDENTS PARK P.U.D.  
A PREMIER PLANNED COMMUNITY

ANDERSON FARMS

ANDERSON RANCH

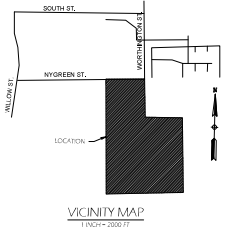
WILKINSON STREET

NYCGREEN STREET

PRESIDENTS PARK (A PLANNED UNIT DEVELOPMENT):

PREPARED 4/20/2020

FACTS	200 ACRES
• TOTAL ACREAGE	200 ACRES
• LANDSCAPE / BUFFER AREA	14.97 ACRES
• OPEN SPACE CREATED BY ADDITIONAL STREET DEDICATION FOR TREE GREENWAY	10.83 ACRES
• SCHOOL OPEN SPACE AREA	3.5 ACRES
• PRESIDENTS PARK	10.09 ACRES
• TOTAL P.U.D. OPEN SPACE AREA	39.39 ACRES (19.69%)
• GREENWAY TREES	849
• NUMBER OF LOTS (SINGLE FAMILY)	238
• PRESIDENTS PARK TOWN HOUSES	46 UNITS
• LOTS ADJOINING LANDSCAPE / BUFFER AREA / PARK	145
• LOTS ADJOINING GRANTSVILLE SOIL CONSERVATION PROP.	28
• TOTAL	173
• ROADWAY TREE GREENWAY	1.46 ACRES
• ROADWAY TREE GREENWAY	37.742 LINEAR FEET
• MIXED USE DEVELOPMENT	6.79 ACRES
• PRESIDENTS PARK TOWN HOUSES	6.50 ACRES
• ROADWAY DEDICATION AREA	40.12 ACRES (20.06%)



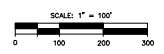
**LEGEND**

- ROADWAY TREE GREENWAY
- LANDSCAPE / BUFFER AREA
- PRESIDENTS PARK
- FENCE ALONG GRANTSVILLE SOIL CONSERVATION PROPERTY
- GREEN ASH TREE

JANE R BROWN - TRUSTEE



GRANTSVILLE SOIL CONSERVATION DISTRICT PROPERTY



GRANTSVILLE ESTATES

GRANTSVILLE SOIL CONSERVATION DISTRICT PROPERTY

CIVIL PROJEX, INC  
PUBLIC ENGINEERS & PLANNERS  
5630 BURK STREET  
GRANTSVILLE, IOWA 50508

V-001

**Presidents Park PUD**

**Addendum No. 1**

**Attachment A**

Developers Project Description

**PRESIDENTS PARK P.U.D.**  
*A Premier Master Planned Community*

**A. INTRODUCTION**

Goal. Our intent with PRESIDENTS PARK is to create a model subdivision through mutual cooperation with Grantsville City that accomplishes 4 design goals.

1. Conserve natural resources.
2. Minimize maintenance costs for both residents and Grantsville City.
3. Provide diverse housing choices for Grantsville's citizens.
4. Create a connected and walkable neighborhood community.

Balance between Nature and Development. The design of PRESIDENTS PARK retains open space corridors between backyards. In addition to the function as drainage corridors, they also serve as open space, buffering, and pathways between neighborhoods. 95% of lots do not have neighbors adjoining the rear property line.

Highest Quality of Life. PRESIDENTS PARK is a community which fosters the highest quality of lifestyle for its residents. It is a community with lots large enough to enjoy living in, yet not too large to maintain. A range of lot sizes are designed to accommodate various price points of housing.

Characteristics. In developing a subdivision, just as in developing a city, there are eight ingredients of characteristics that are necessary to ensure a high quality of life for the residents. PRESIDENTS PARK has all eight of those characteristics which are summarized as follows:

1. **Low Density.** The 258 single-family lots and 46 townhomes on 190 acres is a density of 1.56 units per acres.
2. **Open Space and Recreational Areas.** 36.28 acres representing 18.14% of the site are set aside as open space. A 10-acre community park will be dedicated to Grantsville City.
3. **Buffering.** Buffering, both natural and through extensive landscaping, will provide an aesthetically pleasing appearance throughout the development.
4. **Walkable Community.** The development has an extensive system of sidewalks, and pathways that interconnect the entire development. With a future elementary school, community park and a mixed-use area providing neighborhood commercial amenities, PRESIDENTS PARK is truly a walkable community.

5. **Tree-lined Streets.** The development has shade trees on both sides of the streets throughout the entire development that will be maintained by the Home-Owner's Association.
6. **Lot Frontage and Minimum Setbacks.** All lots will have a minimum 100-foot frontage and a 40-foot minimum front yard setback to enhance the open feel of the subdivision.
7. **Covenants, Conditions, and Restrictions.** The development has Covenants, Conditions, and Restrictions (CC&Rs) that guarantee all construction is of high quality and the development is maintained to a high standard. These CC&Rs will ensure that the development will always be a quality community.
8. **Mixed Use.** The development has a mixture of single-family homes, retirement townhomes, an elementary school site, a community park, open-space areas and a neighborhood commercial area which helps create a complete community. This mixed-use merger creates an efficient, cost-effective, high-quality neighborhood.

## **B. PROJECT DESCRIPTION**

Project Location. PRESIDENTS PARK is located South of the intersection of Worthington and Nygreen. The property has historically been used for grazing. The Anderson Farms subdivision is located just North of PRESIDENTS PARK.

Zoning. The property is currently zoned R-1-21.

## **C. STORM WATER RETENTION**

Shallow swales in the park strips will be used for minor storm water detention. Major storm water flow will be detained through the open and park spaces.

## **D. WATER RIGHTS**

With the platting of each phase, the developer will transfer water rights to Grantsville City as required by the ordinances.

## **E. OWNERS' ASSOCIATION**

PRESIDENTS PARK will have an owners' association which will be formed by the developer. The association will own, operate, maintain the common open space, and maintain the park strips, greenways and buffer areas. The association will have the ability to assess dues on each lot to provide funds to maintain the landscaped areas. This will guarantee that the landscaping is maintained at a high level which will ensure the development's unique and beautiful environment.

## **F. COVENANTS, CONDITIONS, AND RESTRICTIONS**

PRESIDENTS PARK will have covenants, conditions, and restrictions that will help maintain an aesthetically pleasing neighborhood. The following is a brief proposal of the covenants, conditions, and restrictions:

1. The owners' association will charge each owner an assessment to maintain the park strips, greenways and buffer area landscaping.
2. Prior to landscaping, the plans must be approved by the owner's association, to ensure 50% xeriscape.
3. Minimum dwelling size of single-family homes is 1,400 square feet.
4. Fencing will be approved by the owners' association.
5. No parking in the streets.

## **G. UTILITIES**

1. Water. The development will be served by Grantsville City. 256.02 acre feet of culinary water shares are currently banked with Grantsville City under the ownership of Joe Cange (Clark Realty, LLC.) We are estimating 135 acre feet for 300 residential connections and 15 for commercial connections for a total of 150 acre feet required to serve all of development.
2. Secondary Water. The development will be served by Grantsville Irrigation. We have 172 irrigation shares on contract with Joe Cange. We estimate 270 shares required for single family and 10 shares for common areas including mixed use area for a total of 280 required to serve entire subdivision.
3. Sewer. The development will be served by Grantsville City.
4. Natural Gas. The development will be served by Dominion Energy.
5. Electric. The development will be served by Rocky Mountain Power.
6. Phone/Internet. The development will be served by Comcast and Century Link.

## **H. VARIANCES REQUESTED**

The following variances are requested from the R-1-21 zoning:

1. Lots smaller the 21,780 square feet in the R-1-21 zone. No single-family lot will be smaller the 14,500 square feet (1/3 acre). Townhomes will not exceed 8 units per acre.
2. Variance from the typical street section. See attached proposed street section. This would allow for the same street section as South Willow Estates. The reasons for street variance are as follows.
  1. To be consistent with South Willow Estates which we will eventually tie into the west.
  2. To minimize future maintenance costs for the City.
  3. No on-street parking is allowed, similar to South Willows' requirement whose street widths are more than adequate for safe, efficient traffic flow.

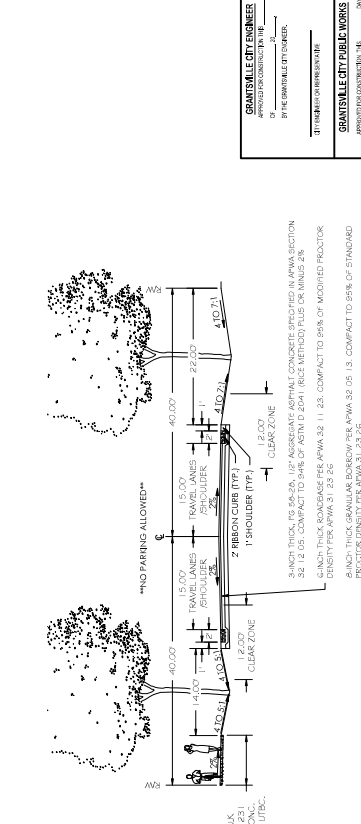
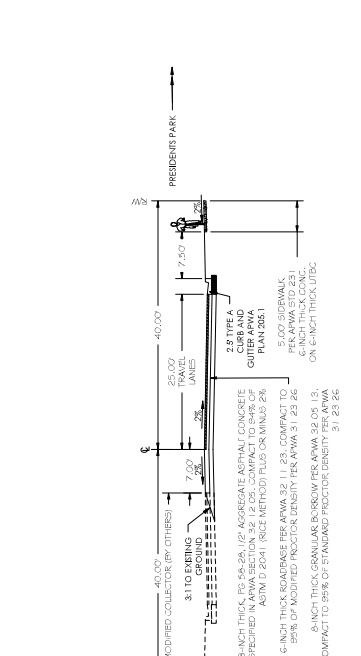
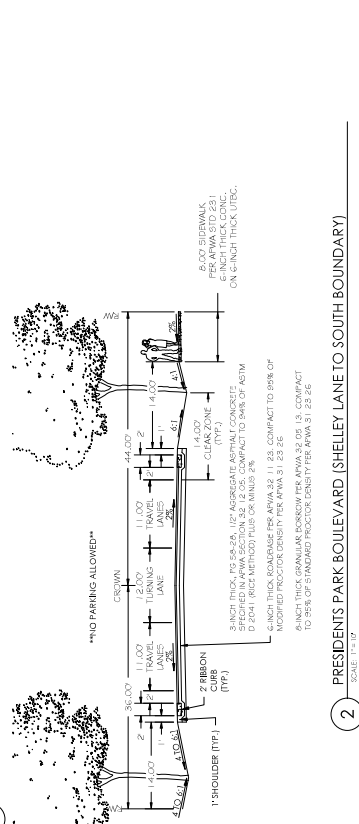
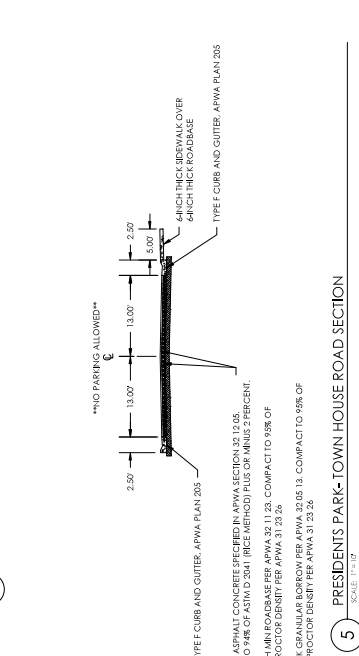
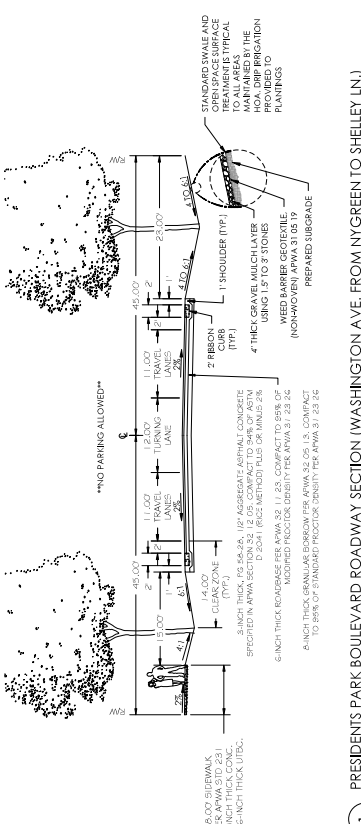
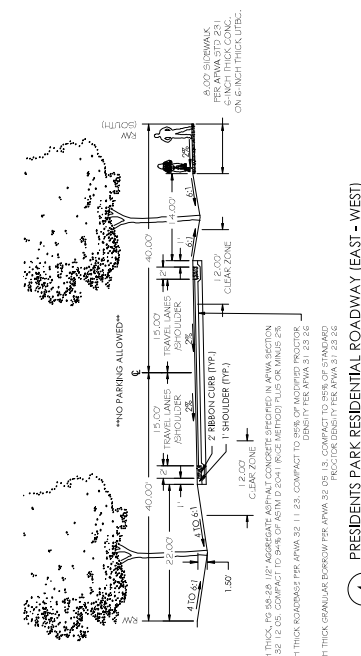
**Presidents Park PUD**

**Addendum No. 1**

**Attachment B**

Sheet C-301 of the Phase 1 Construction Drawings Presidents Park PUD January 11, 2021.

CIVIL SECTIONS



Project Name: PHASE 1 PRESIDENTS PARK P.U.D. GRANTSVILLE, UTAH		Project Number: 19-45003		Designed By: BVB		Drawn By: BVB		Date Issued: 2021.01.11		Revisions:	
FOR CONSTRUCTION										No.	
										By	
										Date	

CIVIL PROJ. - EX, INC.  
ENGINEERS & PLANNERS  
420 S. K. 1000  
GRANTSVILLE, UTAH 84029

GRANTSVILLE CITY ENGINEER  
APPROVED FOR PERFORMANCE BY THE CITY ENGINEER BY: [Signature]

UTAH REGISTERED ARCHITECT  
GRANTSVILLE CITY PUBLIC WORKS  
APPROVED FOR CONTRACT BY: [Signature]

DATE: 11/13/2021  
SHEET NO.: C-301

**ADDENDUM NO. 3**  
**TO**  
**PRESIDENT’S PARK P.U.D. SUBDIVISION**  
(Mixed Used and Townhome Parcels)

**TERMS**

1. **Definitions.** The capitalized terms used in this Addendum No. 3 shall have the meanings set forth in the MDA unless otherwise specified herein.
  
2. **Modifications to GLUDMA and Other City Standards.** The City has agreed to the following exceptions to the GLUDMA and Grantsville City Construction Standards and Specifications for the Townhome phases within President’s Park P.U.D., identified on “Exhibit A” to this Addendum:
  - a. Minimum Lot size = 3,400 square feet.
  - b. Main Structures Setbacks: Front yard = 25 ft, Rear yard = 15 ft, Side yard = 0 ft, Townhomes development area perimeter boundary = 20 ft, Separated Structures = 15 ft, from road right-of-way = 25 ft
  - c. Minimum Roadway Pavement Width = 26 ft
  - d. Minimum frontage at the front property line on approved street = 25 ft
  - e. Minimum lot width at the front and rear setback lines = 40 ft
  - f. Maximum building height = 35 ft
  - g. Maximum lot coverage by main structure = 60%
  
3. **Mixed-Use Area Modification to GLUDMA and Other City Standards.** The City has agreed to the following exceptions to the GLUDMA and Grantsville City Construction Standards and Specifications for the Mixed-Use phases within President’s Park P.U.D., identified on “Exhibit B” to this Addendum:
  - a. Setbacks: Front: 25 ft, Side: none, if provided a side yard shall not be less than 6 feet, Rear: 20 ft, Corner lots: There shall be a minimum setback on corner lots as follows: 25 feet on each side fronting a street, with 10-foot setbacks for the other two sides.
  - b. 15% of the gross area to be impervious/landscaped
  - c. Minimum Lot size: 21,780 square feet
  - d. Minimum Lot width at front and rear setback: 100 feet
  - e. Minimum frontage on an approved street: 50 feet
  - f. Maximum height of structures: 45 feet
  - g. Maximum Building coverage: 50%

Approved

**MINUTES OF THE REGULAR MEETING OF THE GRANTSVILLE CITY COUNCIL,  
HELD ON NOVEMBER 16, 2022 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 Neil Critchlow  
Jolene Jenkins  
Scott Bevan  
Jeff Hutchins  
Darrin Rowberry  
Jewel Allen

**Council Members Not Present:**

**Appointed Officers and Employees Present:**

Jacob Enslin, Police Chief  
Braydee Baugh, Recorder  
Jesse Wilson, City Manager  
Brett Coombs, City Attorney  
Gina Francom, Deputy Recorder  
Sherrie Broadbent, Finance Director

**Citizens and Guests Present: Barry Bunderson, Mike Colson, Krista Hutchins, Whit Cook**

Mayor Critchlow asked Councilmember Hutchins to lead the Pledge of Allegiance.

**AGENDA:**

- 1. Public Comments:** Barry Bunderson stood for public comment. Mr. Bunderson was concerned about the increase for outdoor water requirements being increased by 0.33 acre feet which would be 40” a year to water a property. Mr. Bunderson felt the increase was contradictory to the direction the City wanted to go with being “Waterwise” and wanted Council to scrutinize the plan further. Mike Colson stood for public comment. Mr. Colson expressed his concerns regarding the water acquisition increase for secondary.
- 2. Summary Action Items.**
  - a. Approval of minutes from November 2, 2022 regular meeting
  - b. Approval of Bills totaling \$319,263.22

Councilmember Hutchins noted the charge for graffiti removal and inquired if that was a regular occurrence. Councilmember Allen asked if there were cameras at the park. Mr.

Approved

Wilson advised the vandalism is consistent but there are cameras and the vandals have been identified.

**Motion:** Councilmember Allen made a motion to approve the summary action items.

**Second:** Councilmember Rowberry seconded the motion.

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

**3. Approval of the Water Banking and Transfer Agreement for SCI Investments/MJC Holdings**

**Motion:** Councilmember Hutchins made a motion to approve the Final Plat for Blue Spruce Subdivision.

**Second:** Councilmember Bevan seconded the motion.

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

**4. Consideration of Resolution 2022-72 approving the Final Plat for Blue Spruce Subdivision**

Todd Castagno was present for this item via Zoom. Councilmember Jenkins wanted to confirm the number of lots. Councilmember Jenkins requested there be a uniform document in the packets for each subdivision that would summarize the project to make it easier to see the information.

**Motion:** Councilmember Allen made a motion to approve the Final Plat for Blue Spruce Subdivision.

**Second:** Councilmember Rowberry seconded the motion.

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

**5. Consideration of Resolution 2022-73 approving the Development Agreement for the Harvest Meadows Subdivision**

**This item was pulled prior to the meeting**

**6. Consideration of Resolution 2022-74 approving the Development Agreement for Presidents Park Subdivision**

Mike Colson and Barry Bunderson were present for this item. Councilmember Hutchins inquired to the additional parking concerns mentioned in Planning Commission. Mr. Colson advised that has been resolved. Councilmember Jenkins wanted to note these were townhomes. Mr. Colson advised originally the project was approved with 46 but this plan was for 40. Mr. Colson advised the development agreement was allowing for varying setbacks.

**Motion:** Councilmember Allen made the motion approve Resolution 2022-74 approving the Development Agreement for Presidents Park Subdivision

**Second:** Councilmember Rowberry seconded the motion.

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

**7. Consideration of Resolution 2022-75 approving the amendment to the Grantsville City Employee Handbook to include provisions for Parental Leave**

Jesse Wilson was present for this item. Mr. Wilson explained there was not a policy for Parental Leave. Mr. Wilson explained the policy would be for 6-weeks of paid leave and includes mothers or fathers.

**Motion:** Councilmember Jenkins made a motion to approve Resolution 2022-75 approving the amendment to the Grantsville City Employee Handbook to include provision for Parental Leave

**Second:** Councilmember Hutchins seconded the motion.

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

**8. Consideration of Resolution 2022-76 declaring certain City Owned property surplus and approving of its disposal**

Jesse Wilson was present for this item. Mr. Wilson explained there were old bleachers and a shop lift that have been replaced and would like to auction these items off. Councilmember Allen asked if the bleachers have been replaced. Mr. Wilson explained they were replaced as part of a grant and are on a concrete slab. Councilmember Jenkins if the previous bleachers could be used. Mr. Wilson advised that after an audit it was determined the bleachers would not be safe to continue to use.

**Motion:** Councilmember Allen made the motion to approve Resolution 2022-76 declaring certain City Owned property surplus and approving of its disposal

**Second:** Councilmember Rowberry seconded the motion.

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

**9. Consideration of Resolution 2022-29 adopting the Grantsville City Wastewater Treatment Plan**

Jesse Wilson stood for this item. Mr. Wilson advised all the engineering has not been done; however, the style of plant has been identified and wanted to adopt the plan before continuing. Councilmember Jenkins wanted to confirm what action was being taken with this vote. Finance Director, Sherrie Broadbent, advised this allows the City to go out for RFP and start the public outreach. Ms. Broadbent advised there will be a need for a rate increase. Ms. Broadbent advised this would be approximately 5 years from start to finish. Councilmember Jenkins asked if the City was approving the 3.5 gpd facility. Mr. Wilson confirmed that was the approval. Councilmember Jenkins asked if this approval included “dredging” the current ponds. Mr. Wilson advised that item is not part of this action.

**Motion:** Councilmember Rowberry made the motion to approve the adoption of the Grantsville City Wastewater Treatment Plan

**Second:** Councilmember Hutchins seconded the motion.

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

**10. Consideration of Resolution 2022-30 for the creation of the Veterans Memorial Committee**

Mayor Critchlow advised everyone on the committee is a Veteran and is helping identify how to proceed with the memorial.

**Motion:** Councilmember Allen made the motion to approve Resolution 2022-30 approving the creation of the Veterans Memorial Committee

**Second:** Councilmember Jenkins seconded the motion.

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

### **11. Discussion regarding the Preliminary Plan for Highlands Phase 5**

No one was present for this item. Mayor Critchlow advised the development was originally slated for the affordable homes in Grantsville, but the market has driven prices really high. Councilmember Allen asked if there was an open space requirement. Mayor Critchlow advised this subdivision was approved before the open space requirement but any future phases would require the open space as they would be under the new code dictating open space.

### **12. Discussion regarding the Grantsville City Justice Court**

Jesse Wilson was present for this item. Mr. Wilson explained that Judge Elton is going to be retiring and the administrator for the courts, Jim Peters, reached out to the City to inquire if they would like assistance in locating a new judge or if the City will be closing the Justice Court. Councilmember Hutchins advised that after reaching out to several people and weighing the costs, including the investment from the City for the new Justice Center, he is in favor keeping the court. Councilmember Hutchins voiced his support of keeping the Justice Court. Councilmember Jenkins noted that if Grantsville City shut down the Justice Court, it would be extremely hard to get back. Mayor Critchlow advised the Courts can be “paused” too provide the opportunity to review the cost of the Justice Court. Councilmember Allen noted that people will be more intimidated by going to County. Councilmember Jenkins advised with the growing population and the caseload in county, it could slowing things down. Councilmember Jenkins expressed support for keeping the Justice Court in Grantsville.

### **13. Discussion regarding Interlocal Cooperative Operations Agreement**

Councilmember Jenkins expressed concerns with “emergency use” not being defined clearly and Grantsville City not having control what constitutes an emergency. Councilmember Jenkins continued that over building is a result of poor planning- not an emergency. Mayor Critchlow advised what constitutes an emergency is what Grantsville City Council determines is an emergency. Councilmember Hutchins advised the City Council will get to vote on what is an emergency. Councilmember Jenkins advised that “reservoirs” should be separate since the City cannot dictate that to Grantsville Irrigation. Councilmember Hutchins advised the advantage would allow Tooele Valley to think longer term about a secondary water resource. Councilmember Hutchins noted that long term it would open financing up to the City and there should be an escape clause for the City; which currently is only a year. Councilmember Allen asked why the City would connect. Mr. Wilson advised it would expand the opportunities for assistant in the event something catastrophic happens to our City. Councilmember Allen noted the agreement

says if an involved entity needs water they will pay for it and she was not comfortable with relinquishing that control for the City. Councilmember Hutchins noted the emergency Tooele City is experiencing right now could be Grantsville City's issue later. There was discussion regarding who would be in charge of the system. Mayor Critchlow advised that Grantsville City has the most water so the authority should remain there. It was acknowledged it was a collective agreement. Public Works Director, James Waltz noted there would have to be a study identifying what impact there would be on the City water levels and system as well. Mr. Waltz also noted questions regarding the direction of the meters or if the other partners have the water to send to Grantsville. Councilmember Hutchins noted the City of Grantsville is also vulnerable and sees water being used as a short-term solution for an immediate emergency- not a prolonged event or a supplement for growth. Councilmember Rowberry noted that Grantsville City could lose the water pumps in an emergency event and we could need the water from Stansbury or Tooele to get by until the repairs are made.

#### 14. Council Reports

**Councilmember Jenkins: Remind everyone about the Tip-a-Cop. Has been working with Lt. Sagers regarding the speeding in neighborhoods and encouraged citizens to reach out to the Police Department.**

**Councilmember Bevan: Will be holding another meeting for the Beautification Committee before the end of the year. The Historic Preservation committee will be discussing the possibility of setting up tours of the older homes in the area.**

**Councilmember Allen: The PAR tax passed the election. Appreciates the staff for doing so.**

**Councilmember Hutchins: Appreciates the participation in the Park Survey and will be having a meeting with the Parks, Trails and Recreation Committee.**

#### 15. Closed Session (Imminent Litigation, Personnel, Property)

**Councilmember Allen made the motion to go into a closed session.**

**Councilmember Rowberry seconded the motion.**

**Closed Session began at 8:35 pm**

**Closed Session ended at 8:48 pm**

#### 16. Adjourn

**Councilmember Bevan made the motion to adjourn**

**Councilmember Rowberry seconded the motion.**

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



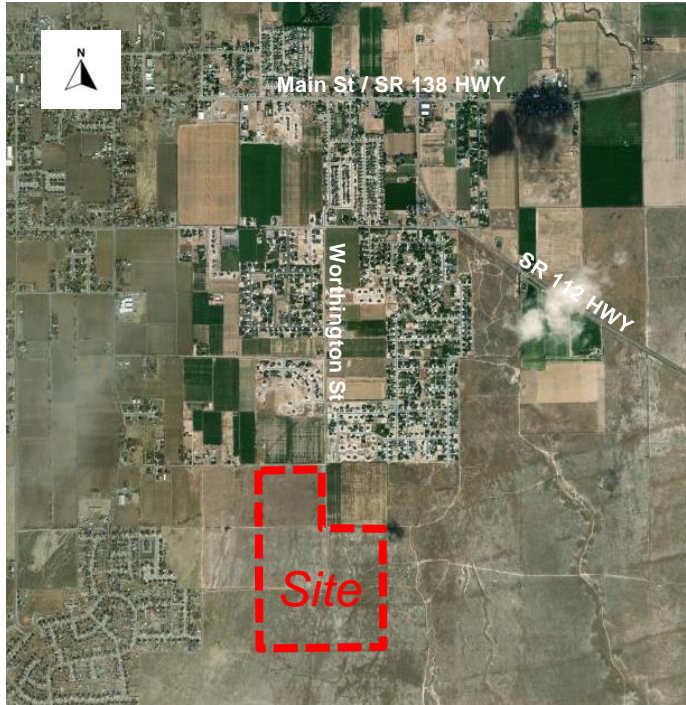
# PRESIDENTS PARK PUD

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PROPOSED DEVELOPMENT AGREEMENT AMENDMENT



# Presidents Park Background



Existing Zoning: PUD w/  
Development Agreement

Approved by City Council on  
November 16, 2022

Westates Companies is requesting additional amendments to the PUD Development Agreement and associated site plan. The proposed amendments are intended to maximize the potential of the project and use space more efficiently

# Utah has a Housing Affordability Problem



## Limited Supply

- Even with high interest rates, demand for homes continues to be strong in Utah
- 72% of homeowners have mortgages at 4% or less in Utah, more than any other state; people aren't moving – we need more supply

## Lack of Affordability

- House price to income ratio used to be 3-3.5x and is now over 6x
- Utah is third highest in the nation after Hawaii and California
- We need more affordable options (e.g., entry level homes/townhomes)

## Wealth Impact

- The average net worth of a homeowner in Utah is \$396,200
- The average net worth of a renter in Utah is \$10,400
- Entry-level home ownership is key for generating wealth

## Culture Impact

- As Utah (locally and as a state) gets more expensive relative to other places we end up exporting our children to locations with a lower cost of living.
- If we want to keep our families in the state, we do need to create more communities they can afford to live in.

# Utah has a Housing Affordability Problem



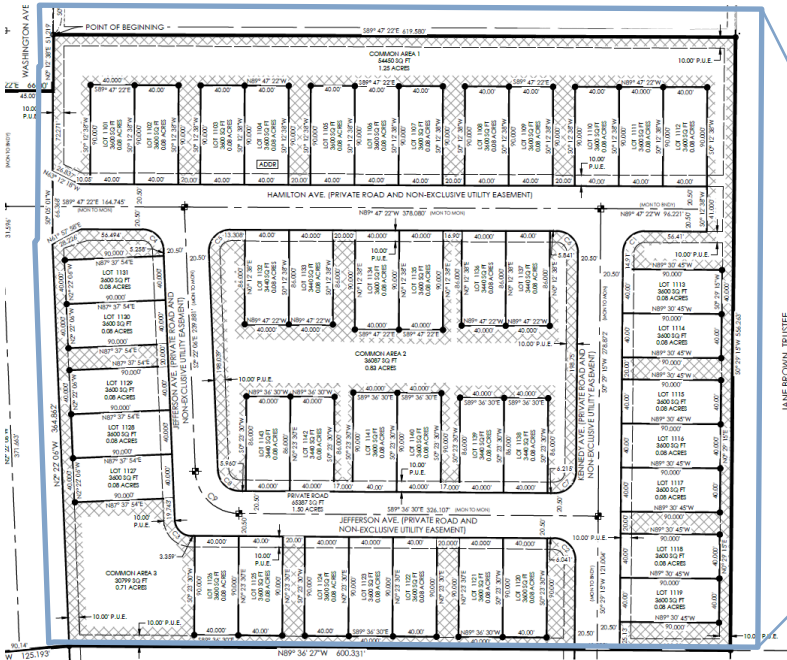
## We Propose a Solution

- Incremental improvements such as re-evaluating developments will make the difference over time while maintaining the character of local communities
- The opportunity to amend the PUD development agreement at Presidents Park will help increase supply of affordable homes

# The previously approved layout of Presidents Park Townhomes is inefficient and results in more expensive units

## Current Layout

- 43 units total
- 5.3 units/ac
- Duplex / Three-plex units
- Wide "lots"
- More costly to build



JANE BROWN TRUSTEE  
ENTRY NO. 171734



# Revising the community's layout reduces the cost of the home!

## *Proposed Layout*



- Traditional townhomes
- Product at traditional density for townhomes
- 86 Units
- 10.6 units/acre
- More efficient use of land
- Lower site cost per unit
- Better livability of units
- Desirable location for young families
- **Targeting a price reduction of \$80k per unit**

Families that live in this type of community typically love the courtyard feel, neighbor connections, and livability



# Next Steps

We Understand the next steps in the PUD amendment process include:

- Additional consideration by the Planning Commission
- Approval by the City Council
- Revised construction drawings and plat amendment following approval of the amendment



# Questions?

