

June 15, 2022

City Council Meeting

Information Packet

AGENDA ITEM #1

Public Comments.

Public Comments will also be taken by email until 5:00 pm on June 15, 2022.

Please email comments to

bbaugh@grantsvilleut.gov. Please

add 'Public Comment' in the subject line.

AGENDA ITEM #2

Summary Action Items:

a. Approval of minutes from the regular June 15th, 2022 City Council meeting.

b. Approval of Bills

**MINUTES OF THE REGULAR MEETING OF THE GRANTSVILLE CITY COUNCIL,
HELD ON JUNE 1ST 2022 AT THE GRANTSVILLE CITY HALL, 429 EAST MAIN
STREET, GRANTSVILLE, UTAH AND ON ZOOM. THE MEETING BEGAN AT 7:00
P.M.**

Mayor and Council Members Present:

Mayor Neil Critchlow
Jolene Jenkins (via Zoom)
Scott Bevan
Jeff Hutchins
Darrin Rowberry

Council Members Not Present: Jewel Allen

Appointed Officers and Employees Present:

Braydee Baugh, Recorder
Jesse Wilson, City Manager
Brett Coombs, City Attorney (via Zoom)
Sherrie Broadbent, Finance Director
Crystal Oldewage, HR Director
Dan England, City Engineer
James Waltz, Public Works Director (via Zoom)

Citizens and Guests Present: Rick Barchers, Steve Evans, Darron & Wendy Taylor,
Dustin Hall, Travis Taylor

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

AGENDA:

- 1. Public Comments:** Rick Barchers stood for public comment. Mr. Barchers wanted to note the comments made during the last meeting regarding the railroad spur being re-instated was incorrect and this item is no longer on a “fast track”. Mr. Barchers continued he felt the information was misleading and should not have been shared. Mr. Barchers also wanted to express his disagreement with an annexation application that was accepted by the City. Mr. Barchers felt as if accepting the annexation would bring lawsuits the residents would have to pay for.
- 2. Summary Action Items**
 - a. Approval of minutes from 05/04/2022 work and regular meeting
 - b. Approval of Bills totaling \$326,160.90

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

Second: Councilmember Rowberry seconded the motion.

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

3. Consideration of Resolution 2022-39 approving the Final Plat for Northstar Ranch, LLC and Travis Taylor for the Northstar Ranch Subdivision P.U.D., Phase 8 located at approximately 500 W Durfee Street for the creation of fifteen (15) lots in the R-1-21 zone.

Travis Taylor was present for this item.

Motion: Councilmember Hutchins made the motion to approve Resolution 2022-39 approving the Final Plat for Northstar Ranch, LLC and Travis Taylor for the Northstar Ranch Subdivision P.U.D., Phase 8 located at approximately 500 W Durfee Street for the creation of fifteen (15) lots in the R-1-21 zone.

Second: Councilmember Rowberry seconded the motion.

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

4. Consideration of Resolution 2022-40 approving the PUD Plan for Dustin Hall, D.A.B. & K, LLC. on the Willow Fields PUD Subdivision located approximately at 834 N. Old Lincoln Hwy for the creation of twenty-seven (27) lots in the RR-1 zone.

Dustin Hall was present for this item. There was discussion regarding how the two lots that face Old Lincoln Highway will be tied into the sewer line that runs there. Councilmember Jenkins asked how long until Mr. Hall gets to Phase 2 of the project. Mr. Hall advised Phase 2 will most likely be at this stage this time next year. There was discussion on the variances being requested and why the list was not included in the information packet. Mr. Hall explained the list was provided to Mayor Critchlow and City Recorder Baugh. Mr. Hall explained the sewer for additional phases is still being worked through; however, for Phase 1, it was determined septic tanks would be allowed because there are only 5 lots in this phase.

Motion: Councilmember Rowberry made the motion to approve Resolution 2022-40 approving the PUD Plan for Dustin Hall, D.A.B. & K, LLC. on the Willow Fields PUD Subdivision allowing 5 septic tanks located approximately at 834 N. Old Lincoln Hwy for the creation of twenty-seven (27) lots in the RR-1 zone.

Second: Councilmember Bevan seconded the motion.

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

5. Consideration of Resolution 2022-41 regarding the Preliminary Plan for Dustin Hall, D.A.B. & K, LLC. on the Willow Fields PUD Subdivision located approximately at 834 N. Old Lincoln Hwy for the creation of twenty-seven (27) lots in the RR-1 zone.

This item was discussed in conjunction with Item 4.

Motion: Councilmember Hutchins made the motion to approve Resolution 2022-41 regarding the Preliminary Plan for Dustin Hall, D.A.B. & K, LLC. on the Willow Fields PUD Subdivision located approximately at 834 N. Old Lincoln Hwy for the creation of twenty-seven (27) lots in the RR-1 zone.

Second: Councilmember Rowberry seconded the motion.

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

6. Approval of the Water Right Transfer and Banking Agreement between Grantsville City and Grantsville New Teams, LLC

Motion: Councilmember Hutchins made the motion approving the Water Right Transfer and Banking Agreement between Grantsville City and Grantsville New Teams, LLC

Second: Councilmember Bevan seconded the motion.

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

7. Consideration of Ordinance 2022-07 approving an amendment to the General Plan and Future Land Use Map for 2.02 acres at 794 East Main Street as discussed during 4-06-2022 Regular City Council Meeting

John Linton was present for this item. Councilmember Jenkins asked if there have been discussions with UDOT regarding the impact this will have on the traffic on 112. Mr. Linton explained there is negotiations going on currently between the developer’s traffic engineer and the UDOT traffic engineer. There was discussion regarding the current zoning and what makes sense in this location. Mayor Critchlow advised that if the

property is rezoned commercial, it could not have high density residential housing developed there. Councilmember Bevan asked if the lot size was sufficient for the plans with this lot. Mr. Linton advised the ideal acreage is 2 acre and this lot matches that desired size. Councilmember Hutchins advised that during the process of the general plan creation, it was recognized there was a corridor through Grantsville including this intersection. Councilmember Hutchins felt Mixed Use would be worse than commercial for this location and continued there was a lot of public comment related to this issue and it is hard to disregard that when taking this into consideration. Councilmember Hutchins advised the traffic studies will be an important point of focus for when a plan is brought to Council. Mr. Linton advised that from a business perspective, this location is much better suited for a commercial use as opposed to high density residential units. Councilmember Jenkins felt as if this would help traffic. Councilmember Bevan advised the right turn currently out of Maverick is never followed and that causes issues and concern. Mr. Linton advised this store would not be 24-hour.

Motion: Councilmember Hutchins made a motion to approve Consideration of Ordinance 2022-07 approving an amendment to the General Plan and Future Land Use Map for 2.02 acres at 794 East Main Street as discussed during 4-06-2022 Regular City Council Meeting

Second: Councilmember Rowberry seconded the motion.

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

8. Consideration of Ordinance 2022-08 approving the Rezone of 2.02 acres in the C-G Zone at 794 East Main Street as discussed during 04-06-2022 Regular City Council Meeting

John Linton was present for this item. This item was discussed in conjunction with the previous item.

Motion: Councilmember Rowberry made the motion to approve Ordinance 2022-08 approving the Rezone of 2.02 acres in the C-G Zone at 794 East Main Street as discussed during 04-06-2022 Regular City Council Meeting

Second: Councilmember Hutchins seconded the motion.

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

**9. Discussion with Flyway Holdings
This item was tabled.**

Motion: Councilmember Hutchins made the motion to table Item 9

Second: Councilmember Rowberry seconded the motion.

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

10. Council Reports

Councilmember Rowberry: The cemetery looked nice. When the fence is replaced, he would like to see it about the same height as the current fence.

Councilmember Bevan: All the quotes have been received for the brackets for the banners on Main Street. There is a meeting scheduled for the preservation committee soon.

Councilmember Jenkins: Summer of Fun is getting ready to kick off and there is a great committee that has put plans together for the community this summer.

Councilmember Hutchins: Getting a date scheduled for the Parks and Rec Committee to meet. He would like to get an idea on how to improve the ball fields, especially the Little League field.

Mayor Critchlow: Little League is holding a home run derby on June 17th. Would like to address the campaign sign ordinance. Also received many positive comments regarding the Cemetery.

11. Closed Session (Personnel, Real Estate, Imminent Litigation).

Councilmember Hutchins made the motion to enter into a closed session

Closed session started at 8:03 pm

Closed session ended at 8:46 pm

12. Adjourn.

Motion: Councilmember Hutchins made the motion to adjourn

Second: Councilmember Rowberry seconded the motion.

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

AGENDA ITEM #3

*Discussion with Shawn Holste and
Nygreen Street Improvements*

AGENDA ITEM #4

Discussion regarding the proposed General Plan and Future Land Use Map Amendment for Mike Wagstaff to go from a Mixed-Use Density Designation and Medium Density Residential Designation to a Mixed-Use Density Designation for the property located at 360 West Apple Street.

MEMORANDUM



DATE: June 8, 2022

TO: Braydee Baugh, City Recorder

FROM: Kristy Clark, Zoning Administrator

RE: ZONING ITEMS UP FOR CONSIDERATION AT COUNCIL MEETING TO BE HELD JUNE 15, 2022

City Council Agenda Item #4: Consideration of Ordinance 2022- amending the Grantsville City General Plan and Future Land Use Map to go from a Mixed-Use Density Designation and Medium Density Residential Designation to a Mixed-Use Density Designation for the property located at 360 West Apple Street.

The Planning Commission held a discussion and public hearing on this agenda item May 19, 2022:

Discussion:

Mike Wagstaff was present for this discussion.

Gary Pinkham asked, what is your intention here?

Mike Wagstaff answered, to do a mixed-use development with commercial and residential.

Gary Pinkham asked, what kind of commercial are you looking at?

Mike Wagstaff answered, I'm guessing right now probably something in the 10,000 square foot building range. We've talked about a drive through, or a combination of office and restaurant. The commercial would be built last. That's a little further down the road, but that's the general idea of what's being thrown around right now.

Brian Pattee asked, do this Peach Street go all the way through?

Mike Wagstaff answered, no. It dead ends.

Erik Stromberg asked, what is before the commercial? Are you going to do single family?

Mike Wagstaff answered, residential. It's a weird market. I think that's where we're really landing. Honestly, I wanted to build more and go denser, but I don't think we can do it. It just doesn't pencil. It would be owner occupied; is the direction we're going right now.

Public Hearing:

Chairman, Brian Pattee opened the public hearing at 7:31 p.m. and called for comments.

Kyle Hammond stated to the Commission: My name is Kyle Hammond. I've lived at 77 Southwest Street for the last 10 years. Grantsville resident, my entire life of 39. Third generation Grantsville person. We're trying to raise a fourth. I chose West Street as my home. I liked the property. I had open space with sprinklers in front of me, very quiet street in front of me. Past 10 years has definitely changed. For any of those that don't live on West Street, it is a very, very popular street now with all the rezoning going down that street, so we've lost our front yards. I don't even let my kids play in my front yard anymore. We have concerts basically every Friday for weddings and Saturdays from April to October. My backyard is my haven. I have a patio, a deck and privacy. I put a six-foot vinyl fence down both sides, left the back, an old rickety chain link fence so I could see the open. Purposely did that for the space. So, it slapped me upside the face a little bit to figure out that you could take existing homes on less than two acres and offer them some money to leave or stay, I'm not sure what the plan is. And change the open space into possible condos apartments. Two, three stories, who knows what's going on? So, I'm just worried about losing my backyard. Maybe that's not even an argument to even be here and beyond your guys' plan and I'm just up here rambling. When I was notified of this, I definitely went around and started getting signatures from everybody because I didn't know what I was doing. I don't think any of us want it. I think there's a lot of other places in town that are being rezoned that can handle places like this. I know we're close to Main Street, but if the future plan of Grantsville is to take land occupied by viable homes and changing them, I'm worried that it's going to just turn into the Wild West for sure. And maybe I'm the young kid that was an idiot that bought a beautiful established home in an old part of town and not a new place, but that's where I chose. And I don't owe very much of my home anymore, and I feel like I'm going to be stuck with something behind us that we don't want and that we won't be able to leave. I did reach out to Mr. Wagstaff. I was surprised he responded. It's a couple plans I'm sure he has in his pocket, some that are probably going to be more favorable than others, but I'd rather not see it happen at all. One thing I was looking at on this mixed-use zone, "Set developments and mixed-use zone shall be designed as to integrate the residential and commercial components into a harmonious development to be compatible with existing anticipated areas." I don't know what's compatible and harmonious about putting condominiums and apartments around 30, 50-year-old homes right in the middle of their block. I don't see it. And I don't know if your guys' purpose is to do what's best for the city, what's best for the people of this city or both, but I would consider it as if it were your own backyard, please.

Bruce Gilbert stated to the Commission: I'm Bruce Gilbert, 53 Southwest Street, I just basically want to echo what Kyle said. I mean, and all we're talking about is the zoning changed tonight, but tonight that is our only protection we have as homeowners. We moved there knowing what zoning is. We knew there was bigger lots and that was our expectation. We would like it to stay that way. Don't think it's right that someone can come in and for their profit ruin our quality of life. I mean, we all know Grantsville, you don't go moving next to a pig farm and then complain that it stinks. For the same thing, you don't take a pig farm and move it into a residential and not expect the

neighbors to complain. And so, that's all we ask you, that you protect our property if you're zoning, because we don't have any other protection once you guys do that. And that's it.

Randy Smith stated to the Commission: I'm Randy Smith. My wife and I have not lived here... Our family has not lived here very long. We've lived here three years. So, there's one personal note, that the value of our home could go down with commercial or that type of property. But besides just ourselves, I did have a question, if anybody could answer this, what would this mixed decision, to make it a mixed category do to the ability for the people on Apple Street, both sides of it, to have animals? Would it take that away? The only other thought I had was this is a growing town, but there's a lot of space. There's a lot of opportunities. Other than taking down a nice home, right across the street from us would be one home that might be torn down. It's a very nice home. There's just a lot of opportunities to put a condo or a commercial place elsewhere in the city. That should be explored. That's just my opinion.

Rick Barchers stated to the Commission: I don't live in that area. Personally, I'm not a fan of free for all zones. I'm sure Mr. Wagstaff has some idea of what he plans to do with the property if he's going to spend the money to purchase it. I have no doubt of that. The only purpose that I can see for a free for all zone is to put in what is going to be least desirable for their neighbors, whether it's legal or not. That's up to you guys. That's your decision. That's not mine. I'm not saying I'm for it or against it. I mean, he can propose whatever he wants, and I may be perfectly fine with it, but to not define what your plans are for the property, I personally have an issue with that, especially when it affects the neighbors. Thank you.

No additional comments were offered, Chairman, Brian Pattee closed the public hearing at 7:41 p.m.

The Planning Commission recommended approval this item on June 2, 2022, with some discussion and the motion is at the end of the discussion:

Mike Wagstaff was present for this agenda item:

The Commission didn't have any additional discussion on this agenda item.

Erik made a motion to recommend approval of the General Plan and Future Land Use Map Amendment for Mike Wagstaff to go from a Mixed-Use Density Designation and Medium Density Residential Designation to a Mixed-Use Density Designation for the property located at 360 West Apple Street. John seconded the motion. All voted in favor and the motion carried.

May 27, 2022

RE: Zone Change Application Response Letter to Resident Comments from Planning
Commission Meeting 5/19/22

Honorable Commission Members,

I want to address the concerns expressed by a few residents at the Planning Commission meeting on May 19, 2022, regarding the zone change request. Hopefully, my comments will shed light on the development process and create a deeper understanding of our plan to better the community.

When determining to purchase the parcels in Grantsville we meticulously looked at its future use plan and its governing development ordinances. These documents play a high-profile role when evaluating a project. It was evident that Grantsville had invested a great deal of effort determining its future. Future use plans are not only directives showing how growth is anticipated and should be relied on, but it also speaks to the policies being communicated to develop a thriving city. Planning brings opportunities to course correct where mistakes and missteps were made in the past. It also brings improvement and a sense of resolve and reliance.

While Grantsville is a smaller city, it is growing fast like the rest of the State¹. It is important to follow and be able to rely on what a City lays out for its future use plans. Around the State it is easy to observe that no city is the same, they offer varying topography and amenities of all sorts. However, they grow in very similar ways. Many cities have planned forward and have a thriving downtown where residents live and can walk to a movie or a grocery store. This planning creates viability and a central hub where communities identify with a "hometown lifestyle". The community we are adding works within and enhances the vision laid out in Grantsville's future use plan. And paramount to working within Grantsville's future use plan, its investment relies on the forward thinking of those that anticipated growth and created the plan.

As a creator of communities, our aim is to create responsibly, always striving to work within the forethought cities set forth. I know one too many developers whose philosophy is to fight-first versus working with a city and identifying and respecting their guiding documents. I have always taken the approach to work within the wisdom and forethought a city has expressed in their master plans and zoning ordinances. As we continue to work through the process, we absolutely will continue to present a plan that fits within Grantsville's standards and parameters balanced with the housing market and the existing community.

¹ Grantsville Utah is the 4th fastest growing home prices in the SLC greater area.
https://www.abc4.com/news/local-news/which-cities-have-the-fastest-growing-home-prices-in-the-salt-lake-city-metro-area/?fbclid=IwAR13WIRVlvxfjb9M03SSJU0v8Xl13asYA2Ltgo3_SF49I69LC0lqTXinwVo

Today's housing market is something we've never seen before. The scarcity in the housing market has priced-out many would-be home buyers. Entry-level homes are especially scarce. I know the development industry and municipalities are working together tirelessly to find solutions to this problem. One of the immediate answers is density. Density means a lot of things, and affordability is absolutely one of them. Density brings costs down and affords home ownership to those wanting to stay close to home. Most of these wanting-homeowners are outstanding residents hoping to participate in growing equity by owning their own home. Planned density provides this opportunity. Grantsville's planning documents skillfully take density into consideration. We understand creating denser communities means new neighbors and larger communities. It is evidenced in development all around the State that strategic density is helping to answer our core need to usher in more entry-level housing.

During the meeting a "free-for-all zone" zone was mentioned. I want to clarify the zone change application we've submitted is to the Mixed-Use Zone². It was also implied specific development plans should have been provided with the zone change application. A zone change request shouldn't be influenced by vertical plans because plans often change. The question is whether the zone change application meets the future land use goals of the area as identified by Grantsville's future land use documents. I am not aware of any reasoning stated that conflicts or differs from what's identified in Grantsville's future land use planning documents.

We are in partnership with Grantsville and are resolved to create an amazing community for additional residents to enjoy its amazing charm and amenities. We are committed to working with the community. We've reached out to bordering residents and will continue to work with them as the project matures. Some of those residents have been surprised that I answered their emails inquiring about the project. In fact, before the meeting I met with a resident, and he expressly stated that he liked we had tried to create a buffer between his home and the new homes. Additionally, we talked about fencing to provide privacy to his lot. We are committed to creating new homes with the bordering residents in mind. We are committed to working with the community throughout the process and are looking forward to eliminating a blighted area, bringing needed housing opportunities, and relying on Grantsville's foreword thinking.

Sincerely,

A handwritten signature in black ink, appearing to read "Mike Wagstaff", with a stylized, cursive script.

Mike Wagstaff

² The Mixed-Use Zone is clearly spelled out in Chapter 19 of the Grantsville City Land Use Code.

GENERAL PLAN AMENDMENT APPLICATION

\$500.00 APPLICATION FEE (NON REFUNDABLE)

DATE PAID April 20, 2022

HEARING DATE May 19, 2022

OWNER / APPLICANTS NAME Mike Wagstaff

MAILING ADDRESS _____

PHONE _____

E-MAIL michaeldalewagstaff@gmail.com

LOCATION / ADDRESS OF PROPERTY & NUMBER OF
ACRES 360 W Apple St., Grantsville, UT 84029

IT IS REQUESTED THAT THE GENERAL PLAN BE AMENDED AS
FOLLOWS It is requested that the southern portion of the
parcel be zoned mixed use to match the entire
parcel zone change request.

WHAT IS THE PURPOSE FOR THE REQUESTED CHANGE? The purpose
is a zone change of the entire lot to be
developed into a mixed use project.

**ITEMS TO BE SUBMITTED WITH APPLICATION

- Include with your application: a plat of the parcel and a Radius Report obtained from Tooele County Recorder's office, self-sealing envelopes, mailing labels and first class postage for all property owners located within 500 feet of subject property boundary.
DON'T PUT MAILING ADDRESSES ON ENVELOPES! THANK YOU!
Addresses must be from Tooele County Recorder's Office!
- A legal description of entire property.
- A vicinity map for property location.


SIGNATURE OF APPLICANT

Legal Description:

Legal THE E 130 FT OF LOT 4 & THE W 90 FT OF LOT 3, BLK 17, PLAT A GCS; &
SOUTH HALF OF PEACH ST. BETWEEN SD BLK 17 & BLK 16-A(BY ORDINANCE)
ALSO N 40 FT OF APPLE ST 1.88 AC

360 W Apple and 374 W Apple General Plan Amendment Request

Current Future Land Use Designation

Mixed Use Density Designation and High Single Family Density Residential Designation

Mixed – Use Density

A mixture of commercial/retail and residential uses, allowing up to 10 units per acre where surrounding uses are compatible.

High Single Family Density Residential

Residential uses, allowing a maximum of 6 dwelling units per acre.

Proposed Future Land Use Designation

Mixed-Use Density

A mixture of commercial/retail and residential uses, allowing up to 10 units per acre where surrounding uses are compatible.

MAIN STREET

West St

TRENTON HUNT
01-097-0-0001
R006400

JAMES B CARREAU JT
01-097-0-0014
R026548

BRUCE L GILBERT JT
01-097-0-0029
R004410

NOLAN P CRITCHLOW
01-097-0-0010
R010687

TRU REAL ESTATE INVESTMENT LLC
01-097-0-0027
R006400
Trailer Park Access

DUSTIN JAY TATE JT
01-097-0-0006
R001670

LINDA WATSON TRUSTEE
01-097-0-0003
R007493

ROBERT WISDOM JT
01-097-0-0041
R006076

HARVEY CHARLEY B JR
01-097-0-0005
R019630

HAMMOND KYLE JT
01-097-0-0028
R003828

SALANCA CHAD JT
01-097-0-0037
R023183

MOSE HAYLEE JT
01-097-0-0043
R016987

CURRENT FUTURE LAND USE
DESIGNATION

374 W APPLE

360 W APPLE

MIXED USE AND

HIGH SINGLE FAMILY DENSITY

CHERYL A KING JT
01-097-0-0026
R025938

ANDREW CHRISTIANSEN JT
11-087-0-0001
R007164

CAMERON WARD
01-097-0-0016
R026016

SANDRA L GILBY JT
01-097-0-0022
R003357

TERRY DBENSON JT
11-087-0-0002
R016581

Cooley St

APPLE STREET

MAGE PHILIP H JT
01-100-0-0016
R013650

JENNIE ROWE
01-100-0-0015
R012363

GUNN KAYLAR JT
01-100-0-0018
R010299

SHUTT RANDALL L JT
01-100-0-0009
R026127

JANISON DAVID
20-000-0-0001
R019782

JNT LAND HOLDINGS LLC
01-100-0-0007
R004199

STARLEY SCOTT J
01-100-0-0001
R021052

HILDEBRAND JOHN
01-100-0-0017
R011363

FLOYD JEUTLER JT
01-100-0-0012
R021367

CROPPER DUSTIN L
01-100-0-0010
R014257

DIANAD SUTTON
01-100-0-0009
R023103

JOYCE A BERG
01-100-0-0000
R00632

SARA LEE YOUNG
01-100-0-0004
R005729

BLAINE MECHAM
01-100-0-0008
R020620

MAIN STREET

West St

TRENTON HUNT
01-097-0-0041
R006400

JAMES B CARREAU JT
01-097-0-0044
R026549

BRUCE L GILBERT JT
01-097-0-0020
R004410

HAMMOND KYLE JT
01-097-0-0028
R003828

SALANCA CHAD JT
01-097-0-0037
R023183

MOSER HAYLEE JT
01-097-0-0045
R010987

NOLAN P CRITCHLOW
01-097-0-0010
R010587

CASTAGNO KELLY JT
01-097-0-0027
R014804

PROPOSED
MIXED USE
DESIGNATION

360 W APPLE

TRUPAL ESTATE INVESTMENTS LLC
01-097-0-0001
R001000
Trailer Park Access

DUSTIN JAY TATE JT
01-097-0-0006
R001670

LINDA WALSON TRUSTEE
01-097-0-0003
R007493

ROBERT WISDOM JT
01-097-0-0041
R006078

HARVEY CHARLEY B JR
01-097-0-0005
R019630

CHERLAK KING JT
01-097-0-0025
R025068

CAMERON WARD
01-097-0-0015
R025916

SANDRA L GILLY JT
01-097-0-0022
R005357

ANDREW CHRISTIANSEN JT
11-087-0-0001
R007654

TERRY D BENSON JT
11-087-0-0002
R006581

Cooley St

APPLE STREET

MAGE PHILIP H JT
01-100-0-0016
R013650

JEANIE ROWE
01-100-0-0015
R012163

GUNN KAYLAR JT
01-100-0-0013
R010299

SMITH RANDALL L JT
01-100-0-0009
R026127

JAMISON DAVID
20-000-0-0001
R091742

JNT LAND HOLDINGS LLC
01-100-0-0007
R004109

STARLEY SCOTT J
01-100-0-0001
R021052

GRANTSVILLE CITY PLANNING COMMISSION

NOTICE OF A PUBLIC HEARING ON A PROPOSAL TO AMEND GRANTSVILLE CITY'S GENERAL PLAN AND FUTURE LAND USE MAP FOR MIKE WAGSTAFF TO GO FROM A MIXED-USE DENSITY AND MEDIUM DENSITY RESIDENTIAL DESIGNATION TO A MIXED-USE DENSITY DESIGNATION FOR PROPERTY LOCATED AT 360 WEST AND 374 WEST APPLE STREET.

Pursuant to the provisions of Section §10-9A-205 and §10-9a-502 of the Utah Code. Notice is hereby given that the Grantsville Planning Commission will hold a public hearing on May 19, 2022 at 7:00 p.m. at Grantsville City Hall. The meeting will also be broadcast on Zoom. The public hearing and meeting is to receive public input and to discuss and consider action on the proposed amendment of the Grantsville City General Plan and Future Land Use Map for Mike Wagstaff to go from a Mixed-Use Density Designation and Medium Density Residential Designation to a Mixed-Use Density Designation and make a recommendation to the City Council. Documentation associated with this hearing and consideration may be requested through email. All comments and concerns need to be sent in writing through email or mail and received no later than 5:00 p.m. May 19, 2022.

Dated this 6th day of May, 2022.

BY ORDER OF THE GRANTSVILLE PLANNING COMMISSION

Kristy Clark
Zoning Administrator
Email: kclark@grantsvilleut.gov

Join Zoom Meeting

<https://us02web.zoom.us/j/83920211799>

Meeting ID: 839 2021 1799

One tap mobile

+12532158782,,83920211799# US (Tacoma)

+13462487799,,83920211799# US (Houston)

Dial by your location

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 669 900 9128 US (San Jose)

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

+1 646 558 8656 US (New York)

Find your local number: <https://us02web.zoom.us/j/83920211799>

CORP OF PRESIDING BISHOP LDS
50 EAST NORTH TEMPLE
SALT LAKE CITY, UT 84150

KAREN WATSON JT
82 S WEST ST
GRANTSVILLE, UT 84029

EDWARD A WATSON JT
82 S. WEST STREET
GRANTSVILLE, UT 84029-9023

SANDRA L GILLY JT
317 W PEACH ST
GRANTSVILLE, UT 84029

SARA LEE YOUNG
308 W PLUM ST
P O BOX 921
GRANTSVILLE, UT 84029

HILDEBRAND JOHN
147 S WEST ST
GRANTSVILLE, UT 84029

JEANNIE ROWE
385 W APPLE ST
GRANTSVILLE, UT 84029

JOHNSON MICHAEL
35 SOUTH COOLEY ST
GRANTSVILLE, UT 84029

MCDONALD MERRILL R JT
320 W PEACH ST
GRANTSVILLE, UT 84029

BRUCE L GILBERT JT
53 S WEST ST
GRANTSVILLE, UT 84029

JAMES B CARREAU JT
35 S WEST ST
GRANTSVILLE, UT 84029

SPENCER L PETERSON JT
33 S WEST ST
GRANTSVILLE, UT 84029

ALLEN L CUNNINGHAM JT
P O BOX 905
GRANTSVILLE, UT 84029

TRENTON HUNT
385 W MAIN ST
GRANTSVILLE, UT 84029

YEAMAN CHISM LORIN JT
397 W MAIN ST
GRANTSVILLE, UT 84029

NOLAN P CRITCHLOW
371 W MAIN ST
GRANTSVILLE, UT 84029

TRU REAL ESTATE INVESTMENTS, LLC
756 N MAIN STREET
TOOELE, UT 84074

DUSTIN JAY TATE JT
349 W MAIN
GRANTSVILLE, UT 84029

HARVEY CHARLEY B JR
46 S COOLEY
GRANTSVILLE, UT 84029

ROBERT WISDOM JT
310 W PEACH ST
GRANTSVILLE, UT 84029

LINDA WATSON TRUSTEE
P O BOX 979
GRANTSVILLE, UT 84029

BALDWIN P JAMES JT
PO BOX 997
GRANTSVILLE, UT 84029

KENNETH FRANK ATKINSON TRUSTEE
305 W MAIN ST
GRANTSVILLE, UT 84029

CROPPER DUSTIN L
360 W PLUM ST
GRANTSVILLE, UT 84029

MACE PHILIP H JT
397 WEST APPLE STREET
GRANTSVILLE, UT 84029

COZMO MARKETING, LLC
2376 EAST LINCOLN LANE
SALT LAKE CITY, UT 84124

JAMISON DAVID
349 W APPLE ST
GRANTSVILLE, UT 84029

JNT LANDHOLDINGS LLC
P O BOX 325
GRANTSVILLE, UT 84029

NORMAN BLAIN ADAMS JR
75 S COOLEY ST
GRANTSVILLE, UT 84029

ADAMS DANIEL WAYNE
55 S. COOLEY ST.
GRANTSVILLE, UT 84029



5960

Easy Peel Address Labels
Bend along line to expose Pop-up EdgeGo to avery.com/templates
Use Avery Template 5160

SALANOA CHAD JT
89 S. WEST STREET
GRANTSVILLE, UT 84029

CAMERON WARD
325 W PEACH ST
GRANTSVILLE, UT 84029

DAVID R TATTERSALL JT
62 S COOLEY ST
GRANTSVILLE, UT 84029

DONALD A SPARKS JT
315 W PEACH ST
GRANTSVILLE, UT 84029

*Sent
Certified*

LARAE SPARKS JT
PO BOX 291
GRANTSVILLE, UT 84029

KENNETH L NEIDERHEISER
384 W APPLE ST
GRANTSVILLE, UT 84029

BECKSTEAD ROBERT JT
80 S COOLEY ST
GRANTSVILLE, UT 84029

VAN DER MEIDE JAMES RICHARD JT
72 S COOLEY ST
GRANTSVILLE, UT 84029

BLAINE MECHAM
144 S COOLEY ST
GRANTSVILLE, UT 84029

BRACKEN BRADFORD C
130 COOLEY ST
GRANTSVILLE, UT 84029

STARLEY SCOTT J
114 S. COOLEY ST
GRANTSVILLE, UT 84029

ROGER KENNETH GREEN JT
390 W PLUM ST
GRANTSVILLE, UT 84029

CHARLOTTE A GOURLEY JT
P O BOX 983
GRANTSVILLE, UT 84029

GUNN KAYLA R JT
381 W APPLE ST
GRANTSVILLE, UT 84029

S.C.

FLOYD J BUTLER JT
949 E MAIN ST
GRANTSVILLE, UT 84029

DIAZ JESUS SALVADOR ROBLES JT
375 A APPLE ST
GRANTSVILLE, UT 84029

JOYCE A BERRY
320 W PLUM ST
GRANTSVILLE, UT 84029

S.C.

DIANA D SUTTON
332 W PLUM ST
GRANTSVILLE, UT 84029

JOHN R WILLIAMSON JT
381 W PLUM ST
GRANTSVILLE, UT 84029

JERRY T EDWARDS JT
367 W PLUM ST
GRANTSVILLE, UT 84029

STEFFANY DORMAN JT
P O BOX 826
GRANTSVILLE, UT 84029

BRYAN S DURFEE
343 W PLUM ST
GRANTSVILLE, UT 84029

BRET L WELLS JT
331 W PLUM ST
GRANTSVILLE, UT 84029

CAPLE JOHN
286 W APPLE ST
GRANTSVILLE, UT 84029

S.C.

DOUGLAS G NICHOLS
321 W PLUM ST
GRANTSVILLE, UT 84029

MICHAEL S MARTIN JT
326 W PLUM ST
GRANTSVILLE, UT 84029

SMITH RANDALL L JT
367 WEST APPLE STREET
GRANTSVILLE, UT 84029

KENDAL A ANDERSON JT
385 W PLUM ST
GRANTSVILLE, UT 84029

MARLIN M YATES JT
P O BOX 1177
GRANTSVILLE, UT 84029

MOSER HAYLEE JT
396 W APPLE ST
GRANTSVILLE, UT 84029



5960

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Use Avery Template 5160

CHERYL A KING JT
345 W PEACH ST
GRANTSVILLE, UT 84029

CUNNINGHAM GREGORY
335 W PEACH ST
GRANTSVILLE, UT 84029

CHARLES MARY TRUSTEE
357 W MAIN
GRANTSVILLE, UT 84029

FORMAN BEN W. TRUSTEE
357 W MAIN ST REAR
GRANTSVILLE, UT 84029

WILLOW CREEK IV-V ASS OF
GRANTSVILLE LLC
7213 S PERTH WAY
AURORA, UT 80016

SHOEMAKER MARK D JT
360 WEST APPLE ST
GRANTSVILLE, UT 84029

CASTAGNO KELLY JT
374 W APPLE ST
GRANTSVILLE, UT 84029

HAMMOND KYLE JT
77 SOUTH WEST STREET
GRANTSVILLE, UT 84029

BALDWIN MICAH LEE JT
308 W APPLE STREET
GRANTSVILLE, UT 84029

ALBERTSON RALPH W JT
316 W APPLE ST
GRANTSVILLE, UT 84029

TERRY D BENSON JT
324 W APPLE ST
GRANTSVILLE, UT 84029

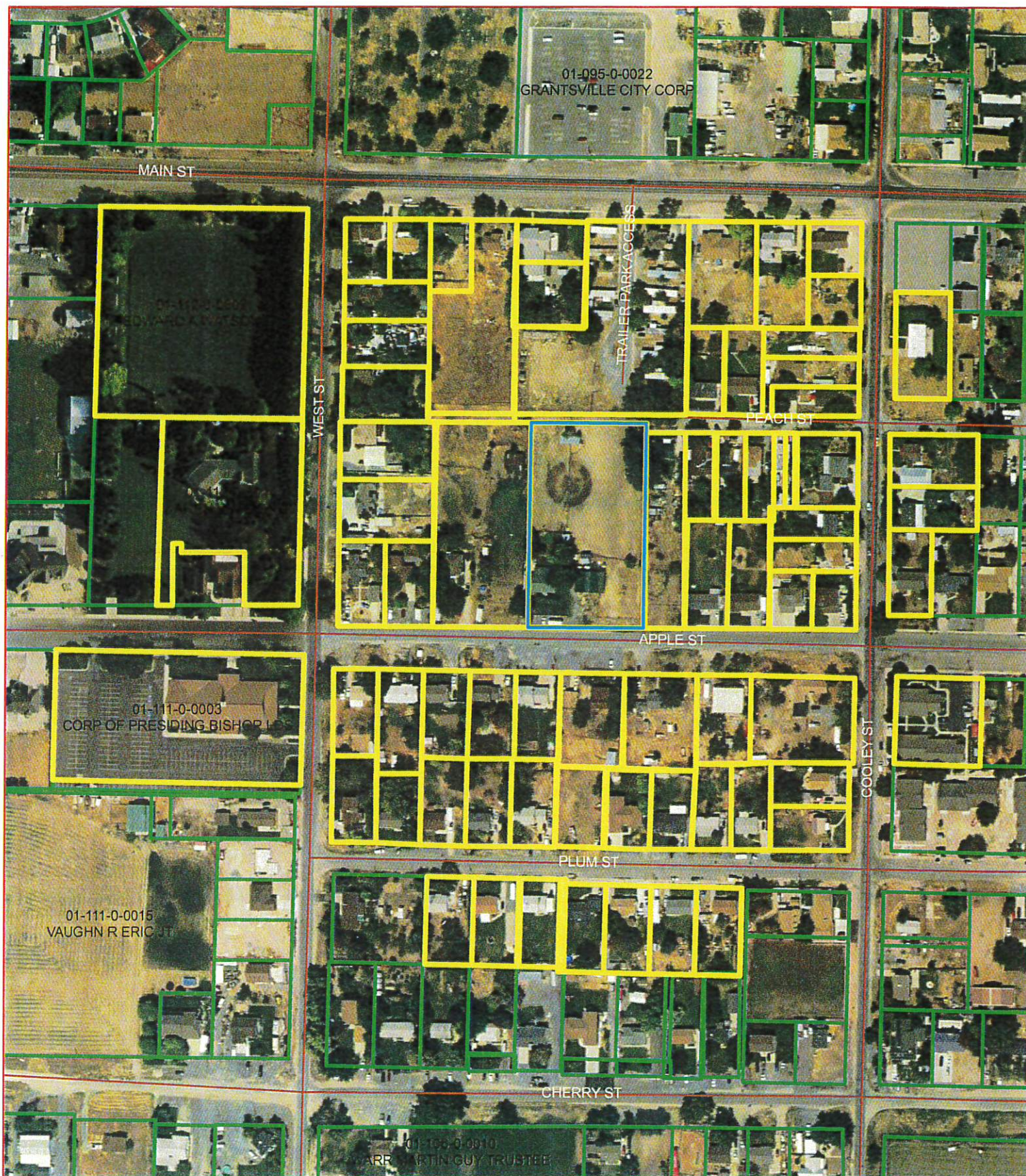
S.C.

ANDREW CHRISTIANSEN JT
332 W APPLE ST
GRANTSVILLE, UT 84029

DREWERY MICHAEL DOUGLAS
318 W PEACH ST
GRANTSVILLE, UT 84029

DORMAN RICHARD DJT
PO BOX 826
GRANTSVILLE, UT 84029

Dwp

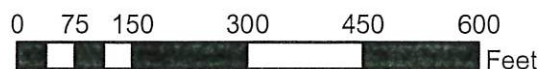


GIS Map Disclaimer:



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

Michael Wagstaff
01-097-0-0026



Date: 4/19/2022
blanca.rodriguez

LEGEND

Future Land Use Designations

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

Commercial

(A variety of commercial, retail, office and light industrial associated with a retail presence fronting street with special approval)

Mixed-Use Density

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

High Single Family Density Residential

(Residential uses, allowing a maximum of 6 dwelling units per acre)

Medium Density Residential

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

Low Density Residential

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

Rural Residential - 1

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

Rural Residential 2

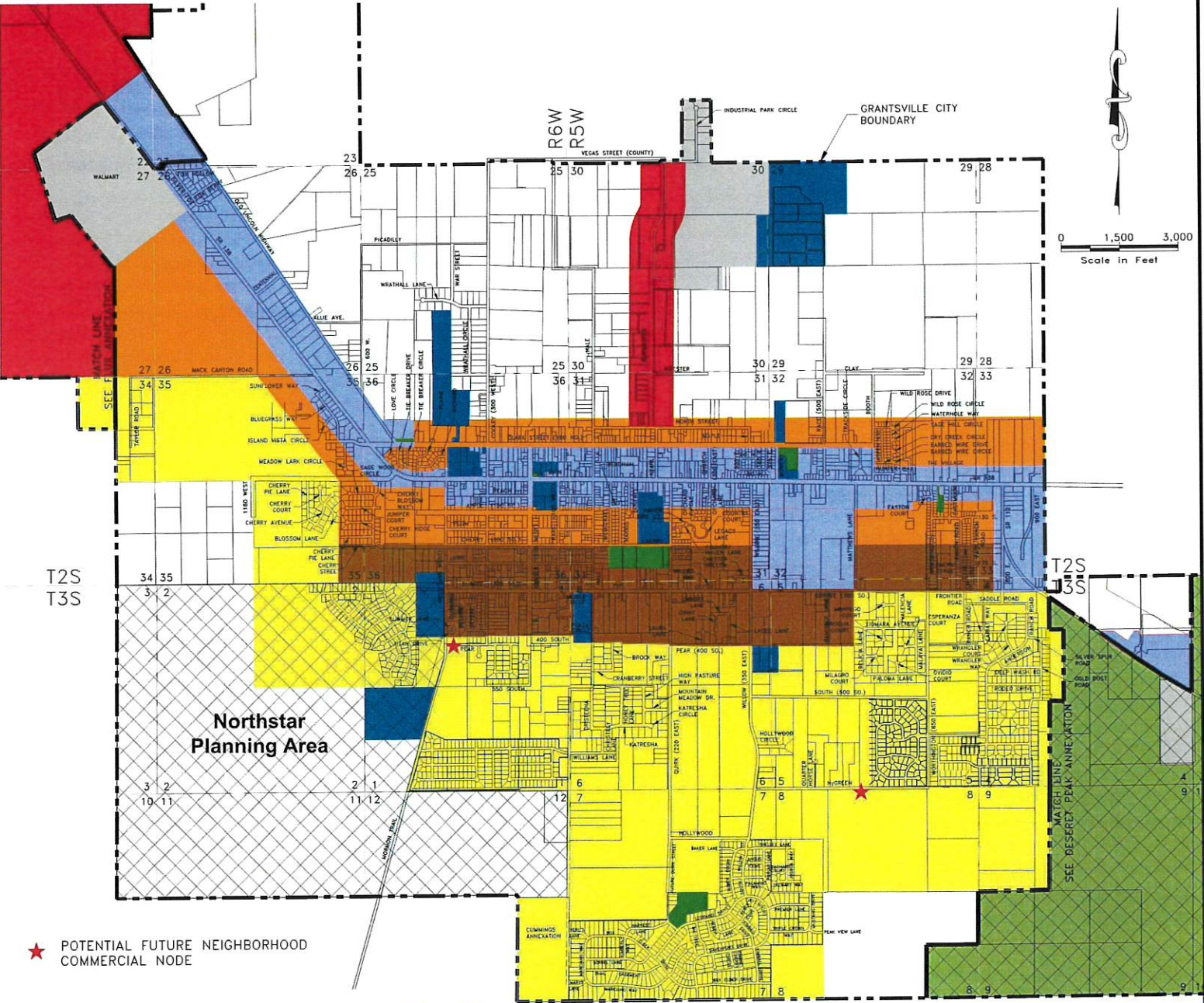
(Residential use with applicable rural land uses, allowing 1 dwelling unit per five to ten acres)

Industrial

(Allowing industrial, light industrial and mining)

Municipal/School: This land use designates city-owned school district owned property serving a public purpose.

Parks & Open Space: Designates public parks, open space and recreational areas.



GRANTSVILLE CITY
FUTURE LAND USE MAP
CITY CENTER
ADOPTED JANUARY 15, 2020

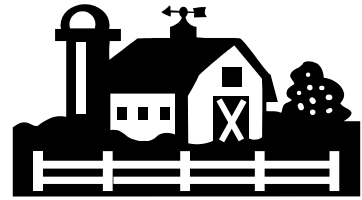


The purpose of designated Planning Areas is to foster a joint working relationship between the City and the landowner(s) of large parcels or groups of parcels 500 acres or greater, to create a Master Plan for the area with a balance of uses beneficial to both the development and the surrounding community adequately addressing the potential impacts on transportation, utility, and other public services and amenities.

AGENDA ITEM #5

Discussion regarding the General Plan and Future Land Use Map Amendment for Mike Wagstaff to go from a Mixed-Use Density Designation and Medium Density Residential Designation to a Mixed-Use Density Designation for the property located at 374 West Apple Street.

MEMORANDUM



DATE: June 8, 2022

TO: Braydee Baugh, City Recorder

FROM: Kristy Clark, Zoning Administrator

RE: ZONING ITEMS UP FOR CONSIDERATION AT COUNCIL MEETING TO BE HELD JUNE 15, 2022

City Council Agenda Item #5: Consideration of Ordinance 2022-09 amending the Grantsville City General Plan and Future Land Use Map to go from a Mixed-Use Density Designation and Medium Density Residential Designation to a Mixed-Use Density Designation for the property located at 374 West Apple Street.

The Planning Commission held a discussion and public hearing on this agenda item May 19, 2022:

Discussion:

Mike Wagstaff was present for this discussion.

Gary Pinkham asked, what is your intention here?

Mike Wagstaff answered, to do a mixed-use development with commercial and residential.

Gary Pinkham asked, what kind of commercial are you looking at?

Mike Wagstaff answered, I'm guessing right now probably something in the 10,000 square foot building range. We've talked about a drive through, or a combination of office and restaurant. The commercial would be built last. That's a little further down the road, but that's the general idea of what's being thrown around right now.

Brian Pattee asked, do this Peach Street go all the way through?

Mike Wagstaff answered, no. It dead ends.

Erik Stromberg asked, what is before the commercial? Are you going to do single family?

Mike Wagstaff answered, residential. It's a weird market. I think that's where we're really landing. Honestly, I wanted to build more and go denser, but I don't think we can do it. It just doesn't pencil. It would be owner occupied; is the direction we're going right now.

Public Hearing:

Chairman, Brian Pattee opened the public hearing at 7:31 p.m. and called for comments.

Kyle Hammond stated to the Commission: My name is Kyle Hammond. I've lived at 77 Southwest Street for the last 10 years. Grantsville resident, my entire life of 39. Third generation Grantsville person. We're trying to raise a fourth. I chose West Street as my home. I liked the property. I had open space with sprinklers in front of me, very quiet street in front of me. Past 10 years has definitely changed. For any of those that don't live on West Street, it is a very, very popular street now with all the rezoning going down that street, so we've lost our front yards. I don't even let my kids play in my front yard anymore. We have concerts basically every Friday for weddings and Saturdays from April to October. My backyard is my haven. I have a patio, a deck and privacy. I put a six-foot vinyl fence down both sides, left the back, an old rickety chain link fence so I could see the open. Purposely did that for the space. So, it slapped me upside the face a little bit to figure out that you could take existing homes on less than two acres and offer them some money to leave or stay, I'm not sure what the plan is. And change the open space into possible condos apartments. Two, three stories, who knows what's going on? So, I'm just worried about losing my backyard. Maybe that's not even an argument to even be here and beyond your guys' plan and I'm just up here rambling. When I was notified of this, I definitely went around and started getting signatures from everybody because I didn't know what I was doing. I don't think any of us want it. I think there's a lot of other places in town that are being rezoned that can handle places like this. I know we're close to Main Street, but if the future plan of Grantsville is to take land occupied by viable homes and changing them, I'm worried that it's going to just turn into the Wild West for sure. And maybe I'm the young kid that was an idiot that bought a beautiful established home in an old part of town and not a new place, but that's where I chose. And I don't owe very much of my home anymore, and I feel like I'm going to be stuck with something behind us that we don't want and that we won't be able to leave. I did reach out to Mr. Wagstaff. I was surprised he responded. It's a couple plans I'm sure he has in his pocket, some that are probably going to be more favorable than others, but I'd rather not see it happen at all. One thing I was looking at on this mixed-use zone, "Set developments and mixed-use zone shall be designed as to integrate the residential and commercial components into a harmonious development to be compatible with existing anticipated areas." I don't know what's compatible and harmonious about putting condominiums and apartments around 30, 50-year-old homes right in the middle of their block. I don't see it. And I don't know if your guys' purpose is to do what's best for the city, what's best for the people of this city or both, but I would consider it as if it were your own backyard, please.

Bruce Gilbert stated to the Commission: I'm Bruce Gilbert, 53 Southwest Street, I just basically want to echo what Kyle said. I mean, and all we're talking about is the zoning changed tonight, but tonight that is our only protection we have as homeowners. We moved there knowing what zoning is. We knew there was bigger lots and that was our expectation. We would like it to stay that way. Don't think it's right that someone can come in and for their profit ruin our quality of life. I mean, we all know Grantsville, you don't go moving next to a pig farm and then complain that it stinks. For the same thing, you don't take a pig farm and move it into a residential and not expect the

neighbors to complain. And so, that's all we ask you, that you protect our property if you're zoning, because we don't have any other protection once you guys do that. And that's it.

Randy Smith stated to the Commission: I'm Randy Smith. My wife and I have not lived here... Our family has not lived here very long. We've lived here three years. So, there's one personal note, that the value of our home could go down with commercial or that type of property. But besides just ourselves, I did have a question, if anybody could answer this, what would this mixed decision, to make it a mixed category do to the ability for the people on Apple Street, both sides of it, to have animals? Would it take that away? The only other thought I had was this is a growing town, but there's a lot of space. There's a lot of opportunities. Other than taking down a nice home, right across the street from us would be one home that might be torn down. It's a very nice home. There's just a lot of opportunities to put a condo or a commercial place elsewhere in the city. That should be explored. That's just my opinion.

Rick Barchers stated to the Commission: I don't live in that area. Personally, I'm not a fan of free for all zones. I'm sure Mr. Wagstaff has some idea of what he plans to do with the property if he's going to spend the money to purchase it. I have no doubt of that. The only purpose that I can see for a free for all zone is to put in what is going to be least desirable for their neighbors, whether it's legal or not. That's up to you guys. That's your decision. That's not mine. I'm not saying I'm for it or against it. I mean, he can propose whatever he wants, and I may be perfectly fine with it, but to not define what your plans are for the property, I personally have an issue with that, especially when it affects the neighbors. Thank you.

No additional comments were offered, Chairman, Brian Pattee closed the public hearing at 7:41 p.m.

The Planning Commission recommended approval this item on June 2, 2022, with some discussion and the motion is at the end of the discussion:

Mike Wagstaff was present for this agenda item:

The Commission didn't have any additional discussion on this agenda item.

Erik made a motion to recommend approval of the General Plan and Future Land Use Map Amendment for Mike Wagstaff to go from a Mixed-Use Density Designation and Medium Density Residential Designation to a Mixed-Use Density Designation for the property located at 374 West Apple Street. John seconded the motion. All voted in favor and the motion carried.

GENERAL PLAN AMENDMENT APPLICATION

\$500.00 APPLICATION FEE (NON REFUNDABLE)

DATE PAID April 20, 2022

HEARING DATE May 19, 2022

OWNER / APPLICANTS NAME Mike Wagstaff

MAILING ADDRESS _____

PHONE _____

E-MAIL michaeldalewagstaff@gmail.com

LOCATION / ADDRESS OF PROPERTY & NUMBER OF
ACRES 374 W Apple St. Grantsville, UT 84029

IT IS REQUESTED THAT THE GENERAL PLAN BE AMENDED AS
FOLLOWS after requested that the southern portion of
the parcel be zoned mixed use to match the entire
parcel zone change request.

WHAT IS THE PURPOSE FOR THE REQUESTED CHANGE? _____

The purpose is a zone change of the entire lot to be developed
into mix use project.

**ITEMS TO BE SUBMITTED WITH APPLICATION

- Include with your application: a plat of the parcel and a Radius Report obtained from Tooele County Recorder's office, self-sealing envelopes, mailing labels and first class postage for all property owners located within 500 feet of subject property boundary.
DON'T PUT MAILING ADDRESSES ON ENVELOPES! THANK YOU!
Addresses must be from Tooele County Recorder's Office!
- A legal description of entire property.
- A vicinity map for property location.


SIGNATURE OF APPLICANT

Legal Description:

Legal THE EAST 147.5 FT OF LOT 5 & W 35 FT OF LOT 4 BLK 17 PLAT A GCS, &
SOUTH HALF OF PEACH ST. BETWEEN SD BLK 17 & BLK 16-A. (BY ORDINANCE)
ALSO N 40 FT OF APPLE ST 1.62 AC

360 W Apple and 374 W Apple General Plan Amendment Request

Current Future Land Use Designation

Mixed Use Density Designation and High Single Family Density Residential Designation

Mixed – Use Density

A mixture of commercial/retail and residential uses, allowing up to 10 units per acre where surrounding uses are compatible.

High Single Family Density Residential

Residential uses, allowing a maximum of 6 dwelling units per acre.

Proposed Future Land Use Designation

Mixed-Use Density

A mixture of commercial/retail and residential uses, allowing up to 10 units per acre where surrounding uses are compatible.



MAIN STREET

TRENTON HUNT
01-097-0-0011
R004400

JAMES B GARREAU JT
01-097-0-0014
R026548

BRUCE L GILBERT JT
01-097-0-0029
R004410

NOLAN P CRITCHLOW
01-097-0-0010
R010687

RURAL ESTATE INVESTMENT Access -
Trailer Park, LLC

DUSTIN JAY TATE JT
01-097-0-0003
R001670

LINDA WATSON TRUSTEE
01-097-0-0003
R007493

ROBERT WISDOM JT
01-097-0-0041
R006076

HARVEY CHARLEY B JR
01-097-0-0005
R019630

HAMMOND KYLE JT
01-097-0-0028
R003828

SALANCA CHAD JT
01-097-0-0037
R023183

MOSER HAYLEE JT
01-097-0-0045
R016937

CURRENT FUTURE LAND USE
DESIGNATION

374 W APPLE

360 W APPLE

MIXED USE AND

HIGH SINGLE FAMILY DENSITY

CHERYL A KING JT
01-097-0-0025
R023688

CAMERON WARD
01-097-0-0015
R025916

SANDRA L GILLY JT
01-097-0-0022
R003337

ANDREW CHRISTIANSEN JT
11-087-0-0001
R007164

TERRY D BENSON JT
11-087-0-0002
R016581

Cooley St

APPLE STREET

MAGE PHILIP H JT
01-100-0-0016
R013650

JEANNIE ROWE
01-100-0-0015
R012353

GUNN KAYLAR JT
01-100-0-0018
R010299

SMITH RANDALL L JT
01-100-0-0009
R026127

JAMISON DAVID
20-000-0-0001
R091702

JNT LAND HOLDINGS LLC
01-100-0-0007
R004169

STARLEY SCOTT J
01-100-0-0001
R021052

MILDBRAND JOHN
01-100-0-0007
R01763

FLOYD JEANETTE JT
01-100-0-0012
R021367

CROPPER DUSTIN L
01-100-0-0010
R017257

DIANAD SUTTON
01-100-0-0009
R023163

JOYCE A BERRY
01-100-0-0000
R006382

SARALEE YOUNG
01-100-0-0004
R005729

BLAINE MECHAM
01-100-0-0013
R020620

MAIN STREET

West St

TRENTON HUNT
01-097-0-0041
R006400

JAMES B CARREAU JT
01-097-0-0014
R026543

BRUCE L GILBERT JT
01-097-0-0029
R004410

NOLAN P CRITCHLOW
01-097-0-0010
R006587

TRU REAL ESTATE INVESTMENTS LLC
01-097-0-0020
Trailer Park Access

DUSTIN LAY TATE JT
01-097-0-0005
R004670

LINDA WAIS ON TRUSTEE
01-097-0-0003
R007493

ROBERT WISDOM JT
01-097-0-0041
R006076

HARVEY CHARLEY B JR
01-097-0-0005
R019630

HAMMOND KYLE JT
01-097-0-0028
R003828

SALANCA CHAD JT
01-097-0-0037
R023183

MOSER HAYLEE JT
01-097-0-0045
R019987

PROPOSED
MIXED USE
DESIGNATION

374 W APPLE

SHOENAKER MARK D JT
01-097-0-0026
R004438

CHERLA KING JT
01-097-0-0025
R025988

ANDREW CHRISTIANSEN JT
11-037-0-0004
R007454

TERRY DBENSON JT
11-037-0-0002
R016361

CAMERON WARD
01-097-0-0015
R025916

SANDRA L GILLY JT
01-097-0-0022
R005357

Cooley St

APPLE STREET

MAGE PHILIP H JT
01-100-0-0010
R013650

JENNIE ROWE
01-100-0-0015
R012363

GUNN KAYLAR JT
01-100-0-0008
R010299

SMITH RANDALL L JT
01-100-0-0009
R026127

JANISON DAVID
20-000-0-0001
R047402

JNT LAND HOLDINGS LLC
01-100-0-0007
R004169

STARLEY SCOTT J
01-100-0-0001
R021052

HILDEBRAND JOHN
01-100-0-0007
R011363

FLOYD J BOULDER JT
01-100-0-0012
R021367

GROPPER DUSTIN L
01-100-0-0010
R047257

DIANA D SUTTON
01-100-0-0039
R023163

JOYCE ABERY
01-100-0-0008
R003362

SARALEE YOUNG
01-100-0-0004
R005720

BLAINE MECHAM
01-100-0-0003
R020620

GRANTSVILLE CITY PLANNING COMMISSION

NOTICE OF A PUBLIC HEARING ON A PROPOSAL TO AMEND GRANTSVILLE CITY'S GENERAL PLAN AND FUTURE LAND USE MAP FOR MIKE WAGSTAFF TO GO FROM A MIXED-USE DENSITY AND MEDIUM DENSITY RESIDENTIAL DESIGNATION TO A MIXED-USE DENSITY DESIGNATION FOR PROPERTY LOCATED AT 360 WEST AND 374 WEST APPLE STREET.

Pursuant to the provisions of Section §10-9A-205 and §10-9a-502 of the Utah Code. Notice is hereby given that the Grantsville Planning Commission will hold a public hearing on May 19, 2022 at 7:00 p.m. at Grantsville City Hall. The meeting will also be broadcast on Zoom. The public hearing and meeting is to receive public input and to discuss and consider action on the proposed amendment of the Grantsville City General Plan and Future Land Use Map for Mike Wagstaff to go from a Mixed-Use Density Designation and Medium Density Residential Designation to a Mixed-Use Density Designation and make a recommendation to the City Council. Documentation associated with this hearing and consideration may be requested through email. All comments and concerns need to be sent in writing through email or mail and received no later than 5:00 p.m. May 19, 2022.

Dated this 6th day of May, 2022.

BY ORDER OF THE GRANTSVILLE PLANNING COMMISSION

Kristy Clark
Zoning Administrator
Email: kclark@grantsvilleut.gov

Join Zoom Meeting
<https://us02web.zoom.us/j/83920211799>
Meeting ID: 839 2021 1799
One tap mobile
+12532158782,,83920211799# US (Tacoma)
+13462487799,,83920211799# US (Houston)

Dial by your location
+1 253 215 8782 US (Tacoma)
+1 346 248 7799 US (Houston)
+1 669 900 9128 US (San Jose)
+1 301 715 8592 US (Washington DC)
+1 312 626 6799 US (Chicago)
+1 646 558 8656 US (New York)
Find your local number: <https://us02web.zoom.us/j/83920211799>

CORP OF PRESIDING BISHOP LDS
50 EAST NORTH TEMPLE
SALT LAKE CITY, UT 84150

KAREN WATSON JT
82 S WEST ST
GRANTSVILLE, UT 84029

EDWARD A WATSON JT
82 S. WEST STREET
GRANTSVILLE, UT 84029-9023

SANDRA L GILLY JT
317 W PEACH ST
GRANTSVILLE, UT 84029

SARA LEE YOUNG
308 W PLUM ST
P O BOX 921
GRANTSVILLE, UT 84029

HILDEBRAND JOHN
147 S WEST ST
GRANTSVILLE, UT 84029

JEANNIE ROWE
385 W APPLE ST
GRANTSVILLE, UT 84029

JOHNSON MICHAEL
35 SOUTH COOLEY ST
GRANTSVILLE, UT 84029

MCDONALD MERRILL R JT
320 W PEACH ST
GRANTSVILLE, UT 84029

BRUCE L GILBERT JT
53 S WEST ST
GRANTSVILLE, UT 84029

JAMES B CARREAU JT
35 S WEST ST
GRANTSVILLE, UT 84029

SPENCER L PETERSON JT
33 S WEST ST
GRANTSVILLE, UT 84029

ALLEN L CUNNINGHAM JT
P O BOX 905
GRANTSVILLE, UT 84029

TRENTON HUNT
385 W MAIN ST
GRANTSVILLE, UT 84029

YEAMAN CHISM LORIN JT
397 W MAIN ST
GRANTSVILLE, UT 84029

NOLAN P CRITCHLOW
371 W MAIN ST
GRANTSVILLE, UT 84029

TRU REAL ESTATE INVESTMENTS, LLC
756 N MAIN STREET
TOOELE, UT 84074

DUSTIN JAY TATE JT
349 W MAIN
GRANTSVILLE, UT 84029

HARVEY CHARLEY B JR
46 S COOLEY
GRANTSVILLE, UT 84029

ROBERT WISDOM JT
310 W PEACH ST
GRANTSVILLE, UT 84029

LINDA WATSON TRUSTEE
P O BOX 979
GRANTSVILLE, UT 84029

BALDWIN P JAMES JT
PO BOX 997
GRANTSVILLE, UT 84029

KENNETH FRANK ATKINSON TRUSTEE
305 W MAIN ST
GRANTSVILLE, UT 84029

CROPPER DUSTIN L
360 W PLUM ST
GRANTSVILLE, UT 84029

MACE PHILIP H JT
397 WEST APPLE STREET
GRANTSVILLE, UT 84029

COZMO MARKETING, LLC
2376 EAST LINCOLN LANE
SALT LAKE CITY, UT 84124

JAMISON DAVID
349 W APPLE ST
GRANTSVILLE, UT 84029

JNT LANDHOLDINGS LLC
P O BOX 325
GRANTSVILLE, UT 84029

NORMAN BLAIN ADAMS JR
75 S COOLEY ST
GRANTSVILLE, UT 84029

ADAMS DANIEL WAYNE
55 S. COOLEY ST.
GRANTSVILLE, UT 84029

SALANOA CHAD JT
89 S. WEST STREET
GRANTSVILLE, UT 84029

CAMERON WARD
325 W PEACH ST
GRANTSVILLE, UT 84029

DAVID R TATTERSALL JT
62 S COOLEY ST
GRANTSVILLE, UT 84029

DONALD A SPARKS JT
315 W PEACH ST
GRANTSVILLE, UT 84029

LARAE SPARKS JT
PO BOX 291
GRANTSVILLE, UT 84029

KENNETH L NEIDERHEISER
384 W APPLE ST
GRANTSVILLE, UT 84029

BECKSTEAD ROBERT JT
80 S COOLEY ST
GRANTSVILLE, UT 84029

VAN DER MEIDE JAMES RICHARD JT
72 S COOLEY ST
GRANTSVILLE, UT 84029

BLAINE MECHAM
144 S COOLEY ST
GRANTSVILLE, UT 84029

BRACKEN BRADFORD C
130 COOLEY ST
GRANTSVILLE, UT 84029

STARLEY SCOTT J
114 S. COOLEY ST
GRANTSVILLE, UT 84029

ROGER KENNETH GREEN JT
390 W PLUM ST
GRANTSVILLE, UT 84029

CHARLOTTE A GOURLEY JT
P O BOX 983
GRANTSVILLE, UT 84029

GUNN KAYLA R JT
381 W APPLE ST
GRANTSVILLE, UT 84029

FLOYD J BUTLER JT
949 E MAIN ST
GRANTSVILLE, UT 84029

DIAZ JESUS SALVADOR ROBLES JT
375 A APPLE ST
GRANTSVILLE, UT 84029

JOYCE A BERRY
320 W PLUM ST
GRANTSVILLE, UT 84029

DIANA D SUTTON
332 W PLUM ST
GRANTSVILLE, UT 84029

JOHN R WILLIAMSON JT
381 W PLUM ST
GRANTSVILLE, UT 84029

JERRY T EDWARDS JT
367 W PLUM ST
GRANTSVILLE, UT 84029

STEFFANY DORMAN JT
P O BOX 826
GRANTSVILLE, UT 84029

BRYAN S DURFEE
343 W PLUM ST
GRANTSVILLE, UT 84029

BRET L WELLS JT
331 W PLUM ST
GRANTSVILLE, UT 84029

CAPLE JOHN
286 W APPLE ST
GRANTSVILLE, UT 84029

DOUGLAS G NICHOLS
321 W PLUM ST
GRANTSVILLE, UT 84029

MICHAEL S MARTIN JT
326 W PLUM ST
GRANTSVILLE, UT 84029

SMITH RANDALL L JT
367 WEST APPLE STREET
GRANTSVILLE, UT 84029

KENDAL A ANDERSON JT
385 W PLUM ST
GRANTSVILLE, UT 84029

MARLIN M YATES JT
P O BOX 1177
GRANTSVILLE, UT 84029

MOSER HAYLEE JT
396 W APPLE ST
GRANTSVILLE, UT 84029

CHERYL A KING JT
345 W PEACH ST
GRANTSVILLE, UT 84029

CUNNINGHAM GREGORY
335 W PEACH ST
GRANTSVILLE, UT 84029

CHARLES MARY TRUSTEE
357 W MAIN
GRANTSVILLE, UT 84029

FORMAN BEN W. TRUSTEE
357 W MAIN ST REAR
GRANTSVILLE, UT 84029

WILLOW CREEK IV-V ASS OF
GRANTSVILLE LLC
7213 S PERTH WAY
AURORA, UT 80016

SHOEMAKER MARK D JT
360 WEST APPLE ST
GRANTSVILLE, UT 84029

CASTAGNO KELLY JT
374 W APPLE ST
GRANTSVILLE, UT 84029

HAMMOND KYLE JT
77 SOUTH WEST STREET
GRANTSVILLE, UT 84029

BALDWIN MICAH LEE JT
308 W APPLE STREET
GRANTSVILLE, UT 84029

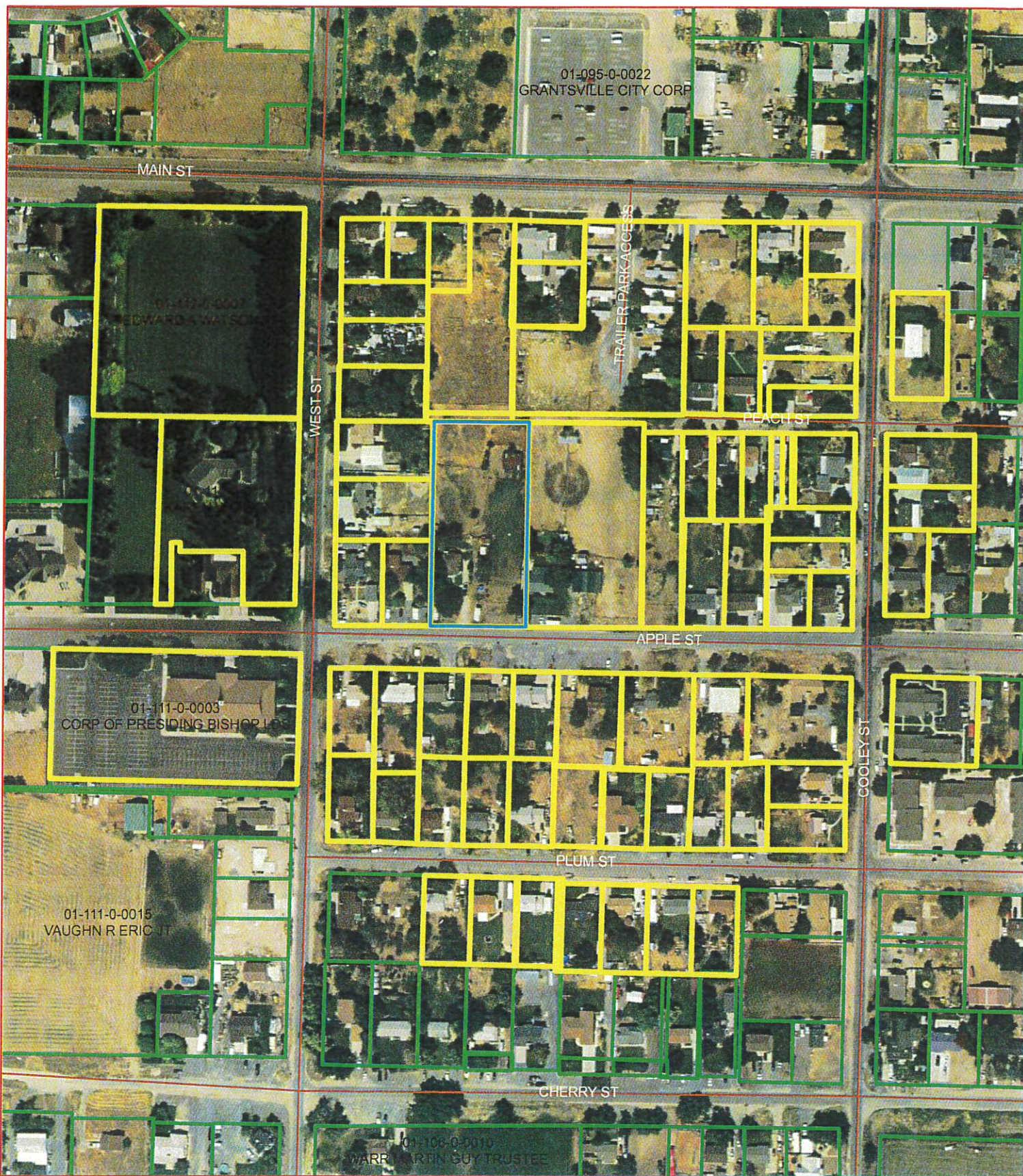
ALBERTSON RALPH W JT
316 W APPLE ST
GRANTSVILLE, UT 84029

TERRY D BENSON JT
324 W APPLE ST
GRANTSVILLE, UT 84029

ANDREW CHRISTIANSEN JT
332 W APPLE ST
GRANTSVILLE, UT 84029

DREWERY MICHAEL DOUGLAS
318 W PEACH ST
GRANTSVILLE, UT 84029

DORMAN RICHARD D JT
PO BOX 826
GRANTSVILLE, UT 84029



GIS Map Disclaimer:



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

Michael Wagstaff
01-097-0-0027

0 75 150 300 450 600
Feet



Date: 4/19/2022
blanca.rodriquez

LEGEND

Future Land Use Designations

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

Commercial

(A variety of commercial, retail, office and light industrial associated with a retail presence fronting street with special approval)

Mixed-Use Density

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

High Single Family Density Residential

(Residential uses, allowing a maximum of 6 dwelling units per acre)

Medium Density Residential

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

Low Density Residential

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

Rural Residential - 1

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

Rural Residential 2

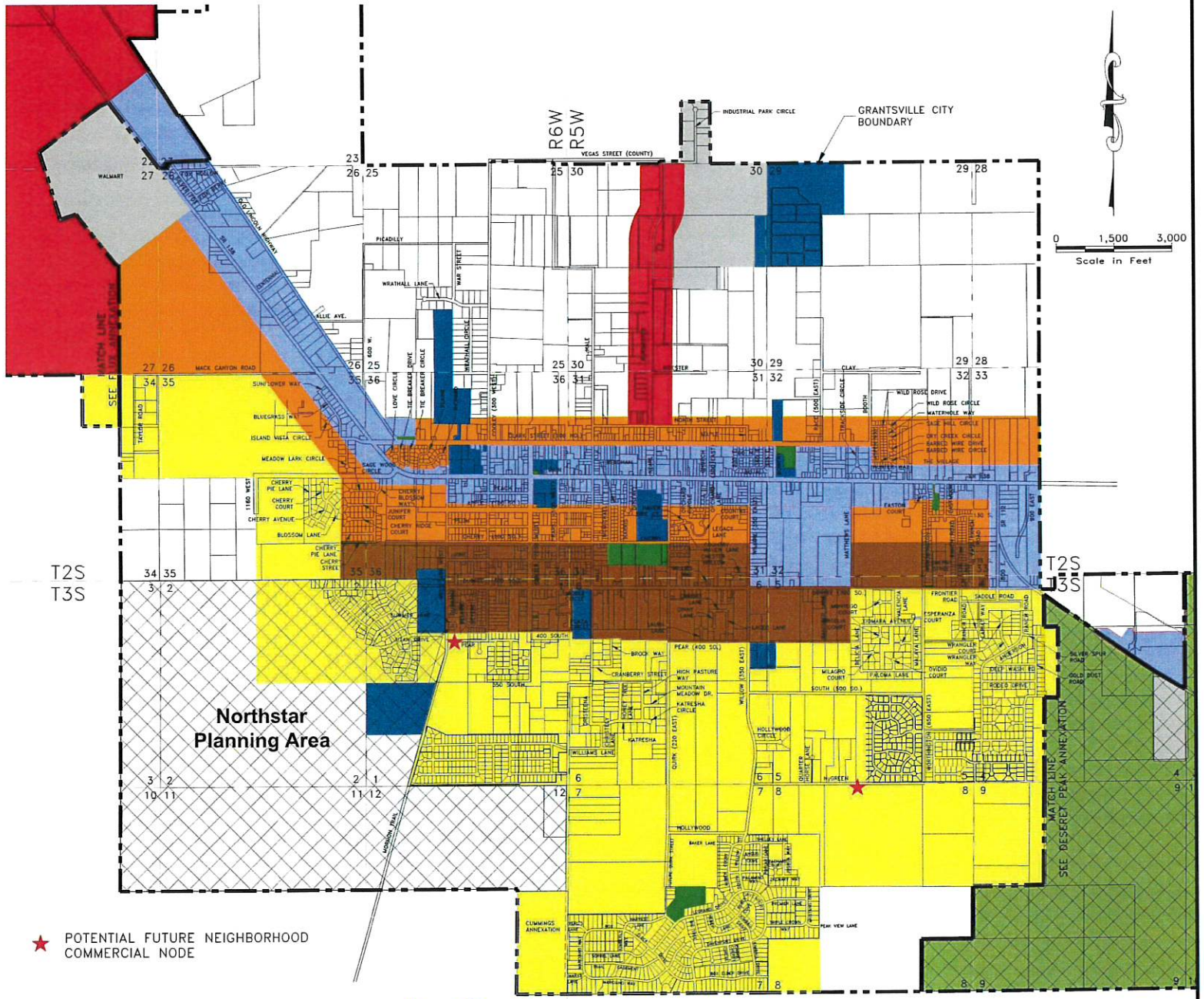
(Residential use with applicable rural land uses, allowing 1 dwelling unit per five to ten acres)

Industrial

(Allowing industrial, light industrial and mining)

Municipal/School: This land use designates city-owned school district owned property serving a public purpose.

Parks & Open Space: Designates public parks, open space and recreational areas.



★ POTENTIAL FUTURE NEIGHBORHOOD COMMERCIAL NODE

GRANTSVILLE CITY
FUTURE LAND USE MAP
CITY CENTER
ADOPTED JANUARY 15, 2020



The purpose of designated Planning Areas is to foster a joint working relationship between the City and the landowner(s) of large parcels or groups of parcels 500 acres or greater, to create a Master Plan for the area with a balance of uses beneficial to both the development and the surrounding community adequately addressing the potential impacts on transportation, utility, and other public services and amenities.

AGENDA ITEM #6

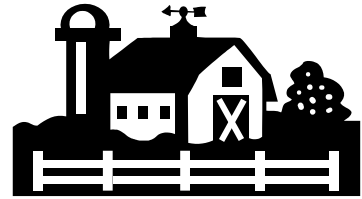
Discussion regarding the Rezone of 1.88 acres of land located at 360 West Apple Street go from an RM-7 zone to a Mixed Use zone for Mike Wagstaff.

MEMORANDUM

DATE: June 8, 2022

TO: Braydee Baugh, City Recorder

FROM: Kristy Clark, Zoning Administrator



RE: ZONING ITEMS UP FOR CONSIDERATION AT COUNCIL MEETING TO BE HELD JUNE 15, 2022

City Council Agenda Items #6: Consideration of Ordinance 2022-XX amending the official zoning map of Grantsville City, Utah to rezone 1.88 acres of land located at 360 West Apple Street go from an RM-7 zone to a Mixed Use zone for Mike Wagstaff.

The Planning Commission held a discussion and public hearing on this agenda item May 19, 2022:

Discussion:

Mike Wagstaff was present for this discussion.

Gary Pinkham asked, if it's already RM-7, and you're leaning towards single family residential, why not just leave it RM-7?

Erik Stromberg asked, are you looking to rezone so you can do commercial? Is that why you're really wanting to rezone?

Mike Wagstaff answered, we're planning on a mixed-use development that is in line with the General Plan.

Kristy Clark mentioned, if you remember, he's bought the trailer court across the street from the public works building. He already got the rezone for mixed use on that property. These properties adjoin that property and make it to where he will have access from Main Street to Apple Street, which would give him secondary access for the residential and the commercial.

Gary Pinkham stated, with the no man's land in between, they're not continuous parcels.

Kristy Clark stated, you may have to fix that, Mike. You may have to go and figure out who owns it and get that fixed.

Mike Wagstaff stated, I'll have to double check on that. I have title reports that says that it's all good.

Kristy Clark asked, the title reports say that strip is part of these properties?

Mike Wagstaff answered, when you bring it up, I want to double check that, make sure that insurance is in place.

Mayor Critchlow stated, where my brother lives, which is just on the back side of this, there's a strip that goes through there, and right now it should show that it's owned by Marlon Yates. There was a quick claim deed that hasn't been recorded yet for that the part of the strip south of Nolan's place that is now part of his property. I'm not sure what needs to be done with the rest of the strip on the south side of the trailer court.

Attorney Coombs stated, the County GIS is showing that as being Peach Street.

Brian Pattee asked, would the Peach Street right of way go into this property?

Attorney Coombs answered, yes it would.

Gary Pinkham asked, so these parcels that we are looking at today are intended for higher density housing?

Mike Wagstaff answered, yes. The commercial will be off Main Street and the residential will be off of Apple Street.

Public Hearing:

Chairman, Brian Pattee opened the public hearing at 7:42 p.m. and called for comments.

Kyle Hammond stated to the Commission: I just don't know how all this stuff works. So, if we're taking two lots and we're talking about rezoning those into commercial slash residential, does it matter what the trailer park is? That's a whole different property, right?

Gary Pinkham answered, it is.

Kyle Hammond asked, so you'd have to put commercial on those back two properties, right?

Gary Pinkham answered, you don't have to because he would own all three. It's an option but what he's mentioned is he's not going to put commercial on the Apple Street.

Kyle Hammond asked, but those two back properties can still be changed to mixed use, which is supposed to be commercial and residential.

Gary Pinkham answered, Yeah, which would allow the other uses under the mixed-use code. And if he does commercial, it sounds like he'd do it on Main Street side.

Kyle Hammond stated, Okay. I just didn't know if there were technically three different parcels that if they would just be combined into one, as far as the consideration.

Gary Pinkham stated, I don't know if he's intention used to marry them up or leave them as three separate parcels, but that's his business. Being contiguous, if they resolved the issue with a little no man's land in between, it could be developed as one development that may still legally be three parcels if he doesn't marry up.

Kyle Hammond mentioned, yeah. And, I don't think Peach Street is an access point. You're going to make some people mad on that quite little street. It's hardly even the street.

Brian Pattee asked, so just to clarify, it's already an RM-7 correct?

Kristy Clark answered, yes.

No additional comments were offered, Chairman, Brian Pattee closed the public hearing at 7:49 p.m.

The Planning Commission recommended approval this item on June 2, 2022, with some discussion and the motion is at the end of the discussion:

Mike Wagstaff was present for this agenda item:

The Commission didn't have any additional discussion on this agenda item.

Jaime made a motion to recommend approval of a Rezone of 1.88 acres of land located at 360 West Apple Street go from an RM-7 zone to a Mixed Use zone for Mike Wagstaff. Gary seconded the motion. All voted in favor and the motion carried.

May 27, 2022

RE: Zone Change Application Response Letter to Resident Comments from Planning
Commission Meeting 5/19/22

Honorable Commission Members,

I want to address the concerns expressed by a few residents at the Planning Commission meeting on May 19, 2022, regarding the zone change request. Hopefully, my comments will shed light on the development process and create a deeper understanding of our plan to better the community.

When determining to purchase the parcels in Grantsville we meticulously looked at its future use plan and its governing development ordinances. These documents play a high-profile role when evaluating a project. It was evident that Grantsville had invested a great deal of effort determining its future. Future use plans are not only directives showing how growth is anticipated and should be relied on, but it also speaks to the policies being communicated to develop a thriving city. Planning brings opportunities to course correct where mistakes and missteps were made in the past. It also brings improvement and a sense of resolve and reliance.

While Grantsville is a smaller city, it is growing fast like the rest of the State¹. It is important to follow and be able to rely on what a City lays out for its future use plans. Around the State it is easy to observe that no city is the same, they offer varying topography and amenities of all sorts. However, they grow in very similar ways. Many cities have planned forward and have a thriving downtown where residents live and can walk to a movie or a grocery store. This planning creates viability and a central hub where communities identify with a "hometown lifestyle". The community we are adding works within and enhances the vision laid out in Grantsville's future use plan. And paramount to working within Grantsville's future use plan, its investment relies on the forward thinking of those that anticipated growth and created the plan.

As a creator of communities, our aim is to create responsibly, always striving to work within the forethought cities set forth. I know one too many developers whose philosophy is to fight-first versus working with a city and identifying and respecting their guiding documents. I have always taken the approach to work within the wisdom and forethought a city has expressed in their master plans and zoning ordinances. As we continue to work through the process, we absolutely will continue to present a plan that fits within Grantsville's standards and parameters balanced with the housing market and the existing community.

¹ Grantsville Utah is the 4th fastest growing home prices in the SLC greater area.
https://www.abc4.com/news/local-news/which-cities-have-the-fastest-growing-home-prices-in-the-salt-lake-city-metro-area/?fbclid=IwAR13WIRVlvxfjb9M03SSJU0v8Xl13asYA2Ltgo3_SF49I69LC0lqTXinwVo

Today's housing market is something we've never seen before. The scarcity in the housing market has priced-out many would-be home buyers. Entry-level homes are especially scarce. I know the development industry and municipalities are working together tirelessly to find solutions to this problem. One of the immediate answers is density. Density means a lot of things, and affordability is absolutely one of them. Density brings costs down and affords home ownership to those wanting to stay close to home. Most of these wanting-homeowners are outstanding residents hoping to participate in growing equity by owning their own home. Planned density provides this opportunity. Grantsville's planning documents skillfully take density into consideration. We understand creating denser communities means new neighbors and larger communities. It is evidenced in development all around the State that strategic density is helping to answer our core need to usher in more entry-level housing.

During the meeting a "free-for-all zone" zone was mentioned. I want to clarify the zone change application we've submitted is to the Mixed-Use Zone². It was also implied specific development plans should have been provided with the zone change application. A zone change request shouldn't be influenced by vertical plans because plans often change. The question is whether the zone change application meets the future land use goals of the area as identified by Grantsville's future land use documents. I am not aware of any reasoning stated that conflicts or differs from what's identified in Grantsville's future land use planning documents.

We are in partnership with Grantsville and are resolved to create an amazing community for additional residents to enjoy its amazing charm and amenities. We are committed to working with the community. We've reached out to bordering residents and will continue to work with them as the project matures. Some of those residents have been surprised that I answered their emails inquiring about the project. In fact, before the meeting I met with a resident, and he expressly stated that he liked we had tried to create a buffer between his home and the new homes. Additionally, we talked about fencing to provide privacy to his lot. We are committed to creating new homes with the bordering residents in mind. We are committed to working with the community throughout the process and are looking forward to eliminating a blighted area, bringing needed housing opportunities, and relying on Grantsville's foreword thinking.

Sincerely,

A handwritten signature in black ink, appearing to read "Mike Wagstaff", written in a cursive style.

Mike Wagstaff

² The Mixed-Use Zone is clearly spelled out in Chapter 19 of the Grantsville City Land Use Code.

GENERAL PLAN AMENDMENT APPLICATION

\$500.00 APPLICATION FEE (NON REFUNDABLE)

DATE PAID April 20, 2022

HEARING DATE May 19, 2022

OWNER / APPLICANTS NAME Mike Wagstaff

MAILING ADDRESS _____

PHONE _____

E-MAIL michaeldalewagstaff@gmail.com

LOCATION / ADDRESS OF PROPERTY & NUMBER OF
ACRES 360 W Apple St., Grantsville, UT 84029

IT IS REQUESTED THAT THE GENERAL PLAN BE AMENDED AS
FOLLOWS It is requested that the southern portion of the
parcel be zoned mixed use to match the entire
parcel zone change request.

WHAT IS THE PURPOSE FOR THE REQUESTED CHANGE? The purpose
is a zone change of the entire lot to be
developed into a mixed use project.

**ITEMS TO BE SUBMITTED WITH APPLICATION

- Include with your application: a plat of the parcel and a Radius Report obtained from Tooele County Recorder's office, self-sealing envelopes, mailing labels and first class postage for all property owners located within 500 feet of subject property boundary.
DON'T PUT MAILING ADDRESSES ON ENVELOPES! THANK YOU!
Addresses must be from Tooele County Recorder's Office!
- A legal description of entire property.
- A vicinity map for property location.


SIGNATURE OF APPLICANT

Legal Description:

Legal THE E 130 FT OF LOT 4 & THE W 90 FT OF LOT 3, BLK 17, PLAT A GCS; &
SOUTH HALF OF PEACH ST. BETWEEN SD BLK 17 & BLK 16-A(BY ORDINANCE)
ALSO N 40 FT OF APPLE ST 1.88 AC

360 W Apple and 374 W Apple General Plan Amendment Request

Current Future Land Use Designation

Mixed Use Density Designation and High Single Family Density Residential Designation

Mixed – Use Density

A mixture of commercial/retail and residential uses, allowing up to 10 units per acre where surrounding uses are compatible.

High Single Family Density Residential

Residential uses, allowing a maximum of 6 dwelling units per acre.

Proposed Future Land Use Designation

Mixed-Use Density

A mixture of commercial/retail and residential uses, allowing up to 10 units per acre where surrounding uses are compatible.

MAIN STREET

West St

TRENTON HUNT
01-097-0-0001
R006400

JAMES B CARREAU JT
01-097-0-0014
R026548

BRUCE L GILBERT JT
01-097-0-0029
R004410

NOLAN P CRITCHLOW
01-097-0-0010
R010687

TRU REAL ESTATE INVESTMENTS LLC
01-097-0-0027
R006400
Trailer Park Access

DUSTIN JAY TATE JT
01-097-0-0006
R001670

LINDA WATSON TRUSTEE
01-097-0-0003
R007493

ROBERT WISDOM JT
01-097-0-0041
R006076

HARVEY CHARLEY B JR
01-097-0-0005
R019630

HAMMOND KYLE JT
01-097-0-0028
R003828

SALANCA CHAD JT
01-097-0-0037
R023183

MOSE HAYLEE JT
01-097-0-0043
R016987

CURRENT FUTURE LAND USE
DESIGNATION

374 W APPLE

360 W APPLE

MIXED USE AND

HIGH SINGLE FAMILY DENSITY

CHERYL A KING JT
01-097-0-0026
R025938

ANDREW CHRISTIANSEN JT
11-087-0-0001
R007164

CAMERON WARD
01-097-0-0016
R026016

SANDRA L GILBY JT
01-097-0-0022
R003357

TERRY DBENSON JT
11-087-0-0002
R016581

Cooley St

APPLE STREET

MAGE PHILIP H JT
01-100-0-0016
R013650

JENNIE ROWE
01-100-0-0015
R012363

GUNN KAYLAR JT
01-100-0-0018
R010299

SHUTT RANDALL L JT
01-100-0-0009
R026127

JANISON DAVID
20-000-0-0001
R019782

JNT LAND HOLDINGS LLC
01-100-0-0007
R004199

STARLEY SCOTT J
01-100-0-0001
R021052

HILDEBRAND JOHN
01-100-0-0017
R011363

FLOYD JEUTLER JT
01-100-0-0012
R021367

CROPPER DUSTIN L
01-100-0-0010
R014257

DIANAD SUTTON
01-100-0-0009
R023103

JOYCE A BERG
01-100-0-0000
R006382

SARA LEE YOUNG
01-100-0-0004
R005729

BLAINE MECHAM
01-100-0-0008
R020620

MAIN STREET

West St

TRENTON HUNT
01-097-0-0041
R006400

JAMES B CARREAU JT
01-097-0-0044
R026549

BRUCE L GILBERT JT
01-097-0-0020
R004410

HAMMOND KYLE JT
01-097-0-0028
R003828

SALANCA CHAD JT
01-097-0-0037
R023183

MOSER HAYLEE JT
01-097-0-0045
R010987

NOLAN P CRITCHLOW
01-097-0-0010
R010587

CASTAGNO KELLY JT
01-097-0-0027
R014804

PROPOSED
MIXED USE
DESIGNATION

360 W APPLE

TRUPAL ESTATE INVESTMENTS LLC
01-097-0-0001
R001000
Trailer Park Access

DUSTIN JAY TATE JT
01-097-0-0006
R001670

LINDA WALSON TRUSTEE
01-097-0-0003
R007493

ROBERT WISDOM JT
01-097-0-0041
R006078

HARVEY CHARLEY B JR
01-097-0-0005
R019630

CHERLAK KING JT
01-097-0-0025
R025068

CAMERON WARD
01-097-0-0015
R025916

SANDRA L GILLY JT
01-097-0-0022
R005357

ANDREW CHRISTIANSEN JT
11-087-0-0001
R007654

TERRY D BENSON JT
11-087-0-0002
R006381

Cooley St

APPLE STREET

MAGE PHILIP H JT
01-100-0-0016
R013650

JEANIE ROWE
01-100-0-0015
R012163

GUNN KAYLAR JT
01-100-0-0013
R010299

SMITH RANDALL L JT
01-100-0-0009
R026127

JAMISON DAVID
20-000-0-0001
R091742

JNT LAND HOLDINGS LLC
01-100-0-0007
R004109

STARLEY SCOTT J
01-100-0-0001
R021052

GRANTSVILLE CITY PLANNING COMMISSION

NOTICE OF A PUBLIC HEARING ON A PROPOSAL TO AMEND GRANTSVILLE CITY'S GENERAL PLAN AND FUTURE LAND USE MAP FOR MIKE WAGSTAFF TO GO FROM A MIXED-USE DENSITY AND MEDIUM DENSITY RESIDENTIAL DESIGNATION TO A MIXED-USE DENSITY DESIGNATION FOR PROPERTY LOCATED AT 360 WEST AND 374 WEST APPLE STREET.

Pursuant to the provisions of Section §10-9A-205 and §10-9a-502 of the Utah Code. Notice is hereby given that the Grantsville Planning Commission will hold a public hearing on May 19, 2022 at 7:00 p.m. at Grantsville City Hall. The meeting will also be broadcast on Zoom. The public hearing and meeting is to receive public input and to discuss and consider action on the proposed amendment of the Grantsville City General Plan and Future Land Use Map for Mike Wagstaff to go from a Mixed-Use Density Designation and Medium Density Residential Designation to a Mixed-Use Density Designation and make a recommendation to the City Council. Documentation associated with this hearing and consideration may be requested through email. All comments and concerns need to be sent in writing through email or mail and received no later than 5:00 p.m. May 19, 2022.

Dated this 6th day of May, 2022.

BY ORDER OF THE GRANTSVILLE PLANNING COMMISSION

Kristy Clark
Zoning Administrator
Email: kclark@grantsvilleut.gov

Join Zoom Meeting

<https://us02web.zoom.us/j/83920211799>

Meeting ID: 839 2021 1799

One tap mobile

+12532158782,,83920211799# US (Tacoma)

+13462487799,,83920211799# US (Houston)

Dial by your location

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 669 900 9128 US (San Jose)

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

+1 646 558 8656 US (New York)

Find your local number: <https://us02web.zoom.us/j/83920211799>

CORP OF PRESIDING BISHOP LDS
50 EAST NORTH TEMPLE
SALT LAKE CITY, UT 84150

KAREN WATSON JT
82 S WEST ST
GRANTSVILLE, UT 84029

EDWARD A WATSON JT
82 S. WEST STREET
GRANTSVILLE, UT 84029-9023

SANDRA L GILLY JT
317 W PEACH ST
GRANTSVILLE, UT 84029

SARA LEE YOUNG
308 W PLUM ST
P O BOX 921
GRANTSVILLE, UT 84029

HILDEBRAND JOHN
147 S WEST ST
GRANTSVILLE, UT 84029

JEANNIE ROWE
385 W APPLE ST
GRANTSVILLE, UT 84029

JOHNSON MICHAEL
35 SOUTH COOLEY ST
GRANTSVILLE, UT 84029

MCDONALD MERRILL R JT
320 W PEACH ST
GRANTSVILLE, UT 84029

BRUCE L GILBERT JT
53 S WEST ST
GRANTSVILLE, UT 84029

JAMES B CARREAU JT
35 S WEST ST
GRANTSVILLE, UT 84029

SPENCER L PETERSON JT
33 S WEST ST
GRANTSVILLE, UT 84029

ALLEN L CUNNINGHAM JT
P O BOX 905
GRANTSVILLE, UT 84029

TRENTON HUNT
385 W MAIN ST
GRANTSVILLE, UT 84029

YEAMAN CHISM LORIN JT
397 W MAIN ST
GRANTSVILLE, UT 84029

NOLAN P CRITCHLOW
371 W MAIN ST
GRANTSVILLE, UT 84029

TRU REAL ESTATE INVESTMENTS, LLC
756 N MAIN STREET
TOOELE, UT 84074

DUSTIN JAY TATE JT
349 W MAIN
GRANTSVILLE, UT 84029

HARVEY CHARLEY B JR
46 S COOLEY
GRANTSVILLE, UT 84029

ROBERT WISDOM JT
310 W PEACH ST
GRANTSVILLE, UT 84029

LINDA WATSON TRUSTEE
P O BOX 979
GRANTSVILLE, UT 84029

BALDWIN P JAMES JT
PO BOX 997
GRANTSVILLE, UT 84029

KENNETH FRANK ATKINSON TRUSTEE
305 W MAIN ST
GRANTSVILLE, UT 84029

CROPPER DUSTIN L
360 W PLUM ST
GRANTSVILLE, UT 84029

MACE PHILIP H JT
397 WEST APPLE STREET
GRANTSVILLE, UT 84029

COZMO MARKETING, LLC
2376 EAST LINCOLN LANE
SALT LAKE CITY, UT 84124

JAMISON DAVID
349 W APPLE ST
GRANTSVILLE, UT 84029

JNT LANDHOLDINGS LLC
P O BOX 325
GRANTSVILLE, UT 84029

NORMAN BLAIN ADAMS JR
75 S COOLEY ST
GRANTSVILLE, UT 84029

ADAMS DANIEL WAYNE
55 S. COOLEY ST.
GRANTSVILLE, UT 84029



5960

Easy Peel Address Labels
Bend along line to expose Pop-up EdgeGo to avery.com/templates
Use Avery Template 5160

SALANOA CHAD JT
89 S. WEST STREET
GRANTSVILLE, UT 84029

CAMERON WARD
325 W PEACH ST
GRANTSVILLE, UT 84029

DAVID R TATTERSALL JT
62 S COOLEY ST
GRANTSVILLE, UT 84029

DONALD A SPARKS JT
315 W PEACH ST
GRANTSVILLE, UT 84029

*Sent
Certified*

LARAE SPARKS JT
PO BOX 291
GRANTSVILLE, UT 84029

KENNETH L NEIDERHEISER
384 W APPLE ST
GRANTSVILLE, UT 84029

BECKSTEAD ROBERT JT
80 S COOLEY ST
GRANTSVILLE, UT 84029

VAN DER MEIDE JAMES RICHARD JT
72 S COOLEY ST
GRANTSVILLE, UT 84029

BLAINE MECHAM
144 S COOLEY ST
GRANTSVILLE, UT 84029

BRACKEN BRADFORD C
130 COOLEY ST
GRANTSVILLE, UT 84029

STARLEY SCOTT J
114 S. COOLEY ST
GRANTSVILLE, UT 84029

ROGER KENNETH GREEN JT
390 W PLUM ST
GRANTSVILLE, UT 84029

CHARLOTTE A GOURLEY JT
P O BOX 983
GRANTSVILLE, UT 84029

GUNN KAYLA R JT
381 W APPLE ST
GRANTSVILLE, UT 84029

S.C.

FLOYD J BUTLER JT
949 E MAIN ST
GRANTSVILLE, UT 84029

DIAZ JESUS SALVADOR ROBLES JT
375 A APPLE ST
GRANTSVILLE, UT 84029

JOYCE A BERRY
320 W PLUM ST
GRANTSVILLE, UT 84029

S.C.

DIANA D SUTTON
332 W PLUM ST
GRANTSVILLE, UT 84029

JOHN R WILLIAMSON JT
381 W PLUM ST
GRANTSVILLE, UT 84029

JERRY T EDWARDS JT
367 W PLUM ST
GRANTSVILLE, UT 84029

STEFFANY DORMAN JT
P O BOX 826
GRANTSVILLE, UT 84029

BRYAN S DURFEE
343 W PLUM ST
GRANTSVILLE, UT 84029

BRET L WELLS JT
331 W PLUM ST
GRANTSVILLE, UT 84029

CAPLE JOHN
286 W APPLE ST
GRANTSVILLE, UT 84029

S.C.

DOUGLAS G NICHOLS
321 W PLUM ST
GRANTSVILLE, UT 84029

MICHAEL S MARTIN JT
326 W PLUM ST
GRANTSVILLE, UT 84029

SMITH RANDALL L JT
367 WEST APPLE STREET
GRANTSVILLE, UT 84029

KENDAL A ANDERSON JT
385 W PLUM ST
GRANTSVILLE, UT 84029

MARLIN M YATES JT
P O BOX 1177
GRANTSVILLE, UT 84029

MOSER HAYLEE JT
396 W APPLE ST
GRANTSVILLE, UT 84029



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CHERYL A KING JT
345 W PEACH ST
GRANTSVILLE, UT 84029

CUNNINGHAM GREGORY
335 W PEACH ST
GRANTSVILLE, UT 84029

CHARLES MARY TRUSTEE
357 W MAIN
GRANTSVILLE, UT 84029

FORMAN BEN W. TRUSTEE
357 W MAIN ST REAR
GRANTSVILLE, UT 84029

WILLOW CREEK IV-V ASS OF
GRANTSVILLE LLC
7213 S PERTH WAY
AURORA, UT 80016

SHOEMAKER MARK D JT
360 WEST APPLE ST
GRANTSVILLE, UT 84029

CASTAGNO KELLY JT
374 W APPLE ST
GRANTSVILLE, UT 84029

HAMMOND KYLE JT
77 SOUTH WEST STREET
GRANTSVILLE, UT 84029

BALDWIN MICAH LEE JT
308 W APPLE STREET
GRANTSVILLE, UT 84029

ALBERTSON RALPH W JT
316 W APPLE ST
GRANTSVILLE, UT 84029

TERRY D BENSON JT
324 W APPLE ST
GRANTSVILLE, UT 84029

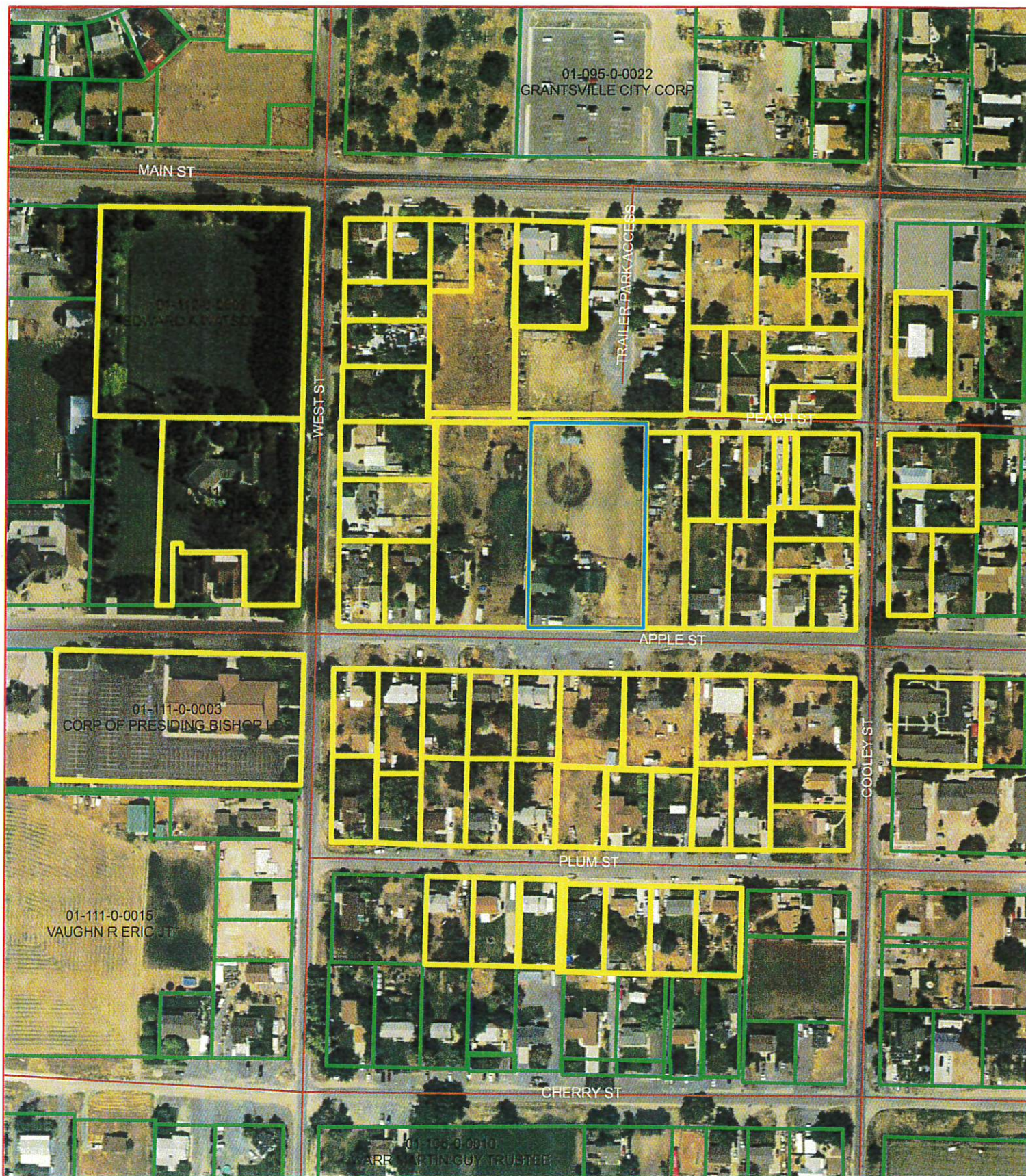
S.C.

ANDREW CHRISTIANSEN JT
332 W APPLE ST
GRANTSVILLE, UT 84029

DREWERY MICHAEL DOUGLAS
318 W PEACH ST
GRANTSVILLE, UT 84029

DORMAN RICHARD DJT
PO BOX 826
GRANTSVILLE, UT 84029

Dwp

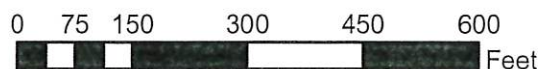


GIS Map Disclaimer:



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

Michael Wagstaff
01-097-0-0026



Date: 4/19/2022
blanca.rodriguez

LEGEND

Future Land Use Designations

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

Commercial

(A variety of commercial, retail, office and light industrial associated with a retail presence fronting street with special approval)

Mixed-Use Density

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

High Single Family Density Residential

(Residential uses, allowing a maximum of 6 dwelling units per acre)

Medium Density Residential

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

Low Density Residential

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

Rural Residential - 1

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

Rural Residential 2

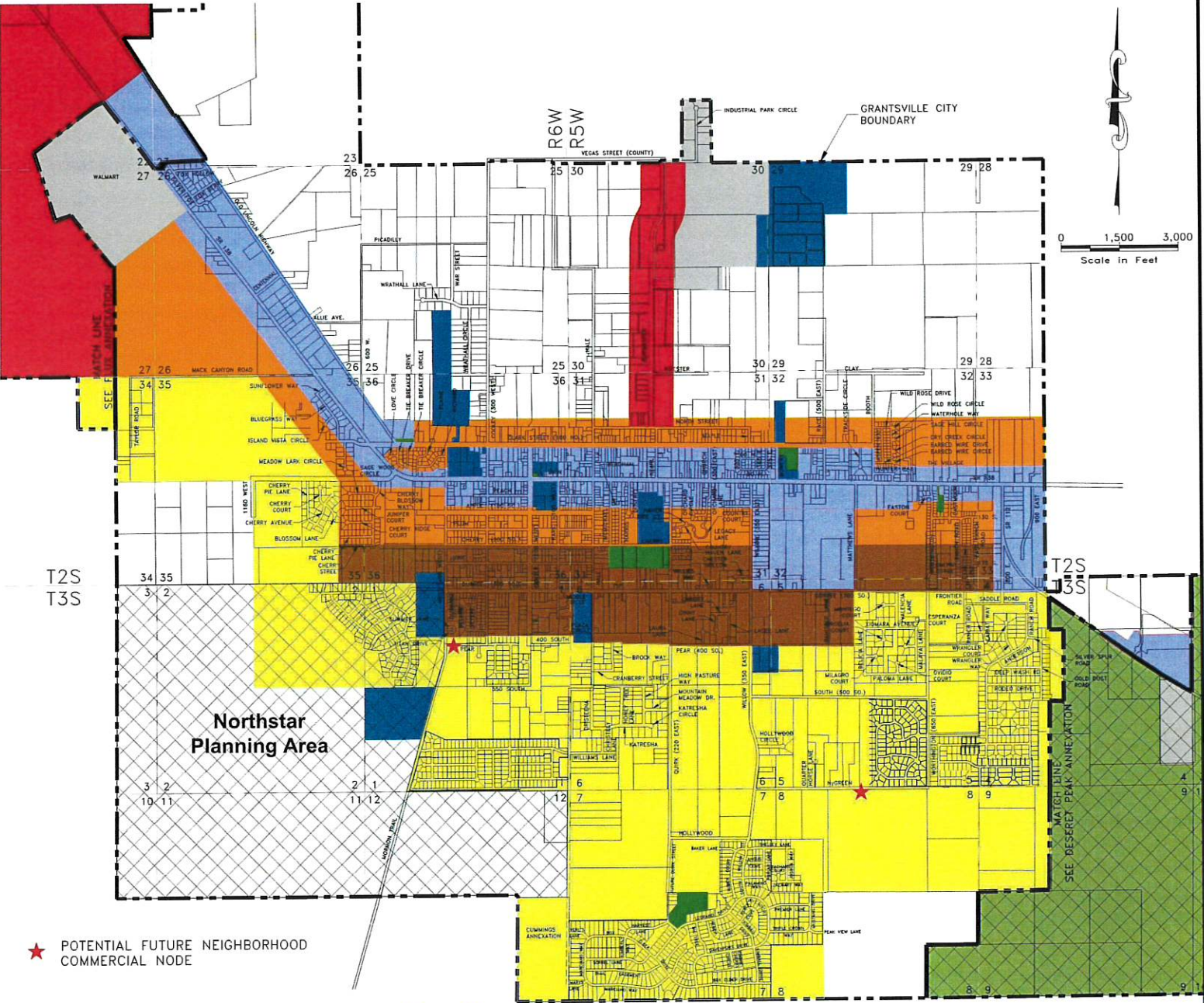
(Residential use with applicable rural land uses, allowing 1 dwelling unit per five to ten acres)

Industrial

(Allowing industrial, light industrial and mining)

Municipal/School: This land use designates city-owned school district owned property serving a public purpose.

Parks & Open Space: Designates public parks, open space and recreational areas.



GRANTSVILLE CITY
FUTURE LAND USE MAP
CITY CENTER
ADOPTED JANUARY 15, 2020



The purpose of designated Planning Areas is to foster a joint working relationship between the City and the landowner(s) of large parcels or groups of parcels 500 acres or greater, to create a Master Plan for the area with a balance of uses beneficial to both the development and the surrounding community adequately addressing the potential impacts on transportation, utility, and other public services and amenities.

AGENDA ITEM #7

Discussion regarding the Rezone of 1.62 acres of land located at 374 West Apple Street to go from an RM-7 zone to a Mixed Use zone for Mike Wagstaff.

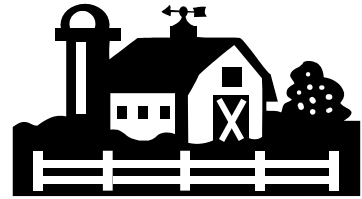
MEMORANDUM

DATE: June 8, 2022

TO: Braydee Baugh, City Recorder

FROM: Kristy Clark, Zoning Administrator

RE: ZONING ITEMS UP FOR CONSIDERATION AT COUNCIL MEETING TO BE HELD JUNE 15, 2022



-
5. **City Council Agenda Items #7: Consideration of Ordinance 2022-10 amending the official zoning map of Grantsville City, Utah to rezone 1.62 acres of land located at 374 West Apple Street to go from an RM-7 zone to a Mixed Use zone for Mike Wagstaff.**

The Planning Commission held a discussion and public hearing on this agenda item May 19, 2022:

Discussion:

Mike Wagstaff was present for this discussion.

Gary Pinkham asked, if it's already RM-7, and you're leaning towards single family residential, why not just leave it RM-7?

Erik Stromberg asked, are you looking to rezone so you can do commercial? Is that why you're really wanting to rezone?

Mike Wagstaff answered, we're planning on a mixed-use development that is in line with the General Plan.

Kristy Clark mentioned, if you remember, he's bought the trailer court across the street from the public works building. He already got the rezone for mixed use on that property. These properties adjoin that property and make it to where he will have access from Main Street to Apple Street, which would give him secondary access for the residential and the commercial.

Gary Pinkham stated, with the no man's land in between, they're not continuous parcels.

Kristy Clark stated, you may have to fix that, Mike. You may have to go and figure out who owns it and get that fixed.

Mike Wagstaff stated, I'll have to double check on that. I have title reports that says that it's all good.

Kristy Clark asked, the title reports say that strip is part of these properties?

Mike Wagstaff answered, when you bring it up, I want to double check that, make sure that insurance is in place.

Mayor Critchlow stated, where my brother lives, which is just on the back side of this, there's a strip that goes through there, and right now it should show that it's owned by Marlon Yates. There was a quick claim deed that hasn't been recorded yet for that the part of the strip south of Nolan's place that is now part of his property. I'm not sure what needs to be done with the rest of the strip on the south side of the trailer court.

Attorney Coombs stated, the County GIS is showing that as being Peach Street.

Brian Pattee asked, would the Peach Street right of way go into this property?

Attorney Coombs answered, yes it would.

Gary Pinkham asked, so these parcels that we are looking at today are intended for higher density housing?

Mike Wagstaff answered, yes. The commercial will be off Main Street and the residential will be off of Apple Street.

Public Hearing:

Chairman, Brian Pattee opened the public hearing at 7:42 p.m. and called for comments.

Kyle Hammond stated to the Commission: I just don't know how all this stuff works. So, if we're taking two lots and we're talking about rezoning those into commercial slash residential, does it matter what the trailer park is? That's a whole different property, right?

Gary Pinkham answered, it is.

Kyle Hammond asked, so you'd have to put commercial on those back two properties, right?

Gary Pinkham answered, you don't have to because he would own all three. It's an option but what he's mentioned is he's not going to put commercial on the Apple Street.

Kyle Hammond asked, but those two back properties can still be changed to mixed use, which is supposed to be commercial and residential.

Gary Pinkham answered, Yeah, which would allow the other uses under the mixed-use code. And if he does commercial, it sounds like he'd do it on Main Street side.

Kyle Hammond stated, Okay. I just didn't know if there were technically three different parcels that if they would just be combined into one, as far as the consideration.

Gary Pinkham stated, I don't know if he's intention used to marry them up or leave them as three separate parcels, but that's his business. Being contiguous, if they resolved the issue with a little no man's land in between, it could be developed as one development that may still legally be three parcels if he doesn't marry up.

Kyle Hammond mentioned, yeah. And, I don't think Peach Street is an access point. You're going to make some people mad on that quite little street. It's hardly even the street.

Brian Pattee asked, so just to clarify, it's already an RM-7 correct?

Kristy Clark answered, yes.

No additional comments were offered, Chairman, Brian Pattee closed the public hearing at 7:49 p.m.

The Planning Commission recommended approval this item on June 2, 2022, with some discussion and the motion is at the end of the discussion:

Mike Wagstaff was present for this agenda item:

The Commission didn't have any additional discussion on this agenda item.

Erik made a motion to recommend approval of a Rezone of 1.62 acres of land located at 374 West Apple Street to go from an RM-7 zone to a Mixed Use zone for Mike Wagstaff. John seconded the motion. All voted in favor and the motion carried.

- End of Memorandum-

**APPLICATION FOR AMENDING THE ZONING MAP
(REZONING)**

DATE PAID April 20, 2022

HEARING DATE May 19, 2022

**\$500.00 FEE
NON-
REFUNDABLE**

APPLICANT'S NAME Mike Wagstaff

MAILING ADDRESS _____

E-MAIL michaeldalewagstaff@gmail.com

APPLICANT'S PHONE _____

LOCATION OF SUBJECT PROPERTY 374 W Apple St, Grantsville, UT 84029

DO YOU OWN THE PROPERTY? Under Contract

NUMBER OF ACRES INVOLVED 1.62

CURRENT ZONE OF PROPERTY RM-7

REQUESTED ZONE Mixed Use Density

PROPOSED USE FOR NEW ZONE, IF APPROVED _____

A mix of integrated development of residential, and commercial uses.

Attach all required items from checklist sheet, incomplete applications cannot be accepted.



SIGNATURE OF APPLICANT

Legal Description:

Legal THE EAST 147.5 FT OF LOT 5 & W 35 FT OF LOT 4 BLK 17 PLAT A GCS, &
SOUTH HALF OF PEACH ST. BETWEEN SD BLK 17 & BLK 16-A. (BY ORDINANCE)
ALSO N 40 FT OF APPLE ST 1.62 AC

360 W Apple and 374 W Apple *Rezone* Request

Current Zoning

RM-7 Zone

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

Proposed Zoning

Mixed Use Zone

The purpose of the Mixed-Use District is to allow for the establishment of medium density residential neighborhoods mixed with commercial properties. Planned Unit Developments are required in this zone such that open space, neighborhood parks, natural areas, trails, and other amenities are required as part of these types of development. Developments in the Mixed-Use zone shall be designed so as to integrate the residential and commercial components into one harmonious development and to be compatible with the existing or anticipated uses on the surrounding properties.

MAIN STREET

West St

TRENTON HUNT
01-097-0-0011
R006400

JAMES B GARREAU JT
01-097-0-0014
R026548

BRUCE L GILBERT JT
01-097-0-0029
R004410

NOLAN P CRITCHLOW
01-097-0-0010
R010587

TRU REAL ESTATE INVESTMENT LLC
01-097-0-0010
R006001
Trailer Park Access

DUSTIN JAY TATE JT
01-097-0-0005
R001670

LINDA WATSON TRUSTEE
01-097-0-0003
R007493

ROBERT WISDOM JT
01-097-0-0041
R006076

HARVEY CHARLEY B JR
01-097-0-0005
R019630

HAMMOND KYLE JT
01-097-0-0028
R003828

SALANOA CHAD JT
01-097-0-0037
R023183

NOSER HAYLEE JT
01-097-0-0015
R010987

CURRENT ZONING

RM-7

CASACINO KELLY JT
01-097-0-0027
R010804

SHOEMAKER MARK JT
01-097-0-0026
R004338

374 W APPLE

360 W APPLE

CHERYL A KING JT
01-097-0-0025
R025088

CAMERON WARD
01-097-0-0015
R025016

SANDRA L GILLY JT
01-097-0-0022
R005357

ANDREW CHRISTIANSEN JT
11-087-0-0001
R001154

TERRY D BENSON JT
11-087-0-0002
R016581

Cooley St

APPLE STREET

MAGE PHILIP JT
01-100-0-0016
R013650

JENNIE ROWE
01-100-0-0015
R012553

GUNN KAYLAR JT
01-100-0-0018
R010299

SMITH RANDALL L JT
01-100-0-0009
R026127

JANISON DAVID
20-000-0-0001
R051792

JNT LAND HOLDINGS LLC
01-100-0-0007
R004109

STARLEY SCOTT J
01-100-0-0001
R021052

HILDEBRAND JOHN
01-100-0-0017
R01263

FLOYD JEUTLER JT
01-100-0-0012
R021367

GROFFER DUSTIN L
01-100-0-0010
R017257

DANAD SUTTON
01-100-0-0039
R023163

JOYCE A BERRY
01-100-0-0006
R006382

SARA LEE YOUNG
01-100-0-0004
R005720

BLAINE MECHAM
01-100-0-0003
R020620

West St

MAIN STREET

TRENTON HUNT
01-097-0-0001
R004300

JAMES B GARREAU JT
01-097-0-0014
R026548

BRUCE L GILBERT JT
01-097-0-0029
R004410

NOLAN P CRITCHLOW
01-097-0-0010
R010687

TRU REAL ESTATE INVESTMENTS LLC
01-097-0-0002
R004100
Trailer Park Access

DUSTIN JAY TATE JT
01-097-0-0006
R001670

LINDA WATSON TRUSTEE
01-097-0-0003
R007433

ROBERT WISDOM JT
01-097-0-0041
R006076

HARVEY CHARLEY B JR
01-097-0-0005
R019630

HAMMOND KYLE JT
01-097-0-0028
R003828

SALANOA CHAD JT
01-097-0-0037
R023183

MOSE HAYLEE JT
01-097-0-0015
R010387

PROPOSED ZONING
MIXED USE

374 W APPLE

360 W APPLE

CASTAGNOLI TRUST
01-097-0-0002
R010304

SPIDEMAKER TRUST JT
01-097-0-0002
R004388

CHEN LA KING JT
01-097-0-0025
R025988

ANDREW CHRISTIANSEN JT
11-037-0-0004
R007454

TERRY D BENSON JT
11-037-0-0002
R010381

CAMERON WARD
01-097-0-0015
R025916

SANDRA L GILLY JT
01-097-0-0022
R005357

Cooley St

APPLE STREET

MACE PHILIP H JT
01-100-0-0016
R013650

JEANNIE ROWE
01-100-0-0015
R012253

GUNN KAYLA R JT
01-100-0-0013
R010299

SMITH RANDALL L JT
01-100-0-0009
R026127

JAMISON DAVID
20-000-0-0001
R051702

INT'L LAND HOLDINGS LLC
01-100-0-0007
R004109

STARLEY SCOTT J
01-100-0-0001
R021052

HILDEBRAND JOHN
01-100-0-0017
R010383

FLOYD J BUTLER JT
01-100-0-0012
R021367

GROFFER DUSTIN L
01-100-0-0010
R017257

DANAD SUTTON
01-100-0-0009
R023183

JOYCE A BERRY
01-100-0-0008
R006642

SARA LEE YOUNG
01-100-0-0004
R005729

BLAINE MECHAM
01-100-0-0003
R020620

APPLICATION FOR A REZONE CONSIDERATION BY GRANTSVILLE CITY PLANNING COMMISSION

An application has been received in our office for the consideration to rezone:

1.62 acres of land located at 374 West Apple Street and 1.88 acres of land located at 360 West Apple Street. The request is to go from an RM-7 zone to a Mixed Use zone for Mike Wagstaff.

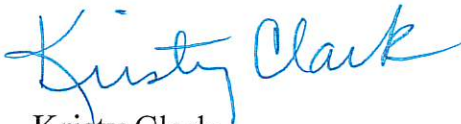
This site is in the area of, or adjoins property you own, according to the tax rolls of Tooele County. A public hearing to receive public input and meeting to discuss and consider action on the proposed project and make a recommendation to the City Council will be held in the Grantsville City Hall Council Chambers, 429 E. Main Street, Grantsville, Utah on:

Thursday, May 19, 2022 at 7:00pm

You are invited to request a copy of the application and zoning code by emailing me at kclark@grantsvilleut.gov. At this time, they are just asking for a zoning change and future plans aren't required. If and when the property gets developed, you will be notified and I will be able to send you the development plan at that time.

We will continue to broadcast the Planning Commission meetings electronically on Zoom. If you choose to attend, please wear a face covering. Comments through email or by mail must be received no later than 5:00 p.m. on May 19, 2022. For more information, please call me at 435-884-4604 or email me.

Thank you,



Kristy Clark
Zoning Administrator

Join Zoom Meeting
<https://us02web.zoom.us/j/83920211799>

Meeting ID: 839 2021 1799
One tap mobile
+12532158782,,83920211799# US (Tacoma)
+13462487799,,83920211799# US (Houston)

Dial by your location
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+1 346 248 7799 US (Houston)
+1 669 900 9128 US (San Jose)
+1 301 715 8592 US (Washington DC)
+1 312 626 6799 US (Chicago)
+1 646 558 8656 US (New York)

Find your local number:
<https://us02web.zoom.us/j/83920211799>

CORP OF PRESIDING BISHOP LDS
50 EAST NORTH TEMPLE
SALT LAKE CITY, UT 84150

KAREN WATSON JT
82 S WEST ST
GRANTSVILLE, UT 84029

EDWARD A WATSON JT
82 S. WEST STREET
GRANTSVILLE, UT 84029-9023 *Sup*

SANDRA L GILLY JT
317 W PEACH ST
GRANTSVILLE, UT 84029

SARA LEE YOUNG
308 W PLUM ST
P O BOX 921
GRANTSVILLE, UT 84029

HILDEBRAND JOHN
147 S WEST ST
GRANTSVILLE, UT 84029

JEANNIE ROWE
385 W APPLE ST
GRANTSVILLE, UT 84029

JOHNSON MICHAEL
35 SOUTH COOLEY ST
GRANTSVILLE, UT 84029

MCDONALD MERRILL R JT
320 W PEACH ST
GRANTSVILLE, UT 84029

BRUCE L GILBERT JT
53 S WEST ST
GRANTSVILLE, UT 84029

JAMES B CARREAU JT
35 S WEST ST
GRANTSVILLE, UT 84029

SPENCER L PETERSON JT
33 S WEST ST
GRANTSVILLE, UT 84029 *S.C.*

ALLEN L CUNNINGHAM JT
P O BOX 905
GRANTSVILLE, UT 84029

TRENTON HUNT
385 W MAIN ST
GRANTSVILLE, UT 84029

YEAMAN CHISM LORIN JT
397 W MAIN ST
GRANTSVILLE, UT 84029

NOLAN P CRITCHLOW
371 W MAIN ST
GRANTSVILLE, UT 84029

TRU REAL ESTATE INVESTMENTS, LLC
756 N MAIN STREET
TOOELE, UT 84074

DUSTIN JAY TATE JT
349 W MAIN
GRANTSVILLE, UT 84029 *Sent. Certified*

HARVEY CHARLEY B JR
46 S COOLEY
GRANTSVILLE, UT 84029

ROBERT WISDOM JT
310 W PEACH ST
GRANTSVILLE, UT 84029

LINDA WATSON TRUSTEE
P O BOX 979
GRANTSVILLE, UT 84029

BALDWIN P JAMES JT
PO BOX 997
GRANTSVILLE, UT 84029

KENNETH FRANK ATKINSON TRUSTEE
305 W MAIN ST
GRANTSVILLE, UT 84029 *S.C.*

CROPPER DUSTIN L
360 W PLUM ST
GRANTSVILLE, UT 84029

MACE PHILIP H JT
397 WEST APPLE STREET
GRANTSVILLE, UT 84029

COZMO MARKETING, LLC
2376 EAST LINCOLN LANE
SALT LAKE CITY, UT 84124

JAMISON DAVID
349 W APPLE ST
GRANTSVILLE, UT 84029

JNT LANDHOLDINGS LLC
P O BOX 325
GRANTSVILLE, UT 84029

NORMAN BLAIN ADAMS JR
75 S COOLEY ST
GRANTSVILLE, UT 84029

ADAMS DANIEL WAYNE
55 S. COOLEY ST.
GRANTSVILLE, UT 84029

SALANOA CHAD JT
89 S. WEST STREET
GRANTSVILLE, UT 84029

CAMERON WARD
325 W PEACH ST
GRANTSVILLE, UT 84029

DAVID R TATTERSALL JT
62 S COOLEY ST
GRANTSVILLE, UT 84029

DONALD A SPARKS JT
315 W PEACH ST
GRANTSVILLE, UT 84029

LARAE SPARKS JT
PO BOX 291
GRANTSVILLE, UT 84029

KENNETH L NEIDERHEISER
384 W APPLE ST
GRANTSVILLE, UT 84029

BECKSTEAD ROBERT JT
80 S COOLEY ST
GRANTSVILLE, UT 84029

VAN DER MEIDE JAMES RICHARD JT
72 S COOLEY ST
GRANTSVILLE, UT 84029

BLAINE MECHAM
144 S COOLEY ST
GRANTSVILLE, UT 84029

BRACKEN BRADFORD C
130 COOLEY ST
GRANTSVILLE, UT 84029

STARLEY SCOTT J
114 S. COOLEY ST
GRANTSVILLE, UT 84029

ROGER KENNETH GREEN JT
390 W PLUM ST
GRANTSVILLE, UT 84029

CHARLOTTE A GOURLEY JT
P O BOX 983
GRANTSVILLE, UT 84029

GUNN KAYLA R JT
381 W APPLE ST
GRANTSVILLE, UT 84029

FLOYD J BUTLER JT
949 E MAIN ST
GRANTSVILLE, UT 84029

DIAZ JESUS SALVADOR ROBLES JT
375 A APPLE ST
GRANTSVILLE, UT 84029

JOYCE A BERRY
320 W PLUM ST
GRANTSVILLE, UT 84029

DIANA D SUTTON
332 W PLUM ST
GRANTSVILLE, UT 84029

JOHN R WILLIAMSON JT
381 W PLUM ST
GRANTSVILLE, UT 84029

JERRY T EDWARDS JT
367 W PLUM ST
GRANTSVILLE, UT 84029

STEFFANY DORMAN JT
P O BOX 826
GRANTSVILLE, UT 84029

BRYAN S DURFEE
343 W PLUM ST
GRANTSVILLE, UT 84029

BRET L WELLS JT
331 W PLUM ST
GRANTSVILLE, UT 84029

CAPLE JOHN
286 W APPLE ST
GRANTSVILLE, UT 84029

DOUGLAS G NICHOLS
321 W PLUM ST
GRANTSVILLE, UT 84029

MICHAEL S MARTIN JT
326 W PLUM ST
GRANTSVILLE, UT 84029

SMITH RANDALL L JT
367 WEST APPLE STREET
GRANTSVILLE, UT 84029

KENDAL A ANDERSON JT
385 W PLUM ST
GRANTSVILLE, UT 84029

MARLIN M YATES JT
P O BOX 1177
GRANTSVILLE, UT 84029

MOSER HAYLEE JT
396 W APPLE ST
GRANTSVILLE, UT 84029

CHERYL A KING JT
345 W PEACH ST
GRANTSVILLE, UT 84029

CUNNINGHAM GREGORY
335 W PEACH ST
GRANTSVILLE, UT 84029

CHARLES MARY TRUSTEE
357 W MAIN
GRANTSVILLE, UT 84029

FORMAN BEN W. TRUSTEE
357 W MAIN ST REAR
GRANTSVILLE, UT 84029

WILLOW CREEK IV-V ASS OF
GRANTSVILLE LLC
7213 S PERTH WAY
AURORA, UT 80016

SHOEMAKER MARK D JT
360 WEST APPLE ST
GRANTSVILLE, UT 84029

CASTAGNO KELLY JT
374 W APPLE ST
GRANTSVILLE, UT 84029

HAMMOND KYLE JT
77 SOUTH WEST STREET
GRANTSVILLE, UT 84029

BALDWIN MICAH LEE JT
308 W APPLE STREET
GRANTSVILLE, UT 84029

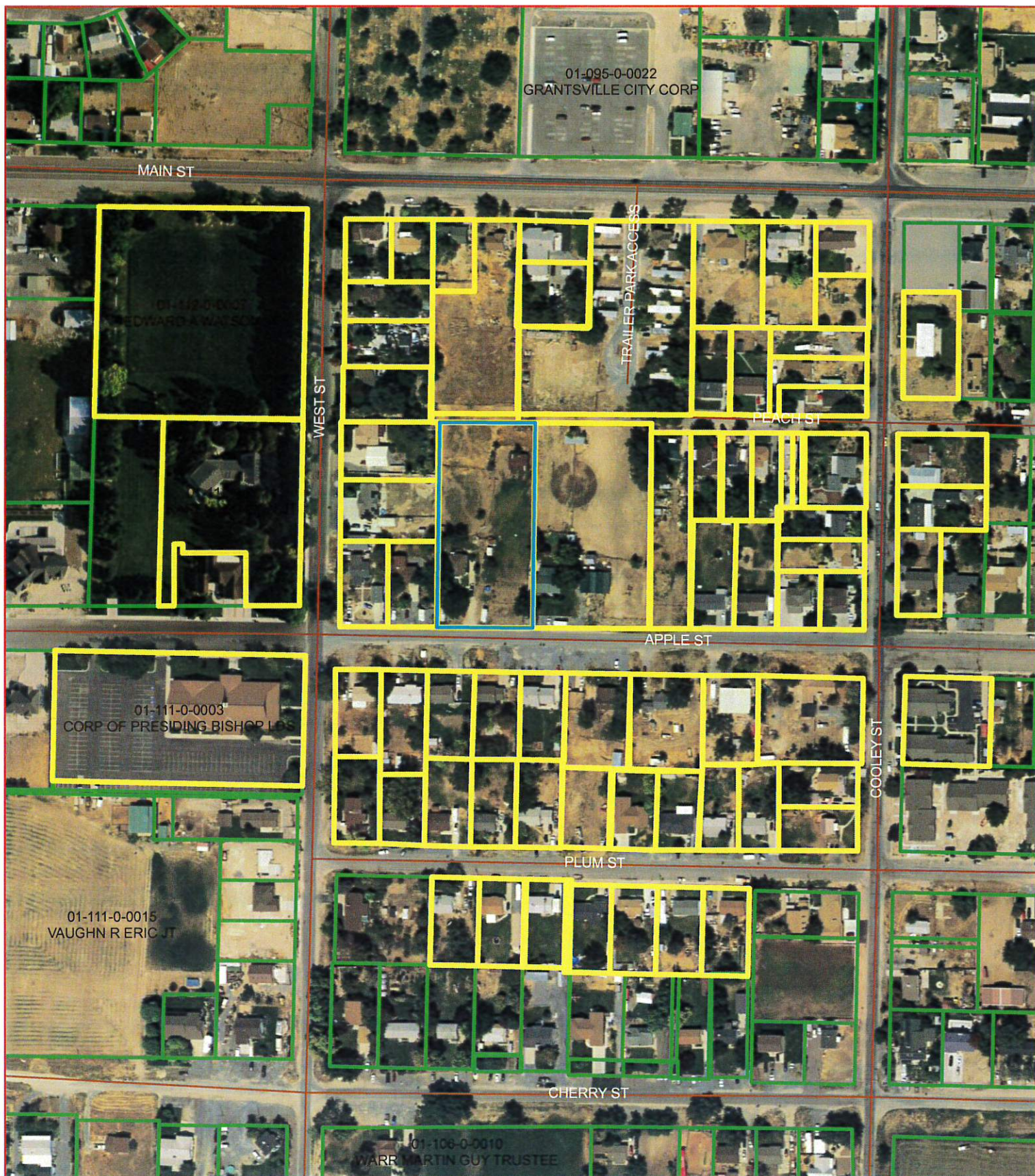
ALBERTSON RALPH W JT
316 W APPLE ST
GRANTSVILLE, UT 84029

TERRY D BENSON JT
324 W APPLE ST
GRANTSVILLE, UT 84029

ANDREW CHRISTIANSEN JT
332 W APPLE ST
GRANTSVILLE, UT 84029

DREWERY MICHAEL DOUGLAS
318 W PEACH ST
GRANTSVILLE, UT 84029

DORMAN RICHARD D JT
PO BOX 826
GRANTSVILLE, UT 84029

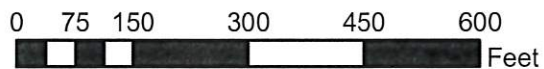


GIS Map Disclaimer:

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

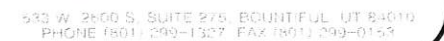


Michael Wagstaff
01-097-0-0027



Date: 4/19/2022
blanca.rodriguez

AN INTEGRATED DEVELOPMENT OF RESIDENTIAL, AND COMMERCIAL USES, OR LIMITED COMBINATIONS OF SUCH USES IN A PUD, DENSITY OF RESIDENTIAL SHALL NOT EXCEED A TOTAL OF THREE UNITS PER ACRES WITH CLUSTERING OF NO MORE THAN 14 UNITS PER ACRE TO ALLOW FLEXIBILITY AND INITIATIVE IN SITE AND BUILDING DESIGN AND LOCATION, IN ACCORDANCE WITH AN APPROVED PLAN AND IMPOSED REQUIREMENTS.



AGENDA ITEM #8

*Discussion with Robert Rouselle
regarding the water usage
requirements*

Grantsville City Water Right Dedication Requirements

Indoor Drinking Water

Single Family Residential: 0.218 ac-ft per Dwelling Unit

Multi-Unit Residential: 0.120 ac-ft per Dwelling Unit

Non-Residential: 0.00908 ac-ft per fixture unit

**Based on metered data for Grantsville City. Single Family Dwelling Unit = 1 ERC, Multi-Unit Dwelling Unit = 0.55 ERC, 1 ERC = 24 fixture units.*

Outdoor Drinking Water

No Xeriscape

Residential = (lot size¹, acres) * (0.64) * (3.33 ac-ft/irr. ac)

Non-Residential = (irrigated area, acres) * (3.33 ac-ft/irr. ac)

Typical Residential Lot Sizes (No Xeriscape)

Residential Lot Size	Outdoor Water Right Dedication (ac-ft)
7,000 sq ft	0.34
8,000 sq ft	0.39
10,000 sq ft	0.49
14,000 sq ft	0.68
1/2 acre	1.07
2/3 acre	1.42
3/4 acre	1.60
1.0 acre	2.13
> 1.0 acre	2.13

Xeriscape Front Yard Only

Residential = (lot size¹, acres) * [(0.18) * (2.28 ac-ft/irr. ac) + (0.46) * (3.33 ac-ft/irr. ac)]

Typical Residential Lot Sizes (Xeriscape Front Yard Only)

Residential Lot Size	Outdoor Water Right Dedication (ac-ft)
7,000 sq ft	0.31
8,000 sq ft	0.36
10,000 sq ft	0.45
14,000 sq ft	0.62
1/2 acre	0.97
2/3 acre	1.29
3/4 acre	1.46
1.0 acre	1.94
> 1.0 acre	1.94

¹ Lot size capped at 1 acre (any lots larger than 1 acre would still use 1 acre in the equation)

* 1 acre = 43,560 square feet

Xeriscape Entire Lot

Residential = $(\text{lot size}^1, \text{acres}) * (0.64) * (2.28 \text{ ac-ft/irr. ac})$

Non-Residential = $(\text{irrigated area, acres}) * (2.28 \text{ ac-ft/irr. ac})$

Typical Residential Lot Sizes (Xeriscape Entire Lot)

Residential Lot Size	Outdoor Water Right Dedication (ac-ft)
7,000 sq ft	0.23
8,000 sq ft	0.27
10,000 sq ft	0.33
14,000 sq ft	0.47
1/2 acre	0.73
2/3 acre	0.97
3/4 acre	1.09
1.0 acre	1.46
> 1.0 acre	1.46

**Based on Utah State Standards. Assumes Residential total irrigated area = 64% of lot size, Residential front yard irrigated area = 18% of lot size, 64% irrigation efficiency, xeriscaping includes 35% turf.*

OR

Outdoor Irrigation

Number of Grantsville Irrigation Co. Shares (round up to whole number) = $(\text{water right quantity determined for "Outdoor Drinking Water", ac-ft}) / (0.31 \text{ ac-ft/share})$

**As of June 2022, 1 share of Grantsville Irrigation Company = 100,000 gallons per year (0.31 ac-ft per year)*

Example Calculations

Development Information	Indoor Water Right Dedication	Outdoor Water Right Dedication
Single family home, 8,000 sq ft lot, no xeriscape	$= 0.218 * 1 = \mathbf{0.218 \text{ ac-ft}}$	$= (8,000 / 43,560) * 0.64 * 3.33 = \mathbf{0.39 \text{ ac-ft}}$
Single family home, 1/2 acre lot, xeriscape front yard only	$= 0.218 * 1 = \mathbf{0.218 \text{ ac-ft}}$	$= 1/2 * [(0.18 * 2.28) + (0.46 * 3.33)] = \mathbf{0.97 \text{ ac-ft}}$
Single family home, 2 acre lot, xeriscape entire lot	$= 0.218 * 1 = \mathbf{0.218 \text{ ac-ft}}$	$= 1 * 0.64 * 2.28 = \mathbf{1.46 \text{ ac-ft}}$
Townhome, 2 units, 14,000 sq ft lot, xeriscape front yard only	$= 0.120 * 2 = \mathbf{0.24 \text{ ac-ft}}$	$= (14,000 / 43,560) * [(0.18 * 2.28) + (0.46 * 3.33)] = \mathbf{0.62 \text{ ac-ft}}$
Apartment building, 50 units, 3/4 acre lot, xeriscape entire lot	$= 0.120 * 50 = \mathbf{6.00 \text{ ac-ft}}$	$= 3/4 * 0.64 * 2.28 = \mathbf{1.09 \text{ ac-ft}}$
Commercial building, 30 fixture units, 5,000 sq ft irrigated area, no xeriscape	$= 0.00908 * 30 = \mathbf{0.27 \text{ ac-ft}}$	$= (5,000 / 43,560) * 3.33 = \mathbf{0.38 \text{ ac-ft}}$
Industrial warehouse, 40 fixture units, 2 acre irrigated area, xeriscape	$= 0.00908 * 40 = \mathbf{0.36 \text{ ac-ft}}$	$= 2 * 2.28 = \mathbf{4.56 \text{ ac-ft}}$

¹ Lot size capped at 1 acre (any lots larger than 1 acre would still use 1 acre in the equation)

* 1 acre = 43,560 square feet

AGENDA ITEM #9

*Discussion regarding firework
restrictions within City Limits*

16-1-14 Fireworks Restriction

(1) The Grantsville City Fire Marshal shall have the authority to place restrictions on firework acquisition and use, and any other restrictions, which the Marshal determines necessary based on findings that safety so requires.

(2) For the purpose of this Ordinance, the City hereby incorporates the definitions from Utah Code 53-7-202 of the Fire Prevention and Fireworks Act

(3) A person may not discharge fireworks in the City except as follows:

(a) beginning on July 2 and ending on July 5; and beginning on July 22 and ending on July 25 between the hours of 11:00 a.m. and 11:00 p.m., except that on July 4 and July 24, the hours are 11:00 a.m. to midnight.

(b) beginning on December 31 at 11:00 a.m. until January 1 at 1:00 a.m., except if New Year's Eve is on a Sunday, and the Marshal permits, a person may discharge fireworks on that prior Saturday.

(4) A person may discharge fireworks within the City, subject to the restrictions herein, provided discharge of the fireworks begins within the following boundaries:

(a) Commencing at the south east corner of Cooley and Clark Streets, running thence east along the south side of Clark Street to the south west corner of Clark and Booth Street, thence south along the west side of Booth Street to the north west corner of Booth and Main Street, thence west along the north side of main Street to Matthews Lane, thence south along the west side of Matthews Lane to the north west corner of Matthews Lane and Durfee Street, thence west along the north side of Durfee Street to the north east corner of Durfee and West Street, thence north along the east side of West Street to the south east corner of West and Clark Street.

(b) Outside the boundaries listed in GCC 16-1-14(4)(a), provided the discharge originate from the interior portion of the subdivision, not on a lot or road that is the outside boundary of the subdivision.

(5) A violation of this Section is a class C misdemeanor.

(6) Any individual who negligently, recklessly, or intentionally causes or spreads a fire through discharge of a class C explosive is liable for the cost of suppressing the fire and any damages the fire causes, as permitted by Utah Code 53-7-225.1(2018).

HISTORY

Amended by Ord. [2020-17](#) on 6/17/2020

AGENDA ITEM #10

Discussion regarding cemetery street names

AGENDA ITEM #11

Council Reports

AGENDA ITEM #12

Closed Session (Personnel, Imminent Litigation)

AGENDA ITEM #13

Adjourn