PUBLIC NOTICE

The Grantsville City Planning Commission will hold a Regular Meeting at 7:00 p.m. on Thursday, July 3, 2025 at 429 East Main Street, Grantsville, UT 84029. The agenda is as follows:

PLEDGE OF ALLEGIANCE
ROLL CALL
PUBLIC HEARING

a) Proposed Conditional Use Permit for Kara Allen and Audrey Durrant to own and operate Salt Mills, an event center to be located in the Barn on the property at 867 N Pheasant Run Ln., in the RR-5 zone.
b) Proposed Conditional Use Permit for the operation of mineral extraction activities on the property located at 1831 North SR-138, within the MG-EX (Mining and Grazing – Extraction) zone.
c) Proposed Conditional Use Permit for Patrick and Savannah Taylor to operate Taylor Traditions Farm, a home-based business at 553 E Nygreen Street in the RR-1 zone, including raising chickens and pigs for meat and selling eggs, produce, and packaged meat from an on-site farm stand.
d) Consideration of the proposed Conditional Use Permit Amendment for Holly Jones / Beacon House LLC to extend the existing Conditional Use Permit issued for a group home offering residential recovery support at 159 Vine Street, zoned RM-7, to include the neighboring property at 149 W Vine Street.
e) Consideration of the proposed Conditional Use Permit for Falcon Collision and Customs / Greg Southwick to operate a car dealership at 110 North Highway 138, located in the MD zone.

AGENDA

1. Consideration of the proposed Conditional Use Permit for Falcon Collision and Customs / Greg Southwick to operate a car dealership at 110 North Highway 138, located in the MD zone.
2. Proposed Conditional Use Permit for the operation of mineral extraction activities on the property located at 1831 North SR-138, within the MG-EX (Mining and Grazing – Extraction) zone.
3. Proposed Conditional Use Permit for Kara Allen and Audrey Durrant to own and operate Salt Mills, an event center to be located in the Barn on the property at 867 N Pheasant Run Ln., in the RR-5 zone.
4. Proposed Conditional Use Permit for Patrick and Savannah Taylor to operate Taylor Traditions Farm, a home-based business at 553 E Nygreen Street in the RR-1 zone, including raising chickens and pigs for meat and selling eggs, produce, and packaged meat from an on-site farm stand.
5. Consideration of the proposed Conditional Use Permit Amendment for Holly Jones / Beacon House LLC to extend the existing Conditional Use Permit issued for a group home offering residential recovery support at 159 Vine Street, zoned RM-7, to include the neighboring property at 149 W Vine Street.
6. Approval of minutes from the January 16, 2025 Planning Commission Regular Minutes.
7. Approval of minutes from the March 6, 2025 Planning Commission Regular Minutes.
8. Approval of minutes from the March 20, 2025 Planning Commission Regular Meeting.
9. Consideration of the Letter of Attestation for the Grantsville Infrastructure and Economic Development Project.
10. Report from Zoning Administrator
11. Open Forum for Planning Commissioners.
12. Report from City Council.
13. Adjourn.

Shelby Moore
Zoning Administrator
Grantsville City Community & Economic Development

Scan QR code to join Zoom meeting.

Join Zoom Meeting
https://us02web.zoom.us/j/88463393361
Meeting ID: 884 6339 3361

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

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

Grantsville City Planning Commission

July 3, 2025
Public Hearing

Due to lack of quorum, the public hearing originally scheduled for June 5, 2025, to consider the proposed Conditional Use Permit for Falcon Collision and Customs / Greg Southwick to operate a car dealership at 110 North Highway 138, located in the MD zone.

Notice is hereby given that, in accordance with the provisions of Sections §10-9a-205 and §10-9a-502 of the Utah Code, the Grantsville Planning Commission will hold a discussion and public hearing on **July 3, 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 Conditional Use Permit for Falcon Collision and Customs / Greg Southwick to operate a car dealership at 110 North Highway 138, located in the MD zone.**

You can view a copy of the agenda and packet online by **5:00 p.m. on June 27, 2025**, at the link below:
https://cms9.revize.com/revize/grantsvilleut/departments/community___economic_development/current_public_notices.php

Or by emailing pzcommission@grantsvilleut.gov. All comments and concerns must be sent in writing via email or mail and received no later than 12:00 p.m. on July 2, 2025.

Dated this 20th day of June, 2025.

BY ORDER OF THE GRANTSVILLE PLANNING COMMISSION

Shelby Moore
Zoning Administrator

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Grantsville City Planning Commission

July 3, 2025
Public Hearing

Proposed Conditional Use Permit for the operation of mineral extraction activities on the property located at 1831 North SR-138, within the MG-EX zone.

Notice is hereby given that, in accordance with the provisions of Sections §10-9a-205 and §10-9a-502 of the Utah Code, the Grantsville Planning Commission will hold a discussion and public hearing **on July 3, 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 Conditional Use Permit for the operation of mineral extraction activities on the property located at 1831 North SR-138, within the MG-EX zone.**

You can view a copy of the agenda and packet online by 5:00 p.m. on June 27, 2025, at the link below:
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Dated this 20th day of June, 2025.

BY ORDER OF THE GRANTSVILLE PLANNING COMMISSION

Shelby Moore
Zoning Administrator

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Grantsville City Planning Commission

July 3, 2025
Public Hearing

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Notice is hereby given that, in accordance with the provisions of Sections §10-9a-205 and §10-9a-502 of the Utah Code, the Grantsville Planning Commission will hold a discussion and public hearing on **July 3, 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 Conditional Use Permit for Kara Allen and Audrey Durrant to own and operate Salt Mills, an event center to be located in the Barn on the property at 867 N Pheasant Run Ln., in the RR-5 zone.**

You can view a copy of the agenda and packet online by **5:00 p.m. on June 27, 2025**, at the link below:
https://cms9.revize.com/revize/grantsvilleut/departments/community___economic_development/current_public_notices.php

Or by emailing pzcommission@grantsvilleut.gov. All comments and concerns must be sent in writing via email or mail and received no later than 12:00 p.m. on June 4, 2025.

Dated this 20th day of June, 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/88463393361
Meeting ID884 6339 3361

Grantsville City Planning Commission

July 3, 2025
Public Hearing

Proposed Conditional Use Permit for Patrick and Savannah Taylor to operate Taylor Traditions Farm, a home-based business located at 553 E Nygreen Street in the RR-1 zone. The operation will include the raising of chickens and pigs for meat production, as well as the sale of eggs, produce, and packaged meat products from an on-site farm stand.

Notice is hereby given that, in accordance with the provisions of Sections §10-9a-205 and §10-9a-502 of the Utah Code, the Grantsville Planning Commission will hold a discussion and public hearing **on July 3, 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 Conditional Use Permit for Patrick and Savannah Taylor to operate Taylor Traditions Farm, a home-based business located at 553 E Nygreen Street in the RR-1 zone. The operation will include the raising of chickens and pigs for meat production, as well as the sale of eggs, produce, and packaged meat products from an on-site farm stand.**

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Or by emailing pzcommission@grantsvilleut.gov. All comments and concerns must be sent in writing via email or mail and received no later than **12:00 p.m. on July 2, 2025**.

Dated this 20th day of June, 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/88463393361
Meeting ID: 884 6339 3361

Grantsville City Planning Commission

July 3, 2025
Public Hearing

Due to lack of quorum, the public hearing originally scheduled for June 5, 2025, consider the proposed Conditional Use Permit Amendment for Holly Jones / Beacon House LLC to expand the existing Conditional Use Permit issued for a group home offering residential recovery support at 159 Vine Street, zoned RM-7, to include the neighboring property at 149 W Vine Street.

Notice is hereby given that, in accordance with the provisions of Sections §10-9a-205 and §10-9a-502 of the Utah Code, the Grantsville Planning Commission will hold a discussion and public hearing on **July 3, 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 Conditional Use Permit Amendment for Holly Jones /Beacon House LLC to expand the existing Conditional Use Permit issued for a group home offering residential recovery support at 159 Vine Street, zoned RM-7, to include the neighboring property at 149 W Vine Street.**

You can view a copy of the agenda and packet online by **5:00 p.m. on June 27, 2025**, at the link below:
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Or by emailing pzcommission@grantsvilleut.gov. All comments and concerns must be sent in writing via email or mail and received no later than 12:00 p.m. on July 2, 2025.

Dated this 20th day of June, 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/88463393361
Meeting ID: 884 6339 3361

Grantsville City Planning Commission

July 3, 2025
Public Hearing

Consideration of the Letter of Attestation for the Grantsville Infrastructure and Economic Development Project.

Notice is hereby given that, in accordance with the provisions of Sections §10-9a-205 and §10-9a-502 of the Utah Code, the Grantsville Planning Commission will hold a discussion and public hearing **on July 3, 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 Consideration of the Letter of Attestation for the Grantsville Infrastructure and Economic Development Project.**

You can view a copy of the agenda and packet online by 5:00 p.m. on June 30, 2025, at the link below:
https://cms9.revize.com/revize/grantsvilleut/departments/community__economic_development/current_public_notices.php

Dated this 30th day of June, 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/88463393361
Meeting ID: 884 6339 3361

AGENDA ITEM #1

Consideration of the proposed Conditional Use Permit for Falcon Collision and Customs / Greg Southwick to operate a car dealership at 110 North Highway 138, located in the MD zone.

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

STAFF REPORT

TO: Planning Commission
FROM: Shelby Moore
PUBLIC HEARING: 7/3/2025
DATE: 7/3/2025
RE: Conditional Use Permit Request – Falcon Collision and Customs / Greg Southwick
110 North Highway 138 – Car Dealership in MD Zone

APPLICANT REQUEST

The applicant, **Greg Southwick** of **Falcon Collision and Customs**, is requesting a **Conditional Use Permit (CUP)** to operate a **car dealership** at the property located at **110 North Highway 138**, within the **Manufacturing/Distribution (MD)** zoning district.

PROPERTY INFORMATION

- **Address:** 110 North Highway 138
- **Zone:** MD (Manufacturing/Distribution)
- **Current Use:** Automotive repair (existing Falcon Collision and Customs operation)
- **Proposed Use:** Expansion of use to include retail car sales (dealership)

BACKGROUND & ANALYSIS

Retail automobile sales are **not explicitly listed as a permitted use** in the MD zoning district. Therefore, the applicant seeks a Conditional Use Permit under the provisions of **Section 7.8 – Determination** of the City's Zoning Ordinance.

Per Section 7.8, the Planning Commission (or Zoning Administrator when authorized) may approve conditional uses **not explicitly permitted**, provided such uses:

- Are compatible with adjacent uses,
- Do not negatively impact public welfare,
- Comply with general and specific conditional use standards, and

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

- Include conditions to mitigate potential impacts.

The applicant currently operates an auto body repair business at this location. The proposed car dealership would be an **expansion of the existing business** and would utilize the new facility and outdoor space for vehicle display and sales.

STAFF FINDINGS

1. Compatibility with Adjacent Properties:
The subject property is surrounded primarily by commercial and industrial uses. The addition of vehicle sales is generally consistent with the area's existing character and will not introduce an incompatible land use.

2. Impact on Public Health, Safety, and Welfare:
No significant adverse impacts are anticipated. However, outdoor vehicle display and increased customer traffic may require additional oversight related to access, circulation, and signage.

3. Compliance with Conditional Use Standards:
The Planning Commission is required to base approval on written findings related to the following standards:

- The proposed use will not be detrimental to the health, safety, or general welfare of persons residing or working in the vicinity.
- The proposed use will not injure or be detrimental to adjacent properties or improvements.
- The location and size of the use, and the nature and intensity of its operations, will be in harmony with the appropriate and orderly development of the area.
- Adequate public facilities and services exist or can be provided to serve the use.

Staff believes that, with appropriate conditions, these findings can be met.

STAFF RECOMMENDATION

Staff recommends **approval** of the Conditional Use Permit for Falcon Collision and Customs to operate a car dealership at 110 North Highway 138, subject to the following conditions:

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

1. **Site Plan Approval:** Applicant shall submit a revised site plan showing designated vehicle display areas, customer parking, and traffic circulation.
2. **Signage:** All signage shall comply with city code and be approved through the proper permitting process.
3. **Lighting:** Any exterior lighting for vehicle display shall be downward-shielded and compliant with city lighting standards.
4. **No On-Street Display:** Vehicles for sale shall be displayed only within approved on-site display areas and shall not encroach on public rights-of-way.

Business Details

Business Overview
We are applying for a dealership license, which will encompass the existing body shop license. We do not anticipate having more than five vehicles for sale at any given time. These vehicles will be stored on the north side of the property and/or in the vacant space behind the building.

Business Location
The main building is located on the northeast side of the property at:
110 North Hwy 138, Grantsville, UT 84029

Customer Parking
Customer parking will be available in the north and northwest areas of the property, as well as in front of the building (west-facing doors).

Personnel
The following individuals will be working at the business:

- Greg Southwick
- Anthony Southwick
- Dustin Long
- Tim Jennings
- Eddie Gonzales

Days and Hours of Operation

- Monday–Friday, 8:00 a.m. to 5:00 p.m.

Expected Customer Volume

- Approximately 3 to 5 customers per day during business hours.

Equipment
The shop is equipped with standard automotive repair equipment, including:

- Paint booth
- Car lifts
- Welders
- Automotive power tools
  All equipment will be stored and operated within the shop.

Chemicals
Automotive paint and related supplies will be used on-site. Our new, state-of-the-art paint booth includes a dedicated mixing room and an integrated fire suppression system. Paint quantities will vary, with an estimated volume of 15–20 gallons at any given time, as paint will be mixed in-house.

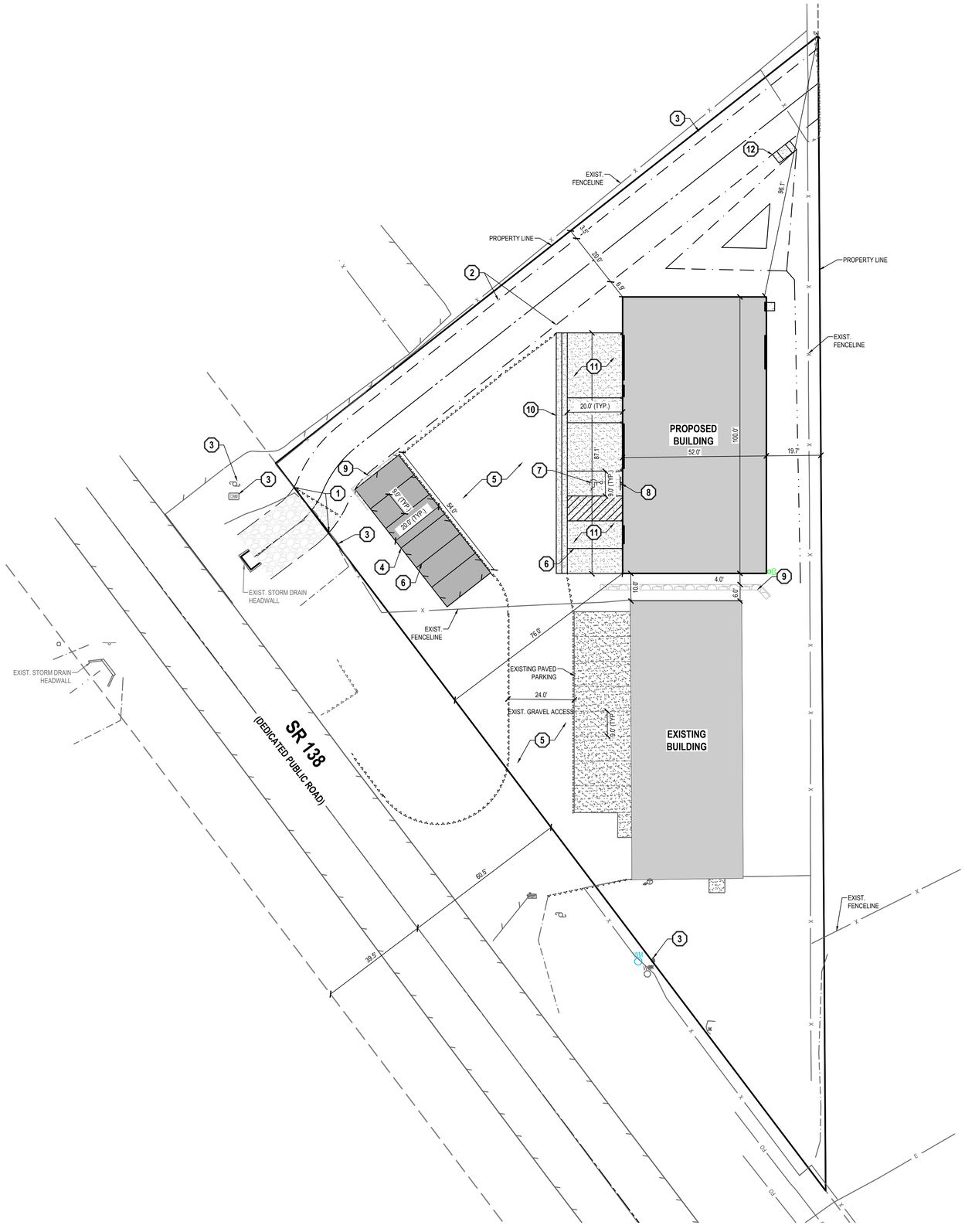
811 Know what's below. Call before you dig.

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

BENCHMARK

NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 6 WEST, SALT LAKE BASE AND MERIDIAN.

ELEV = 4311.00'



SITE SUMMARY TABLE

DESCRIPTION	AREA (SF)
ASPHALT/CONCRETE	1,800
BUILDING	5,200
GRAVEL	5,672
EXISTING BUILDING	4,100

GENERAL NOTES

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

SCOPE OF WORK:

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

1. REMOVE AND PROPERLY DISPOSE OF EXISTING FENCE.
2. DRAINAGE DITCH SEE GRADING PLAN C-200
3. PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, SIGNS, ETC. (TYPICAL UNLESS OTHERWISE NOTED).
4. ASPHALT PAVEMENT PER SECTION 1/C-400.
5. GRAVEL SECTION PER SECTION 2/C-400.
6. 4" WIDE SOLID WHITE PAVEMENT MARKING PER M.U.T.C.D. STANDARD PLANS.
7. PAINTED ADA SYMBOL AND ASSOCIATED HATCHING PER M.U.T.C.D. STANDARD PLANS.
8. INSTALL ADA SIGN PER M.U.T.C.D. STANDARD PLANS.
9. ROCK LANDSCAPE WALL PER DETAIL 6/C-400 AND C-200
10. 4' WATERWAY PER APWA STANDARD PLAN NO. 211
11. CONCRETE PAVEMENT PER DETAIL 4/C-400
12. CONCRETE SPILL WAY PER DETAIL 5/C-400

PARKING PROVIDED TABLE

STANDARD STALLS	9
ADA STALLS	1
TOTAL STALLS PROVIDED	10

EXISTING PARKING TABLE

STANDARD STALLS	7
ADA STALLS	1
TOTAL STALLS PROVIDED	8

PROPOSED PARKING CALCULATIONS

-PER GRANTSVILLE CITY CODE 6.13:

PRODUCTION AND MANUFACTURING BUILDING USE:
1.59 SPACES PER 1,000 SF FLOOR AREA

STALLS REQUIRED: 9 STALLS

ADA REQUIREMENTS:
-PER GRANTSVILLE CITY CODE 6.6 AND TABLE 6.1:
1-25 PARKING STALLS REQUIRE 1 ACCESSIBLE SPACES

ACCESSIBLE STALLS REQUIRED: 1 STALLS

TOTAL STALLS REQUIRED: 10

EXISTING PARKING CALCULATIONS

-PER GRANTSVILLE CITY CODE 6.13:

PRODUCTION AND MANUFACTURING BUILDING USE:
1.59 SPACES PER 1,000 SF FLOOR AREA

STALLS REQUIRED: 7 STALLS

ADA REQUIREMENTS:
-PER GRANTSVILLE CITY CODE 6.6 AND TABLE 6.1:
1-25 PARKING STALLS REQUIRE 1 ACCESSIBLE SPACES

ACCESSIBLE STALLS REQUIRED: 1 STALLS

TOTAL STALLS REQUIRED: 8

NORTH

HORIZONTAL GRAPHIC SCALE

20 0 10 20 40

(IN FEET)
HORZ: 1 inch = 20 ft.

ENSIGN
THE STANDARD IN ENGINEERING

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

SANDY
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
CHARLEE'S CONSTRUCTION SERVICES, INC
3943 NORTH RAILROAD CIRCLE
GRANTSVILLE, UT 84029

CONTACT:
CHARLEE MCNEILL
PHONE: 435-241-0227

FALCON COLLISION

110 N HWY 138
GRANTSVILLE, UTAH

LICENSED PROFESSIONAL ENGINEER
NO. 11427 - 2202
JACOB M. CLEGG
1/30/2025
STATE OF UTAH

SITE PLAN

PROJECT NUMBER 13281A
PRINT DATE 2025-01-28
PROJECT MANAGER J. CLEGG
DESIGNED BY F. TYLOR

C-100

Local Regulation of Business Entities Amendments

2025 GENERAL SESSION

STATE OF UTAH

Chief Sponsor: Calvin R. Musselman

House Sponsor: Karen M. Peterson

LONG TITLE

General Description:

This bill enacts provisions related to local classification and approval of new and unlisted business uses.

Highlighted Provisions:

This bill:

- defines terms; and
- requires each municipality and county to enact a land use regulation establishing a process for reviewing a business use not listed as an approved use in existing ordinances.

Money Appropriated in this Bill:

None

Other Special Clauses:

None

Utah Code Sections Affected:

ENACTS:

10-9a-507.5, Utah Code Annotated 1953

17-27a-506.5, Utah Code Annotated 1953

Be it enacted by the Legislature of the state of Utah:

Section 1. Section **10-9a-507.5** is enacted to read:

10-9a-507.5 . Classification of new and unlisted business uses.

(1) As used in this section:

(a) "Classification request" means a request to determine whether a proposed business use aligns with an existing land use specified in a municipality's land use ordinances.

(b) "New or unlisted business use" means a business activity that does not align with an existing land use specified in a municipality's land use ordinances.

(2)(a) Each municipality shall incorporate into the municipality's land use ordinances a process for reviewing and approving a new or unlisted business use and designating an appropriate zone or zones for an approved use.

(b) The process described in Subsection (2)(a) shall:

(i) detail how an applicant may submit a classification request;

(ii) establish a procedure for the municipality to review a classification request, including:

(A) providing a land use authority with criteria to determine whether a proposed use aligns with an existing use; and

(B) allowing an applicant to proceed under the regulations of an existing use if a land use authority determines a proposed use aligns with that existing use;

(iii) provide that if a use is determined to be a new or unlisted business use:

(A) the applicant shall submit an application for approval of the new or unlisted business use to the legislative body for review;

(B) the legislative body shall consider and determine whether to approve or deny the new or unlisted business use; and

(C) the legislative body shall approve or deny the new or unlisted business use, within a time frame the legislative body establishes by ordinance, if the applicant responds to requests for additional information within a time frame established by the municipality and appears at required hearings;

(iv) provide that if the legislative body approves a proposed new or unlisted business use, the legislative body shall designate an appropriate zone or zones for the approved use; and

(v) provide that if the legislative body denies a proposed new or unlisted business use, or if an applicant disagrees with the land use authority's classification of the proposed use, the legislative body shall:

(A) notify the applicant in writing of each reason for the classification or denial; and

(B) offer the applicant an opportunity to challenge the classification or denial through an administrative appeal process established by the municipality.

(3) Each municipality shall amend each land use ordinance that contains a list of approved or prohibited business uses to include a reference to the process for petitioning to approve a new or unlisted business use, as described in Subsection (2).

Section 2. Section **17-27a-506.5** is enacted to read:

17-27a-506.5 . Classification of new and unlisted business uses.

(1) As used in this section:

(a) "Classification request" means a request to determine whether a proposed business use aligns with an existing land use specified in a county's land use ordinances.

(b) "New or unlisted business use" means a business activity that does not align with an existing land use specified in a county's land use ordinances.

(2)(a) Each county shall incorporate into the county's land use ordinances a process for reviewing and approving a new or unlisted business use and designating an appropriate zone or zones for an approved use.

(b) The process described in Subsection (2)(a) shall:

(i) detail how an applicant may submit a classification request;

(ii) establish a procedure for the county to review a classification request, including:

(A) providing a land use authority with criteria to determine whether a proposed use aligns with an existing use; and

(B) allowing an applicant to proceed under the regulations of an existing use if a land use authority determines a proposed use aligns with that existing use;

(iii) provide that if a use is determined to be a new or unlisted business use:

(A) the applicant shall submit an application for approval of the new or unlisted business use to the legislative body for review;

(B) the legislative body shall consider and determine whether to approve or deny the new or unlisted business use; and

(C) the legislative body shall approve or deny the new or unlisted business use, within a time frame the legislative body establishes by ordinance, if the applicant responds to requests for additional information within a time frame established by the county and appears at required hearings;

(iv) provide that if the legislative body approves a proposed new or unlisted business use, the legislative body shall designate an appropriate zone or zones for the approved use; and

(v) provide that if the legislative body denies a proposed new or unlisted business use, or if an applicant disagrees with a land use authority's classification of the proposed use, the legislative body shall:

(A) notify the applicant in writing of each reason for the classification or denial; and

(B) offer the applicant an opportunity to challenge the classification or denial

through an administrative appeal process established by the county.

(3) Each county shall amend each land use ordinance that contains a list of approved or prohibited business uses to include a reference to the process for petitioning to approve a new or unlisted business use, as described in Subsection (2).

Section 3. **Effective Date.**

This bill takes effect on May 7, 2025.

AGENDA ITEM #2

Proposed Conditional Use Permit for the operation of mineral extraction activities on the property located at 1831 North SR-138, within the MG-EX (Mining and Grazing – Extraction) zone.

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

Grantsville City Planning Department

Staff Report – Conditional Use Permit Review
Ashlock Proposed Mine Quarry
Public Hearing Date: 7-3-2025
Date: 7-3-2025
Applicant: Ashlock Enterprises
Location: Two parcels totaling approximately 170 acres with direct access via SR-138

I. Proposal Overview

Ashlock Enterprises is seeking approval for a Conditional Use Permit to operate a mine quarry on approximately 170 acres located on two parcels. The proposed operation includes phased excavation, on-site stockpiling, and reclamation in accordance with state and local requirements. Primary access is via SR-138, with access permitted through the Utah Department of Transportation (UDOT).

II. Site Characteristics

- **Total Area:** 170 acres
- **Access:** Direct from SR-138 (UDOT approved)
- **Topography & Geologic Features:** No significant manmade or geologic features will be disturbed
- **Soil Type:** Sandy loam, capable of supporting revegetation (Appendix E)
- **Utilities & Easements:** Shown in site plan (Appendix D)

III. Operations Plan

- **Operating Hours:** Monday–Friday, 7:00 AM–5:00 PM; extended hours possible as needed
- **Mining Phases:** Site will be developed in approximately 50-acre increments
- **Water Use:** Dust suppression via off-site sourced 4,000-gallon water trucks

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

- **Stormwater Management:** On-site detention basins to manage surface runoff
- **Topsoil Management:** 6 inches stripped and stockpiled at the site perimeter for reuse
- **Traffic & Access:** Private access road with signage and stop signs; acceleration/deceleration lanes approved
- **Public Safety:** Site fencing, warning signage, and safe slope angles maintained
- **Waste Management:** No reject material; all excavated material will be utilized
- **Dust Control:** Fugitive dust plan in place (Appendix F)

IV. Reclamation Plan

- **Estimated Reclamation Cost:**
  - Topsoil redistribution: $200/acre
  - Reseeding mixture: $60/acre
  - Reseeding labor: $140/acre
  - **Total per acre:** $400
- **Vegetation:** Indian Rice grass, Crested Wheatgrass, Smooth Brome
- **Final Grading:** To 3:1 slope
- **Seeding Guidelines:** As recommended by the Soil Conservation District
- **Topsoil Reapplication:** 6 inches across all regraded areas
- **Stockpile Protection:** Erosion controls in place

V. Compliance with Minimum Requirements

- **Safety & Signage:** Fencing, berms, warning signs installed
- **Drainage:** Fully contained on-site
- **Slopes:** Compliant with MSHA standards
- **Bonding:** Reclamation bond posted and maintained
- **Fuel Handling:** Above-ground storage compliant with National Fire Codes
- **Liability Insurance:** Proof filed with the City
- **Hours & Nuisance Mitigation:** Subject to restrictions by Grantsville City
- **Restrooms:** Portable facilities on-site
- **Infrastructure Agreement:** Required prior to commencement of operations
- **Road Responsibilities:** Applicant responsible for any road damage incurred

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Planning and Zoning
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VI. Recommendations

Staff recommends **conditional approval** of the proposed Ashlock Mine Quarry with the following conditions:

1. Maintain active reclamation bond in accordance with project phasing.
2. Submit proof of all applicable state and federal permits prior to commencement.
3. Operate in strict accordance with the dust control, traffic, and safety plans submitted.
4. Submit quarterly operations and reclamation updates to the Planning Department.
5. Applicant must provide evidence to the Community Development Department of the necessary water rights, and must maintain adequate water onsite.
6. Applicant must provide evidence to the Community Development Department of the necessary water rights, and must maintain adequate water onsite.
7. The owner must maintain an all-weather, dustless road with all-year access off of SR138.
8. Any equipment must utilize the I-80 and SR138 north route to access the project.
9. Applicant must notify the City if continued access of more than 24 hours is needed to travel through Grantsville City Main St.
10. The area of disturbance is fifty (50) acres at a time within the parcel boundary, after which the land must be reclaimed before commencing the next fifty (50) acres acres.
11. Must obtain all necessary building permits.
12. Must have a current business license at all times.
13. Must stay within the parameters of this application and site plan.
14. May not expand the use without approval.
15. This permit shall be reviewed by the Planning Commission every five (5) years.
16. Grantsville City shall be the point of sale for sales tax.

16.7 Mining, Quarry, Sand, And Gravel Excavation Zone (MG-EX)

(1) The mining, quarry, sand, and gravel excavation zone (MG-EX) is a zoning district which allows and protects the mining, quarry, sand and gravel excavation industry while protecting the environment. The zone is to assure that the operations of such sites do not impact adjoining uses, and are not encroached upon by surrounding non-compatible land uses.

Minimum Lot Size: .....20,000 sq. ft.

Minimum Width at Front and Rear Setback .....80 feet

Minimum Yard Setback Requirements:

Front Yard and Corner Side Yard .....35 feet
Interior Side Yard .....20 feet
Rear Yard .....35 feet
Buffer Yards required in accordance with Chapter 9, Landscaping, on any lot abutting a lot in a residential district.

Maximum Building Height .....80 feet.
Except chimneys and smokestacks shall be permitted up to 120 feet in height.

(2) This chapter regulates the location, operations and reclamation of mining, quarries, and gravel pits to provide safe conditions and protection of the environment in Grantsville City.

Adopted 09/10 by Ordinance 2010-22, 10/12 by Ordinance 2012-17

(1) The conditional use permit required by this section shall be obtained prior to the commencement of use of any sand or gravel pit, mine or quarry within Grantsville City.

All mining, quarry, sand, and gravel excavation operations shall fit into one of the two following categories:

(1) Permanent commercial operations are those that supply materials to the public on a continual basis. A permanent commercial operation may be approved by the zoning administrator with the minimum requirements. If it is determined by the zoning administrator that the minimum requirements do not adequately mitigate potential or actual impacts to surrounding properties, it shall then be submitted to the planning commission. All commercial pit operations shall work under an approved five year operation plan. Upon expiration of the previous plan, a new five year plan shall be submitted, otherwise closure and reclamation operations shall begin within six months. The conditional use permit shall remain in effect until such time that full reclamation has been made on the site.

(2) Temporary project specific operations supply material for specific projects, the termination of which shall also terminate the conditional use permit and the use of the pit. A temporary project may be approved by the zoning administrator with the minimum requirements. If it is determined by the zoning administrator that the minimum requirements do not adequately mitigate potential or actual impacts to surrounding properties, it shall then be submitted to the planning commission. A temporary project shall be allowed to operate for a period up to six months and may be extended in six month intervals for a period not to exceed two years. It is the responsibility of the land owner or operator to make application for an extension before the expiration of the current permit. Once the project is completed, the owner or operator shall begin closure and reclamation operations within six months.

(1) All applications for conditional use permits shall be accompanied by the following materials:

(a) application form;

(b) evidence of ownership or control over the land and a legal description of the property where the pit will be located;

(c) Evidence of capability to complete the project, which includes:

(i) A statement of the applicants ability to post performance bonds or other financial assurance;

(ii) Cost estimates for reclamation costs to include removal of roads, buildings, overburden, etc.;

(iii) Liability insurance coverage;

(d) a site plan showing:

(i) all prominent man made and geologic features within the surrounding areas that will be affected by the operation;

(ii) dimensions;

(iii) locations, clearances, and rights-of-ways, easements, utility lines; and

(iv) Property lines and names of adjoining property owners;

(v) Ingress and egress;

(vi) General geologic and top soils data from a qualified source;

(vii) A contour map in intervals of vie feet showing existing water courses, drainage and calculations.

(e) a reclamation plan addressing:

(i) types of existing dominant vegetation;

(ii) segregation and stockpiling of materials capable of supporting vegetation as determined by soils analysis or practical re-vegetation experience;

(iii) figures outlining depths of and volumes of topsoil to be stockpiled, measures to protect topsoil from wind and water erosion, and pollutants;

(iv) method of depths, volumes, removal and storage of other overburden, plus a description of the procedures to be used in overburden replacement and stabilization and high wall elimination, including:

(1) Slope factors;
(2) Lift heights;
(3) Terracing; and
(4) Any testing procedures employed.

(v) methods of processing and disposing of waste and reject material, including toxicity analysis explaining in detail means for containment and long range stability;

(vi) existing site and post-contour cross sections typical of regrading designs;

(vii) redistribution of topsoil and subsoil on the regraded area, indicating final depth of soil cover;

(viii) re-seeding, types or species to be used, the rate of application. Reseeding shall be based upon recommendations from the Soil Conservation District;

(ix) a description of the reclamation which shall include reasoning for the leaving of roads, pads or other similar structures and features; and

(f) an operations plan that outlines:

(i) proposed hours of operation;

(ii) traffic safety measures proposed on existing roads and streets adjoining the site;

(iii) the location, arrangement and dimensions of loading and processing facilities;

(iv) a open and closure plan stating the phasing, acreage and duration of the operation involved, with the maps and narratives that describe the expected sequence of disturbed areas, processing and material treatment;

(v) the extent of the land previously disturbed as well as the proposed extent of land disturbance;

(vi) areas of overburden and/or topsoil removal and storage areas, also the location of disposal and stockpile areas for reject materials, waste, and useable materials;

(vii) appropriation and use of necessary water rights;

(viii) onsite control of surface and storm water drainage;

(ix) evidence that all required federal and state requirements for environmental health, occupational safety, and reclamation are completed and approved as required by each of the following entities:

(A) Tooele County Health Department;
(B) OSHA, State of Utah OGM, and MSHA
(C) Soil Conservation District
(D) UDOT
(E) the State archeologist and paleontologist.

(x) a statement identifying mitigation of hazards to the public safety and welfare, including test hole closures, fencing, slopes, disposal of trash, scrap metal, wood, extraneous debris, waste oil, solvents, fuels, chemicals, explosives and sewage;

(xi) UDOT permit if accessing a state highway;

(xii) methods of fugitive dust suppression for processing and site operations.

(2) Applications for conditional use permits shall have a design review by Grantsville City staff completed before being placed on the Planning Commission agenda. Staff shall schedule a meeting with the applicant, roads, and planning department. Staff may make a site visit with the applicant as part of the review process.

All operations shall comply with the following requirements:

(1) warning signs, fences, trees, and berms shall be placed on the perimeter of the property to protect the public and act as barriers to access, fugitive dust, noise, glare, and/or view shall be indicated;

(2) no adverse drainage which would create soil instability or erosion shall be permitted. All drainage shall be contained on site;

(3) maximum slopes shall be in accordance with MSHA;

(4) the applicant shall post a reclamation guarantee for the area of disturbance giving financial assurance in a form approved by the Grantsville City Attorney and City Council, guaranteeing the satisfactory reclamation of all disturbed areas. The amount of reclamation shall not be less than $1,000.00 per acre, with a $10,000.00 minimum and shall be adjusted upon the renewal of the operations plan to meet projected costs of reclamation based upon time, material and equipment needed to clean-up and remove structures, backfill, slopes (to include mine dumps) shall be graded to no greater than a 3:1 finished slope or in relation to the contour of adjacent undisturbed land. The release of the financial assurance and obligations for reclamation shall not be made until Grantsville City staff consults with the Soil Conservation District, the Grantsville City Attorney and approves the release in writing.

(5) All facilities and activities shall comply with applicable land use, health, building, plumbing, mechanical, and electrical codes.

(6) All fuel tanks and flammable materials shall be located above ground, in such locations, with containment, and under such conditions as to conform to the requirements of the national fire codes;

(7) All crossing of state, county and city roads shall be done in such a manner as to hold Grantsville City harmless from any and all legal proceedings as a result of the applicant's use of such roads. The applicant shall make provisions to place suitable road signs, restraints and flagging personnel at work-sites and road crossings as approved by the MUTCD and the Grantsville City Public Works Director.

(8) All damage to state, county and city roads shall be repaired at the applicant's expense under the direction of the Public Works Director.

(9) The applicant shall maintain on file, proof of liability insurance for the operation in the office of the City Recorder.

(10) Grantsville City reserves the right to limit and restrict the time activities of the operation should the planning commission deem those activities a public nuisance;

(11) Access roads shall include acceleration, deceleration and left turn lanes as approved prior to operation;

(12) All activities shall be maintained and operated in such a way as to minimize fumes, dust, and smoke emissions;

(13) Sufficient restroom facilities shall be provided at each location for employee use; and

(14) The applicant shall not begin operations until such time that they enter into a mitigation agreement with Grantsville City addressing the upgrade, construction and maintenance of infrastructure.

HISTORY
Amended by Ord. 2022-14 on 8/3/2022

16.7.1 Conditional Uses
(1) The conditional use permit required by this section shall be obtained prior to the commencement of use of any sand or gravel pit, mine or quarry within Grantsville City.

16.7.2 Operation Categories
All mining, quarry, sand, and gravel excavation operations shall fit into one of the two following categories:

(1) Permanent commercial operations are those that supply materials to the public on a continual basis. A permanent commercial operation may be approved by the zoning administrator with the minimum requirements. If it is determined by the zoning administrator that the minimum requirements do not adequately mitigate potential or actual impacts to surrounding properties, it shall then be submitted to the planning commission. All commercial pit operations shall work under an approved five year operation plan. Upon expiration of the previous plan, a new five year plan shall be submitted, otherwise closure and reclamation operations shall begin within six months. The conditional use permit shall remain in effect until such time that full reclamation has been made on the site.

(2) Temporary project specific operations supply material for specific projects, the termination of which shall also terminate the conditional use permit and the use of the pit. A temporary project may be approved by the zoning administrator with the minimum requirements. If it is determined by the zoning administrator that the minimum requirements do not adequately mitigate potential or actual impacts to surrounding properties, it shall then be submitted to the planning commission. A temporary project shall be allowed to operate for a period up to six months and may be extended in six month intervals for a period not to exceed two years. It is the responsibility of the land owner or operator to make application for an extension before the expiration of the current permit. Once the project is completed, the owner or operator shall begin closure and reclamation operations within six months.

16.7.3 Application
(1) All applications for conditional use permits shall be accompanied by the following materials:

(a) application form;

(b) evidence of ownership or control over the land and a legal description of the property where the pit will be located;

(c) Evidence of capability to complete the project, which includes:

(i) A statement of the applicants ability to post performance bonds or other financial assurance;

(ii) Cost estimates for reclamation costs to include removal of roads, buildings, overburden, etc.;

(iii) Liability insurance coverage;

(d) a site plan showing:

(i) all prominent man made and geologic features within the surrounding areas that will be affected by the operation;

(ii) dimensions;

(iii) locations, clearances, and rights-of-ways, easements, utility lines; and

(iv) Property lines and names of adjoining property owners;

(v) Ingress and egress;

(vi) General geologic and top soils data from a qualified source;

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(e) a reclamation plan addressing:

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(iii) figures outlining depths of and volumes of topsoil to be stockpiled, measures to protect topsoil from wind and water erosion, and pollutants;

(iv) method of depths, volumes, removal and storage of other overburden, plus a description of the procedures to be used in overburden replacement and stabilization and high wall elimination, including:

(1) Slope factors;
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(v) methods of processing and disposing of waste and reject material, including toxicity analysis explaining in detail means for containment and long range stability;

(vi) existing site and post-contour cross sections typical of regrading designs;

(vii) redistribution of topsoil and subsoil on the regraded area, indicating final depth of soil cover;

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(ix) a description of the reclamation which shall include reasoning for the leaving of roads, pads or other similar structures and features; and

(f) an operations plan that outlines:

(i) proposed hours of operation;

(ii) traffic safety measures proposed on existing roads and streets adjoining the site;

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(x) a statement identifying mitigation of hazards to the public safety and welfare, including test hole closures, fencing, slopes, disposal of trash, scrap metal, wood, extraneous debris, waste oil, solvents, fuels, chemicals, explosives and sewage;

(xi) UDOT permit if accessing a state highway;

(xii) methods of fugitive dust suppression for processing and site operations.

(2) Applications for conditional use permits shall have a design review by Grantsville City staff completed before being placed on the Planning Commission agenda. Staff shall schedule a meeting with the applicant, roads, and planning department. Staff may make a site visit with the applicant as part of the review process.

HISTORY
Amended by Ord. 2022-14 on 8/3/2022

16.7.4 Minimum Requirements

All operations shall comply with the following requirements:

(1) warning signs, fences, trees, and berms shall be placed on the perimeter of the property to protect the public and act as barriers to access, fugitive dust, noise, glare, and/or view shall be indicated;

(2) no adverse drainage which would create soil instability or erosion shall be permitted. All drainage shall be contained on site;

(3) maximum slopes shall be in accordance with MSHA;

(4) the applicant shall post a reclamation guarantee for the area of disturbance giving financial assurance in a form approved by the Grantsville City Attorney and City Council, guaranteeing the satisfactory reclamation of all disturbed areas. The amount of reclamation shall not be less than $1,000.00 per acre, with a $10,000.00 minimum and shall be adjusted upon the renewal of the operations plan to meet projected costs of reclamation based upon time, material and equipment needed to clean-up and remove structures, backfill, slopes (to include mine dumps) shall be graded to no greater than a 3:1 finished slope or in relation to the contour of adjacent undisturbed land. The release of the financial assurance and obligations for reclamation shall not be made until Grantsville City staff consults with the Soil Conservation District, the Grantsville City Attorney and approves the release in writing.

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(6) All fuel tanks and flammable materials shall be located above ground, in such locations, with containment, and under such conditions as to conform to the requirements of the national fire codes;

(7) All crossing of state, county and city roads shall be done in such a manner as to hold Grantsville City harmless from any and all legal proceedings as a result of the applicant's use of such roads. The applicant shall make provisions to place suitable road signs, restraints and flagging personnel at work-sites and road crossings as approved by the MUTCD and the Grantsville City Public Works Director.

(8) All damage to state, county and city roads shall be repaired at the applicant's expense under the direction of the Public Works Director.

(9) The applicant shall maintain on file, proof of liability insurance for the operation in the office of the City Recorder.

(10) Grantsville City reserves the right to limit and restrict the time activities of the operation should the planning commission deem those activities a public nuisance;

(11) Access roads shall include acceleration, deceleration and left turn lanes as approved prior to operation;

(12) All activities shall be maintained and operated in such a way as to minimize fumes, dust, and smoke emissions;

(13) Sufficient restroom facilities shall be provided at each location for employee use; and

(14) The applicant shall not begin operations until such time that they enter into a mitigation agreement with Grantsville City addressing the upgrade, construction and maintenance of infrastructure.

MINING AND EXCAVATION	C-N	C-S	C-G	C-D	M-D	M-G	MD-EX
Accessory uses and buildings customarily incidental to conditional uses	-	-	-	-	-	-	C
Agriculture, grazing of animals, raising crops	-	-	-	-	-	-	P
Automobile and truck service station	-	-	-	-	-	-	C
Cast stone, cement, cinder, terra cotta, tile brick, synthetic cast stone, block, pumice stone, and gypsum products	-	-	-	-	-	-	C
Coffee Shop	-	-	-	-	-	-	C
Construction equipment and supply trailer, temporary	-	-	-	-	-	-	C
Construction field office, temporary	-	-	-	-	-	-	C
Convenience store with gasoline sales	-	-	-	-	-	-	C
Gravel and sand excavation:							
1. Commercial operations	-	-	-	-	-	-	C
2. Temporary project specific operations	-	-	-	-	-	-	C
Machine Shop	-	-	-	-	-	-	C
Mines	-	-	-	-	-	-	C
Quarries	-	-	-	-	-	-	C
Parking lot incidental to a use conducted on the premises	C	C	C	C	C	C	C
Parking lot not incidental to a use conducted on the premises	C	C	C	C	C	C	C
Pottery, plaster, incidental plaster, plaster of paris, ceramic, and clay	-	-	-	-	-	-	C
Power generation (electrical) for on-site use							
Solar under 50 kvas	P	P	P	C	P	P	P
Solar 50 kva and above	C	C	C	C	C	C	C
Fuel cells, steam, hydro, or reciprocating engine	C	C	C	C	C	C	C
Wind under 5.9 kva	-	-	-	-	-	-	P
Auxiliary, temporary, wind, with more than 6 kva but less than 10 kva output	-	-	-	-	-	-	P
Fuel cells, steam, hydro, or reciprocating engine with more than 10.5 kva, but less than 150 kva output	-	-	-	-	-	-	C
Steam, hydro, or reciprocating engine with more than 150 kva, but less than 150 kva output	-	-	-	-	-	-	C
Rock crusher/concrete batch plant	-	-	-	-	-	-	C
Truck and freighting operation	-	-	-	-	-	-	C
Truck and heavy equipment service station and repair facility	-	-	-	-	-	-	C
Truck wash	-	-	-	-	-	-	C

ASHLOCK PIT
SITE PLAN

Mining Plan Summary

1. THERE WILL BE FOUR PHASES OF MINING. EACH PHASE WILL COVER UP TO 50 ACRES. THE MARKET WILL DETERMINE THE RATE OF PRODUCTION.

2. WHILE MINING, THE SLOPES WILL BE CUT TO A 3:1 RATIO TO ENSURE STABILITY AND COMPLIANCE WITH SAFETY REQUIREMENTS.

3. WE WILL START EACH PHASE BY CLEARING AND GRUBBING THE 50–ACRE PHASE. THIS WILL ALLOW US TO REMOVE THE EXISTING VEGETATION AND TOPSOIL. THE REMOVED MATERIAL WILL BE STORED ON THE TOP OF THE SLOPES TO FORM BERMS FOR EROSION CONTROL AND FUTURE RECLAMATION.

4. MINING WILL BEGIN IN THE NORTHERN PORTION OF PARCEL A AND MOVE SOUTH, WHILE REMAINING IN PHASE ONE. ONCE THE SLOPES HAVE BEEN CUT TO THEIR FINAL GRADE, WE WILL THEN REDISTRIBUTE THE PILES OF MATERIAL STORED ON TOP OF THE SLOPES.

5. ONCE PHASE ONE IS COMPLETED, WE WILL THEN TRANSITION TO PHASE TWO. WE WILL CONTINUE TO TRANSITION FROM PHASE TO PHASE UNTIL EACH PHASE IS CUT TO ITS FINAL DEPTH. RECLAMATION WILL OCCUR DURING THE MINING PROCESS AND AFTER. EACH PHASE WILL BE RECLAIMED BEFORE THE NEXT PHASE IS STARTED.

6. ONCE THE SLOPES IN EACH PHASE HAVE BEEN CUT TO FINAL GRADE, THE MATERIAL STOCKPILED ON THE SLOPES WILL BE EVENLY REDISTRIBUTED OVER THE MINED AREAS TO RESTORE NATURAL CONTOURS.

7. THE VEGETATION STORED IN THE BERMS SHOULD BE SUFFICIENT TO COVER THE RECLAIMED AREAS. ANY SECTIONS THAT REQUIRE ADDITIONAL VEGETATION WILL BE SUPPLEMENTED THROUGH SEEDING OR PLANTING TO ENSURE COMPLETE COVERAGE.

HCF
8184 SOUTH HIGHLAND DRIVE,
SUITE C-7, SANDY UT 84093
385-557-1500

PROFESSIONAL ENGINEER
7454956
J. DANIEL HALES
05/19/25
STATE OF UTAH

PROJECT NAME:
ASHLOCK
GRANTSVILLE, UTAH

COVER

PLOT DATE:
05/19/2025

DRAWN BY / REVIEWED BY:
BP / JDH

REVISIONS:
—

PRINTED FOR:
DRAFT
CITY REVIEW

SHEET :
C-1

PROJECT# 04421

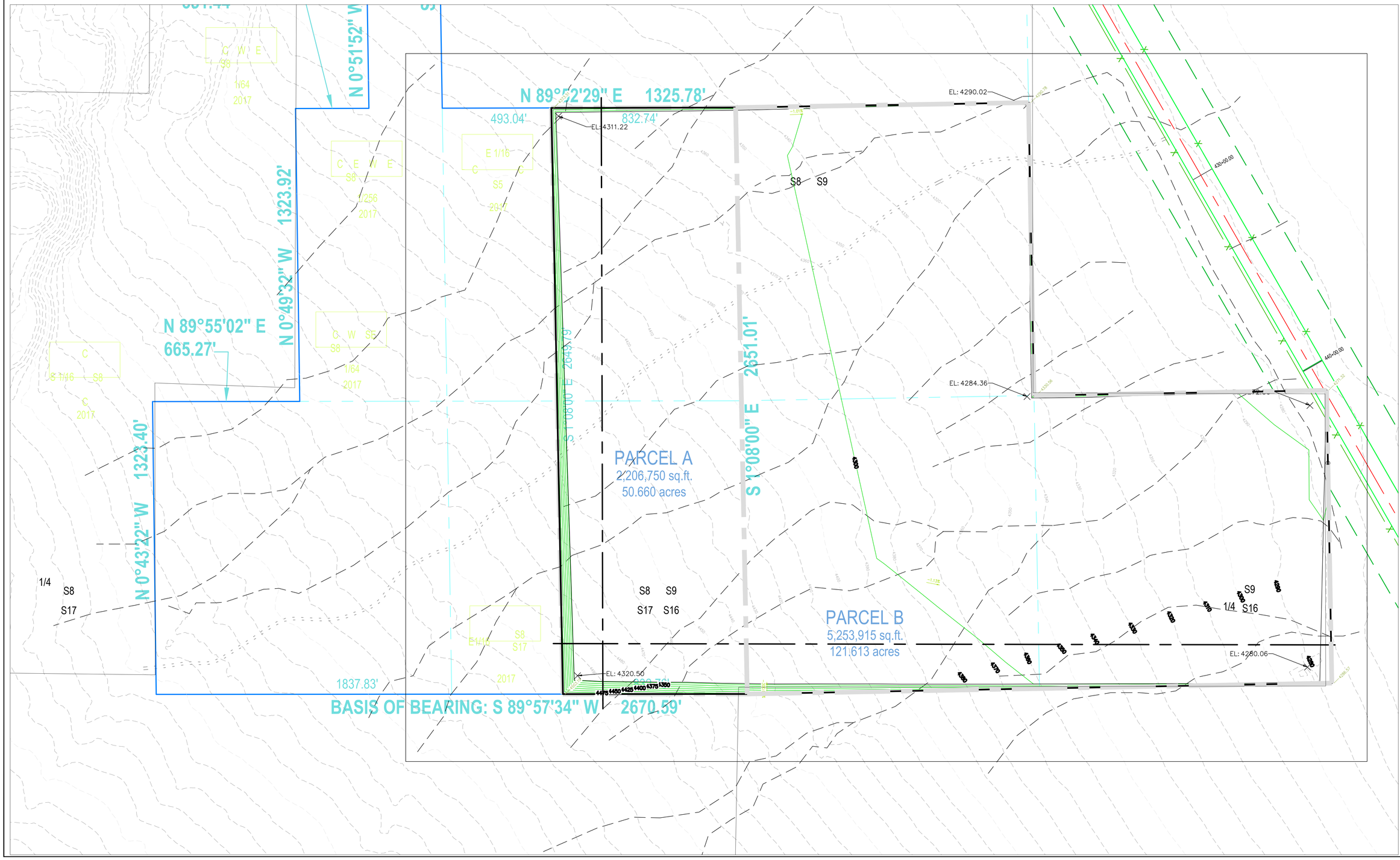
N

HORIZONTAL GRAPHIC SCALE

200 0 100 200 400

(IN FEET)
HORZ: 1 inch = 200 ft.

NOTES:
1. ITEMS ON THIS SITE PLAN WILL BE RELOCATED AS NEEDED DURING THE EXCAVATION PROCESS.
2. THIS SITE PLAN WAS CREATED FROM USING A SURVEY PROVIDED BY ENSIGN ENGINEERING. THE EXISTING TERRAIN AN AERIAL IMAGERY WAS PROVIDED SEPARATELY BY CLIENT AND MANUALLY MOVED TO ALIGN WITH THE SURVEY. THEREFORE, THERE MAY BE DISCREPANCIES
BETWEEN THE AERIAL, ELEVATION DATA FROM EXISTING SURFACE AND THE SURVEY.



8184 SOUTH HIGHLAND DRIVE.
SUITE C-7, SANDY UT 84093
385-557-1500

HCF

PROFESSIONAL ENGINEER
7484960
JASON D. HANSEN
REGISTERED
05/19/25
STATE OF UTAH

PROJECT NAME:
ASHLOCK
GRANTSVILLE, UTAH

SITE OVERVIEW

PLOT DATE:
05/19/2025

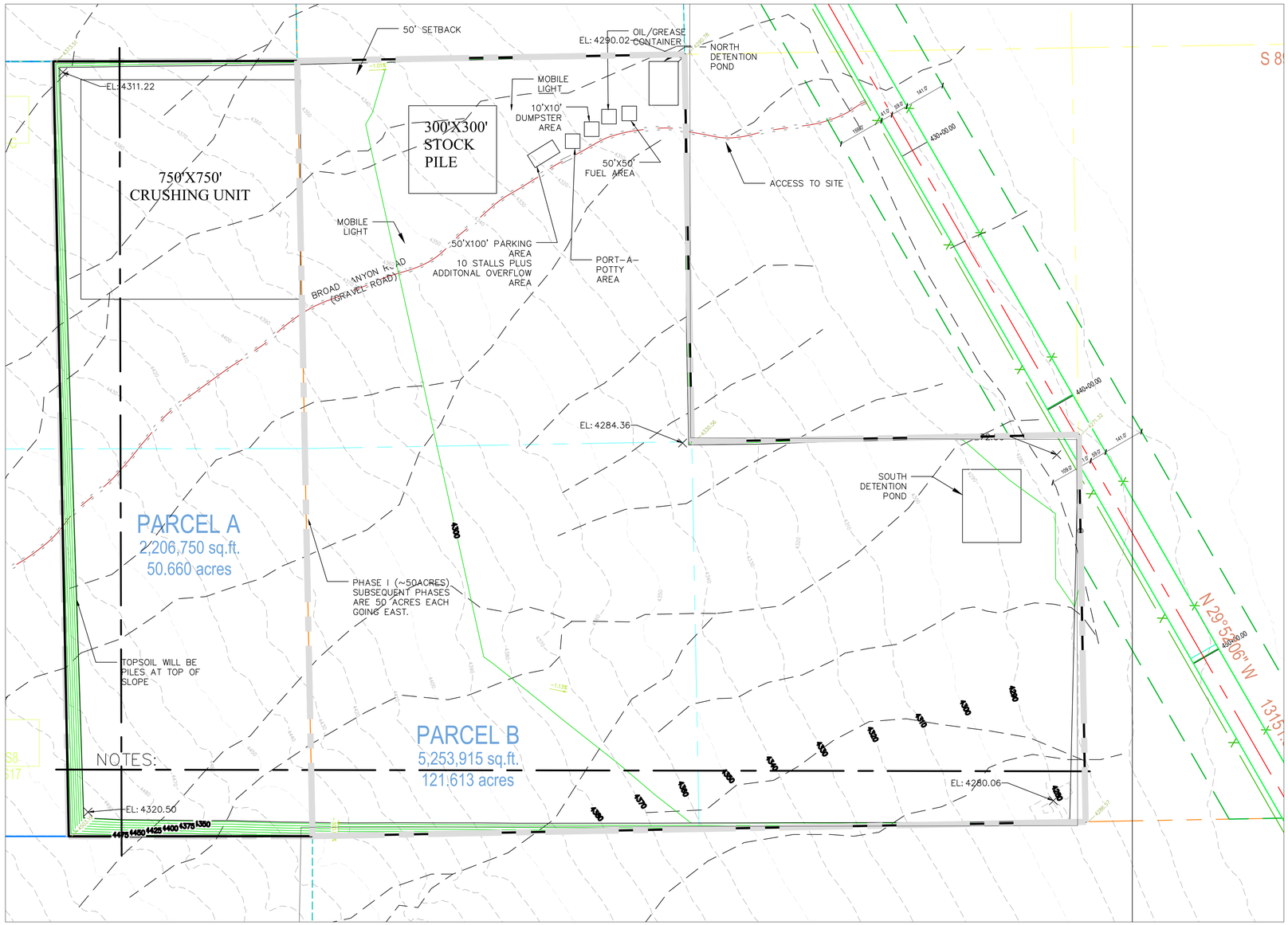
DRAWN BY / REVIEWED BY:
BP / JDH

REVISIONS:

PRINTED FOR:
DRAFT
CITY REVIEW

SHEET :
C-2

PROJECT# 04421



N

HORIZONTAL GRAPHIC SCALE

200 0 100 200 400

(IN FEET)
HORZ: 1 inch = 200 ft.

CUT QUANTITIES (CY)	
18,377,058	NET

*FOR 5 PHASES, EACH PHASE WOULD BE APPROXIMATELY 3,675,412 CY.

NOTES:
1. ITEMS ON THIS SITE PLAN WILL BE RELOCATED AS NEEDED DURING THE EXCAVATION PROCESS.
2. THIS SITE PLAN WAS CREATED FROM USING A SURVEY PROVIDED BY ENSIGN ENGINEERING. THE EXISTING TERRAIN AN AERIAL IMAGERY WAS PROVIDED SEPARATELY BY CLIENT AND MANUALLY MOVED TO ALIGN WITH THE SURVEY. THEREFORE, THERE MAY BE DISCREPANCIES BETWEEN THE AERIAL, ELEVATION DATA FROM EXISTING SURFACE AND THE SURVEY.

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HCF

PROFESSIONAL ENGINEER
7484960
JASON D. HANSEN
05/19/25
STATE OF UTAH

PROJECT NAME:
ASHLOCK
GRANTSVILLE, UTAH

GRADING PLAN

PLOT DATE:
05/19/2025

DRAWN BY / REVIEWED BY:
BP / JDH

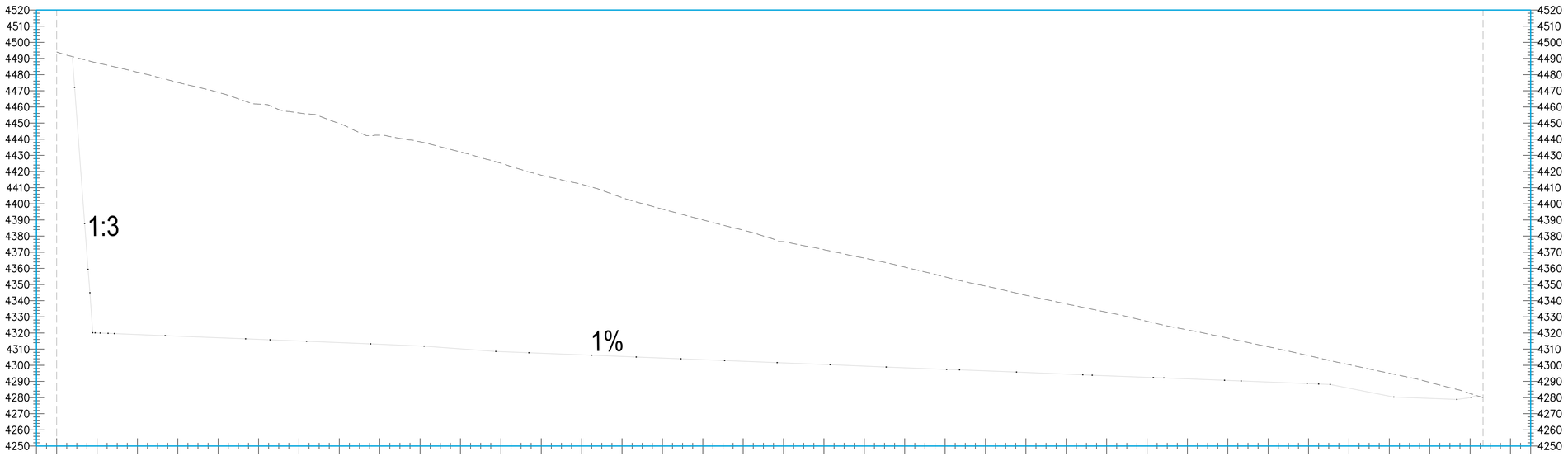
REVISIONS:

PRINTED FOR:
DRAFT
CITY REVIEW

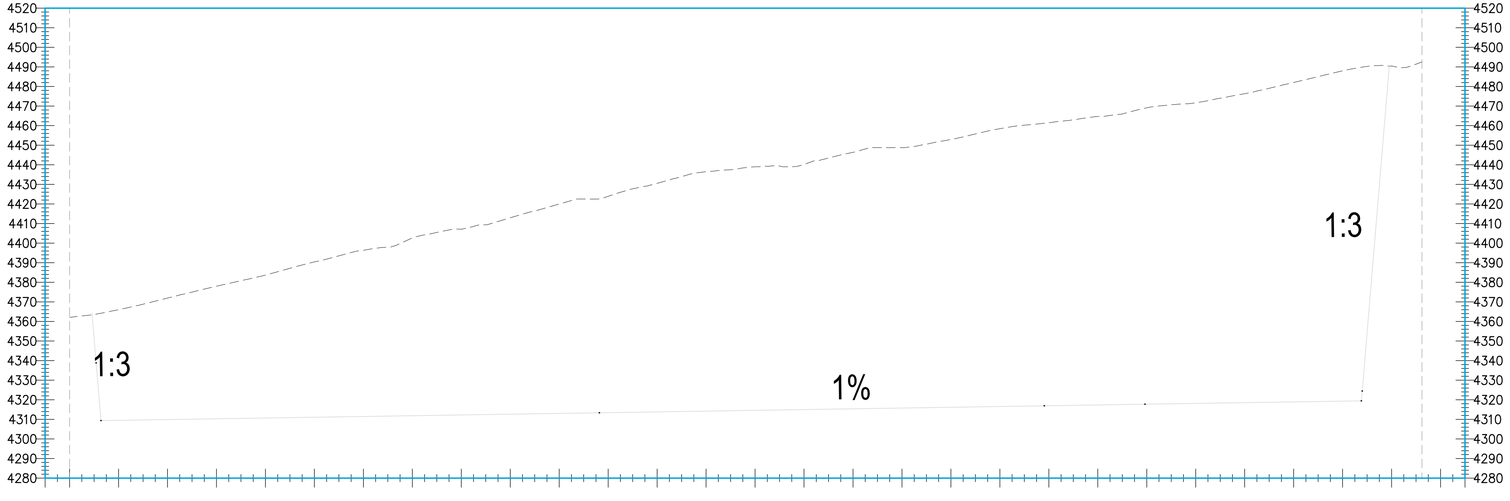
SHEET :
C-3

PROJECT# 04421

PROFILE VIEW: SECTION A-A
SCALE: 50
DATUM: 4250.00



PROFILE VIEW: SECTION B-B
SCALE: 50
DATUM: 4280.00



N

HORIZONTAL GRAPHIC SCALE

200 0 100 200 400

(IN FEET)
HORZ: 1 inch = 200 ft.

8184 SOUTH HIGHLAND DRIVE,
SUITE C-7, SANDY UT 84093
385-557-1500

HCF

PROFESSIONAL ENGINEER
7484960
JONATHAN D.
HALL
05/19/25
STATE OF UTAH

PROJECT NAME:
ASHLOCK
GRANTSVILLE, UTAH

PROFILES

PLOT DATE:
05/19/2025

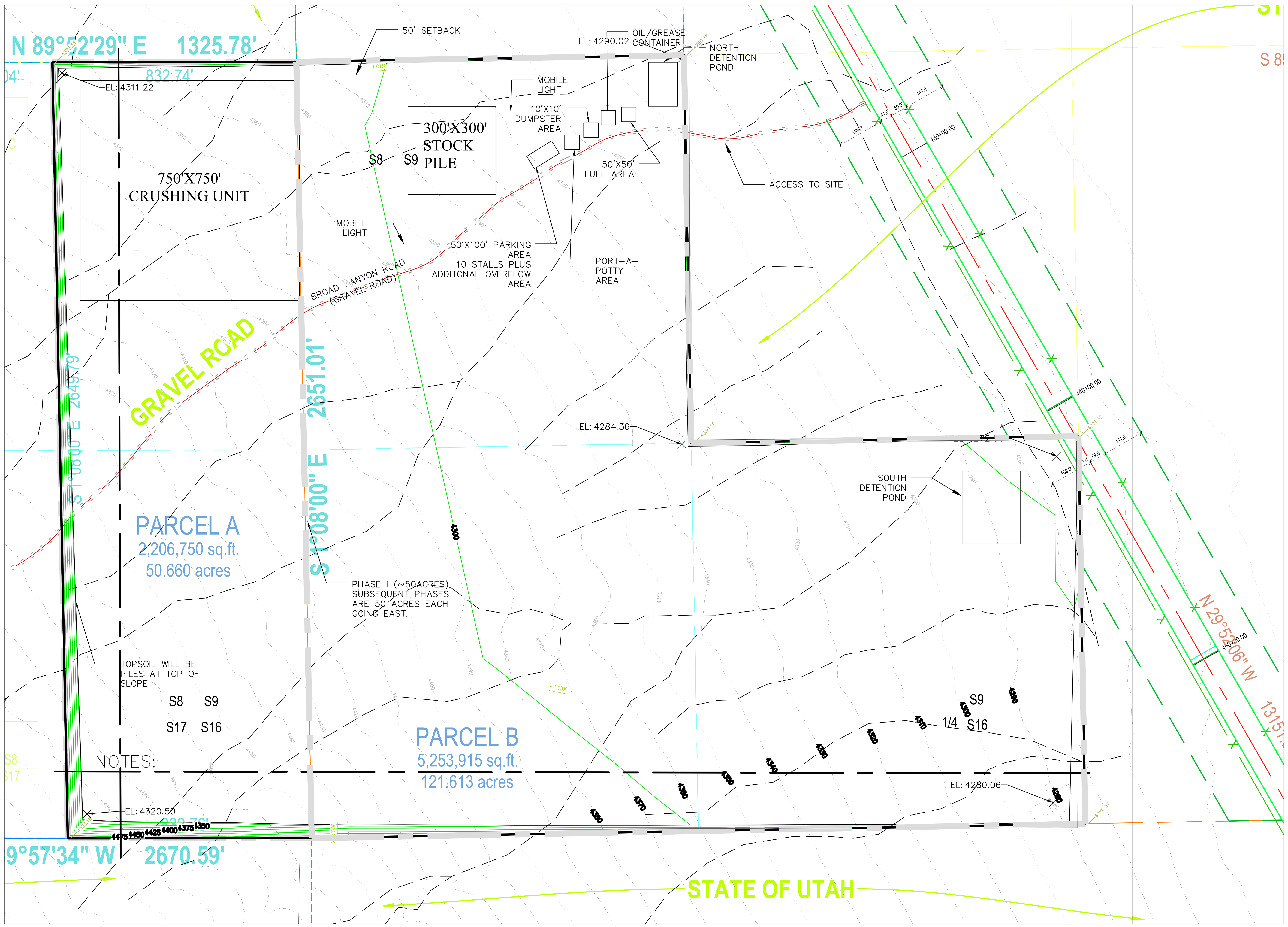
DRAWN BY / REVIEWED BY:
BP / JDH

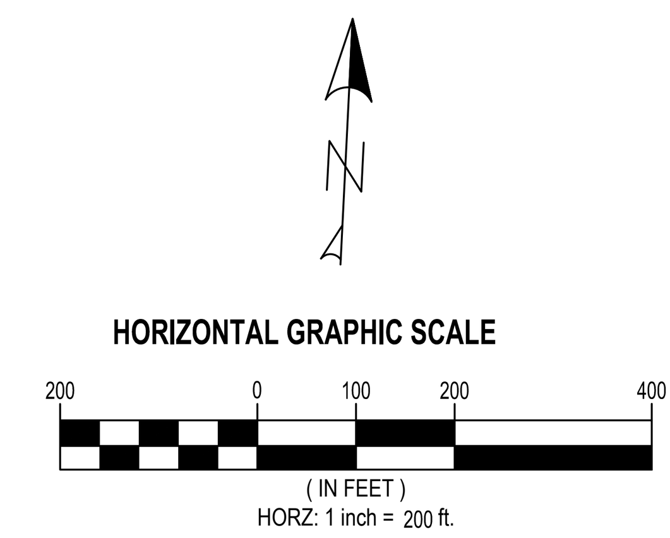
REVISIONS:

PRINTED FOR:
DRAFT
CITY REVIEW

SHEET :
C-4

PROJECT# 04421



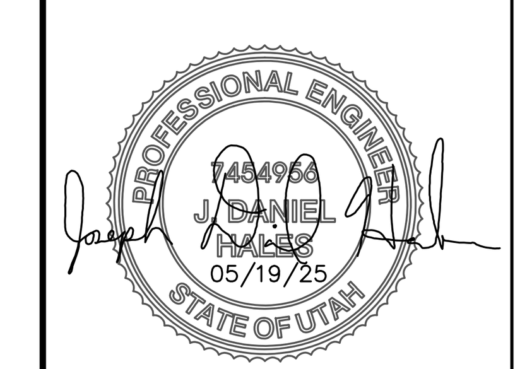


NOTES:

1. ITEMS ON THIS SITE PLAN WILL BE RELOCATED AS NEEDED DURING THE EXCAVATION PROCESS.
2. THIS SITE PLAN WAS CREATED FROM USING A SURVEY PROVIDED BY ENSIGN ENGINEERING. THE EXISTING TERRAIN AN AERIAL IMAGERY WAS PROVIDED SEPARATELY BY CLIENT AND MANUALLY MOVED TO ALIGN WITH THE SURVEY. THEREFORE, THERE MAY BE DISCREPANCIES BETWEEN THE AERIAL, ELEVATION DATA FROM EXISTING SURFACE AND THE SURVEY.

HCF

8184 SOUTH HIGHLAND DRIVE, SUITE C-7, SANDY UT 84093
385-557-1500



PROJECT NAME:

ASHLOCK
GRANTSVILLE, UTAH

SITE PLAN

PLOT DATE: 05/19/2025

DRAWN BY / REVIEWED BY: BP / JDH

REVISIONS: ----

PRINTED FOR: DRAFT CITY REVIEW

SHEET : C-5

PROJECT# 04421

BARRIER WESTSIDE

BARRIER EASTSIDE

SURFACE 1

SURFACE 2

SURFACE 3

TEST HOLE 1

TEST HOLE 2

TEST HOLE 3

8184 SOUTH HIGHLAND DRIVE,
SUITE C-7, SANDY UT 84093
385-557-1500

HCF

PROFESSIONAL ENGINEER
05/19/25
STATE OF UTAH

PROJECT NAME:
ASHLOCK
GRANTSVILLE, UTAH

SITE PHOTOS

PLOT DATE:
05/19/2025

DRAWN BY / REVIEWED BY:
BP / JDH

REVISIONS:

PRINTED FOR:
DRAFT
CITY REVIEW

SHEET :
C-6

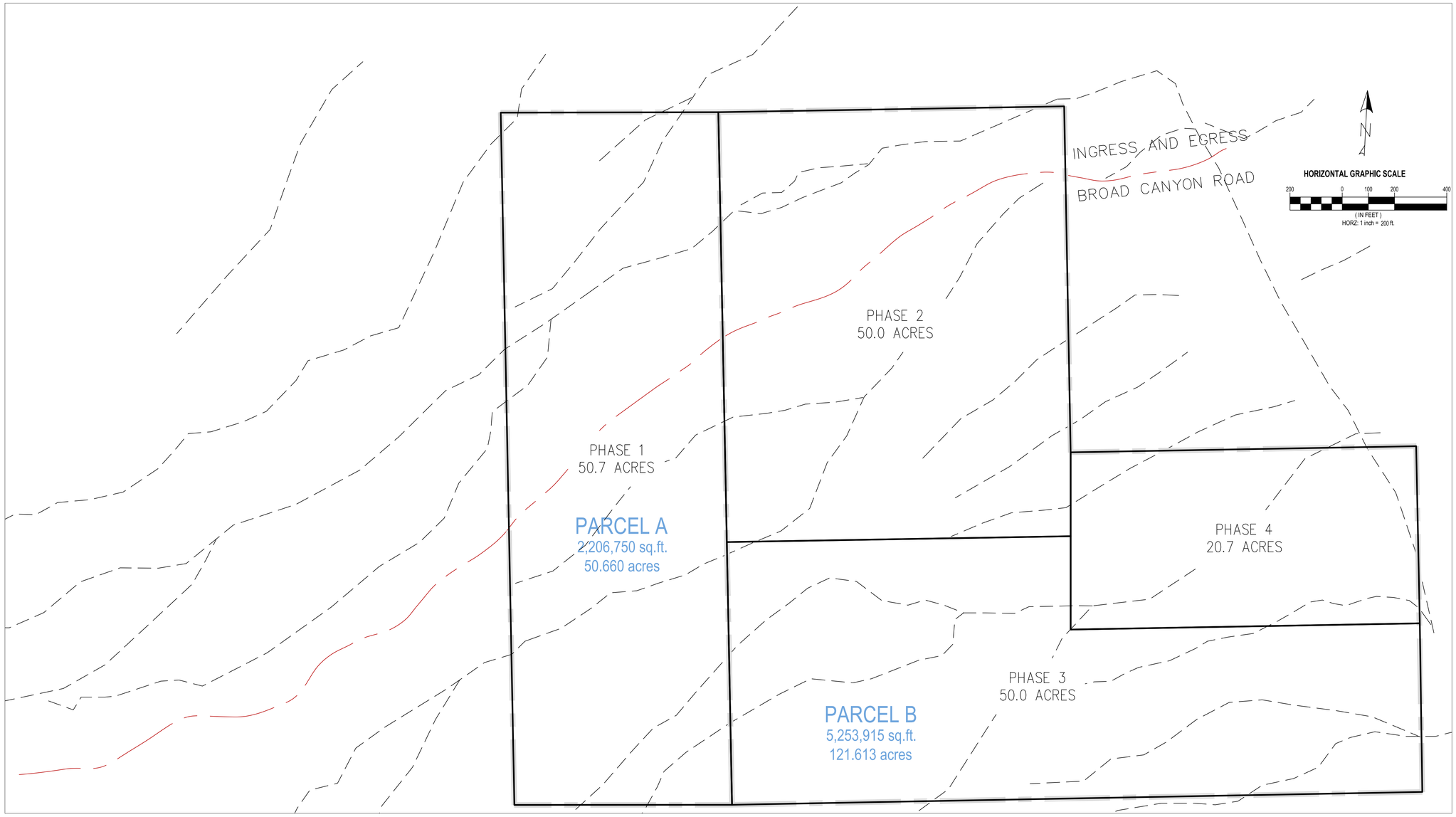
PROJECT# 04421

LEGEND

EXISTING DRAINAGE CHANNEL

PROPERTY LINE

PHASING BOUNDARY



8184 SOUTH HIGHLAND DRIVE,
SUITE C-7, SANDY UT 84093
385-557-1500

HCF

PROFESSIONAL ENGINEER
7484960
JARED D. HALL
05/19/25
STATE OF UTAH

PROJECT NAME:
ASHLOCK
GRANTSVILLE, UTAH

PHASING AND RECLAMATION PLAN

PLOT DATE:
05/19/2025

DRAWN BY / REVIEWED BY:
BP / JDH

REVISIONS:

PRINTED FOR:
DRAFT
CITY REVIEW

SHEET :
C-6

PROJECT# 04421

FORM MR-SUR

May 24, 2006

Bond Number _____
Surety NAIC No. _____
Permit Number _____
Mine Name _____

A T T A C H M E N T A
To
RECLAMATION CONTRACT
BETWEEN PRINCIPAL AND DIVISION

STATE OF UTAH
DEPARTMENT OF NATURAL RESOURCES
Division of Oil, Gas and Mining
1594 West North Temple Suite 1210
Box 145801
Salt Lake City, Utah 84114-5801
Telephone: (801) 538-5291
Fax: (801) 359-3940

THE UTAH MINED LAND RECLAMATION ACT

S U R E T Y B O N D
* *

The undersigned Ashlock, Inc., as Principal, a Corporation organized under the laws of the State of Utah and Nationwide Mutual Insurance Company, as Surety, a Corporation organized under the laws of the State of Ohio, hereby jointly and severally bind ourselves, our heirs, administrators, executors, successors, and assigns, jointly and severally, unto the State of Utah, Division of Oil, Gas and Mining ("Division") and Grantville City (other agency, if any) in the penal sum of Fifty Thousand Dollars and no/100 dollars ($ 50,000.00).

This Surety Bond is provided to secure the obligations of the Principal, as set forth by the terms and conditions of the Reclamation Contract, and any addendums thereto, to reclaim lands that will be affected by mining operations as identified in the Notice of Intention received, or approved if applicable, by the Division on the_____ day of _____, 20 ___.

The lands that are covered by this Surety Bond are the Lands Affected by mining operations as defined and described in the above Notice, and the Mining and Reclamation Plan if required, subject to terms and conditions of the Reclamation Contract.

The condition of this obligation is that if the Division determines that Principal has satisfactorily reclaimed the disturbed lands in accordance with the Mining and Reclamation Plan or Notice and has faithfully performed all requirements of the Mined Land Reclamation Act, and complied with the Rules and Regulations adopted in accordance therewith, then this obligation shall be void; otherwise it shall

Bond Number _____
Surety NAIC No. _____
Permit Number _____
Mine Name _____

remain in full force and effect. Failure of the Principal to fulfill the obligations specified by the Mined Land Reclamation Act and the Rules adopted there under, and in accordance with the specification of the Principal's Mining and Reclamation Plan or Notice, may result in forfeiture of this bond in accordance with the applicable statutes and regulations.

If the Mining and Reclamation Plan or Notice provides for periodic partial reclamation of the lands affected, and if the lands are reclaimed in accordance with such Plan or Notice, Act and regulations, then Principal may apply for a reduction in the amount of this Surety Bond. In the converse, if the Mining and Reclamation Plan or Notice provides for a gradual increase in the lands affected or the extent of disturbance, then, the Division may require that the amount of this Surety Bond be increased, with the written approval of the Surety. The amount of reclamation surety may also be adjusted as a result of a periodic review by the Division, which shall take into account inflation/deflation based upon an acceptable Costs Index, or at the request of the operator.

This bond may be canceled by Surety after ninety (90) days following receipt by the Division and Principal of written notice of such cancellation. Written notice to the Division and Principal as required by this paragraph shall be provided by certified mail or by a courier service that provides proof of delivery by signature of the recipient. Surety's liability shall then, at the expiration of said ninety (90) days, cease and terminate except that Surety will remain fully liable for all reclamation obligations of the Principal incurred prior to the date of termination.

Principal and Surety and their successors and assigns agree to guarantee said obligation and to indemnify, defend, and hold harmless the Division from any and all expenses (including attorney fees) which the Division may sustain in the collection of sums due hereunder.

Surety will give prompt notice to Principal and to the Division of the filing of any petition or the commencement of any proceeding relating to the bankruptcy, insolvency, reorganization, or adjustment of the debts of Surety, or alleging any violation or regulatory requirements which could result in suspension or revocation of the Surety's license to do business.

Surety is licensed to do business in Utah and is rated by A. M. Best as A- or better or rated as having Financial Performance Rating (FPR) of 8 or better, and is listed in the U. S. Department of Treasury's Circular "570." Upon incapacity of the Surety by reason of bankruptcy, insolvency, or suspension or revocation of its license, or upon failure to maintain the A. M. Best or FPR rating and listing on Circular "570", Principal shall be without adequate bond coverage as required by the Division and shall have 120 days after notice to replace the bond with other bonds acceptable to the Division. If the Principal does not replace this surety bond as required, the Division may order cessation of mining operations and commence actions to enforce its rights against the Surety. The Surety's liability shall continue and the Surety will remain fully liable for all reclamation obligations of the Principal incurred until this surety bond is forfeited, or the conditions of this obligation have been satisfied.

Bond Number _____
Surety NAIC No. _____
Permit Number _____
Mine Name _____

IN WITNESS WHEREOF, the Principal and Surety hereunto set their signatures and seals as of the dates set forth below.

Ashlock, Inc.
Principal (Permittee)

By (Name and Title typed):

Signature

Date

Surety Company

Nationwide Mutual Insurance Company
Surety Company Name

Surety Company Officer

Title/Position

Signature

One West Nationwide Blvd., 1-14-301
Street Address

Columbus, OH 43215-2220
City, State, Zip

866-387-0457
Phone Number

Date

Bond Number _____
Surety NAIC No. _____
Permit Number _____
Mine Name _____

SO AGREED this _____ day of _____, 20 ____.

AND APPROVED AS TO FORM AND AMOUNT OF SURETY:

_____
Mick Thomas, Director
Utah State Division of Oil, Gas and Mining

*NOTE: Where one signs by virtue of Power of Attorney for a Surety, such Power of Attorney must be filed with this bond. If the Operator is a corporation, the bond shall be executed by its duly authorized officer.

Bond Number _____
Surety NAIC No. _____
Permit Number _____
Mine Name _____

AFFIDAVIT OF QUALIFICATION

On the _____ day of _____, 20 __, _____ personally appeared before me, who being by me duly sworn did say that he/she, the said _____ is the _____ of _____and duly acknowledged that said instrument was signed on behalf of said company by authority of its bylaws or a resolution of its board of directors and said _____ duly acknowledged to me that said company executed the same, and that he/she is duly authorized to execute and deliver the foregoing obligations; that said Surety is authorized to execute the same and has complied in all respects with the laws of Utah in reference to becoming sole surety upon bonds, undertaking and obligations.

Signed:_____
Surety Officer

Title:_____

STATE OF_____)
) ss:
COUNTY OF_____)

Subscribed and sworn to before me this _____ day of _____, 20 ___.

_____
Notary Public
Residing at: _____

My Commission Expires:

_____, 20 ___.

Nationwide Mutual Insurance
1100 Locust Street Department 2006
Des Moines, IA 50391-2006

May 20, 2025

City of Grantsville
429 East Main Street
Grantsville, UT 84029

Re: Reclamation Bond for Ashlock, Inc.

To whom it may concern:

We are pleased to advise you that Nationwide Mutual Insurance Company (“Nationwide”) is the surety for Ashlock, Inc. and we are providing this letter at their request. They have advised us that the City of Grantsville is requiring a reclamation guarantee in the amount of $1000 per acre of disturbance.

We are confident in Ashlock, Inc.’s ability to successfully perform the scope outlined in the contract. Nationwide fully intends to provide the required reclamation bond in the amount necessary, up to $75,000, in the event the City of Grantsville provides the requested permit to Ashlock, Inc.

Nationwide is listed in the Federal Register with a Treasury Limit of over $1.8 billion and rated “A” by A.M. Best. Nationwide is licensed as a surety in the state of (State).

Please note that issuance of any bonds is subject to application of Nationwide Mutual Insurance Company's usual and customary underwriting standards and risk selection criteria, including, but not limited to, satisfactory contract terms and provisions, satisfactory bond forms, our receipt of and satisfaction with current underwriting information from Ashlock, Inc. evidence of adequate owner financing, and an appropriate request to provide final bonds. This letter does not constitute an assumption of liability. The issuance of bonds in connection with this Project is a matter solely between the Surety and Contractor. We assume no liability to you or to any third party by the issuance of this letter.

If you have any questions concerning the content in this letter or its authenticity, please reach out using the information below.

Sincerely,

Anna R. Nagel
Sr. Territory Manager, Contract Surety
612.801.7255
anna.nagel@nationwide.com

Ashlock Inc.

Conditional Use Permit Application

04/29/2025

To:
Grantsville City
429 E Main St.
Grantsville, UT 84029

Bond

See Appendix A.
We will be posting a reclamation bond per Grantsville City requirements. Our bond will be no less than $1,000 per acre with a $10,000 minimum, adjusted as needed for the life of the operation.

Liability Insurance

See Appendix B.
Proof of liability insurance coverage has been provided in Appendix B.

Ownership and Property Control

Evidence of land ownership and a legal description are attached. (See Appendix C)

Reclamation

- Reclamation Cost Estimates: Reclamation per acre includes:
- Redistributing topsoil: $200
- Reseeding mixture: $60
- Reseeding labor: $140
- Total estimated reclamation per acre: $400

Site Plan

See Appendix D.
No significant manmade or geologic features will be disturbed.
Dimensions, ingress/egress, easements, utility locations, and adjoining property owners are shown on the site plan.

Geologic and Top Soils Data

See Appendix E.
Basic soil classification has been performed, showing sandy loam capable of supporting re-vegetation.

Reclamation Plan

- Vegetation: Dominated by Indian Ricegrass, Crested Wheatgrass, and Smooth Brome.
- Topsoil Management: Topsoil will be stripped to a depth of 6 inches, stockpiled at the site perimeter, and protected from erosion.
- Overburden: All excavated material will be usable product. Minimal overburden.
- Slopes: Final grading to 3:1 slopes.
- Waste Management: No reject material; all products will be fully utilized.
- Post-Contour: Topsoil will be redistributed, 6 inches deep, across regraded areas.
- Re-Seeding: Recommended seeding mixture and application rates per Soil Conservation District guidance.

Operations Plan

- Hours: Monday - Friday, 7:00 AM to 5:00 PM. Extended hours possible on a project basis.
- Traffic Safety: Private site access with signage and stop signs. State highway access has been granted by UDOT.
- Loading Facilities: Shown on site plan.
- Phasing: Mining and reclamation will occur in approximately 50-acre increments.
- Disturbance Extent: Up to 170 acres at full project buildout.
- Topsoil Handling: All removed topsoil will be stockpiled and reused on-site.
- Water: Water trucks (4,000 gallons) will suppress dust, sourced from off-site municipal providers.
- Stormwater Management: Surface runoff directed to on-site detention basins.
- Regulatory Compliance: All necessary permits and agency approvals will be secured prior to operations.
- Public Safety Mitigation: Site fenced, test holes bermed or backfilled, safe slope angles maintained, waste properly managed.
- UDOT Permit: See Appendix G; access granted.
- Dust Control: Fugitive dust suppression plan in place (see Appendix F).

Minimum Requirements Compliance

- Warning signs, fencing, berms: Installed around operation site perimeter.
- Drainage Control: On-site containment of all drainage.
- Slopes: Compliance with MSHA requirements.
- Reclamation Bond: Posted and maintained.
- Code Compliance: Adherence to all health, safety, and building codes.

- Fuel and Flammable Material Handling: Above-ground storage per National Fire Codes.
- Road Crossing Protection: Appropriate signage and flagging.
- Road Repairs: Applicant responsible for any road damages caused.
- Proof of Liability Insurance: Maintained and filed with Grantsville City.
- Activity Restrictions: Grantsville City retains the right to restrict hours if operations become a nuisance.
- Road Improvements: Acceleration/deceleration lanes have been approved.
- Dust/Fume/Emission Controls: Minimized to the greatest extent feasible.
- Restroom Facilities: Portable facilities provided for employees.
- Infrastructure Mitigation: Applicant will enter into an infrastructure agreement with the City before operations commence.

Appendices

- Appendix A: Reclamation Bond
- Appendix B: Liability Insurance
- Appendix C: Ownership Documents and Legal Description
- Appendix D: Site Plan and Adjoining Property Owners
- Appendix E: Geologic and Soils Data
- Appendix F: SWPPP/Dust Control Plan
-Appendix G: Ingress/Egress

Appendix A

Reclamation Bond

FORM MR-SUR

May 24, 2006

Bond Number _____
Surety NAIC No. _____
Permit Number _____
Mine Name _____

A T T A C H M E N T A
To
RECLAMATION CONTRACT
BETWEEN PRINCIPAL AND DIVISION

STATE OF UTAH
DEPARTMENT OF NATURAL RESOURCES
Division of Oil, Gas and Mining
1594 West North Temple Suite 1210
Box 145801
Salt Lake City, Utah 84114-5801
Telephone: (801) 538-5291
Fax: (801) 359-3940

THE UTAH MINED LAND RECLAMATION ACT

S U R E T Y B O N D
* *

The undersigned Ashlock, Inc., as Principal, a Corporation organized under the laws of the State of Utah and Nationwide Mutual Insurance Company, as Surety, a Corporation organized under the laws of the State of Ohio, hereby jointly and severally bind ourselves, our heirs, administrators, executors, successors, and assigns, jointly and severally, unto the State of Utah, Division of Oil, Gas and Mining ("Division") and Grantville City (other agency, if any) in the penal sum of Fifty Thousand Dollars and no/100 dollars ($ 50,000.00).

This Surety Bond is provided to secure the obligations of the Principal, as set forth by the terms and conditions of the Reclamation Contract, and any addendums thereto, to reclaim lands that will be affected by mining operations as identified in the Notice of Intention received, or approved if applicable, by the Division on the_____ day of _____, 20 ___.

The lands that are covered by this Surety Bond are the Lands Affected by mining operations as defined and described in the above Notice, and the Mining and Reclamation Plan if required, subject to terms and conditions of the Reclamation Contract.

The condition of this obligation is that if the Division determines that Principal has satisfactorily reclaimed the disturbed lands in accordance with the Mining and Reclamation Plan or Notice and has faithfully performed all requirements of the Mined Land Reclamation Act, and complied with the Rules and Regulations adopted in accordance therewith, then this obligation shall be void; otherwise it shall

Bond Number _____
Surety NAIC No. _____
Permit Number _____
Mine Name _____

remain in full force and effect. Failure of the Principal to fulfill the obligations specified by the Mined Land Reclamation Act and the Rules adopted there under, and in accordance with the specification of the Principal's Mining and Reclamation Plan or Notice, may result in forfeiture of this bond in accordance with the applicable statutes and regulations.

If the Mining and Reclamation Plan or Notice provides for periodic partial reclamation of the lands affected, and if the lands are reclaimed in accordance with such Plan or Notice, Act and regulations, then Principal may apply for a reduction in the amount of this Surety Bond. In the converse, if the Mining and Reclamation Plan or Notice provides for a gradual increase in the lands affected or the extent of disturbance, then, the Division may require that the amount of this Surety Bond be increased, with the written approval of the Surety. The amount of reclamation surety may also be adjusted as a result of a periodic review by the Division, which shall take into account inflation/deflation based upon an acceptable Costs Index, or at the request of the operator.

This bond may be canceled by Surety after ninety (90) days following receipt by the Division and Principal of written notice of such cancellation. Written notice to the Division and Principal as required by this paragraph shall be provided by certified mail or by a courier service that provides proof of delivery by signature of the recipient. Surety's liability shall then, at the expiration of said ninety (90) days, cease and terminate except that Surety will remain fully liable for all reclamation obligations of the Principal incurred prior to the date of termination.

Principal and Surety and their successors and assigns agree to guarantee said obligation and to indemnify, defend, and hold harmless the Division from any and all expenses (including attorney fees) which the Division may sustain in the collection of sums due hereunder.

Surety will give prompt notice to Principal and to the Division of the filing of any petition or the commencement of any proceeding relating to the bankruptcy, insolvency, reorganization, or adjustment of the debts of Surety, or alleging any violation or regulatory requirements which could result in suspension or revocation of the Surety's license to do business.

Surety is licensed to do business in Utah and is rated by A. M. Best as A- or better or rated as having Financial Performance Rating (FPR) of 8 or better, and is listed in the U. S. Department of Treasury's Circular "570." Upon incapacity of the Surety by reason of bankruptcy, insolvency, or suspension or revocation of its license, or upon failure to maintain the A. M. Best or FPR rating and listing on Circular "570", Principal shall be without adequate bond coverage as required by the Division and shall have 120 days after notice to replace the bond with other bonds acceptable to the Division. If the Principal does not replace this surety bond as required, the Division may order cessation of mining operations and commence actions to enforce its rights against the Surety. The Surety's liability shall continue and the Surety will remain fully liable for all reclamation obligations of the Principal incurred until this surety bond is forfeited, or the conditions of this obligation have been satisfied.

Bond Number _____
Surety NAIC No. _____
Permit Number _____
Mine Name _____

IN WITNESS WHEREOF, the Principal and Surety hereunto set their signatures and seals as of the dates set forth below.

Ashlock, Inc.
Principal (Permittee)

By (Name and Title typed):

Signature

Date

Surety Company

Nationwide Mutual Insurance Company
Surety Company Name

Surety Company Officer

Title/Position

Signature

One West Nationwide Blvd., 1-14-301
Street Address

Columbus, OH 43215-2220
City, State, Zip

866-387-0457
Phone Number

Date

Bond Number _____
Surety NAIC No. _____
Permit Number _____
Mine Name _____

SO AGREED this _____ day of _____, 20 ____.

AND APPROVED AS TO FORM AND AMOUNT OF SURETY:

_____
Mick Thomas, Director
Utah State Division of Oil, Gas and Mining

*NOTE: Where one signs by virtue of Power of Attorney for a Surety, such Power of Attorney must be filed with this bond. If the Operator is a corporation, the bond shall be executed by its duly authorized officer.

Bond Number _____
Surety NAIC No. _____
Permit Number _____
Mine Name _____

AFFIDAVIT OF QUALIFICATION

On the _____ day of _____, 20 __, _____ personally appeared before me, who being by me duly sworn did say that he/she, the said _____ is the _____ of _____and duly acknowledged that said instrument was signed on behalf of said company by authority of its bylaws or a resolution of its board of directors and said _____ duly acknowledged to me that said company executed the same, and that he/she is duly authorized to execute and deliver the foregoing obligations; that said Surety is authorized to execute the same and has complied in all respects with the laws of Utah in reference to becoming sole surety upon bonds, undertaking and obligations.

Signed:_____
Surety Officer

Title:_____

STATE OF_____)
) ss:
COUNTY OF_____)

Subscribed and sworn to before me this _____ day of _____, 20 ___.

_____
Notary Public
Residing at: _____

My Commission Expires:

_____, 20 ___.

Appendix B

Liability Insurance

Appendix C

Ownership Documents and Legal Description

Acres 119.34

Parcel Number 01-117-0-0002

OwnerName OMAN PROPERTIES LLC 30% INT
TEANCUM PROPERTIES LLC 70% INT

Legal W 1/2 OF SW 1/4 & SE 1/4 OF SW 1/4 OF SEC 9, T2S, R6W, LESS HWY R/W, CONT 119.34 AC, R/W TO FLINTKOTE CO 119.34 AC---OUT OF 5-70-2 (ANNEXATION #351700) FOR 2011 YEAR. 119.34 AC

Acres 50.00
Parcel Number 01-126-0-0004
OwnerName DESERET SAND AND GRAVEL LLC

Legal A PARCEL OF LAND, SITUATE IN THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 2 SOUTH, RANGE 6 WEST, SALT LAKE BASE AND MERIDIAN, AND IN GRANTSVILLE, TOOELE COUNTY, INCLUDING THE EASTERLY 50.66 ACRES OF SAID QUARTER SECTION, RUNNING PARALLEL WITH THE EAST SECTION LINE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF SECTION 8, TOWNSHIP 2 SOUTH, RANGE 6 WEST, AND RUNNING: THENCE SOUTH 89°57'34" WEST 832.76 FEET ALONG THE SECTION LINE; THENCE NORTH 1°08'00" WEST 2649.79 FEET, RUNNING PARALLEL WITH THE EAST SECTION LINE; THENCE NORTH 89°52'29" EAST 832.74 FEET ALONG THE QUARTER SECTION LINE, TO THE EAST QUARTER CORNER OF SAID SECTION 8;
THENCE SOUTH 1°08'00" EAST 2651.01 FEET ALONG THE SECTION LINE, TO THE POINT OF BEGINNING. PARCEL CONTAINS: 2,206,750 SQUARE FEET, OR 50.66 ACRES. OUT OF 1-126-2 FOR 2022 YEAR.

Appendix D

Site Plan and Adjoining Property Owners

ASHLOCK PIT
SITE PLAN

THERE WILL BE FIVE PHASES OF MINING, EACH PHASE WILL COVER 50 ACRES. THE MARKET WILL DETERMINE THE RATE OF PRODUCTION. THERE WILL BE FIVE PHASES OF MINING, EACH PHASE WILL COVER 50 ACRES. THE MARKET WILL DETERMINE THE RATE OF PRODUCTION.

2. WHILE MINING, THE SLOPES WILL BE CUT TO A 3:1. WHILE MINING, THE SLOPES WILL BE CUT TO A 3:1.

3. WE WILL START EACH PHASE BY CLEARING AND GRUBBING THE 50–ACRE PHASE. THIS WILL ALLOW US TO REMOVE THE EXISTING VEGETATION AND TOPSOIL. WE WILL WE WILL START EACH PHASE BY CLEARING AND GRUBBING THE 50–ACRE PHASE. THIS WILL ALLOW US TO REMOVE THE EXISTING VEGETATION AND TOPSOIL. WE WILL BE STORING IT ON THE TOP OF THE SLOPES, WHICH WILL CREATE BERMS. WE WILL BEGIN WITH THE WEST SECTION OF PHASE ONE MOVING EAST, WHILE REMAINING NOTES 1. THERE WILL BE FIVE PHASES OF MINING, EACH PHASE WILL COVER 50 ACRES. THE MARKET WILL DETERMINE THE RATE OF PRODUCTION. THERE WILL BE FIVE PHASES OF MINING, EACH PHASE WILL COVER 50 ACRES. THE MARKET WILL DETERMINE THE RATE OF PRODUCTION. 2. WHILE MINING, THE SLOPES WILL BE CUT TO A 3:1. WHILE MINING, THE SLOPES WILL BE CUT TO A 3:1.

4. WE WILL START EACH PHASE BY CLEARING AND GRUBBING THE 50–ACRE PHASE. THIS WILL ALLOW US TO REMOVE THE VEGETATION AND STORE IT ONTO OF THE WE WILL START EACH PHASE BY CLEARING AND GRUBBING THE 50–ACRE PHASE. THIS WILL ALLOW US TO REMOVE THE VEGETATION AND STORE IT ONTO OF THE SLOPES, WHICH WILL CREATE BERMS.

5. WE WILL BEGIN WITH THE WEST SECTION OF PHASE ONE MOVING EAST, WHILE STILL REMAINING IN PHASE ONE. ONCE THE SLOPES HAVE BEEN CUT TO THEIR FINAL WE WILL BEGIN WITH THE WEST SECTION OF PHASE ONE MOVING EAST, WHILE STILL REMAINING IN PHASE ONE. ONCE THE SLOPES HAVE BEEN CUT TO THEIR FINAL GRADE WE WILL THEN REDISTRIBUTE THE PILES OF MATERIAL STORED ON TOP OF THE SLOPES.

6. ONCE PHASE ONE IS COMPLETED, WE WILL THEN TRANSITION TO PHASE TWO. WE WILL CONTINUE TO TRANSITION FROM PHASE TO PHASE UNTIL EACH PHASE IS CUT ONCE PHASE ONE IS COMPLETED, WE WILL THEN TRANSITION TO PHASE TWO. WE WILL CONTINUE TO TRANSITION FROM PHASE TO PHASE UNTIL EACH PHASE IS CUT TO ITS FINAL DEPTH. RECLAMATION WILL OCCUR DURING THE MINING PROCESS AND AFTER. EACH PHASE WILL BE RECLAIMED BEFORE THE NEXT PHASE IS STARTED.

7. IN PHASE ONE, ONCE THE SLOPES HAVE BEEN CUT TO THEIR FINAL GRADE WE WILL THEN REDISTRIBUTE THE PILES OF MATERIAL STORED ON TOP OF THE SLOPES. IN PHASE ONE, ONCE THE SLOPES HAVE BEEN CUT TO THEIR FINAL GRADE WE WILL THEN REDISTRIBUTE THE PILES OF MATERIAL STORED ON TOP OF THE SLOPES.

8. THE VEGETATION IN THE BERMS SHOULD BE ENOUGH TO COVER THE MINED AREAS. WE WILL BE SUPPLEMENTING ANY AREAS THAT MAY NEED ADDITIONAL VEGETATION THE VEGETATION IN THE BERMS SHOULD BE ENOUGH TO COVER THE MINED AREAS. WE WILL BE SUPPLEMENTING ANY AREAS THAT MAY NEED ADDITIONAL VEGETATION WITH THE FOLLOWING MIX. SEED TYPE FULL PURE LIVE SEED LBS / AC

FULL PURE LIVE SEED LBS / AC FULL PURE LIVE SEED LBS / AC INDIAN GRASS 1 CRESTED WHEAT GRASS

1 SMOOTH BROME 1 TALL WHEATGRASS 1 SAINFOIN

8184 SOUTH HIGHLAND DRIVE.
SUITE C-7, SANDY UT 84093
385-557-1500

HCF

PROFESSIONAL ENGINEER
7484960
JOSHUA D. HANSEN
06/06/21
STATE OF UTAH

PROJECT NAME:
ASHLOCK
GRANTSVILLE, UTAH

COVER

PLOT DATE:
03/18/2025

DRAWN BY / REVIEWED BY:
BP / JDH

REVISIONS:

PRINTED FOR:
DRAFT
CITY REVIEW

SHEET :
C-1

PROJECT# 04421

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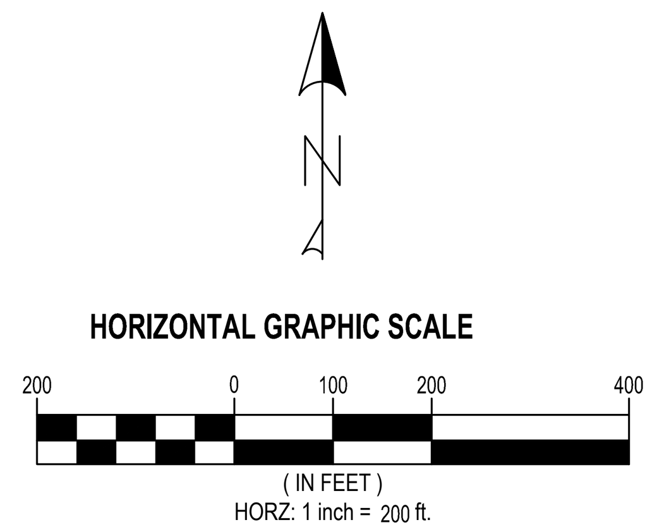

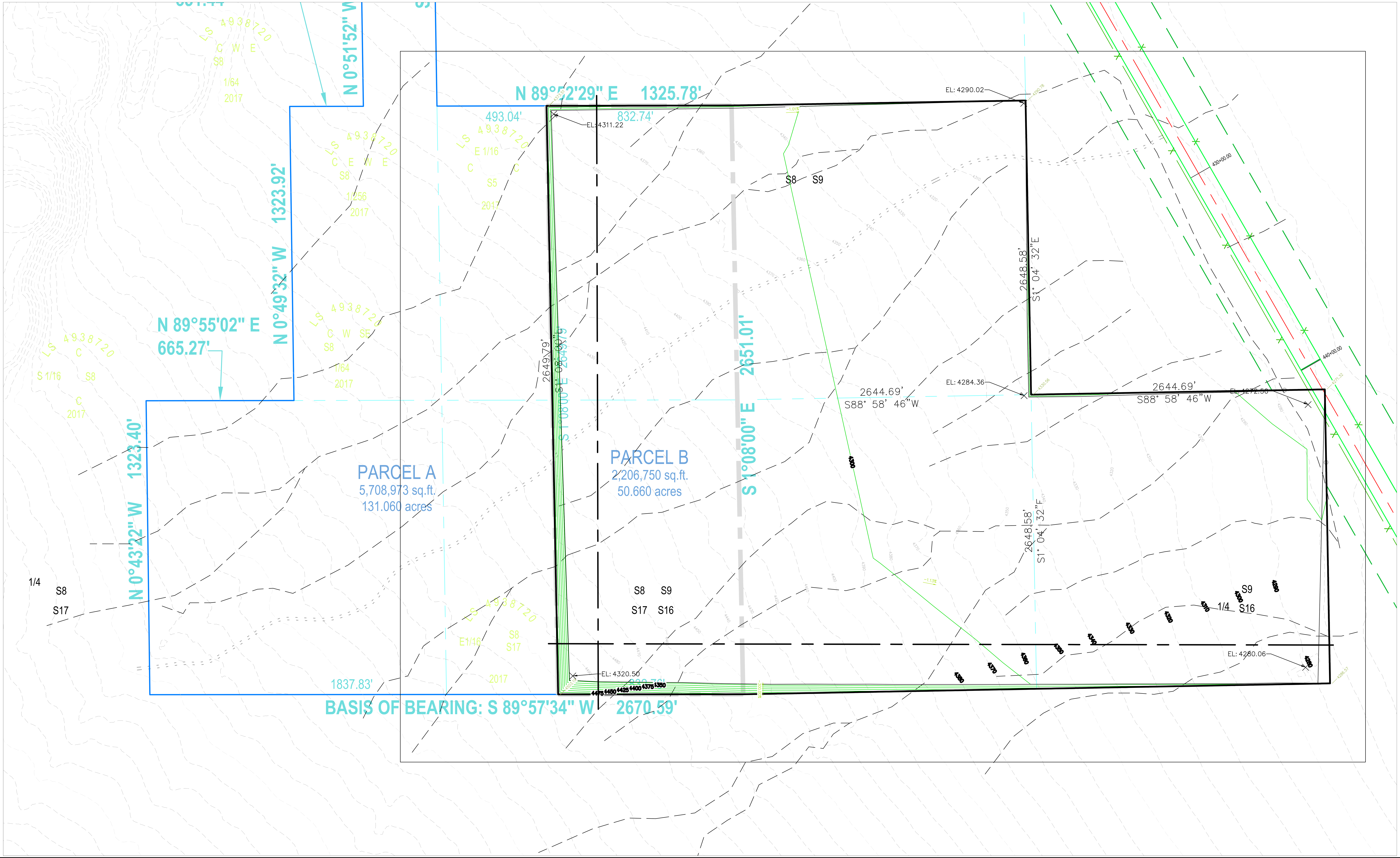

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SUITE C-7, SANDY UT 84093
385-557-1500

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PROFESSIONAL ENGINEER
7464956
J. DANIEL
06/06/21
STATE OF UTAH

PROJECT NAME:
ASHLOCK
GRANTSVILLE, UTAH

SITE OVERVIEW

PLOT DATE:
03/18/2025

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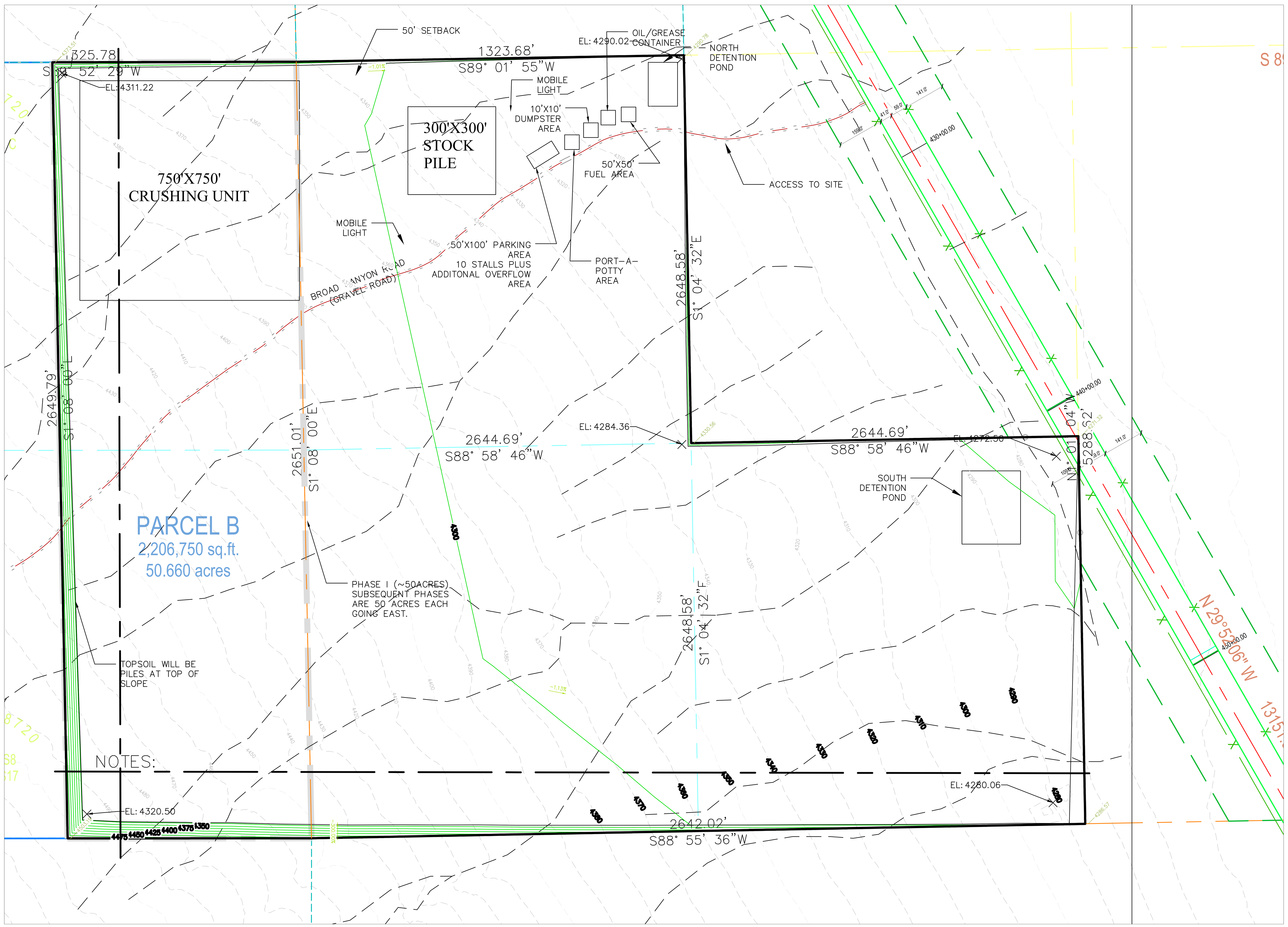
PROJECT# 04421



N

HORIZONTAL GRAPHIC SCALE

200 0 100 200 400

(IN FEET)
HORZ: 1 inch = 200 ft.

CUT QUANTITIES (CY)	
18,377,058	NET

*FOR 5 PHASES, EACH PHASE WOULD BE APPROXIMATELY 3,675,412 CY.

NOTES:
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8184 SOUTH HIGHLAND DRIVE, SUITE C-7, SANDY UT 84093
385-557-1500

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PROFESSIONAL ENGINEER
7464956
J. DANIEL HALES
06/06/21
STATE OF UTAH

PROJECT NAME:
ASHLOCK
GRANTSVILLE, UTAH

GRADING PLAN

PLOT DATE: 03/18/2025

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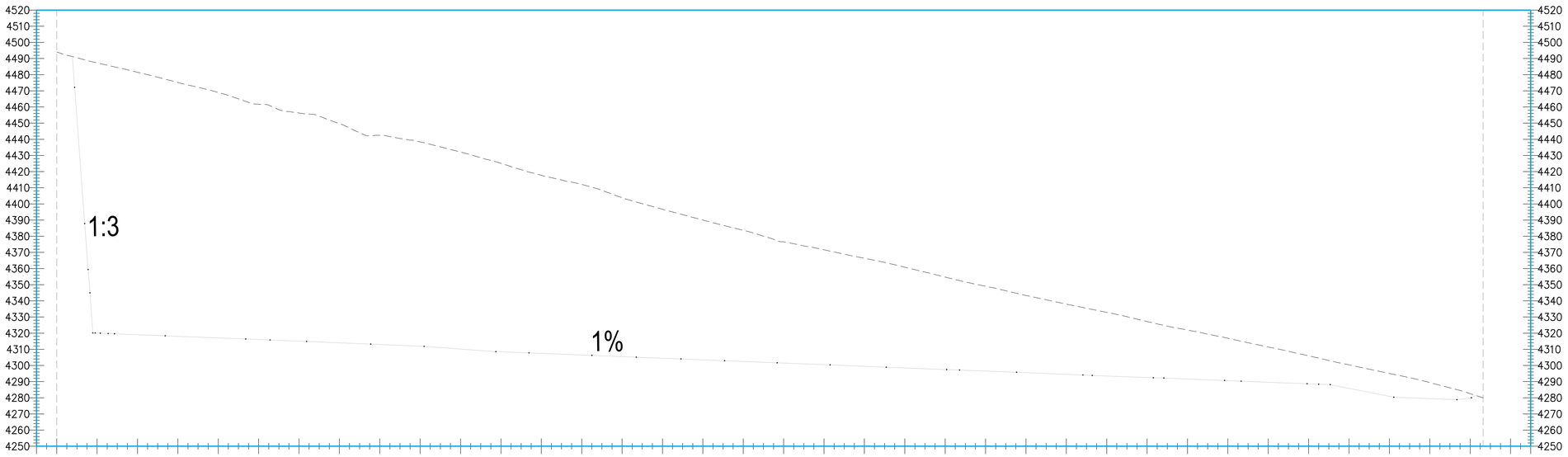
PRINTED FOR: DRAFT CITY REVIEW

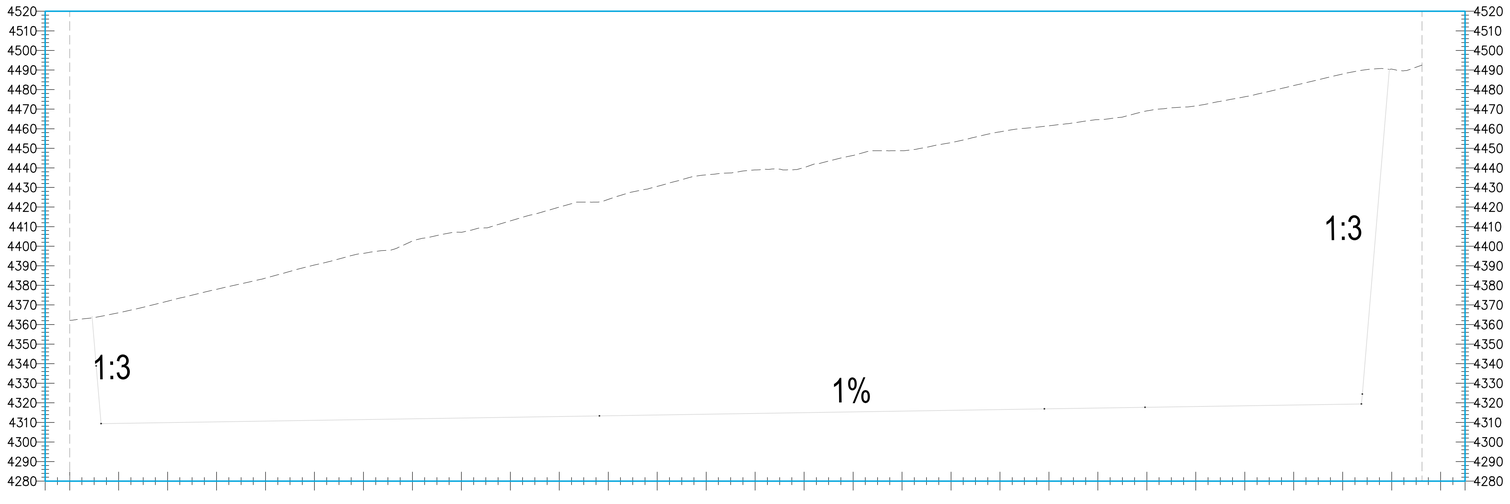
SHEET: C-3

PROJECT# 04421

PROFILE VIEW: SECTION A-A
SCALE: 50
DATUM: 4250.00



PROFILE VIEW: SECTION B-B
SCALE: 50
DATUM: 4280.00



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HORIZONTAL GRAPHIC SCALE

200 0 100 200 400

(IN FEET)
HORZ: 1 inch = 200 ft.

8184 SOUTH HIGHLAND DRIVE,
SUITE C-7, SANDY UT 84093
385-557-1500

HCF

PROFESSIONAL ENGINEER
7484963
JONATHAN D. HALL
06/06/21
STATE OF UTAH

PROJECT NAME:
ASHLOCK
GRANTSVILLE, UTAH

PROFILES

PLOT DATE:
03/18/2025

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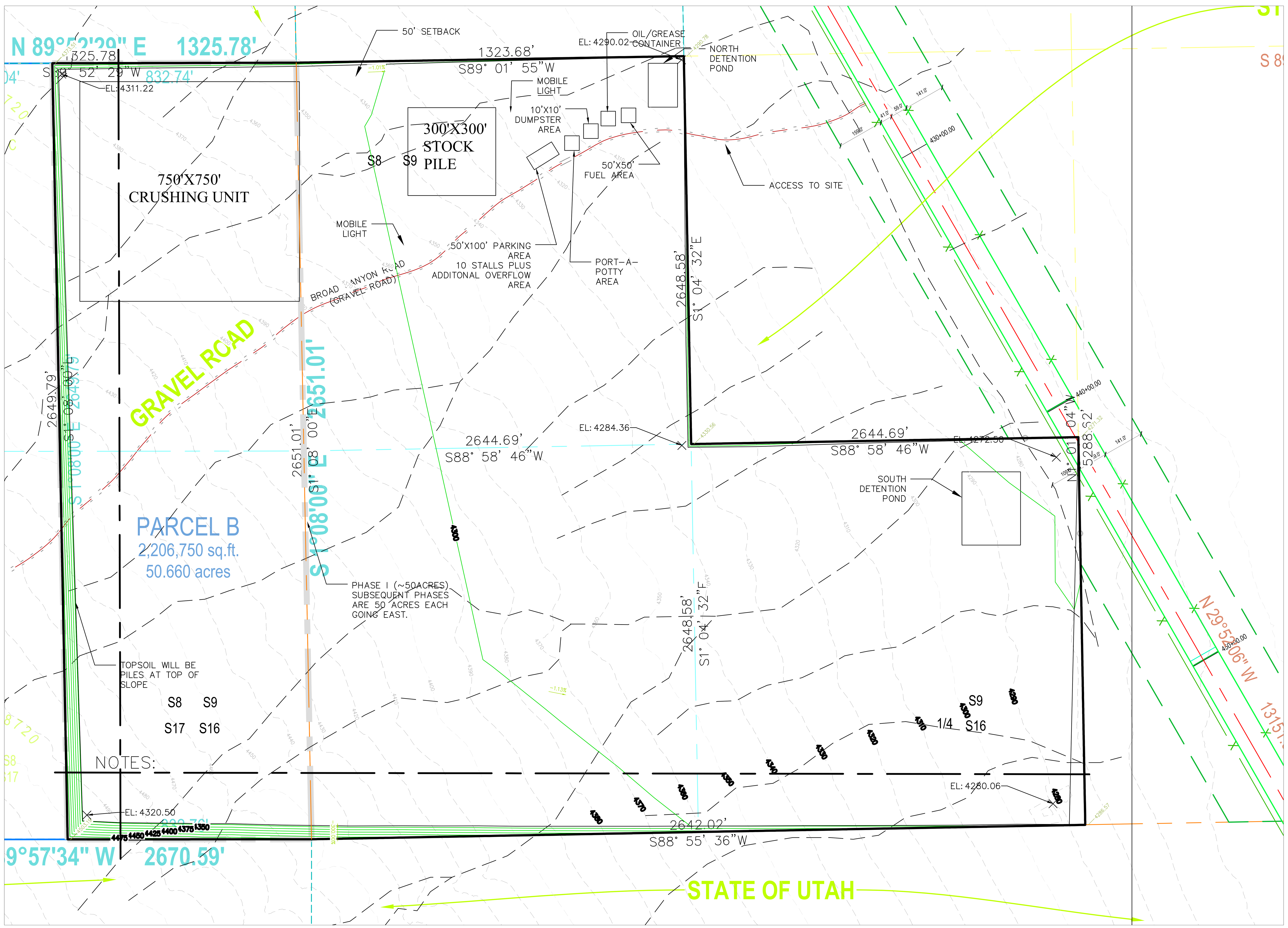

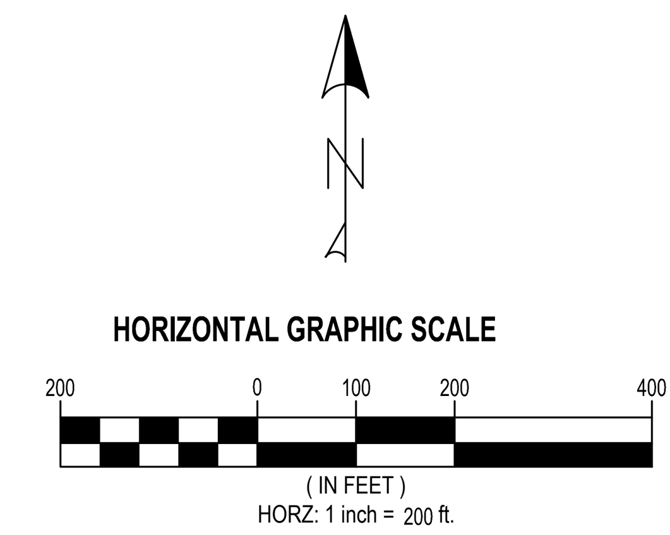

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8184 SOUTH HIGHLAND DRIVE,
SUITE C-7, SANDY UT 84093
385-557-1500

PROFESSIONAL ENGINEER
STATE OF UTAH
06/06/21

PROJECT NAME:
ASHLOCK
GRANTSVILLE, UTAH

SITE PLAN

PLOT DATE: 03/18/2025

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PROJECT# 04421

BARRIER WESTSIDE

BARRIER EASTSIDE

SURFACE 1

SURFACE 2

SURFACE 3

TEST HOLE 1

TEST HOLE 2

TEST HOLE 3

8184 SOUTH HIGHLAND DRIVE,
SUITE C-7, SANDY UT 84093
385-557-1500

HCF

PROFESSIONAL ENGINEER
7454956
J. DANIEL HALES
06/06/21
STATE OF UTAH

PROJECT NAME:
ASHLOCK
GRANTSVILLE, UTAH

SITE PHOTOS

PLOT DATE: 03/18/2025

DRAWN BY / REVIEWED BY: BP / JDH

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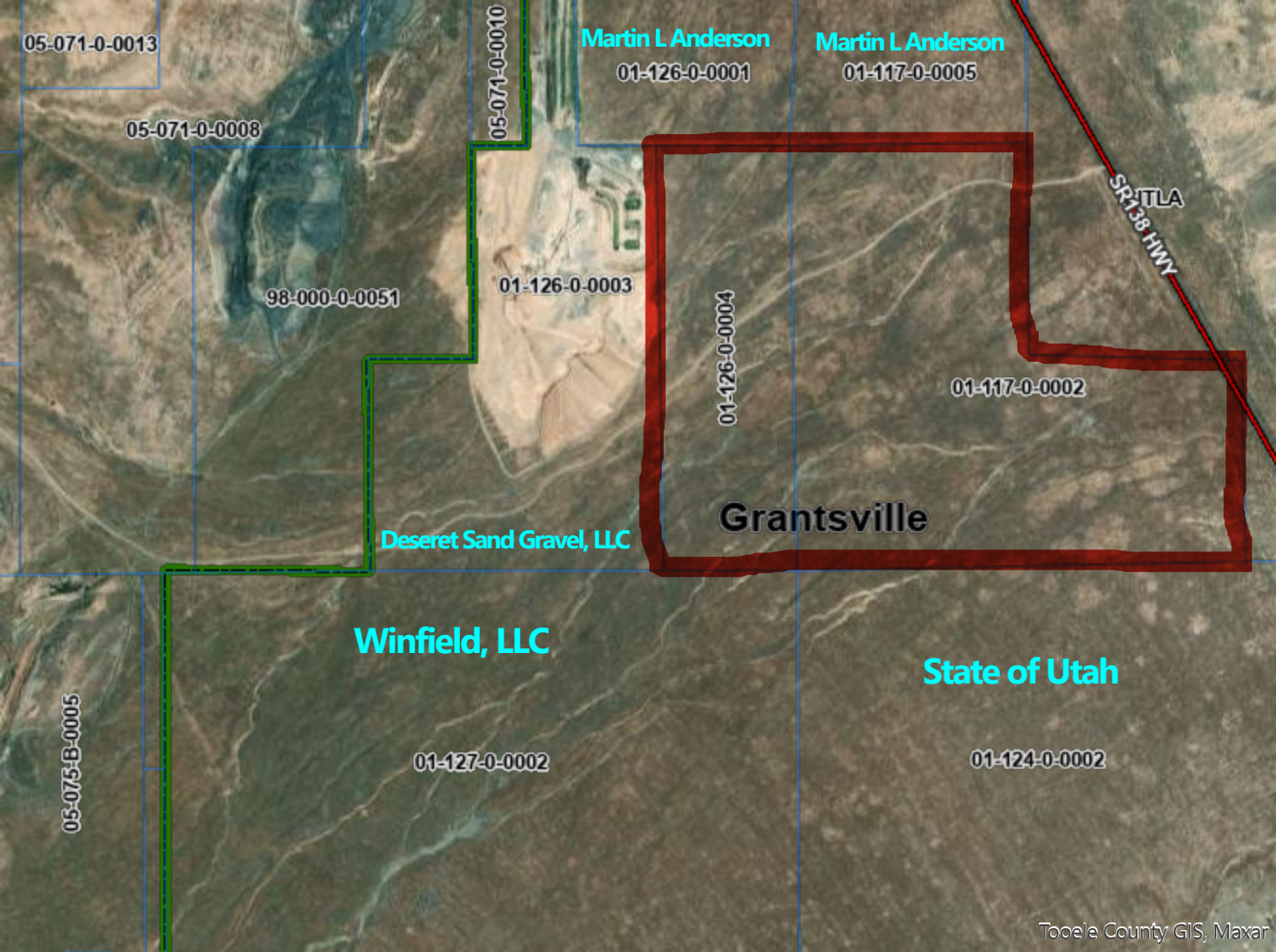
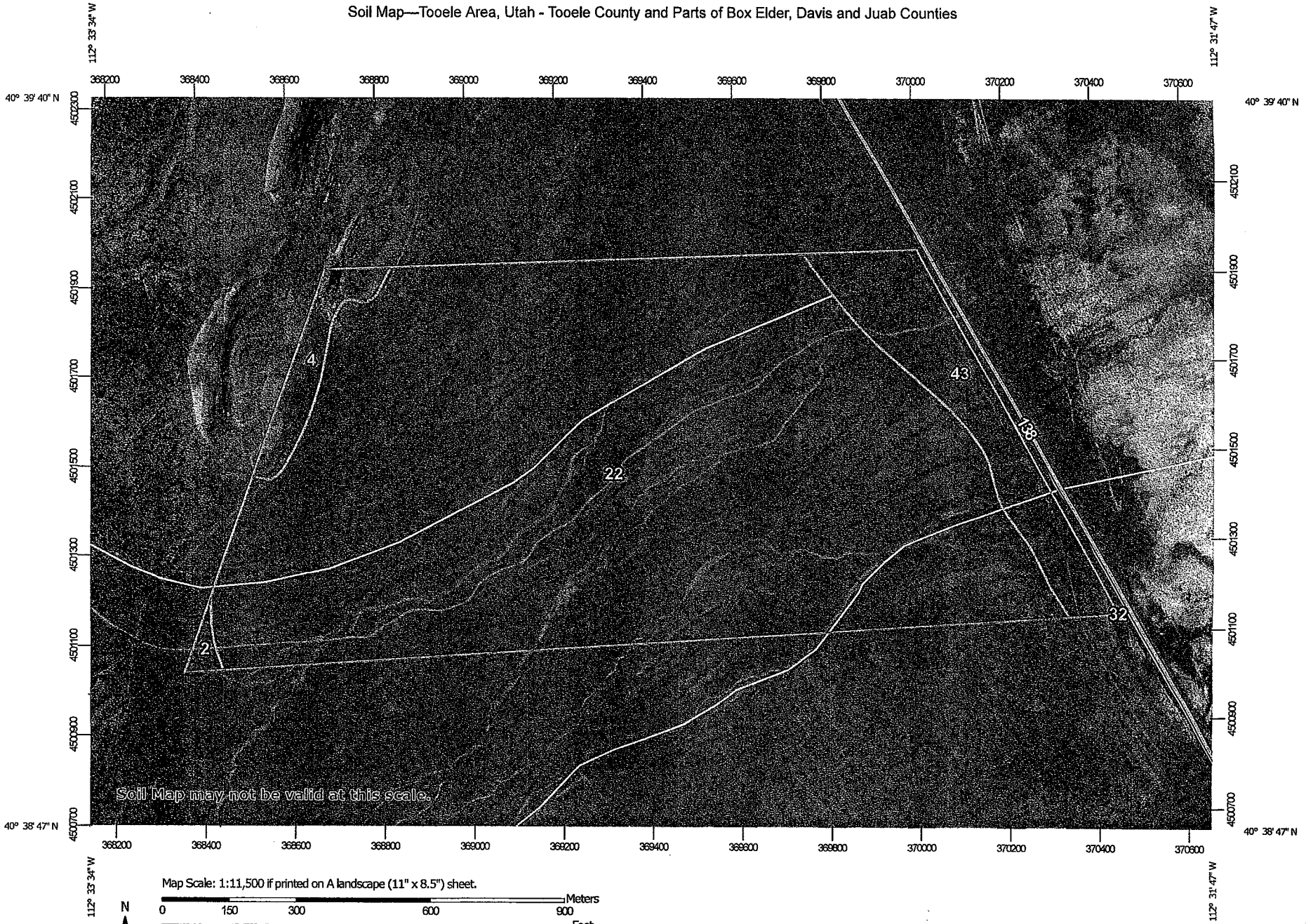
PROJECT# 04421


05-071-0-0013
05-071-0-0008
05-071-0-0010
Martin L Anderson
01-126-0-0001
Martin L Anderson
01-117-0-0005
SR-138 HWY
98-000-0-0051
01-126-0-0003
01-126-0-0004
01-117-0-0002
Grantsville
Deseret Sand Gravel, LLC
Winfield, LLC
State of Utah
05-075-B-0005
01-127-0-0002
01-124-0-0002
Tooele County GIS, Maxar

Appendix E

Geologic and Soils Data

Soil Map—Tooele Area, Utah - Tooele County and Parts of Box Elder, Davis and Juab Counties



Map Scale: 1:11,500 if printed on A landscape (11" x 8.5") sheet.

N

Meters: 0 150 300 600 900

Feet: 0 500 1000 2000 3000

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 12N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Tooele Area, Utah - Tooele County and Parts of Box Elder, Davis and Juab Counties
Survey Area Data: Version 10, Sep 12, 2016

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: May 2, 2011—Aug 29, 2011

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Tooele Area, Utah - Tooele County and Parts of Box Elder, Davis and Juab Counties (UT611)			
Map Unit Symbol	**Map Unit Name**	**Acres in AOI**	**Percent of AOI**
2	Abela very gravelly loam, 5 to 15 percent slopes	1.5	0.4%
4	Amtoft-Rock outcrop complex, 30 to 70 percent slopes	9.4	2.6%
22	Hiko Peak very stony loam, 2 to 8 percent slopes	322.0	88.3%
32	Kanosh-Saltair-Logan complex, 0 to 2 percent slopes	0.0	0.0%
43	Medburn fine sandy loam, saline, 2 to 4 percent slopes	31.7	8.7%
Totals for Area of Interest		**364.6**	**100.0%**

Appendix F

SWPPP/Dust Control Plan

Storm Water Pollution Prevention Plan

for:

Grantsville Quarry
1831 North SR-138
Grantsville, UT 84029

Operator:

Ashlock Inc.
Jandi Carter
5414 W Daybreak PKWY
South Jordan, UT 84009
801-597-0710
Ashlockinc@gmail.com

Primary SWPPP Contact

Ashlock Inc.
Jandi Carter
5414 W Daybreak
South Jordan, UT 84009
801-597-0710
Ashlockinc@gmail.com

SWPPP Preparation Date:

4/30/2025

UPDES Permit Tracking Number*:

UTRC10817

**This is the unique number assigned to your project after you have applied for coverage under the Utah Pollutant Discharge Elimination System (UPDES) construction general permit. If this template is filled out first, you can leave the tracking number blank until after you have applied for coverage.*

Contents

SECTION 1: CONTACT INFORMATION/ RESPONSIBLE PARTIES

1.1 Storm Water Team

Name and/or Position, and Contact	Responsibilities, Qualifications, and Training
Jandi Anderson Ashlock, Inc. Owner 801-597-0710 ashlockinc@gmail.com	Owner
Chance Anderson AnA Enterprise, LLC Inspector 801-541-5343 chance@anautah.com	Years of experience. Certified to do inspections.

SECTION 2: NATURE OF CONSTRUCTION ACTIVITIES

2.1 Construction Site Estimates

The following are estimates for the construction site.

Total project area (lot size): 170 acres
Construction site area to be disturbed: 50 acres

2.2 Construction Activity Descriptions

Describe the general scope of the work for the project, major phases of construction, etc:
Processing Rock aggregates.
Describe any on-site and off-site construction support activity areas:
N/A
Typical site business days and times:
Mon-Friday 7:00AM to 5:00PM

2.3 Phase/Sequence of Construction Activity

Phase I

- The area will be disturbed in 50 acre increments.
- The rate at which the material is exhausted depends on the demand for material.
- The reclamation process will happen occur on the old acreage before any new acreage is disturbed, outside of the original 50.
- Each phase will require all BMP's to be installed.

2.4 Maps

The SWPPP site map(s) are filed in Appendix A

SECTION 3: WATER QUALITY

3.1 Discharge Information

Does your project/site discharge storm water into a Municipal Separate Storm Sewer System (MS4)? ☐ Yes ☒ No

List the MS4 that receives the discharge from the construction project: N/A

3.2 Receiving Waters

Stormwater is not discharged. It will remain onsite.

Names of Receiving Waters

N/A

3.3 Impaired Waters

Description of additional precautions taken if you are discharging to an impaired surface water. State if no impairment causing pollutants are on site:

N/A

3.4 High Water Quality

Description of additional precautions taken to minimize pollution effects if you are discharging to a high quality surface water:

N/A

SECTION 4: POLLUTION PREVENTION STANDARDS

4.1 Potential Sources of Pollution

Pollutant-Generating Activity	**Pollutants or Pollutant Constituents** (that could be discharged if exposed to storm water)	**Location on Site** (or reference SWPPP site map where this is shown)
Mining Materials	Dirt Soil	SWPPP Site Map
Driving On-site	Dust	SWPPP Site Map
Trash	Garbage etc.	SWPPP Site Map

[Include additional rows as necessary.]

4.2 Non-Storm Water Discharges

Check allowable non-storm water discharges that are present and describe the measures used to reduce them or prevent them from contributing pollutants to discharges:

Authorized Non-Storm Water Discharges	**Present**	**Comments/Controls**
Discharges from emergency fire-fighting activities	☐ Y ☒ N	No Fire Hydrant
Fire hydrant flushing	☐ Y ☒ N	No Fire Hydrant
Properly managed landscape irrigation (excludes fertilizer injector systems)	☐ Y ☒ N	Not available

Properly managed vehicle and equipment wash water with no soaps, solvents, or detergents	☒ Y ☐ N	Will have specific site if needed with proper controls.
Water used to control dust	☒ Y ☐ N	
Drinking water, includes uncontaminated water line flushing	☐ Y ☒ N	No potable water
External building washdown with no soaps, solvents, detergents, or hazardous substances	☐ Y ☒ N	No building
Pavement wash waters with no detergents or toxic or hazardous materials. Must have a sediment basin, sediment trap, of similarly effective control prior to discharge.	☐ Y ☒ N	Not on site
Uncontaminated air conditioning or compressor condensate	☐ Y ☒ N	Not on site
Uncontaminated, non-turbid discharges of ground water (from natural sources) or spring water	☒ Y ☐ N	There may be a future well at some point.
Uncontaminated foundation or footing drains	☐ Y ☒ N	No permanent structures will be built.

4.3 Dewatering Practices

☒ Check box if section not applicable to this site (Note: If not applicable skip to next section)

Describe the general scope of dewatering practices for the project and any BMPs used to manage the dewatering practices:

INSERT TEXT HERE

4.3.1: (Place name of BMP here – reference to detailed instructions in Appendix H if necessary)

BMP Description:

Installation Schedule/Instructions:	
Maintenance and Inspection:	
Responsible Staff:	

Design Specifications and Drawings:	

4.4 Natural Buffers or Equivalent Sediment Controls

Buffer Compliance Alternatives

Are there any surface waters within 50 feet of your project's earth disturbances?

☐ YES ☒ NO

(Note: If "no", no further documentation is required. Delete the rest of Section 4.3 below this point.)

List the water body: INSERT TEXT HERE

Check the compliance alternative that you have chosen:

☐ I will provide and maintain a 50-foot undisturbed natural buffer around the surface water.

☐ It is infeasible to provide and maintain a full 50-foot undisturbed natural buffer. I will provide and implement erosion and sediment controls to achieve the required sediment load reduction for my conditions.

- Reason that a 50' buffer could not be maintained: INSERT TEXT HERE
- Width of buffer that will be retained: INSERT TEXT HERE
- Additional controls used to achieve equivalent sediment load reduction of a 50' buffer: INSERT TEXT HERE
- Description of the calculations and assumptions used to determine sediment load reductions: INSERT TEXT HERE

☐ The project qualifies as "small residential lot" disturbing less than an acre. The natural buffer is preserved in accordance with CGP A.2.3., storm water is treated by site erosion and sediment controls before discharge, natural buffers are shown on the site map, and buffer areas are marked on site. Select one of the 2 alternatives for small residential lots:

☐ Alternative 1: Using Table A-1 in CGP for requirements

- Width of buffer that will be retained: INSERT TEXT HERE
- Additional controls to be used: INSERT TEXT HERE

☐ Alternative 2: Using Tables A-2 through A-7 in CGP for requirements

- Width of buffer that will be retained: INSERT TEXT HERE
- Sediment Risk Level Determined: INSERT TEXT HERE
- Additional controls to be used: INSERT TEXT HERE

☐ I qualify for one of the exceptions in Part A.2.2. (If you have checked this box, provide information on the applicable buffer exception that applies, below.)

☐ There is no discharge of storm water through the area between the disturbed portions of the site and the surface water that is located within 50 feet.

☐ No natural buffer exists due to preexisting development disturbances that occurred prior to the initiation of planning for this project.

☐ For a linear project, site constraints (e.g., limited right-of-way) make it infeasible for me to meet any of the compliance alternatives.

- Reason it is infeasible: INSERT TEXT HERE
- Buffer width retained or supplemental controls used: INSERT TEXT HERE

☐ Buffer disturbances are authorized under a CWA Section 404 permit.

- Describe earth disturbances in buffer area: INSERT TEXT HERE

(Note: This exception does not apply to portions upland of the Section 404 permitted work.)

☐ Buffer disturbances will occur for the construction of a water-dependent structure or water access area (e.g., pier, boat ramp, and trail).

- Describe earth disturbances in buffer area: INSERT TEXT HERE

SECTION 5: EROSION AND SEDIMENT CONTROLS – BMPS

5.1 List of Erosion and Sediment BMPs on Site

CGP Requirement	Example BMPs	EPA SWPPP Guide Section	BMPs Selected (Name and Reference Number if applicable)
Preserve vegetation where possible and direct storm water to vegetated areas when feasible (CGP 2.2.2.)	Phasing to minimize disturbance, signs/fences to protect areas not being disturbed.	Chapter 4, ESC Principle 1	
Install sediment controls along perimeter areas that receive pollutant discharges (CGP 2.2.3.).	Silt fence, fiber rolls, earth berms	Chapter 4, ESC Principle 7	
Minimize sediment track-out (CGP 2.2.4.)	Restrict access, stabilize exits, track-out pads, tire washing station, clean-up sediments	Chapter 4, ESC Principle 9	
Manage stockpiles with perimeter controls and locate away from storm water conveyances (CGP 2.2.5.)	Sediment barriers downgradient, proper location, covered stockpiles, diverting storm water from stockpiles	Chapter 4, ESC Principle 4	
Minimize dust (CGP 2.2.6.)	Water application, mulching, chemical dust suppression techniques		
Minimize steep slope disturbance (CGP 2.2.7.)	Erosion control blankets, tackifiers, protect slopes from disturbance	Chapter 4, ESC Principle 5	
Preserve topsoil (CGP 2.2.8.)	Stockpile topsoil	Chapter 4, ESC Principle 1	
Minimize soil compaction where final cover is vegetation (CGP 2.2.9.)	Restrict vehicle access, recondition soils before seeding		
Protect storm drain inlets (CGP 2.2.10.)	Inserts, rock-filled bags, covers	Chapter 4, ESC Principle 6	
Slow down runoff with erosion controls and velocity dissipation devices (CGP 2.2.11.)	Check dams, riprap	Chapter 4, ESC Principle 3	

Appropriately design any sediment basins or impoundments (CGP 2.2.12.)	Design to 2-year 24-hour storm or 3,600 cubic feet per acre drained, include design specifications	Chapter 4, ESC Principle 8	
Follow requirements for any treatment chemicals (polymers, flocculants, coagulants, etc.)	Store in leak proof containers and cover, proper training, minimize use		
Stabilize exposed portions of site with 14 days of inactivity (CGP 2.2.14).	Seeding, erosion control blankets, gravel, hydromulch	Chapter 9	

5.1.1: Sediment Basin	
BMP Description/Instructions: Site map shows where it will	
Installation Schedule:	***Before Operations Begin***
Maintenance and Inspection:	***Bi-monthly Inspection. Maintenance as needed***
Responsible Staff:	***Chance Anderson***

5.1.2: Spill Kits	
BMP Description/Instructions: Spill kits will be kept on-site	
Installation Schedule:	***Before Operations Begin***
Maintenance and Inspection:	***Bi-monthly Inspection. Maintenance as needed***
Responsible Staff:	***Chance Anderson***

5.1.4: Check Dams	
BMP Description/Instructions: It isn't anticipated these will be needed	
Installation Schedule:	If needed.
Maintenance and Inspection:	***Bi-monthly Inspection. Maintenance as needed***
Responsible Staff:	Chance Anderson

5.1.5: Dust Control	
BMP Description/Instructions: Dust Control Plan will be available onsite.	
Installation Schedule:	***Before Operations Begin***

Maintenance and Inspection:	***Bi-monthly Inspection. Maintenance as needed***
Responsible Staff:	Chance Anderson

5.2 Linear Site Perimeter Control Exemption

☒ Check box if section not applicable to this site (Note: If not applicable skip to next section)

If the site is linear and perimeter controls are not feasible, describe other practices in use:
INSERT TEXT HERE

5.3 Final Stabilization

Description of final stabilization practices and schedule:

Type of stabilization (vegetation/landscaped, graveled, paved, etc.)	Location	Implementation Schedule
Vegetation	**Slopes and floor**	**Vegetation will be placed on slopes. The floor will also have vegetation once finished. This is part of the reclamation process.**

SECTION 6: BMPS - POLLUTION PREVENTION/OPERATIONAL CONTROLS

6.1 Spill Prevention and Response

Describe spill procedures and materials available for expeditious containment, clean-up and disposal of spills:

There will be a spill response kit located onsite. In the event of a spill the following will occur:

1. The spill area will be verified it is safe.
2. The spill source will be stopped.
3. The hazard will be assessed. If it is a serious hazard then the area will be evacuated and 911 will be called.
4. Stop spill from spreading.
5. Notify Project Manager.
6. If spill has entered storm water then the city storm water department will be notified.
7. The spill will be cleaned up and properly disposed of.

Identify the employee responsible for detection and response of spills and leaks:
Onsite Supervisor

Any discharges in 24 hours equal to or in excess of the reportable quantities listed in 40 CFR 117, 40 CFR 110, and 40 CFR 302 will be reported to the National Response Center and the Division of Water Quality (DWQ) as soon as practical after knowledge of the spill is known to the permittees. The permittee shall submit within 14 calendar days of knowledge of the release a written description of: the release (including the type and estimate of the amount of material released), the date that such release occurred, the circumstances leading to the release, and measures taken and/or planned to be taken to the Division of Water Quality (DWQ), 288 North 1460 West, P.O. Box 144870, Salt Lake City, Utah 84114-4870. The Storm Water Pollution Prevention Plan must be modified within14 calendar days of knowledge of the release to provide a description of the release, the circumstances leading to the release, and the date of the release. In addition, the plan must be reviewed to identify measures to prevent the reoccurrence of such releases and to respond to such releases, and the plan must be modified where appropriate.

Agency	Phone Number
National Response Center	(800) 424-8802
Division of Water Quality (DWQ) 24-Hr Reporting	(801)-231-1769 (801) 536-4123
Utah Department of Health Emergency Response	(801) 580-6681

Material	Media Released To	Reportable Quantity
Engine oil, fuel, hydraulic & brake fluid	Land	25 gallons
Paints, solvents, thinners	Land	100 lbs (13 gallons)
Engine oil, fuel, hydraulic & brake fluid	Water	Visible Sheen
Antifreeze, battery acid, gasoline, engine degreasers	Air, Land, Water	100 lbs (13 gallons)
Refrigerant	Air	1 lb

6.2 Pollution Prevention Controls

CGP Requirements	Example BMPs	EPA SWPPP Guide Section	BMPs Selected (Name and Reference Number if applicable)
Equipment and vehicle fueling (CGP 2.3.1)	Spill kits, SPCCP, drip pans, locate activities away from conveyances, use secondary containment	Chapter 5, P2 Principle 4	There will be spill kits onsite.
Equipment and vehicle washing (CGP 2.3.2.)	Locating away from surface waters and storm water conveyances, directing wash waters to a sediment basin or sediment trap, using filtration devices	Chapter 5, P2 Principle 5	No soaps or solvents will be used.
Storage, handling, and disposal of building products and waste (CGP 2.3.3.)	Cover (plastic sheeting / temporary roofs), secondary containment, leakproof containers, proper dumpsters, secured portable toilets, locate away from storm water conveyances	Chapter 5, P2 Principle 1 and 2	Dumpster onsite with cover.
Washing of stucco, paint, concrete, form release oils, curing compounds, etc. (CGP 2.3.4.)	Leak proof containers, lined pits, locate away from storm water conveyances	Chapter 5, P2 Principle 3	N/A
Properly apply fertilizer (CGP 2.3.5)	Follow manufacture specifications, document deviations in applications,		

	avoid applications to frozen ground, before heavy rains, or to storm water conveyances		

6.2.1.: Spill Kits

BMP Description/Instructions: Spill Kits Located onsite	
Installation Schedule:	Before Operations Begin
Maintenance and Inspection:	***Bi-monthly Inspection. Maintenance as needed***
Responsible Staff:	Chance Anderson

6.2.2.: Equipment Washing

BMP Description/Instructions: Equipment Washing – Not anticipated to be done	
Installation Schedule:	Throughout Operations
Maintenance and Inspection:	***Bi-monthly Inspection. Maintenance as needed***
Responsible Staff:	Chance Anderson

6.2.3.: Dumpster

BMP Description/Instructions: Dumpster with Lid	
Installation Schedule:	Before Operations Begin
Maintenance and Inspection:	***Bi-monthly Inspection. Maintenance as needed***
Responsible Staff:	Chance Anderson

SECTION 7: SPECIAL CONDITIONS

Instructions:

The conditions listed below require additional details or actions added to your SWPPP. If they do not apply you may delete them from this SWPPP.

7.1 Emergency Related Projects

Emergency-Related Project? ☐ Yes ☒ No

7.2 UIC Class 5 Injection Wells

☒ Check box if section not applicable to this site (Note: If not applicable skip to next section)

Class V UIC Wells on site (all must be reported to DWQ for inventory):

- ☐ Infiltration trenches (if storm water is directed to any shaft or hole that is deeper than its widest surface dimension or has a subsurface fluid distribution system)
- ☐ Commercially manufactured pre-cast or pre-built subsurface detention vault/infiltration system
- ☐ Drywell, seepage pit, or improved sinkhole (if storm water is directed to any shaft or hole that is deeper than its widest surface dimension or has a subsurface fluid distribution system)

Description of your Class V Injection Well and any local requirements:
INSERT DESCRIPTION AND ANY DWQ OR LOCAL REQUIREMENTS
Description of any additional BMPs used in conjunction with the UIC well.

7.2.1: (Place name of BMP here – reference to detailed instructions in Appendix H if necessary

BMP Description/Instructions:	
Installation Schedule:	
Maintenance and Inspection:	
Responsible Staff:	
Design Specifications and Drawings:	

7.3 Chemical Treatment

☒ Check box if section not applicable to this site (Note: If not applicable skip to next section)

Soil Types

List all the soil types (including soil types expected to be found in fill material) that are expected to be exposed during construction and that will be discharged to locations where chemicals will be applied: INSERT TEXT HERE

Treatment Chemicals

List all treatment chemicals that will be used at the site and explain why these chemicals are suited to the soil characteristics: INSERT TEXT HERE

Describe the dosage of all treatment chemicals you will use at the site or the methodology you will use to determine dosage: INSERT TEXT HERE

Provide information from any applicable Safety Data Sheets (SDS): INSERT TEXT HERE

Describe how each of the chemicals will stored: INSERT TEXT HERE

Include references to applicable state or local requirements affecting the use of treatment chemicals, and copies of applicable manufacturer's specifications regarding the use of your specific treatment chemicals and/or chemical treatment systems: INSERT TEXT HERE

Special Controls for Cationic Treatment Chemicals *(if applicable)*

If you have been authorized by DWQ to use cationic treatment chemicals, identify the specific controls and implementation procedures you are required to implement to ensure that your use of cationic treatment chemicals will not lead to a violation of water quality standards or harm aquatic life: INSERT TEXT HERE

Schematic Drawings of Storm Water Controls/Chemical Treatment Systems

Provide schematic drawings of any chemically-enhanced storm water controls or chemical treatment systems to be used for application of treatment chemicals: INSERT TEXT HERE

Training

Describe the training that personnel who handle and apply chemicals have received prior to permit coverage, or will receive prior to the use of treatment chemicals: INSERT TEXT HERE

SECTION 8: INSPECTIONS & CORRECTIVE ACTIONS

8.1 Inspections

Instructions (CGP Part 4.2-4.4.3):

- Select an inspection schedule. These are minimum frequencies, you may inspect more frequently. If so describe what your schedule would be.
- For more on this topic, see *SWPPP Guide*, Chapters 6 and 8.
- Also, see suggested inspection form in Appendix B of the *SWPPP Guide*.

Minimum Inspection Schedule Requirements:

Standard Frequency:
☐ Once every 7 calendar days.
☒ Once every 14 calendar days and within 24 hours of the end of a storm event of 0.5 inches or greater. Rain gauge/weather station used: Gauge or station for rainfall depth

8.2 Corrective Actions

Correction Action Report is filed in Appendix D.

8.3 Delegation of Authority

See the signed delegation of authority forms in Appendix E.

SECTION 9: RECORDKEEPING

9.1 Recordkeeping

9.2 Log of Changes to the SWPPP

Description of the Amendment	Date of Amendment	Amendment Prepared by [Name(s) and Title]

SECTION 10: CERTIFICATION

Instructions:

- The SWPPP should be signed and certified by the owner and/or the general contractor. Attach a copy of the NOI and a copy of the General Storm Water Permit for Construction Activity. You can get a copy of the General Storm Water Permit for Construction Activity on the same web page that this template was obtained (https://deq.utah.gov/water-quality/general-construction-storm-water-updes-permits)

Owner

I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

Name:	Jeffery Anderson	Title: Owner
Signature:	Jeffery Anderson	Date: 5/5/2025

General Contractor

I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

Name:	Title:
Signature:	Date:

SECTION 11: SWPPP PREPARER CERTIFICATION

SWPPP Preparer

I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

Name: Jandi Carter	Title: Preparer
Signature: Jandi Carter	Date: 5/5/2025

SWPPP APPENDICES

Attach the following documentation to the SWPPP:

Appendix A – Site Maps

Appendix B – NOI

Appendix C – Inspection Reports

Appendix D –Corrective Action Report

Appendix E – Subcontractor Certifications/Agreements/Delegation of Authority (see CGP 9.16(1)b.)

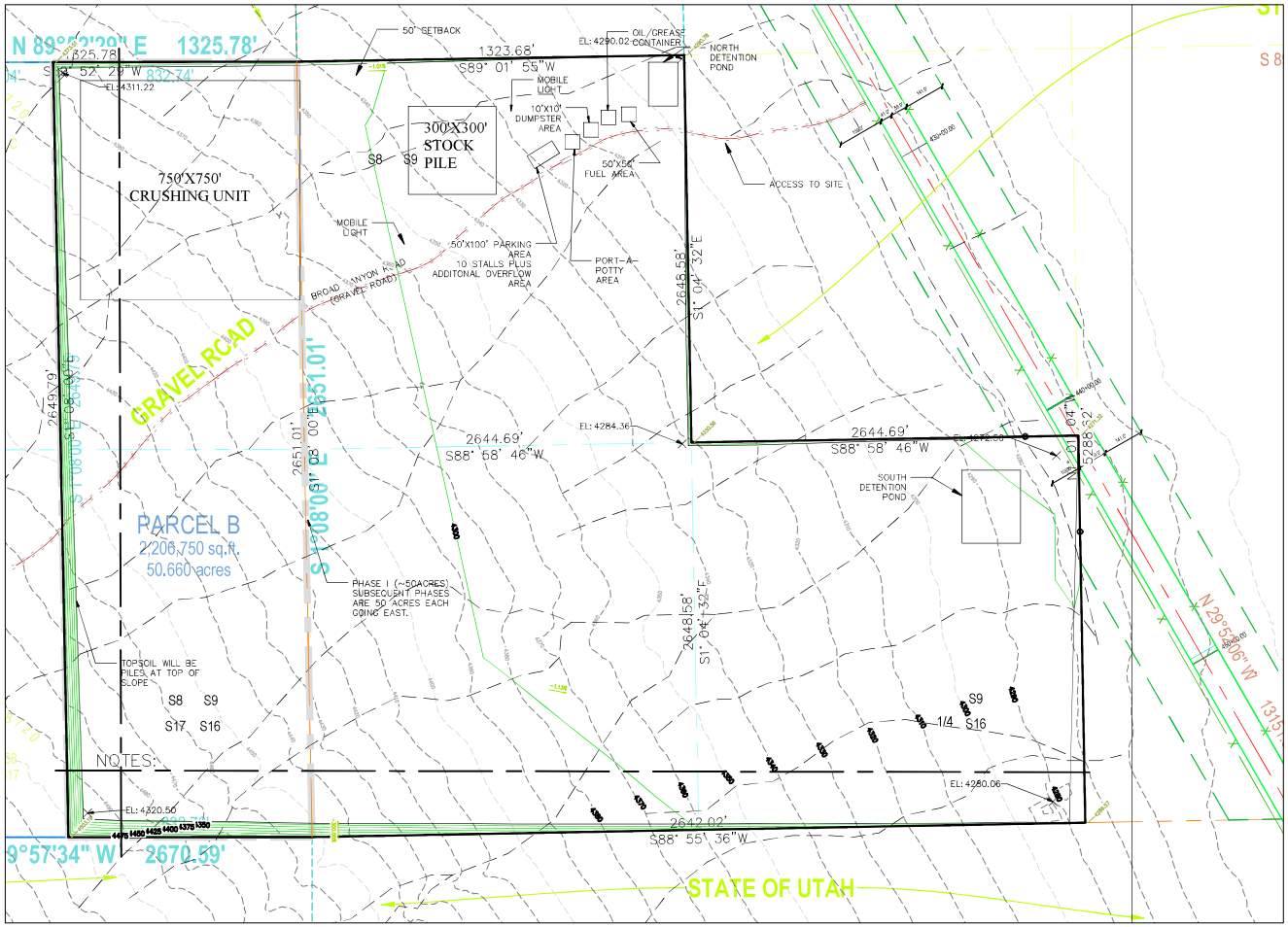
Appendix F – Training Logs and Certifications (see CGP 6)

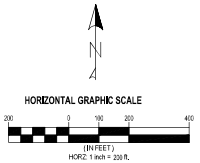
Appendix G – Additional Information (i.e., Other permits such as dewatering, stream alteration, wetland; and out of date SWPPP documents)

Appendix H – BMP Instruction and Detail Specifications

Appendix I – Construction General Permit

Appendix A: Site Maps





NOTES:
1. ITEMS ON THIS SITE PLAN WILL BE RELOCATED AS NEEDED DURING THE EXCAVATION PROCESS.
2. THIS SITE PLAN WAS CREATED FROM USING A SURVEY PROVIDED BY ENSIGN ENGINEERING. THE EXISTING TERRAIN AN AERIAL IMAGERY WAS PROVIDED SEPARATELY BY CLIENT AND MANUALLY MOVED TO ALIGN WITH THE SURVEY. THEREFORE, THERE MAY BE DISCREPANCIES BETWEEN THE AERIAL, ELEVATION DATA FROM EXISTING SURFACE AND THE SURVEY.

8184 SOUTH HIGHLAND DRIVE,
SUITE C-7, SANDY UT 84093
385-557-1500

HCF

PROFESSIONAL ENGINEER
STATE OF UTAH
06/06/25

PROJECT NAME:
ASHLOCK
GRANTSVILLE, UTAH

SITE PLAN

PLOT DATE:
03/18/2025

DRAWN BY / REVIEWED BY:
BP / JDH

REVISIONS:
—

PRINTED FOR:
DRAFT
CITY REVIEW

SHEET :
C-5

PROJECT# 04421

Appendix B: NOI

STATE OF UTAH, DEPARTMENT OF ENVIRONMENTAL QUALITY, DIVISION OF WATER QUALITY
195 North 1950 West, P.O Box 144870, Salt Lake City, UT 84114-4870 (801)536-4300

UTAH DEPARTMENT of ENVIRONMENTAL QUALITY WATER QUALITY

Notice of Intent (NOI) for Storm Water Discharges Associated with Construction Activity Under the Construction General Permit (CGP) UPDES General Permit No. UTRC00000

NOI

Permit Information

Master Permit Number: UTRC00000

UPDES ID: UTRC10817

State/Territory to which your project/site is discharging: UT

Is your project/site located on federally recognized Indian Country Lands? No

Is your project/site located on Lands of Exclusive Federal Jurisdiction? No

Which type of form would you like to submit? Notice of Intent (NOI)

Have stormwater discharges from your project/site been covered previously under an UPDES permit? No

Has a Stormwater Pollution Prevention Plan (SWPPP) been prepared in advance of filling this NOI, as required? Yes

Owner/Operator Information

Owner Information

Owner: Teancum Properties, LLC

Status of Owner: Private

Owner Mailing Address:
Address Line 1: 887 C Coyote Gulch Court

Address Line 2:

City: Ivins

ZIP/Postal Code: 84738

State: UT

Owner Point of Contact Information

First Name Middle Initial Last Name: Jeffery Anderson

Title: Managing Member

Phone: 435-669-3932 **Ext.:**

Email: jeffvanderson@gmail.com

Operator Information

Is the Operator Information the same as the Owner Information? No

Operator: Ashlock Inc.

Operator Mailing Address:
Address Line 1: 5414 W Daybreak PKWY

Address Line 2:

City: South Jordan

ZIP/Postal Code: 84009

State: UT

Operator Point of Contact Information

First Name Middle Initial Last Name: Jandi Carter

Title: Principle

Phone: 801-597-0710 **Ext.:**

Email: ashlockinc@gmail.com

NOI Preparer Information

☐ **This NOI is being prepared by someone other than the certifier.**

Project/Site Information

Project/Site Name: Grantsville Quarry

Project Number:

Project/Site Address

Address Line 1: 1831 North SR-138

Address Line 2:

City: Grantsville

ZIP/Postal Code: 84029 **State:** UT

County or Similar Division: Tooele

Have you submitted a Fugitive Dust Control Plan to UT Division of Air Quality? Yes

Latitude/Longitude for the Project/Site

Coordinate System: Decimal Degrees

Latitude/Longitude: 40.655775°N, 112.544995°W

Estimated Project Start Date: 07/01/2025 **Estimated Project End Date:** 08/01/2035 **Total Area of Plot (in Acres):** 170

Estimated Area to be Disturbed (in Acres): 170

Proposed Best Management Practices

☑ **Sediment Pond**

☑ **Seeding/Preservation of Vegetation**

Proposed Good Housekeeping Practices

☑ **Sanitary/Portable Toilet**

☑ **Garbage/Waste Disposal**

☑ **Track Out Controls**

☑ **Spill Control Measures**

Site Construction Types

☑ **Commercial**

Site Activity Information

Municipal Separate Storm Sewer System (MS4) Operator Name: Not Applicable

Receiving Water Body: Great Salt Lake

This is a guess

What is the estimated distance to the nearest water body? 9.5 **Unit:** Miles

Is the receiving water designated as impaired? Yes

Will any part of the project area be located within 50 feet of any Water of the State? No

Does this project site have any other UPDES permits? No

Subdivision Information

Is this project involved in the development of a subdivision? No

Certification Information

I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I have no personal knowledge that the information submitted is other than true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations. Signing an electronic document on behalf of another person is subject to criminal, civil, administrative, or other lawful action.

Certified By: Jandi Carter

Certifier Title: President

Certifier Email: ashlockinc@gmail.com

Certified On: 05/05/2025 3:16 PM ET

Appendix C: Inspection Reports

Construction Oversight Inspection Form

Project Name		**UPDES Permit #**			**Expiration Date**		
Address					**Date**		
Owner		**Operator**			**Start Time**		
Site Contact		**Phone**			**Stop Time**		
Weather		**Date of last rain event**		**Approximate Rainfall (in)**			
Inspector(s)		**MS4/City**		**Receiving Waters**			
Project Area		**Disturbed Area**		**Project Type**			
Inspection reason	Scheduled☐	Complaint/Tip:☐	Random☐	**Inspector Code**	State☐	Local ☐	
Inspection Code	SW Sampling ☐	SW non-Sampling ☐	**Inspection Type**	Onsite ☐	Electronic ☐	Reason (please list):	

Part 1: Onsite Compliance Inspection	**List:** Yes, No, N/A
Arrival and Initial Checks: ***(****Permit Signage; SWPPP Accessibility; Track-Out Control****)***	
1. Is the SWPPP signage posted at the site entrance, clearly visible, and does it include the required information (e.g., UPDES tracking number and site operator contact information)? *(CGP 1.5; CPP 1.9)*	
2. Is a copy of the SWPPP available onsite, or is its location clearly indicated on the posted signage and accessible within a reasonable time? *(CGP 7.4.1; CPP 4.2.12)*	
3. Are effective track-out controls, such as stabilized construction entrances or wheel wash systems, installed and maintained at all egress points? Are paved surfaces free of track-out or sediment accumulation? *(CGP 2.2.4; CPP 2.4.1)*	
Perimeter Inspection: ***(****Perimeter Controls; Natural Buffer Areas; Discharge Points****)***	
4. Are perimeter controls (e.g., silt fences, wattles, berms) properly installed and maintained, effectively preventing sediment from leaving the site, with no visible evidence of sediment discharges beyond the site boundary? *(CGP 2.2.3; CPP 2.1.2)*	
5. Are natural buffers (or equivalent sediment controls) maintained around water bodies within 50 feet of earth disturbances, and are these buffers effectively minimizing sediment discharges? *(CGP 2.2.1; CPP 2.3.5)*	
6. Is the operator ensuring that stormwater discharges are free of visible pollutants, prohibited discharges, or sediment impacting waters of the state or unprotected storm drains? If not, immediately call the Environmental Incident Response Line (801) 536-0539. *(CGP 1.3, 3.1; CPP 2.3.4)*	
7. Are velocity dissipation devices installed at outfalls, along drainage channels, or at other locations to slow down runoff and prevent erosion? *(CGP 2.2.11; CPP 2.3.3)*	
Interior Site Inspection: ***(****BMPs: Inlet Protection; Stockpiles and Construction Materials; Erosion Controls / Pollution Prevention Controls; Chemical Storage and Fueling Areas; Sanitation and Waste Management; Concrete and Paint Washout****)***	
8. Are storm drain inlets within and immediately adjacent to the construction site properly protected with appropriate BMPs (See SWPPP for installation specifications)? Has accumulated sediment in and around the inlet been removed? *(CGP 2.2.10; CPP 2.1.3)*	
9. Are soil and material stockpiles adequately protected from erosion and sediment transport using covers, silt fences, or other appropriate BMPs, and are they located away from stormwater conveyances and inlets? (*CGP 2.2.5; CPP 2.1.1)*	
10. Are effective suppression measures, such as water spraying or mulching, implemented on exposed soil areas to prevent excessive dust generation? *(CGP 2.2.6; CPP N/A)*	
11. Are erosion control measures (e.g., stabilization, mulching, erosion blankets) implemented effectively on slopes, disturbed areas, and other vulnerable areas, including any areas with no construction activities for 30 days (CPP 14 days)? *(CGP 2.2.14; CPP 2.6)*	
12. Is vegetation preservation, slope disturbances, topsoil management, and soil compaction being effectively managed to prevent potential impacts on water quality? *(CGP 2.2.2, 2.2.7-2.2.9; CPP 2.5)*	
13. Are effective spill prevention, containment, and pollutant discharge minimization measures in place for all equipment fueling, maintenance, and washing activities? *(CGP 2.3.1, 2.3.2; CPP 2.8.1)*	
14. Are chemical storage and hazardous waste areas properly managed with secondary containment and spill prevention measures in place, and are these areas free from spills or leaks? *(CGP 2.3.3.c-d; CPP 2.8.3)*	
15. Are waste management practices effective, with all construction materials, debris, and waste properly stored, contained, and disposed of to prevent exposure to storm water and overflow? (CGP 2.3.3.a-b, e; CPP 2.4.3, 2.8.2)	
16. Are portable sanitation facilities (e.g., port-o-potties) positioned securely, away from drainage features, and maintained to prevent leaks or spills? *(CGP 2.3.3.f; CPP 2.4.4)*	
17. Are designated areas for concrete, paint, and other construction material washout properly managed to prevent contamination of stormwater? *(CGP 2.3.4; CPP 2.4.5)*	
18. Do the storm water controls (e.g., erosion, sediment, and pollution prevention measures) match those indicated on the site map, and are they designed, installed, and maintained according to BMP specifications in the SWPPP, considering precipitation, slope, soil type, and construction phase adjustments? *(CGP 2.1.1-2.1.4; CPP 4.1.1)*	

Comments ***(****Summarize key observations from the inspection, including any violations, corrective actions needed, and any discussions with the site operator****):***

Part 2: SWPPP Pre-Site Review (CGP Part 7; CPP Part 4) *(Ensure all information is accurate and up to date)*	**List:** Yes, No, N/A
1. Has a pre-construction review of the SWPPP been conducted by the appropriate municipal agency?	
2. Are contact names, positions, responsibilities, and telephone numbers of the Storm Water Team and all other responsible parties listed in the SWPPP? *(CGP 7.3.1; CPP 4.2.1)*	
3. Is there documentation verifying that all key personnel have received appropriate training as required by the CGP/CPP, and are these records included in the SWPPP? *(CGP 6.2, 6.3, 2.2.13.f; CPP 4.2.8)*	
4. Is the construction activity described in detail, including an estimate of the area to be disturbed, the sequence of construction activities, and a description of all on-site and off-site construction activity support areas? *(CGP 7.3.2; CPP 4.2.2)*	
5. Does the SWPPP include a detailed site map showing storm drains, slopes, surface drainage patterns, stream buffer zones, stormwater discharge points, construction boundaries, limits of disturbance, surface waters (including the name of receiving waters), and the placement of both structural and non-structural controls? *(CGP 7.3.3; CPP 4.2.3)*	
6. Does the SWPPP include accurate discharge information, including receiving waters, impaired waters, and high-quality waters? Are there specific measures outlined to prevent the discharge of pollutants into these waters? *(CGP 3.2; CPP 2.10.1; 4.2.5)*	
7. Does the SWPPP identify all pollution-generating activities (e.g., concrete washout, solid waste disposal) that could affect stormwater discharges from the site? *(CGP 7.3.2.f; CPP 4.2.6)*	
8. Are non-storm water discharges identified and controlled, with descriptions of allowable discharges (e.g., fire hydrant flushing, uncontaminated groundwater) included in the SWPPP? *(CGP 7.3.4; CPP 1.3)*	
9. Does the SWPPP describe natural buffers and/or equivalent sediment controls (i.e., compliance alternatives)? *(CGP 7.3.5.b(1), Appendix A; CPP 4.2.4)*	
10. Does the SWPPP detail the specifications of all erosion and sediment controls (e.g., silt fences, sediment basins, check dams, inlet protection) in line with CGP requirements? *(CGP 7.3.5.a; CPP N/A)*	
11. Have specific stabilization measures, including both vegetative and non-vegetative practices, as well as the stabilization deadline, been provided in the SWPPP? *(CGP 7.3.5.b(6); CPP 4.2.3)*	
12. Does the SWPPP include comprehensive spill prevention and response procedures, including personnel responsibilities, cleanup steps, and emergency contact information? *(CGP 7.3.5.b(7); CPP N/A)*	
13. Does the SWPPP describe the placement of pollution prevention controls, such as those for material storage, construction waste management, sanitary waste management, and spill prevention measures? *(CGP 7.3.5.b(8); CPP 4.2.6, 4.2.7)*	
14. Does the SWPPP include a clear schedule for conducting inspections, and taking corrective actions? Is the inspection schedule, rain gauge location (if applicable), and any relevant checklists or forms clearly documented? *(CGP 7.3.6; CPP 3.2, 3.3)*	
15. Are site inspections being conducted at the selected frequency (i.e., every 7 or 14 days; within 24 hours of a 0.50-inch rainfall), and did they adequately cover all necessary areas or document storm water control issues? *(CGP 4.2, 4.5, 4.6; CPP 3.4)*	
16. Are corrective actions from previous inspections documented and updated in the SWPPP within the required 7-day timeframe, including changes to storm water controls, construction plans, and SWPPP modifications? *(CGP 5, 7.5; CPP 3.5, 3.6)*	
17. Does the SWPPP include the Notice of Intent (NOI) and a copy of the CGP or Common Plan Permit, along with any additional permits required (e.g., dewatering, stream alteration)? *(CGP 7.3.9; CPP 4.2.9)*	
18. Has the SWPPP been signed by the appropriate responsible corporate officer or duly authorized representative? *(CGP 9.9; CPP 4.2.10)*	

Comments:

I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry into the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is to the best of my knowledge and belief true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

Inspector				
	Print Name	Title	Signature	Date

Appendix D: Corrective Action Report

Appendix D – Corrective Action Report

Inspection Date	Inspector Name(s)	Description of BMP Deficiency	Corrective Action Needed (including planned date/responsible person)	Date Action Taken/Responsible person

Appendix E: Subcontractor Certifications/Agreements/Delegation of Authority (CGP 9.16.(1)b.)

SUBCONTRACTOR CERTIFICATION
STORM WATER POLLUTION PREVENTION PLAN

Project Number: _____

Project Title: _____

Operator(s): _____

As a subcontractor, you are required to comply with the Storm water Pollution Prevention Plan (SWPPP) for any work that you perform on-site. Any person or group who violates any condition of the SWPPP may be subject to substantial penalties or loss of contract. You are encouraged to advise each of your employees working on this project of the requirements of the SWPPP. A copy of the SWPPP is available for your review at request.

Each subcontractor engaged in activities at the construction site that could impact storm water must be identified and sign the following certification statement:

I certify under the penalty of law that I have read and understand the terms and conditions of the SWPPP for the above designated project and agree to follow the BMPs and practices described in the SWPPP.

This certification is hereby signed in reference to the above named project:

Company: _____

Address: _____

Telephone Number: _____

Type of construction service to be provided: _____

_____

_____

Signature: _____

Title: _____

Date: _____

Delegation of Authority

I, _____, hereby designate the person or specifically described position below to be a duly authorized representative for the purpose of overseeing compliance with environmental requirements, including the UPDES "General Permit for Storm Water Discharges Associated with Construction Activity" (CGP), at the construction site:

_____, Permit No. UTR_____
or SLC PUT#_____

The designee is authorized to sign all reports required by the Permit and other information requested by the Director of the Utah Division of Water Quality, or by an authorized representative of the Executive Secretary.

Name of Person or Position: _____

Owner/Operator:_____

Mailing Address: _____

City, State, Zip Code: _____

Phone Number: _____

By signing this authorization, I confirm that I meet the requirements to make such a designation as set forth in Part 9.16 of the CGP, and that the designee above meets the definition of a "duly authorized representative" as set forth in Part 9.16.b. of the CGP.

I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

Name: _____

Title: _____

Signature: _____

Date: _____

Appendix F: Training Logs and Certifications (see CGP 6)

Appendix F – SWPPP Training Log

Storm Water Pollution Prevention Training Log

Project Name:

Project Location:

Instructor's Name(s):

Instructor's Title(s):

Course Location: _____ Date: _____

Course Length (hours): _____

Storm Water Training Topic: *(check as appropriate)*

- ❑ **Erosion Control BMPs**
- ❑ **Emergency Procedures**
- ❑ **Sediment Control BMPs**
- ❑ **Good Housekeeping BMPs**
- ❑ **Non-Storm Water BMPs**

Specific Training Objective:_____

_____

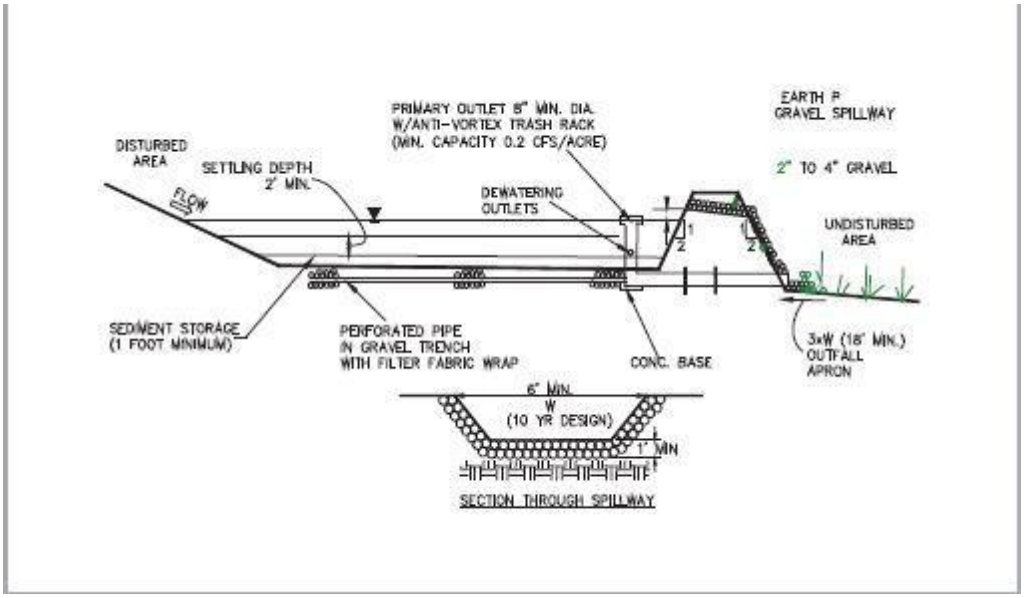
Attendee Roster: *(attach additional pages as necessary)*

No.	Name of Attendee	Company
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

Appendix G: Additional Information

Appendix H: BMP Instruction and Detail Specifications

Sediment Basin



INSTALLATION/USE PROCEDURES

● Determine the number of basins needed. In some cases, it is more effective to have multiple smaller basins versus one large basin. This is particularly important in areas with larger-grained sediments. In addition, potential damage from basin failure can be minimized by using multiple smaller basins, versus one large basin.

● Whenever possible, construct the sedimentation basins before clearing and grading work begins.

● Construct sediment basins at locations that are accessible for cleanout.

● Situate the basin or impoundment outside of any water of the state and any natural buffers.

● Design the basin or impoundment to avoid collecting water from wetlands or high ground water.

● Design the basin or impoundment to provide for either:

(1) The calculated volume of runoff from the 2-year, 24-hour storm; or

(2) 3600 cubic feet per acre drained.

● Utilize outlet structures that withdraw water from near the surface of the sediment basin or similar impoundment, unless infeasible.

● Use erosion controls and velocity dissipation devices to prevent erosion at inlets and outlets.

● Sediment basins and ponds must be installed only within the property limits where failure of the

structure would not result in loss of life, damage to homes or buildings, or interruption of use or

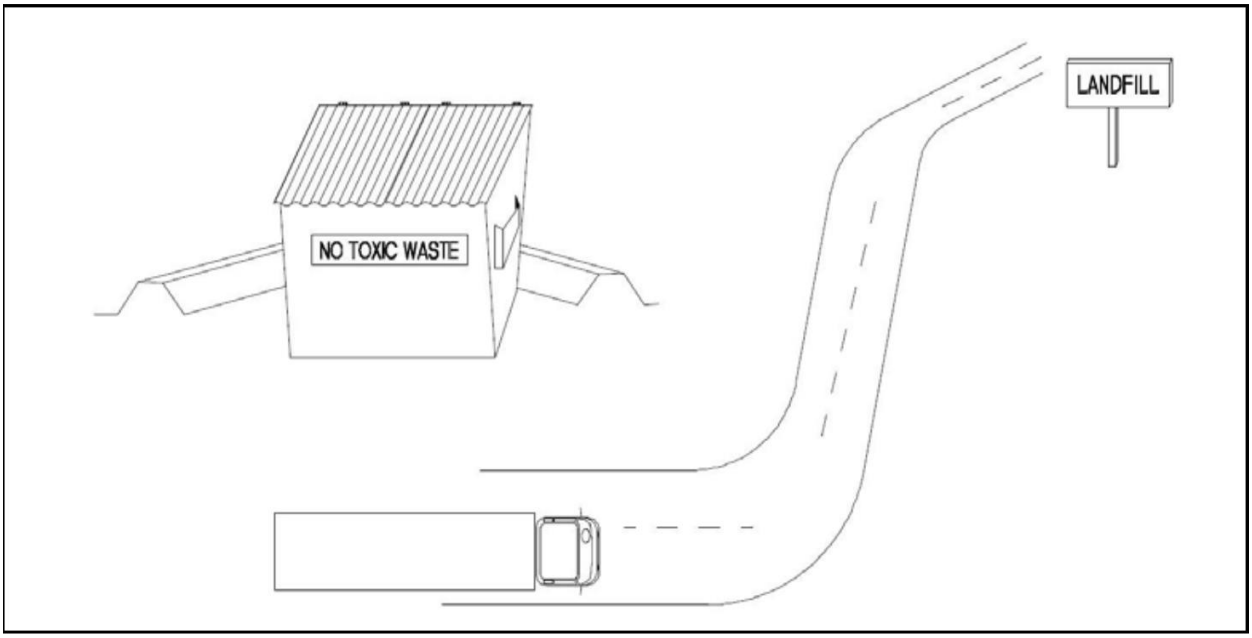
service of public roads or utilities.

● Sediment basins and ponds are attractive to children and can be very dangerous. Local ordinances regarding health and safety must be adhered to. If fencing of the pond is required, the type of fence and its location should be shown on the Stormwater Pollution Prevention Plan (SWPPP).

● Because of additional detention time, sediment basins may be capable of trapping smaller sediment particles than traps. However, they are most effective when used in conjunction with other BMPs such as seeding or mulching.

● Sediment basins can be converted to permanent structures after completion of the construction project. Remove all excess sediment from the basin. The containment volume must meet the design specifications of the approved plan set. The inside of a permanent sediment basin should be stabilized to meet local and UPDES requirements.

Solid Waste Management



INSTALLATION/USE PROCEDURES

- **Selection Criteria: Use durable, watertight containers (e.g., dumpster, trash receptacle) that are appropriately sized for the volume of waste generated on-site.**
- **Placement: position dumpsters on a flat, stabilized surface, away from storm drains and water bodies. Identify these locations on the site plan.**
- **Usage: ensure all construction waste is placed inside the dumpster. Do not overfill; waste should not extend beyond the sides or top of the dumpster. Do not dispose of liquids in this BMP. Most dumpsters and garbage trucks are not water tight.**
- **Containment: Provide containment or cover for waste that is blowable or that can leach nutrients, metals, pesticides, herbicides, oil, grease, bacteria, or other pollutants.**
- **Segregation: separate hazardous waste from non-hazardous waste and use appropriately labeled and secured containers for hazardous materials.**
- **Locate on parking pad or next to track-pad to prevent track-out when servicing. Show location on site BMP map.**
- **Do not install in roadways without approval of local municipality. This usually means obtaining a local right-of-way encroachment permit or equal to stage dumpsters in right-of-ways.**
- **Train workforce.**

Appendix I: Construction General Permit

STATE OF UTAH

DEPARTMENT OF ENVIRONMENTAL QUALITY

DIVISION OF WATER QUALITY

Utah Pollutant Discharge Elimination System

General Permit for Storm Water Discharges from Construction Activities

UPDES Permit No. UTRC00000

This General Permit for Storm Water Discharges from Construction Activities (Permit) is issued in compliance with the provisions of the Utah Water Quality Act, Utah Code § 19-5-101 et. seq. as amended (the "Act") under delegated authority pursuant to 33 U.S.C. § 1342 and with federal oversight from the Environmental Protection Agency (EPA) under the Federal Clean Water Act, 33 U.S.C 1251, et. seq., as amended, and the rules and regulations made pursuant to those statutes. This Permit authorizes "owners/operators" of construction activities (defined in Part 1.1.1 and Part 10) that meet the requirements of Part 1 of this Utah Pollutant Discharge Elimination System (UPDES) General Permit, to discharge pollutants in accordance with the effluent limitations and conditions set forth herein. Permit coverage is required from the "commencement of earth-disturbing activities" (see Part 10) until "final stabilization" (see Part 2.2.14).

This Permit shall become effective on July 1, 2024.

This Permit and the authorization to discharge shall expire at midnight on June 30, 2029.

Originally signed on this First day of July 2024.

John K. Mackey, P.E.

Director

Fugitive Dust

5/6/2025 10:24:54 AM

Introduction

Please complete the following information in order to create a Fugitive Dust Application for your project. You will have a chance to review the plan prior to final submission.

Introduction

A Fugitive Dust Control Plan is required if your project is 1/4 acre or larger and located in Cache, Box Elder, Weber, Davis, Salt Lake, Tooele or Utah County. Other areas and conditions are optional. Please complete the form to assess your project.

Project Location

Project Location

A Fugitive Dust Control Plan is required if your project is 1/4 acre or larger and located in Cache, Box Elder, Weber, Davis, Salt Lake, Tooele or Utah County. Other areas and conditions are optional.

Select the County where your project will be located : Tooele

Utah Administrative Code (UAC) 307-309-6 requires that any person owning or operating a source of fugitive dust within PM10 and PM2.5 non-attainment and maintenance plan areas on cleared land greater than 1/4 acre in size must submit a completed Fugitive Dust Control Plan. The DAQ Temporary Relocation Form requires the submission of a Fugitive Dust Control Plan Permit Number for all temporary relocation projects.

Is this project a temporary relocation project?:

- [ ] Yes
- [X] No

Non-Attainment Dust Tutorial

What is Fugitive Dust?

Fugitive dust is dust that is stirred up, creating an air quality problem. It is made up of fine particles called particulate matter. It is a health concern because it irritates eyes and nasal tissue and seriously impacts the respiratory system.

Fugitive dust may come from gravel operations, construction or demolition activities, land clearing and exposed surfaces, roadways, and mining activities. Trackout from muddy work areas also create fugitive dust when the mud dries.

How We Measure Compliance-Opacity

Opacity is the amount of light that is blocked by something else such as smoke or a tinted window. The percentage of opacity can provide a measure of the particulate matter in the air.

Opacity is measured as a percentage - 0% means that all light passes through; 100% means that no light can pass through. The more particles present, the higher the opacity percentage.

Utah Fugitive Dust Rule R307-309-5

Non-attainment Dust Rule

Acknowledgements::

X I acknowledge that Utah regulation R307-309-5(1)(a) prohibits fugitive dust to exceed 10% opacity at the property boundary;

X I acknowledge that Utah regulation R307-309-5(1)(b) prohibits fugitive dust to exceed 20% opacity on site;

X I acknowledge that Utah regulation R307-309-5(3) exempts the opacity requirements above, ONLY when wind speed exceeds 25 miles per hour AND fugitive dust controls are maintained. The online fugitive dust control plan requires selection of appropriate control measures that must be implemented for this exemption to apply; and

X I acknowledge that failure to comply with fugitive dust rules may result in compliance action and penalties up to $10,000 per violation/day.

Applicant Information

Applicant Type:: Prime Contractor

Plan Certificate Number: 471997B0C4

Name: Ashlock Inc.

Mailing Address

Mailing Address - Address Line 1: 5414 W Daybreak PKWY C-4435

Mailing Address - Address Line 2:

Mailing Address - City: South Jordan

Mailing Address - State: Utah

Mailing Address - Zip: 84009

Email: ashlockinc@gmail.com

Phone: (801) 597-0710

Project Information

Project Name: Grantsville Quarry

Project End Date: Ongoing

Project Location

Address Line 1: 1831 North SR-138

Address Line 2:

City: Grantsville

State: Utah

Zip: 84029

Site Directions: It is right off of SR-138. Turn on to Broad Canyon Road.

County: Tooele

Acreage: 170

Calculated Acreage: 170.0

Latitude/Longitude Verification

For Manual Latitude and Longitude input:

Make sure to include at least 6 digits after the decimal and it must fall within the state of Utah.

Example 40.404976 or 40.404976232

Latitude (Decimals Only) : 40.655775

Longitude (Decimals Only) : -112.544995

Map Verification

Copy the following URL into your browser so you can verify on a map that the project latitude and longitude you provided are correct.
Map Calculation: https://www.google.com/maps/place/40.655775,-112.544995

Latitude/Longitude verification:

[X] The above Latitude and Longitude have been verified.

Point of Contact

Point of Contact for dust control matters and to whom a COMPLIANCE ACTION should be sent if necessary.

Name: Jandi Carter

Company: Ashlock Inc.

Address

Address Line 1: 5414 W Daybreak PKWY

Address Line 2:

City: South Jordan

State: Utah

Zip: 84009

Phone number: (801) 597-0710

Cell number:

Dust Suppressants

Do you plan on using chemical dust suppressing or stabilizing agents?:

[ ] Yes

[X] No

Best Management Practices (BMP) Checklist

Best Management Practices (BMP) Checklist Instructions

Place a check mark next to every activity that will be conducted on this site.

For each checked activity, complete the corresponding control measures/best management practices (BMP) selection page. When completed, we will email the entire plan to you.

Fugitive Dust Plan Number: F686EE7EE1

Select all that apply:

X 01. Backfilling area previously excavated or trenched.

02. Blasting soil and rock - drilling and blasting.

X 03. Clearing for site preparation and vacant land cleanup.

04. Clearing forms, foundations, slab clearing and cleaning of forms, foundations and slabs prior to pouring concrete.

X 05. Crushing of construction and demolition debris, rock and soil.

X 06. Cut and fill soils for site grade preparation.

07. Demolition - Implosive demolition of a structure, using explosives.

08. Demolition - mechanical/manual demolition of walls, stucco, concrete, freestanding structures, buildings and other structures.

X 09. Disturbed soil throughout project including between structures. THIS ACTIVITY MUST BE SELECTED FOR ALL PROJECTS.

X 10. Disturbed land - long term stabilization and erosion control of large tracts of disturbed land that will not have continuing activity for more than 30 days.

X 11. Hauling materials.

12. Paving/subgrade preparation for paving streets, parking lots, etc.

13. Sawing/cutting material, concrete, asphalt, block or pipe.

X 14. Screening of rock, soil or construction debris.

X 15. Staging areas, equipment storage, vehicle parking lots, and material storage areas.

X 16. Stockpiles materials (storage), other soils, rock or debris, for future use or export.

X 17. Tailings piles, ponds and erosion control.

X 18. Trackout, Prevention and cleanup of mud, silt and soil tracked out onto paved roads. (THIS ACTIVITY MUST BE SELECTED FOR ALL PROJECTS.)

X 19. Traffic - unpaved routes and parking, construction related traffic on unpaved interior and/or access roads and unpaved employee/worker parking areas.

20. Trenching with track or wheel mounted excavator, shovel, backhoe or trencher.

X 21. Truck loading with materials including construction and demolition debris, rock and soil.

BMP - 01 Backfilling area previously excavated or trenched.

GENERAL REQUIREMENT: ALL ACTIVITIES MUST MEET OPACITY REQUIREMENTS IN R307-309-5

MAKE AT LEAST ONE SELECTION FROM EACH SECTION.

Stabilize backfill material when not actively handling.:

X 01-01. Water backfill material to maintain moisture or to form crust.

01-02. Apply and maintain a chemical stabilizer to backfill material to form crust.

01-03. Cover (natural or synthetic) or enclose backfill material when not actively handling.

Stabilize backfill material during handling.:

X 01-04. Empty loader bucket slowly and minimize drop height from loader bucket.

X 01-05. Dedicate water truck or large hose to backfilling equipment and apply water as needed.

01-06. Mix moist soil with dry soil until the optimum moisture is reached.

01-07. Apply and mix water into the backfill material until optimum moisture is reached.

01-08. Apply and mix water and chemical solution into the backfill material until optimum moisture is reached.

Stabilize backfill material when not actively handling.:

X 01-09. Apply water and maintain disturbed soils in a stable condition.

01-10. Apply and maintain a chemical stabilizer on disturbed soils to form a crust.

Stabilize material while using pipe padder equipment.:

01-11. Mix moist soil with dry soil until the optimum moisture is reached.

01-12. Dedicate water truck or large hose to equipment and apply water as needed.

X 01-13. Not applicable

BMP - 03 Clearing for site preparation and vacant land cleanup.

GENERAL REQUIREMENT: ALL ACTIVITIES MUST MEET OPACITY REQUIREMENTS IN R307-309-5

MAKE AT LEAST ONE SELECTION FROM EACH SECTION.

Stabilize surface soils where support equipment and vehicles will operate.:

X 03-01. Pre-water and maintain surface soils in a stabilized condition.

03-02. Apply and maintain a chemical stabilizer on surface soils.

Stabilize disturbed soil immediately after clearing and grubbing activities.:

X 03-03. Water disturbed soils to form crust.

03-04. Apply and maintain a chemical stabilizer on disturbed soils to form crust.

Stabilize slopes at completion of activity.:

03-05. Stabilize sloping surfaces using soil binders until vegetation or ground cover can effectively stabilize the slope.

X 03-06. Apply water and maintain sloping surfaces/wind breaks in a crusted condition.

BMP - 05 Crushing of construction and demolition debris, rock and soil.

GENERAL REQUIREMENT: ALL ACTIVITIES MUST MEET OPACITY REQUIREMENTS IN R307-309-5

MAKE AT LEAST ONE SELECTION FROM EACH SECTION.

If you have crushers and screening on site, you may be subject to the federal requirements contained in New Source Performance Standards Subpart OOO. It is advised that you read this subpart to determine if these requirements apply to you. Please note that Subpart OOO is NOT included in this Dust Control Plan submission. Read about Subpart OOO here.

Stabilize surface soils where support equipment and vehicles will operate.:

X 05-01. Pre-water and maintain surface soils in a stabilized condition.

05-02. Apply and maintain a chemical stabilizer to surface soils.

05-03. Pave operational area(s).

Stabilize material before crushing.:

X 05-04. Pre-water material.

05-05. Test material to determine moisture content and silt loading, crush only material that is at optimum moisture content.

Stabilize material during crushing.:

X 05-06. Apply water to stabilize material so as to maintain compliance with opacity standards and permit conditions.

Monitor opacity.:

X 05-07. Make adjustments to maintain compliance with opacity standards and permit conditions.

05-08. Install wind break or use enclosure.

Stabilize material after crushing.:

X 05-09. Water crushed material immediately following crushing.

05-10. Apply and maintain a chemical stabilizer to crushed material.

05-11. Maintain in enclosure.

X 05-12. Minimize height of stockpile.

Traffic:

X 05-13. Minimize vehicle miles.

X 05-14. Reduce truck traffic.

X 05-15. Reduce truck speed.

Transfer height.:

X 05-16. Minimize transfer and drop point height.

BMP - 06 Cut and fill soils for site grade preparation.

GENERAL REQUIREMENT: ALL ACTIVITIES MUST MEET OPACITY REQUIREMENTS IN R307-309-5

MAKE AT LEAST ONE SELECTION FROM EACH SECTION.

Stabilize surface soils where support equipment and vehicles will operate.:

[X] 06-01. Pre-water and maintain surface soils in a stabilized condition.

[ ] 06-02. Apply and maintain a chemical stabilizer to surface soils.

Pre-water soils.:

[X] 06-03. Dig a test hole to depth of cut or equipment penetration to determine if soils are moist at depth. Continue to pre-water if not moist to depth of cut.

Stabilize soil during cut activities.:

[X] 06-04. Apply water to depth of cut prior to subsequent cuts.

Stabilize soil after cut and fill activities.:

[X] 06-05. Water disturbed soils to maintain moisture.

[ ] 06-06. Apply and maintain a chemical stabilizer on disturbed soils to form crust following fill and compaction.

[ ] 06-07. Apply cover (natural or synthetic).

BMP - 09 Disturbed soil throughout project including between structures.

GENERAL REQUIREMENT: ALL ACTIVITIES MUST MEET OPACITY REQUIREMENTS IN R307-309-5

MAKE AT LEAST ONE SELECTION FROM EACH SECTION.

Limit disturbance of soils where possible.:

[ ] 09-01. Limit disturbance of soils with the use of fencing, barriers, barricades, and/or wind barriers.

[X] 09-02. Limit vehicle mileage and reduce speed.

Stabilize and maintain stability of all disturbed soil throughout construction site.:

[X] 09-03. Apply water to stabilize disturbed soils. Soil moisture must be maintained such that soils can be worked without generating fugitive dust.

[ ] 09-04. Apply and maintain a chemical stabilizer.

[ ] 09-05. Use wind breaks.

[ ] 09-06. Apply cover (natural or synthetic).

BMP - 10 Disturbed land - long term stabilization and erosion control ... for more than 30 days.

GENERAL REQUIREMENT: ALL ACTIVITIES MUST MEET OPACITY REQUIREMENTS IN R307-309-5

MAKE AT LEAST ONE SELECTION FROM EACH SECTION.

Prevent access to limit soil disturbance.:

- [X] 10-01. Prevent access by fencing, ditches, vegetation, berms or other suitable barrier.

Stabilize soil.:

- [ ] 10-02. Apply and maintain a chemical stabilizer on disturbed soils.
- [X] 10-03. Stabilize disturbed soil with vegetation.
- [ ] 10-04. Pave or apply surface rock.
- [ ] 10-05. Use wind breaks.
- [X] 10-06. Apply water and maintain soil moisture sufficient to avoid generating fugitive dust.

BMP - 11 Hauling materials.

GENERAL REQUIREMENT: ALL ACTIVITIES MUST MEET OPACITY REQUIREMENTS IN R307-309-5

MAKE AT LEAST ONE SELECTION FROM EACH SECTION.

Limit visible dust opacity from vehicular operations.:

- [ ] 11-01. Apply and maintain water/chemical suppressant to operational areas and haul routes.
- [X] 11-02. Limit vehicle mileage and speed.

Stabilize materials during transport on site.:

- [ ] 11-03. Use tarps or other suitable enclosures on haul trucks.
- [X] 11-04. Apply water prior to transport.

Clean wheels and undercarriage of haul trucks prior to leaving construction site.:

- [ ] 11-05. Clean wheels.
- [X] 11-06. Sweep or water haul road.

BMP - 14 Screening of rock, soil or construction debris.

GENERAL REQUIREMENT: ALL ACTIVITIES MUST MEET OPACITY REQUIREMENTS IN R307-309-5

MAKE AT LEAST ONE SELECTION FROM EACH SECTION.

If you have crushers and screens on site, you may be subject to the federal requirements contained in New Source Performance Standards Subpart OOO. It is advised that you read this subpart to determine if these requirements apply to you. Please note that Subpart OOO is NOT included in this Dust Control Plan submission. Read about Subpart OOO here.

Stabilize surface soils where support equipment and vehicles will operate.:

X 14-01. Pre-water and maintain surface soils in a stabilized condition.

14-02. Apply and maintain a chemical stabilizer on surface soils.

14-03. Pave operational area(s).

Pre-treat material prior to screening.:

X 14-04. Apply a dust suppressant to material.

Stabilize material during screening.:

X 14-05. Dedicate water source to screening operation and apply water as needed to prevent dust.

14-06. Install wind barrier upwind of screen as high as the drop point.

Stabilize material and surrounding area immediately after screening.:

X 14-07. Apply water to stabilize screened material and surrounding area.

14-08. Apply and maintain a chemical stabilizer to stabilize screened material and surrounding area.

X 14-09. Minimize storage pile height.

Transfer height.:

X 14-10. Drop material through the screen slowly and minimize drop height.

BMP - 15 Staging areas, equipment storage, vehicle parking lots, and material storage areas.

GENERAL REQUIREMENT: ALL ACTIVITIES MUST MEET OPACITY REQUIREMENTS IN R307-309-5

MAKE AT LEAST ONE SELECTION FROM EACH SECTION.

Limit visible dust opacity from vehicular operations.:

X 15-01. Limit vehicle mileage and speed limit.

X 15-02. Apply water on all vehicle traffic areas in the staging areas and unpaved access routes.

Stabilize staging area soils during use.:

X 15-03. Pre-water and maintain surface soils in a stabilized condition.

15-04. Apply and maintain a chemical stabilizer to surface soils.

Stabilize staging area soils at project completion.:

- [ ] 15-05. Apply a chemical stabilizer.
- [ ] 15-06. Apply screened or washed aggregate.
- [ ] 15-07. Use wind breaks.
- [ ] 15-08. Pave.
- [ ] 15-09. Completed project will cover staging area with buildings, paving, and/or landscaping.
- [X] 15-10. Apply water to form adequate crust and prevent access.

BMP - 16 Stockpiles materials (storage), other soils, rock or debris, for future use or export.

GENERAL REQUIREMENT: ALL ACTIVITIES MUST MEET OPACITY REQUIREMENTS IN R307-309-5

MAKE AT LEAST ONE SELECTION FROM EACH SECTION.

Stabilize surface soils where support equipment and vehicles will operate.:

- [X] 16-01. Pre-water and maintain surface soils in a stabilized condition.
- [ ] 16-02. Apply and maintain a chemical stabilizer on surface soils.
- [ ] 16-03. Pave area.

Stabilize stockpile materials during handling.:

- [ ] 16-04. Remove material from the downwind side of the stockpile, when safe to do so.
- [X] 16-05. Reduce height.
- [ ] 16-06. Create wind screen

Stabilize stockpiles after handling.:

- [X] 16-07. Water stockpiles to form a crust immediately.
- [ ] 16-08. Apply and maintain a chemical stabilizer to all outer surfaces of the stockpiles.
- [ ] 16-09. Provide and maintain wind barriers on 3 sides of the pile.
- [ ] 16-10. Apply a cover (natural or synthetic)
- [ ] 16-11. Wind screen.
- [ ] 16-12. Avoid steep sides to prevent material sloughing.
- [ ] 16-13. Reduce height.

BMP - 17 Tailings piles, ponds and erosion control.

GENERAL REQUIREMENT: ALL ACTIVITIES MUST MEET OPACITY REQUIREMENTS IN R307-309-5

MAKE AT LEAST ONE SELECTION FROM EACH SECTION.

Stabilize piles and ponds.:

X 17-01. Pre-water and maintain surface soils in a stabilized condition.

17-02. Apply and maintain a chemical stabilizer on surface soils

17-03. Install cover (natural or synthetic).

17-04. Apply wind break.

17-05. Avoid steep sides or faces.

17-06. Minimizing the area of disturbed tailings.

X 17-07. Restrict the speed of vehicles in and around the tailings operation.

BMP - 18 Trackout, Prevention and cleanup of mud, silt and soil tracked out onto paved roads.

GENERAL REQUIREMENT: ALL ACTIVITIES MUST MEET OPACITY REQUIREMENTS IN R307-309-5

MAKE AT LEAST ONE SELECTION FROM EACH SECTION.

Prevent dust from trackout.:

18-01. Clean trackout at the end of the work shift from paved surfaces to maintain dust control

X 18-02. Maintain dust control during working hours and clean trackout from paved surfaces at the end of the work shift/day.

18-03. Install gravel pad(s), clean, well-graded gravel or crushed rock. Minimum dimensions must be 30 feet wide by 3 inches deep, and, at minimum, 50' or the length of the longest haul truck, whichever is greater. Re-screen, wash or apply additional rock in gravel pad to maintain effectiveness.

18-04. Install wheel shakers. Clean wheel shakers on a regular basis to maintain effectiveness.

18-05. Install wheel washers. Maintain wheel washers on a regular basis to maintain effectiveness.

18-06. Motorized vehicles will only operate on paved surfaces.

X 18-07. Install cattle guard before paved road entrance.

All exiting traffic must be routed over selected trackout control device(s).:

X 18-08. Clearly establish and enforce traffic patterns to route traffic over selected trackout control device(s).

18-09. Limit site accessibility to routes with trackout control devices in place by installing effective barriers on unprotected routes.

Best Management Practice Selections - 19 Traffic - unpaved routes and parking, construction related traffic ... parking areas.

GENERAL REQUIREMENT: ALL ACTIVITIES MUST MEET OPACITY REQUIREMENTS IN R307-309-5

MAKE AT LEAST ONE SELECTION FROM EACH SECTION.

Stabilize surface soils where support equipment and vehicles will operate.:

- [X] 19-01. Limit vehicle mileage and speeds.
- [X] 19-02. Apply and maintain water on surface soils.
- [ ] 19-03. Apply and maintain chemical stabilizers on surface soils.
- [ ] 19-04. Apply and maintain gravel on surface soils.
- [ ] 19-05. Supplement chemical stabilizers, water or aggregate applications as necessary.
- [ ] 19-06. Apply recycled asphalt (RAP) to surface soils.

BMP - 21 Truck loading with materials including construction and demolition debris, rock and soil.

GENERAL REQUIREMENT: ALL ACTIVITIES MUST MEET OPACITY REQUIREMENTS IN R307-309-5

MAKE AT LEAST ONE SELECTION FROM EACH SECTION.

Apply and maintain a chemical stabilizer on surface soils where loaders, support equipment and vehicles will operate. :

- [X] 21-01. Pre-water and maintain surface soils in a stabilized condition where loaders, support equipment and vehicles will operate.
- [ ] 21-02. Apply and maintain a chemical stabilizer on surface soils where loaders, support equipment and vehicles will operate.
- [X] 21-03. Empty loader bucket slowly and keep loader bucket close to the truck to minimize the drop height while dumping.

Reviewing Your Plan

Please carefully review your plan before submitting it. Once the plan has been submitted, it CANNOT be edited.

BEFORE you submit your plan, if you need to make changes, navigate back to those sections via the left navigation or the Previous button to complete those changes.

When you are satisfied, submit your plan.

The plan will be available to download in the My Forms section, under the Done tab.

By submitting this plan I agree to the following terms:

A. I am authorized, on behalf of the individual or company listed in Section 1, as Applicant, to apply for a Fugitive Dust Control Plan and to commit to all of the terms and conditions of the requested plan.

B. Construction activities will be limited to lands that the applicant either owns or is authorized to use for construction activities.

C. The applicant accepts responsibility for assuring that all contractors, subcontractors, and all other persons on the construction site covered by this plan, comply with the terms and conditions of the Fugitive Dust Control Plan.

D. I understand that any false material statement, representation or certification made in this application may invalidate the plan or cause me to be subject to enforcement action pursuant to Utah Code Ann. 19-2-115.

E. Failure to comply with fugitive dust rules may result in compliance action and penalties up to $10,000 per violation/day.

Confirmation of terms:

X My plan is ready to be submitted.

Frequently Asked Questions

Division of Air Quality

Utah Department of Environmental Quality

Feedback

Division of Air Quality
Address: 195 North 1950 West
P.O. Box 144820
Salt Lake City, UT 84114-482
Contact Phone: 801-536-4000
Contact Fax: 801-536-4099

Frequently Asked Questions

Frequently Asked Questions

Division of Air Quality

Utah Department of Environmental Quality

Feedback

Division of Air Quality
Address: 195 North 1950 West
P.O. Box 144820
Salt Lake City, UT 84114-482

Contact Phone: 801-536-4000
Contact Fax: 801-536-4099

Appendix F

Ingress/Egress

Registered Online Permit User

Sharkol Inc
887 C Coyote Gulch Court
Ivins
(801) 541-5343
sharkolinc@gmail.com

Application Data

Application ID Number: 153815
Application Status: Permit Issued
Status Comment Area:
Application Date: 09/12/2024
Application Type: Conditional Access Permit

Fields with an * label are required.

Applicant (Contact Information)

* **Name / Company** Sharkol Inc
Address 887 C Coyote Gulch Court
* **City, State, Zip** Ivins
* **Email** sharkolinc@gmail.com
* **Phone (Numeric Only):** (801) 541-5343

Property Owner (Contact Information)

* **Name / Company:** Teancum Properties
* **Address:** 887 C Coyote Gulch Court
* **City, State, Zip** Ivins, Utah 84738
* **Email** lance@anautah.com
* **Phone(Numeric Only):** (435) 668-7420

Proposed Access Information

* **Project Name:** Grantsville Property
* **State Route** 0138
* **Milepoint Marker** 4.7
* **Side Of Highway** West
* **Physical Address:** SR-138
* **Parcel number** 01-117-0-0002
* **Access Category** 3 Systm Priority Urban
* **Purpose:** We will be adding acceleration and deceleration lanes to this entrance/ exit.
* **City** GRANTSVILLE
* **Lattude (decimal degrees):** 40.65658485
* **Longitude (decimal degrees):** -112.53657183
* **Access Width (in feet)** 35
* **Access Use** Commercial
* **Permit Type** Improvement
* **Posted Speed on Road** 65

County: TOOELE

Additional Information

Total Charges: **$475.00** Charge Details
# of Limitations: **10** Limitation Details
Insurance Amount: **$0.00** Bond Amount: **$0.00**

Additional Action

CALL BEFORE YOU DIG.
IT'S FREE & IT'S THE LAW.

BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER

1-800-662-4111
www.bluestakes.org

811

UDOT GENERAL NOTES

UDOT NOTES:

1. UDOT RESERVES THE RIGHT, AT ITS OPTION, TO INSTALL A RAISED MEDIAN ISLAND OR RESTRICT THE ACCESS TO A RIGHT-IN OR RIGHT-OUT AT ANY TIME.
2. WORK ON THE UDOT RIGHT-OF-WAY IS SEASONALLY RESTRICTED FROM OCTOBER 15 TO APRIL 15.
3. ROW WORK: WORK IS NOT ALLOWED ON THE RIGHT-OF-WAY DURING THE AM/PM PEAK TRAFFIC HOURS (6:00 – 9:00 AM AND 3:30 - 6:00 PM). ADDITIONAL WORK RESTRICTIONS OR MODIFICATIONS MAY BE IMPOSED AT THE TIME OF THE ENCROACHMENT PERMIT.
4. REPLACE ALL PAVEMENT MARKINGS IN KIND (TAPE WITH TAPE AND PAINT WITH PAINT). INSTALL ALL PAINT LINES WITH PERMANENT PAINT APPLICATION PER UDOT SPECIFICATION 02765. PAINT MUST HAVE AT LEAST 6 MONTHS LIFE AS DETERMINED BY UDOT'S PERMITS OFFICER.
5. ALL NEW PAVEMENT WORDS, ARROWS AND SYMBOLS MARKING WITHIN THE RIGHT-OF-WAY SHALL BE PRE-FORMED THERMO PLASTIC. ALL LETTERS, ARROWS, AND SYMBOLS SHALL CONFORM WITH THE "STANDARD ALPHABET FOR HIGHWAY SIGNS AND PAVEMENT MARKINGS" ADOPTED BY THE FEDERAL HIGHWAY ADMINISTRATION.
6. ALL SIGNS INSTALLED ON THE UDOT RIGHT-OF-WAY MUST BE HIGH INTENSITY GRADE (TYPE XI SHEETING) WITH A B3 SLIP BASE. INSTALL ALL SIGNS PER UDOT SN SERIES STANDARD DRAWINGS.
7. BEFORE COMMENCING WORK ON THE STATE HIGHWAY, THE GENERAL CONTRACTOR IS REQUIRED TO OBTAIN AN ENCROACHMENT PERMIT FROM THE APPLICABLE REGION'S PERMITS OFFICE BEFORE WORKING WITHIN THE STATE RIGHT-OF-WAY.
8. NO ROAD CUTS ALLOWED ON THIS JOB.
9. FOR ALL UTILITY TAPS (ROAD CUTS), USE FLOWABLE FILL PER UDOT'S CURRENT MIX DESIGN (50-150 PSI) UDOT SPEC. 03575.
10. ALL UTILITIES WITHIN THE PAVED SURFACE MUST BE BORED.
11. FOR EXCAVATIONS OUTSIDE OF THE ROADWAY, BACK FILL WITH UDOT APPROVED GRANULAR BORROW AND ROAD BASE. COMPACTION PER UDOT SPEC. 2056 AND 2721.
12. OWNER, DEVELOPER, AND/OR THE CONTRACTOR IS REQUIRED TO HIRE AN INDEPENDENT COMPANY FOR ALL TESTING WITHIN THE UDOT RIGHT-OF-WAY.
13. OWNER, DEVELOPER, AND THE CONTRACTOR ARE RESPONSIBLE FOR ANY DAMAGE TO THE UDOT RIGHT-OF-WAY THAT MAY BE DIRECTLY OR INDIRECTLY CAUSED BY THE DEVELOPMENT ACTIVITY.
14. TRAFFIC SIGNAL INSTALLATION OR MODIFICATION REQUIRES A SEPARATE WARRANTY BOND ONCE THE WORK HAS BEEN COMPLETED AND ACCEPTED. THE PERMITTEE IS RESPONSIBLE FOR HIRING AN INDEPENDENT INSPECTION COMPANY TO PERFORM INSPECTION SERVICES FOR ALL SIGNAL WORK COMPLETED. FOR A LIST OF THE UDOT APPROVED CONTRACTORS AND CONSULTANTS CONTACT THE APPROPRIATE REGIONS TRAFFIC SIGNALS ENGINEER.
15. PARTIAL CONCRETE PANEL REPLACEMENT IS NOT ALLOWED. WHEN PANELS ARE REMOVED, THE ENTIRE PANEL IS REQUIRED TO BE REPLACED PER UDOT STANDARDS, SPECIFICATIONS, AND STANDARD DRAWINGS.
16. DOUBLE SAW CUT THE CONCRETE TO PREVENT THE SPALLING OF OTHER CONCRETE PANELS AND TO AVOID OVER CUTS. OVER CUTS AND SPALLS WILL REQUIRE FULL PANEL REPLACEMENT.
17. ALL ABOVE GROUND FEATURES INCLUDING UTILITIES (POLES, FIRE HYDRANTS, BOXES, ETC.) MUST BE RELOCATED OUT OF THE AASHTO CLEAR ZONE OR A MINIMUM OF 18" BEHIND CURB.

NOTE:
ALL WORK WITHIN UDOT RIGHT OF WAY TO BE DONE BY A CERTIFIED UDOT CONTRACTOR.

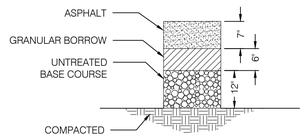
SIGHT TRIANGLE NOTE:
NO OBJECTS TALLER THAN 3.0' ARE PERMITTED TO BE INSIDE UDOT SIGHT TRIANGLE.

CONSTRUCTION KEY NOTE REFERENCE

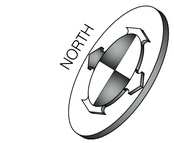
NO.	DESCRIPITON	DETAIL
1	ASPHALT PAVEMENT WITH GRANULAR BASE PER UDOT STDS.	1/CSP.01
2	4" DOUBLE YELLOW LINE	
3	8" BROKEN WHITE LINE	
4	4" SOLID WHITE LINE	
5	LANE REDUCTION ARROW STRIPING PER UDOT	

KEY

BROKEN PAINT LINE	— — —	SIGHT TRIANGLE	— · — · —
SOLID PAINT LINE	———	SAWCUT	- - - - -
DOUBLE YELLOW PAINT LINE	═══	EXISTING WIRE FENCE	—x——x—
EDGE OF ASPHALT (EXISTING)	———	EDGE OF ASPHALT (PROPOSED)	———



ASPHALT PAVEMENT SECTION 1
SCALE: NTS



GRAPHIC SCALE

40 0 20 40 80

(IN FEET)
1 inch = 40ft.

No.	DATE	DESCRIPTION
1	11/05/20	CHANGES PER UDOT REDLINES
2	12/15/20	CHANGES PER UDOT REDLINES
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4	09/10/24	REVISED ACCEL. AND DECEL. LANES PER UDOT
5	10/23/24	CHANGES PER UDOT REDLINES

SCALE MEASURES 1-INCH ON FULL SIZE SHEETS
ADJUST ACCORDINGLY FOR REDUCED SIZE SHEETS

DRAWN BY: JHO
DESIGNED BY: MCP
FIELD CREW: CAL/ID/BAL
DATE: 10/08/2020
DWG. FILE: 1909238_SITE

0 0.5 1

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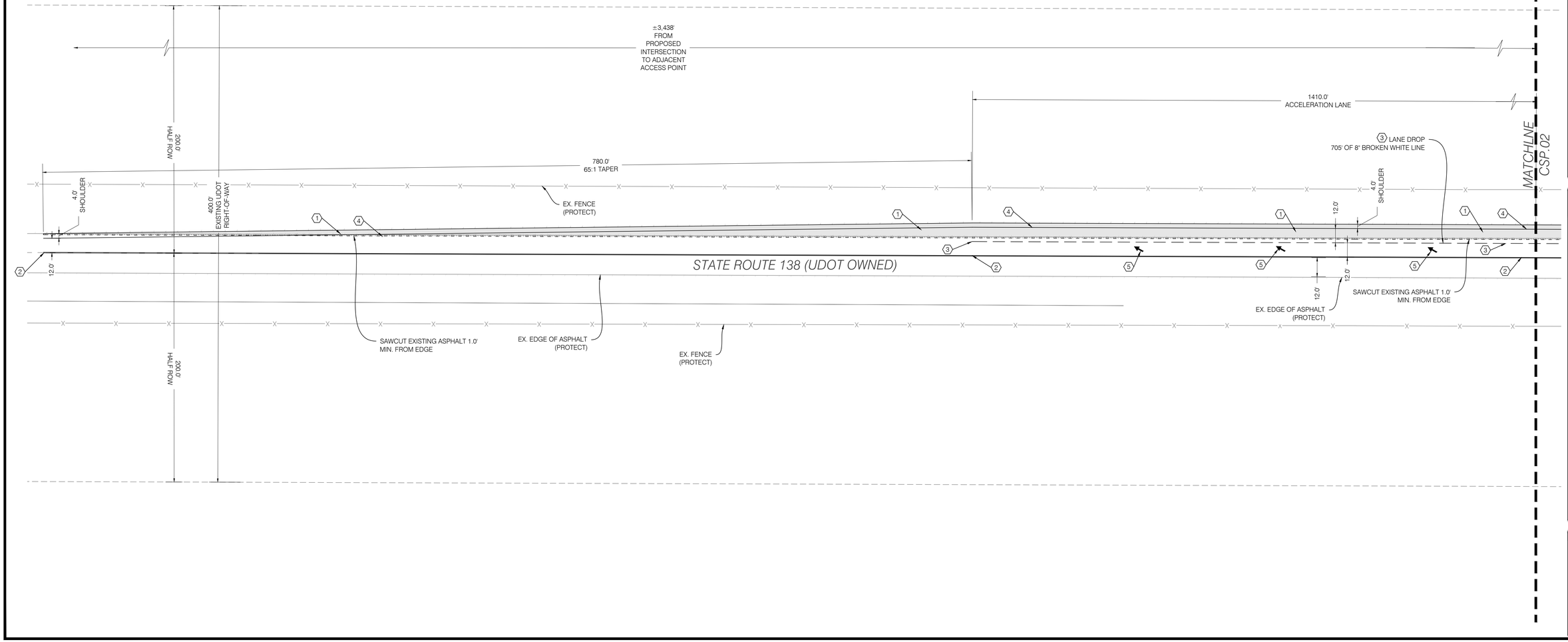

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PROJECT NO. 1909238

UDOT SITE PLAN

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CONSTRUCTION KEY NOTE REFERENCE

NO.	DESCRIPITON	DETAIL
1	STOP BAR PER UDOT STANDARDS	
2	RIGHT TURN ARROW PER UDOT STANDARDS	
3	LEFT TURN ARROW PER UDOT STANDARDS	
4	4" DOUBLE YELLOW LINE	
5	8" SOLID WHITE LINE	
6	4" SOLID WHITE LINE	
7	STOP SIGN PER UDOT STANDARDS	
8	ASPHALT PAVEMENT WITH GRANULAR BASE PER UDOT STDS.	1/CSP.01
9	4" BROKEN WHITE LINE	

KEY

BROKEN PAINT LINE	— — —	SIGHT TRIANGLE	— · — · —
SOLID PAINT LINE	———	SAWCUT	- - - - - - -
DOUBLE YELLOW PAINT LINE	═══	EXISTING WIRE FENCE	——x——x——
EDGE OF ASPHALT (EXISTING)	———	EDGE OF ASPHALT (PROPOSED)	———

NORTH

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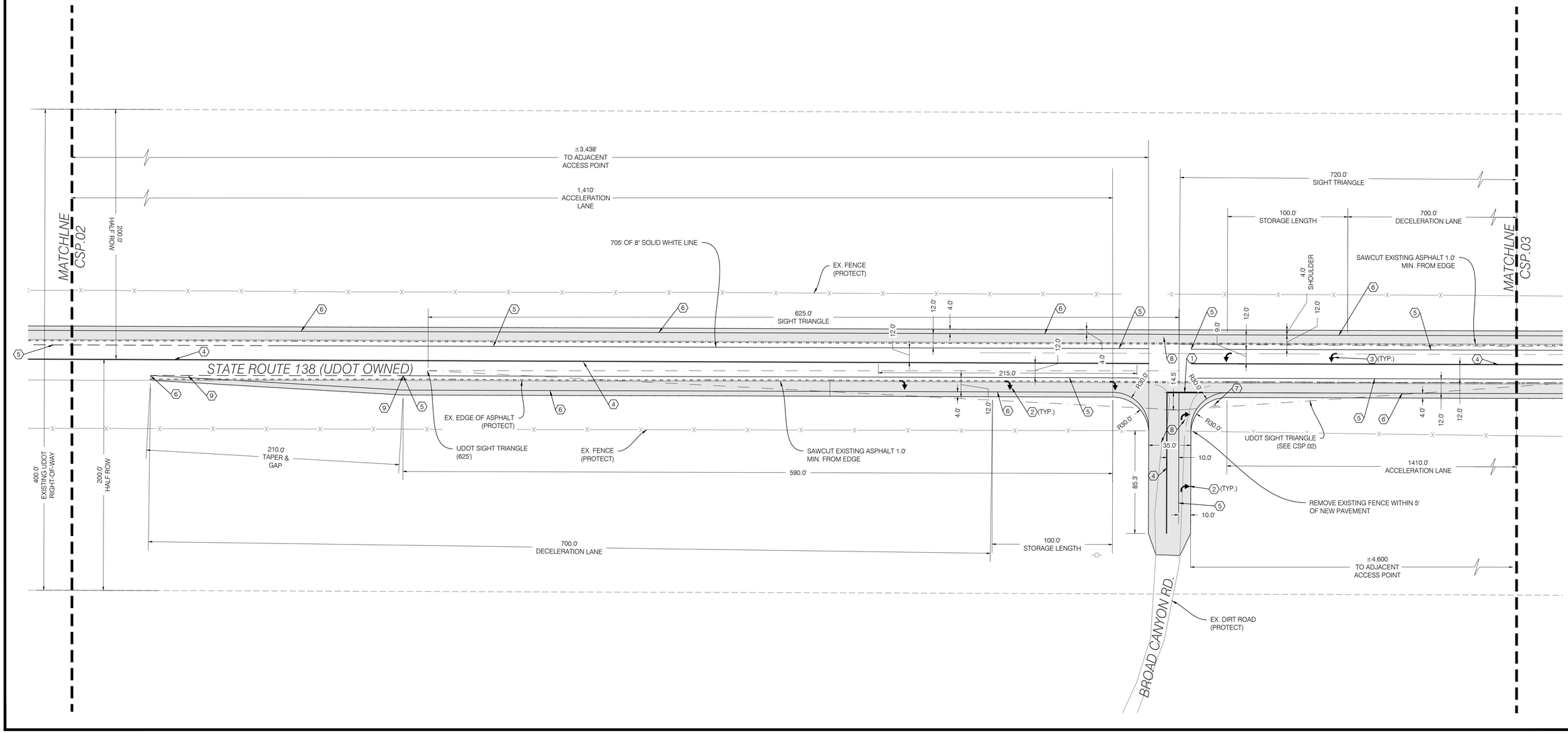

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SCALE MEASURES 1-INCH ON FULL SIZE SHEETS
ADJUST ACCORDINGLY FOR REDUCED SIZE SHEETS

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DRAWN BY: JHO
DESIGNED BY: MCP
FIELD CREW: CAL/ID/BAL
DATE: 10/08/2020
DWG. FILE: 1909238_SITE

PROFESSIONAL ENGINEER
10/23/24
No. 10360773
M. CHRIS POULSEN
STATE OF UTAH

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CONSTRUCTION KEY NOTE REFERENCE

NO.	DESCRIPITON	DETAIL
1	STOP BAR PER UDOT STANDARDS	
2	RIGHT TURN ARROW PER UDOT STANDARDS	
3	LEFT TURN ARROW PER UDOT STANDARDS	
4	4" DOUBLE YELLOW LINE	
5	8" SOLID WHITE LINE	
6	4" SOLID WHITE LINE	
7	STOP SIGN PER UDOT STANDARDS	
8	ASPHALT PAVEMENT WITH GRANULAR BASE PER UDOT STDS.	1/CSP.01
9	8" BROKEN WHITE LINE	
10	4" BROKEN WHITE LINE	

KEY

BROKEN PAINT LINE	— — —	SIGHT TRIANGLE	— · — · —
SOLID PAINT LINE	———	SAWCUT	- - - - - -
DOUBLE YELLOW PAINT LINE	═══	EXISTING WIRE FENCE	—X———X—
EDGE OF ASPHALT (EXISTING)	———	EDGE OF ASPHALT (PROPOSED)	———

NORTH

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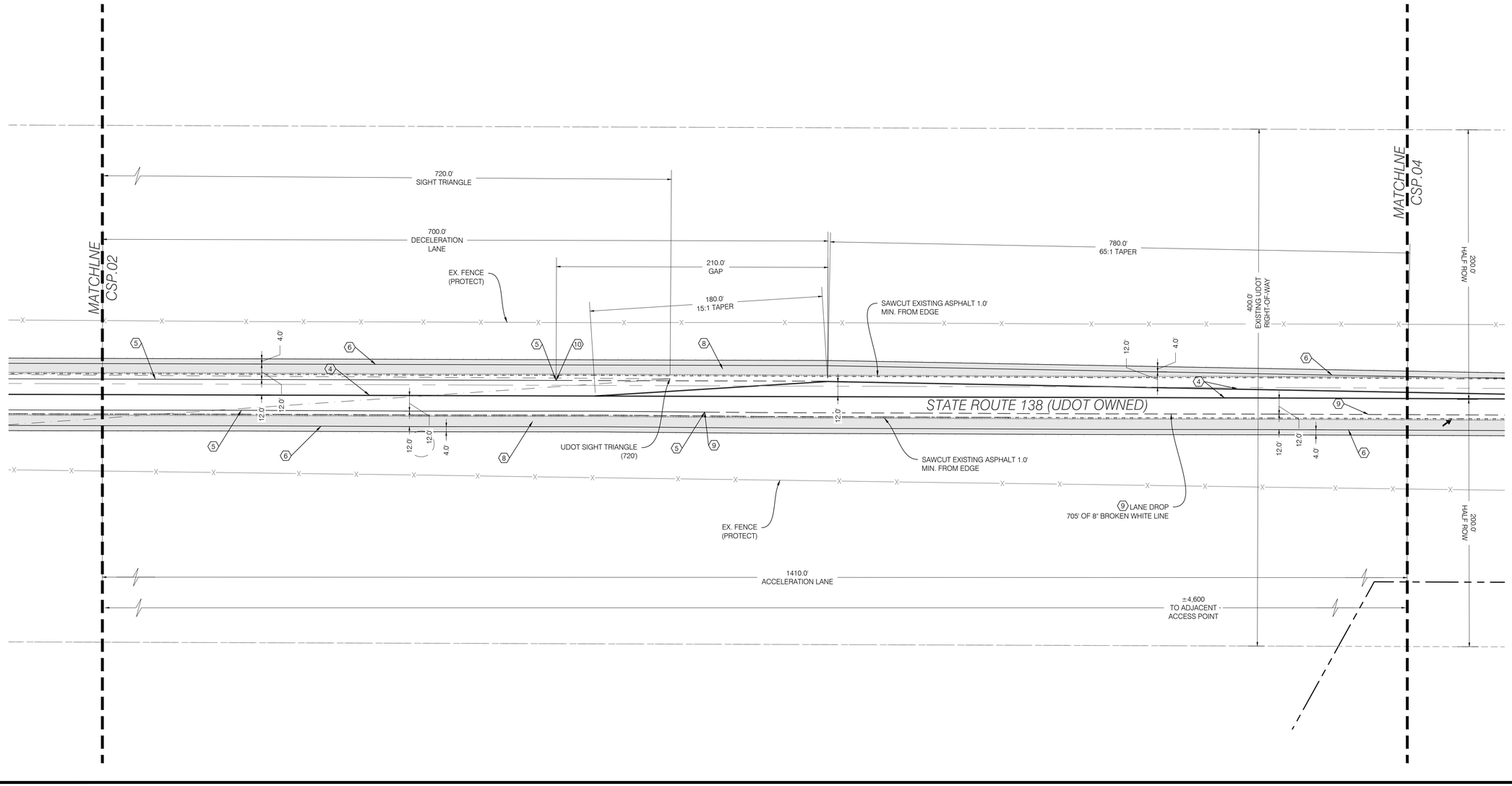

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5	10/23/24	CHANGES PER UDOT REDLINES

SCALE MEASURES 1-INCH ON FULL SIZE SHEETS
ADJUST ACCORDINGLY FOR REDUCED SIZE SHEETS

0 0.5 1

DRAWN BY: JHO
DESIGNED BY: MCP
FIELD CREW: CAL/ID/BAL
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DWG. FILE: 1909238_SITE

PROFESSIONAL ENGINEER
10/23/24
No. 10360773
M. CHRIS POULSEN
STATE OF UTAH

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2	8" BROKEN WHITE LINE	
3	4" SOLID WHITE LINE	
4	4" DOUBLE YELLOW LINE	
5	LANE REDUCTION ARROW STRIPING PER UDOT	

KEY

BROKEN PAINT LINE	— — —	SIGHT TRIANGLE	
SOLID PAINT LINE	———	SAWCUT	
DOUBLE YELLOW PAINT LINE	═══	EXISTING WIRE FENCE	—x—x—
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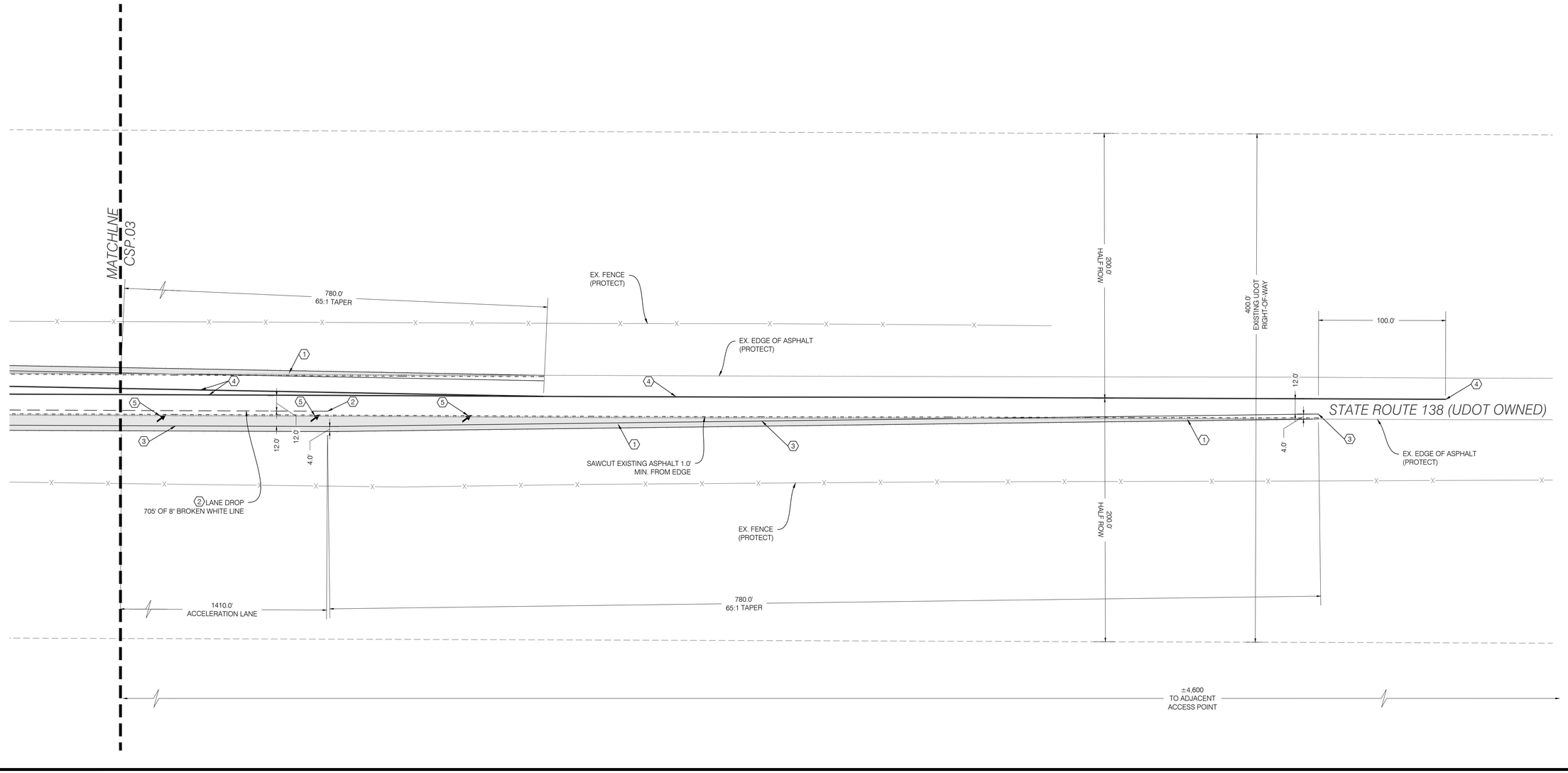

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UDOT GENERAL NOTES

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2. WORK ON THE UDOT RIGHT-OF-WAY IS SEASONALLY RESTRICTED FROM OCTOBER 15 TO APRIL 15.
3. ROW WORK: WORK IS NOT ALLOWED ON THE RIGHT-OF-WAY DURING THE AM/PM PEAK TRAFFIC HOURS (6:00 – 9:00 AM AND 3:30 - 6:00 PM). ADDITIONAL WORK RESTRICTIONS OR MODIFICATIONS MAY BE IMPOSED AT THE TIME OF THE ENCROACHMENT PERMIT.
4. REPLACE ALL PAVEMENT MARKINGS IN KIND (TAPE WITH TAPE AND PAINT WITH PAINT). INSTALL ALL PAINT LINES WITH PERMANENT PAINT APPLICATION PER UDOT SPECIFICATION 02765. PAINT MUST HAVE AT LEAST 6 MONTHS LIFE AS DETERMINED BY UDOT'S PERMITS OFFICER.
5. ALL NEW PAVEMENT WORDS, ARROWS AND SYMBOLS MARKING WITHIN THE RIGHT-OF-WAY SHALL BE PRE-FORMED THERMO PLASTIC. ALL LETTERS, ARROWS, AND SYMBOLS SHALL CONFORM WITH THE "STANDARD ALPHABET FOR HIGHWAY SIGNS AND PAVEMENT MARKINGS" ADOPTED BY THE FEDERAL HIGHWAY ADMINISTRATION.
6. ALL SIGNS INSTALLED ON THE UDOT RIGHT-OF-WAY MUST BE HIGH INTENSITY GRADE (TYPE XI SHEETING) WITH A B3 SLIP BASE. INSTALL ALL SIGNS PER UDOT SN SERIES STANDARD DRAWINGS.
7. BEFORE COMMENCING WORK ON THE STATE HIGHWAY, THE GENERAL CONTRACTOR IS REQUIRED TO OBTAIN AN ENCROACHMENT PERMIT FROM THE APPLICABLE REGION'S PERMITS OFFICE BEFORE WORKING WITHIN THE STATE RIGHT-OF-WAY.
8. NO ROAD CUTS ALLOWED ON THIS JOB.
9. FOR ALL UTILITY TAPS (ROAD CUTS), USE FLOWABLE FILL PER UDOT'S CURRENT MIX DESIGN (50-150 PSI) UDOT SPEC. 03575.
10. ALL UTILITIES WITHIN THE PAVED SURFACE MUST BE BORED.
11. FOR EXCAVATIONS OUTSIDE OF THE ROADWAY, BACK FILL WITH UDOT APPROVED GRANULAR BORROW AND ROAD BASE. COMPACTION PER UDOT SPEC. 2056 AND 2721.
12. OWNER, DEVELOPER, AND/OR THE CONTRACTOR IS REQUIRED TO HIRE AN INDEPENDENT COMPANY FOR ALL TESTING WITHIN THE UDOT RIGHT-OF-WAY.
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14. TRAFFIC SIGNAL INSTALLATION OR MODIFICATION REQUIRES A SEPARATE WARRANTY BOND ONCE THE WORK HAS BEEN COMPLETED AND ACCEPTED. THE PERMITTEE IS RESPONSIBLE FOR HIRING AN INDEPENDENT INSPECTION COMPANY TO PERFORM INSPECTION SERVICES FOR ALL SIGNAL WORK COMPLETED. FOR A LIST OF THE UDOT APPROVED CONTRACTORS AND CONSULTANTS CONTACT THE APPROPRIATE REGIONS TRAFFIC SIGNALS ENGINEER.
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NOTE:
STRIPING NOT SHOWN ON GRADING SHEETS FOR CLARITY.

GRADING AND DRAINAGE KEY NOTE REFERENCE		
NO.	DESCRIPITON	DETAIL
1	GRADE SITE TO ELEVATIONS SHOWN ON PLAN	

NORTH

GRAPHIC SCALE

40 0 20 40 80

(IN FEET)
1 inch = 40ft.

No.	DATE	DESCRIPTION
1	11/05/20	CHANGES PER UDOT REDLINES
2	12/15/20	CHANGES PER UDOT REDLINES
3	08/01/24	CHANGES PER UDOT REDLINES
4	09/10/24	REVISED ACCEL. AND DECEL. LANES PER UDOT
5	10/23/24	CHANGES PER UDOT REDLINES

SCALE MEASURES 1-INCH ON FULL SIZE SHEETS
ADJUST ACCORDINGLY FOR REDUCED SIZE SHEETS
0 0.5 1

DRAWN BY	JHO
CHECKED BY	MCP
FIELD CREW	CAL/ID/BAL
DATE	10/08/2020
DWG. FILE	1909238_SITE

PROFESSIONAL ENGINEER
10/23/24
No. 10360773
M. CHRIS POULSEN
STATE OF UTAH

BENCHMARK ENGINEERING & LAND SURVEYING
9138 SOUTH STATE STREET SUITE #100
SANDY, UTAH 84070 (801) 542-7192
www.benchmarkcivil.com
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PROJECT NO. 1909238

UDOT GRADING PLAN

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NOTE:
STRIPING NOT SHOWN ON GRADING SHEETS FOR CLARITY.

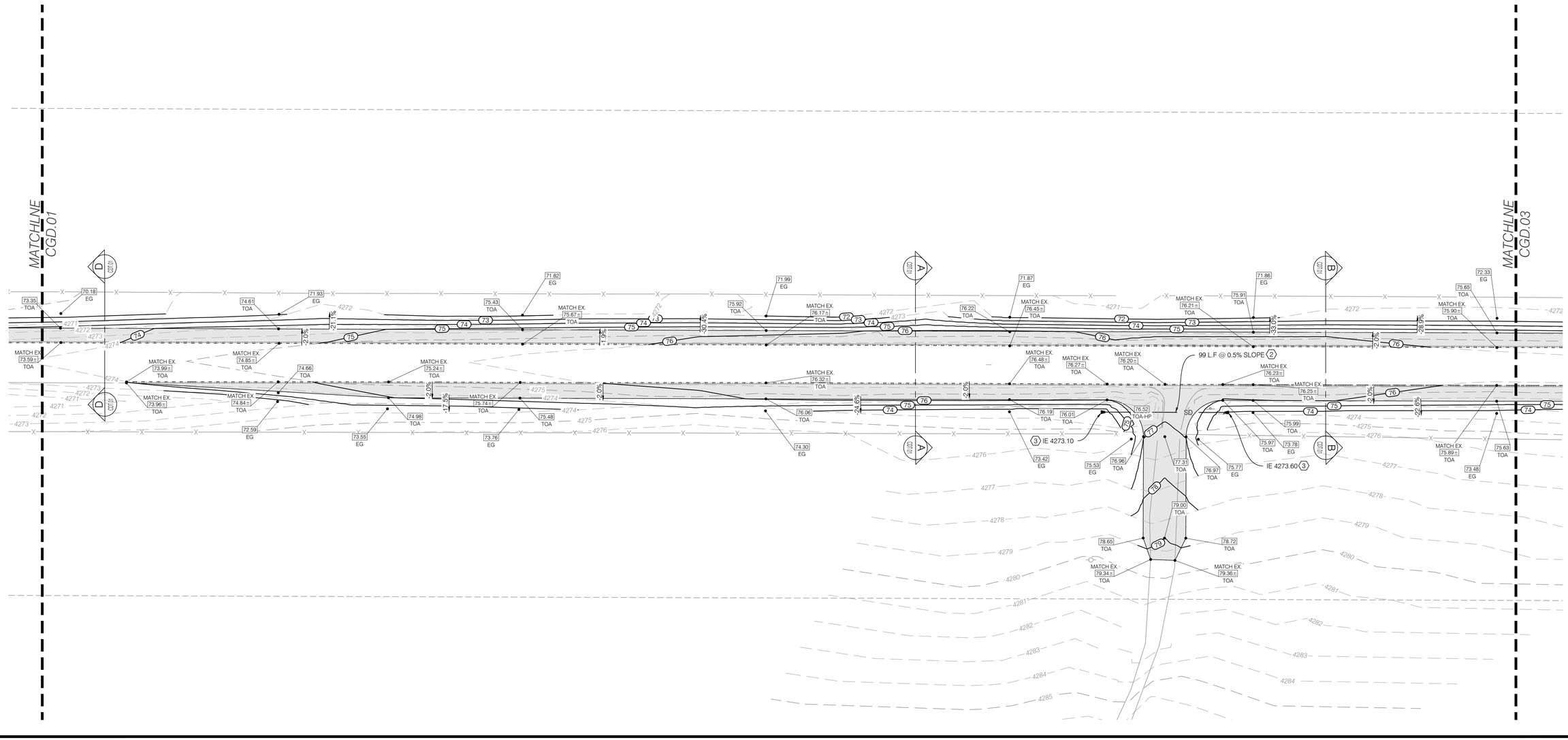
GRADING AND DRAINAGE KEY NOTE REFERENCE		
NO.	DESCRIPITON	DETAIL
1	GRADE SITE TO ELEVATIONS SHOWN ON PLAN	
2	24" DIAMETER RCP CLASS-IV CULVERT	
3	24" DIAMETER FLARED END SECTION PER APWA #323.1	

NORTH

GRAPHIC SCALE

40 0 20 40 80

(IN FEET)
1 inch = 40ft.



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SCALE MEASURES 1-INCH ON FULL SIZE SHEETS
ADJUST ACCORDINGLY FOR REDUCED SIZE SHEETS

DRAWN BY: JHO
DESIGNED BY: MCP
FIELD CREW: CAL/ID/BAL
DATE: 10/08/2020
DWG. FILE: 1909238_SITE

0 0.5 1

PROFESSIONAL ENGINEER
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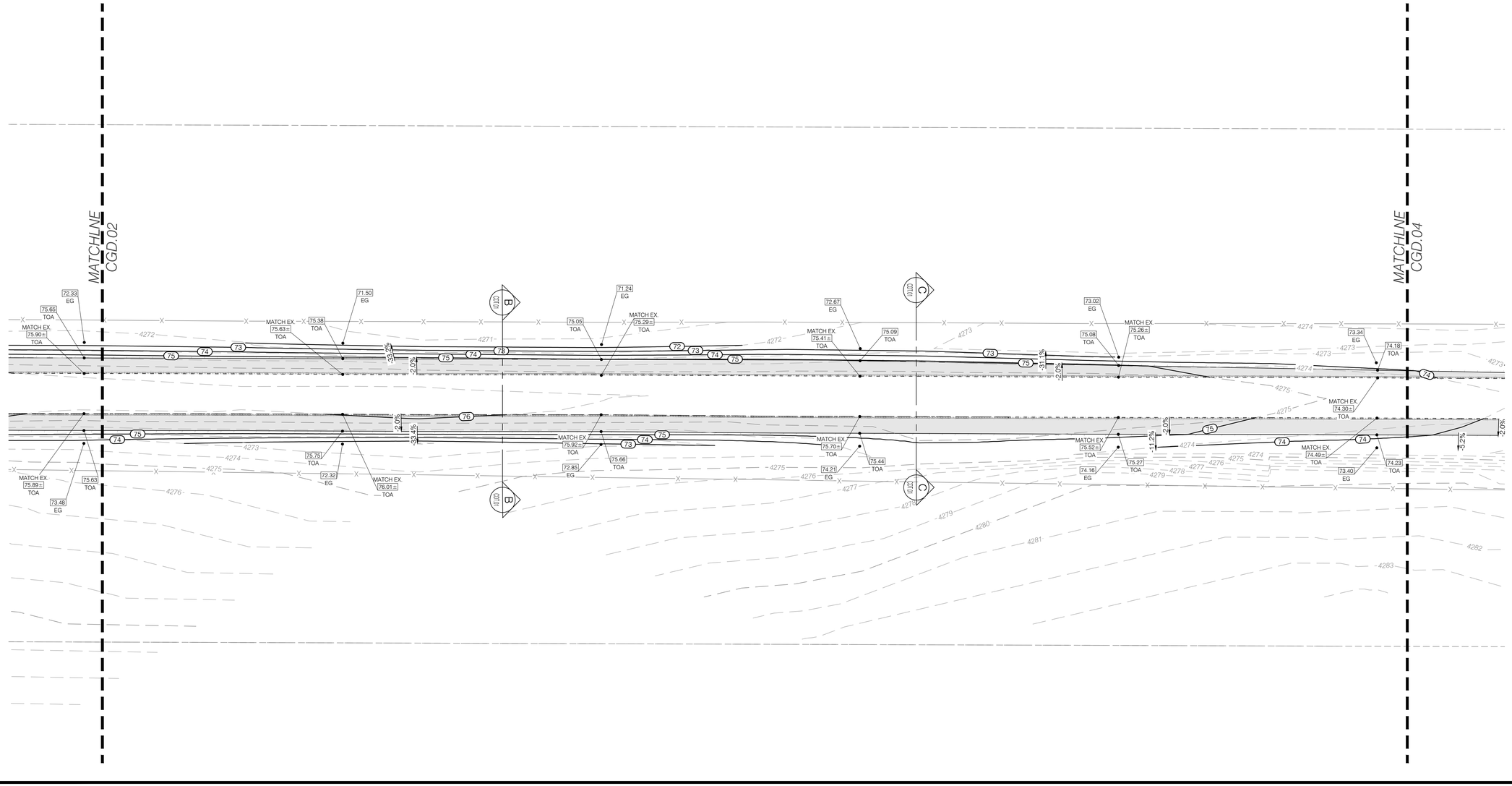

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SCALE MEASURES 1-INCH ON FULL SIZE SHEETS
ADJUST ACCORDINGLY FOR REDUCED SIZE SHEETS

0 0.5 1

DRAWN BY: JHO
CHECKED BY: MCP
FIELD CREW: CAL/ID/BAL
DATE: 10/08/2020
DWG. FILE: 1909238_SITE

PROFESSIONAL ENGINEER
10/23/24
No. 10360773
M. CHRIS POULSEN
STATE OF UTAH

BENCHMARK ENGINEERING & LAND SURVEYING
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PROJECT NO. 1909238

UDOT GRADING PLAN

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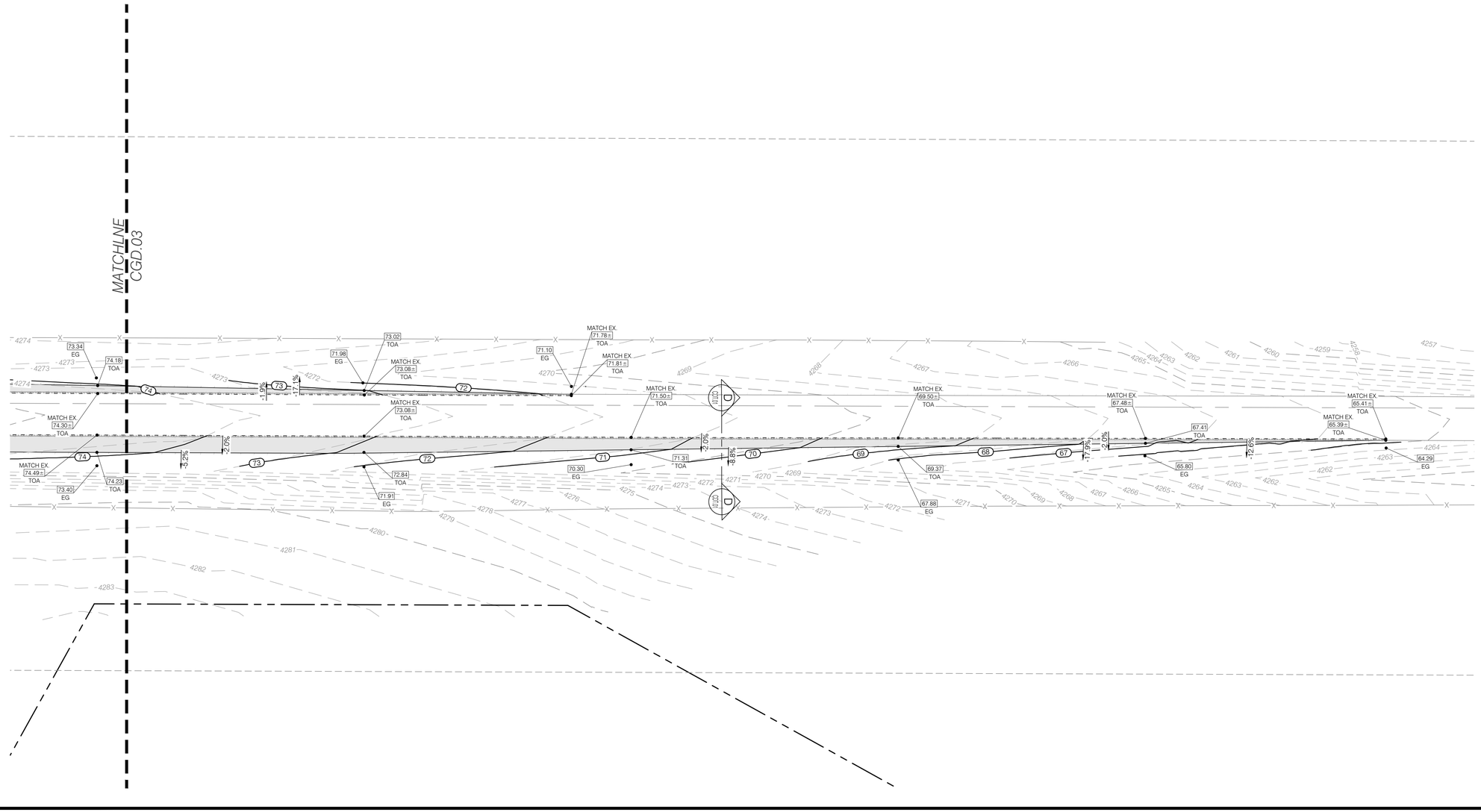

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ADJUST ACCORDINGLY FOR REDUCED SIZE SHEETS
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DRAWN BY: JHO
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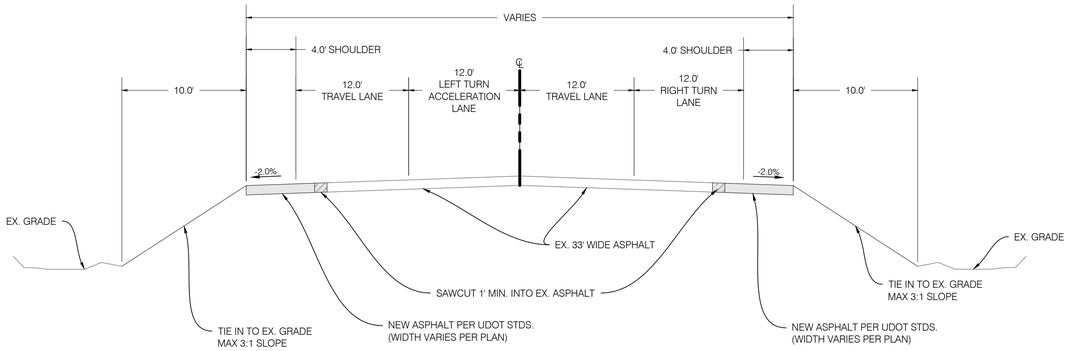
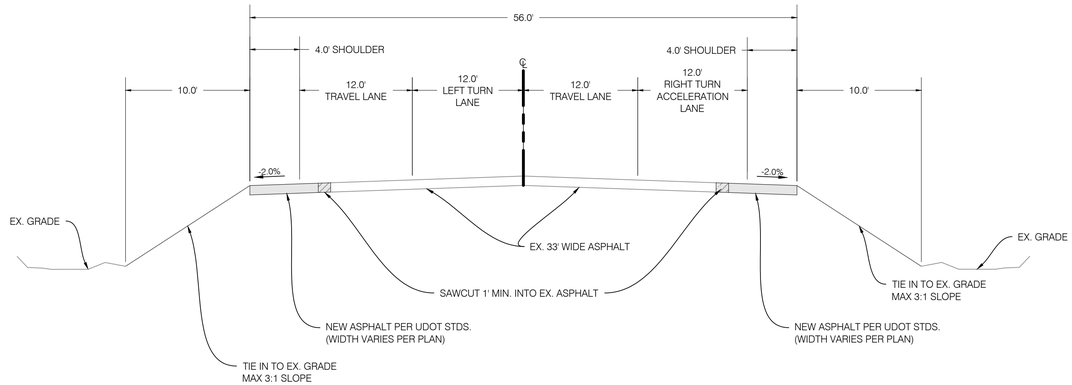
UDOT GRADING PLAN

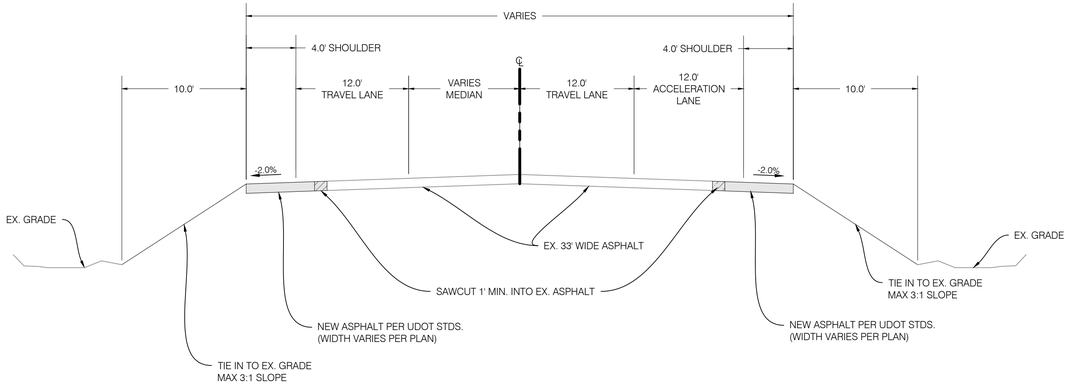
CGD.04
8 OF 9



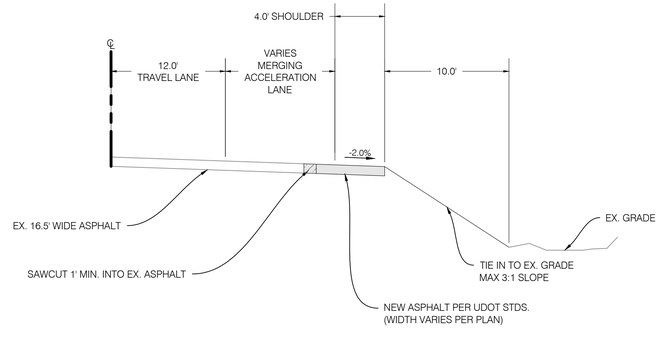
ROAD CROSS SECTION (A)
SCALE: NTS



ROAD CROSS SECTION (B)
SCALE: NTS



ROAD CROSS SECTION (C)
SCALE: NTS



ROAD CROSS SECTION (D)
SCALE: NTS

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0 0.5 1"

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DETAIL SHEET

CDT.01
9 OF 9

AGENDA ITEM #3

Proposed Conditional Use Permit for Kara Allen and Audrey Durrant to own and operate Salt Mills, an event center to be located in the Barn on the property at 867 N Pheasant Run Ln., in the RR-5 zone.

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

STAFF REPORT
To: Planning Commission
Public Hearing: July 3, 2025
Date: July 3, 2025
Subject: Consideration of the Proposed Conditional Use Permit for Kara Allen and Audrey Durrant to own and operate Salt Mills, an event center to be located in the Barn on the property at 867 N Pheasant Run Ln., in the RR-5 zone.

APPLICANT(S):
Kara Allen
PROPERTY LOCATION:
867 N Pheasant Run Lane
Zoning: RR-5 (Rural Residential – 5 Acre Minimum)

REQUEST

The applicants, Kara Allen, and Audrey Durrant, are requesting a Conditional Use Permit to operate an event center known as **Salt Mills** (known as "Allen Farms") within an existing barn located on the property at 867 N Pheasant Run Ln., in the RR-5 zone.

PROJECT DESCRIPTION

Business Name: Salt Mills
Employees: Kara Allen, Audrey Durrant (with the possibility of hiring one additional cleaning staff)

Proposed Use:
The applicants propose to use the existing barn as an event center primarily for hosting weddings, showers, and small private parties. The business will also offer event decorating services using existing staff.

Hours of Operation:

- Open for rentals daily, Sunday through Saturday, from **9:00 a.m. to 10:00 p.m.**

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

- Most events will take place on **Friday and Saturday evenings**
- **All events will end by 10:00 p.m.** in compliance with the city's noise ordinance

Maximum Occupancy:

- Up to **125 guests** at a time
- Weekday events are expected to be minimal with smaller group sizes

Parking:

- Two existing gravel parking lots on site:
  - **Lot 1:** 242 ft x 114 ft
  - **Lot 2:** 242 ft x 200 ft

Equipment and Storage:

- Event supplies include tables, chairs, backdrops, linens, cake stands, food trays, and dispensers
- Decorations and supplies will be stored in the barn's storage room and shipping containers located behind the barn

Chemical Use:

- No hazardous chemicals will be used or stored onsite
- Basic cleaning supplies (under 1 gallon each) will be kept in a locked storage room

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REVIEW AND ANALYSIS

Traffic and Road Maintenance:

The Public Works Director raised concerns regarding increased traffic volumes on Pheasant Run Lane, a gravel road that is maintained by the City. A follow-up meeting was held with the Public Works Director, City Attorney, and Planning and Zoning Administrator to identify potential mitigation measures.

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- The City Attorney recommended that the applicants **pave a minimum 26-foot-wide section of the road** from the property entrance to **Vegas Street**, to support year-round access and reduce ongoing maintenance issues.
- A nearby property owned by the Durrants may also be seeking approval for a similar use. As such, it was recommended that **both applicants collaborate** to **share the cost** of any necessary road improvements.

Staff Coordination and Discussion:

The Planning and Zoning Administrator has met with both Kara Allen and Audrey Durrant to discuss the road improvement recommendations, noise compliance, and operational details related to the proposed event center. Both applicants were receptive to the possibility of coordinated infrastructure improvements and acknowledged the importance of maintaining good relations with the City and surrounding neighbors.

STAFF RECOMMENDATION

Staff recommends **conditional approval** of the Conditional Use Permit for Salt Mills, subject to the following conditions:

1. **Road Improvements:**
   A minimum 26-foot-wide paved section shall be installed from the entrance of the subject property to Vegas Street, prior to commencement of event operations. Cost-sharing arrangements with nearby applicants are encouraged.
2. **Noise Compliance:**
   All events must conclude by 10:00 p.m. and comply with the City's noise ordinance at all times.
3. **Maximum Occupancy:**
   The number of guests shall not exceed 125 persons at any given time.
4. **Chemical Storage:**
   Cleaning supplies shall be limited to residential-type chemicals, not exceeding one gallon per substance, and stored in a secured area.
5. **Parking:**
   On-site parking must be maintained and kept clear of obstructions. Adequate signage and lighting may be required to ensure orderly parking and egress. All parking shall meet ADA compliance

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6. **Event Frequency:**
   While no formal limit is placed on event frequency, the City may revisit this permit if parking, traffic, or noise impacts exceed anticipated levels.
7. **Building and Fire Compliance:**

   Applicant shall obtain an approved inspection from the building department and fire department prior to commencing any further business.


EXIT

2024121 Salt Mills CUP

Business Name: Salt Mills (formerly Barn at Allen Farms)

Employees: Kara Allen, Aubrey Durrant

- May hire an additional employee to clean in the future.

Business Description

- Use barn as an event center to host weddings, showers, and small parties.
- Decorating services will also be offered for the events, using the same staff listed.

Hours of Operation

- 9:00am-10:00pm Sunday-Saturday are the possible rental hours
- Hours of operation will vary, with most events being Friday or Saturday evenings. All events will be required to end by 10pm, in accordance with the noise ordinance.

Parking

- Two large parking lots are available on the property for customer parking. The first parking lot is 242ft x 114ft and the other is 242ft x 200ft.
- Distance between parking lot 1 and property line:
- Distance between parking lot 2 and property line:

Details

- Maximum occupancy: 125 people at one time
- During the week it is expected to have only a few people in the barn at one time. There may be smaller parties and events during the week, but not many.

Equipment

- Tables, chairs, backdrops, linens, décor, cake stands, food trays, and drink dispensers.
- Decor pieces will be stored in the barn storage room and the shipping containers behind the barn.

Chemicals

- No chemicals will be used, other than general cleaning supplies that could be found in residential homes. The cleaning supplies will be store in the locked storage room, and not kept in amounts greater than 1 gallon at a time.

[BG] Assembly Group A-3. Group A-3 occupancy includes assembly uses intended for worship, recreation or amusement and other assembly uses not classified elsewhere in Group A, including, but not limited to:

- Amusement arcades
- Art galleries
- Bowling alleys
- Community halls
- Courtrooms
- Dance halls (not including food or drink consumption)
- Exhibition halls
- Funeral parlors
- Greenhouses with public access for the conservation and exhibition of plants
- Gymnasiums (without spectator seating)
- Indoor swimming pools (without spectator seating)
- Indoor tennis courts (without spectator seating)
- Lecture halls
- Libraries
- Museums
- Places of religious worship
- Pool and billiard parlors
- Waiting areas in transportation terminals

[BG] Assembly Group A-4. Group A-4 occupancy includes assembly uses intended for viewing of indoor sporting events and activities with spectator seating including, but not limited to:

- Arenas
- Skating rinks
- Swimming pools
- Tennis courts

303.4 Assembly Group A-3.

Group A-3 occupancy includes assembly uses intended for worship, recreation or amusement and other assembly uses not classified elsewhere in Group A including, but not limited to:

- Amusement arcades
- Art galleries
- Bowling alleys
- Community halls
- Courtrooms
- Dance halls (not including food or drink consumption)
- Exhibition halls
- Funeral parlors
- *Greenhouses* for the conservation and exhibition of plants that provide public access
- Gymnasiums (without spectator seating)
- Indoor *swimming pools* (without spectator seating)
- Indoor tennis courts (without spectator seating)
- Lecture halls
- Libraries
- Museums
- *Places of religious worship*
- Pool and billiard parlors
- Waiting areas in transportation terminals

MINUTES OF THE GRANTSVILLE CITY PLANNING COMMISSION HELD 11/04/2021. THE MEETING WAS HELD IN THE GRANTSVILLE CITY HALL AT 429 EAST MAIN STREET AND ON ZOOM.

Commission Members Present: Commission Chair Brian Pattee, Commission Member Gary Pinkham, Commission Member Jaime Topham and Commission Member Erik Stromberg

Commission Members that were present on Zoom:

Commission Members that were absent: Commission Member John Limburg

Appointed Officers and Employees Present: City Attorney Brett Coombs; City Recorder Braydee Baugh; City Engineer Dan England; City Council Liaison Darrin Rowberry, Grantsville Fire, Jason Smith.

Appointed Officers and Employees that were present on Zoom: Zoning Administrator, Kristy Clark

Citizens and Guests Present: Sean Perkins, Doug Farley, Sparkle Echeverria, Nestor Echeverria, Jim and Andrea Smith, Janet Fawson, Summer Nielsen, Ben and Kara Allen, Tyson Erickson, and Barry Bunderson.

THE REGULAR MEETING WAS OFFICIALLY CALLED TO ORDER BY COMMISSION CHAIR, BRIAN PATTEE AT 7:00 P.M.

PLEDGE OF ALLEGIANCE

PUBLIC HEARINGS:

a. Proposed Preliminary Plat for Janet Fawson for the creation of two (2) lots in The Meadows at Pheasant Hollow Subdivision located at approximately 306 N Race Street in the RR-1 zone.

Chairman Brian Pattee opened the public hearing at 7:01 p.m. and called for comments.

With no comments, Chairman Brian Pattee closed the public hearing at 7:01 p.m.

b. Proposed Home Occupation Conditional Use Permit for Benjamin and Kara Allen to own and operate a Photo Studio and Event Center located at 867 N Hale Street in the RR-5 zone.

Chairman Brian Pattee opened the public hearing at 7:01 p.m. and called for comments.

Chairman, Brian Pattee read into the record a letter from Doug Farley that stated to the

Commission: To whom it may concern, my name is Douglas Farley. I live just South of the Allen's who are applying for a Conditional Use Permit to allow them to host parties at their barn. They have been having events, weddings, and parties there for just over a year now. My concern is that we are in the RR5 Zone, that is low density, rural single family development area. We've lived in this area for peace, quiet and to enjoy the country lifestyle. Under the Municipal Code 12-6-1 Disturbing the Peace, it states that it is unlawful for any person to cause noise that constitutes a public disturbance. It shall also be unlawful for any person in possession of real property to allow to originate from the property noise that constitutes a public disturbance. For purposes of this section, public disturbance shall be any sound which unreasonably disturbs or interferes with the peace, comfort or repose of owners or possessors of real property, including but not limited to sound which emanates from any of the following sound sources; music, stereo or sound systems, which they don't have a specific time frame. Sports or other entertainment activities in or adjacent to a residential zone between the hours of 10:00 PM and 7:00 AM. There have been many instances where people are leaving late and revving up engines, honking horns, driving recklessly, drifting back and forth on the dirt roads and parking in front of our property. They used to turn around on our property until I put up gates. One such instance happened on Friday the 29th of October. Granted the music was not as loud during that party, but we could still hear the music from their speakers. On Saturday, there were many cars parked along our property line. Lights [inaudible 00:03:47] into our property, loud yelling, honking horns and reckless driving. Another instance was on October 23rd of 2021 where there was a wedding at their barn. They had loud music until approximately 10:30. They did turn it down after they were asked to lower it down at 10:30 PM. There have been four parties that have been extremely loud and have gone late, with many cars leaving past midnight. Many of the other events were loud and bring many people. We do not like to be outside because of all the people. We feel uncomfortable on our own property. These parties are not just family or close friends that are coming to our area. The last party they had there was an invite sent to Instagram inviting every teenager to come to the party. I don't personally have Instagram but many people of Grantsville sent us a screenshot warning us we were going to have fun tonight, obviously being very sarcastic. It ended up being one of the biggest parties they have had. We're concerned about public safety having people driving recklessly down the road. If you live on a dirt road with a lot of people, people like drift and drive fast down that road late at night. Under the Municipal Code 12-1-2 Public Nuisance defined a public nuisance as a crime against the order and economy of the state, and consists unlawfully doing any act, or omitting to perform any duty, which act or omission either annoys, injures, or endangers the comfort, repose, health, or safety of three or more persons. We moved to Grantsville to enjoy the country lifestyle and to have the comfort and repose we didn't enjoy elsewhere. The noise and amount of people coming down to our area goes directly against why we moved out here. The barn venue is impeding our rights to enjoy our property. We are not sold as a commercial area. It is a public safety concern. There is increased trash on our property from guests, and confetti that is thrown or shot out of canons at weddings, we have animals on the property, it becomes a safety risk for them as well. The Allen's had promised to put up a privacy fence to help with some of our concerns. Our major concerns though is that it is noisy after 10:00 PM. If allowed to continue, all activities and noise,

including vehicles should be done by 10:00 PM. One last thing, from the notes of the Grantsville City Planning Commission held on 3/11/2021 discussing the proposed rezoning of 92 acres west of us, I feel that if we are to bring in homes that are as small as one acre, it will ruin the appeal and feel of why we first decided to move to the area of Grantsville. If they're allowed to do one acre as a minimum, that will be up to 80 or more homes and increase the noise and traffic significantly. The traffic alone will mean more roads being constructed and more maintenance on the roads that already exist and don't get maintained very well. I know that development will come, I just want to also keep the country feel to the town as well. That is all I ask as well. We would like to keep the country feel and I am too worried about the amount of traffic that Allen's barn brings to the area. Not only as a safety issue, but it will bring the need for more and more road maintenance as well. I've been to multiple event reception centers who have had the rule of being out of the area by 10:00 PM because it was adjacent to residential areas. I would however like to say that I am not against the Allen's making money or having the event center, but there needs to be rules set and followed. We have discussed items in the past that I had been promised that would change, some of them have been changed such as a fence being put up to keep the confetti off my property. Lights out and noise down, they turned the music down once after being asked. The last party they did, turned the music down, that wasn't the issue then. The kids were crazy driving and the loudness for animals was a problem. The Allen's are good people. I don't want this to create issues, but rules need to be set and followed so that we are on the same page.

Tyson Erickson stated to the Commission: Hello. My name is Tyson Erickson. I live adjacent to Ben. I would just like to say, I understand that the zoning has changed a bunch around here, but the lots that were put in when all these buildings were built were RR5 Zone. We moved to the area to enjoy the open space and whatnot. I don't believe that this is the best location to have a new business come in and change the lifestyle that we wanted to have at this location. I understand that people are into different things, but I believe that this location is not the ideal location to have a business come in. It just ruins the way we've started to live our lives on our back porches, our families, are farms. Ben, they're a great family. They do great stuff with their house and whatnot, but I just don't believe this is the best location to have such a thing on a Friday and Saturday night every weekend.

With no additional comments, Chairman Brian Pattee closed the public hearing at 7:09 p.m.

c. **Proposed Home Occupation Conditional Use Permit for Summer Nielsen to own and operate a Health and Body Wellness business located at 435 S Trejo Ridge Rd in the R-1-21 zone.**

Chairman Brian Pattee opened the public hearing at 7:09 p.m. and called for comments.

With no comments, Chairman Brian Pattee closed the public hearing at 7:10 p.m.

d. **Proposed Commercial Conditional Use Permit for Sparkle Echeverria to own and operate a**

Dog Grooming business located at 822 E Main Street, Unit 13 in the CD zone.

Chairman Brian Pattee opened the public hearing at 7:10 p.m. and called for comments.

With no comments, Chairman Brian Pattee closed the public hearing at 7:10 p.m.

e. **Proposed Final Plat for the Romney Development for the creation of one (1) lot in the Lakeview Business Park Phase 2 located at approximately 242 N Sheep Lane in the MG zone.**

Chairman Brian Pattee opened the public hearing at 7:10 p.m. and called for comments.

With no comments, Chairman Brian Pattee closed the public hearing at 7:11 p.m.

COMMISSION CHAIR BRIAN PATTEE OFFICIALLY CALLED THE MEETING TO ORDER AT 7:14 P.M.

1. **Consideration to approve the Home Occupation Conditional Use Permit for Benjamin and Kara Allen to own and operate a Photo Studio and Event Center located at 867 N Hale Street in the RR-5 zone.**

Ben and Kara Allen were present for this agenda item and stated to the Commission: My name is Ben Allen. We built the barn for my wife's online business. She needed somewhere to setup multiple mock parties to post online. We've also host some family reunions and family parties but when COVID hit, we had a lot of people come to us and ask to rent it out. It's been mostly for Weddings but we've had a few dances. The FFA and the Cheerleaders have held some meeting here also. We're not trying to be a nuisance; we're trying to be benefit to the community.

Kara Allen stated, I just want to say a few things in regards to the complaints that have been made by our friends and neighbors. I don't want to get emotional, but it's just hard because we have been very communicative with our neighbors from the get-go. Even the first time that somebody wanted to have a party there, it was because prom was canceled. I had a wedding that I had set-up and photographed so it was already decorated. It was just two couples that came to dance and celebrate prom. I went and let my neighbors know. We've been very straight forward and tried to combat any concerns. It's hard because we don't hear all the concerns. We did get the call once saying that the music was too loud. And we hurried and turned it down. Anytime we have gotten complaints, we've tried to rectify them. We don't want to rent out the barn every night. We want our privacy; we want that country feel. But if someone wants to have a wedding there we want to be able to accommodate them. So whatever we need to do to be able to continue to rent it out would be great.

Jaime Topham asked, is the building insulated?

Kara Allen answered, yes all but the roof. We just got a bid to have the roof insulated. We're hoping that will cut down on the noise.

Erik Stromberg asked, so you've not been permitted to be doing any of the businesses up to this point?

Kara Allen answered, that's where we are confused. We didn't know that we were in violation. I've had my online business registered with the State and we meet with the Mayor and asked him what we need to do and he asked if we were licensed. We told him through the State. Everything that we have been doing has went through that online business. So we thought that we had done everything that we needed to do.

Erik Stromberg stated, there's a huge difference between a photo studio and a reception center. I attended an event there over a year ago, you're not meeting fire code at all. Not even close. There's a lot that's going to have to be done if we move this forward. You're going to have to meet the fire code. That may take you some time and then you'll have to come back.

Jason Smith, Grantsville City Fire Chief stated, it is going to have to meet an A-3 Occupancy. There's five pages of requirements that they will need to meet.

Gary Pinkham stated, there's a group of things I think would need to be addressed before I would be willing to go forward.

Erik Stromberg stated, my recommendation would be to table this, have you work with the fire marshal and decide what is going to be required. You say you're willing to do whatever, but you don't know what that is. If you're talking $30-$40,000 worth of infrastructure that has to go in, maybe you still are, but maybe you say, "Hold on, we don't want to spend that. You may want to re-evaluate this whole scenario." I would suggest, you figure that out. You can get a plan in place and then you can either come back and say, "Yes, we're willing to do this, and we are applying for a conditional use permit for a reception center." And we have all the information we need to make the decision. Or you say, "We don't want to do reception center, we don't want to meet those requirements. We truly just want to do a photo studio.

Ben Allen stated, I think that is a great idea.

Erik Stromberg asked, I have one more question. If we table this do, we have some direction for them? Obviously they've been operating out of compliance so what are they allowed to do in the meantime?

Attorney Coombs answered, until the Fire Marshall has approved the facility, the facility should not be used as an event center.

Erik made the motion to table the Home Occupation Conditional Use Permit for Benjamin and Kara Allen to own and operate a Photo Studio and Event Center located

at 867 N Hale Street in the RR-5 zone until they can work with the fire marshal and come back with a plan to go forward. Jaime seconded the motion. All voted in favor. Motion carried unanimously.

2. **Consideration to approve the Home Occupation Conditional Use Permit for Summer Nielsen to own and operate a Health and Body Wellness business located at 435 S Trejo Ridge Rd in the R-1-21 zone.**

Summer Nielsen was present for this agenda item and stated to the Commission: I am a massage therapist, and I am just opening a massage practice out of my home. I gave you all that information there. Any questions for me?

Garry Pinkham stated, you mentioned that you've got some products you're storing what are those?

Summer Nielsen answered, I have disinfectants, essential oils, organic lotion, and gel.

Gary Pinkham asked, what kind of quantities are you storing?

Summer Nielsen answered, I usually keep about three gallons of gel and lotion on hand, and they're refrigerated for lasting, the same thing about a gallon of cleaner. I asked if they needed me to provide that label for you if you need it, but that's about it, just general sanitation things.

Jaime Topham asked, with the limited retail, it says lotions, oils, gift cards, how much of the lotions and oils, and where do you store them?

Summer Nielsen answered, right now, I just have probably a dozen of them that I order just as a display and then as they're requested, I order them.

Gary Pinkham asked the Fire Marshall, Jason Smith, is there anything you need to look into on this?

Jason Smith answered, not for the amounts that she's talking about, no.

Jaime made the motion to approve the Home Occupation Conditional Use Permit for Summer Nielsen to own and operate a Health and Body Wellness business located at 435 S Trejo Ridge Rd in the R-1-21 zone. Erik seconded the motion. All voted in favor. Motion carried unanimously.

3. **Consideration to approve the Commercial Conditional Use Permit for Sparkle Echeverria to own and operate a Dog Grooming business located at 822 E Main Street, Unit 13 in the CD zone.**

Sparkle Echeverria was present for this agenda item and stated to the Commission:

AGENDA ITEM #4

Proposed Conditional Use Permit for Patrick and Savannah Taylor to operate Taylor Traditions Farm, a home-based business at 553 E Nygreen Street in the RR-1 zone, including raising chickens and pigs for meat and selling eggs, produce, and packaged meat from an on-site farm stand.

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

Staff Report: Proposed Conditional Use Permit

Applicant: Patrick and Savannah Taylor
Project Name: Taylor Traditions Farm
Address: 553 E Nygreen Street, Grantsville, UT
Zoning: RR-1 (Rural Residential – 1 acre minimum)
Application Type: Conditional Use Permit (CUP)
Lot Size: 5.01 acres – 191,907.2 sq. ft. of useable space
Public Hearing: 7/03/2025
Meeting Date: 7/03/2025

Proposal Summary:
Patrick and Savannah Taylor are requesting approval of a Conditional Use Permit to operate "Taylor Traditions Farm," a home-based agricultural business at 553 E Nygreen Street. The operation includes pasture-raising 75-layer chickens, up to 300 meat chickens annually, and four breeding pigs (one boar and three sows). The pigs will produce two litters of piglets per year, which will be raised on-site until they reach approximately 10–11 months of age before being processed. The farm will also sell eggs, produce, and packaged meat products through a small on-site farm stand.

Zoning and Land Use Compatibility:
The property is located in the RR-1 zone, which allows for limited agricultural uses through the conditional use process. Under Section 14.6 of the Grantsville City Code, the raising of animals for family food production is allowed conditionally based on parcel size:

- **Large Animals (horse, cow, etc.):**
  - First animal: 10,000 sq. ft. of open area
  - Each additional animal: 2,000 sq. ft. of open area
- **Medium Animals (pig, sheep, etc.):** 4,000 sq. ft. per animal
- **Small Animals (rabbits, poultry, etc.):** 500 sq. ft. per animal

With 125,542 sq. ft. designated as pasture, the property can support 4 breeding pigs and 247 chickens.

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Business Operations:

- 75 laying hens will be raised on pasture for egg production.
- Up to 300 meat chickens will be raised and processed annually.
- Four breeding pigs will be kept year-round to produce two litters of piglets annually.
- Seasonal sale of produce, eggs, and packaged meat will occur via an on-site farm stand.
- 3 employees will work on the farm.
- Farm store will be self-serve Monday – Saturday 9:00 am – 8:00 pm
- All activities will remain within the scale and character of a rural home-based business.

Traffic and Access:
The property is accessed from Nygreen Street, a local residential road. The nature of the business is not expected to create significant traffic. Customer visits are anticipated to be infrequent and low in volume.

Public Input:
Notice was mailed to adjacent property owners in advance of the public hearing scheduled for July 3, 2025. Any concerns raised at the hearing, such as those relating to odor, noise, or animal welfare, will be addressed through appropriate conditions of approval.

Staff Recommendation:
Staff recommends approval of the Conditional Use Permit for Taylor Traditions Farm with the following conditions:

1. Compliance with Section 14.6 animal area requirements.
2. The number of animals shall not exceed the parcel's capacity under current code.
3. Farm stand operations must not cause on-street parking issues.
4. All products sold must comply with local and state health and food safety codes.
5. No signage or lighting that disrupts the residential character of the area.
6. Applicant must obtain USDA and UDAF inspect and remain in compliance with the inspections prior to selling any animal products or perishable items.
7. All animals must be kept at least 100 feet from any structures, including neighboring buildings.

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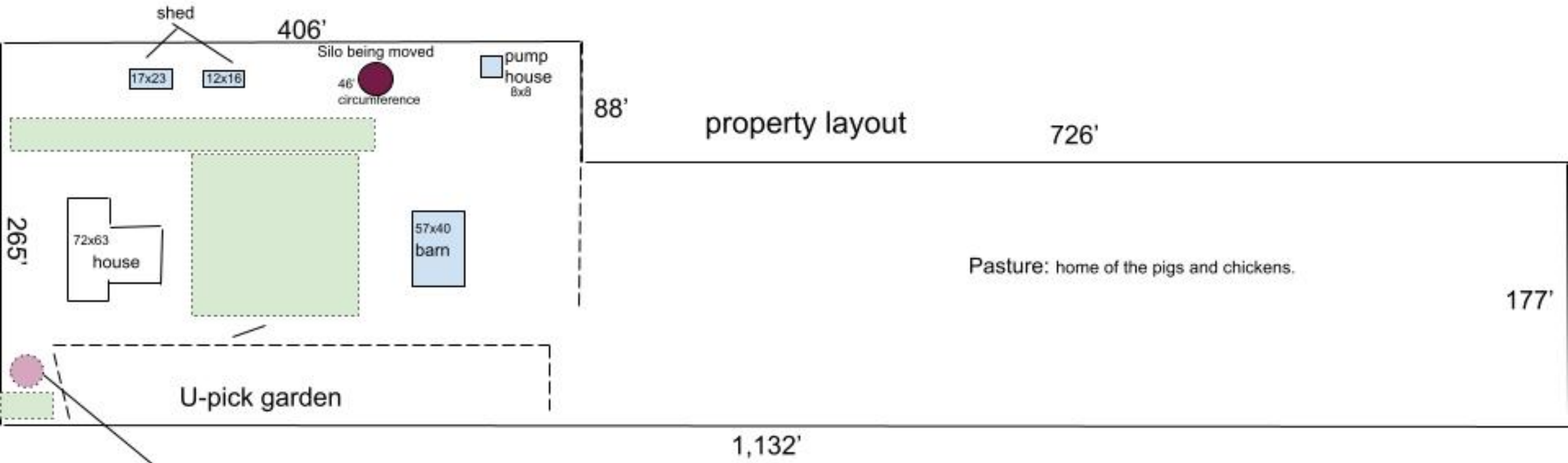
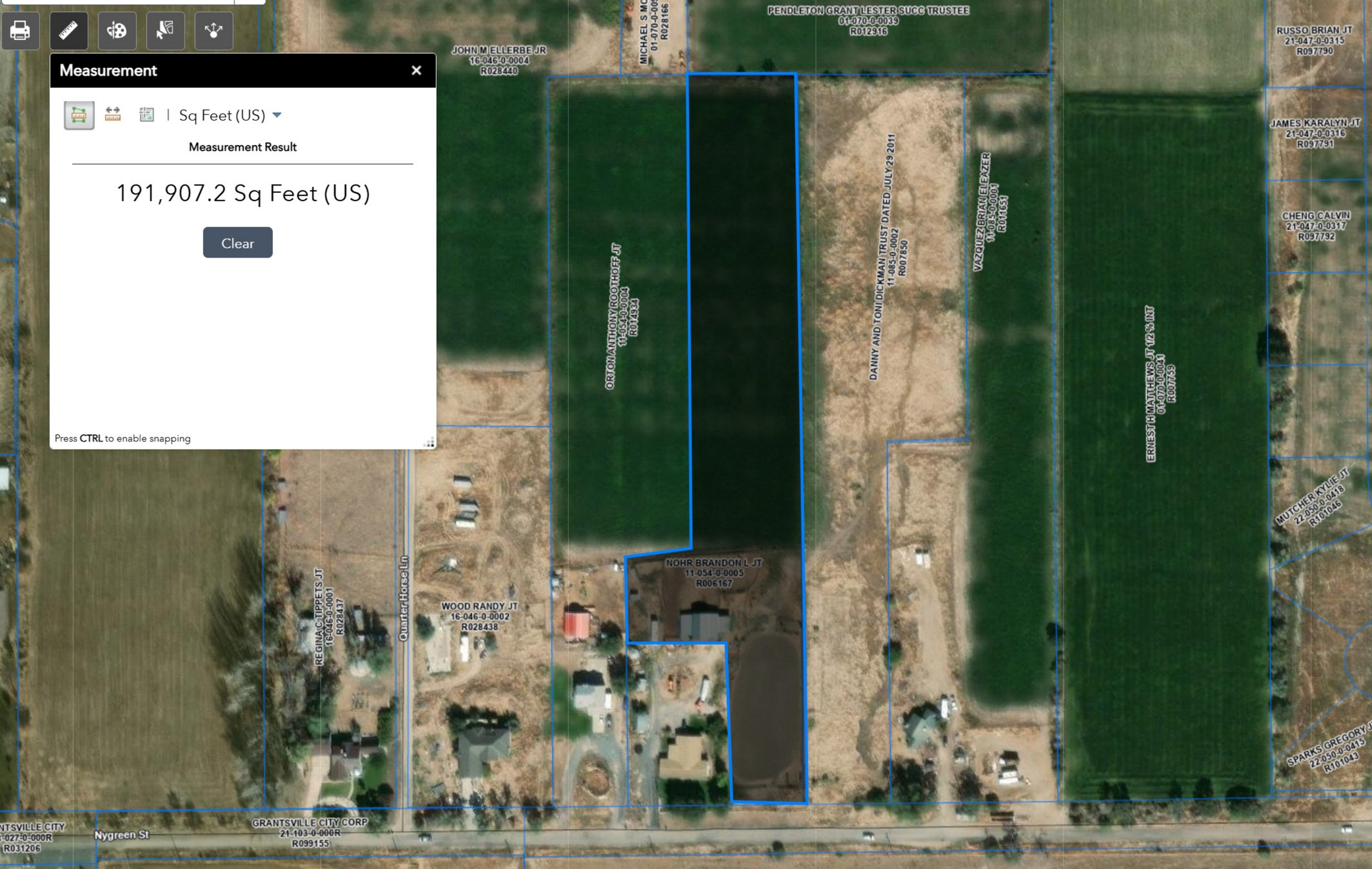
8. Proper sanitation and management practices must be implemented to minimize fly populations and maintain a clean environment.
9. Must maintain a valid Business License.
10. This permit shall be periodically reviewed administratively by Zoning Administrator and/or if any complaints are received.

This proposal is consistent with the intent of the RR-1 zoning district and supports local agriculture and small-scale rural enterprise within the community.



Green is where the driveway and parking is located.


Measurement
Sq Feet (US)
Measurement Result
191,907.2 Sq Feet (US)
Clear
Press CTRL to enable snapping
JOHN M ELLERBE JR
16-046-0-0004
R028440
MICHAEL S MC
01-070-0-005
R028166
PENDLETON GRANT LESTER SUCC TRUSTEE
01-070-0-0039
R012916
RUSSO BRIAN JT
21-047-0-0315
R097790
JAMES KARALYN JT
21-047-0-0316
R097791
CHENG CALVIN
21-047-0-0317
R097792
ORTON ANTHONY ROOTHOFF JT
11-054-0-0004
R014934
DANNY AND TONI DICKMAN TRUST DATED JULY 29 2011
11-085-0-0002
R007850
VAZQUEZ BRIAN ELEAZER
11-085-0-0001
R011651
ERNEST H MATTHEWS JT 1/2 % INT
01-070-0-0041
R007759
MUTCHER KYLIE JT
22-050-0-0418
R101046
SPARKS GREGORY
22-050-0-0415
R101043
NOHR BRANDON L JT
11-054-0-0005
R006167
REGINA C TIPPETS JT
16-046-0-0001
R028437
Quarter Horse Ln
WOOD RANDY JT
16-046-0-0002
R028438
GRANTSVILLE CITY CORP
21-103-0-000R
R099155
Nygreen St

Measurement

Sq Feet (US)

Measurement Result

125,542 Sq Feet (US)

Clear

Press **CTRL** to enable snapping

JOHN M ELLERBE JR
16-046-0-0004
R028440

ORTON ANTHONY ROOTHOFF JT
11-054-0-0004
R011934

DANNY AND TONI DICKMAN TRUST DATED JULY 29 2011
11-085-0-0002
R007850

VAZQUEZ BRIAN ELEAZER
11-085-0-0001
R011651

ERNEST H MATTHEWS JT 1/2 % INT

REGINA C TIPPETS JT
16-046-0-0001
R028437

Quarter Horse Ln

WOOD RANDY JT
16-046-0-0002
R028438

NOHR BRANDON L JT
11-054-0-0005
R006167

GRANTSVILLE CITY CORP
21-103-0-000R
R099155

Nygreen St

Taylor Traditions Farm will be a family business owned and operated by Patrick and Savannah Taylor at 553 E Nygreen St. Grantsville, Utah 84029.

We have several revenue streams planned: a u-pick garden, pasture raised chicken and pork, and eggs. The u-pick garden will be on the east side of the property ending before the pasture where customers will be able to come pick their own fresh produce. Our farm store will be a silo (already on the property but will be moved in front of the garden) will have eggs, additional produce, and our meat products will be available for order. Outside of the silo, meat will be stored in a walk-in freezer in the garage and a tractor lives in the barn.

Patrick and Savannah Taylor, along with Garry Pettriess will be working for the business and manning the farm store at various times. As this is a farm we will be working from sunup to sundown. The farm store will be open on a self serve, on-call basis Monday- Saturday 9AM to 8PM. Hours of operation will be variable depending on season and products available. I expect an average of five customers per day with up to fifteen during peak harvest season and one or two during the winter.

We have a tractor being stored in the barn and will have a walk-in freezer in our garage. Our goal is to be as organic as possible, the only chemical we will keep is bleach for cleaning. Bleach will be stored in the tack room on the top shelf.

We have been in contact with the USDA on requirements for poultry and pork production and sale, we will meet all requirements and certifications.

Shelby Moore <smoore@grantsvilleut.gov>

CUP 2025088 Patrick Taylor

12 messages

Nicole Ackman <nackman@grantsvilleut.gov> Thu, May 22, 2025 at 2:50 PM
To: Shelby Moore <smoore@grantsvilleut.gov>, Christy Montierth <cmontierth@grantsvilleut.gov>, Markus Seat <mseat@grantsvilleut.gov>, Andy Jensen <ajensen@grantsvilleut.gov>, Robert Sager <rsager@grantsvilleut.gov>, Grantsville Fire Marshal <firemarshal@grantsvilleut.gov>, Gina Mecham <gmecham@grantsvilleut.gov>, Wade Tolbert <wade.tolbert@tooeleco.gov>

Good afternoon,

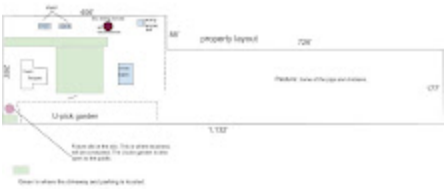
Attached is a CUP application for a home-based occupation involving a U-Pick garden and farm stand at property located at 553 E Nygreen Street in the RR-1 zone. The stand will offer produce, eggs, and the option to order frozen chicken and pork.

Please review and provide any feedback or concerns you may have.

Best,

Nicole Ackman
Planning and Zoning Administrative Assistant
435-884-1674
nackman@grantsvilleut.gov

3 attachments



Drawing.jpg
36K

CUP Application.pdf
88K

Description.docx
8K

Shelby Moore <smoore@grantsvilleut.gov> Thu, May 22, 2025 at 4:03 PM
To: Nicole Ackman <nackman@grantsvilleut.gov>

Cc: Christy Montierth <cmontierth@grantsvilleut.gov>, Markus Seat <mseat@grantsvilleut.gov>, Andy Jensen <ajensen@grantsvilleut.gov>, Robert Sager <rsager@grantsvilleut.gov>, Grantsville Fire Marshal <firemarshal@grantsvilleut.gov>, Gina Mecham <gmecham@grantsvilleut.gov>, Wade Tolbert <wade.tolbert@tooeleco.gov>

Nicole.

It sounds like they are going to have live animals to raise, butchar, and collect eggs from. How many animals do they plan on having? Where is the parking? Do you have a site plan on the GIS or google maps to see how the lot is setup?

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

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Wade Tolbert <wade.tolbert@tooeleco.gov> Thu, May 22, 2025 at 4:25 PM
To: Nicole Ackman <nackman@grantsvilleut.gov>, Shelby Moore <smoore@grantsvilleut.gov>, Christy Montierth <cmontierth@grantsvilleut.gov>, Markus Seat <mseat@grantsvilleut.gov>, Andy Jensen <ajensen@grantsvilleut.gov>, Robert Sager <rsager@grantsvilleut.gov>, Grantsville Fire Marshal <firemarshal@grantsvilleut.gov>, Gina Mecham <gmecham@grantsvilleut.gov>

Yes, this should be regulated by the Utah Department of Agriculture and food.

Wade Tolbert, REHS

Environmental Health Scientist

Tooele County Health Department

151 N Main St, Tooele, UT 84074

wade.tolbert@tooeleco.gov

(O) 435-277-2453

(F) 435-277-2444

www.health.tooeleco.gov

TOOELE COUNTY HEALTH DEPARTMENT

From: Nicole Ackman <nackman@grantsvilleut.gov>
Sent: Thursday, May 22, 2025 2:51 PM
To: Shelby Moore <smoore@grantsvilleut.gov>; Christy Montierth <cmontierth@grantsvilleut.gov>; Markus Seat <mseat@grantsvilleut.gov>; Andy Jensen <ajensen@grantsvilleut.gov>; Robert Sager <rsager@grantsvilleut.gov>; Grantsville Fire Marshal <firemarshal@grantsvilleut.gov>; Gina Mecham <gmecham@grantsvilleut.gov>; Wade Tolbert <wade.tolbert@tooeleco.gov>
Subject: [EXTERNAL] CUP 2025088 Patrick Taylor

This Message originated outside our organization. Please use caution when clicking links or attachments.

[Quoted text hidden]

Andy Jensen <ajensen@grantsvilleut.gov> Fri, May 23, 2025 at 8:25 AM
To: Wade Tolbert <wade.tolbert@tooeleco.gov>
Cc: Nicole Ackman <nackman@grantsvilleut.gov>, Shelby Moore <smoore@grantsvilleut.gov>, Christy Montierth <cmontierth@grantsvilleut.gov>, Markus Seat <mseat@grantsvilleut.gov>, Robert Sager <rsager@grantsvilleut.gov>, Grantsville Fire Marshal <firemarshal@grantsvilleut.gov>, Gina Mecham <gmecham@grantsvilleut.gov>

They need permits for moving the structure and any plumbing/electrical work that is being done on the site.

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

[Quoted text hidden]

Grantsville Fire Marshal <firemarshal@grantsvilleut.gov> Mon, May 26, 2025 at 10:03 PM
To: Andy Jensen <ajensen@grantsvilleut.gov>
Cc: Wade Tolbert <wade.tolbert@tooeleco.gov>, Nicole Ackman <nackman@grantsvilleut.gov>, Shelby Moore <smoore@grantsvilleut.gov>, Christy Montierth <cmontierth@grantsvilleut.gov>, Markus Seat <mseat@grantsvilleut.gov>, Robert Sager <rsager@grantsvilleut.gov>, Gina Mecham <gmecham@grantsvilleut.gov>

Nicole,

No concerns for Fire.

Jason E. Smith
Fire Chief/Fire Marshal

Grantsville Fire Department

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

[Quoted text hidden]

Nicole Ackman <nackman@grantsvilleut.gov> Tue, May 27, 2025 at 8:46 AM
To: Wade Tolbert <wade.tolbert@tooeleco.gov>
Cc: Shelby Moore <smoore@grantsvilleut.gov>, Christy Montierth <cmontierth@grantsvilleut.gov>, Markus Seat <mseat@grantsvilleut.gov>, Andy Jensen <ajensen@grantsvilleut.gov>, Robert Sager <rsager@grantsvilleut.gov>, Grantsville Fire Marshal <firemarshal@grantsvilleut.gov>, Gina Mecham <gmecham@grantsvilleut.gov>

Wade,

The applicant is working with the Utah Department of Agriculture, and has an inspection in July.

Thank you,

Nicole Ackman
Planning and Zoning Administrative Assistant
435-884-1674
nackman@grantsvilleut.gov

On Thu, May 22, 2025 at 4:25 PM Wade Tolbert <wade.tolbert@tooeleco.gov> wrote:
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Nicole Ackman <nackman@grantsvilleut.gov> Mon, Jun 2, 2025 at 9:21 AM
To: Wade Tolbert <wade.tolbert@tooeleco.gov>, Shelby Moore <smoore@grantsvilleut.gov>, Markus Seat <mseat@grantsvilleut.gov>, Robert Sager <rsager@grantsvilleut.gov>, Mark Lawrence <mlawrence@grantsvilleut.gov>, Grantsville Fire Marshal <firemarshal@grantsvilleut.gov>, Christy Montierth <cmontierth@grantsvilleut.gov>, Andy Jensen <ajensen@grantsvilleut.gov>, Gina Mecham <gmecham@grantsvilleut.gov>

Good morning everyone,

This Conditional Use Permit (CUP) will be reviewed by the Planning Commission on July 3, 2025, due to the scale of the proposed operation. Please review the CUP along with the additional information provided below:

- A flock of 75 layer chickens will be raised on pasture.
- The applicants plan to raise and process up to 300 meat chickens this year.
- Four breeding pigs (one boar and three sows) will also be kept on pasture. They plan to produce two litters of piglets per year, which will be pasture-raised until approximately 10–11 months of age before slaughter.

Thank you,

Nicole Ackman
Planning and Zoning Administrative Assistant
435-884-1674
nackman@grantsvilleut.gov

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Shelby Moore <smoore@grantsvilleut.gov> Tue, Jun 3, 2025 at 6:54 AM
To: Nicole Ackman <nackman@grantsvilleut.gov>

Fees have been added. Do you have an owner's affidavit? It looks like the Nohrs own the property but someone else is raising the animals.

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

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Nicole Ackman <nackman@grantsvilleut.gov> Tue, Jun 3, 2025 at 8:43 AM
To: Shelby Moore <smoore@grantsvilleut.gov>

Shelby,

That is something I forget to check and will make sure to do that on all CUPs. Savannah has mentioned that they purchased the land for this reason. I looked in GIS and found a Deed of Trust, will this be enough or do I need to request Savanah get a letter from the Nohrs?

Thank you,

Nicole Ackman
Planning and Zoning Administrative Assistant
435-884-1674
nackman@grantsvilleut.gov

[Quoted text hidden]

Shelby Moore <smoore@grantsvilleut.gov> Tue, Jun 3, 2025 at 12:58 PM
To: Nicole Ackman <nackman@grantsvilleut.gov>

If she has purchased it, then she can provide something for proof. It's not that we don't believe her, we are just going off the GIS.

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

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Shelby Moore <smoore@grantsvilleut.gov> Tue, Jun 3, 2025 at 12:59 PM
To: Nicole Ackman <nackman@grantsvilleut.gov>

I wouldn't worry about asking for anything additional.

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

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Nicole Ackman <nackman@grantsvilleut.gov> Mon, Jun 9, 2025 at 1:46 PM
To: Andy Jensen <ajensen@grantsvilleut.gov>
Cc: Shelby Moore <smoore@grantsvilleut.gov>, Gina Mecham <gmecham@grantsvilleut.gov>

Andy,

The applicant has decided not to relocate the silo this year and instead plans to use a canopy. They are aware that they will need to contact Gina once they decide to proceed with relocating the silo. I have requested an updated site plan reflecting the change and will forward it to you as soon as I receive it.

Thank you,

Nicole Ackman
Planning and Zoning Administrative Assistant
435-884-1674
nackman@grantsvilleut.gov

On Fri, May 23, 2025 at 8:26 AM Andy Jensen <ajensen@grantsvilleut.gov> wrote:
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AGENDA ITEM #5

Consideration of the proposed Conditional Use Permit Amendment for Holly Jones / Beacon House LLC to expand the existing Conditional Use Permit issued for a group home offering residential recovery support at 159 Vine Street, zoned RM-7, to include the neighboring property at 149 W Vine Street.

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

CITY OF GRANTSVILLE
Staff Report
Planning and Zoning Department

Public Hearing: July 3, 2025
Date: July 3, 2025
Prepared By: Shelby Moore
Subject: Proposed Conditional Use Permit Amendment – Holly Jones / Beacon House LLC
Applicant: Holly Jones / Beacon House LLC
Location: 159 Vine Street & Proposed Addition at 149 W Vine Street
Zoning: RM-7 (Residential Multi-Family)
Request Type: Conditional Use Permit Amendment

I. Background

Holly Jones, representing Beacon House LLC, is requesting an amendment to the existing Conditional Use Permit (CUP) approved for a group home offering residential recovery support services at 159 Vine Street. The applicant proposes to extend operations to the adjacent property at 149 W Vine Street, which is also zoned RM-7.

The original CUP was approved in 2023 for a group home facility providing structured recovery support and transitional housing for individuals in recovery. The existing operation has remained in good standing and has not been the subject of code violations or complaints to date.

II. Purpose of Request

The applicant seeks to expand Beacon House's capacity and services by incorporating the neighboring property at 149 W Vine Street into its operational footprint. This expansion is intended to:

- Accommodate additional residents;
- Provide dedicated space for counseling, meetings, or administrative functions;
- Enhance operational efficiency while maintaining compliance with licensing and zoning requirements.

No structural modifications are proposed at this time; the property at 149 W Vine will be used in accordance with applicable residential building and fire code standards.

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Grantsville, UT 84029
Phone: (435) 884-1674

III. Zoning and Land Use Compatibility

Both 159 and 149 W Vine Street are located in the RM-7 zoning district, which allows for group homes and recovery housing as conditional uses, subject to approval by the Planning Commission. The expansion to the neighboring property is consistent with the intent of the zoning district, provided that the expanded use:

- Remains residential in character;
- Complies with local, state, and federal regulations governing group homes and recovery housing.

IV. Review Criteria

Per the City's Conditional Use Permit review standards, the Planning Commission shall consider the following factors:

1. **Compatibility with surrounding uses:**
   The proposed expansion continues a use already established and deemed compatible. Surrounding properties are residential in nature.
2. **Adequacy of public services:**
   All utilities and public services (water, sewer, emergency services) are available to serve the additional property.
3. **Compliance with applicable codes and licensing:**
   The applicant is responsible for maintaining compliance with all licensing requirements for group homes under state law. Any changes in occupancy or services will require verification with the appropriate agencies.

V. Staff Recommendation

Staff finds that the proposed amendment is consistent with the goals of the General Plan and complies with the provisions of the RM-7 zoning district and Conditional Use Permit requirements.

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

Staff recommends APPROVAL of the Conditional Use Permit amendment to include 149 W Vine Street as part of the existing recovery support group home use, **subject to the following conditions:**

1. The use at 149 W Vine Street shall be limited to recovery support services consistent with those approved for 159 Vine Street;
2. The applicant shall maintain all required licenses and approvals from the Utah Department of Human Services or other applicable regulatory agencies;
3. No exterior modifications to the residential character of the property may occur without prior review and approval;
4. Any increase in resident capacity or staffing levels that materially changes the scope of operations shall be brought back for review;
5. On-site parking shall continue to meet city standards.
6. The applicant shall meet the minimum square footage requirements that is governed by the Department of Health and Human Services (DHHS) Residential Support Programs (Rule R501-1).

VI. Zoning and Building Codes to Consider

8.4 Group Homes

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

(2) Small group homes (four to six residents) shall be permitted by conditional use permit upon the issuance of a license in all residential zoning districts, provided that no small group home shall be located within eight hundred feet of another group home or a transitional treatment home.

(3) Large group homes (seven or more residents) may be permitted by conditional use permit upon the issuance of a license in the RM-7 and RM-1 zoning districts provided that no large group home shall be located within eight hundred feet of another group home or a transitional treatment home.

(4) A residential facility for disabled persons shall be consistent with existing zoning of the desired location. A residential facility for disabled persons shall:

(a) be occupied on a 24-hour-per-day basis by eight or fewer disabled persons in a family-type arrangement under the supervision of a house family or manager;

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336 W. Main St.
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Phone: (435) 884-1674

(b) conform with applicable standards of the Department of Human Services;

(c) be operated by or operated under contract with that department;

(d) the facility meets all applicable building, safety, zoning, and health ordinances applicable to similar dwellings;

(e) the operator of the facility provides assurances that the residents of the facility will be properly supervised on a 24-hour basis;

(f) the operator of the facility establishes a municipal advisory committee through which all complaints and concerns of neighbors may be addressed;

(g) the operator of the facility provides adequate off-street parking space;

(h) the facility be capable of use as a residential facility for disabled persons without structural or landscaping alterations that would change the structure's residential character;

(i) no residential facility for disabled persons be established within three-quarters mile of another residential facility for disabled persons;

(j) no person being treated for alcoholism or drug abuse be placed in a residential facility for disabled persons;

(k) no person who is violent be placed in a residential facility for disabled persons; and

(l) placement in a residential facility for disabled persons be on a strictly voluntary basis and not a part of, or in lieu of, confinement, rehabilitation, or treatment in a correctional facility.

(2) Upon application for a permit to establish a residential facility for disabled persons in any area where residential dwellings are allowed, except an area zoned to permit exclusively single-family swellings, Grantsville City may decide only whether or not the residential facility for disabled persons conforms to ordinances adopted by Grantsville City under this part. If Grantsville City determines that the residential facility for disabled persons complies with those ordinances, it shall grant the requested permit to that facility.

(3) The use granted and permitted by this section is non transferable and terminates if the structure is devoted to a use other than a residential facility for disabled persons or if the structure fails to comply with the ordinances adopted under this part.

HISTORY
Amended by Ord. 2025-05 on 1/30/2025

8.5 Transitional Treatment Homes

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

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

(2) Small transitional treatment homes (four to six residents) may be allowed as a conditional use permit in all residential zoning districts, provided that no small group home shall be located within eight hundred feet of another transitional treatment home or a group home.

(3) Large group homes (seven or more residents) may be permitted by conditional use permit in all residential zoning districts provided that no large group home shall be located within eight hundred feet of another group home or a transitional treatment home.

HISTORY
Amended by Ord. 2025-05 on 1/30/2025

8.7 Municipal Ordinances Governing Residential Facilities For Handicapped Persons

(1) The purpose of this chapter is to establish that a residential facility for handicapped persons shall be:

(a) consistent with existing zoning of the desired location;

(b) be occupied on a 24-hour-per-day basis by eight or fewer handicapped persons in a family-type arrangement under the supervision of a house family or manager; and

(c) conform with applicable standards of the Department of Human Services and be operated by or operated under contract with that department.

(2) A residential facility for handicapped persons is a permitted use in any area where residential dwellings are allowed, except an area zoned exclusively single-family dwellings. Upon application for a building permit to establish a residential facility for handicapped persons in any area where residential dwellings are allowed, except an area zoned to permit exclusively single-family swellings, Grantsville City may decide only whether or not the residential facility for elderly persons conform to ordinances adopted by Grantsville City under this part. The building permit process shall require that:

(a) the facility meets all applicable building, safety, zoning, and health ordinances applicable to similar dwellings;

(b) the operator of the facility provides assurances that the residents of the facility will be properly supervised on a 24-hour basis;

(c) the operator of the facility establishes a municipal advisory committee through which all complaints and concerns of neighbors may be addressed;

(d) the operator of the facility provide adequate off-street parking space as is required in Chapter 6 of this code;

(e) the facility be capable of use as a residential facility for handicapped persons without structural or landscaping alterations that would change the structure's residential character;

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

(f) no residential facility for handicapped persons be established within three-quarters mile of another residential facility for handicapped persons;

(g) no person being treated for alcoholism or drug abuse be placed in a residential facility for handicapped persons;

(h) no person who is violent be placed in a residential facility for handicapped persons; and

(i) placement in a residential facility for handicapped persons be on a strictly voluntary basis and not a part of, or in lieu of, confinement, rehabilitation, or treatment in a correctional facility.

(3) Subject to granting of a conditional use permit, a residential facility for handicapped persons shall be allowed in any municipal zoning district that is zoned to permit exclusively single-family use. Subject to granting of a conditional use permit the Planning Commission shall be assured that:

(a) no person who is being treated for alcoholism or drug abuse may be placed in a residential facility for handicapped persons;

(b) no person who is violent may be placed in a residential facility for handicapped persons; and

(c) placement in a residential facility for handicapped persons shall be on a strictly voluntary basis and may not be a part of, or in lieu of, confinement, rehabilitation, or treatment in a correctional institution.

(d) conforms to all applicable health, safety, zoning, and building codes;

(e) is capable of use as a residential facility for handicapped persons without structural or landscaping alterations that would change the structure's residential character; and

(f) no residential facility for handicapped persons be established within three-quarters mile of another existing residential facility for handicapped persons.

(4) If Grantsville City determines that the residential facility for handicapped persons complies with those ordinances, it shall grant the requested permit to that facility.

(5) The decision of a municipality regarding the application for a permit by a residential facility for handicapped persons shall be based on legitimate land use criteria and may not be based on:

(a) handicapping condition of the facility's residents; and

(b) discrimination against handicapped persons and against residential facilities for handicapped persons.

(6) The use granted and permitted by this section is non transferable and terminates if the structure is devoted to a use other than a residential facility for handicapped persons or if the structure fails to comply with the ordinances adopted under this part.

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

HISTORY
Amended by Ord. 2025-05 on 1/30/2025

8.8 Municipal Ordinances Governing Residential Facilities For Congregate Care Facilities, Nursing Care Facilities, Group Homes, And Transitional Treatment Homes

(1) The purpose of this chapter is to establish governing ordnances for Congregate Care Facilities, Nursing Care Facilities, Group Homes, and Transitional Treatment Homes. a. be owned by one of the residents or by an immediate family member of one of the residents or be a facility for which the title has been placed in trust for a resident; b. be consistent with existing zoning of the desired location; and c. be occupied on a 24-hour-per-day basis by one of the owners or by a facility manager.

(2) A residential facility for Congregate Care Facilities, Nursing Care Facilities, Group Homes, and Transitional Treatment Homes are a permitted use in any area where residential dwellings are allowed, except in areas developed under a PUD application or a Zoning Overlay District. Grantsville City may decide only whether or not the residential facility conform to ordinances adopted by Grantsville City under this part. The permit process requires that: a. the facility meets all applicable building, safety, zoning, and health ordinances applicable to similar dwellings;

b. adequate off-street parking space be provided; c. the facility be capable of use as a Congregate Care Facilities, Nursing Care Facilities, Group Homes, and Transitional Treatment Homes without structural or landscaping alterations that would change the structure's residential character; d. no Congregate Care Facilities, Nursing Care Facilities, Group Homes, and Transitional Treatment Homes be established within three-quarters mile of another residential facility.

(3) The use granted and permitted by this section is non-transferable and terminates if the structure is devoted to a use other than a Congregate Care Facilities, Nursing Care Facilities, Group Homes, and Transitional Treatment Homes or if the structure fails to comply with the ordinances adopted under this part.

(4) The requirements of this section that requires a Congregate Care Facilities, Nursing Care Facilities, Group Homes, and Transitional Treatment Homes obtains a conditional use permit or other permit does not apply if the facility meets the requirements of existing zoning ordinances that allow a specified number of unrelated persons to live together.

(5) The decision of a municipality regarding the application for a permit by a Congregate Care Facilities, Nursing Care Facilities, Group Homes, and Transitional Treatment Homes must be based on legitimate land use criteria and may not be based on: a. the age of the facility's residents; or b. discrimination against residential facilities and against residential facilities for Congregate Care Facilities, Nursing Care Facilities, Group Homes, And Transitional Treatment Homes.

In Utah, the Department of Health and Human Services (DHHS) sets specific minimum square footage requirements for residential support programs, as outlined in the Utah Administrative Code. These requirements vary based on the type of facility and the number of occupants per room.

Residential Support Programs (Rule R501-1)

Under Rule R501-1, which governs residential support programs, the following minimum space requirements are mandated:

- Single-Occupancy Bedrooms: Must provide at least 80 square feet per resident.
- Multiple-Occupancy Bedrooms: Must provide at least 60 square feet per person.

310.4.2 Lodging houses. Owner-occupied *lodging houses* with five or fewer *guest rooms* and 10 or fewer total occupants shall be permitted to be constructed in accordance with the *International Residential Code,* provided that an automatic sprinkler system is installed in accordance with Section 903.3.1.3 or Section P2904 of the *International Residential Code*.

❖ This section allows sprinklered bed-and-breakfast type hotels that are owner occupied and have five or fewer rooms to rent to be constructed under the IRC, provided that a sprinkler system is installed in accordance with NFPA 13D or Section P2904 of the IRC. In addition, there is also a maximum of 10 occupants permitted. See commentary for Section 310.4.

310.5 Residential Group R-4. Residential Group R-4 occupancy shall include buildings, structures or portions thereof for more than five but not more than 16 persons, excluding staff, who reside on a *24-hour basis* in a supervised residential environment and receive *custodial care*. Buildings of Group R-4 shall be classified as one of the occupancy conditions specified in Section 310.5.1 or 310.5.2. This group shall include, but not be limited to, the following:

Alcohol and drug centers

Assisted living facilities

Congregate care facilities

Group homes

Halfway houses

Residential board and care facilities

Social rehabilitation facilities

Group R-4 occupancies shall meet the requirements for construction as defined for Group R-3, except as otherwise provided for in this code.

❖ Where five to 16 residents live in a supervised environment and receive custodial care, such a facility is classified as Group R-4. Ninety-eight percent of households in the U.S. that identified themselves as a single-family household have less than 16 occupants. The 16-occupant limit is also consistent with the limits of an NFPA 13D sprinkler system. Thus, the limit of 16 residents was established as an appropriate limit, considering that this facility will operate similarly to a single-family home. Under federal housing laws regarding nondiscrimination, families cannot be determined by blood or marriage. If a Group R-4 occupancy is expanded or allowed to have more than 16 care recipients, the facility needs to be reclassified as a Group I-1 occupancy. The number of persons used in the determination includes those who receive care but does not include staff.

Similar to Group I-1, a Group R-4 occupancy is also categorized under one of two "conditions." In a Condition 1 facility, care recipients may be slower during evacuation but are capable of self-preservation. In a Condition 2 facility, care recipients may require limited assistance with evacuation during emergency situations. See the commentary in Section 308.2 for Group I-1 for a further detailed explanation of both Group I-1 and R-4 custodial care occupancies. Also see Section 202 for the definition of "Custodial care."

Group R-4 facilities must satisfy the construction requirements of Group R-3. Facilities with five or fewer persons receiving care will be either a Group R-3 occupancy (see Section 310.4) or can be built under the IRC (see Section 310.4.1).

See Commentary Figure 308.1.

310.5.1 Condition 1. This occupancy condition shall include buildings in which all persons receiving *custodial care*, without any assistance, are capable of responding to an emergency situation to complete building evacuation.

❖ See the commentary to Section 310.5.

310.5.2 Condition 2. This occupancy condition shall include buildings in which there are any persons receiving *custodial care* who require limited verbal or physical assistance while responding to an emergency situation to complete building evacuation.

❖ See the commentary to Section 310.5.

SECTION 311
STORAGE GROUP S

311.1 Storage Group S. Storage Group S occupancy includes, among others, the use of a building or structure, or a portion thereof, for storage that is not classified as a hazardous occupancy.

❖ This section requires that all structures (or parts thereof) designed or occupied for the storage of moderate- and low-hazard materials are to be classified in either Group S-1 (moderate hazard) or S-2 (low hazard), respectively. The distinction between Groups S-1 and S-2 is similar to that between Groups F-1 and F-2, as outlined in Section 306.

Life safety problems in structures used for storage of moderate- and low-hazard materials are minimal because the number of people involved in a storage operation is usually small and normal work patterns require occupants to be dispersed throughout the facility.

Problems of fire safety, particularly as they relate to the protection of stored contents, are directly associated with the amount and combustibility of the materials (including packaging) that are housed on the premises.

Storage facilities typically contain significant amounts of combustible or noncombustible materials that are kept in a common area. Because of the combustion, flammability or explosive characteristics of certain materials (see Section 307), a structure or portion thereof that is used to store high-hazard materials exceeding the maximum allowable quantities (MAQ) per control area, or that does not meet one of the identified uses in Section 307.1.1, cannot be classified as Group S. Such a structure is to be classified as Group H and is to comply with Section 307.

Hazardous materials may be located in Group S occupancy buildings, provided the amount of materials in each control area does not exceed the MAQ specified in Tables 307.1(1) and 307.1(2). Control areas must comply with Section 414.

308.2 Institutional Group I-1. Institutional Group I-1 occupancy shall include buildings, structures or portions thereof for more than 16 persons, excluding staff, who reside on a *24-hour basis* in a supervised environment and receive *custodial care*. Buildings of Group I-1 shall be classified as one of the occupancy conditions specified in Section 308.2.1 or 308.2.2 and shall comply with Section 420. This group shall include, but not be limited to, the following:

Alcohol and drug centers

Assisted living facilities

Congregate care facilities

Group homes

Halfway houses

Residential board and care facilities

Social rehabilitation facilities

❖ Groups I-1 and R-4 are similar facilities that differ only by the number of residents receiving care. Group I-1 has more than 16 residents while Group R-4 has six to 16 residents. Group I-1 and R-4 occupancies are based on three characterizations described in the occupancy classification: custodial care is provided, there is 24-hour-a-day supervision, and they are either Condition 1 or Condition 2 in terms of occupant evacuation capabilities.

Group I-1 and R-4 occupancies are limited facilities where custodial care is provided and not where medical care is provided. See the definitions for "Custodial care" and "Medical care." Group I-1 and R-4 occupancies list the same seven generic uses as examples. Of these seven, only "Group home" is defined (see commentary in Chapter 2). Some of these terms may be used in state and local regulations of care facilities.

Both Groups I-1 and R-4 include "conditions" to cover the variety of acuity and ability levels of custodial care recipients. The intent of the conditions was to address concerns that some residents may need limited physical assistance or verbal direction to evacuate. Condition 1 care recipients may be slower during evacuation, but all are capable of emergency evacuation without any assistance from others. Condition 2 care recipients are also slower to evacuate and include any care recipients who may require limited physical or verbal assistance during evacuation. Residents with dementia fall into this category if they are able to evacuate with limited assistance. Group I-1/R-4, Condition 2 integrates additional protection features, such as smoke barriers to subdivide the building as well as increased automatic sprinkler requirements.

In Group I-1/R-4, Condition 2 facilities, assistance with evacuation can occur because of care recipients' physical or mental limitations, or both. Condition 2 assistance with evacuation includes help getting out of bed and into a wheelchair or to a walker, or help initiating ambulation. It also includes continued physical assistance getting out of the building by various methods, including supporting someone as they climb or descend stairs or pushing a wheelchair to speed evacuation for a resident who can normally self-propel. Assistance with evacuation includes assisting persons who may have resistance or confusion in response to an alarm, or require help with instructions. It can also include help for persons with short periods of impaired consciousness due to medications or illness. Group I-1/R-4, Condition 2 evacuation assistance does not include moving occupants in beds or stretchers during emergencies, as is allowed in Group I-2 medical care.

How individual state licensing agencies name, classify and regulate many of the uses listed in Groups I-1 and R-4 vary significantly from state to state and may not correlate with the IBC classifications. It is for this reason that the Groups I-1 and R-4 list of uses is included under the general occupancy classifications and not under each "condition." The building permit applicant should confirm how the specific state licensing regulations correlate to the code's care type, occupancy, condition, evacuation capability and number of persons receiving care. The permit application drawings should identify the five criteria, while specifically noting that the state licensing regulations limit occupants to only include Condition 1 criteria, or allow Condition 2 criteria. Some assisted living facilities and residential board and care facilities will be classified as Group I-1, Condition 1 or Group R-4, Condition 1. Generally, many assisted living and residential care facilities and almost all specially designated Alzheimer's/memory care/dementia facilities providing custodial care will be classified as Group I-1, Condition 2 or Group R-4, Condition 2. Also, it is important to keep in mind that facilities that may be classified initially as Group I-1/R-4, Condition 1 (capable of self-preservation) may need to be reclassified as Group I-1/R-4, Condition 2 if the abilities of the persons receiving care change over time. Generally, state regulations require moving residents to another facility once they need medical care.

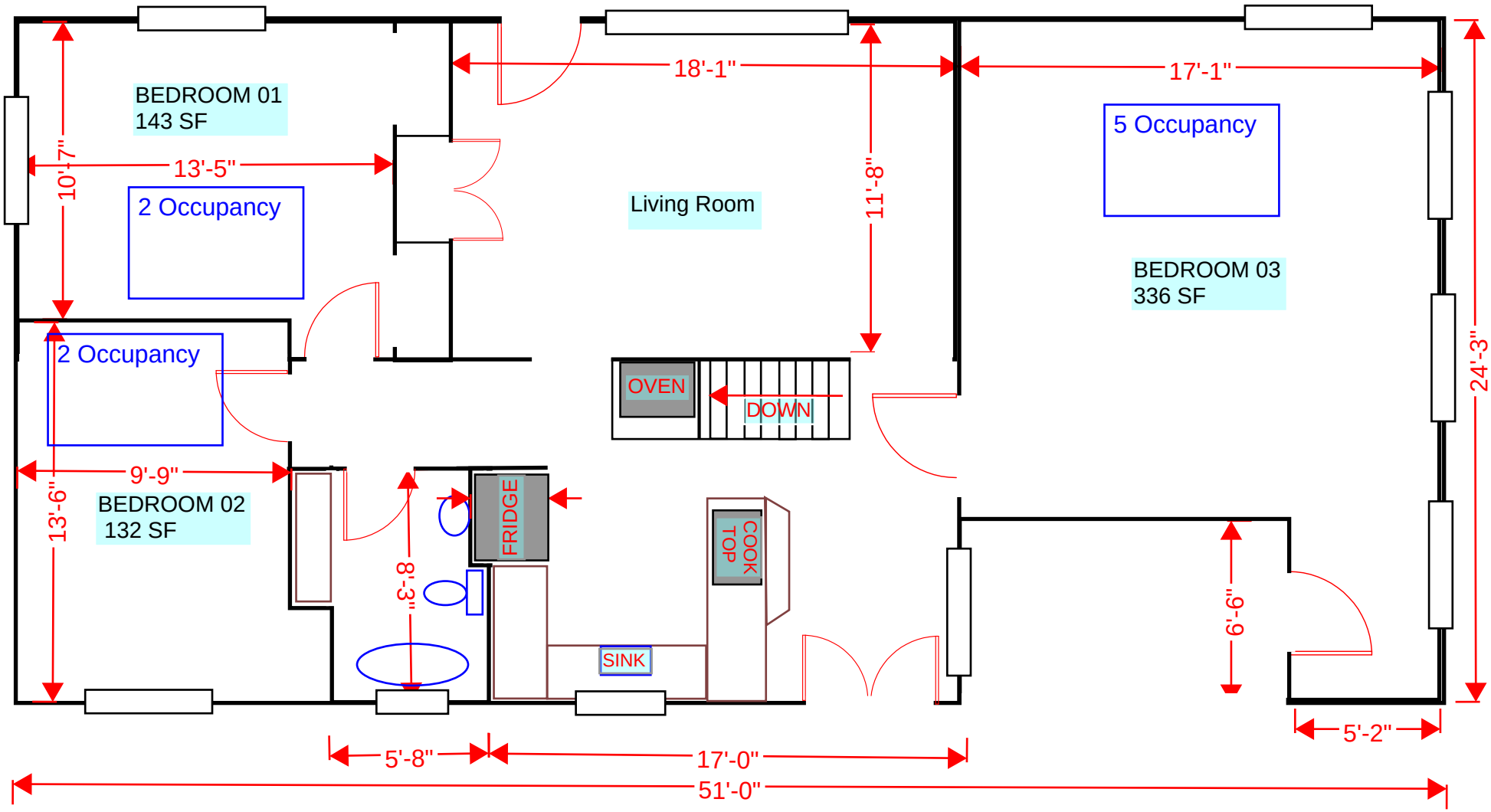
The occupant load for occupancy classification purposes refers to the number of care recipients only. The number of guests or staff is not included. Note, however, that the number of guests and staff is included for means of egress purposes.

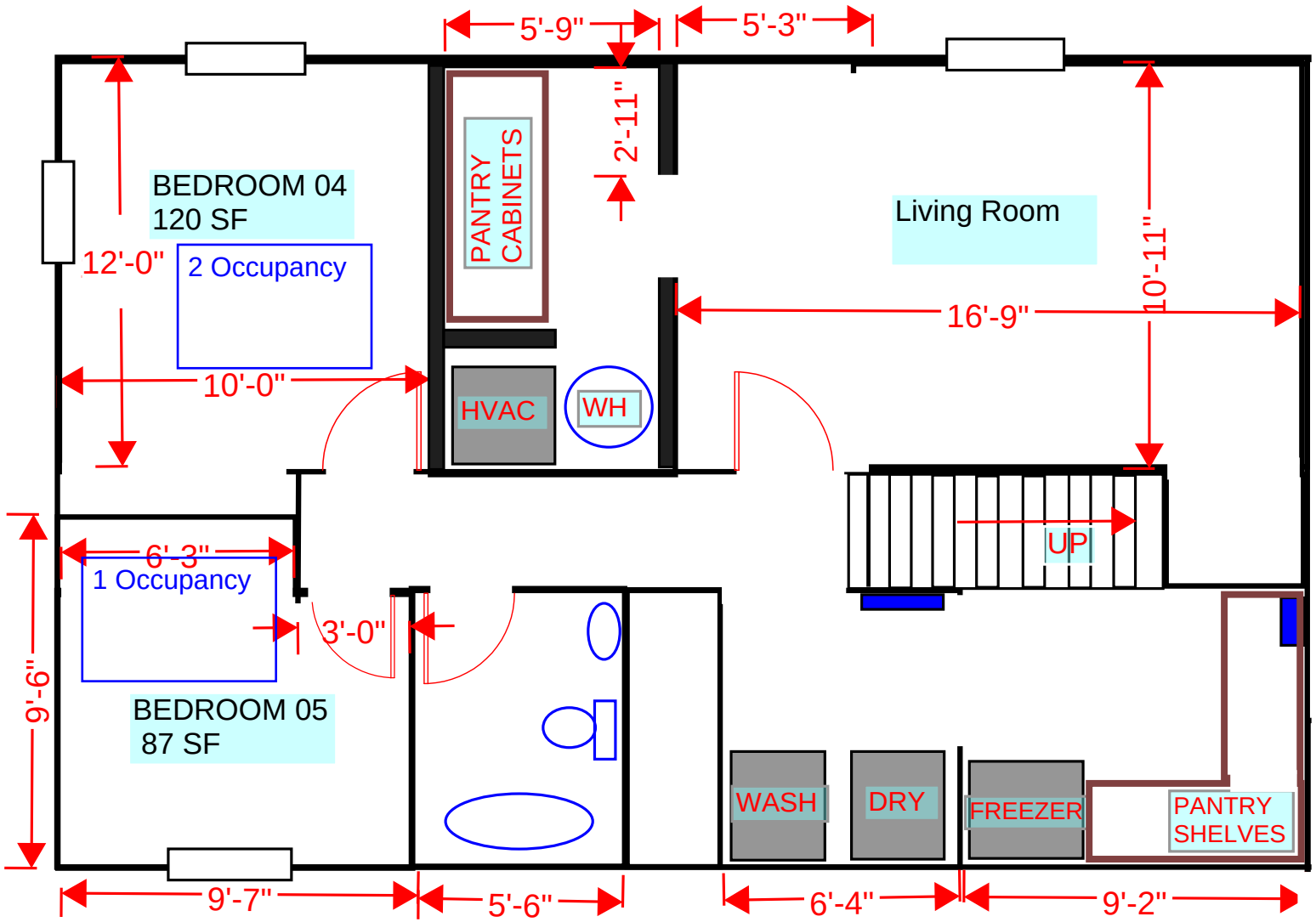
For clarification purposes, a dormitory or apartment complex that houses only elderly people and has a nonmedically trained live-in manager is not classified as an institutional occupancy but rather as a residential occupancy (see Section 310). A critical phrase in the code to consider when evaluating this type of facility is "live in a supervised residential environment." Such dormitories or apartment complexes may contain features such as special emergency call switches that are located in each dwelling unit and monitored by health center staff. These emergency call switches are a convenience and do not necessarily indicate infirmity of the care recipients.

See the commentary to Section 420 and the definition for "Custodial care."

308.2.1 Condition 1. This occupancy condition shall include buildings in which all persons receiving *custodial care* who, without any assistance, are capable of responding to an emergency situation to complete building evacuation.

❖ See the commentary to Section 308.2.


Occupancy Totals
9 First level
3 Basement
BEDROOM 01
143 SF
2 Occupancy
Living Room
5 Occupancy
BEDROOM 03
336 SF
2 Occupancy
BEDROOM 02
132 SF
OVEN
DOWN
FRIDGE
COOK TOP
SINK
10'-7"
13'-5"
18'-1"
11'-8"
17'-1"
24'-3"
9'-9"
13'-6"
8'-3"
6'-6"
5'-2"
5'-8"
17'-0"
51'-0"


5'-9"
5'-3"
2'-11"
PANTRY CABINETS
BEDROOM 04
120 SF
12'-0"
2 Occupancy
10'-0"
HVAC
WH
Living Room
16'-9"
10'-11"
UP
6'-3"
1 Occupancy
3'-0"
9'-6"
BEDROOM 05
87 SF
WASH
DRY
FREEZER
PANTRY SHELVES
9'-7"
5'-6"
6'-4"
9'-2"

Shelby Moore <smoore@grantsvilleut.gov>

CUP 2025081 Beacon House

12 messages

Nicole Ackman <nackman@grantsvilleut.gov> Mon, May 12, 2025 at 2:54 PM
To: Christy Montierth <cmontierth@grantsvilleut.gov>, Andy Jensen <ajensen@grantsvilleut.gov>, Shelby Moore <smoore@grantsvilleut.gov>, Robert Sager <rsager@grantsvilleut.gov>, Gina Mecham <gmecham@grantsvilleut.gov>, Markus Seat <mseat@grantsvilleut.gov>, Grantsville Fire Marshal <firemarshal@grantsvilleut.gov>, Grantsville Fire Chief <firechief@grantsvilleut.gov>

Good afternoon,

Attached is a Conditional Use Permit (CUP) application to extend the existing CUP for the Beacon House, which currently operates as a Transitional Treatment Home at 159 W Vine Street, to include the neighboring property at 149 W Vine Street.

Please review the application and provide any feedback or concerns you may have.

Thank you,

Nicole Ackman

Planning and Zoning Administrative Assistant
435-884-1674
nackman@grantsvilleut.gov

4 attachments

- **CUP Modifications.pdf** 244K
- **Modify CUP Letter.pdf** 27K
- **Pacel Map.pdf** 118K
- **DHHS occupancy requirements.docx** 8K

Andy Jensen <ajensen@grantsvilleut.gov> Mon, May 12, 2025 at 4:07 PM
To: Nicole Ackman <nackman@grantsvilleut.gov>
Cc: Christy Montierth <cmontierth@grantsvilleut.gov>, Shelby Moore <smoore@grantsvilleut.gov>, Robert Sager <rsager@grantsvilleut.gov>, Gina Mecham <gmecham@grantsvilleut.gov>, Markus Seat <mseat@grantsvilleut.gov>, Grantsville Fire Marshal <firemarshal@grantsvilleut.gov>, Grantsville Fire Chief <firechief@grantsvilleut.gov>

If this is classified as a Nontransient Congregate Living facility by the State, then the code only requires that it meet the requirements of a single family dwelling. If so, then it should already meet the requirements as long as there are 16 or

less people staying there. If more than 16, then different requirements are triggered as well as a different occupancy classification.

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

[Quoted text hidden]

Christy Montierth <cmontierth@grantsvilleut.gov> Tue, May 13, 2025 at 8:09 AM
To: Andy Jensen <ajensen@grantsvilleut.gov>
Cc: Nicole Ackman <nackman@grantsvilleut.gov>, Shelby Moore <smoore@grantsvilleut.gov>, Robert Sager <rsager@grantsvilleut.gov>, Gina Mecham <gmecham@grantsvilleut.gov>, Markus Seat <mseat@grantsvilleut.gov>, Grantsville Fire Marshal <firemarshal@grantsvilleut.gov>, Grantsville Fire Chief <firechief@grantsvilleut.gov>

No concerns
[Quoted text hidden]

Shelby Moore <smoore@grantsvilleut.gov> Tue, May 13, 2025 at 10:12 AM
To: Christy Montierth <cmontierth@grantsvilleut.gov>
Cc: Andy Jensen <ajensen@grantsvilleut.gov>, Nicole Ackman <nackman@grantsvilleut.gov>, Robert Sager <rsager@grantsvilleut.gov>, Gina Mecham <gmecham@grantsvilleut.gov>, Markus Seat <mseat@grantsvilleut.gov>, Grantsville Fire Marshal <firemarshal@grantsvilleut.gov>, Grantsville Fire Chief <firechief@grantsvilleut.gov>

Andy,

She is wanting to follow the state code that allows a resident per 60 sq. ft.

Nicole, do we have a floor plan?

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

[Quoted text hidden]

DHHS occupancy requirements.docx
8K

Andy Jensen <ajensen@grantsvilleut.gov> Tue, May 13, 2025 at 10:29 AM
To: Shelby Moore <smoore@grantsvilleut.gov>

Shelby,

So if she is thinking that if the home is over 960 square feet she gets more people, it doesn't work that way. 60 sq. ft. X 16 people = 960. It's a minimum of 60 sq. ft. in a bedroom for a single occupant. If she wants more than 16, it changes the occupancy classification requirement to an I (institutional) occupancy which the existing home will not meet.

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

[Quoted text hidden]

Shelby Moore <smoore@grantsvilleut.gov> Tue, May 13, 2025 at 10:32 AM
To: Andy Jensen <ajensen@grantsvilleut.gov>, Nicole Ackman <nackman@grantsvilleut.gov>

Andy,

What requirements will she need to go through for the institutional occupancy?

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

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Nicole Ackman <nackman@grantsvilleut.gov> Tue, May 13, 2025 at 11:19 AM
To: Shelby Moore <smoore@grantsvilleut.gov>
Cc: Andy Jensen <ajensen@grantsvilleut.gov>

Shelby,

I have reached Holly requesting the floor plan.

Best,

Nicole Ackman
Planning and Zoning Administrative Assistant
435-884-1674
nackman@grantsvilleut.gov

[Quoted text hidden]

Andy Jensen <ajensen@grantsvilleut.gov> Tue, May 13, 2025 at 12:04 PM
To: Shelby Moore <smoore@grantsvilleut.gov>
Cc: Nicole Ackman <nackman@grantsvilleut.gov>

Shelby,

2021 International Building Code Sections that govern Holly's request are attached. Staying 16 or less falls under the R-4 classification, while 17 or more falls under the I-1 classification. R-4 occupancies are allowed to be classified as an R-3 in the Building Code and the State has amended any R-3 Occupancy in the Building Code to be built in compliance with the Residential Code. So as long as she stays 16 or less, it is a single family dwelling with no changes required.

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

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IBC code sections.pdf
1327K

Nicole Ackman <nackman@grantsvilleut.gov> Tue, May 13, 2025 at 3:45 PM
To: Christy Montierth <cmontierth@grantsvilleut.gov>, Andy Jensen <ajensen@grantsvilleut.gov>, Shelby Moore <smoore@grantsvilleut.gov>, Robert Sager <rsager@grantsvilleut.gov>, Gina Mecham <gmecham@grantsvilleut.gov>, Markus Seat <mseat@grantsvilleut.gov>, Grantsville Fire Marshal <firemarshal@grantsvilleut.gov>, Grantsville Fire Chief <firechief@grantsvilleut.gov>

Please see attached floor plan for reference.

Thank you,

Nicole Ackman
Planning and Zoning Administrative Assistant
435-884-1674
nackman@grantsvilleut.gov

[Quoted text hidden]

Floor Plan.pdf
145K

Andy Jensen <ajensen@grantsvilleut.gov> Tue, May 13, 2025 at 4:42 PM
To: Nicole Ackman <nackman@grantsvilleut.gov>
Cc: Christy Montierth <cmontierth@grantsvilleut.gov>, Shelby Moore <smoore@grantsvilleut.gov>, Robert Sager <rsager@grantsvilleut.gov>, Gina Mecham <gmecham@grantsvilleut.gov>, Markus Seat <mseat@grantsvilleut.gov>, Grantsville Fire Marshal <firemarshal@grantsvilleut.gov>, Grantsville Fire Chief <firechief@grantsvilleut.gov>

See attached plan with attached note.

Andy Jensen

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

[Quoted text hidden]

Floor Plan (1).pdf
157K

Shelby Moore <smoore@grantsvilleut.gov> Wed, May 14, 2025 at 12:35 PM
To: Andy Jensen <ajensen@grantsvilleut.gov>
Cc: Nicole Ackman <nackman@grantsvilleut.gov>, Christy Montierth <cmontierth@grantsvilleut.gov>, Robert Sager <rsager@grantsvilleut.gov>, Gina Mecham <gmecham@grantsvilleut.gov>, Markus Seat <mseat@grantsvilleut.gov>, Grantsville Fire Marshal <firemarshal@grantsvilleut.gov>, Grantsville Fire Chief <firechief@grantsvilleut.gov>

Andy,

Does your statement still stand that is outlined in the attached document?

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

[Quoted text hidden]

ASSISTED LIVING FACILITIES (building official).docx
13K

Andy Jensen <ajensen@grantsvilleut.gov> Thu, May 15, 2025 at 7:27 AM
To: Shelby Moore <smoore@grantsvilleut.gov>
Cc: Nicole Ackman <nackman@grantsvilleut.gov>, Christy Montierth <cmontierth@grantsvilleut.gov>, Robert Sager <rsager@grantsvilleut.gov>, Gina Mecham <gmecham@grantsvilleut.gov>, Markus Seat <mseat@grantsvilleut.gov>, Grantsville Fire Marshal <firemarshal@grantsvilleut.gov>, Grantsville Fire Chief <firechief@grantsvilleut.gov>

Not completely. The most recent State Amendments has changed these sections yet again. The building code doesn't have a specific definition of Non Transient, but does define Transient. It reads: Occupancy of a dwelling unit or sleeping unit for not more than 30 days. So by deduction, Non Transient would be someone staying more than 30 days.

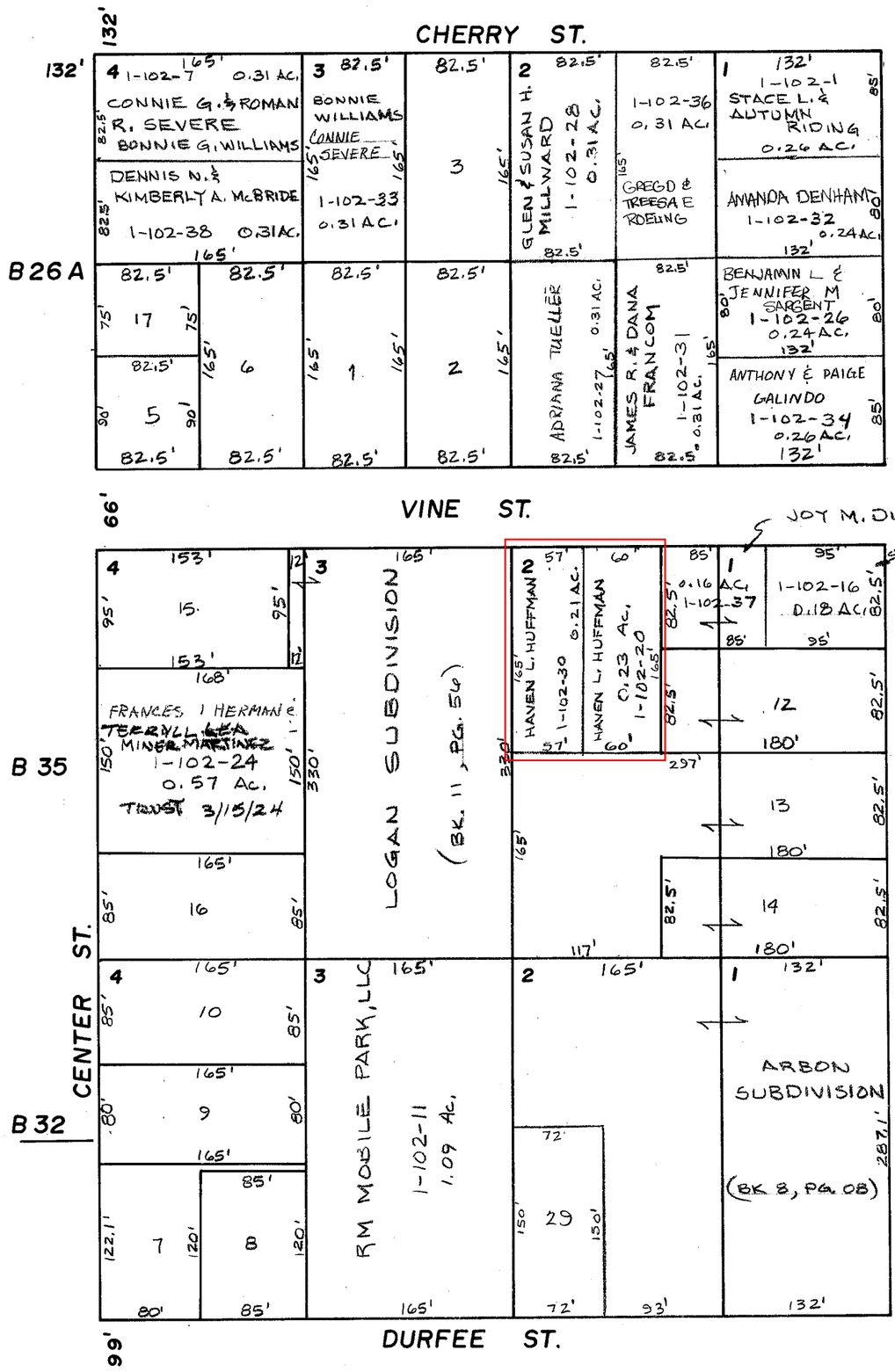
The latest State Amendment allows Congregate Living (Non Transient) with 16 or fewer occupants, and Congregate Living (Transient) with 10 or fewer. So Holy will need to clarify the length of time people are allowed or required to be there. If that can't be clarified, then we have to stay with 10 or less in each dwelling at this point in time. No telling what the State will amend next though.

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

BOOK 1 PAGE 102

GRANTSVILLE

THIS PLAT IS MADE SOLELY FOR THE PURPOSE OF ASSISTING IN LOCATING THE LAND, AND THE RECORDER ASSUMES NO LIABILITY FOR VARIATIONS, IF ANY, WITH AN ACTUAL SURVEY.



1. RAMON R. & CONNIE G. SEVERE
1-102-6
0.31 Ac.

2. DANNY L & CONNIE BAUER ETAL
1-102-4
0.31 Ac.

3. KENNETH HALE & JENNIE HALE
1-102-3
0.31 Ac.

5. JOHN P. & GERRI E. TATE
1-102-9
0.17 Ac.

6. HAZEL A. HENWOOD
1-102-8
0.31 Ac.

7. DONALD J & CONNIE BUTLER I DUSTIN & VICTORIA MILLWARD
1-102-15
0.23 Ac.

8. DONALD J. & CONNIE BUTLER ETAL
1-102-14
0.23 Ac.

9. JOSEPH C. RUPP & MARSHA J. TATE - RUPP
1-102-13
0.30 Ac.

10. BRANDON MAY & KELLY MILLER
1-102-12
0.32 Ac.

12. EARL D. JONES
1-102-17
0.34 Ac.

13. RUSSELL & DIANE ELLIS
1-102-18
0.78 Ac.

14. ERIN OBORN
1-102-19
0.34 Ac.

15. JOHN ERIC HERMAN TTEE
FRANCES I HERMAN TTEE
1-102-23
0.33 Ac.

16. EDWARD M. LANE & LINDA ANN LANE
1-102-25
0.32 Ac.

17. JUSTIN BELL
1-102-5 0.14 A.C.

29. HARRY S., II & NEUSA C. GROW
1-102-29 0.25 AC

REVISIONS	INITIAL AND DATE				
600425	1-102-24	4/11/24	JMH		

NOTES 38

U.S.T.C. approval Date:

PLAT DEPARTMENT
TOOELE COUNTY, UTAH

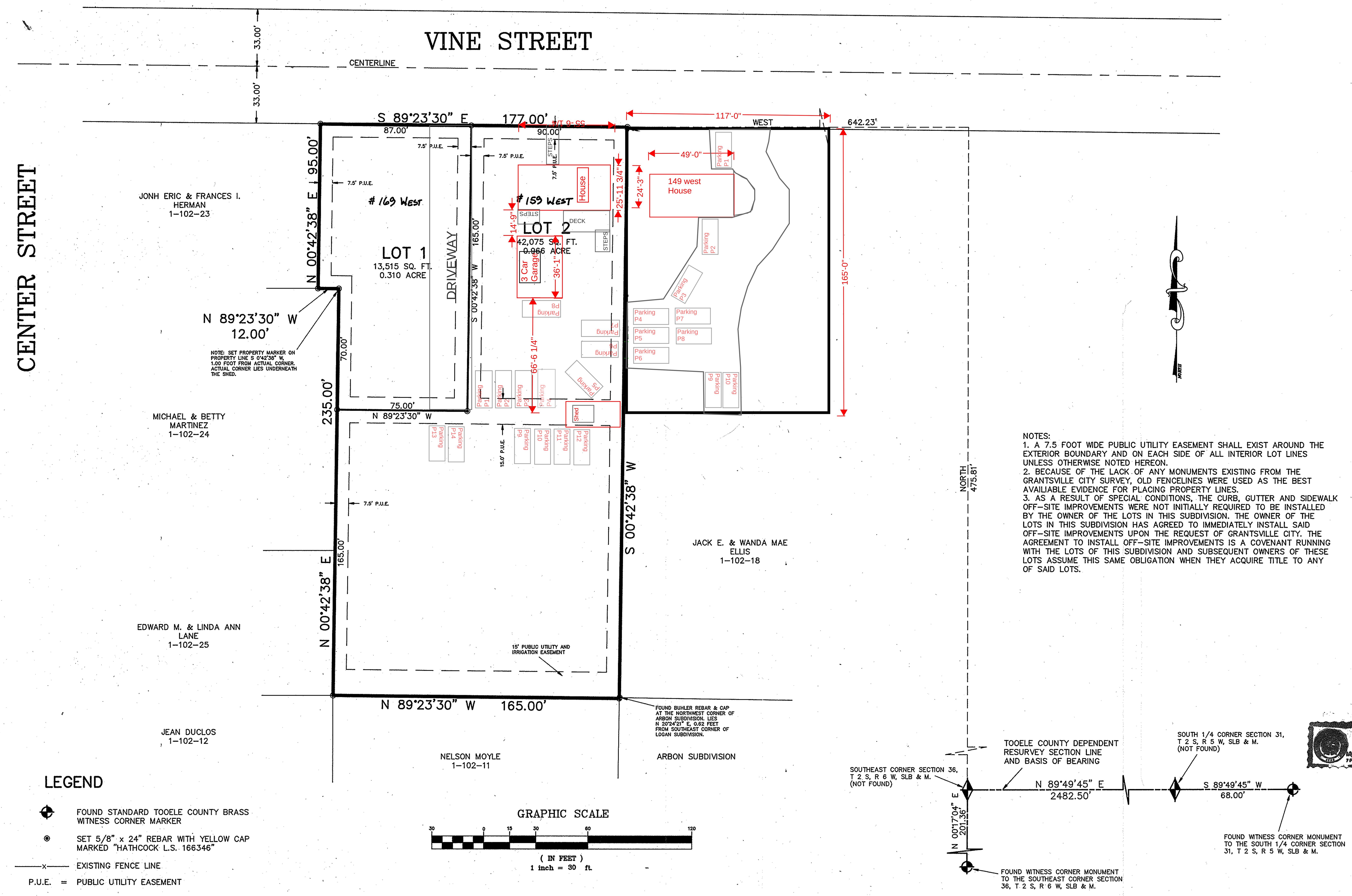
Section 36 T2S R6W

drawn by: RS | date: 4/1/79

book 1 page 102

scale 1" = 100'

LOGAN SUBDIVISION



NOTES:
1. A 7.5 FOOT WIDE PUBLIC UTILITY EASEMENT SHALL EXIST AROUND THE EXTERIOR BOUNDARY AND ON EACH SIDE OF ALL INTERIOR LOT LINES UNLESS OTHERWISE NOTED HEREON.
2. BECAUSE OF THE LACK OF ANY MONUMENTS EXISTING FROM THE GRANTSVILLE CITY SURVEY, OLD FENCELINES WERE USED AS THE BEST AVAILIABLE EVIDENCE FOR PLACING PROPERTY LINES.
3. AS A RESULT OF SPECIAL CONDITIONS, THE CURB, GUTTER AND SIDEWALK OFF-SITE IMPROVEMENTS WERE NOT INITIALLY REQUIRED TO BE INSTALLED BY THE OWNER OF THE LOTS IN THIS SUBDIVISION. THE OWNER OF THE LOTS IN THIS SUBDIVISION HAS AGREED TO IMMEDIATELY INSTALL SAID OFF-SITE IMPROVEMENTS UPON THE REQUEST OF GRANTSVILLE CITY. THE AGREEMENT TO INSTALL OFF-SITE IMPROVEMENTS IS A COVENANT RUNNING WITH THE LOTS OF THIS SUBDIVISION AND SUBSEQUENT OWNERS OF THESE LOTS ASSUME THIS SAME OBLIGATION WHEN THEY ACQUIRE TITLE TO ANY OF SAID LOTS.

SURVEYOR'S CERTIFICATE

I, NOLAN C. HATHCOCK, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 166346 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, HEREAFTER TO BE KNOWN AS THE LOGAN SUBDIVISION AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

BOUNDARY DESCRIPTION

BEGINNING AT THE NORTHEAST CORNER OF LOT 3, BLOCK 35 OF THE GRANTSVILLE CITY SURVEY, SAID POINT BEING ON THE SOUTH LINE OF VINE STREET AND LIES NORTH, 475.81 FEET AND WEST, 642.23 FEET FROM THE SOUTHEAST CORNER OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 6 WEST, SALT LAKE BASE AND MERIDIAN (BASIS OF BEARING NORTH 89°49'45" EAST ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 2 SOUTH, RANGE 5 WEST, SALT LAKE BASE AND MERIDIAN AS ESTABLISHED FROM TOOELE COUNTY DEPENDENT RESURVEY WITNESS CORNER MONUMENTS); THENCE ALONG THE EAST LINE OF SAID LOT 3, SOUTH 0°42'38" WEST, 330.00 FEET; THENCE ALONG THE SOUTH LINE OF SAID LOT 3, NORTH 89°23'30" WEST, 165.00 FEET; THENCE ALONG THE WEST LINE OF SAID LOT 3, NORTH 0°42'38" EAST, 235.00 FEET; THENCE NORTH 89°23'30" WEST, 12.00 FEET; THENCE NORTH 0°42'38" EAST, 95.00 FEET TO THE NORTH LINE OF LOT 4 OF SAID BLOCK 35; THENCE ALONG THE NORTH LINE OF SAID LOT 4 AND LOT 3, SOUTH 89°23'30" EAST, 177.00 FEET TO THE POINT OF BEGINNING. CONTAINS 55,590 SQUARE FEET OR 1.276 ACRES.

REGISTERED LAND SURVEYOR NO. 166346 NOLAN C. HATHCOCK 2/28/96 STATE OF UTAH

OWNERS DEDICATION

Know all men by these presents that we, the undersigned owners of the above described tract of land, having caused the same to be subdivided into lots to be hereafter known as

LOGAN SUBDIVISION

do hereby dedicate for perpetual use of the public all the parcels of land shown on this plat as intended for Public use.

In witness whereof, ______ have hereunto set ______ this 21 day of March A.D., 1996.

JoAnn Logan

individual

ACKNOWLEDGMENT

STATE OF UTAH } ss
County of Tooele

On the 21 day of March A.D., 1996, personally appeared before me the undersigned Notary Public, in and for said County of Tooele in the State of Utah, the signer of the above Owner's Dedication, ______ in number, who duly acknowledged to me that ______ signed it freely and voluntarily and for the uses and purposes therein mentioned.

MY COMMISSION EXPIRES: Apr 14, 1996

NOTARY PUBLIC Susan P. Gustin

RESIDING IN Tooele County

OWNER/DEVELOPER

JOSEPH B. LOGAN
JOANN LOGAN

LOGAN SUBDIVISION

A SUBDIVISION
LOCATED IN THE SOUTHEAST QUARTER
OF SECTION 36, TOWNSHIP 2 SOUTH,
RANGE 6 WEST, SALT LAKE BASE & MERIDIAN

PLANNING COMMISSION
APPROVED THIS 14th DAY OF March A.D., 1996 BY THE GRANTSVILLE CITY PLANNING COMMISSION.
CHAIRMAN, GRANTSVILLE CITY PLANNING COMM.

BOARD OF HEALTH
APPROVED THIS ______ DAY OF ______ A.D., 19__
DIRECTOR, TOOELE CO. BOARD OF HEALTH

ENGINEERING DEPARTMENT
APPROVED THIS ______ DAY OF ______ A.D., 19__
DIRECTOR, GRANTSVILLE CITY ENG. DEPT.

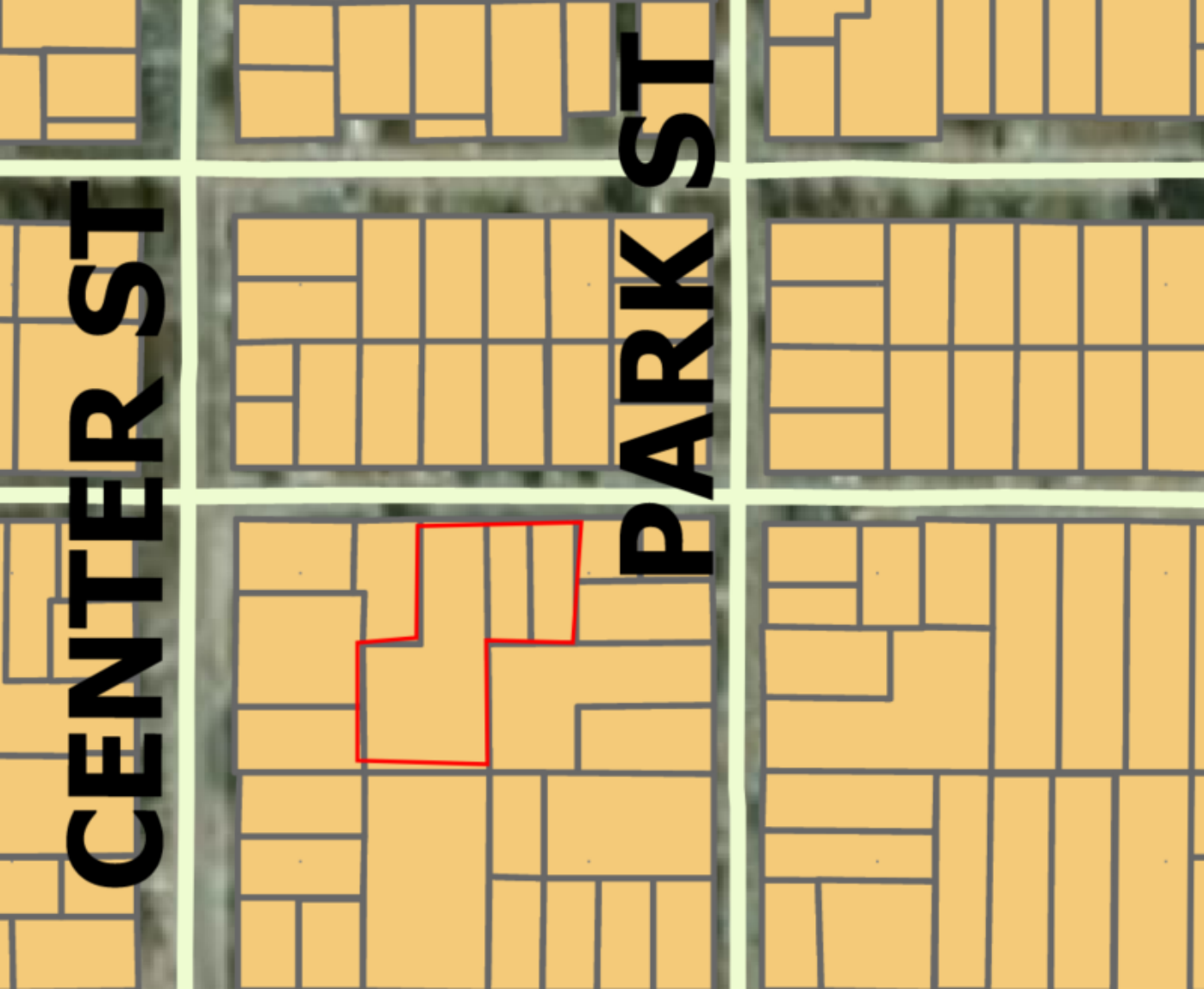
TOOELE COUNTY SURVEYOR
I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE.
DATE TOOELE COUNTY SURVEYOR

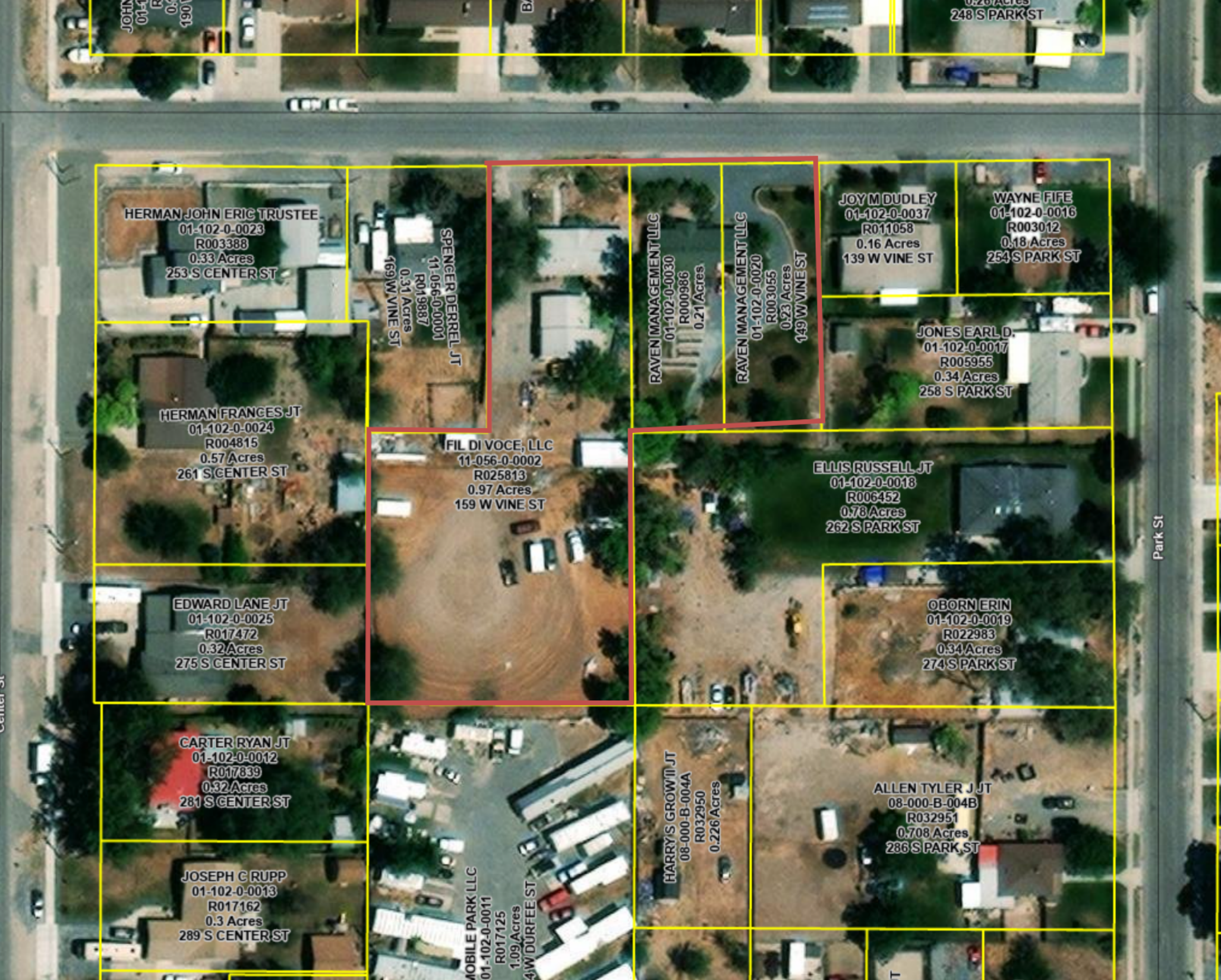
APPROVAL AS TO FORM
APPROVED AS TO FORM THIS 21st DAY OF March A.D., 1996
Ronald L Elton
GRANTSVILLE CITY ATTORNEY

PREPARED BY
NOLAN C. HATHCOCK
REGISTERED LAND SURVEYOR
9592 STORNOWAY CIRCLE
SOUTH JORDAN, UTAH 84095
PHONE 280-1596

GRANTSVILLE CITY COUNCIL
PRESENTED TO THE GRANTSVILLE CITY COUNCIL THIS 20 DAY OF MARCH A.D., 1996 AT WHICH TIME THIS PLAT WAS APPROVED AND ACCEPTED.
Howard Murray, MAYOR
Wendy Palmer, ATTEST CITY RECORDER

RECORDED # 82823
STATE OF UTAH, COUNTY OF TOOELE, RECORDED AND FILED AT THE REQUEST OF Joe and JoAnn Logan
DATE 3/21/96 TIME 10:04 AM BOOK 418 PAGE 108
FEE $ 32.00
TOOELE COUNTY RECORDER


CENTER ST
PARK ST


HERMAN JOHN ERIC TRUSTEE
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0.33 Acres
253 S CENTER ST
SPENCER DERREL JT
11-056-0-0001
R019887
0.31 Acres
169 W VINE ST
RAVEN MANAGEMENT LLC
01-102-0-0030
R000986
0.21 Acres
RAVEN MANAGEMENT LLC
01-102-0-0020
R003055
0.23 Acres
149 W VINE ST
JOY M DUDLEY
01-102-0-0037
R011058
0.16 Acres
139 W VINE ST
WAYNE FIFE
01-102-0-0016
R003012
0.18 Acres
254 S PARK ST
JONES EARL D.
01-102-0-0017
R005955
0.34 Acres
258 S PARK ST
HERMAN FRANCES JT
01-102-0-0024
R004815
0.57 Acres
261 S CENTER ST
FIL DI VOCE, LLC
11-056-0-0002
R025813
0.97 Acres
159 W VINE ST
ELLIS RUSSELL JT
01-102-0-0018
R006452
0.78 Acres
262 S PARK ST
EDWARD LANE JT
01-102-0-0025
R017472
0.32 Acres
275 S CENTER ST
OBORN ERIN
01-102-0-0019
R022983
0.34 Acres
274 S PARK ST
CARTER RYAN JT
01-102-0-0012
R017839
0.32 Acres
281 S CENTER ST
JOSEPH C RUPP
01-102-0-0013
R017162
0.3 Acres
289 S CENTER ST
MOBILE PARK LLC
01-102-0-0011
R017125
1.09 Acres
4 W DURFEE ST
HARRY'S GROW'II JT
08-000-B-004A
R032950
0.226 Acres
ALLEN TYLER J JT
08-000-B-004B
R032951
0.708 Acres
286 S PARK ST
Center St
Park St

AGENDA ITEM #6

Approval of minutes from the January 16, 2025 Planning Commission Regular Minutes.

Action Summary:

Agenda Item	Item Description	Action
#1	Appoint Planning Commission Chair- Consideration	Rick Barchers was reappointed.
#2	Appoint Planning Commission Vice Chair- Consideration	Derek Dalton was reappointed.
#4	USA RV & Storage CUP Expansion- Consideration	Tabled to discuss water line and easement.
#5	Elmer Automotive CUP- Consideration	Denied, the applicant will do mobile service.
#6	Brentwood PUD- Consideration	Approved, with conditions.
#7	Code Amendment Ch. 21 & 2- Consideration	Partially recommended for approval, partially tabled.

MINUTES OF THE GRANTSVILLE CITY PLANNING COMMISSION, HELD ON JANUARY 16, 2025 AT THE GRANTSVILLE CITY HALL, 429 EAST MAIN STREET, GRANTSVILLE, UTAH AND ON ZOOM. THE MEETING BEGAN AT 7:00 P.M.

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

Appointed Officers and Employees Present: Zoning Administrator Shelby Moore, Community & Economic Development Administrative Assistant Jaina Bassett, City Attorney Tysen Barker, City Council Member Heidi Hammond, Police Chief Robert Sager, Mayor Neil Critchlow

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

Citizens and Guests Present: Gary Pinkham, Joei Jaterka, Linda Herrera, Kaiden Elmer, Austin Anderson, Mary Burgess, Steve Burgess, Kinsel Travis

Citizens and Guests Present on Zoom: Shauwn Johson, Bob Unknown,

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

PUBLIC NOTICE
The Grantsville City Planning Commission will hold a Regular Meeting at 7:00 p.m. on Thursday, January 16, 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.**

Steve Burgess: Steve Burgess was present to speak on this item. He stated that he wants the owners to be aware that he has a water line running across that area, and he wants there to be a stipulation that they not cover it up.

Joei Jaterka: Joei Jaterka was present to speak on this item. She stated that she lived at 1342 Old Lincoln Hwy. She was concerned about how the permit process had been handled. She referenced the meeting minutes from the original permit, noting that Mr. Popa had stated he would only be using the three acres of the property that he was required to fence. She stated that she had not been notified of a previous permit modification for U-Hauls. She noted that after U-Hauls were added to the property, she observed an increase in garbage and instances of people blocking the road. She expressed concerns about people coming and going at all hours. She stated that she had contacted the City multiple times but had not received a response. She stated that she had spoken with Shelby Moore's assistant on several occasions, who informed her that a Cease and Desist letter was being drafted and delivered for activities not permitted under the original permit. She stated that issues persisted even after the Cease and Desist letter was issued. She stated that Mr. Popa was given a second Cease and Desist letter in December, yet the violations had continued. Ms. Jaterka stated that while she was not concerned about the trailers or certain other aspects, she was frustrated with the length of the process and the lack of notification until December 26th, when she finally received a call back from Shelby. She expressed frustration that despite two Cease and Desist letters, the issues remained unresolved and stated that it should not have been this way.

Linda Herrera: Linda Herrera was present to speak on this item. She stated that she lived at 1318 Old Lincoln Hwy. She stated that she agreed with what the previous resident had stated. She said she had seen excess garbage there, including people storing their furniture onsite, which had become an eyesore. She stated that she had seen more vehicles sitting on the side of the road in this area, although she was unsure if it was related to this permit. She stated that she did not feel safe in this area anymore, as she used to. She stated that she would have liked to see the entire area fenced in, with all equipment and other items placed behind the fence. She stated that people were coming and going at all hours of the night. She also stated that she would have liked the area to be more regulated and the trash cleaned up.

AGENDA

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

> **Derek Dalton made a motion to reappoint Rick Barchers as the Planning Commission Chair as outlined in Chapter 8-3-2 (c) of the Grantsville Municipal Code. Rob Jaterka seconded the motion. The vote is as follows: Rob Jaterka "Aye," Trent Stirling "Aye," Derek Dalton "Aye," Rick Barchers "Aye." The motion carried unanimously.**

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

> **Rob Jaterka made a motion to reappoint Derek Dalton as the Planning Commission Vice Chair as outlined in Chapter 8-3-2 (c) of the Grantsville Municipal Code. Trent Stirling seconded the motion. The vote is as follows: Rob Jaterka "Aye," Trent Stirling "Aye," Derek Dalton "Aye," Rick Barchers "Aye." The motion carried unanimously.**

3. Concept presentation of 2 lots in the RR-5 Zoning Designation, located at approximately 1379 N. Warm Springs Rd.

Commissioner Rob Jaterka abstained from the discussion.

Zoning Administrator Shelby Moore explained that the item had originally been proposed as a rezone, but it had been suggested that the applicant instead propose two lots and request a deviation. The applicant had contacted her the previous day to ask if she could present the proposal on their behalf, as they were unable to attend due to a family emergency.

Vice Chair Dalton, who had not been present at the previous meeting, asked if the applicant had stated their reasons for wanting a rezone. Shelby Moore explained that they had wanted to put four lots on the property. However, during a previous discussion with the Planning Commission, it had been determined that a rezone would not be supported due to public opposition and the current future land use plan.

Commissioner Stirling acknowledged that the applicant was now proposing a deviation because the Planning Commission had not been in favor of their original request. Vice Chair Dalton inquired if the initial proposal had been for RR-2.5 zoning, to which Shelby Moore confirmed that it had been. Chairman Barchers recalled that the applicant had presented several layout options during their initial proposal. Shelby Moore clarified that they had shown multiple layouts for RR-2.5, but even with three lots, the applicant would have had to request a deviation due to lot size constraints.

Vice Chair Dalton expressed a preference for maintaining the current five-acre requirement, citing that surrounding properties were either RR-5 or RR-8 to 10. Chairman Barchers reiterated that the future land use plan should be followed, but noted that if the applicant could obtain half an acre from a neighbor, it could make the proposal more favorable. He also raised a question about septic system requirements, asking whether five acres were necessary. He mentioned that he thought this was the county's requirement, but Shelby Moore noted that her understanding was that it was two and a half acres. The Mayor confirmed that the requirement was, in fact, two and a half acres.

This item was closed.

4. Consideration of the expansion of USA RV & Storage Conditional Use Permit.

Commissioner Rob Jaterka abstained from the discussion.

Trenton Homer was present to answer questions on this item. Zoning Administrator Shelby Moore provided background information, explaining that in 2020 the applicant had applied for a conditional use permit and completed a lot line adjustment during a property sale. After a complaint was received in September, a violation letter was sent, and a subsequent inspection in December found the property still in violation, resulting in another violation notice. Shelby Moore advised the applicant that to expand their use of the property, they would need to expand their conditional use permit, as some uses on the property were permitted and others were conditional.

Commissioner Stirling asked what exactly the violations on the conditional use permit were. Shelby Moore stated that the violations included the storage of containers and U-Hauls outside of the fence. Commissioner Stirling asked if there were couches and garbage on the property. Shelby Moore stated that if someone was dumping items on property that did not belong to the owner, it was not the owner's fault.

Chairman Barchers compared the situation to someone leaving a couch in his yard, stating that it would be his responsibility to remove it. Trenton Homer stated that the chair in question had been on the property since he arrived in 2022 and expressed willingness to clean it up, even though it was not his fault. Shelby Moore pointed out that the area in question was not actually Homer's property but was maintained by UDOT.

Trenton Homer stated that he was not Andre Popa but his business partner. He explained that they had reached out to the city in September 2022 to discuss their plans to expand into RV parking and self-storage. During this time, they were informed that they did not need to extend or alter their conditional use permit. Shelby Moore confirmed this, stating that they had been advised by city officials, Pete and Yvette, that no changes to the permit were necessary at that

time. Additionally, Homer clarified that their gate hours were from 7 a.m. to 9 p.m., and no one entered or exited outside of those hours.

Trenton Homer clarified during the meeting that once a shipping container was placed on the property, it remained in its designated spot and was not regularly moved in and out.

Chairman Barchers asked Trenton Homer if he was aware of the water line right-of-way on the property. Trenton Homer responded that he was not aware of the water line. Chairman Barchers recommended restricting the movement of containers to the hours of 8 a.m. to 4 p.m. to minimize neighborhood disruption.

Shelby Moore referenced Table 16.1, which contained the city's zoning and land use regulations relevant to the placement and storage of shipping containers. She highlighted the importance of ensuring that the containers were situated in compliance with these regulations. Additionally, Moore brought up the issue of a water line right-of-way on the property. She noted that the presence and placement of this water line needed to be researched and considered, as it could impact where containers and other structures could legally be placed on the site.

City Council Member Heidi Hammond suggested that before making a decision on the proposed container fence, it would be helpful for Trenton Homer to provide photographs or visual examples of what he envisioned. Hammond emphasized that everyone might have a different idea of what a container fence would look like, so having a visual reference would ensure that all commissioners and the applicant shared the same understanding. She also raised questions about whether personal storage containers (Connex boxes) were allowed on private property, asking Zoning Administrator Shelby Moore for clarification.

Shelby Moore explained that she had searched the city code but could not find any specific regulations addressing the personal use of storage containers, such as Connex boxes, on private property. She mentioned that while there was a potential code regarding Connex boxes not being allowed, it was not explicitly found in her search. Chairman Barchers added that they would need to determine compliance after sending out letters, as an allegation had been made regarding the issue.

Attorney Barker stated that, although there had been complaints and violation notices issued, there had not yet been an official finding of non-compliance by the board. He stated that any formal determination of non-compliance would require a separate hearing, often referred to as a "show cause" hearing, where the property owner would have the opportunity to present their case and demonstrate compliance or explain any mitigating circumstances.

He also pointed out that, according to the city's conditional use permit process, if an applicant wished to expand or change the use of their property, they were required to reapply for an amended permit. Barker stressed that the board could not simply allow an expansion without

ensuring that all current conditions and code requirements were being met. He advised that it would be in the applicant's best interest to resolve any outstanding compliance issues before any hearing or decision on expansion, as being in compliance at the time of a hearing could work in their favor.

Attorney Barker addressed the legal importance of clear and enforceable conditions in any permit issued by the board. He noted that ambiguity in permit language could lead to future disputes or enforcement challenges, especially regarding the movement and placement of shipping containers and the impact on neighboring properties. He recommended that any new or amended conditions be specific, measurable, and directly tied to the city's code and the concerns raised by the public and staff. He also confirmed that the board had the authority to table the matter and impose additional conditions, and that doing so would not constitute approval of any non-compliant or unpermitted uses.

Mr. Homer stated that he was open to possibly waiving the right to the Order to Show Cause hearing and process, depending on the discussions regarding a possible resolution.

> **Derek Dalton made a motion to table the consideration of the expansion of USA RV & Storage Conditional Use Permit. Trent Stirling seconded the motion. The vote is as follows: Trent Stirling "Aye," Derek Dalton "Aye," Rick Barchers "Aye." The motion carried unanimously.**

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

Vice-Chair Derek Dalton abstained from the discussion.

Kaidon Elmer was present to answer questions on this item. Zoning Administrator Shelby Moore explained that the current request was similar to the one discussed at the previous meeting, which had initially been denied. After further review, she determined that the repair shop in question did not qualify as a home occupation under Chapter 8, despite it having been considered as such at the last meeting.

Commissioner Trent Stirling acknowledged that the board might have made an incorrect determination in the previous meeting regarding the classification of the business.

Chairman Barchers raised a concern about the absence of research in the current packet regarding where automotive repair businesses were specifically allowed in other zoning districts. He questioned why the business was addressed under the current zoning and not researched in broader zoning contexts, noting that such a business might not fit well in the current residential area due to its visibility and potential nuisances like odors and noise.

Zoning Administrator Shelby Moore clarified that her research had focused on the zoning for the specific application. She noted that the automotive repair business could indeed be permitted in other zonings, but her responsibility was to address the current zoning for the application in question.

Chairman Barchers referenced a previous case involving a similar automotive repair business and expressed concerns about the impacts such a business might have on neighbors, particularly around noise and odors. He pointed out that the zoning code, as currently written, did not support such businesses in the residential zoning.

Zoning Administrator Shelby Moore suggested that the applicant could consider rezoning the property to allow for such a business, though Chairman Barchers noted that rezoning could be viewed as spot zoning, which would require careful consideration by the city council.

City Council Member Heidi Hammond confirmed that she had not received any formal discussions on rezoning in the area to accommodate such businesses.

Kaidon Elmer proposed a potential solution: he could move the business to a mobile model, which would allow him to operate without the need for physical presence at the residence. He expressed that mobile operations might resolve zoning concerns and allow him to run the business more efficiently.

Zoning Administrator Shelby Moore confirmed that operating the business in a mobile capacity would require a business license and a home occupation permit for office work, which would be a less intrusive option.

Chairman Barchers and Commissioner Trent Stirling expressed general support for the mobile business model, noting that this approach would avoid the issues associated with having a visible automotive repair business at the residence. The conditions would include no customer visits to the property and the use of the property only for personal vehicles and a trailer for the business.

Attorney Tysen Barker suggested that one way to address the zoning issue would be to register the business to a P.O. box or a similar address rather than using the home address as the registered business address. This approach could help in maintaining compliance with zoning regulations while allowing the business to operate in a mobile capacity.

> **Rick Barchers made a motion to deny the proposed conditional use permit for Kaidon Elmer to own and operate Elmer Automotive LLC, a general automotive repair and maintenance business, on 0.32 acre at 23 W. Clark St. in the RM-7 zone, because it is not a permitted use in the RM-7 zone. Rob Jaterka seconded the motion. The vote is as follows: Rob Jaterka "Aye," Trent Stirling "Aye," Rick Barchers "Aye." The motion carried unanimously.**

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

Krisel Travis was present to represent this item. Ms. Travis noted that some slight changes had been made to the concept since the last meeting, including a full public road on the east side of the development.

Commissioner Jaterka stated that the Fire Marshal's one and only concern about this development was the need for two accesses on Main Street to allow a fire truck to turn around. Shay Stark, city consultant with Aqua Engineering, stated that the design, which included a public road and several alleys, was intended to provide adequate access for emergency vehicles and public safety services. Mr. Stark emphasized that, from an engineering perspective, the planned infrastructure should meet general access requirements. However, he also stressed the importance of adhering to the Fire Marshal's specific concerns and recommendations. Mr. Stark acknowledged that the Fire Marshal had raised issues about having only a single point of access for the subdivision, particularly in the event of an emergency or if the main entrance was blocked. He recommended that the subdivision's final approval be contingent upon meeting all fire safety standards, including the possible addition of a secondary access point if required by the Fire Marshal.

Shelby Moore noted that the commissioners could make it a condition of approval that the project be required to have a full secondary access off of Main Street. She clarified that it would only be a fire access, as UDOT would not allow it to be a full public right-of-way. Chairman Barchers stated that if the item were recommended for approval, he would include this as a condition.

Vice-Chair Dalton expressed multiple concerns regarding the proposed Brentwood Subdivision during the meeting. He highlighted the absence of a sufficient buffer zone between the subdivision and adjacent properties, which was typically required to minimize the impact on neighboring areas and provide a transition between different land uses. Vice-Chair Dalton also pointed out the lack of two public access points, which was crucial for ensuring safe and efficient entry and exit, especially in emergencies. He emphasized that having only one access point could pose significant safety risks, particularly in the event of a blockage or emergency situation. He also noted the absence of interconnecting pedestrian trails within the subdivision. These trails were important for promoting walkability and providing safe, convenient pathways for residents to move throughout the community without relying on vehicles.

In response to Vice-Chair Dalton's concerns, Zoning Administrator Shelby Moore mentioned that during the previous meeting, the commissioners had agreed to the proposed buffer as it was presented. However, Dalton reiterated that his primary concern remained the lack of a second

access point, underscoring the importance of addressing this issue to meet safety standards and ensure the well-being of future residents.

Shelby Moore clarified that concept plans were not legally binding and that the item could be recommended for approval with conditions that were not shown on the concept plan. Attorney Barker explained that the lack of access had been identified as a detrimental effect, and if a reasonable condition—such as the second access—could be placed, it must be approved.

The commissioners revisited their previous verbal agreement to allow 22-foot driveways in the Brentwood Subdivision, acknowledging that this dimension had been discussed and generally accepted at an earlier session. However, several commissioners, including Rob Jaterka and Trent Stirling, reiterated ongoing concerns about whether the proposed parking arrangements would be sufficient for residents and guests. They pointed out that while the concept plan included basic parking information, it lacked the detailed calculations and layouts necessary to fully assess compliance with city parking codes.

Chairman Barchers clarified that the current stage was only for concept approval, not the preliminary plat, and that more detailed parking plans would be required and scrutinized during the design review and preliminary plat phases. He emphasized that the city's parking code required two spaces per unit, plus one additional space for every ten units, and that these requirements would have to be met in the final design.

Commissioner Jaterka raised the possibility of adding a condition to prevent garages from being counted, but Shelby Moore and Attorney Barker explained that, since the code did not specifically prohibit this, it would be difficult to enforce such a restriction without a code amendment.

The commissioners agreed that parking compliance would be thoroughly reviewed at the preliminary plat stage, and any deficiencies would need to be addressed before final approval. This approach ensured that the subdivision would meet all parking requirements and adequately serve the needs of its future residents.

Vice-Chair Dalton noted a discrepancy in the public notice, stating that while the top of the notice displayed the correct address, the body mentioned 47 South Main Street, and he wanted to ensure that this would not be an issue. Attorney Barker followed up by asking whether the appropriate neighboring residents had received notice. Zoning Administrator Shelby Moore explained that Tooele County based the 500-foot radius report on the parcel number. Therefore, the notices had been sent to neighboring properties based on the parcel number.

> **Rick Barchers made a motion to recommend approval of the proposed PUD for the Brentwood subdivision, located at approximately 810 E. Main St., including consideration of the concept plan and variance table with the following conditions:**

the applicant must place a masonry fence on the North and South side of the property; the East side of the development shall have a minimum pavement width of 26 feet; the road on the East side of the development must extend all the way to Main St. for secondary access; must obtain a full access on the East side of the development prior to final platting; the side yards be unobstructed between the buildings; and that this approval does not guarantee any number of units. Trent Stirling seconded the motion. The vote is as follows: Rob Jaterka "Aye," Trent Stirling "Aye," Derek Dalton "Nay," Rick Barchers "Aye." The motion carried.

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

Zoning Administrator Shelby Moore was present to represent this item. She noted that this was a request from the Planning Commission and that the wording had been copied from another section of the code where it already existed. Shay Stark, city consultant with Aqua Engineering, stated that this was a better place in the code for this provision. Robert Rousselle, city consultant with Ensign Engineering stated that, in the City's Stormwater Design Standard, retention/detention basins were allowed to be used as open space.

Shelby Moore suggested that a caveat be added in Section 21.5.1, specifying that no more than a certain percentage of the open space be located within a basin. Chairman Barchers stated that he would like it added that the remainder of the open space must be amenity-rich. Attorney Barker suggested that verbiage be added to state that it would be at the discretion of the Planning Commission and City Council whether a detention/retention basin could be used as open space. Vice-Chair Dalton stated that he supported Attorney Barker's suggestion.

Commissioner Stirling noted that, while this would give the City discretionary power, it could make the process long and expensive for applicants. He stated that it would be best if the City's preferences were clearly outlined in the code to avoid confusion and delays. Mr. Stark stated that Attorney Barker's suggested language could result in developers designing the deepest possible basins to qualify them as open space. The Commissioners requested that Mr. Stark and Mr. Rousselle identify a maximum allowable depth and present it at the next meeting.

Shelby Moore noted that the proposed amendment also included language requiring that Level 5 subdivisions dedicate 25% of residential housing in conformance with the State's Moderate Income Housing requirements. Mr. Stark noted that there were potential issues with the current wording and recommended a revision that would still promote compliance with the State's Moderate Income Housing goals.

It was noted that Shay Stark and Shelby Moore would work on revising the language regarding moderate income housing and bring it back for further discussion.

Shelby Moore requested that the modifications striking verbiage in Section 21.7.2 be recommended for approval and that the remaining proposed amendments be tabled.

> **Rick Barchers made a motion to recommend approval of the proposed amendments to the Grantsville City Land Use and Management Code Section 21.7.2, and that the remaining proposed amendments be tabled. Rob Jaterka seconded the motion. The vote is as follows: Rob Jaterka "Aye," Trent Stirling "Aye," Derek Dalton "Aye," Rick Barchers "Aye." The motion carried unanimously.**

8. Report from Zoning Administrator.

Zoning Administrator Shelby Moore was present to represent this item. She expressed her appreciation for Chair Barchers addressing public clamor earlier in the meeting and noted that that was all she wanted to address.

9. Open Forum for Planning Commissioners.

The Commissioners requested that the code regarding parking requirements be amended.

Vice-Chair Dalton stated that the City Council had requested that the PUD discussion be added to the joint meeting on the 30th and that the Commissioners should be prepared to discuss it.

Chairman Barchers acknowledged Mayor Critchlow, who had raised his hand, and invited him to speak. Mayor Critchlow explained that the current six-inch water line serving Mr. Burgess and the ConnexBox site ran within an easement, but Broken Arrow planned to install a new 16-inch line along either Old Lincoln or Highway 138. Commissioner Jaterka noted the need to protect Mr. Burgess until the new connection was complete. Mayor Critchlow responded that he had advised them to install an eight-foot fence as a temporary solution.

Mayor Critchlow discussed retention basins, stating that if they were less than three feet deep and part of a development of ten or more acres, they could be counted as open space, provided all playground equipment remained outside the basin area. Chairman Barchers agreed, noting the city's need for more park space and the option to avoid increasing impact fees. Mayor Critchlow added that developers of smaller projects would be responsible for maintaining grass and amenities in such areas.

Chairman Barchers and the Mayor discussed a previous example on Durfee Street where open space had been successfully used by children for football. Chairman Barchers emphasized that if areas were functioning as parks, parking accommodations should be included. The Mayor clarified that while the area would be usable green space, it would not be classified as a formal park but would still require maintenance.

Mayor Critchlow referenced a subdivision near Eastmore Park with a similar one-access layout. Commissioner Jaterka pointed out that the referenced neighborhood had additional access from the north. Mayor Critchlow noted that the road through Maverik was planned to be 90 feet wide, with the developer required to improve 45 feet.

Chairman Barchers reiterated his concern with only one access point to the proposed subdivision, citing safety and the fire chief's concerns. Mayor Critchlow suggested that emergency crews could clear blockages and noted that a second road was planned as part of the city's master plan. Chairman Barchers emphasized that under the current code, a second access was required now—not based on future infrastructure.

Commissioner Stirling restated that the fire chief's concern was about both ingress and egress and that the issue remained unresolved until the northern road was built. Mayor Critchlow stated that he would speak with the Fire Chief regarding the matter. Vice-Chair Dalton maintained that the second access requirement was part of the city and International Fire Code and should not be bypassed. Commissioner Stirling noted that the City Council could choose to change the requirement.

10. Report from City Council.

City Council Member Heidi Hammond was present to represent this item. She reminded the Commissioners about the joint meeting scheduled for the end of the month.

11. Adjourn.

> **Trent Stirling made a motion to adjourn. Rob Jaterka seconded the motion. The vote is as follows: Rob Jaterka "Aye," Trent Stirling "Aye," Derek Dalton "Aye," Rick Barchers "Aye." The motion carried unanimously. The meeting ended at 9:30 P.M.**

AGENDA ITEM #7

Approval of minutes from the March 6, 2025 Planning Commission Regular Minutes.

Action Summary:

Agenda Item	Item Description	Action
#1	Proposed concept to divide the property into two lots, located at approximately 259 E. Main St.	Gave conditions
#2	Consideration of the proposed Conditional Use Permit for Christine Nuttall to own and operate a nursing care facility at 148 E Sorrel Lane	Tabled
#3	Proposed conditional use permit for Joseph Guindon and Tiffany Shepherd to have up to four large animals and four small animals on the residential property located at 60 W Williams Lane	Approved
#4	Proposed conditional use permit for Erika Zavala to own and operate El Gordo, a micro enterprise kitchen, located at 361 S Lookout Ridge Drive.	Approved
#5	Consideration of the proposed PUD application for Townhomes on Willow, located at approximately 132 S. Willow St.	Approved
#6	Consideration of the proposed Overlay District for Deseret located at approximately 1300 W Mack Canyon Road.	Tabled
#7	Approval of minutes from the November 7, 2024 Planning Commission Regular Meeting.	Approved
#8	Approval of minutes from the December 5, 2024 Planning Commission Regular Meeting.	Approved

MINUTES OF THE GRANTSVILLE CITY PLANNING COMMISSION, HELD ON March 6,2025 AT THE GRANTSVILLE CITY HALL, 429 EAST MAIN STREET, GRANTSVILLE, UTAH AND ON ZOOM. THE MEETING BEGAN AT 7:00 P.M.

Commission Members Present: Vice-Chair Derek Dalton, Trent Stirling, Sarah Moore, Isaac Potter, Trent Stirling

On Zoom:

Commission Members Absent: Chairman Rick Barchers

Appointed Officers and Employees Present: Zoning Administrator Shelby Moore, City Attorney Tysen Barker, City Council Member Rhett Butler, Police Chief Robert Sagers, Mayor Neil Cershaw

On Zoom: Aqua Consultant Shay Stark

Citizens and Guests Present: Tiffany Guidon, Joseph Guidon, Layla Rosales, Christine Nuttall, Catherine Gardner, Cameron Ordakowski, Sam Addington, Kellie Addington, Nikki Scow, Steve Scow, Monte Sides, Crystal Sides, Tony Unknown, Gary Pinkham, Shawn Johnson, Chris Nuttal, Dillon Hutchins, Justino Zavala, Erika Zavala, Eduardo Zavala, ER Unknown, Grace Lyn Unknown, Mike Colson, Lori Colson, Don Kimber, Natalie Kimber, Rick Harrison, Mary Ann Harrison, Dustin Marzzito, Sandra Sadler, Adam Sadler, Unknown, Joyce Unknown, Ashli Marazzito

Citizens and Guests Present on Zoom: Justin Matkin, Loene Simpson, Ryan Unknown, Jeff Nielsen, Justin Matkin, Joseph White, Tome Clark, Mark Nickless, Colton Unknown, Lil W, Rob Unknown, Brad Orgill, Kelli Butler, Darwin Fielding, Zig Unknown, Darwin Fielding, Jeff Williams, Aaron Unknown, Unknowns

Commission Vice-Chairman Derek Dalton called the meeting to order at 7:00 PM.

PUBLIC NOTICE
The Grantsville City Planning Commission will hold a Regular Meeting at 7:00 p.m. on Thursday, March 6, 2025 at 429 East Main Street, Grantsville, UT 84029. The agenda is as follows:

ROLL CALL

PLEDGE OF ALLEGIANCE

PUBLIC HEARING

a) Consideration of the proposed PUD application for Townhomes on Willow, located at approximately 132 S. Willow St.

Emailed 03/04/2025

To the Grantsville Planning Commission, We are writing to express our strong objections to the proposal to allow townhomes on 132 S Willow Street. Employment responsibilities will make it impossible to attend the public hearing scheduled for March 6th. Hopefully our comments are taken into consideration. We live on Legacy Lane, and traffic on Willow Street is already becoming a major concern. Allowing townhomes at the proposed property will only exacerbate the problem. Already it has become almost impossible to turn west onto Main Street from Willow. There are certain times of day when it is almost equally impossible to turn east. Adding higher density housing to our neighborhood will create long lines of frustrated drivers. We fear it is only a matter of time before there is a fatal accident at the intersection of Main and Willow

because some frustrated driver takes a chance on a gap that is too small. There are numerous children that live near and along Willow Street who regularly play on the sidewalks and in the yards of their homes. The additional traffic that will result from high density townhomes puts them at risk. Higher density housing poses a threat to the feel and quality of our rural neighborhood. We understand our town is growing and there is a place for townhomes in it. We don't believe that place should be in the middle of an already existing neighborhood. 3/5/25, 12:27 PM The City of Grantsville Mail - Comments regarding townhomes at 132 S. Willow St. https://mail.google.com/mail/u/1/?ik=0e86b6d79d&view=pt&search=all&permmsgid=msg-f:1825732599833330597&simpl=msg-f:1825732599833330597 1/2 Developers shouldn't get to change the character of our town by pushing to change our zoning laws. Townhomes should be built in places already zoned appropriately. Please reject this proposal. Most of our city representatives have promised to manage the growth of our town in a way that best preserves our small town feel. By not allowing townhomes at this sight those promises can be kept. Thank you, David and Elizabeth Lewis.

Emailed 03/03/2025

Ladies, here are my public comments for this Item.

In the deviation tables there are 15' setbacks requested for the corner lots, both front and side. This will result in a 15 driveway for the corner lots which will put cars well into the street. The setbacks will also put cars on the driveways for the corner lots well into the sight triangle causing a public safety hazard.

With the corner lots and shorter driveways, the corner setbacks must be no less than 30' to keep the cars on the driveways out of the sight triangle.

The traffic study only accounts for this development. With the proposed streets to the West, the Warner property and roughly 60 to 70 additional residential units will be dumping onto Willow Street when it is developed. These streets may also cause the roughly 25 residences in the existing subdivision to the West to cut through this development to access Willow. All of this will more than double the calculated impact of this development.

Nowhere in the staff report or in the proposed plan is there any upgrades being proposed for Willow Street. Willow is a pathway for student foot traffic to the elementary school. Should this street be upgraded to handle the added traffic and make it more safe for the children?

If I recall from prior discussions, the water line in Willow has pressure and flow limitations for adequate fire protection. Won't the main in Willow need to be upsized to provide adequate fire flow and pressure for the area?

Gary Pinkham

Emailed 02/27/2025

In New Jersey, a very densely populated state, they still have many beautiful fields, farms, forests, etc that are PROTECTED. You wouldn't know it's highly densely populated just being there. We don't need to fill every available space. We need to take notes from them. We need to consider the future. Townhomes don't need to be in the middle of a neighborhood. We don't want to be right on top of each other. There are things we can do that benefit everyone. Please consider the following: dep.nj.gov New Jersey Farmland Preservation Program | Statutes/Rules/Policies nj.gov franklintwpnj.org franklintwpnj.org Also, can we quit cutting down the big trees in Grantsville?? It stops the dust and wind. They won't grow that big again ever. Our environment doesn't allow for it anymore. We need to think past our noses!!

Thanks, Peterson Family

Emailed 02/27/2025

We received notice about the Public Notice for the Townhomes on 132 Willow one week after the meeting. We own the property directly north of the proposed property and have the following concerns: 1. Has the traffic study been completed for Willow Street from Durfee to Main Street? 2. Is the sewer line capable of handling that many new homes? 3. Is the developer going to be responsible to widen the road and put in the upgrades needed? 4. Will the developer be responsible to put in a privacy fence before starting the project so we do not end up with all the debris from construction? 5. We have had a sign on Willow for years that large construction vehicles are not allowed to drive up the street and they not only drive up the street but they go extremely fast. The street is very narrow and it makes it dangerous for everyone involved. We would like you to please take into consideration our concerns.

Thank you, Nikki & Steve Scow 118 Willow St

Monty Sides: Monty Sides was present to speak on the item. He stated that he resides at 201 South Willow St. He expressed concerns about the narrowness of Willow Street. While he did not have the exact history of the sidewalk, he mentioned that it had been placed incorrectly, with one section being only a couple of feet from the pavement. Monty highlighted that during garbage day, large trucks have difficulty passing, and at times, he has had to stop and wait for traffic to clear. He noted that some individuals continue to contribute to the problem. While he supports property development, he emphasized that he does not want it to negatively impact him.

Ivan Sadler: Ivan Sadler was present to speak on the item. He stated that he resides at 235 Willis Street. He mentioned that 10 to 15 years ago, the backyard was a place to see stars, but with current developments, it is no longer possible due to the increased lighting. He was especially concerned about the additional 98 homes and the traffic that would come with them. He noted that traffic on his street was already bad, and with the new development, he anticipated

even more congestion. He further mentioned that vehicles were exceeding the speed limit, with cars traveling up to 50 mph instead of the posted 35 mph. Ivan stated that he was concerned about the impact of increased traffic, the lighting, and the general effect the development would have on the area, and he expressed that he had no positive comments regarding the project.

Steve Scout: Steve Scout was present to speak on the item. He stated he resides at 118 Willow Street. He expressed concerns about the street's inability to handle the current and future traffic, urging that the street be addressed before moving forward with the development. Steve acknowledged the zoning but emphasized that the condition of the street was a significant issue. He also pointed out that there was a sign at the bottom of the street that should be removed, as it currently indicates "local traffic, no construction." He mentioned that this sign had been in place since promises were made regarding the area, and he was unsure of its purpose but stated that it needs to be taken down.

b) Consideration of the proposed Conditional Use Permit for Christine Nuttall to own and operate a nursing care facility at 148 E Sorrel Lane. end at 7 mins

Emailed 02/26/2025

Dear Planning Commission,

I would like to bring to your attention my concerns regarding the Conditional Use Permit (CUP) application submitted by Christine Nuttall.

Firstly, the site plan indicates that they are requesting to build on the utility easement. I am worried about the implications this might have for our neighborhood. I was held to the City standards when I built my garage. Why are they not being held to the same standard?

Additionally, I moved into this neighborhood that is a HOA to avoid businesses that would create additional traffic, similar to a nursing home facility. While this appears to be a detached Accessory Dwelling Unit (ADU), it raises questions about their intentions.

Furthermore, the proposed facility would likely bring excessive traffic to the neighborhood, which is already an issue due to the current water line leaks throughout South Willow Estates.

Please do not approve a nursing home facility in this neighborhood.

Thank you for considering my concerns.

c) Proposed conditional use permit for Joseph Guindon and Tiffany Shepherd to have up to four large animals and four small animals on the residential property located at 60 W Williams Lane. ended at 20 mins

Emailed 03/05/2025

To Whom It May Concern,

I am writing in response to the request for large and small animals at 60 W Williams Lane. I am against having animals at this location. This area and the one across the street were designed for drainage for the subdivision above them. Conditional use was given to the detention/retention basin south of the proposed location. It does not drain quickly after a storm and the animals that are there result in water that breeds flies and mosquitos. The smell and flies are unbearable, when we barbecue the flies are so thick we can't be outside to eat. We used to host the 4th of July barbecue, we have had to move this to another location due to the amount of flies that did not dissipate even after the food was put away. The area in question flooded and overflowed down Hale St. last year. It was so bad the city was there trying to reinforce the banks. What would that have been like if animals had been there? Again, I'm not even sure why this is an option. The city should not have allowed the developer to sell that land to homeowners, it should have been maintained for the purpose it was designed. Which was a detention/retention basin for the homes in that subdivision.

Please do not allow animals on land that is constantly filling up with water. As I stated earlier I am against this conditional use permit.

Mary Ann Harrison

Emailed 03/05/2025

Mike & Lori Colson

We would like to voice our concern about CUP for 8 animals on residential property at 60 West Williams Lane. We live across Williams lane and have the South Retention on our North and West border. Our neighbors who own this lot have 7 horses, 4-5 ducks, 4-5 chickens, a pig, some goats and a rooster. We cannot use our back yard or open our windows especially in the summer because of the horrible smell and the quantity of flys. It has made our backyard unusable for our family. We installed fly strips on our pavilion and it fills up in hours. The area is a mess and not kept up. I don't know if they have ever removed the animal droppings. Which is a large quantity. When we have rain , the basin will fill with water. Large rain storms can take up to three weeks to clear most of the water out. When that happens 80% of the land is not available for the animals and they congregate in a small area at my backyard fence.

Facts:

Our water wells throughout the valley have high Nitrates. This was brought to light about ten years ago. High Nitrates are caused by animal and human waste. Why would we put animals in basins designed to collect and slowly percolate water back into our groundwater? Animals in the basin compact the soil and inhibit percolation into the soil. What are the animals going to do when the basin is full? See the attached photos. The video is of the proposed area. The photos are the basin next to us. The calculation for land is assuming this is always available for the animals which it is not. The Video shows the proposed basin totally full with no room for animals. Where are they going while this drys out?

Please deny this request because the smell and noise and damage to the basin cannot be fully mitigated. I would hate for the neighbors to have to deal with the conditions we have.

Thank you for your consideration.

Mike And Lori Colson

Emailed 03/05/2025

Dear planning and zoning members;

My name is Natalie Kimber and I live at 560 South Hale Street. I am reaching out to you in regards to the request by Joseph and Tiffany Guindon for their conditional use permit to have four large animals(3 Horses, 1 STEER) and four small animals (4 goats) on their residential property located right behind us at 60 W. Williams Ln in the R - I 21 zone … The purpose of the R -I 21 district is to promote environmentally, sensitive and VISUALLY compatible development lots suitable for rural locations. The district is intended to minimize flooding, erosion and other environmental hazards to protect the natural scenic character to promote the safety and well-being of present and future residence.. By Allowing this I feel you will be promoting flooding, erosion and adding environmental hazards due to allowing animals in such a small un-maintained area. Also removing any Scenic views if not maintained. Thank you for giving me this opportunity to have an input into this consideration. As soon as I received your letter, I was very concerned. As you may know I used to be one of the prior owners of this subdivision when it was just a 40 acre farm and yes, we had animals but again that was on 40 acres of ground so, I was concerned that you wanted to put four large animals and 4 small on one acre of property. That seemed to me to be quite a lot of animals in a very small area.(not including shelter) This is just one of my many concerns. Another concern is, in such a small area this will increase the pungent odor and the gnats and flies associated with the livestock. (we used to have pigs/again this was way back on the 40 acres.you are now talking 5 feet from my fence) Several other things to consider, this corner where Mr. Guindon wants to put his 3 large horses and steer is on a growing Subdivision entrance which is a high density traveled area. On top of that it happens to have a school bus stop right in front on Hale street and Williams Lane and based on how that whole corner has been maintained over the past few years I would be

concerned about a “Strict Liability Claim” if the horses get out of the vinyl fencing.(dealing with horses all our life I don’t feel the fencing situation is adequate for large horses or steers)you need to ask yourself is the land necessary for this type of use. The other thing to consider is the area that the horses will be in is a retention pond. A retention pond helps with avoiding flooding and a retention pond is to stop flooding and erosion . The property owner is generally required not to obstruct the easement area in any way that would impede its intended use for drainage. Regular maintenance, unless otherwise stipulated in the agreement, may also be needed to keep the easement functional If the easement terms are violated, such as by 3/5/25, 12:25 PM The City of Grantsville Mail - Fwd: Proposed Conditional use permit for Joseph and Tiffany Guidon (4 Lrge & 4 Sml animals)
https://mail.google.com/mail/u/1/?ik=0e86b6d79d&view=pt&search=all&permthid=thread-f:1825776142511742536&simpl=msg-f:1825776142511742536 1/8 building over the easement area or obstructing water

Mike Powlsen: Mike Powlsen was present to speak on the item. He stated he resides at 606 South Hill Street, and his property is adjacent to the development site. He shared his experience with his neighbor, who had a variety of animals including seven horses, several ducks, chickens, pigs, goats, and a rooster. Mike described how the smell and heavy fly presence made it impossible to use his backyard in the summer. He noted that they had a pavilion and barbecue area that they had not been able to use in the past two to three years due to the intense fly problem. Despite using a fly strip that filled up quickly, the situation remained unbearable. Mike also discussed concerns about groundwater contamination with nitrates from animal and human waste, noting that he had been involved in a survey on the issue when he was on the Willow County Health Board. He mentioned that the soil compaction caused by animals and the lack of vegetation worsened the issue, as the water could no longer percolate as intended. He explained that during large rain events, their detention pond filled to 80% of its capacity, taking weeks to dry out. He questioned why the presence of animals in such an area was allowed when it impacted both water quality and the environment. He further raised concerns about the compaction of soil, dust, the smell, and the presence of mosquitoes due to standing water, making it difficult to use his backyard. Mike stated that if he were to sell his house, he would have to do so in the winter, as no one would want to buy it due to the unpleasant conditions. He asked for the request to be denied unless these issues could be fully mitigated, as the situation, in its current form, was untenable.

Rick Wells: Rick Wells was present to speak on the item. He stated he resides at 616 South Hill Street and is Mike Powlsen's next-door neighbor. He acknowledged that Mike had done an excellent job explaining the problems and wanted to reiterate a few points. Rick emphasized that the two retention basins were originally designed to manage floodwater from heavy rainstorms. He questioned why these basins would be eliminated, especially when the design had already been approved and no significant change in weather patterns was expected. He believed it made no sense to repurpose the basins for something other than their original intended use. Rick also

mentioned the fly population, noting that it had made their backyards uninhabitable, particularly during events like their annual 4th of July gathering. He described how even simple activities like eating a popsicle or cooking hamburgers were nearly impossible due to the overwhelming number of flies. He further supported Mike's concerns about the water and health issues caused by the nearby animals and explained that if the wind shifted, the smell would make it unbearable to be outside. In addition to these issues, Rick pointed out the significant flooding that had occurred the previous year, which was partly due to the retention basin. He mentioned that the flooding had affected Dale Street, and while it was labeled a "100-year storm," such storms seemed to be happening more frequently. Rick concluded by expressing his opposition to the proposed development, joining Mike in voicing concerns about the overall impact.

Natalie Kmber: Natalie Kimber was present to speak on the item. She stated she resides at 560 South Hill Street. She expressed concerns that the proposed development would negatively affect her property, similar to how it had impacted her neighbors, Mike and Lori. Natalie emphasized that she did not want the development to happen and was determined to do whatever she could to prevent it. She shared her experience with flooding, noting that when it rained, water from the property flowed into her front yard and began to enter her basement. She had contacted Grantsville City to address the issue, highlighting her concerns about drainage and the easement area. Natalie also pointed out that placing animals in the easement would obstruct its intended drainage function, making it unmanageable and causing maintenance issues. She further raised concerns about the proposed location for the animals, mentioning a bus stop near her property and the potential safety risks. She questioned the suitability of a vinyl fence for containing large animals such as horses and steers, noting the risk of animals escaping, especially with the bus stop in proximity. In addition, Natalie commented on the poor maintenance of the area, wondering how the animals would be properly maintained if the current upkeep was already insufficient. She explained that the presence of chickens, hunting dogs, and other animals made it difficult to manage the area, and introducing additional animals would only worsen the situation. She concluded by stating that the area was not suitable for such animals, and that the poor maintenance and unpleasant smells would make things even worse for the neighborhood. She expressed that she and her neighbors felt the same way, and that the development was not the right decision for the area.

Kelly Addington: Kelly Addington was present to speak on the item. She stated she resides at 543 South Cal Street. Kelly explained that she did not intend to be a bad neighbor and acknowledged that she had previously sat in the same position as the applicants, seeking the same type of permit. However, she emphasized that the area in question was a retention pond and shared her concern about flooding, referencing an incident in August of 2024 when the pond flooded and caused water to flow down Pale Street. She described the pond as essentially a large hole, stating there was no suitable space for animals to stand without being affected by bugs or water. Kelly explained that her husband was heavily involved in addressing the flooding that occurred that night, and they witnessed firsthand the amount of water that overwhelmed the area.

She mentioned that on the other side of the retention pond, she had personally seen goats standing on hay bales surrounded by cold water, reinforcing her belief that the area was not appropriate for animals. She concluded by stating she did not believe the retention pond should be used for that purpose.

d) Proposed conditional use permit for Erika Zavala to own and operate El Gordo, an outdoor micro enterprise kitchen, located at 361 S. Lookout Ridge Drive.

No comments

Comments made via zoom for item not open for public comment

Agenda item #5

9:55pm Colton: Is the "best we can" really an answer? That doesn't sound like you're taking people's safety seriously.

10:05pm Colton: How are we going to sustain all the extra people? We don't have the infrastructure.

10:09pm Colton: Glad all your pockets can be lined. I expect willow to be kept up and taxes better not go up.

Agenda item #6

10:47pm Jeff Nielsen: I also have over 900 acres south and west of their property that I access over roads that are within their overlay.

10:32pm Justin Matkin: Riley Ranch received no notice of this development plan or application. That is why the letter arrived recently.

10:35pm Justin Matkin: The applicant knew there was no agreement with Riley Ranch.

AGENDA

1. Proposed concept to divide the property into two lots, located at approximately 259 E. Main St.

Damien Huntsman was present to speak on this item via Zoom. He explained that the main issues regarding his subdivision proposal centered on two questions: the width of the right-of-way and the utility requirements. He discussed the right-of-way, indicating that his understanding of city ordinances aligned with state statutes, which required a 20-foot-wide paved right-of-way. He expressed confidence that the right-of-way could be accommodated but was

seeking the commission's input on utility standards. Mr. Huntsman mentioned that while this parcel could be subdivided, it might not be the most suitable land, and he wanted to ensure that the commission's preferences were understood to avoid wasting time on further applications.

Vice Chair Dalton raised concerns about the utility connections, noting that the property would need to be connected to the sewer line as well as to water. Zoning Administrator Shelby Moore added that the location of a fire hydrant might need to be reconsidered due to the presence of a private lane, which would require a minimum width of 26 feet for emergency vehicle access per the International Fire Code. She also pointed out that the proposed right-of-way was less than 26 feet wide and that this could pose a problem for fire code compliance.

Shay Stark, city consultant with Aqua Engineering, explained that both the 20-foot and 26-foot width requirements stemmed from the International Fire Code. If a fire hydrant was placed on the property, the right-of-way had to be a minimum of 26 feet to allow for fire truck access. If no hydrant was required, a 20-foot width might suffice, though other considerations would need to be examined. Mr. Stark further noted that the proposed right-of-way would encroach on the side setback of the homes, which could present an issue. He also highlighted the potential need for a joint agreement with the neighboring property owner to establish the right-of-way, as well as the challenge of providing adequate parking and access for both properties.

Commissioner Sarah Moore expressed concerns about the width of the driveway and its ability to accommodate fire department access, referencing an example from her family where a private driveway required a fire suppression system inside the home due to its narrowness. She questioned how the proposal could meet fire code requirements. Mr. Huntsman responded by reiterating that the proposed lane should be wide enough for emergency vehicles, but he acknowledged the need to address the setback and width concerns raised by the commission.

Commissioner Potter raised concerns about parking in the easement, as parked vehicles could impede emergency access. Mr. Huntsman clarified that parking would be limited to the rear of the southern property. Referring to the property image on Google Earth, Commissioner Potter noted that the photos showed vehicles already parked in the easement, indicating improper parking on the lot. He expressed concern that this issue would worsen if the property was divided.

Commissioner Stirling asked about the sewer line configuration, noting that it appeared the sewer line would run from the middle of the house rather than directly from the main sewer line on the street. Mr. Huntsman clarified that while the sewer connection had not been finalized, the aim would be to find the most efficient solution.

Vice Chair Dalton emphasized the importance of addressing public safety concerns, particularly regarding fire hydrants, the right-of-way width, and setbacks. He noted that these issues would need to be resolved before any approval could be considered.

Damien Huntsman indicated that he would work on resolving the fire hydrant, right-of-way width, and setback issues. He thanked the commission for their feedback and expressed hope that these concerns could be addressed before proceeding with the proposal.

This agenda item was closed.

2. Consideration of the proposed Conditional Use Permit for Christine Nuttall to own and operate a nursing care facility at 148 E Sorrel Lane.

Christine Nuttal was present to address any questions regarding this item. Zoning Administrator Shelby Moore explained that Christine was seeking approval to build essentially an Accessory Dwelling Unit (ADU) for her disabled brother and mother. Christine clarified that her family had recently sold their home and was currently living together, with the goal of providing privacy and care for her brother, who was disabled.

Christine stated that she had decided to go with a Conditional Use Permit (CUP) to avoid variances, explaining that the driveway needed to accommodate emergency vehicles for her brother's health needs. She explained the urgency of the project, noting that it would allow her brother to have access to his personal belongings and help improve his quality of life. She clarified that her mother, who was on a fixed income, would not be paying rent, and the family would be doing the work themselves.

Vice Chair Dalton requested a satellite image of the property for clarification. Christine explained that she had reached out to neighbors before the letters were sent out, and most had no concerns about the project. She addressed specific neighbor concerns, mentioning that the neighbor's barn already blocked their view, so the new structure wouldn't cause additional disruption. Christine noted that the garage side of the property would be accessed via another driveway.

Vice Chair Dalton initially asked if any drawings had been made to ensure the building would not encroach on the easement. Christine Nuttal responded that no drawings had been made but explained that the building's location was chosen to avoid blocking the kitchen window or views from the home while still providing access for emergency vehicles. She emphasized that the design was intended to allow her disabled brother and mother to have a close, accessible living space, as both were unable to navigate stairs. Christine stressed the importance of keeping the building close for caregiving purposes, allowing her to assist her brother easily from her back door.

Commissioner Potter suggested rotating the building to avoid encroaching on the easement. Christine Nuttal explained that while they had tried to avoid dead space along the line, they had

confirmed with utility companies that nothing would be placed in the easement. When asked if any utility lines or conduits existed in the area, Christine confirmed there were none.

Commissioner Potter noted that Rocky Mountain Power had consented to the encroachment but would retain their rights to maintain or repair utilities in the future, despite no utilities being placed in the area. He raised concerns about potential future issues, suggesting the property could face challenges down the line if utility companies changed their position.

Attorney Barker raised a concern about the code requirement that prohibited nursing care facilities or group homes from being within three-quarters of a mile of another similar facility. He asked if this had been explored, as the building was being classified as a nursing care facility under the code. Christine clarified that the building was not a nursing home or business, but simply a private space for her brother and mother to live, emphasizing it was not intended for profit or public use. Attorney Barker clarified that the project was indeed categorized as a nursing care facility by the code, which could prevent similar facilities from being established within the three-quarter-mile radius. He noted that this would need to be considered in the decision-making process.

Vice Chair Dalton expressed a preference for classifying the project as an ADU, noting that this would prevent future complications with establishing it as a care facility. He also raised concerns about insurance implications if the building were classified as a nursing care facility. Christine stated that she had not considered the insurance aspect but reiterated that it would not be classified as a nursing facility.

Commissioner Sarah Moore voiced support for the project, mentioning that the HOA had approved it and that the area was unlikely to see any other businesses, especially given the lack of room for expansion near the Army depot. She also commended Christine for her efforts in coordinating with utility companies.

The commission agreed that the project should be reclassified as an ADU, expressing concerns about the easement. They recommended avoiding any encroachment into the easement to prevent future issues. Commissioner Potter advised Christine to obtain written clarification from the utility companies about the encroachment to protect herself legally. He also suggested avoiding any construction within the easement, referencing past issues that other homeowners had faced.

Attorney Barker reminded the commission that, per code, an ADU must not exceed the size of the primary residence, which would limit the size of the proposed building. Christine agreed to comply with this requirement and address the utilities and other necessary details. She stated that it would not exceed the size of the primary residence.

Sarah Moore made a motion to table the proposed Conditional Use Permit for Christine Nuttall to own and operate a nursing care facility at 148 E Sorrel Lane., Isaac Potter seconded the motion. The vote is as follows: Trent Stirling "Aye," Isaac Potter "Aye," Sarah Moore "Aye," Derek Dalton "Aye." The motion was tabled unanimously.

3. Proposed conditional use permit for Joseph Guindon and Tiffany Shepherd to have up to four large animals and four small animals on the residential property located at 60 W Williams Lane.

Joseph Guindon and Tiffany Shepard were present to answer questions on this item. Joseph Guindon began by acknowledging his neighbors' concerns regarding the condition of the property. He apologized and explained that medical issues had limited his ability to maintain the land as well as he had hoped. He emphasized that he had not intended to neglect the property but had been physically unable to do more.

He added that they had even borrowed additional goats to help clear vegetation and better manage the farm. Tiffany Shepherd clarified that they currently had four goats of their own and were temporarily caring for three more belonging to Joseph's mother. Joseph explained that although they had recently had baby goats, they were no longer on-site.

Vice Chair Derek Dalton asked for confirmation of the number of animals, which both Tiffany and Joseph provided.

Commissioner Stirling explained that conditional use permits are subject to conditions designed to address potential impacts such as safety, noise, and odors. He expressed concern that, in this case, those impacts could not be adequately mitigated, especially given the open layout of the area.

Tiffany responded by noting that there were already several horses and goats in the immediate area, suggesting their request was consistent with surrounding properties. Joseph explained that recent flooding issues were partly due to a neighboring residence that had installed a basement swimming pool. According to Joseph, the homeowner had been dumping excess water into the gutter, which ultimately flowed downhill and contributed to overflow on his property. He said this had led to retention basin flooding that was beyond his control.

Commissioner Stirling clarified that he was not trying to deny Joseph's rights to use his property but was required to determine what conditions, if any, could be imposed to allow the use without causing harm.

Joseph Guindon stated that he had purchased 1.4 acres in what he understood to be a rural area, surrounded by horses. He said he had not been informed of the restrictions tied to the retention area or told that it was not designated for horse use. He questioned why he would not be allowed to keep horses in what he believed to be horse property. He added that they intended to install fencing within the required 100-foot setback and would use portable fencing panels to allow rotational grazing.

Commissioner Potter raised a concern about how runoff and waste would be managed if four large animals were approved. Tiffany explained that when the emergency overflow drained, it filtered into the ground and functioned like a natural filtration system. She added that they were actively working to maintain and clean the system, including keeping pipes clear and using a dump trailer to remove waste. She emphasized their goal to be self-reliant and keep the property well-maintained.

Commissioner Potter noted that although the proposal seemed to align with residential farming, there was a risk of it evolving into a nuisance. He cited the city's obligation not to approve a conditional use permit unless it could be demonstrated that the use would not be detrimental to the health, safety, or comfort of nearby residents.

Joseph acknowledged this and committed to doing his part to ensure the property was maintained appropriately. He mentioned being open to periodic reviews to verify compliance and to address any concerns from neighbors proactively.

Commissioner Potter pointed out that the original request—for four large animals and four medium-sized animals—was likely excessive for the property's capacity. Zoning Administrator Shelby Moore explained that the city's code permits one large animal per 10,000 square feet, with an additional large animal allowed per 2,000 square feet thereafter. Based on that, she said a more typical setup for a property of their size would be one large animal and up to four goats.

Commissioner Stirling expressed support for that limitation, and Tiffany indicated that such a reduction would be acceptable.

> **Isaac Potter made a motion to recommend the approval for the proposed conditional use permit for Joseph Guindon and Tiffany Shepherd have up to one large animal and two medium animals or in the alternative four medium animals on their residential property located at 60 West Williams Lane with the additional following conditions you must comply with all local, state and federal animal welfare regulations. Proper waste disposal and manure management must be maintained at all times fencing and shelter must be properly maintained to ensure animal containment and welfare the berm on the northeast corner be repaired to address erosion caused by the August 2024 storm, the retention basins sumps and inlets shall be maintained to city**

standards and kept in working conditions, you should also have the fencing 100 foot setback from your neighbors, and we'll have Shelby assess this after 60 days. Trent Sterling seconded the motion. The vote is as follows: Trent Stirling "Aye," Isaac Potter "Aye," Sarah Moore "Aye," Derek Dalton "Aye." The motion was approved unanimously.

4. Proposed conditional use permit for Erika Zavala to own and operate El Gordo, a micro enterprise kitchen, located at 361 S Lookout Ridge Drive.

Eduardo Zavala was present to answer questions on this item. He explained that the health department had inspected the site and provided the necessary regulations, as this is a relatively new concept. He stated that they planned to cook outside, specifically carnitas, and use their garage for electrical equipment to keep food warm.

Zoning Administrator Shelby Moore provided background on this conditional use permit, stating that initially, all cooking was planned to take place in the garage. However, due to building code requirements, fire sprinklers would be necessary unless the cooking occurred in the driveway. Eduardo stated that the equipment was on wheels for easier cleaning, and the food would be cooked outside and brought inside the garage for storage and holding.

Commissioner Potter raised concerns, stating that it could not be authorized unless it was specifically listed in the zoning district. He acknowledged that the property was zoned R-1-21, which allows for home occupations, but stated this seemed more commercial. He was also concerned about parking, as the business would rely on customers picking up orders. Eduardo stated that customers would use a drive-up system, with no dining space, and they would park for a brief time to pick up their orders. He clarified that the business would operate for six hours on Saturdays and Sundays, and there would be minimal disruption to the residential area.

Commissioner Potter expressed concerns about the safety of the street, particularly during times when children were out playing. He noted that there could be a significant increase in traffic on Saturdays and Sundays due to the food pickup, raising health and safety concerns.

Commissioner Sarah Moore noted that the business was located near a church, which already generated heavy traffic. Zoning Administrator Shelby Moore suggested that a temporary conditional use permit (for three or six months) might be a good idea to monitor the impact on the neighborhood. Eduardo agreed to this suggestion and stated that a temporary permit would work for them to gauge the response and traffic flow.

Commissioner Potter maintained his concern about the safety of the street, which he described as very quiet. The commission discussed the expected number of customers, with Eduardo estimating 15–30 customers per day and six employees. Commissioner Sarah Moore stated that she was fully supportive of entrepreneurship and was in favor of granting a temporary permit.

Vice-Chair Dalton raised the concern of setting a precedent with home occupations, as allowing cars to line up in the driveway could be seen as a business being run from the street, which contradicts the typical definition of a home occupation. He suggested that the cooking should take place behind a fence. Eduardo assured the commission that the garage doors would remain closed during business hours, with customers directed to pick up food from the south entrance. He also agreed that all cooking would take place in the backyard behind the fence.

Commissioner Sarah Moore also asked about the health department's requirements for a grease trap, which Eduardo confirmed was in place, along with separate washing stations for sanitizing and utensils.

Commissioner Potter expressed concerns about the scale of the operation, pointing out that it seemed more like a full-on business than a small home occupation. He was opposed to the proposal due to its commercial nature in a residential area.

Commissioner Stirling asked what would happen if the business became successful and whether they would consider opening a physical location. Eduardo confirmed they would eventually seek a commercial space if the business expanded. He explained that the goal was to test how people liked the food before making that leap.

> **Trent Sterling made a motion to recommend the approval for a conditional use permit for Erika Zavala to own and operate El Gordo, a micro enterprise kitchen, located at 361 S Lookout Ridge Drive, with the following conditions: the applicant must have a current business license at all times, must comply with all state local and federal food service health regulations that a grease trap must be installed on the garage sink as required by public works that the proper waste disposal and sanitation measures must be maintained at all times, that business hours shall be limited to Saturday and Sunday from 9 a.m. to 3 p.m., and shall be issued on a temporary basis to be reviewed in six months from not, Sarah Moore seconded the motion. The vote is as follows: Trent Stirling "Aye," Isaac Potter "Nye," Sarah Moore "Aye," Derek Dalton "Aye." The motion was passed 3 to 1.**

5. Consideration of the proposed PUD application for Townhomes on Willow, located at approximately 132 S. Willow St.

Joe White and Todd Castagno were present to answer questions regarding the application. Shay Stark, consultant with Aqua Engineering, provided background on the project.

He explained that the application was originally submitted in February 2022 and underwent extensive review with city staff. It was first presented to the Planning Commission in January 2023. Two public hearings were held—one for the preliminary plat and one for the PUD application—though the PUD was not clearly identified on the agenda at the time. Stark clarified

that the city adopted new multi-unit housing provisions (Chapter 4, Section 4.3) in July 2022; however, these standards did not apply to the current application since it predated their adoption.

Mr. Stark stated the applicant was requesting approval for 93 units. At the time of submittal, the zoning was RM-7, which allows up to seven dwelling units per acre. He emphasized that under state law, interpretations must favor the applicant unless the code specifically prohibits an action.

He reviewed the PUD ordinance (Section 12.42) requirements in place at the time of application, noting the need for responses to conditional use standards in Chapter 7.8 and a demonstration of alignment with objectives in Section 12.1. The applicant submitted a table comparing RM-7 standards with proposed adjustments. No increase to maximum density was requested, as 93 units fall within the allowed limit.

Regarding lot size, Mr. Stark explained that RM-7 requires 7,000 square feet per lot, with additional units allowed at 6,000 square feet each. The proposed average lot size is 6,181 square feet, factoring in 10% open space. He noted the challenge of applying these standards to zero-lot-line townhomes, which led to the later creation of Section 4.34 for clarification.

Mr. Stark also addressed infrastructure concerns related to Willow Street. He noted that the road is not currently equipped to handle the expected traffic volume and cited legal limits under the Nollan-Dolan test that restrict the extent of off-site improvements a city may require. Concerns included street width, pedestrian safety (especially near an elementary school), and an undersized six-inch water line.

To address these concerns, the developer agreed to:

- Widen Willow Street along the project frontage.
- Install a sidewalk from the north end of the project to Durfee Street.
- Repair sections of the sewer line impacted by settling.
- Install an eight-inch water line from Durfee Street through the site.
- Coordinate with the Lookout Ridge subdivision to connect water lines and improve pressure.

Joe White provided additional remarks, noting the process had been a learning experience for both the developers and the city, especially with townhome-style projects. He confirmed planned infrastructure improvements, including off-site sewer repairs on Willow, Main, and Durfee

Streets, a new water line, and an extended sidewalk along Willow Street to improve pedestrian safety.

He explained that the development would have an HOA responsible for maintaining exterior appearances, and that all units would include two-car garages with additional internal parking. He stated the intent was to provide moderate-income housing, though exact HOA fees would depend on maintenance and insurance costs.

Commissioner Sarah Moore inquired about the project's alignment with moderate-income housing goals. Mr. White confirmed this was the intention.

Parking was a key area of discussion. Mr. White explained that parking requirements were addressed through two-car garages and designated guest spaces. Commissioners expressed concern that Willow Street's perceived narrowness and existing parking congestion could still present issues.

Commissioner Stirling raised concerns regarding on-street parking and school traffic. He asked whether the easement with Mike Warner had been finalized. Mr. Castagno responded that the agreement was reached in principle and documentation would be submitted with the preliminary plat.

Commissioner Stirling questioned the unit count, noting an initial figure of 96 units versus the current 93. Mr. Castagno clarified that the original plan included 96 units, but three were removed to meet parking requirements. Mr. White added that sidewalk extensions would enhance connectivity and accessibility to nearby parks.

Commissioner Stirling remained concerned about traffic on Willow Street. Mr. Stark responded that while the city requires the applicant to improve street frontage, the developer is not responsible for resolving existing traffic conditions. Mr. Stark noted that fully widening Willow Street is not feasible without encroaching on private property but stated improvements could be made within existing constraints.

Commissioner Stirling questioned whether the development could create a permanent traffic issue. Mr. Stark acknowledged the complexity but noted that future measures such as removing side parking could allow Willow Street to function more like a collector.

Vice-Chair Dalton raised concerns about additional traffic at intersections such as Cork and Cherry Streets, particularly given high school traffic patterns. He also asked about setbacks and potential impacts to sight triangles. Mr. White stated that setbacks were being reviewed with the engineering team.

Mr. Stark added that some areas might have reduced setbacks to accommodate common areas and park spaces maintained by the HOA. To enhance safety, he suggested reducing the internal speed limit to 10 mph, which would allow for shorter sight triangles and better pedestrian safety.

Commissioner Potter expressed concern about the development's potential to generate an estimated 660 vehicle trips per day. He emphasized the risk of congestion and suggested that creative traffic solutions might be necessary.

> **Trent Stirling made a motion for the approval for the consideration of the proposed PUD application for Townhomes on Willow, located at approximately 132 S. Willow St, with the following conditions: that they repair and install the off-site sewer lines as per the submitted plans, obtaining the easement from Mr. Warner for the water line connection before approval, final approval, that you extend the sidewalks south of the development to Durfee Street. Isaac Potter seconded the motion. The vote is as follows: Trent Stirling "Aye," Isaac Potter "Aye," Sarah Moore "Aye," Derek Dalton "Aye." The motion passed unanimously.**

6. Consideration of the proposed Overlay District for Deseret located at approximately 1300 W Mack Canyon Road.

Shawn Johnson and Layla Rosales were present to answer questions regarding the item. Mr. Johnson began by outlining changes made in the resubmitted Deseret Development packet. He noted that on page four, a cap was added to limit residential use within the commercial flex area to no more than 30 acres in Phase 4. This restriction ensures the remaining 92.4 acres remain reserved for commercial use. On page five, parking requirements were revised to align with city code. Page eleven included a request for a deviation from the maximum building height of 35 feet. On page seventeen, language was added to require front yard landscaping to be installed within 90 days unless delayed by winter conditions. Water-wise landscaping requirements were also incorporated.

Vice-Chair Dalton then shifted the discussion to a letter received from the law firm representing Riley Ranch LLC, GB150 LLC, and Granite Construction Company. He explained that the letter raised serious concerns about access and property rights.

According to the letter, Riley Ranch and its affiliates own multiple contiguous parcels and private roads that provide access to their properties from SR-138. The letter emphasized that these roads are fee-simple, privately owned, and governed by an exclusive UDOT access permit. The clients have not granted BT Grantsville any rights to use, cross, or incorporate these roads or properties into the Deseret Development. It further stated that current development plans appear to route traffic through Riley Ranch's private access, which they consider unauthorized and detrimental to their property interests. The letter also noted that water rights in the area had been purchased by Riley Ranch and are not for sale.

Commissioner Stirling asked for clarification on the location of the disputed road. Vice-Chair Dalton explained that it runs along 8th Street and had recently been paved with reclaimed asphalt. Mr. Johnson acknowledged this but clarified that the primary access point for the development is intended to be on Candy Road.

Vice-Chair Dalton cautioned that if access is not secured, the current development plan may need to be significantly revised. Mr. Johnson responded that the majority of the development lies on the opposite side of the disputed road and that it could be 10 to 15 years before construction reaches that area.

Vice-Chair Dalton then asked Zoning Administrator Shelby Moore and Attorney Barker about potential implications for the overlay zone if the developer fails to secure access and is forced to alter the plan in the future. He inquired whether such changes would require additional approvals from the Planning Commission or City Council.

Shelby Moore responded that if access changes significantly impact the development, the applicant would need to amend the Planned Unit Development (PUD). Attorney Barker explained that issues arising during final plan or plat processing could be addressed in the same manner as conceptual issues had been handled previously, whether within a PUD or a standard development.

Vice-Chair Dalton expressed concern about how unresolved access might specifically impact the commercial area near the disputed road. In response, Shawn Johnson said that he has weekly coordination with the northern property owner, who holds a separate highway access point. He stated this connection could potentially serve the commercial area without relying on the contested road and clarified that the real impact would be on residential areas further up the development.

Vice-Chair Dalton asked for more detail on the alternate access point, referencing a dirt road. Mr. Johnson confirmed and explained that the northern property owner had purchased a 30-foot-wide strip along the boundary, limiting the ability to connect from the south.

Shelby Moore noted that eliminating key corridors would require substantial changes to the overall road layout. Vice-Chair Dalton agreed and again asked whether the developer had any legal ability to cross into the disputed property if access was denied. Mr. Johnson confirmed they did not and would need to either find another route or eliminate that section of the development.

Commissioner Potter reiterated that denial of access could jeopardize a significant portion of the project. Mr. Johnson acknowledged this but stated the project could still proceed in other planning areas and that traffic studies would help determine feasible alternatives.

Vice-Chair Dalton noted that while the southern commercial area might remain viable due to a separate access point, a substantial upper portion, possibly a third of the development, could remain inaccessible. Shelby Moore added that a separate comment had been received from Jeff Nielsen, who referenced 900 acres to the south and west, with incorporated access roads, raising further concerns about access logistics.

Mr. Johnson responded that he was unsure which roads Nielsen referred to but believed the only viable road was the one already identified in the plan. Ms. Rosales added that all roads shown in the current plan are consistent with the city's transportation master plan.

Vice-Chair Dalton voiced frustration with the timing of the received materials, noting they had only arrived a day or two before the meeting despite being dated March 3rd. He emphasized the need for more time to evaluate the new information given its potential impact on the project.

Mr. Johnson clarified that the letter in question does not significantly affect the broader development plans, as it is not a primary access point. He said the city had advised them to treat the intersection as a major one, aligning with roads across the street, though this road is not designated as a major thoroughfare in their plans.

Commissioner Potter agreed with Vice-Chair Dalton's concerns, noting that the new information shifts project dynamics, particularly with regard to zoning and access. He asked how the potential loss of residential units north of the road would affect the ratio of commercial to residential uses.

Commissioner Stirling acknowledged the complications from access uncertainty, pointing out that zoning approvals are typically based on long-term land use assumptions. Still, proper access must be confirmed. Mr. Johnson emphasized that zoning approval does not guarantee access rights and that future development in the affected areas may not proceed if access issues remain unresolved.

Vice-Chair Dalton raised concerns about future developers returning with altered plans if foundational access issues are not addressed upfront. Zoning Administrator Shelby Moore added that park requirements tied to residential density would be impacted if those units are lost. It was agreed that park construction would need to occur before further development in areas requiring the disputed access could proceed.

Commissioner Stirling noted that future developers may attempt to revise zoning or land use designations, but current zoning documentation provides the city with tools to reject those changes. He also raised the possibility of requiring a second access point to alleviate traffic concerns.

Vice-Chair Dalton recommended tabling the proposal to fully assess how the lack of access might affect the development, especially in relation to the proposed overlay district.

Commissioner Stirling agreed and expressed interest in seeing revised concept plans that include calculations illustrating potential impacts. Shelby Moore confirmed those could be provided and suggested a joint work meeting with the City Council to review the overlay district in more detail.

Vice Chair Dalton concluded by emphasizing the need to evaluate the impact of potentially losing 1,800 residential units, including how it would affect park size, density, and the overall viability of the development plan.

Derek Dalton made a motion to table the consideration of the proposed Overlay District for Deseret located at approximately 1300 W Mack Canyon Road, Isaac Potter seconded the motion. The vote is as follows: Trent Stirling "Aye," Isaac Potter "Aye," Sarah Moore "Aye," Derek Dalton "Aye." The motion passed.

7. Approval of minutes from the November 7, 2024 Planning Commission Regular Meeting.

Derek Dalton made a motion to recommend approval of minutes from the November 7, 2024 Planning Commission Regular Meeting, Trent Sterling seconded the motion. The vote is as follows: Trent Stirling "Aye," Isaac Potter "Aye," Sarah Moore "Aye," Derek Dalton "Aye." The motion passed.

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

Derek Dalton made a motion to recommend approval of minutes from the November 7, 2024 Planning Commission Regular Meeting, Trent Sterling seconded the motion. The vote is as follows: Trent Stirling "Aye," Isaac Potter "Aye," Sarah Moore "Aye," Derek Dalton "Aye." The motion passed.

9. Report from Zoning Administrator

Zoning Administrator Shelby Moore informed the Commission that the City Council proposed a joint work session to review the Capital Facilities Plan amendment on April 23rd at 6 p.m. The meeting will be available via Zoom.

Attorney Barker stated that motions presented under discussion items should not be treated as action items, in order to give the public adequate notice. He advised caution and recommended maintaining the current format on the agenda.

10. Open Forum for Planning Commissioners.

No item

11. Report from City Council.

No items

Adjourn

Isaac Potter made a motion to adjourn, Trent Sterling seconded the motion. The vote is as follows: Trent Stirling "Aye," Isaac Potter "Aye," Sarah Moore "Aye," Derek Dalton "Aye." The meeting concluded at 11:05pm.

AGENDA ITEM #9

Consideration of the Letter of Attestation for the Grantsville Infrastructure and Economic Development Project.

GRANTSVILLE
PLANNING & ZONING

429 East Main Street
Grantsville, UT 84029
(435) 884-3411

June 30, 2025

Utah Governor's Office of Economic Opportunity
Rural Communities Opportunity Grant Program

RE: Letter of Attestation for the Grantsville Infrastructure and Economic Development Project

To Whom It May Concern:

On behalf of the Grantsville City Planning and Zoning Commission, we hereby submit this letter of attestation in support of the infrastructure project undertaken by the City of Grantsville, funded in part by the Rural Communities Opportunity Grant program.

The Planning and Zoning Commission has reviewed and supports the project scope, which includes utility infrastructure expansion, roadway widening, and site preparation within a key 59-acre mixed-use development corridor. These improvements are consistent with the City's adopted General Plan and land use goals, and they align with long-term strategies to stimulate sustainable commercial development and economic vitality.

We affirm that this project has been coordinated with the Planning and Zoning Commission and complies with all relevant zoning regulations and development standards. The Commission recognizes the importance of the project in facilitating private-sector investment, job creation, and community-serving amenities such as the anticipated McDonald's location, as well as improvements that benefit Soelberg's Market, Beans and Brews, and other local businesses.

We commend the City's strategic use of grant funds to enable growth through public infrastructure investments and attest to our continued support of the project through its implementation.

Sincerely,
[Signature]
Derek Dalton
Vice-Chairman, Planning and Zoning Commission
Grantsville City

AGENDA ITEM #8

Approval of minutes from the March 20, 2025 Planning Commission Regular Meeting.

Action Summary:

Agenda Item	Item Description	Action
#1	Discussion of the proposed rezone for Robyn Dodge to go from RR-5 to RR-2.5	Discussed
#2	Consideration of the proposed conditional use permit for Nicole Cloward to add a single-family home on her property located at approximately 713 N Main Street.	Approved
#3	Consideration of the proposed conditional use permit for Brandon and Aubrey Durrant to own and operate a Community and Reception Center, on 10.11 acre at 145 W Sundance Ln. in the A-10 zone.	Tabled
#4	Consideration of the proposed amendment to the PUD for Presidents Park located at approximately Nygreen St. and Washington Ave.	Denied
#5	Approval of minutes from the January 16, 2025 Planning Commission Regular Minutes	Tabled
#6	Approval of minutes from the February 06, 2025 Planning Commission Regular Meeting.	Approved

MINUTES OF THE GRANTSVILLE CITY PLANNING COMMISSION, HELD ON March 20, 2025 AT THE GRANTSVILLE CITY HALL, 429 EAST MAIN STREET, GRANTSVILLE, UTAH AND ON ZOOM. THE MEETING BEGAN AT 7:00 P.M.

Commission Members Present: Chair Rick Barchers, Vice-Chair Derek Dalton, Trent Stirling, Isaac Potter, Sarah Moore.

On Zoom:

Commission Members Absent:

Appointed Officers and Employees Present: Zoning Administrator Shelby Moore, City Attorney Tysen Barker, City Council Member Rhett Butler

On Zoom: Aqua Consultant Shay Stark, Mayor Neil Critchlow

Citizens and Guests Present: Jeannine Butler, Wayne Butler, Keith Dodge, Robyn Dodge, Gary Pinkham, Brandon Durrant, Aubrey Durrant, Nicole Cloward, Travis Taylor, Kim East, Mike East

Citizens and Guests Present on Zoom: Damian Unknown, Justin Matkin, Loene Simpson, Jeff Nielsen, Ryan Unknown, Joseph White, Tom Clark, Mark Nickless, Colton Unknown, Lil W,

Brad Orgil, Kelli Butler, Darwin Fielding, Zig Unknown, Jeff Williams, Aaron Unknown, several other unknowns

Commissioner Chairman Barcher called the meeting to order at 7:00 PM.

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

ROLL CALL

PLEDGE OF ALLEGIANCE

PUBLIC HEARING

a) The proposed rezone for Robyn Dodge to go from RR-5 to RR-2.5.

Voicemail received 3/19/2025

Mike East left a voicemail stating that he lives east of the proposed location and is opposed to the request, explaining that he did not move there with the expectation of having houses in the back of his.

Voicemail received 3/19/2025

Kim East left a message stating that she resides at 610 Warr Street and is opposed to the proposal.

Patrick Weber: Patrick Weber was present to speak on the item. He inquired about the purpose of the rezoning, asking for clarification on whether it was intended for building houses. He stated that he did not want more houses to be built on the street where he resides and wanted to make that concern known.

b) The proposed conditional use permit for Nicole Cloward to add a single-family home on her property located at approximately 713 N Main Street.

Gary Pinkham: Gary Pinkham was present to speak on the item. He stated that approximately a year to a year and a half ago, the property in question was subdivided, and as part of that approval, significant improvements to the sewer and utilities were required to serve the property. He stated that he does not believe any of those improvements have been completed. He explained that the original subdivision plan involved taking the existing home and creating a new lot behind the shop, which has three lots. He stated that the current proposal seeks to add an

additional home behind the shop, which would further increase the number of sewer connections. He reiterated that he has not seen any indication that the required utility upgrades have been completed and emphasized that before additional homes are added, the previously agreed-upon improvements need to be addressed.

c) The proposed conditional use permit for Brandon and Aubrey Durrant to own and operate a Community and Reception Center, on 10.11 acre at 145 W Sundance Ln. in the A-10 zone. 7 emailed comments show on record

Emailed 03/13/2025

I apologize for my unavailability to attend in person:

Below are a few items I would like to leave up for discussion surrounding the request from the Durrant Family property;

In Grantsville City, the A-10 Zoning District provides areas to promote and protect the opportunities for a broad range of agricultural uses and maintain greenbelt spaces. A Community and Reception Center has no association with agricultural use or greenbelt spaces (Largely undeveloped, wild or agricultural land). The Durrant property resides in the A-10 zoning for Grantsville. In my opinion, all the surrounding and original neighbors choose to reside in this type of environment for that sole purpose-agricultural use and greenbelt spaces. However, there have been a few try to personally benefit and/or profit by changing the zoning from the exact reason they wanted to live in such an environment.

Secondly, the Grantsville City infrastructure cannot support such a business in this remote and isolated location. The access roads to the proposed reception center location are on unimproved dirt/gravel road structures. The City struggles to maintain the already ailing dirt roadways in the neighborhood, with the current minimal local traffic.

In addition, the proposed property is on a private lane off the dirt road structure and has no fire hydrant within a reasonable distance. The property's water is supplied by a private well and does not have the proper safe drinking water standards to serve the public. The water rights for the private well also do not support the number of occupants that could attend the facility. The lack of proper fire control from city water sources could be a potential fire hazard to occupants attending events. Emergency and Fire trucks would have a difficult time accessing the property in adverse weather to include lack of snow plowing and extremely muddy roads during a good portion of the year. Another concern I would like to mention is that having multiple vehicles use the roadway in dry weather conditions will ultimately cause the need for a fugitive dust plan by Grantsville City or perhaps the property owners. The property is not connected to the public sewer system and most likely does not have the septic tank and leach field capacity to support more than a single-family dwelling. This could put permanent residents at the household in unacceptable health related risks.

I would like to thank you for your time and hope you thoroughly consider the zoning A-10 Agriculture District, Green Belt. With the lack of a City water connection to a Fire Hydrant or fire suppression system, safe drinking water standards, water right issues, unimproved dirt/gravel road conditions, weather implications, fugitive dust issues for neighbors, facility infrastructure, Emergency vehicles access to property and City road maintenance conditions are not conducive to support the conditional use permit at this property.

Tyson and Ashley Erickson

Emailed 03/18/2025

I would like to voice my concerns pertaining to the proposed conditional use permit for Brandon and Aubrey Durrant to own and operate a Community and Reception Center, on 10.11 acre at 145 W Sundance Ln. in the A-10 zone. First I would like to state that I stand for property rights enabling a person to use their land in a way that best suits their needs and wants without impinging on his fellow man. When I purchased my property I did it with the view of building a home, and living in a community where I can raise a family safely, which seems to be the same with many of the neighbor's. Often I see children playing among the trees along the roadside. things considered, I think an event center would have a negative impact on the quality of life around here, and be better suited in a more commercialized area. We have seen some of the negative effects an event center would bring already. Lets keep in mind the road is effectively only 1 lane, I don't mind the road the way it is, I think it adds to the country feel, but the road is not able to withstand excessive traffic which turns the road very dusty when dry, and rutted when wet. I drive an SUV and at times I drag the bottom of my car because the ruts are so deep. More importantly, customers coming to and from an event or reception don't know that kids play along the road, which is a safety hazard to them. Another area of concern is noise pollution. I like to enjoy weekends at home and rest from the hustle of the week. As the weekend is the most available time for people the do things at an event center, it would likely be the busy time and take away from the rural atmosphere. There are many benefits to living in a community of like minded people. We all sacrifice some of our wants to live in harmony with, and benefit the community as a whole. For these reasons I am against having an event center.

Victor Wayman

Emailed 3/18/2025

This is Rulon Wayman. I own a parcel of land on the corner of Sundance lane and pheasant run lane in Grantsville. I was sent a notice that Brandon and Aubrey Durrant want to open a community reception center on their property. Although I am not against people wanting to come together and have a place for their receptions, I am against what it might bring and what it has already brought to that part of town. The Allens, (the second home to the north of my plot) are currently a highly desirable reception center, which has brought excessive riff-raff, noise and unexceptionable behavior to me and other neighbors around. There are family’s with young children that live and play on “pheasant run lane“ and “Sundance lane” frequently. I believe that it would be a hazard to both children and adults. Also, I see littering on a regular basis all along that road. I’ve seen beer bottles and other trash along Pheasant run lane many times. If you were

to drive down pheasant run lane and look at the sides of the road, the littering would be obvious. In addition, the roads cannot handle the traffic, they continue to be damaged by the influx of traffic to Allen's. Besides the traffic, many who travel on the road trespass on my property and my neighbors, they have no sense of respect forthe people, property or homes around the area. It is a beautiful country setting and I hope it will stay that way. I am against this proposal because it will bring filth to the roads and be a hazard to the neighbors and family's around. I hope that it will not be allowed now, or at any future date. Please respond back to this email to confirm that it has been received.

Thank You!

Rulon Wayman.

Emailed 03/19/2025

A business of this magnitude should be in commercial zoning. The road doesn't have the infrastructure for a community and reception center. The crowds this will attract will be an invasion of privacy to those living around it. We bought a home in residential-agricultural zoning to avoid the crowds that come in commercial zoning areas.

Thank you,

Douglas and Flor Farley

Emailed 03/19/2025

Good Evening

This is Reuben Wayman, I live at 725 N Pheasant Run Lane, I write in response to the letter received from the city with the Proposal Of A Community And Reception Center in this neighborhood. I would first like to say I am in no position to dictate to someone on what they choose or choose not to do on their own property and I hope we would remember each other's rights to exercise that truth. It is my hope that we will deeply consider the possible interruption and deterioration of the quality of life in our neighborhood. A concern I have is the road quality. It cannot handle the traffic from its own residents, let alone a higher introduction of traffic. With the increased traffic from an event center it raises concerns of any safety hazards regarding excessive traffic on a relatively unregulated road. Already this road seems to be a free for all when it comes to people coming down here and dumping trash, drinking, and speeding recklessly. I think we should highly consider the effects of how it could change the quality of life for all of our neighbors. It is my belief that we should have a vested interest in each other's well being. I would assume that this area would have to be zoned light commercial for an event center to be able to be considered. I am against this proposal for the reasons mentioned above. I can understand hosting family get-togethers or parties that are family related but it should be without the disturbance of our neighbors. I love the Durrants, they're good people. At the same time I am

considering my family and my children that walk up and down these roads here and the hazards that may follow such an approval.

-Thank You.

Emailed 03/20/2025

We are writing in regards to the conditional use permit for Brandon and Aubree Durant to own and operate a community and reception center at 145 w Sundance ln and to voice some concerns we have regarding this. First concern we have is this is the second request in our area to operate an event center. This area is suppose to be a greenbelt agricultural area this will be the second event center we have out here within a couple hundred yards from each other, none of us moved out here to be by an event center let alone 2 event centers we moved here to get away from these things. Second is with one event center already operating how is the city going to help manage this? Will there be police directing traffic/ helping with keeping speeds and dust down when there are 2 events going on at the same time? We already have issues with the Allen event center when they have events people get lost and end up on our private lane (Pioneer rose ln.) they are disrespectful they speed down our road creating massive dust clouds and jeopardizing the kids outside playing they will stop in front of our house realize they are in the wrong spot and late for the wedding and then peel out in the gravel (that we have to personally pay for and Maintain ourselves). Cooley and hale street are both dirt roads that are in poor condition it usually takes us calling and complaining multiple times before they will come out and fix the roads, when it snows the plows don't come maintain these roads, is the city going to to be able to upkeep our roads with 2 event centers running? Third the noise/music that comes with event centers and the impact it will have for those of us that live nearby or in between the 2 event centers, how will this be balanced to where we can still maintain and enjoy the peacefulness and quiet? Will there be events everyday? Where is the balance for those of us that live here?

Thank you

Kurt and Tashaya held

AGENDA

1. The proposed rezone for Robyn Dodge to go from RR-5 to RR-2.5.

Zoning Administrator Shelby Moore presented the applicant's request to subdivide their property in order to sell the back half for future development. The intent was for the purchaser to build a single-family dwelling on the new lot, with the option to add an Accessory Dwelling Unit (ADU).

Chairman Barchers raised concerns about whether the request involved two separate subdivisions or development agreements. He cautioned that similar requests, if approved

repeatedly, could create a domino effect with broader implications for infrastructure such as roads, sewer, and water systems.

Shelby Moore clarified that although the adjacent property owners, the Oviatts, were potential buyers of the new lot, they were not required to purchase it. If the Oviatts were to acquire the parcel, they would need to either amend their plat or pursue a boundary line adjustment. She emphasized that the current request was limited to the creation of one additional lot and did not constitute a large-scale subdivision.

Commissioner Stirling recalled the previous concept discussion of this request and stated that he had no objections. He noted that earlier clarifications had addressed his initial questions. Commissioner Dalton agreed with Stirling, expressing support for the proposal given its consistency with current zoning.

Chairman Barchers reiterated his concerns about long-term implications, though he acknowledged the proposal itself appeared acceptable. He emphasized the importance of considering cumulative impacts if more such requests were to follow.

Commissioner Sarah Moore expressed support for the request, agreeing that it was consistent with zoning and presented no immediate concerns. However, she acknowledged the broader issues raised by Chairman Barchers.

City Council Member Rhett Butler recommended conducting additional research into the subdivision history of the surrounding properties—specifically how former five-acre lots had been reduced to two-and-a-half-acre parcels. This context, he suggested, would help inform the council's eventual decision.

Shelby Moore responded that she had not located any recorded development agreements related to the neighboring properties, though it was evident that the lots had been subdivided over time.

Chairman Barchers reiterated that the proposal, whether sold to the Oviatts or another buyer, amounted to a simple lot split. However, he cautioned again that such incremental changes could lead to smaller lot sizes throughout the area over time.

City Council Member Butler concluded by noting that while a precedent for subdivision had already been set in the area, understanding the origin of that precedent would help guide future decisions.

2. The proposed conditional use permit for Nicole Cloward to add a single-family home on her property located at approximately 713 N Main Street.

Nicole Cloward was present to answer questions on this item. Zoning Administrator Shelby Moore stated that the request was for a conditional use permit to build a single-family residence

on Lot 1. She clarified that the applicant had not submitted utility plans yet, as they were awaiting conditional use approval before proceeding with the necessary reviews.

Nicole Cloward explained that the original plan was to build on Lot 3, which would have required $130,000 in sewer and water improvements due to the distance from existing infrastructure. The revised plan to build behind the shop on Lot 1 was more practical, as water and sewer services already existed at the shop, potentially eliminating the need for further improvements.

Commissioner Stirling inquired about the existing utility connections. Zoning Administrator Moore responded that utility lines would be modeled during the building permit phase, and adjustments would be made if needed to ensure code compliance.

Commissioner Stirling also raised concerns about the proposed setback deviation, noting the shop was only four feet from the fence. Ms. Cloward confirmed the distance and explained that the only utility behind the building was an overhead CenturyLink line. She expressed frustration at her inability to get clear answers from CenturyLink.

Commissioner Stirling asked whether the new structure would block utility access or create issues for future repairs. Shelby Moore explained that a public utility easement existed, and the property was likely subject to older code provisions that allowed construction on easements with the stipulation of providing equivalent easement space elsewhere. She was unsure why the existing shop had been permitted in that location.

Shay Stark, city consultant from Aqua Engineering, expressed concern about the risks of building over an easement. He noted that if utility access was needed in the future, part of the structure could be demolished to facilitate repairs. Ms. Cloward responded that the existing shop had been in place for over ten years without such issues.

Attorney Tysen Barker clarified that, under state law, the homeowner bears the risk of building on a utility easement. He noted that while utility companies may grant encroachment letters, they generally do not waive their right to access and typically only allow encroachments if no active lines are present. He recommended obtaining encroachment letters from all relevant utility companies before proceeding.

Commissioner Dalton also expressed concerns about building over the easement, noting that other applicants had provided encroachment letters in similar situations. He asked if shifting the building eastward might resolve the issue. Ms. Cloward explained that moving the building would eliminate access to an important garage bay, which she needed for daily use.

Chairman Barchers inquired about the building's layout and parking access. Ms. Cloward described the building design as simple and barn-like, with sufficient driveway space.

Commissioner Potter asked Attorney Barker whether easements covered utilities beyond communications infrastructure. Mr. Barker confirmed that easements could include electrical, gas, plumbing, and other utilities. Mr. Potter emphasized the risk of future claims by utility providers and noted that liability remained even with one encroachment letter. Ms. Cloward agreed that she would need letters from all relevant utilities.

Commissioner Dalton suggested exploring the possibility of a lot line adjustment to resolve the issues with property size and setback. Zoning Administrator Shelby Moore noted that such an adjustment would depend on factors such as slope and current lot size, and the proposal would need to go through a review process, including submission of a site plan.

Ms. Cloward asked whether a lot line adjustment would trigger sewer upgrades. Zoning Administrator Moore clarified that it would depend on the specifics of the site plan and any utility adjustments required.

Shay Stark raised concerns about the sewer system's capacity, pointing out that previous development in the area had caused issues with the sewer line. Ms. Cloward confirmed that sewer and water lines were available, but Mr. Stark cautioned that extending services for the new home might incur additional costs.

> **Isaac Potter made a motion for the approval of the Consideration of the proposed conditional use permit for Nicole Cloward to add a single-family home on her property located at approximately 713 N Main Street, with the following conditions: that the building department will verify that the utility line sizes are adequate for the project, and that the easement condition on the west side of the property are resolved whether through an encroachment agreement or the housing unit be moved. Trent Stirling seconded the motion. The vote is as follows: Isaac Potter "Aye," Derek Dalton "Aye," Trent Stirling "Aye," Sarah Moore "Aye," Rick Barchers "Aye." The motion passed unanimously.**

3. Consideration of the proposed conditional use permit for Brandon and Aubrey Durrant to own and operate a Community and Reception Center, on 10.11 acre at 145 W Sundance Ln. in the A-10 zone.

randon and Audrey Durrant were present to answer questions on this item. Zoning Administrator Shelby Moore informed the Commission and the Durrants that the Building Department had recently brought to staff's attention that a swimming pool had been constructed on the property without a building permit, putting the Durrants out of compliance. She recommended that the matter be considered as a discussion only until the Durrants resolved this issue with the Building Department.

Brandon Durrant stated that they were seeking approval for a recreation center. He emphasized that the facility would primarily focus on sports, such as batting cages and indoor basketball hoops, addressing the lack of local youth sports options in Grantsville. He mentioned that their son currently travels to Tooele for practices, and local school facilities have been unreliable due to overbooking. The facility could also host small team parties and gatherings.

The discussion moved to the layout of the property, which spans 10.1 acres, including a narrow lane shaped like a reverse "7." Chairman Barchers and Commissioner Stirling raised concerns about property access and possible encroachment on a neighboring parcel. Mr. Stirling noted that the map showed the driveway extending about 15 feet into the Waymans' property. Mr. Durrant explained that prior lot adjustments had included signed and recorded agreements with the county to maintain existing fence lines, and he believed no access agreement was needed since the driveway was on his own property.

Commissioner Stirling raised concerns about noise, citing past issues with a nearby barn used for events without adequate sound mitigation. He noted that the proposed occupancy of the facility could be around 128 people and emphasized that noise mitigation would be necessary. Mr. Durrant acknowledged the concern, stating the facility would be housed in an existing barn and would be brought up to code with improvements like insulation. He indicated that spray foam insulation would help reduce sound transmission.

Chairman Barchers referred to Attorney Barker regarding dust mitigation due to the increased traffic. Mr. Barker stated that paving the road would be the most effective solution, but treated gravel could be a cost-effective, though temporary, option that would require regular maintenance. Mr. Durrant agreed that treated gravel would be a more feasible solution for their situation.

Chairman Barchers noted that this proposal received seven public comments and stated that while the Planning Commission would focus on code-related concerns, the City Council would consider broader public input.

Audrey Durrant asked whether they could review the written public comments, and Zoning Administrator Shelby Moore confirmed they would be able to view the comments once the minutes were approved.

Commissioner Potter raised concerns about the noise impact of up to 120 children using the facility until 10 p.m., noting this was not comparable to typical residential activity. He urged the applicants to consider appropriate noise mitigation strategies for such high activity. Mr. Durrant stated the barn was metal but could be spray-foamed with six inches of insulation to improve soundproofing, which he believed would be more effective than cinder block.

Commissioner Dalton expressed support for the idea, recognizing the demand for community sports space. He also pointed out that dust and road width were ongoing issues due to the city's failure to require road improvements during prior development on Vegas Street. He stated he was in favor of the project but acknowledged that some issues still needed to be addressed.

Both Chairman Barchers and Commissioner Potter requested documentation regarding any licenses or easement agreements related to access, particularly for the neighboring property.

Commissioner Sarah Moore cited HUD standards for residential noise levels, noting they should be below 65 decibels. She raised concerns about both noise and light pollution, sharing a personal example of intrusive spotlights from nearby properties. She cautioned the applicants to avoid similar effects and asked how the 120-person capacity was determined.

Mr. Durrant admitted the 120 number was an estimate. Shelby Moore stated that the actual occupancy would be determined by the Building Department based on square footage, septic capacity, and parking. She noted that parking had not yet been reviewed, as no site plan had been submitted. The application was still in early stages and would be reviewed by the Development Review Committee (DRC).

City Council Member Rhett Butler chose not to comment formally, reserving judgment until the item reached City Council. However, he supported Commissioner Dalton’s concern about the city's failure to require road improvements in previous developments and suggested that this issue might need to be addressed in the future.

Chairman Barchers inquired about access to the adjacent property to the west, noting that the facility driveway also served that lot. Mr. Durrant confirmed an easement existed and explained that the lot was restricted to a single-family residence under prior zoning conditions. He agreed to provide documentation.

Commissioner Sarah Moore asked if the applicants had addressed the unpermitted structure issue. Zoning Administrator Moore stated that the Building Department had sent multiple letters, which had been recorded with Tooele County. Mr. Durrant responded that they had not received those letters. Commissioner Stirling explained that once the Building Department was contacted and everything was visible for inspection, the issue could be resolved. If utilities were not visible, the applicant might have to uncover them at their own expense. Commissioner Sarah Moore added that water and power would need to be verified.

Derek Dalton made a motion to table the consideration of the proposed conditional use permit for Brandon and Aubrey Durrant to own and operate a Community and Reception Center, on 10.11 acre at 145 W Sundance Ln. in the A-10 zone. Trent Stirling seconded the motion. The vote is as follows: Derek Dalton “Aye,” Trent Stirling “Aye,” Rick Barchers “Aye,” Isaac Potter “Aye,” Sarah Moore “Aye.” The motion was tabled unanimously.

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

Travis Taylor was present to answer questions on this item. He reviewed the updated project design, emphasizing a mix of front-load and rear-load units, showcasing enhancements to the amenities, such as playgrounds, a pavilion, and a pickleball court. He explained that the updated design aimed to address concerns from prior discussions.

Commissioner Stirling expressed concern about the 20-foot width for rear-load units, sharing his observations from a site visit in Stansbury. He noted the tightness of the spaces, particularly when landscaping areas were used for parking. However, after further discussion, he acknowledged flexibility regarding the 20-foot width, suggesting the possibility of using 25-foot widths instead.

Travis Taylor clarified that the 20-foot width is standard for rear-load units and noted that increasing the width to 25 feet would not work for the design. He also addressed parking concerns, stating that the development exceeds parking requirements with two parking stalls per garage, additional driveway parking, and visitor stalls. He provided a breakdown of parking spaces, explaining that the design offers 4.5 parking spaces per unit, which is more than adequate parking, even if some garages are used for storage instead of parking vehicles.

Regarding park amenities, Travis Taylor confirmed that the impact fees would contribute to the enhancement of President's Park, with approximately $658,000 raised from the development, and the land for the park will be donated to the city. He also indicated that the interior park development within the project could be completed within two years, although it would depend on sales.

Commissioner Dalton raised concerns about the reduction in play area space and the overall density of the development. He shared that after driving through other developments, he found that the tightness of the units, particularly when used for storage, was an issue. He questioned how the loss of units would affect the park space, but Travis Taylor assured that the overall park space would remain consistent despite the changes.

Travis Taylor emphasized that the project density of approximately 9 units per acre was relatively low, especially compared to other developments he had worked on, which had higher density. He also highlighted that the project is designed to offer affordable homeownership, catering to local demand.

Commissioner Stirling suggested that timelines for the park development be included in the agreement, and Travis Taylor expressed openness to a percentage-based timeline, aligning development milestones with the occupancy of the units.

Chairman Barchers expressed concern about several deviations from the existing PUD agreement and the potential implications of approving them, including setting precedents for future developments. He was particularly concerned about changes to the parking requirements, setbacks, and site triangles, stressing that allowing these deviations could lead to other developers requesting similar changes in the future. Chairman Barchers also pointed out that the project's density, especially with the addition of more units, would not necessarily benefit the city in terms of code compliance or overall improvements.

Commissioner Potter expressed doubts about the benefits of the proposed changes, noting that the modifications seemed to result in more tightly packed units without clear advantages for the city. He questioned whether the city was getting enough in return for approving such deviations, beyond the addition of 40 more units.

Travis Taylor responded by emphasizing that the additional units would contribute to the city's goal of providing more affordable housing options. He acknowledged that the project wouldn't meet all city codes without amendments but stated that such flexibility was needed to meet moderate-income housing goals and address state mandates. Mr. Taylor also explained that while deviations were required, the project's affordability remained a priority.

Attorney Tysen Barker clarified that deviations granted to one development didn't automatically set precedents for other projects, as each development had its own distinct circumstances. Zoning Administrator Shelby Moore added that there was a need for more developments contributing to moderate-income housing in the city, and currently only one subdivision had so far met the city's goals.

Commissioner Sarah Moore expressed frustration that the development still included a significant number of 20-foot-wide townhomes, despite previous discussions about widening the units to make them more spacious. She had hoped for a compromise that would reduce the number of units and increase the size of the homes, but the plan still included 40 units, with two fewer than proposed at the last Planning Commission meeting.

Mr. Taylor explained that some adjustments could be made, such as widening the driveways, but clarified that increasing the number of front-loaded townhomes would raise costs and reduce the project's ability to meet affordability goals. He emphasized the balance between building more affordable units and the trade-off of adding higher-priced units to the project.

Commissioner Sarah Moore asked about the projected cost difference between 20-foot and 25-foot-wide units. Mr. Taylor estimated a $40,000 to $50,000 increase for the 25-foot units, with a moderate price point of around $320,000, but anticipated needing to absorb some losses on certain units to balance affordability.

Commissioner Sarah Moore raised concerns about whether there would be moderate-income housing specifically for seniors, asking about deed restrictions and affordable housing goals. Travis Taylor clarified that the original Planned Unit Development (PUD) did not include any moderate-income housing requirements or deed restrictions. Zoning Administrator Shelby Moore confirmed the initial PUD was designed as a senior 55+ community.

Chairman Barchers and Commissioner Stirling discussed the PUD's original intent and the developer's options. Commissioner Stirling stated that reducing the required density percentage for affordable housing could help move the project forward, suggesting a compromise where some units could be rear-loaded while others could be front-loaded to meet the affordable housing goals.

City Council Member Rhett Butler emphasized the need for a compromise to meet both the developer's needs and the city's goals, acknowledging that changing the project could benefit the developer. He pointed out that maintaining a balance between front-loaded and rear-loaded units could address aesthetic concerns while meeting affordable housing requirements.

Isaac Potter made a motion to recommend denial of proposed amendment to the PUD for Presidents Park located at approximately Nygreen St. and Washington Ave. Rick Barchers seconded the motion. The vote is as follows: Isaac Potter "Aye," Rick Barchers "Aye," Trent Stirling "Aye," Derek Dalton "Aye," Sarah Moore "Nye." The motion passed 4 to 1.

5. Approval of minutes from the January 16, 2025 Planning Commission Regular Minutes

Chairman Barchers requested that the minutes be reviewed again to include the Mayor's comments regarding there being only one entrance to Brentwood.

Derek Dalton made a motion to table the minutes from January 16, 2025 to include the Mayor's comments. Rick Barchers seconded the motion. The vote is as follows: Rick Barchers "Aye," Derek Dalton "Aye," Trent Stirling "Aye," Isaac Potter "Aye," Sarah Moore "Aye." The motion was carried unanimously.

6. Approval of minutes from the February 06, 2025 Planning Commission Regular Meeting.

Rick Barchers made a motion to recommend the approval for the minutes from February 6, 2025 Isaac Potter seconded the motion. The vote is as follows: Rick Barchers "Aye," Derek Dalton "Aye," Trent Stirling "Aye," Isaac Potter "Aye," Sarah Moore "Aye." The motion was carried unanimously.

7. Report from Zoning Administrator

Zoning Administrator Shelby Moore reported that she, Shay Stark, and Tysen Barker had met to discuss the draft for the Planned Unit Development (PUD). Trent Stirling and Rhett Butler were tasked with reviewing and providing comments on the draft. A working meeting has been scheduled for March 26 and April 9. The timeline for the process includes compiling comments by April 16, preparing a clean draft by April 23, and holding a joint meeting on April 30 to discuss the draft. Afterward, a voting meeting will be scheduled.

8. Open Forum for Planning Commissioners.

Chairman Barchers asked if a few commissioners could meet to discuss updating zoning codes, and Attorney Barker clarified that two commissioners may communicate directly as long as they do not form a quorum or make decisions. Chairman Barchers noted the need to update zoning codes, particularly regarding parking and conditional use permits. Attorney Barker agreed and recommended involving Shelby and potentially Shay rather than relying on self-nomination.

Chairman Barchers also highlighted the need to address rear-loaded parking standards. Commissioner Stirling suggested revisiting the city's affordable housing goals in light of recent changes, such as the ADU policy. Shelby Moore explained that the goals were set for a five-year period and would be reviewed in a couple of years.

Rick Barchers raised concerns about the city’s impact fee structure for ADUs, noting that even if internal ADUs are exempt from fees, they still increase demand on infrastructure. City Council Member Rhett Butler confirmed that internal ADUs typically are not charged impact fees, while external ADUs are.

Chairman Barchers further emphasized the need for clearer standards for open space, noting that water retention areas were sometimes counted as parks. He suggested that increasing impact fees could help fund park maintenance if developers are required to provide more amenities.

Commissioner Sarah Moore brought up Utah Code 17-27a-403, which requires cities to select and implement at least three goals within five years. Shelby Moore stated that the city’s current goals—including increased density and support for ADUs—will remain in place for another year and be reviewed next year.

9. Report from City Council.

City Council Member Rhett Butler expressed appreciation on behalf of the City Council and the Mayor for the Commission’s willingness and dedication.

He shared that progress has been made in the selection of a City Manager, and they are getting closer to finalizing that decision.

Regarding Public Hearing Item B, due to the incorrect address being listed on the notice, he advised reaching out to Braydee Baugh to determine whether any corrective action is needed as a result of the error.

10. Adjourn.

> **Derek Dalton made a motion to adjourn, Trent Stirling seconded the motion. The vote is as follows: Rick Barchers "Aye," Derek Dalton "Aye," Trent Stirling "Aye," Isaac Potter "Aye," Sarah Moore "Aye." The meeting adjourned at 9:59pm.**

AGENDA ITEM #9

Consideration of the Letter of Attestation for the Grantsville Infrastructure and Economic Development Project.

GRANTSVILLE
PLANNING & ZONING

429 East Main Street
Grantsville, UT 84029
(435) 884-3411

June 30, 2025

Utah Governor's Office of Economic Opportunity
Rural Communities Opportunity Grant Program

RE: Letter of Attestation for the Grantsville Infrastructure and Economic Development Project

To Whom It May Concern:

On behalf of the Grantsville City Planning and Zoning Commission, we hereby submit this letter of attestation in support of the infrastructure project undertaken by the City of Grantsville, funded in part by the Rural Communities Opportunity Grant program.

The Planning and Zoning Commission has reviewed and supports the project scope, which includes utility infrastructure expansion, roadway widening, and site preparation within a key 59-acre mixed-use development corridor. These improvements are consistent with the City's adopted General Plan and land use goals, and they align with long-term strategies to stimulate sustainable commercial development and economic vitality.

We affirm that this project has been coordinated with the Planning and Zoning Commission and complies with all relevant zoning regulations and development standards. The Commission recognizes the importance of the project in facilitating private-sector investment, job creation, and community-serving amenities such as the anticipated McDonald's location, as well as improvements that benefit Soelberg's Market, Beans and Brews, and other local businesses.

We commend the City's strategic use of grant funds to enable growth through public infrastructure investments and attest to our continued support of the project through its implementation.

Sincerely,
[Signature]
Derek Dalton
Vice-Chairman, Planning and Zoning Commission
Grantsville City

AGENDA ITEM #10

Report from Zoning Administrator.

AGENDA ITEM #11

Open Forum for Planning Commissioners

AGENDA ITEM #12

Report from City Council.

AGENDA ITEM #13

Adjourn.