

AGENDA ITEM #16

Discussion of a concept plan for Deseret Highlands Investments and Guy Haskell on the remaining 260 plus acres of The Highlands Subdivision Project in the RM-7 zone.

MEMORANDUM



DATE: May 26, 2021
TO: Christine Webb, City Recorder
FROM: Kristy Clark, Zoning Administrator
RE: **ZONING ITEMS UP FOR CONSIDERATION AT COUNCIL MEETING TO BE HELD JUNE 2, 2021**

City Council Agenda Item #16: Discussion of a concept plan for Deseret Highlands Investments and Guy Haskell on the remaining 260 plus acres of The Highlands Subdivision Project in the RM-7 zone.

Staff Comments:

As this is a Concept Plan application no decision is required, and any discussions are non-binding. However, the applicant will very likely act on the outcome of this discussion as they submit an application to subdivide.

The Planning Commission had a discussion with the developer on this agenda item on May 13, 2021:

Guy Haskell was present for this agenda item and stated to the Commission: I had the engineer and Ensign Engineering put together some concept plans just based on the zoning, and there were some questions that came up as we were doing this, and I done a little bit more research on some of them. But the first question that I wanted to have you guys look at is Mack Canyon Road, and this plat in the county GIS map shows Mack Canyon Road coming right up to my property, but that's not actually the case. I actually have about 35 or 40 feet of property on the south side of the Mack Canyon Road. So, when Mack Canyon Road goes in, what I'd like to propose happens is that it goes along the property and that I put half of Mack Canyon Road in and whoever develops on the other side puts the other half in. If Mack Canyon Road goes in where it is right now, and I stop 35 or 40 feet on the other side, that's not enough road for me to do anything with, and that limits anyone else's access for quite a distance along that Mack Canyon Road. So, it just seems like it makes more sense that when it's developed, that Matt Canyon Road is split over that little bit to do it. There are some power lines right there as well, but that would be on the north side of Mack Canyon Road when that's done. But if I put half the road in, the other side puts the other half road in, both power lines will fall within the right-of-way of the road. I checked with the county to see if there was anything recorded on that or if they had anything recorded that said the roads there that would have to be abandoned or something to move the road over. We couldn't find anything.

Gary Pinkham asked, when you say the power lines would be in the right-of-way, would they be in the roadway section or would they be off to the side?

Guy Haskell answered, they'd be off to the side, like behind the curb or sidewalk, depending on how it was designed right there, and I'd probably have to give a little bit more than half of the road up to make that work, to do that there. But yeah, it just seems to me it makes sense to fit those power lines in that right-of-way and put the road up against the property line, so everyone has access to it from both sides. I don't have a usable piece of ground.

Gary Pinkham asked, have you talked to your neighbor about this?

Guy Haskell answered, no.

Gary Pinkham stated, I think that is something that probably might be worked out by the two of you. For him to be involved, he's going to have to be willing to give up a some of his ground, but I would think it would be to his advantage to do so. I don't think he'd fight you. I think the two of you need to have a conversation on that.

Guy Haskell stated, I thought it was more of a planning and zoning thing, just to make it work.

Shay Stark stated, if I can speak about this for just a second, typically the way this works on boundary line roads with subdivisions is that at the developer who's coming in would develop their half. Now, if this is a local street, sort of our 66-foot width, they have to develop it slightly more than half because we have to have a minimum of 26-foot-wide pavement initially. Then the developer that comes in later would finish off the road. So, Guy, what you're talking about, I mean, fits that. Where this is where this will be a little bit of, and it's not a challenge, but it will be a little interesting, is when you start to get up towards the top end of your property, the properties that have been developed to the West of yours, have that 66-foot. I don't know, they may be 60-foot or something. But the street width would essentially begin on your property line. So, there would have to be a transition just up at the top to get it lined up with the other lots that have been previously developed up there to the West of it.

Guy Haskell commented, your comments there about the 26 feet of asphalt, that's what I'm used to from other developments, to make sure that there's enough for traffic to go both ways, even if you're just putting a half road in. It can be a little bit more than that. You're right, when you go up there, I don't know what the name of the subdivision is, but there's a road there, it's Taylor Road, and there's some homes on there. I think when those properties got developed, whoever owned the property, I have now at the time, I don't think they ever got a legal right of way across that road to access into it. I think they have one by prescription right now, so I may have to give up the whole road at all sides right there and those guys are already into that little space. The road might have to take a little bit of a jog to make that happen. So, yeah, I agree with what you're saying.

Shay Stark stated, the other place that will affect you a little bit, is the connection onto the highway. UDOT is going to require you to come in perpendicular to the highway, and they're going to require a certain cuing distance that is perpendicular to the highway. The discussion between you and UDOT is what that would have to

be.

Guy Haskell stated, Yes, I talked to an engineer about that as well.

Gary Pinkham asked, Shay, I think this parcel's big enough and far enough up on the hillside there. Where are we with regards to drainage and storm water on that area down there? Are we anywhere near having a plan?

Shay Stark answered, our hillside study with the bulk in the Baker Basins, and then mentioned the White Basin, which I don't know if that basin covers all this property or only part of it. So, we did have a study. There were renditions for large basins up on the foothills to try to mitigate what was occurring down below. Then there's also, we use a little more conservative numbers on the storm water. But right now, the city is looking at their capital city plan, and updating the capital facility plan. In fact, I talked with the consultant who was selected to do that this morning. We talked a little bit about storm water and knowing that there's development that is eminent here, we'll be looking at that area. We'll slate to try to make sure that if there are other needs in that area, that they're addressed in that capital facility plan that impact fee analysis.

Gary Pinkham stated, the reason I'm asking is, the concept plan's more or less blank at that entire parcel with house lots, not leaving out any space for existing channels down through there, waterways and stuff that may be existing.

Shay Stark stated the existing drainage ways are going to need to be preserved in some form. That doesn't mean there could be obviously street crossings, doesn't mean that portions of it couldn't be put into, the storm water, in the pipe in areas. But those drainages must be preserved in some form. The state requirements under the state UPDES permit have really pushed the concept of LID, which is kind of the concept that we looked at with Peak Crossings, where we have drainage areas that have landscaping in there. That's one of their recommended LID practices in those drainages, so that the landscaping absorbs more of the water as it's coming down and can absorb some of the water from the development itself. That's something that as we go through this, we're going to have to look carefully at.

Guy Haskell commented, that is a good question, Gary. I talked to the engineer and they're doing this concept plan. The first one they did just C-100 on the small space at the bottom. I asked them about that and asked if they could make some calculations. You'll notice on some of the others they've gone through and put some open space range areas up inside the project a little bit more on. That's a critical item that has to be worked out to make this work. I didn't want to get a concept plan and find out the drainage doesn't work, and then have to be modifying and changing stuff down the road. So that's something that, I did want you guys to look at this though, and see if there were any concerns like that, or any other concerns as I try to go back to them and refine this a little bit more. That leads to the next question too, is if you have that plan that's there, if you'll notice through the middle of the project, there's a dark line that runs through it. We had Aqua Engineering do a study on the water pressure and what the elevation the existing water pressure would work at before there needs to be water come in from a higher elevation with more pressure, and that's where that line is right through there, the existing water pressure line. My

understanding is for anything to go up higher than this, there's going to be another tank higher up on the hill somewhere. One of the things I'd like to look at, and be working with the city on, is this development or any others that are going to be needing that, and the amount of water feeding through things that we've got coming in. Are they being they going to be enough to build a water tank by the time need it? I probably got five to eight years of development here before I get above that line. Maybe a little quicker, more likely a little bit longer depending on the market that's going on there. I'm just trying to plan way ahead of time and see if this can be worked out. I know there's quite a bit of water coming off this. Some of the other developments are going to do this as well. I'd just like to get it on the city's radar and see if there can be some kind of plan put together with everybody that would work out.

Gary Pinkham stated, I saw your note there regarding that water, the need down the road to be prepared for that. I'm not sure where the city is on their capital improvement package there, as far as providing that West side of town with the services we need. I know the City is looking at some of that. I'm not sure how far to the North it goes. I know we were talking to some of the parcels on South on the same issues, where heading up the hill there we're starting to run into water pressure problems on some of that stuff we've already built.

Guy Haskell stated, I've got that well that's on this property that's a good producing well, and the city has contacted me about that and the possibility of using that well for a water tank down there because they know it's a good producer. I've talked to some people up there that says when you get further up the hill, that there's a break in the water aqueduct. As people have drilled further up the hill, it might be good to use something from this well down here and pump it up. The only problem is, if you use it from down here, you got to pump it off to the tank, and then run a line up, and then run line back down. But if something could be drilled up higher, it'd save a lot of costs on that line. But I really don't know what that situation is at least until we get up there and check things out. It's hard to even drill even if there's water. The last question I had was about open space. Some of these plans show some multi-family on here, and I don't know if the ordinance has changed. I haven't looked at it recently. There's only so much ground as open space, and how that plays into open space requirement overall for the project. Some of these we've showed a church site on, and I don't know if a church site would count as open space as well, so I'm just trying to get a feel for what the open space is, and what you guys look at as far as what counts as that?

Gary Pinkham stated our ordinance is clear on what is required in terms of open space and what qualifies. So, look at that ordinance. Basically, it's either 10% of the gross ground, or 10% of the appraised value as a payment in lieu. Church ground's not going to count in there, retention spaces don't count. So, look at that and see what you might want to do there.

Guy Haskell asked, can you do an area like some of these, where they'll do some soccer fields or something, then they'll have them in a detention basin and the sides come up? They work nice for people to sit on and have a view as they come up and use the lower area as parks, or soccer fields, or something like that.

Gary Pinkham answered, No, right now our ordinance doesn't allow a retention basin has open space as far as contributing area.

Guy Haskell asked, do you guys have any questions on this? Any thoughts on these drawings, things you maybe don't like?

Gary Pinkham answered, my only concern is right now your concept is just blanketing it with houses that are other than the storm water areas, that you identified a couple of those. I just want to make sure that you guys may not be able to do that if we're still going to accommodate the actual lay of the land up there and take care of our storm water issues. As we move up on the hillside, we're not really in a position, unless you want to do a major piping job, to simply blanket the property with houses.

Guy Haskell asked, do we need to do a study on the storm water? Or maybe one's done, and see how that those channels work into that, kind of work around that?

Gary Pinkham answered, I would say that someone needs to look at the existing drainage and storm water studies up there, and make sure that you properly address those in your design. Just remember you'll be under the new process on this. You'll need to make sure that there is a transition in the street at the boundary to be set up to go into the new process and a 66-foot-wide street.

**GRANTSVILLE CITY
ZONING DEPARTMENT**

429 EAST MAIN STREET
GRANTSVILLE, UTAH 84029
PHONE (435) 884-3411
FAX (435) 884-0426

Concept
Application Fee:
\$50.00

Turn in with Plat
Map 15 days
before P&Z
Meeting

DATE PAID May 5, 2021

HEARING DATE May 13, 2021

CONCEPT PLAN APPLICATION

Date of Application 4/30/21

Property Location Mack Canyon Road & Hwy 138

Property Owner(s) Deseret Highlands Investments

E-Mail guy@updownwell.com

Acting Agent Name Guy M. Hasfell

Owner Phone _____ Agent Phone _____

Subdivision Name The Highlands

Number of Acres in Subdivision 260 ±

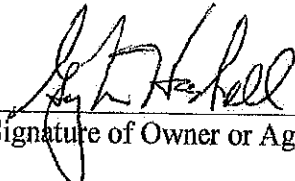
Total Number of Lots 900 ±

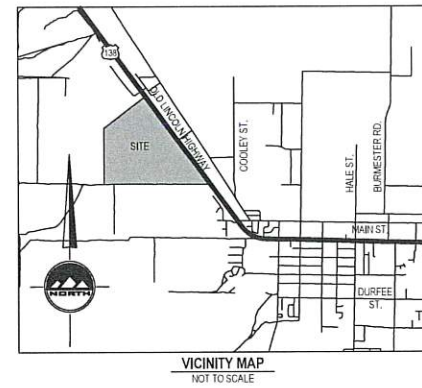
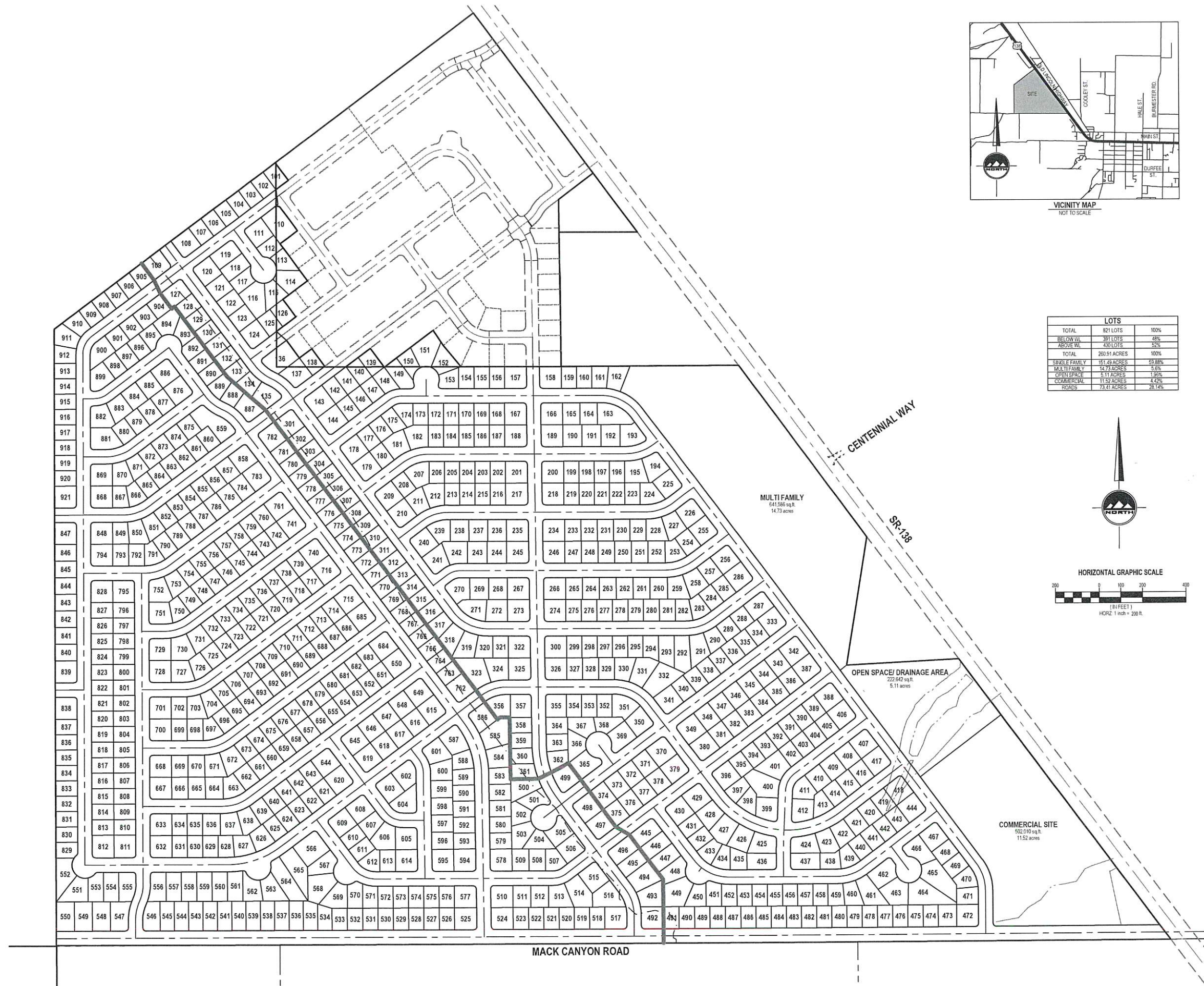
Lot Sizes 7,000 SF. min.

Current Zoning of Property RM-7 Parcel Number 01-062-0-0637

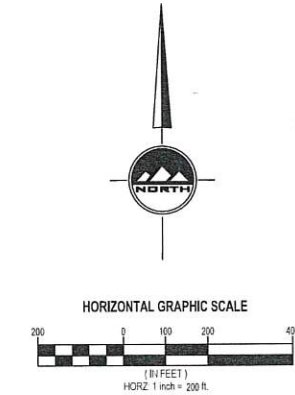
01-062-0-0093

01-063-0-0003


Signature of Owner or Agent



LOTS		
TOTAL	821 LOTS	100%
BELOW WL	391 LOTS	48%
ABOVE WL	430 LOTS	52%
TOTAL	260.51 ACRES	100%
SINGLE FAMILY	151.49 ACRES	59.88%
MULTI FAMILY	14.73 ACRES	5.6%
OPEN SPACE	5.11 ACRES	1.96%
COMMERCIAL	11.52 ACRES	4.42%
ROADS	73.41 ACRES	28.14%



**HIGHLAND SUBDIVISION
CONCEPT LAYOUT**
SR 138
GRANTSVILLE CITY, UTAH

For Review
03/31/2021 1:39:54 PM

**OVERALL
CONCEPT LAYOUT**

PROJECT NUMBER 10559	PROJECT DATE 2021-03-31
DRAWN BY C. CHILD	CHECKED BY D. KIRSMAN
PROJECT MANAGER C. CHILD	

ENSIGN
THE STANDARD IN ENGINEERING

TOOLE
169 N. Main Street, Unit 1
Tooele, UT, 84074
Phone: 435.843.3590

SALT LAKE CITY
Phone: 801.255.0529

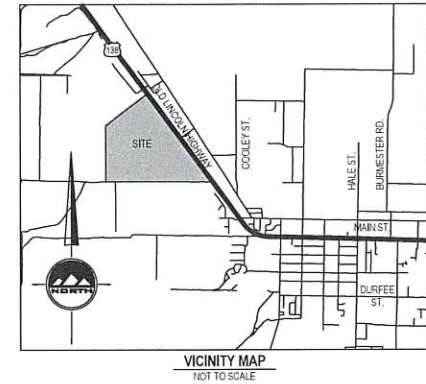
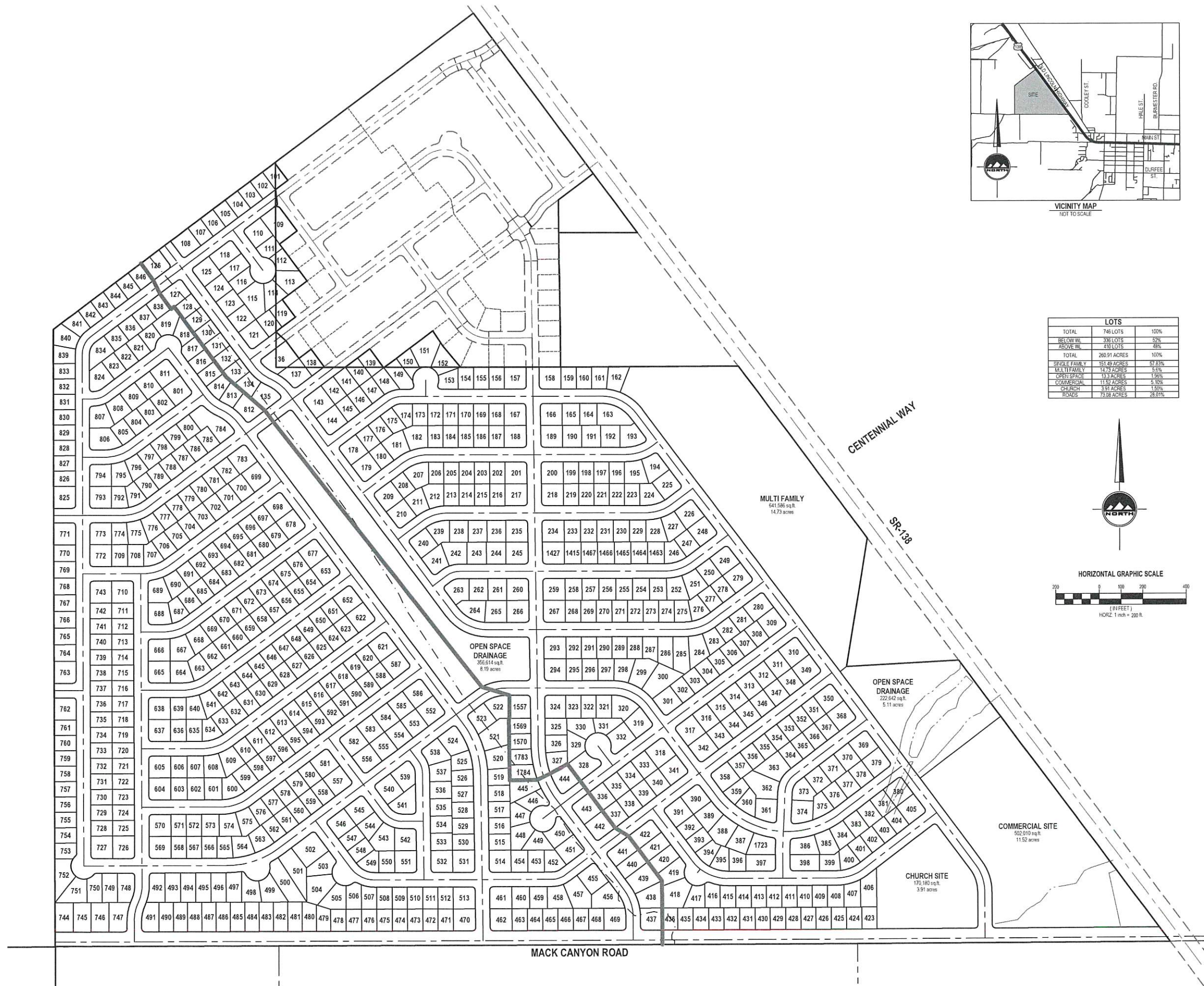
LAYTON
Phone: 801.547.1100

CEDAR CITY
Phone: 435.865.1453

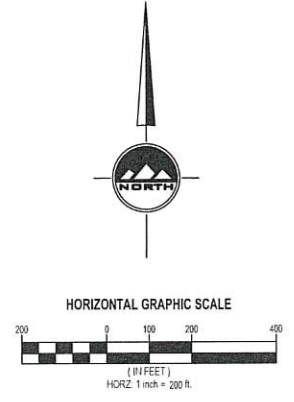
RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
UPWELL DEVELOPMENT LLC
890 HERITAGE PARK BLVD, SUITE 104
LAYTON, UTAH 84041
CONTACT:
GUY HASKELL
PHONE: 801-455-8881



LOTS		
TOTAL	746 LOTS	100%
BELOW HWY	336 LOTS	45%
ABOVE HWY	410 LOTS	55%
TOTAL	269.91 ACRES	100%
SINGLE FAMILY	151.49 ACRES	57.83%
MULTI FAMILY	14.73 ACRES	5.6%
OPEN SPACE	13.3 ACRES	5.0%
COMMERCIAL	11.52 ACRES	4.3%
CHURCH	3.91 ACRES	1.5%
ROADS	73.08 ACRES	28.01%



**HIGHLAND SUBDIVISION
CONCEPT LAYOUT**
SR 138
GRANTSVILLE CITY, UTAH

For Review
03/31/2021 1:40:04 PM

**OVERALL
CONCEPT LAYOUT**

PROJECT NUMBER: 10590
DATE: 2021-03-31
DRAWN BY: C. CHILD
CHECKED BY: D. KIRSMAN
PROJECT MANAGER: C. CHILD

ENSIGN
THE STANDARD IN ENGINEERING

TOOLEE
169 N. Main Street, Unit 1
Tooele, UT, 84074
Phone: 435.843.3590

SALT LAKE CITY
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

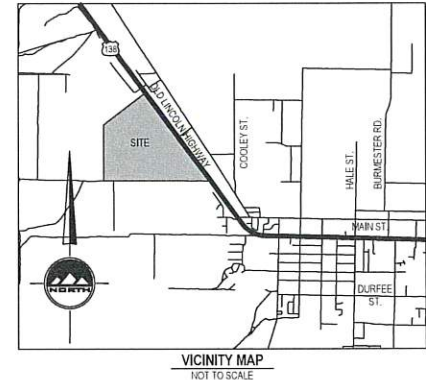
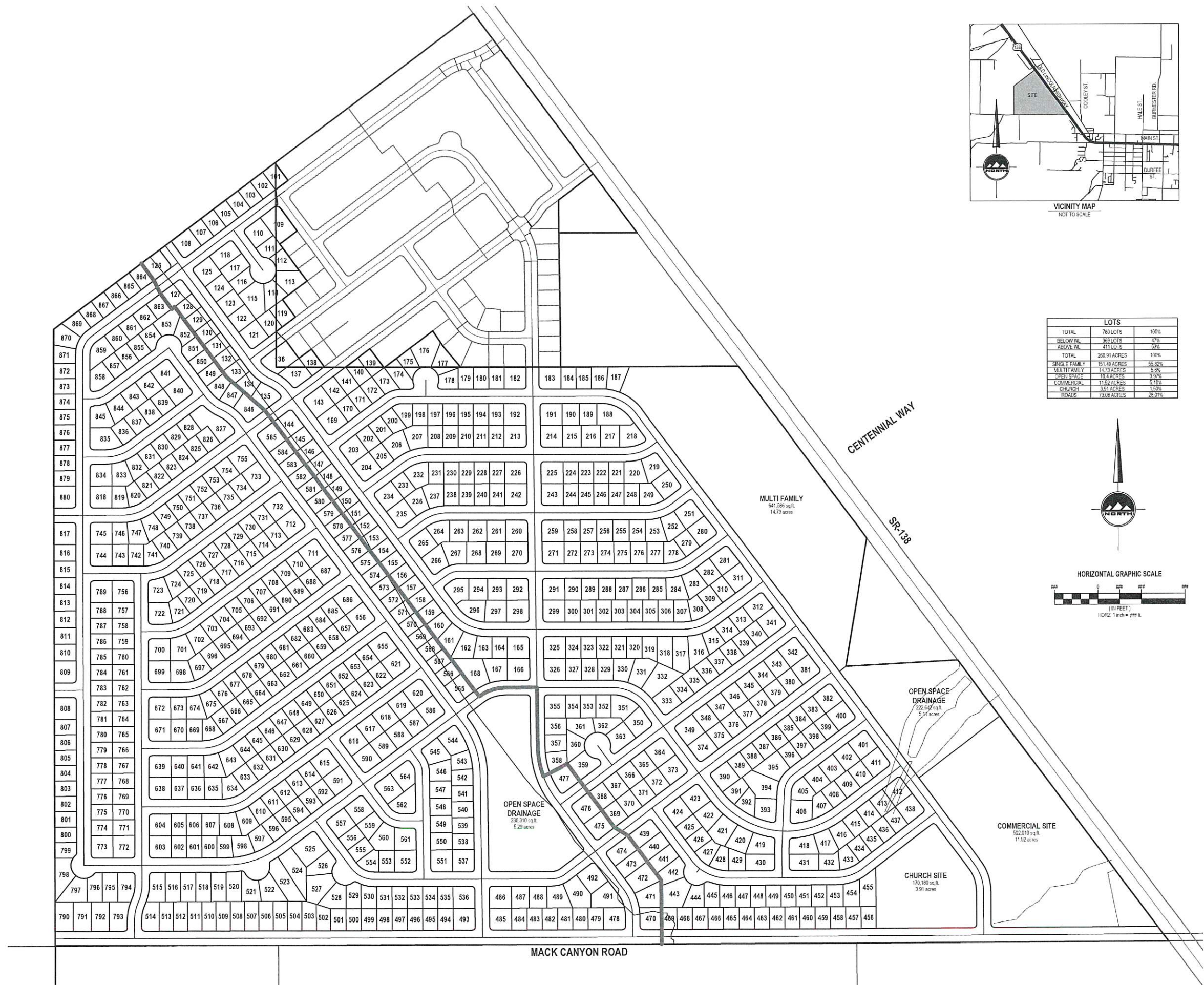
CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2963

WWW.ENSIGNENG.COM

FOR:
UPDWELL DEVELOPMENT LLC
890 HERITAGE PARK BLVD, SUITE 104
LAYTON, UTAH 84041

CONTACT:
GUY HASKELL
PHONE: 801-455-8881



LOTS		
TOTAL	780 LOTS	100%
BELOW WL	386 LOTS	49%
ABOVE WL	411 LOTS	53%
TOTAL	290.91 ACRES	100%
SINGLE FAMILY	151.85 ACRES	52.2%
MULTIFAMILY	14.73 ACRES	5.1%
OPEN SPACE	10.4 ACRES	3.6%
COMMERCIAL	11.52 ACRES	3.9%
CHURCH	3.91 ACRES	1.3%
ROADS	73.08 ACRES	25.0%



TOOLE
169 N. Main Street, Unit 1
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LAYTON
Phone: 801.547.1100

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
LPOWELL DEVELOPMENT LLC
850 HERITAGE PARK BLVD, SUITE 104
LAYTON, UTAH 84041

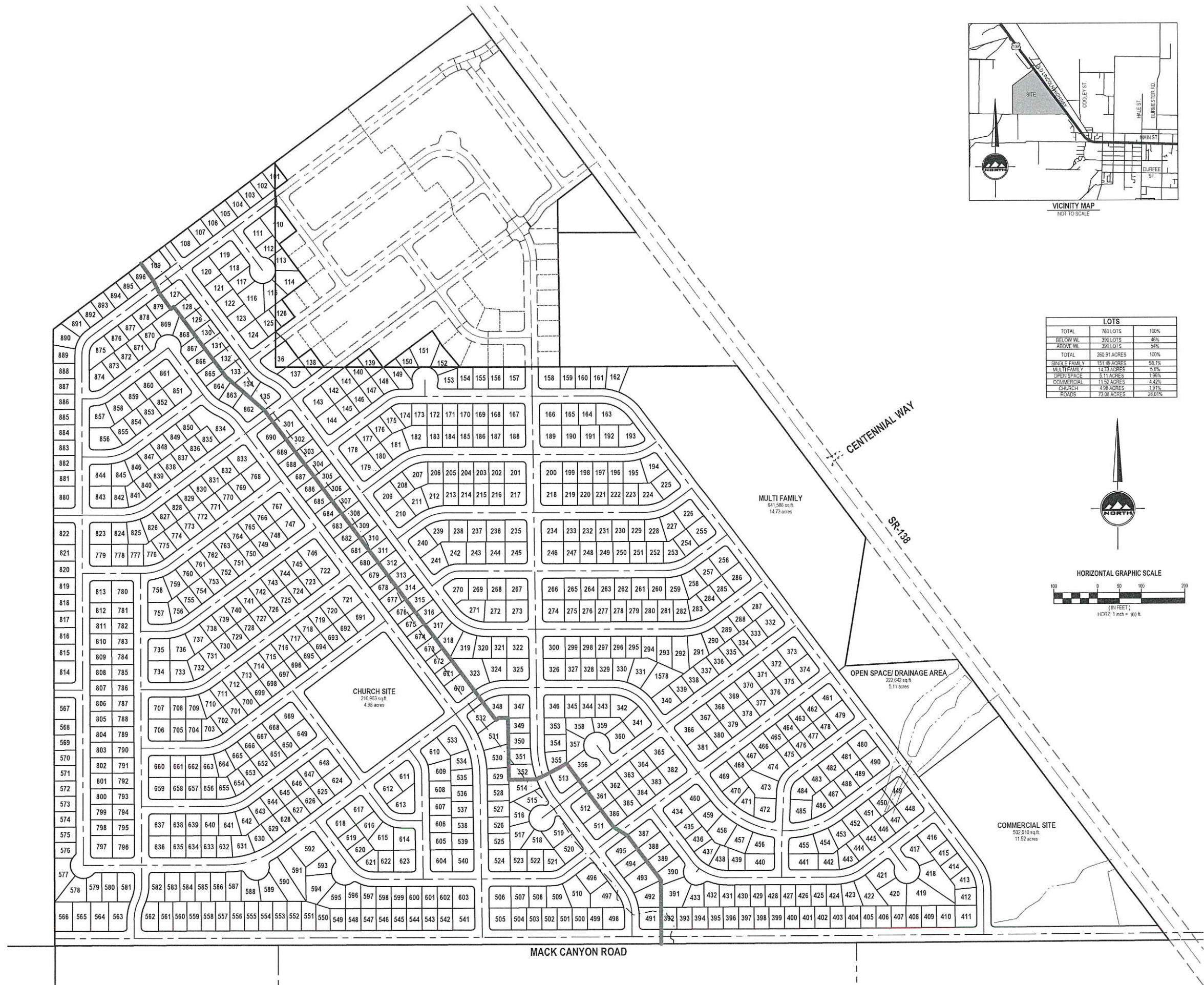
CONTACT:
GLY HASKELL
PHONE: 801-455-8881

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GRANTSVILLE CITY, UTAH

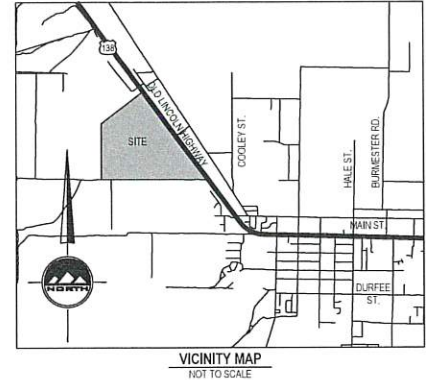
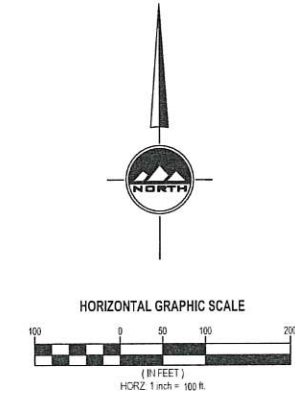
For Review
03/31/2021 1:40:04 PM

**OVERALL
CONCEPT LAYOUT**

PROJECT NUMBER: 10559 REVISED DATE: 2021-03-31
DRAWN BY: C. CHILD CHECKED BY: D. KINSMAN
PROJECT MANAGER: C. CHILD



LOTS		
TOTAL	780 LOTS	100%
BELOW WL	390 LOTS	50%
ABOVE WL	390 LOTS	50%
TOTAL	260.91 ACRES	100%
SINGLE FAMILY	151.89 ACRES	58.1%
MULTI FAMILY	14.73 ACRES	5.6%
OPEN SPACE	5.11 ACRES	1.9%
COMMERCIAL	11.52 ACRES	4.4%
CHURCH	4.58 ACRES	1.7%
ROADS	73.08 ACRES	28.0%



ENSIGN
THE STANDARD IN ENGINEERING

TOOLE
169 N. Main Street, Unit 1
Tooele, UT, 84074
Phone: 435.843.3590

SALT LAKE CITY
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CEDAR CITY
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RICHFIELD
Phone: 435.896.2983

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FOR:
UPDWELL DEVELOPMENT LLC
850 HERITAGE PARK BLVD, SUITE 104
LAYTON, UTAH 84041

CONTACT:
GUY HASKELL
PHONE: 801-455-8861

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SR 138

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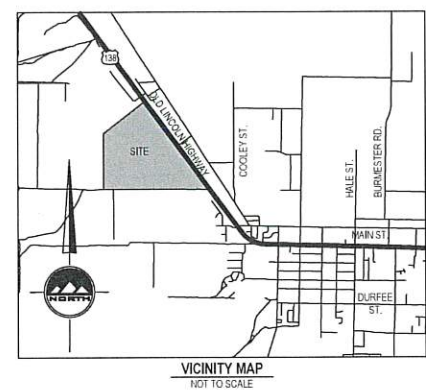
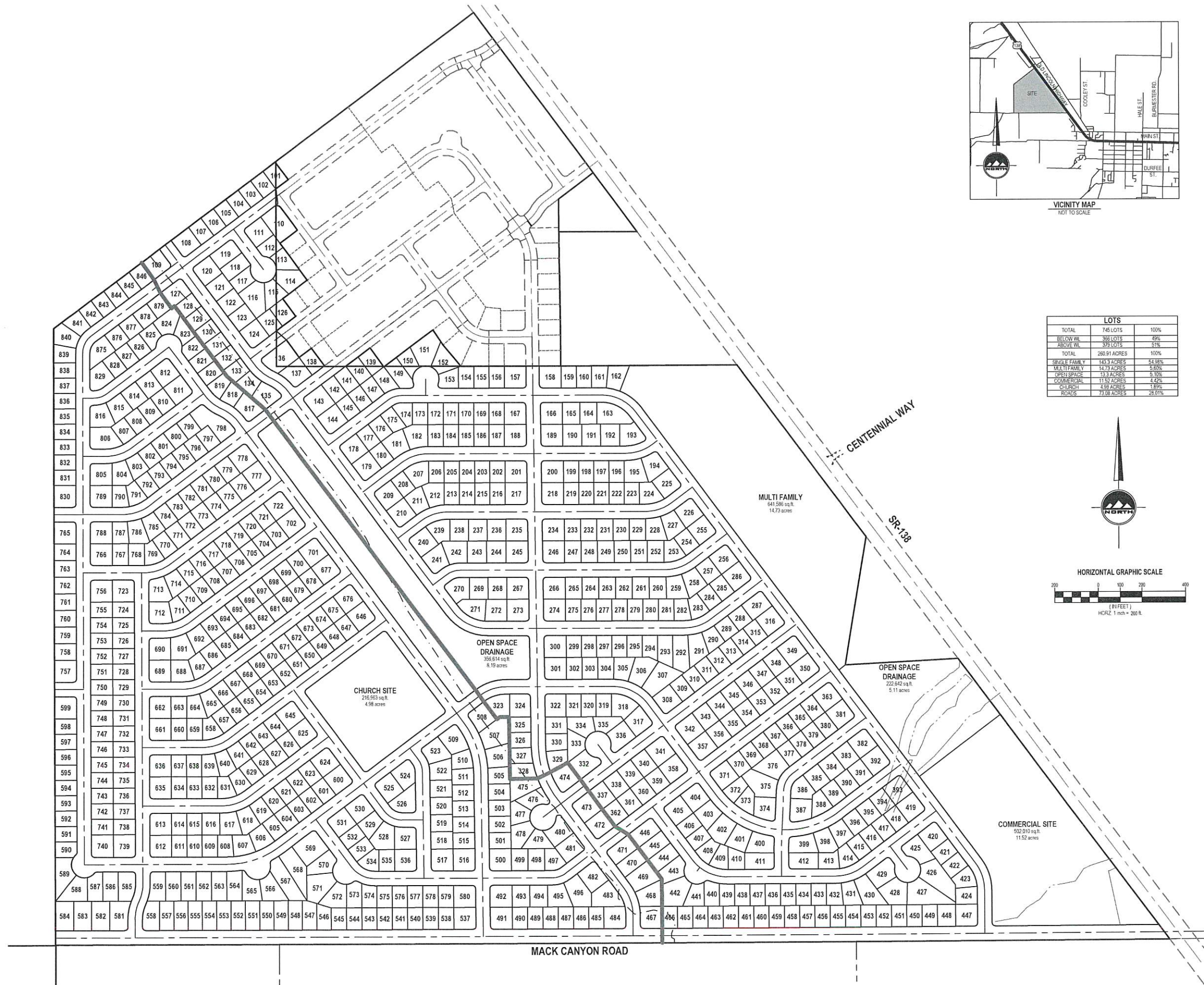
**OVERALL
CONCEPT LAYOUT**

PROJECT NUMBER: 10590 PRINT DATE: 2021-03-31

DRAWN BY: C. CHILD CHECKED BY: D. KINSMAN

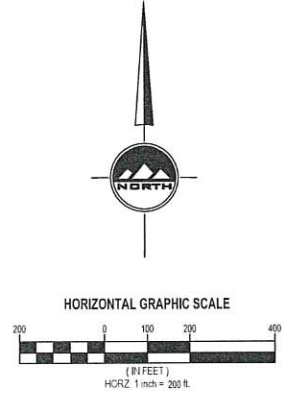
PROJECT MANAGER: C. CHILD

C-103



VICINITY MAP
NOT TO SCALE

LOTS		
TOTAL	745 LOTS	100%
BELOW WL	366 LOTS	49%
ABOVE WL	379 LOTS	51%
TOTAL	290.91 ACRES	100%
SINGLE FAMILY	143.3 ACRES	54.95%
MULTI FAMILY	14.73 ACRES	5.60%
OPEN SPACE	13.3 ACRES	5.10%
COMMERCIAL	11.92 ACRES	4.25%
CHURCH	4.98 ACRES	1.89%
ROADS	73.08 ACRES	28.01%



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SR 138
GRANTSVILLE CITY, UTAH

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03/31/2021 1:40:04 PM

**OVERALL
CONCEPT LAYOUT**

PROJECT NUMBER: 10550
 DRAWN BY: C. CHILD
 PROJECT MANAGER: C. CHILD
 PRINT DATE: 2021-03-31
 CHECKED BY: D. KINSMAN



TOOLE
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Phone: 435.896.2983

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