

# P&Z Packet

Planning Commission Meeting 05/05/22

04/29/2021

Grantsville City Corporation

Kristy Clark, Zoning Administrator

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

P&Z 05/05/22  
MEETING AGENDA

*AMENDED AGENDA – APRIL 29, 2022*

*We will continue to broadcast the Planning Commission meetings electronically on Zoom. If you choose to attend, please wear a face covering.*

**PUBLIC NOTICE**

Notice is hereby given that the Grantsville City Planning Commission will hold a Work Meeting and a Regular Meeting on **Thursday May 5, 2022** in the Grantsville City Hall Council Chambers at 429 East Main Street in Grantsville Utah. **The Work Meeting shall begin promptly at 6:00 p.m. and the Regular Meeting shall begin promptly at 7:00 p.m.**

**THE WORK MEETING WILL OFFICIALLY BE CALLED TO ORDER BY COMMISSION CHAIRMAN, BRIAN PATTEE.**

1. **Discussion to recommend approval the PUD Plan for Dustin Hall, D.A.B. & K, LLC. on the Willow Fields PUD Subdivision located at approximately at 834 N. Old Lincoln Hwy for the creation of twenty-seven (27) lots in the RR-1 zone.**

**THE REGULAR MEETING WILL OFFICIALLY BE CALLED TO ORDER BY COMMISSION CHAIRMAN, BRIAN PATTEE.**

**PLEDGE OF ALLEGIANCE**

1. **Discussion to approve a Commercial Conditional Use Permit for Shane and Jaime Reedy to own and operate a Tire Maintenance Shop located at 167 North Old Lincoln Hwy in the MD zone.**

**PUBLIC HEARINGS:**

- a. **Proposed Commercial Conditional Use Permit for Shane and Jaime Reedy to own and operate a Tire Maintenance Shop located at 167 North Old Lincoln Hwy in the MD zone.**

**CONSIDERATIONS:**

1. **Consideration to approve Commercial Conditional Use Permit for Shane and Jaime Reedy to own and operate a Tire Maintenance Shop located at 167 North Old Lincoln Hwy in the MD zone.**
2. **Consideration to recommend approval of 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.**
3. **Consideration to recommend approval the PUD Plan for Dustin Hall, D.A.B. & K, LLC. on the Willow Fields PUD Subdivision located at approximately at 834 N. Old Lincoln Hwy for the creation of twenty-seven (27) lots in the RR-1 zone.**
4. **Consideration to recommend approval of the Preliminary Plan for Dustin Hall, D.A.B. & K, LLC. on the Willow Fields PUD Subdivision located at approximately at 834 N. Old Lincoln Hwy for the**

creation of twenty-seven (27) lots in the RR-1 zone.

5. **Discussion to amend Chapter 14, 15, and 16 of the Grantsville City Land Use Management and Development Code.**
6. **Consideration to approve the meeting minutes for the previous P&Z Meeting that was held April 7, 2022.**
7. **Consideration to approve the meeting minutes for the previous P&Z Meeting that was held April 21, 2022.**
8. **Report from City Council Liaison Mayor Critchlow.**
9. **Adjourn.**

**DATED** April 29, 2022. By the Order of Grantsville City Planning Commission Chairman, Brian Pattee.  
Kristy Clark, Zoning Administrator

The anchor location will be City Hall at the above address." All interested persons are invited to attend the Zoom meeting. All public comments for the public hearing section must be written comment and will need to be submitted to the Zoning Administrator in advance. The current zoning Code and proposed amendments may be reviewed on the Grantsville City website located at [www.grantsvilleut.gov](http://www.grantsvilleut.gov). In accordance with the Americans with Disabilities Act, Grantsville City will accommodate reasonable requests to assist the disabled to participate in meetings. Request for assistance may be made by calling City Hall at 435-884-3411 at least 24 hours prior to the meeting that will be attended.

CERTIFICATE OF POSTING: This agenda was posted on the Grantsville City Hall Notice Board, the State Public Notice website at [www.utah.gov/pmn/index.html](http://www.utah.gov/pmn/index.html), the Tooele Transcript Bulletin, and the Grantsville City website at [www.grantsvilleut.gov](http://www.grantsvilleut.gov).

**Join The Zoom Meeting**  
**Meeting ID: 843 3790 2479**

# DISCUSSION ITEM #1 AND PUBLIC HEARING AGENDA ITEM #A

1. **Discussion to approve a Commercial Conditional Use Permit for Shane and Jaime Reedy to own and operate a Tire Maintenance Shop located at 167 North Old Lincoln Hwy in the MD zone.**

## **PUBLIC HEARINGS:**

- a. **Proposed Commercial Conditional Use Permit for Shane and Jaime Reedy to own and operate a Tire Maintenance Shop located at 167 North Old Lincoln Hwy in the MD zone.**

**GRANTSVILLE CITY**  
**Commercial Business**  
**Conditional Use Permit Application**  
(plus site plan review)

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**Property information and location**

(All lines applicable to the site must be filled in)

Section \_\_\_\_\_ Township \_\_\_\_\_ Range \_\_\_\_\_

Parcel # \_\_\_\_\_

**Property owner(s) information**

Name(s) SHANE ERIC REEDY

Address: \_\_\_\_\_

City/County: GRANTSVILLE State: UT Zip Code 84029

Office/Home Phone: \_\_\_\_\_ Cell # \_\_\_\_\_

Property Address: 167 OLD LINCOLN HWY

Zoning and Total Acres Involved 1/2 ACRE LOT / 8000 SQFT BUILDING / Commercial

Current Use of the Property EMPTY

E-mail address: CHOICE TIRES LLC @ gmail . COM

A copy of the deed or tax notice **MUST** be included to demonstrate ownership

(for office use only)

**Conditional Use Permit Fee: \$1000.00**

Date Paid April 14, 2022 Receipt # 170647031PT

CUP # \_\_\_\_\_

(if approved)

The following items **MUST** also be included along with the application:

- Location map
- Site Plan Application and building plan
- Detailed description of proposed use
- 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 UDOT Encroachment Permit is required if accessing a State Highway.

**Agent for the property owner(s) information**

Name(s): JIM SWEDEN

Address (per tax rolls): \_\_\_\_\_

City/County: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Office/home phone: 8 \_\_\_\_\_ Cell phone: \_\_\_\_\_

E-mail address: JIM@SWEDENTREE.COM

There shall be no presumption of approval of any aspect of the process. Each application for a ~~commercial conditional use permit shall have all required submittals before it is accepted as a~~ complete application.

**APPLICATION IS HEREBY MADE TO THE PLANNING COMMISSION REQUESTING:**

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

Total acreage of parcel: 1/2 ACRE Area occupied by this use: 8000/SQ FT

I (We) understand that the Planning Commission shall not authorize a CUP unless the evidence presented is such as to establish that such use will not, under the circumstances of the particular case,

be detrimental to the health, safety or general welfare of persons residing or working in the vicinity, and the proposed use will comply with the regulations and conditions specified in the Grantsville City zoning ordinance for such use.

Date signed: 4-4-22

Signature of owner(s) or agent(s): Ji' gub



GRANTSVILLE CITY SITE PLAN REVIEW APPLICATION

DATE PAID April 14, 2022

SITE PLAN REVIEW  
FEE \$1000.00

HEARING DATE May 5, 2022

DRC REVIEW MEETING DATE May , 2022 @ 10am Zoom Meeting

Name Shane Eric Reedy Phone .

Mailing Address \_\_\_\_\_

Email Address choice tires LLC@gmail.com

Address of Subject Property 167 OLD LINCOLN HWY

Do You Own the Property? NO

If Not, Actual Owner Jim Sweden

Zoning, Use and Total Acreage Commercial 1/2 ACRE

Provide a Title and Legal Description of Project: —

**REQUIRED ITEMS TO BE SUBMITTED WITH APPLICATION (we realize that the requirements may not apply to a particular application. Please note N/A to those requirements that don't apply. If you have any questions, please contact the Zoning Administrator):**

- a. Vicinity map of area with North indicated and current uses within 85' of property.
- b. Names and addresses of architect, landscape architect, planner or engineer stamped on project and construction plans.
- c. A plat or survey of parcel with legal description and actual dimensions of property.
- d. Site plan must include the following (please refer to Chapter 9 and 11 for additional applicable requirements):
  - i. <sup>In the pic 1,2,3</sup> All driveways and exact number of all parking spaces, regular and handicapped, as well as loading areas. (Refer to Chapter 6.13 of the GLUMDC)
  - ii. <sup>In pic</sup> On-site drainage proposal (all run-off generated must be kept on site).
  - iii. <sup>In pic</sup> Signature blocks for Zoning Administrator, Public Works Director and City Engineer/Designee.

- iv. Boundaries of subject property, setback lines for buildings, existing streets, buildings, and other existing features including trees.
- v. Location of building and exact square footage of building.
- vi. Number of units (if applicable).
- ~~vii.~~ Outdoor lighting plan.
- ~~viii.~~ Landscaping plan.
- ix. Proposed and existing fencing.
- ~~x.~~ UDOT Encroachment Permit, or Change of Use permit, if access is off of a State highway.
- ~~xi.~~ Traffic impact analysis.
- ~~xii.~~ Geo technical reports and study (if applicable).


These requirements are explained in greater detail in Chapters 9 and 11 of the Grantsville City Land Use Management and Development Code which is located at <https://grantsville.municipalcodeonline.com>

- e. <sup>PDF 1</sup> ~~Three (3)~~ 11" x 17" paper copies and a PDF of site plan and construction drawings.
- f. Any other items as required by Zoning Administrator and/or the DRC Review Committee.
- g. DRC review committee will review and have a meeting within 21 days of submittal, for approval.

**NOTICE:** A site plan review is not a formal application for approval. The Site Plan application is reviewed and approved by city staff. Once a complete application has been accepted by the City the application will be distributed to members of the Development Review Committee (DRC) for their review and comments. A Development Review Conference will be held with the applicant and members of the Development Review Committee within 21 days of the submission of the application.

The applicant shall provide any additional information requested and make any changes required by the Development Review Committee. After the revised drawings are submitted to the City, the Development Review Committee will then review the revised drawings. Within 14 days of the 2nd submittal, the Development Review Committee will meet to discuss and verify that all changes were made. If additional changes are needed, the comments will be sent back to the applicant and another Development Review Conference may be scheduled. All revised drawings require a 14-day review by the DRC.

**NOTE:** A Commercial C.U.P./Site Plan goes before both the Planning Commission and the City Council with a public hearing being held before the Planning Commission.

  
 \_\_\_\_\_  
 SIGNATURE OF APPLICANT

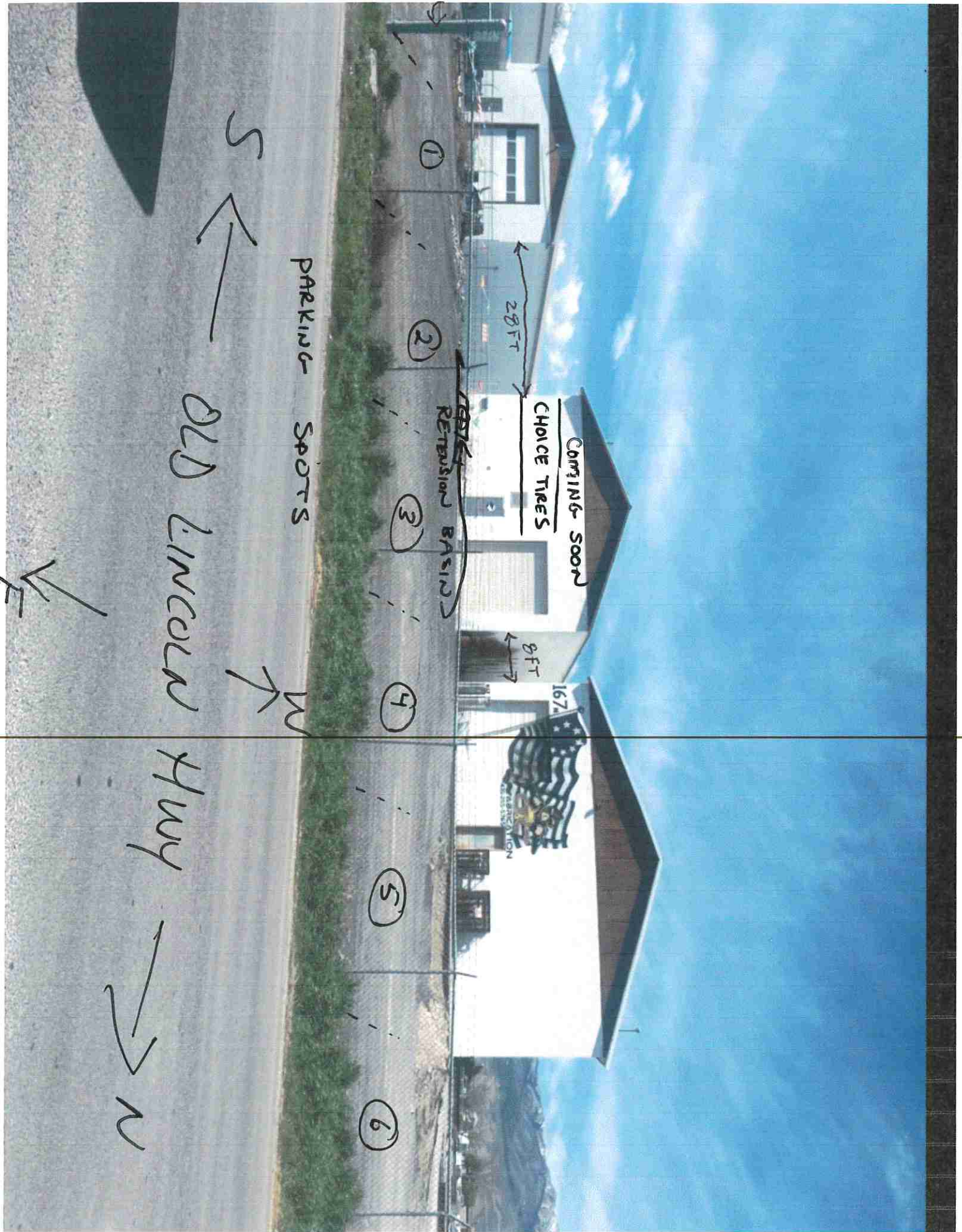
  
 \_\_\_\_\_  
 SIGNATURE OF CO-APPLICANT

CHOICE TIRES LLC Building 8,000 square feet ½ acre lot  
167 old Lincoln hwy Grantville Ut 84029

Shane and I will arrive at 7:00 AM, unlock the doors, turn on all the lights, inspect the. Lift. At 8:00 AM. Our business hours will be open for customers. Customers Will Park on the South side of the building and enter through the South side. Door. They will come to the window. I will put the customer's information into the computer system. I will print the work order customer will sign. Customer will leave keys at the window. Customer will either. Walk around the corner into the waiting area. Or will exit back through the same door and leave the property. I will then print the work order , label the key with the customer's last name and I will attach the key and the work order to a clipboard. I will then place the clipboard on a rack in the shop for the technician or Shane. To grab. Once the technician gets the clipboard, he will then exit out.the door through the offices. Get in the vehicle. Drive the vehicle to the east side of the building. Enter through the garage door. He will put the car on the lift and prepare it for. service to be performed. taking off the tires, dismount and mounting tires, and using our balance machine. Once all work is performed, he will put tires back on lower car and torque lug nuts to the specific spec. He will then pull the vehicle around to the side of the building. South side Where we have a designated spot for cars that are finished with work to be picked up. In the same parking lot as customer parking. He will then enter back threw the south door . He will sign work order and place it on the office desk. Office. Person will call customer to let them know the work is finished, customer will come pick up vehicle. They will pay. Retrieve the keys and exit through. The south side door and pull out on east side of parking lot. This will continue through each process. With each customer. At the end of the day. We will have one hour of cleaning time and inspecting lift and all machine again. Cleaning. Rooms. That were used. And. Looking at inventory, we. Will close at 6:00 PM. Shut all lights off. Lock up building and exit through the South side of the door.

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MAIN GATE ENTRANCE.



S ←

PARKING SPOTS

OLD LINCOLN HWY

W ↑

→ N

①

②

③

④

⑤

⑥

28 FT

8 FT

BIKE REPAIR BASIN

CHOICE TIRES

CAMPING SOON

167

← BREAK ROOM WINDOW

SOUTH SIDE  
MAIN ENTRANCE

SOLAR  
LIGHT

SPOT  
①

SPOT  
②

2 SPOTS  
FOR VAN ACCESSIBLE  
& HANDICAPPED

Handicapped  
Parking  
VAN  
ACCESSIBLE

①

②

SOLAR  
LIGHT

VISITOR  
PARKING

3 SPOTS

③

④

⑤

VISITOR  
PARKING

⑥

⑦

⑧

⑨

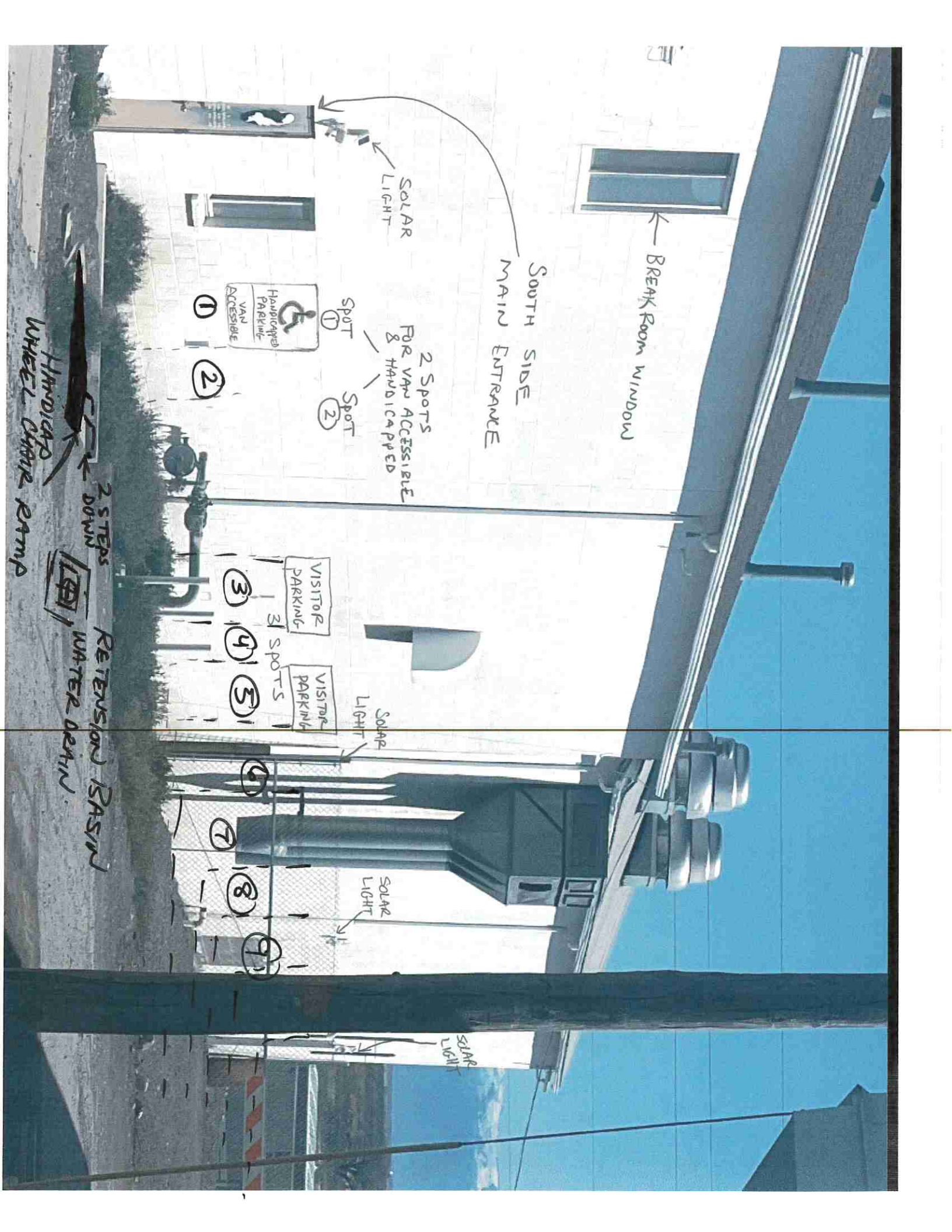
SOLAR  
LIGHT

SOLAR  
LIGHT

2 STEPS  
DOWN

RETENTION BASIN  
WATER DETAIN

HANDICAPPED  
WHEEL CHAIR RAMP



9:17

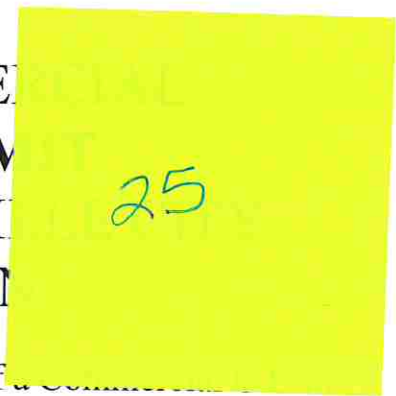


I Jim Swedin Give Shane Beedy of  
Choice tires permission to use my building at  
167 Old Lincoln Hwy Granville OH 43029.  
As they need to run a tire shop business.

4-9-2022.

Jim Swedin

APPLICATION FOR A COMMERCIAL ZONING  
CONDITIONAL USE PERMIT  
CONSIDERATION BY GRANTSVILLE CITY COUNCIL  
PLANNING COMMISSION



An application has been received in our office for consideration of a Conditional Use Permit approval for:

**Shane and Jaime Reedy to own and operate a Tire Maintenance Shop located at 167 North Old Lincoln Hwy in the MD zone.**

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, discuss and consider action on the proposed project and make a recommendation to the Grantsville City Council will be held in the Grantsville City Hall Council Chambers, 429 E. Main Street, Grantsville, Utah on:

**Thursday, May 5, 2022 at 7:00 p.m.**

You are invited to request a copy of the application and proposed plans by emailing me at [kclark@grantsvilleut.gov](mailto:kclark@grantsvilleut.gov).

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 Thursday, May 5, 2021. 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/84337902479>

Meeting ID: 843 3790 2479  
One tap mobile  
+13462487799,,84337902479# US (Houston)  
+16699009128,,84337902479# US (San Jose)

Dial by your location  
+1 346 248 7799 US (Houston)  
+1 669 900 9128 US (San Jose)  
+1 253 215 8782 US (Tacoma)  
+1 312 626 6799 US (Chicago)  
+1 646 558 8656 US (New York)  
+1 301 715 8592 US (Washington DC)

Meeting ID: 843 3790 2479  
Find your local number:  
<https://us02web.zoom.us/j/kbxHn8sTh2>



BOBBY L MILLER JT  
4562 CARMELLIA DR  
SALT LAKE CITY, UT 84123

GRANTSVILLE CITY CORP  
429 E MAIN ST  
GRANTSVILLE, UT 84029

WEST CLARK LLC  
111 S COLEMAN ST  
TOOELE, UT 84074

GARY HILL  
119 HWY 138  
GRANTSVILLE, UT 84029

HALE RYAN JT  
644 WARR ST  
GRANTSVILLE, UT 84029

MILLER JEFFREY  
575 WEST CLARK ST  
GRANTSVILLE, UT 84029

SOTO VALENTIN F  
98 N MEADOWLARK CIRCLE  
GRANTSVILLE, UT 84029

BRIAN D MCKINSTRY JT  
86 MEADOWLARK CIR  
GRANTSVILLE, UT 84029

DEE MAJEWSKI  
154 N BLUEGRASS WY  
GRANTSVILLE, UT 84029

PUTTER MATTHEW MICHAEL JT  
140 N BLUEGRASS WAY  
GRANTSVILLE, UT 84029

GREGORY D MORTON JT  
126 N BLUEGRASS WY  
GRANTSVILLE, UT 84029

RALPH ANTHONY BOURNE  
692 W CLARK ST  
GRANTSVILLE, UT 84029

GSH ENTERPRISES LLC  
442 TRIPLE CROWN WAY  
GRANTSVILLE, UT 84029

SWEDIN THORSTEN FRED TRUSTEE  
2424 WOOD HOLLOW WAY  
BOUNTIFUL, UT 84010

MARK HICKEN INVESTMENTS LLC  
91 NORTH MAIN  
ROOSEVELT, UT 84066

JCH REMANUFACTURING  
PO BOX 416  
STOCKTON, UT 84071

RONALD JAY ATKINSON JT  
583 W CLARK ST  
GRANTSVILLE, UT 84029

RONALD JAY ATKINSON JT  
583 W CLARK STREET  
GRANTSVILLE, UT 84029

*Dup*

JASON R SWEAT JT  
619 W CLARK STREET  
GRANTSVILLE, UT 84029

D.R. HORTON, INC  
12351 S GATEWAY PARK PL  
SUITE D-100  
DRAPER, UT 84020

GARY L CHRISTLEY  
240 OLD LINCOLN HWY  
GRANTSVILLE, UT 84029

BP WEST COMMERCIAL LLC  
110 N HWY 138  
GRANTSVILLE, UT 84029

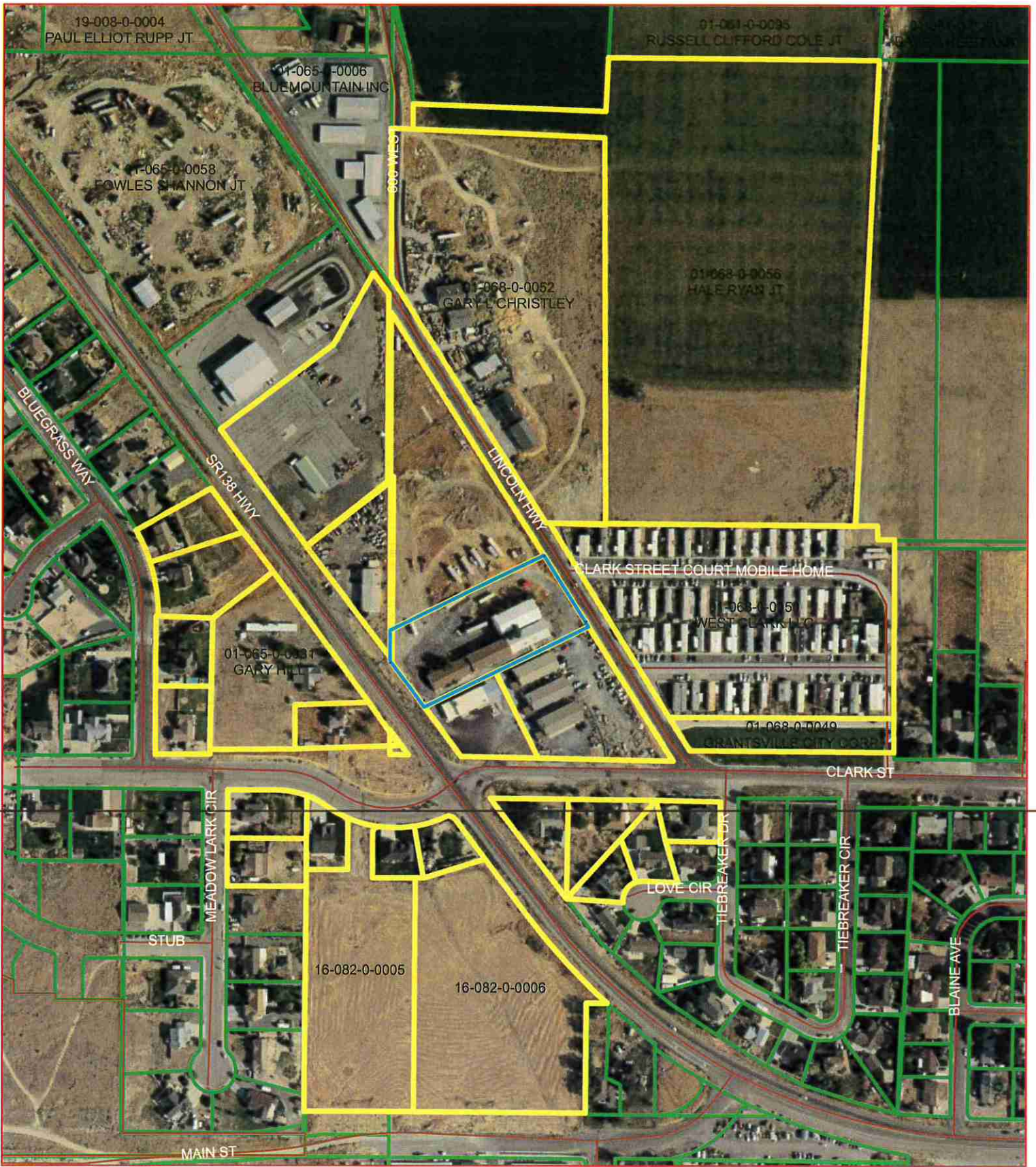
PAMELA JENSEN JT  
95 TIEBREAKER DR  
GRANTSVILLE, UT 84029

NIELSEN IVAN JT  
543 LOVE CIRCLE  
GRANTSVILLE, UT 84029

DELBERT MCDONALD JT  
547 W LOVE CIRCLE  
GRANTSVILLE, UT 84029

STATE ROAD COMMISSION OF UTAH  
2010 S 2760 W  
SALT LAKE CITY, UT 84104

FOX LYLE JT  
107 HIGHWAY 138  
GRANTSVILLE, UT 84029

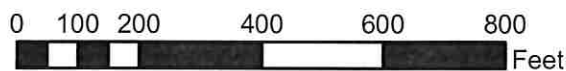


**GIS Map Disclaimer:**



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.

Shane & Jaime Reedy  
17-013-0-0003



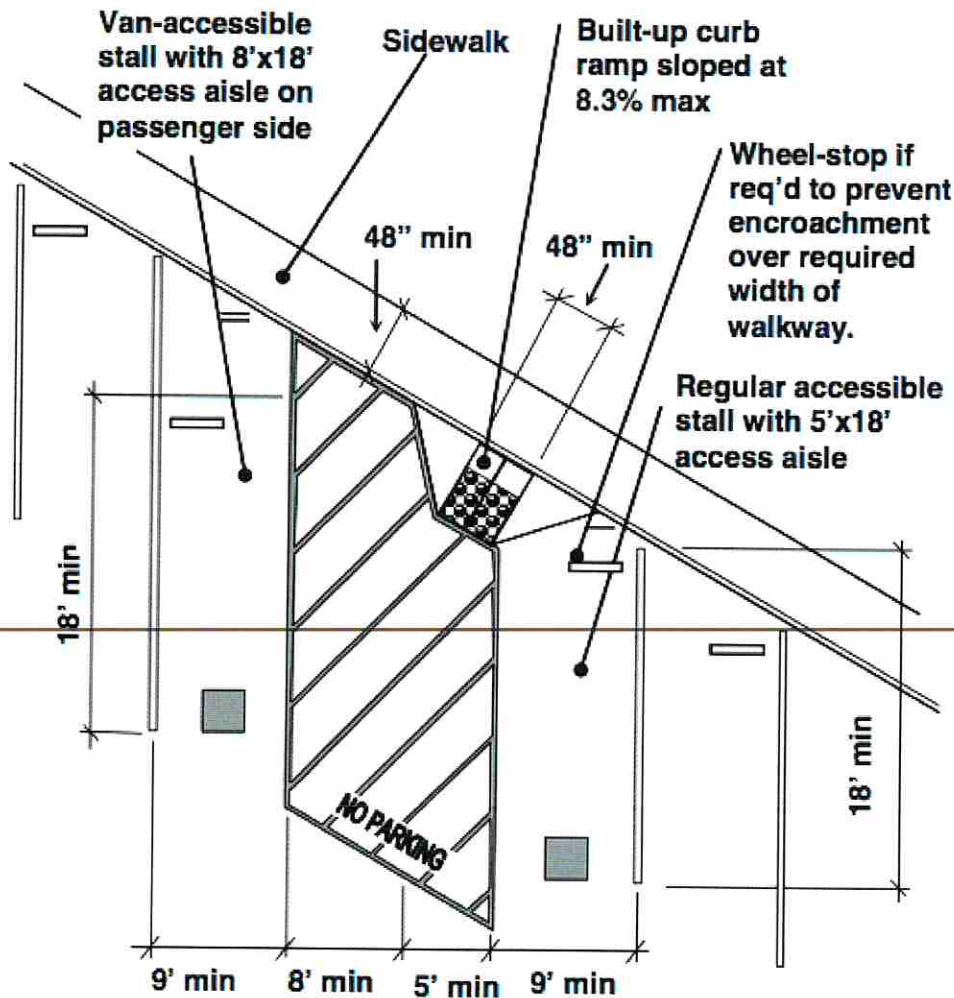
Date: 4/4/2022  
blanca.rodriguez

**DRC Review - Commercial CUP/Site Plan**

Shay Stark <shay.stark@aquaeng.com>

Fri, Apr 29, 2022 at 2:05 PM

To: Kristy Clark <kclark@grantsvilleut.gov>, Amber Fowlke <afowlke@grantsvilleut.gov>, Bodee <grantsvilleirrigationco@gmail.com>, Brad Pace <bpace@grantsvilleut.gov>, Brett Coombs <bcoombs@grantsvilleut.gov>, Brian Pattee <pattee6961@yahoo.com>, Christy Montierth <cmontierth@grantsvilleut.gov>, Dan England <dengland@grantsvilleut.gov>, Glen Millward <gmillward@grantsvilleut.gov>, Grantsville Fire Marshal <firemarshal@grantsvilleut.gov>, Grantsville Irrigation <gicwater@gmail.com>, James Waltz <jwaltz@grantsvilleut.gov>, Jesse Wilson <jwilson@grantsvilleut.gov>, Markus Seat <mseat@grantsvilleut.gov>, Neil Critchlow <ncritchlow@grantsvilleut.gov>, Travis Daniels <firechief@grantsvilleut.gov>

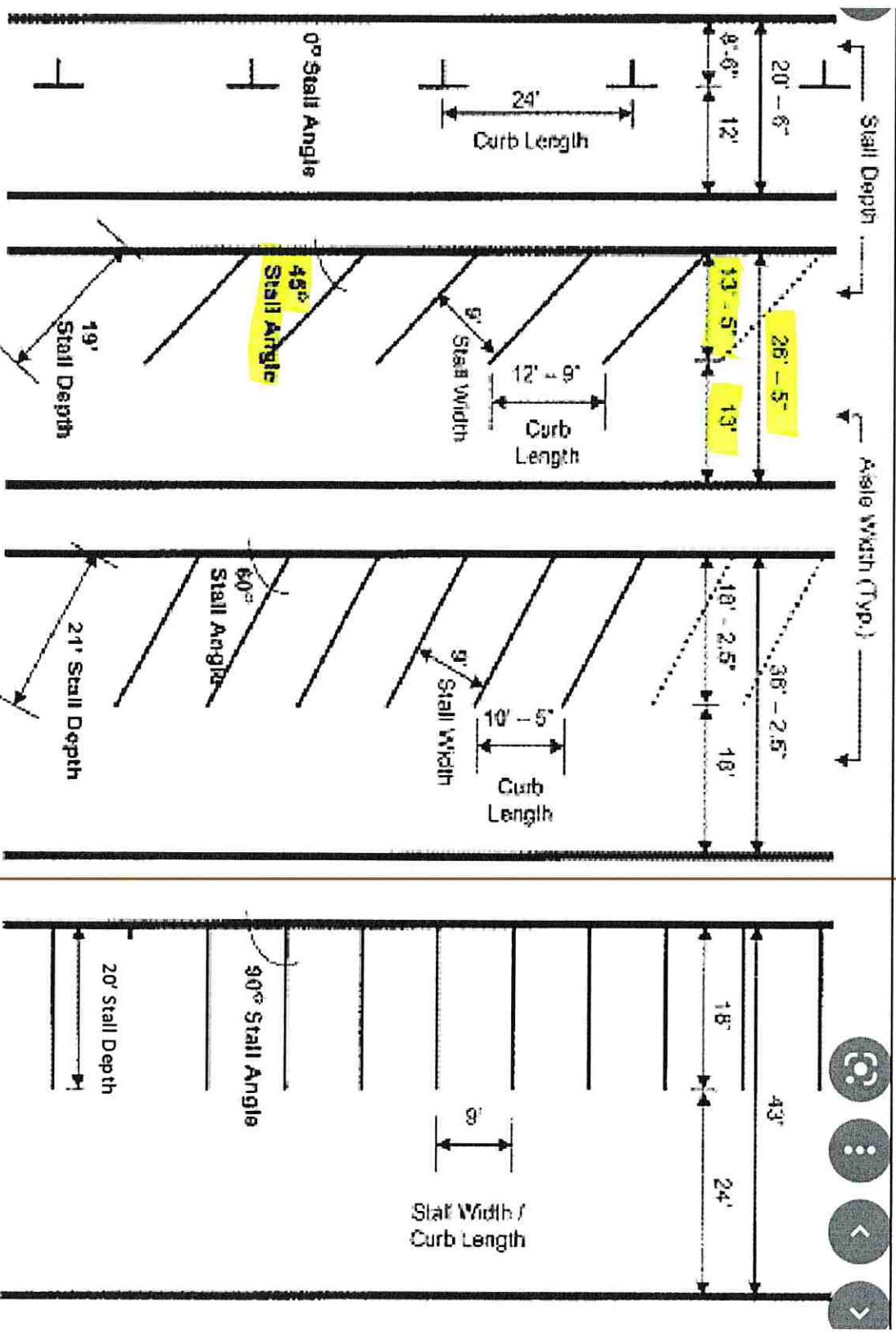


**Ramp surface to be contrasting finish from adjacent walk.**

Note that neither built-up curb ramp, nor sidewalk protrude into the required, perpendicular 18'x17' van space, or the 18'x14' regular space.

**Fig 4-C. Built-up Curb Ramp at Accessible Angled Parking**

The attached image shows how they can configure the ADA parking.



Stall Width /  
Curb Length

20' Stall Depth

90° Stall Angle

43'

18'

24'

9'



EAST SIDE BUILDING

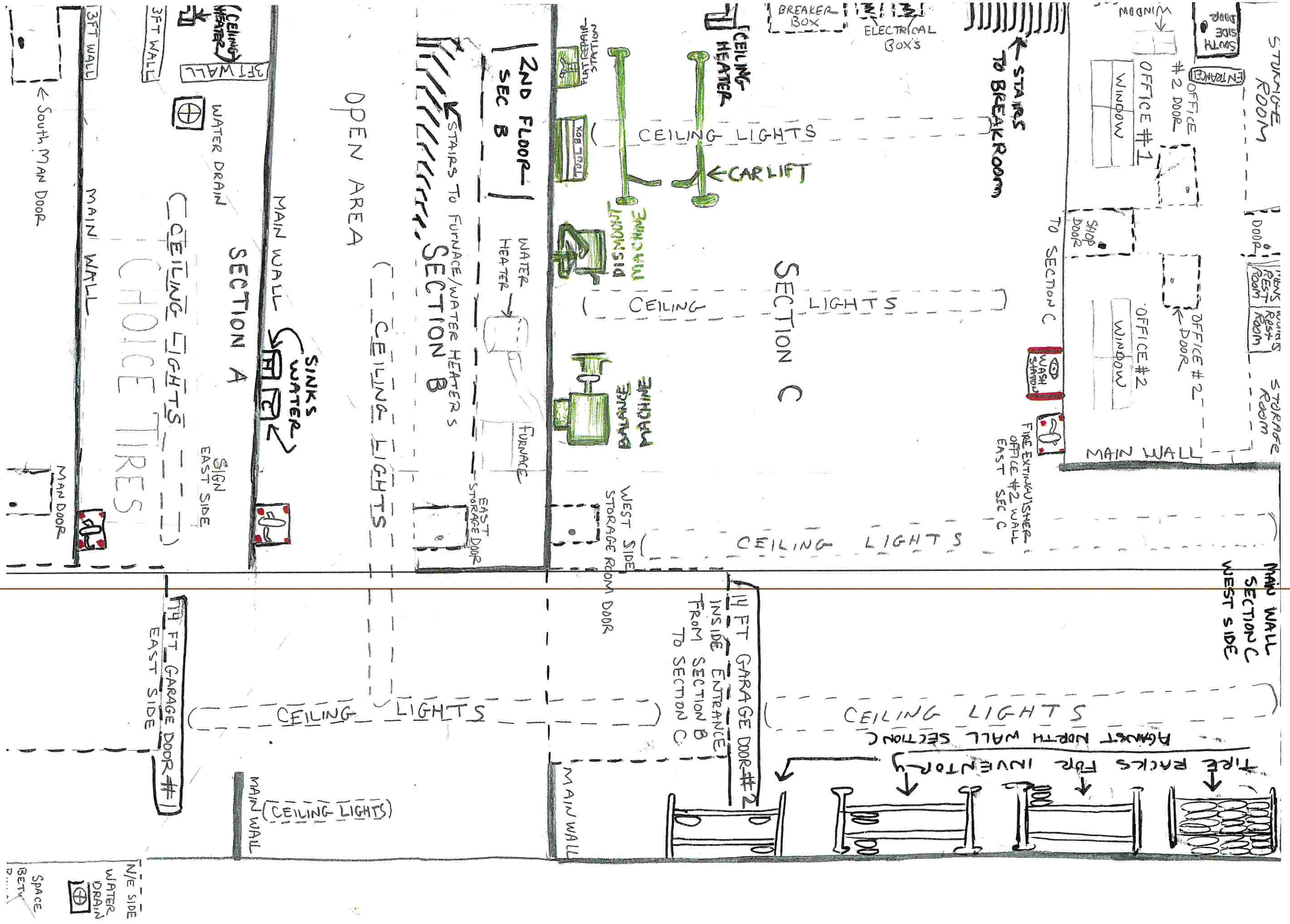
BIG SIGN ABOVE DOOR

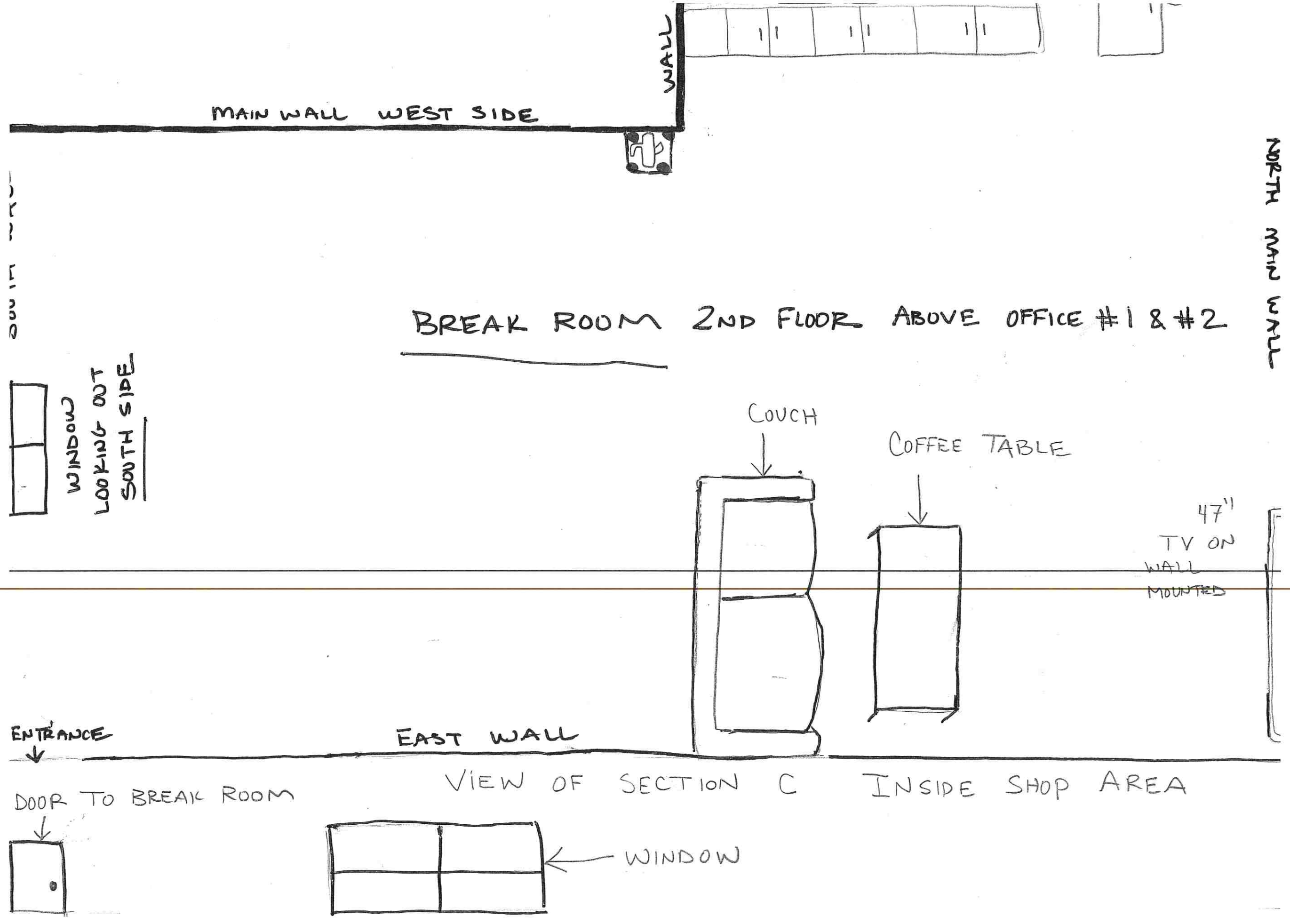
CHOICE TIRES

14FT  
GARAGE  
DOOR

AUTHORIZED  
PERSONNEL  
ONLY.  
DO NOT  
ENTER

0





# AGENDA ITEM #1



**GRANTSVILLE CITY**  
**Commercial Business**  
**Conditional Use Permit Application**  
(plus site plan review)

---

**Property information and location**

(All lines applicable to the site must be filled in)

Section \_\_\_\_\_ Township \_\_\_\_\_ Range \_\_\_\_\_

Parcel # \_\_\_\_\_

**Property owner(s) information**

Name(s) SHANE ERIC REEDY

Address: \_\_\_\_\_

City/County: GRANTSVILLE State: UT Zip Code 84029

Office/Home Phone: \_\_\_\_\_ Cell # \_\_\_\_\_

Property Address: 167 OLD LINCOLN HWY

Zoning and Total Acres Involved 1/2 ACRE LOT / 8000 SQFT BUILDING / Commercial

Current Use of the Property EMPTY

E-mail address: CHOICE TIRES LLC @ gmail . COM

A copy of the deed or tax notice **MUST** be included to demonstrate ownership

(for office use only)

**Conditional Use Permit Fee: \$1000.00**

Date Paid April 14, 2022 Receipt # 170647031PT

CUP # \_\_\_\_\_

(if approved)

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- Location map
- Site Plan Application and building plan
- Detailed description of proposed use
- 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!**
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**Agent for the property owner(s) information**

Name(s): JIM SWEDEN

Address (per tax rolls): \_\_\_\_\_

City/County: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Office/home phone: 8 \_\_\_\_\_ Cell phone: \_\_\_\_\_

E-mail address: JIM @ Swedentree . com

There shall be no presumption of approval of any aspect of the process. Each application for a ~~commercial conditional use permit shall have all required submittals before it is accepted as a~~ complete application.

**APPLICATION IS HEREBY MADE TO THE PLANNING COMMISSION REQUESTING:**

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Total acreage of parcel: 1/2 ACRE Area occupied by this use: 8000/SQ FT

I (We) understand that the Planning Commission shall not authorize a CUP unless the evidence presented is such as to establish that such use will not, under the circumstances of the particular case,

be detrimental to the health, safety or general welfare of persons residing or working in the vicinity, and the proposed use will comply with the regulations and conditions specified in the Grantsville City zoning ordinance for such use.

Date signed: 4-4-22

Signature of owner(s) or agent(s): Ji' Suh

GRANTSVILLE CITY SITE PLAN REVIEW APPLICATION

DATE PAID April 14, 2022

SITE PLAN REVIEW  
FEE \$1000.00

HEARING DATE May 5, 2022

DRC REVIEW MEETING DATE May, 2022 @ 10am Zoom Meeting

Name Shane Eric Reedy Phone . \_\_\_\_\_

Mailing Address \_\_\_\_\_

Email Address choice tires LLC@gmail.com

Address of Subject Property 167 OLD LINCOLN HWY

Do You Own the Property? NO

If Not, Actual Owner Jim Sweden

Zoning, Use and Total Acreage Commercial 1/2 ACRE

Provide a Title and Legal Description of Project: \_\_\_\_\_

~~REQUIRED ITEMS TO BE SUBMITTED WITH APPLICATION~~ (we realize that the requirements may not apply to a particular application. Please note N/A to those requirements that don't apply. If you have any questions, please contact the Zoning Administrator):

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- In the pic <sup>123</sup> i. All driveways and exact number of all parking spaces, regular and handicapped, as well as loading areas. (Refer to Chapter 6.13 of the GLUMDC)
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- iv. Boundaries of subject property, setback lines for buildings, existing streets, buildings, and other existing features including trees.
- v. Location of building and exact square footage of building.
- vi. Number of units (if applicable).
- ~~vii.~~ Outdoor lighting plan.
- ~~viii.~~ Landscaping plan.
- ix. Proposed and existing fencing.
- ~~x.~~ UDOT Encroachment Permit, or Change of Use permit, if access is off of a State highway.
- ~~xi.~~ Traffic impact analysis.
- ~~xii.~~ Geo technical reports and study (if applicable).

These requirements are explained in greater detail in Chapters 9 and 11 of the Grantsville City Land Use Management and Development Code which is located at <https://grantsville.municipalcodeonline.com>

- e. <sup>PDF 1</sup> ~~Three (3) 11" x 17" paper copies and a PDF of site plan and construction drawings.~~
- f. Any other items as required by Zoning Administrator and/or the DRC Review Committee.
- g. DRC review committee will review and have a meeting within 21 days of submittal, for approval.

**NOTICE:** A site plan review is not a formal application for approval. The Site Plan application is reviewed and approved by city staff. Once a complete application has been accepted by the City the application will be distributed to members of the Development Review Committee (DRC) for their review and comments. A Development Review Conference will be held with the applicant and members of the Development Review Committee within 21 days of the submission of the application.

The applicant shall provide any additional information requested and make any changes required by the Development Review Committee. After the revised drawings are submitted to the City, the Development Review Committee will then review the revised drawings. Within 14 days of the 2nd submittal, the Development Review Committee will meet to discuss and verify that all changes were made. If additional changes are needed, the comments will be sent back to the applicant and another Development Review Conference may be scheduled. All revised drawings require a 14-day review by the DRC.

**NOTE:** A Commercial C.U.P./Site Plan goes before both the Planning Commission and the City Council with a public hearing being held before the Planning Commission.

  
SIGNATURE OF APPLICANT

  
SIGNATURE OF CO-APPLICANT

CHOICE TIRES LLC Building 8,000 square feet ½ acre lot  
167 old Lincoln hwy Grantville Ut 84029

Shane and I will arrive at 7:00 AM, unlock the doors, turn on all the lights, inspect the. Lift. At 8:00 AM. Our business hours will be open for customers. Customers Will Park on the South side of the building and enter through the South side. Door. They will come to the window. I will put the customer's information into the computer system. I will print the work order customer will sign. Customer will leave keys at the window. Customer will either. Walk around the corner into the waiting area. Or will exit back through the same door and leave the property. I will then print the work order , label the key with the customer's last name and I will attach the key and the work order to a clipboard. I will then place the clipboard on a rack in the shop for the technician or Shane. To grab. Once the technician gets the clipboard, he will then exit out.the door through the offices. Get in the vehicle. Drive the vehicle to the east side of the building. Enter through the garage door. He will put the car on the lift and prepare it for. service to be performed. taking off the tires, dismount and mounting tires, and using our balance machine. Once all work is performed, he will put tires back on lower car and torque lug nuts to the specific spec. He will then pull the vehicle around to the side of the building. South side Where we have a designated spot for cars that are finished with work to be picked up. In the same parking lot as customer parking. He will then enter back threw the south door . He will sign work order and place it on the office desk. Office. Person will call customer to let them know the work is finished, customer will come pick up vehicle. They will pay. Retrieve the keys and exit through. The south side door and pull out on east side of parking lot. This will continue through each process. With each customer. At the end of the day. We will have one hour of cleaning time and inspecting lift and all machine again. Cleaning. Rooms. That were used. And. Looking at inventory, we. Will close at 6:00 PM. Shut all lights off. Lock up building and exit through the South side of the door.

---

MAIN GATE ENTRANCE.



S ←

PARKING SPOTS

←

OLD LINCOLN Hwy

↘

↘

↘

→ N

- ①
- ②
- ③
- ④
- ⑤
- ⑥

28 FT

8 FT

RETUBING BASIN

COMING SOON  
CHOICE TIRES

167





← BREAK ROOM WINDOW

SOUTH SIDE  
MAIN ENTRANCE

SOLAR LIGHT



SPOT ①  
SPOT ②

2 SPOTS  
FOR VAN ACCESSIBLE  
& HANDICAPPED

①  
②

Handicap  
Wheel Chair Ramp  
2 STEPS DOWN



3 SPOTS

③  
④  
⑤

SOLAR LIGHT



⑥

⑦

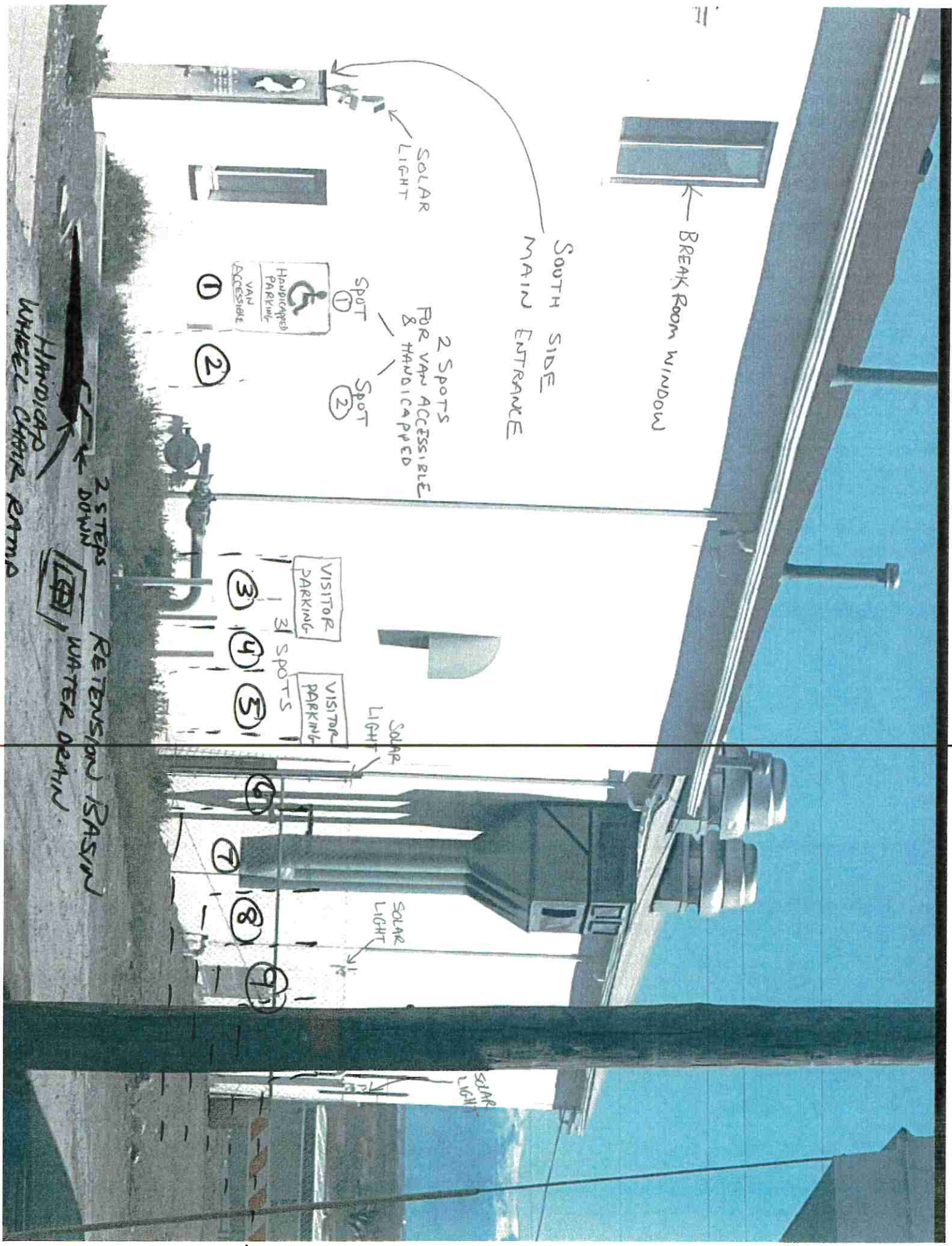
⑧

⑨

SOLAR LIGHT

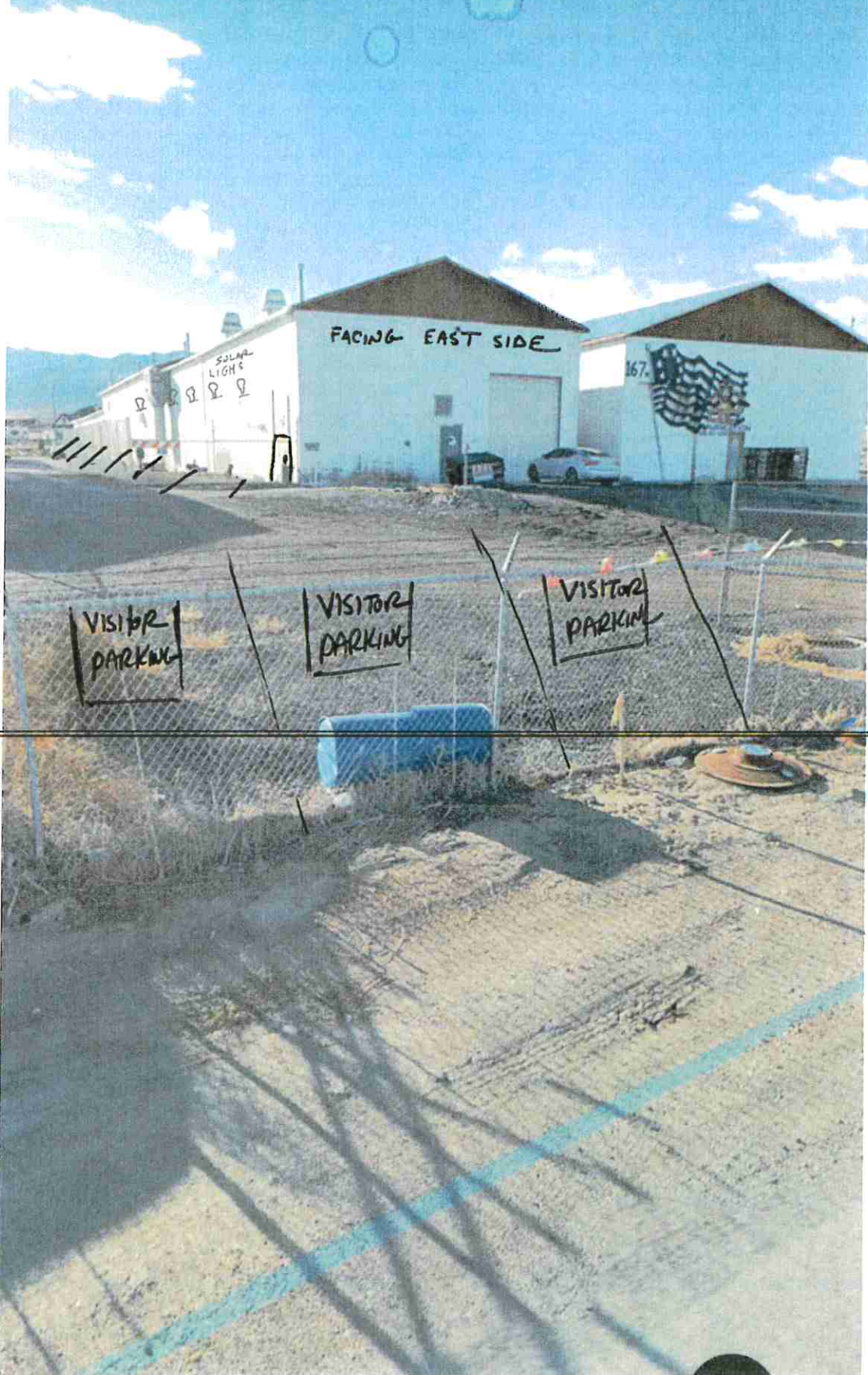
SOLAR LIGHT

RETENTION BASIN  
WATER DETAIN





9:17



FACING EAST SIDE

SOLAR LIGHTS

167

VISITOR PARKING

VISITOR PARKING

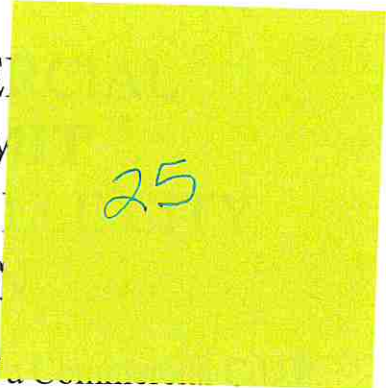
VISITOR PARKING

I Jim Swedin Give Shane Beedy of  
Choice Tires Permission To use my building At  
167 Old Lincoln Hwy Granville OH 43029.  
As They Need to run A Tire Shop Business.

4-4-2022.

Jim Swedin

APPLICATION FOR A COMMERCIAL  
**CONDITIONAL USE PERMIT**  
CONSIDERATION BY GRANTSVILLE  
PLANNING COMMISSION



An application has been received in our office for consideration of a Conditional Use Permit approval for:

**Shane and Jaime Reedy to own and operate a Tire Maintenance Shop located at 167 North Old Lincoln Hwy in the MD zone.**

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, discuss and consider action on the proposed project and make a recommendation to the Grantsville City Council will be held in the Grantsville City Hall Council Chambers, 429 E. Main Street, Grantsville, Utah on:

**Thursday, May 5, 2022 at 7:00 p.m.**

You are invited to request a copy of the application and proposed plans by emailing me at [kclark@grantsvilleut.gov](mailto:kclark@grantsvilleut.gov).

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 Thursday, May 5, 2021. 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/84337902479>

Meeting ID: 843 3790 2479  
One tap mobile  
+13462487799,,84337902479# US (Houston)  
+16699009128,,84337902479# US (San Jose)

Dial by your location  
+1 346 248 7799 US (Houston)  
+1 669 900 9128 US (San Jose)  
+1 253 215 8782 US (Tacoma)  
+1 312 626 6799 US (Chicago)  
+1 646 558 8656 US (New York)  
+1 301 715 8592 US (Washington DC)

Meeting ID: 843 3790 2479  
Find your local number:  
<https://us02web.zoom.us/j/84337902479>

BOBBY L MILLER JT  
4562 CARMELLIA DR  
SALT LAKE CITY, UT 84123

GRANTSVILLE CITY CORP  
~~429 E MAIN ST~~  
GRANTSVILLE, UT 84029

WEST CLARK LLC  
111 S COLEMAN ST  
TOOELE, UT 84074

GARY HILL  
119 HWY 138  
GRANTSVILLE, UT 84029

HALE RYAN JT  
644 WARR ST  
GRANTSVILLE, UT 84029

MILLER JEFFREY  
575 WEST CLARK ST  
GRANTSVILLE, UT 84029

SOTO VALENTIN F  
98 N MEADOWLARK CIRCLE  
GRANTSVILLE, UT 84029

BRIAN D MCKINSTRY JT  
86 MEADOWLARK CIR  
GRANTSVILLE, UT 84029

DEE MAJEWSKI  
154 N BLUEGRASS WY  
GRANTSVILLE, UT 84029

PUTTER MATTHEW MICHAEL JT  
140 N BLUEGRASS WAY  
GRANTSVILLE, UT 84029

GREGORY D MORTON JT  
126 N BLUEGRASS WY  
GRANTSVILLE, UT 84029

RALPH ANTHONY BOURNE  
692 W CLARK ST  
GRANTSVILLE, UT 84029

GSH ENTERPRISES LLC  
442 TRIPLE CROWN WAY  
GRANTSVILLE, UT 84029

SWEDIN THORSTEN FRED TRUSTEE  
2424 WOOD HOLLOW WAY  
BOUNTIFUL, UT 84010

MARK HICKEN INVESTMENTS LLC  
91 NORTH MAIN  
ROOSEVELT, UT 84066

JCH REMANUFACTURING  
PO BOX 416  
STOCKTON, UT 84071

RONALD JAY ATKINSON JT  
583 W CLARK ST  
GRANTSVILLE, UT 84029

RONALD JAY ATKINSON JT  
~~583 W CLARK STREET~~  
GRANTSVILLE, UT 84029 *Dup*

JASON R SWEAT JT  
619 W CLARK STREET  
GRANTSVILLE, UT 84029

D.R. HORTON, INC  
12351 S GATEWAY PARK PL  
SUITE D-100  
DRAPER, UT 84020

GARY L CHRISTLEY  
240 OLD LINCOLN HWY  
GRANTSVILLE, UT 84029

BP WEST COMMERCIAL LLC  
110 N HWY 138  
GRANTSVILLE, UT 84029

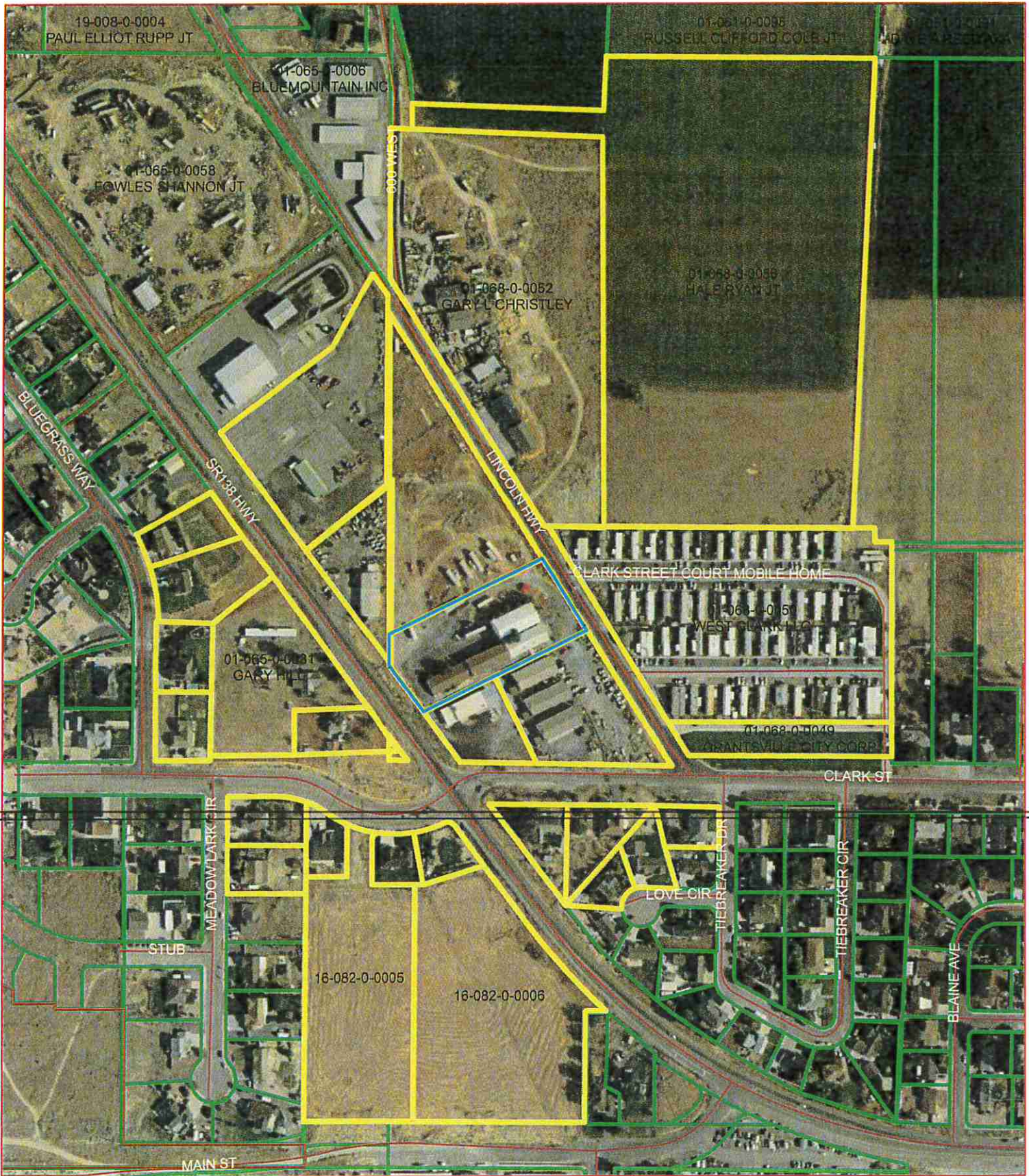
PAMELA JENSEN JT  
95 TIEBREAKER DR  
GRANTSVILLE, UT 84029

NIELSEN IVAN JT  
543 LOVE CIRCLE  
GRANTSVILLE, UT 84029

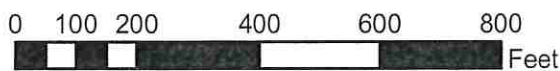
DELBERT MCDONALD JT  
547 W LOVE CIRCLE  
GRANTSVILLE, UT 84029

STATE ROAD COMMISSION OF UTAH  
2010 S 2760 W  
SALT LAKE CITY, UT 84104

FOX LYLE JT  
107 HIGHWAY 138  
GRANTSVILLE, UT 84029



Shane & Jaime Reedy  
17-013-0-0003



Date: 4/4/2022  
blanca.rodriguez

**GIS Map Disclaimer:**



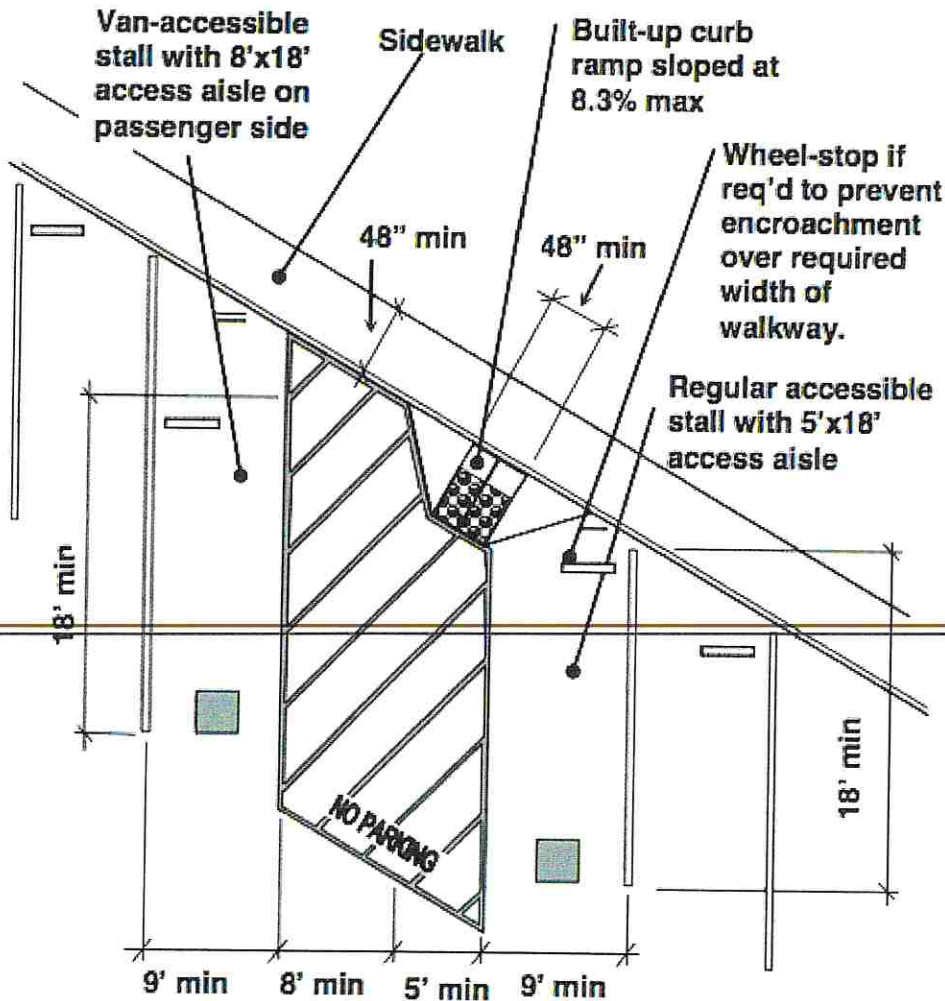
This is not an official map but for reference use only. The data was compiled from the best sources available, but various errors from the sources may be inherent on the map. All boundaries and features therein should be treated as such. For boundary information, the pertinent County Departments or Municipalities 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.

**DRC Review - Commercial CUP/Site Plan**

Shay Stark <shay.stark@aquaeng.com>

Fri, Apr 29, 2022 at 2:05 PM

To: Kristy Clark <kclark@grantsvilleut.gov>, Amber Fowlke <afowlke@grantsvilleut.gov>, Bodee <grantsvilleirrigationco@gmail.com>, Brad Pace <bpace@grantsvilleut.gov>, Brett Coombs <bcoombs@grantsvilleut.gov>, Brian Pattee <pattee6961@yahoo.com>, Christy Montierth <cmontierth@grantsvilleut.gov>, Dan England <dengland@grantsvilleut.gov>, Glen Millward <gmillward@grantsvilleut.gov>, Grantsville Fire Marshal <firemarshal@grantsvilleut.gov>, Grantsville Irrigation <gicwater@gmail.com>, James Waltz <jwaltz@grantsvilleut.gov>, Jesse Wilson <jwilson@grantsvilleut.gov>, Markus Seat <mseat@grantsvilleut.gov>, Neil Critchlow <ncritchlow@grantsvilleut.gov>, Travis Daniels <firechief@grantsvilleut.gov>

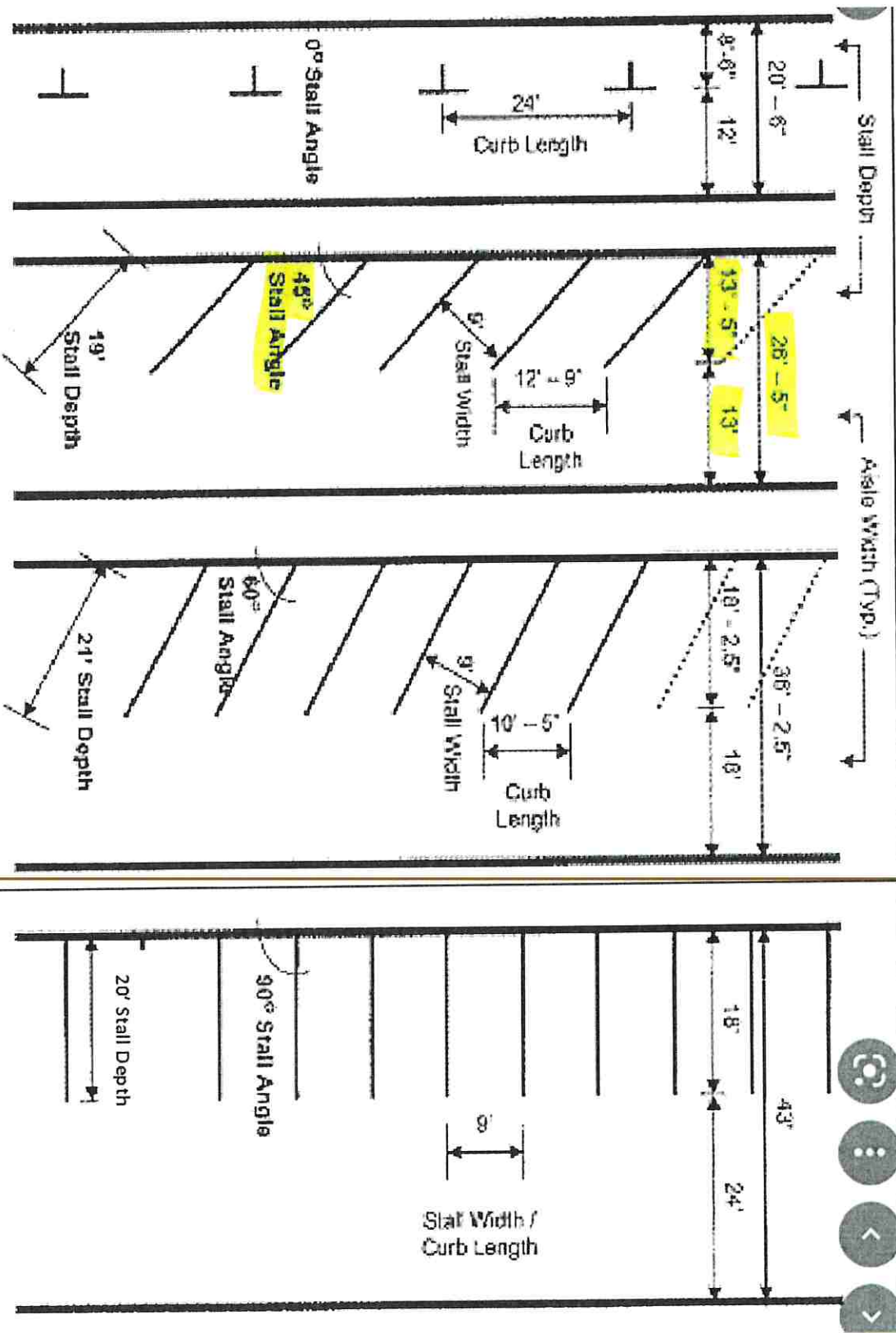


Ramp surface to be contrasting finish from adjacent walk.

Note that neither built-up curb ramp, nor sidewalk protrude into the required, perpendicular 18'x17' van space, or the 18'x14' regular space.

**Fig 4-C. Built-up Curb Ramp at Accessible Angled Parking**

The attached image shows how they can configure the ADA parking.



# AGENDA ITEM #2



**GRANTSVILLE CITY  
ZONING DEPARTMENT**

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

Final Plat Fees:  
\$2000.00 for Plat  
\$125.00 per Lot

**FINAL PLAT APPLICATION**

Date of Application 3/31/22

Subdivision Name Northstar Ranch Phase 8

Property Owner(s) / Agent's Name Northstar Ranch, LLC / Travis Taylor

Mailing Address \_\_\_\_\_

Email of Contact Person ttaylor@westates.us


Owner Phone \_\_\_\_\_ Agent Phone \_\_\_\_\_

Number of Acres in Subdivision 7.085

Total Number of Lots on Plat 15

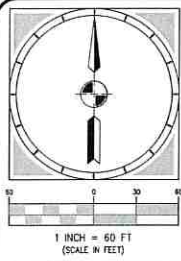
Range of Lot Sizes approximately 14,535 sf to 23,051 sf

Current Zoning of Property R-1-21 PUD

  
\_\_\_\_\_  
Signature of Owner or Agent

# NORTHSTAR RANCH SUBDIVISION PHASE 8 FINAL PLAT

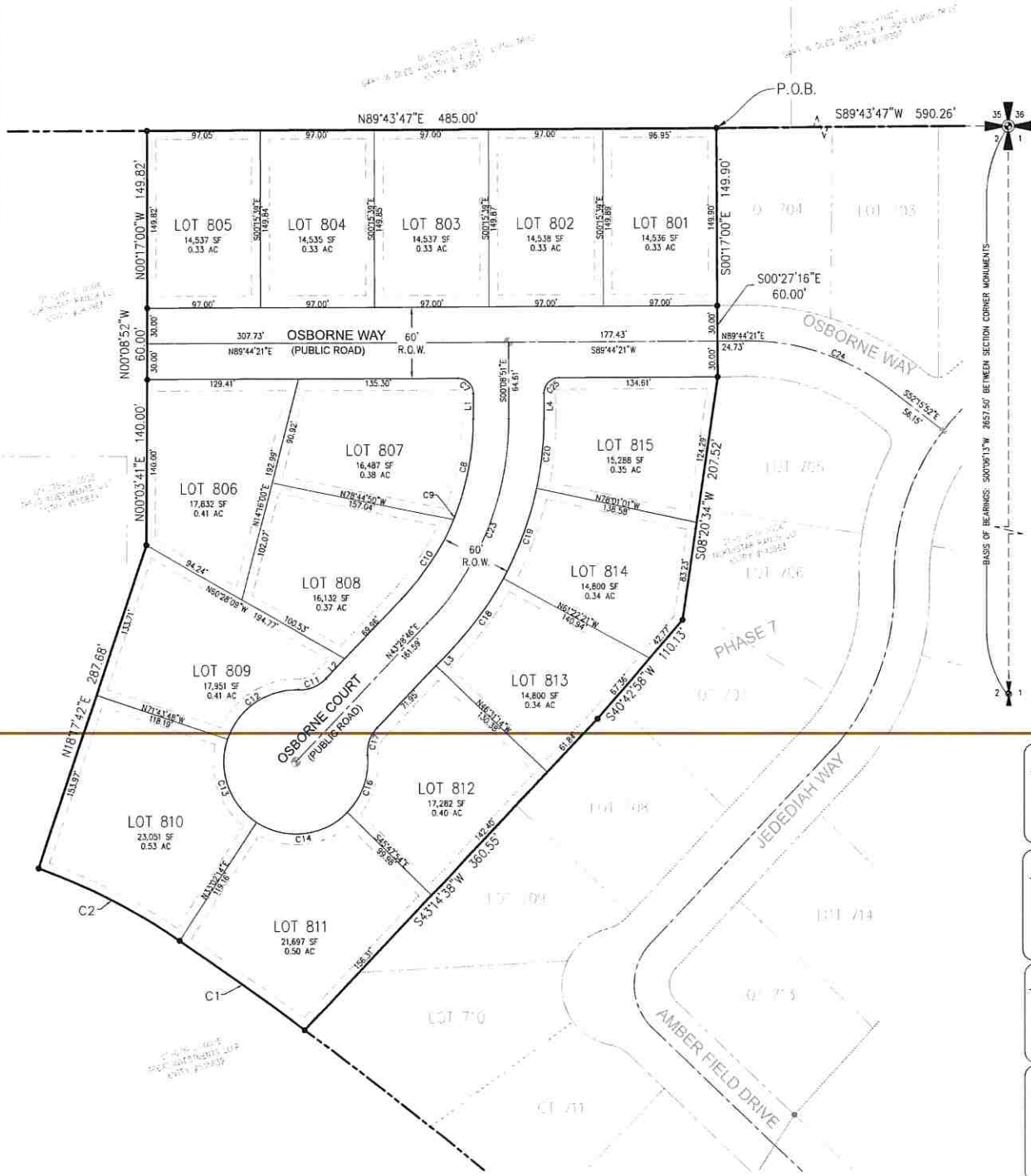
LOCATED IN THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 6 WEST, SLB&M, GRANTSVILLE, TOOELE COUNTY, UTAH ROS # 2007-0054



LOT NO.	AREA (SF)	AREA (AC)	ADDRESS	WATER ALLOCATION (AF)
801	14,536.00	0.334	686 WEST OSBORNE WAY	1.091
802	14,536.00	0.334	688 WEST OSBORNE WAY	1.091
803	14,537.00	0.334	706 WEST OSBORNE WAY	1.091
804	14,535.00	0.334	714 WEST OSBORNE WAY	1.091
805	14,537.00	0.334	728 WEST OSBORNE WAY	1.091
806	17,832.00	0.409	723 WEST OSBORNE WAY	1.236
807	16,487.00	0.378	711 WEST OSBORNE COURT	1.177
808	16,132.00	0.370	310 SOUTH OSBORNE COURT	1.161
809	18,043.00	0.410	328 SOUTH OSBORNE COURT	1.245
810	23,130.00	0.530	334 SOUTH OSBORNE COURT	1.470
811	21,780.00	0.500	339 SOUTH OSBORNE COURT	1.410
812	17,547.00	0.400	331 SOUTH OSBORNE COURT	1.215
813	14,800.00	0.340	323 SOUTH OSBORNE COURT	1.102
814	14,800.00	0.340	315 SOUTH OSBORNE COURT	1.102
815	15,288.00	0.351	307 SOUTH OSBORNE COURT	1.124
815	-	-	689 WEST OSBORNE WAY	-

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	INFLA ANGLE
C1	1398.29	130.33	130.32	N63°08'55" W	2°11'51"
C2	540.00	135.72	134.87	N63°08'55" W	14°20'50"
C3	113.00	20.42	18.40	N45°12'15" W	90°08'48"
C4	220.00	83.76	83.25	N10°46'53" E	2°14'49"
C5	220.00	3.34	3.34	S22°08'05" W	0°52'15"
C6	220.00	80.41	79.57	N33°00'29" E	20°56'34"
C7	30.00	25.53	24.76	S69°51'17" W	48°45'01"
C8	61.00	78.74	73.39	N55°15'00" E	73°57'35"
C9	61.00	80.10	74.47	S19°20'47" E	75°13'58"
C10	61.00	83.93	77.47	S83°37'10" W	78°50'08"
C11	61.00	52.67	51.05	S19°27'55" W	49°28'23"
C12	30.00	25.53	24.76	S19°06'15" W	48°45'01"
C13	280.00	72.58	72.38	N43°03'13" E	14°51'03"
C14	280.00	81.34	81.05	N20°18'19" E	16°38'40"
C15	280.00	59.28	59.17	N09°53'04" E	12°07'50"
C16	250.00	190.38	185.79	S21°59'57" W	43°37'37"
C17	200.00	132.63	130.22	S71°15'45" E	37°59'47"
C18	113.00	20.39	18.37	N44°47'45" E	89°52'12"

LINE	BEARING	DISTANCE
L1	N00°08'51" W	21.53
L2	N43°28'46" E	23.21
L3	N43°28'46" E	12.72
L4	N00°08'51" W	21.70



- PLAT NOTES:**
- ACREAGE - 7.09 AC - 16 BLDG LOTS
  - PUBLIC UTILITY EASEMENTS**  
FRONT - 10'  
SIDE - 7.5'  
REAR - 7.5'  
CORNER LOTS - 10', STREET SIDE - 7.5'
  - SETRACKS**  
FRONT AND REAR 30'  
SIDE 10'
  - 5/8" REBAR AND PLASTIC CAP STAMPED "SUMMIT ENG 435-654-9229" TO BE SET AT SUBDIVISION CORNERS AND REAR LOT CORNERS. A 1.17" COPPER PLUG STAMPED "WP-RP SUMMIT ENG" TO BE SET AT POINT WHERE EXTENSION OF SIDE LOT LINES INTERSECT CENTER OF CONCRETE STREET CURB.
  - ALL ROADS AS SHOWN ON THIS PLAT ARE INTENDED TO BE PUBLIC ROADS AND DEDICATED TO THE PUBLIC AS A FUNCTION OF THIS PLAT.

**SOIL NOTES:**  
ACCORDING TO THE NATIONAL COOPERATIVE SOIL SURVEY, ALL SOIL IN THE PROJECT AREA IS COMPOSED PRIMARILY OF MEDIUM FINE SANDY LOAM, SALINE, WITH 2 TO 4 PERCENT SLOPES

**STATE PLATE NOTES:**  
UTAH STATE PLATE NAD 83 CENTRAL ZONE  
A SCALE FACTOR OF 0.999782287 SHOULD BE USED TO CONVERT THE GRID DISTANCES SHOWN ON THIS PLAT TO GRID DISTANCES.

## BOUNDARY DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 6 WEST, SALT LAKE BASE AND MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT A POINT S89°43'47"W 590.26 FEET FROM THE NORTHWEST CORNER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 6 WEST, SALT LAKE BASE AND MERIDIAN, THENCE S00°17'00"E 149.90 FEET; THENCE S00°27'16"E 60.00 FEET; THENCE S02°03'41"E 140.00 FEET; THENCE S00°17'00"E 149.90 FEET; THENCE S43°14'38"W 300.65 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 3,398.29 FEET AND TO WHICH POINT A RADIAL LINE BEARS S36°16'11"W, THENCE 130.33 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°11'51", WITH A CHORD BEARING AND DISTANCE OF N54°49'44"W 130.32 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 540.00 FEET; THENCE 135.22 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14°20'50", WITH A CHORD BEARING AND DISTANCE OF N63°08'55"W 134.87 FEET; THENCE N18°17'42"E 287.68 FEET; THENCE N00°03'41"E 140.00 FEET; THENCE N00°08'52"W 60.00 FEET; THENCE N00°17'00"W 149.90 FEET TO THE NORTH SECTION LINE OF SECTION 2, T3S R6W, SLB&M; THENCE ALONG SAID NORTH SECTION LINE N89°43'47"E 485.00 FEET TO THE POINT OF BEGINNING. PARCEL CONTAINS 7.085 ACRES, OR 305,625 SQUARE FEET.

## BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY WAS ESTABLISHED AS SOUTH 00°06'13" WEST BETWEEN THE NORTHWEST CORNER AND THE WEST ONE-QUARTER CORNER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 6 WEST, SALT LAKE BASE AND MERIDIAN

## SURVEYOR'S CERTIFICATE

I, BRIAN M. BALLS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 34532, IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS SUBDIVISION PLAT IN ACCORDANCE WITH SECTION 17-23-17, HAVE CERTIFIED ALL MEASUREMENTS, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS, HEREINAFTER TO BE KNOWN AS NORTHSTAR RANCH SUBDIVISION PHASE 8 AND THE SAME HAS BEEN CORRECTLY SURVEYED AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT.

BRIAN M. BALLS  
PROFESSIONAL LAND SURVEYOR

Date: 2021.07.20  
09:10:4  
9-06'00"

## OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS THAT (WE) THE UNDERSIGNED ARE THE OWNER(S) OF THE ABOVE DESCRIBED TRACT(S) OF LAND, AND HEREBY CAUSE THE SAME TO BE DIVIDED INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS AS SET FORTH TO BE HEREAFTER KNOWN AS  
NORTHSTAR RANCH SUBDIVISION PHASE 8

THE UNDERSIGNED OWNER(S) HEREBY DEDICATE TO GRANTSVILLE CITY THOSE PARTS OR PORTIONS OF SAID PLAT DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER. THE UNDERSIGNED OWNER(S) HEREBY CONVEY TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY LINES AND FACILITIES.

NORTHSTAR RANCH, LLC  
BY: WESTATES COMPANIES, LLC  
ITS: MANAGER  
BY: STAN T. ROWLAN  
ITS: MANAGER

## ACKNOWLEDGEMENT

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ ) S.S.  
ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, PERSONALLY APPEARED BEFORE ME, STAN T. ROWLAN, WHO PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THIS DOCUMENT, AND WHO ACKNOWLEDGED AND THAT HE SIGNED SAID DOCUMENT ON BEHALF OF NORTHSTAR RANCH, LLC, WHICH DULY AUTHORIZED HIM TO SIGN THE SAME.

NOTARY PUBLIC

## ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF GRANTSVILLE CITY, TOOELE COUNTY, UTAH, APPROVES THIS SUBDIVISION SUBJECT TO THE CONDITIONS AND RESTRICTIONS STATED HEREON, AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

MAYOR: \_\_\_\_\_  
CLERK-RECORDER: \_\_\_\_\_

## CITY ENGINEER APPROVAL

CITY ENGINEER: \_\_\_\_\_ DATE: \_\_\_\_\_

## CITY FIRE DEPARTMENT

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

## COUNTY RECORDER

STATE OF UTAH  
COUNTY OF TOOELE  
THIS IS TO CERTIFY THAT THIS PLAT WAS FILED FOR RECORDING AT THE REQUEST OF \_\_\_\_\_ IN THE TOOELE COUNTY RECORDERS OFFICE ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ AT \_\_\_\_\_ AND IS DULY RECORDED.  
FILING NO. \_\_\_\_\_  
FEE \_\_\_\_\_  
COUNTY RECORDER \_\_\_\_\_

## CITY ATTORNEY APPROVAL

APPROVED BY THE CITY ATTORNEY OF GRANTSVILLE CITY.  
SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

## COUNTY TREASURER

THE SIGNATURE BELOW INDICATES THAT THE PROPERTY TAXES FOR THE AFFECTED PROPERTIES HAVE BEEN PAID IN FULL.  
DIRECTOR: \_\_\_\_\_ DATE: \_\_\_\_\_

## PLANNING COMMISSION APPROVAL

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. \_\_\_\_\_ BY THE PLANNING COMMISSION OF GRANTSVILLE CITY.  
CHAIRMAN, PLANNING COMMISSION: \_\_\_\_\_

## COUNTY SURVEY DEPARTMENT

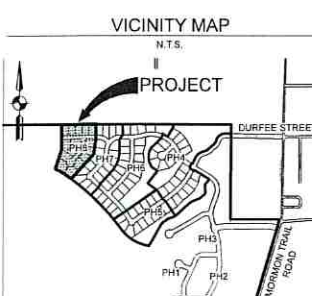
APPROVED BY THE TOOELE COUNTY SURVEY DEPARTMENT THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.  
ROS # 2007-0054  
DIRECTOR, TOOELE COUNTY SURVEY DEPARTMENT: \_\_\_\_\_

## PUBLIC WORKS APPROVAL

DIRECTOR: \_\_\_\_\_ DATE: \_\_\_\_\_

**LEGEND**

- BOUNDARY
- LOT/ROW LINE
- P.U.E.
- ADJACENT PROPERTY LINE
- CENTER LINE
- SECTION LINES
- BOUNDARY ANGLE POINT
- SURVEY MONUMENT
- EXISTING SURVEY MONUMENT



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SUMMIT ENGINEERING GROUP, INC.

**PROJECT**  
C20-008

**SHEET**  
1

**ISSUE DATE**  
7/19/2021

**OWNER INFORMATION**  
J. THOMAS HOMES, LLC  
95 S. RIVER BEND WAY STE A  
NORTH SALT LAKE  
UTAH 84054

**PROFESSIONAL LAND SURVEYOR**  
BRIAN M. BALLS  
LICENSE # 34532

**Summit Engineering Group**  
Structural • Civil • Surveying  
55 WEST CENTER • P.O. BOX 178  
GRANTSVILLE, UTAH 84032  
P: 435-654-9229 • F: 435-654-9231

# AGENDA ITEM #3



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## TECHNICAL MEMORANDUM

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**TO:** Kristy Clark, Grantsville City Planning and Zoning Administrator  
**FROM:** Shay Stark, Contract City Planner  
**DATE:** April 21, 2022  
**SUBJECT:** Willow Fields PUD Subdivision – Preliminary Application

A handwritten signature in blue ink, appearing to read "Shay Stark", is written over the "DATE:" line.

**PROJECT NO.:**

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An PUD and Preliminary application have been submitted to Grantsville City for the Willow Fields PUD Subdivision.

**Background:**

Zoning: RR-1 Zone

Property Size: 38.526 acres

Number of Lots Proposed: 27

Density: 0.70 units per acre.

Open Space 5.028 acres

The proposed subdivision is located on the Old Lincoln Highway at approximately 834 North. The subdivision has been through three reviews and has been brought forward to Planning Commission by the request of the Applicant. The proposed subdivision is asking for a PUD for several reasons, the specifics of the PUD can be found in the Willow Fields PUD Objectives provided in the Planning Commission Packet. A clear list of all the requested exceptions has not been provided in one concise location, however there are exceptions titled Proposed Setback Modifications on Preliminary Plan Sheet V-100. Other exceptions are interspersed throughout the application.

**Technical Review:**

The application proposes that two half acre lots be allowed fronting the Old Lincoln Highway. There are existing sewer and water utilities in the Old Lincoln Highway. The property loses elevation as it slopes away from the highway making it challenging to provide sewer service to the property from the highway. When the application was submitted the purpose of the two-half acre lots was to allow the applicant to develop lots on the highway that can be quickly improved

and sold to help with the costs for the development of the internal lots. Half acre lots are not allowed in the RR-1 zone. See GLUDMC Chapter 14.5. The approval of these two lots is an exception to the zoning requirements. In conjunction with the development of the half acre lots the applicant desires to reduce the setback requirements found in the RR-1 zone for these two lots because they are not full acre lots. The modification of the setbacks for the two lots fronting Old Lincoln Highway would also be an exception to the zoning ordinance. The overall density of the project is still less than one lot per acre even with the two-half acre lots.

Goal #3 Support a Mix of Land-Uses as found in the Land-Use element of the Grantsville City General Plan includes the following statement: #7. *Allow the sizes of lots/units within a subdivision to vary from the zoning requirement while maintaining the overall zoning density of the parcel to provide Improved Open Space through the Planned Unit Development (PUD) Process.* The proposed subdivision provides 5.028 acres of land as open space which in the Applicant's objectives calls the open space "open space/park" and make known that it will serve the surrounding residents. The Objectives also note that the five-acre park covers "13% of the projects gross land area." The City will not accept anything less than 5 acres for dedication. It should be noted that the location of the proposed park is centered in a wetland area as designated on the state wetlands mapping. Wetlands will be discussed further on. Due to the fact that additional open space beyond the 10% required by code and the overall density is still less than one unit per acre the allowance of various size lots should be taken into account when considering the two-half acre lots.

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Probably the most significant exception to City standards is the street cross section that is being proposed. The street section that is proposed has 22-foot-wide pavement and 8-foot road base shoulder. A six-foot-wide trail runs along the south side of the street and stormwater infiltration channel running along the north side of the street. In the objectives the applicant references three goals from the General Plan to justify the proposed street cross section: Goal #2 Create a more pedestrian friendly community, Goal #4: Retain the small-town charm, Goal #6 preserve the natural environment.

The applicant uses goal #2 to justify the six-foot wide trail in place of the typical sidewalks. City staff is not opposed to the use of a trail as this has been approved in Worthington Ranch nearby. A trail is typically used by multiple types of users. Bikes, horses, scooters and pedestrians to name a few, share use of a trail. A pedestrian friendly trail is not one foot wider than a standard



sidewalk based on perception of safety or real factors into the design of a trail. The American Association of State Highway and Transportation Officials (AASHTO) has published design guidelines for multi-use trails and has established a recommendation of a minimum of 10 feet width (12 to 14 feet width for heavy use areas). Grantsville City has approved a minimum of 8-foot widths in other areas in town. Why wouldn't at least the same be recommended here?

The Applicant states that they are trying to retain the small-town charm by mimicking a design found in the County. As previously stated, the applicant proposes a 22-foot-wide pavement with 8-foot-wide shoulders on each side. The use of the drainage ditch and trail in place of sidewalk curb and gutter is argued to preserve the small-town charm. Here again, the city staff is not against considering such a design if it is correctly implemented. As has been noted by the applicant, there are several County streets that have a similar cross section. However, these streets are typically very sparsely populated and have not been developed as part of a subdivision but remain at their historic widths and levels of improvement from when they were lanes serving large agricultural properties. Even the County requires basic standards be met for new subdivisions. The design of a subdivision is looking forward to adequately serve the needs of the subdivision and its inclusion into community networks and systems.

In September 2017 the Grantsville City Council voted to remove the Residential Rural Roadway Section and the Residential Roadway Section from the city standards for multiple reasons. The fire department had presented the need for a minimum travel width of 42 feet because of accessibility issues due to parking on the narrower travel widths (32' and 34') of the residential streets. Large vehicles such as larger pickups, RV's toy haulers being temporarily left on residential streets combined with vehicles parked on the opposite side were making it impossible for emergency equipment to pass through. Secondly, if fire equipment was set up with stabilization arms in place it was nearly impossible to get another larger vehicle by. The 42-foot-wide travel width greatly helps this situation. Other developments such as Presidents Park and Worthington Ranch have been approved through the PUD with 32-foot hard surface travel paths. In those cases, they limited on street parking and made sure that they had provided adequate onsite parking.

The water and sewer utilities are also part of the network of systems that must be considered. As the application was originally submitted the applicant was proposing septic systems. The City has been working with a neighboring landowner to develop a well field to municipal standards and put



a protection zone in place around the well field. The protection zone study is complete and either has been submitted to the state or is in process of being submitted to the state. The water owner is also filing a change application to move rights to the proposed new well locations with the intent to start the first well once the application is approved. The applicant was asked to provide a sanitary sewer system to protect the ground water and aquifer from the abundant nitrates that are produced by a septic system. The applicant has agreed to install the sewer system but there is a significant off-site system that is required which the owner does not feel he should bear the burden to construct as it will serve others in the future. The applicant has agreed to construct the first phase of their development with the sewer pipe installed and a small lift station and pressure sewer line at the bottom of the hill to be pumped to Old Lincoln Highway. The maintenance and cost of operation would be born by the residents of the subdivision. At the time that a plan is put in place to construct the sewer line from the Northwest Interceptor south in alignment with 600 West, future phases would be developed, and the sewer would be sent gravity flow to the 600 West sewer line. The lift station and pressure pump line would be decommissioned at that time.

At this point in time the water for the proposed application would come from Old Lincoln Highway. When development occurs to the east the line would be tied into the system to the east.

Goal # 6 Preserve the natural environment has been stated as one of the purposes for the open ditch stormwater system. Again, staff may not have a problem with this if it is designed correctly. Presidents Park was allowed to utilize a similar concept. However, one of the key reasons that that City eliminated the Residential Rural Roadway Section is due to the open drainage ditches and what residents have done with them as density has increased. Some residents do not like the ditches and have filled them in or allowed them to naturally fill in due to lack of maintenance, or modified driveways to block the ditches. Property damage has occurred with flooding. The city does not have the resources to constantly police these ditches. So, City Council moved to minimize the problems with future development by removing the residential option from the street standards. The property that this application covers has significant elevation change from Lincoln Highway to the east on roughly 1/3<sup>rd</sup> of the property. For this section of drainage to function as an infiltration area there will need to be several drop structures. Even then it is likely that a basin will be required at the bottom to catch the water and allow infiltration. Who maintains this elaborate system? How do you make this series of drop structures safe as it is in a public way? The City staff supports LID if it can be designed to be safe, protect property, and maintenance issues and costs are addressed.



Finally, the State maps show a wetland area in the center low point of this property. Again, the applicant has expressly stated that they want to comply with the General Plan Goal to Preserve the Natural Environment. The applicant was asked to address the wetland area and get a determination of the legitimacy of the wetland area, if necessary, a delineation. Worthington Ranch is located nearby and was required to do the same. The great concern to preserve the natural environment does not seem to apply to the wetlands area as the applicant has brought in truck loads of dirt to fill the wetland area in. They have not provided the city any evidence that they have worked through the wetlands processes, nor have they obtained the proper permits from the city for the earthwork that is occurring. Any legitimacy to the idea that the applicant desires to preserve the natural environment with the proposed project is destroyed by the blatant act of filling in what may be a wetland area without going through the appropriate processes to verify otherwise.

**Recommendation:**

Staff does not recommend approval of the Willow Fields PUD application as there are several items that have been discussed that do not meet City codes and standards nor does staff feel the application meets the intent the applicant has represented in the written objectives to meet certain goals in the General Plan as has been discussed above. For the same reasons staff does not recommend the approval of the Preliminary application as it is currently presented. If Planning Commission does see fit to recommend approval of either or both applications, staff respectfully requests that the City require all improvements including utilities and surface to be owned and maintained by the subdivision as they do not meet the current city standards.

END





**GRANTSVILLE CITY PLANNED UNIT DEVELOPMENT  
(P.U.D.) APPLICATION**

DATE PAID 12-1-2021

\$1000 + \$30  
FEE \$100.00 per  
dwelling

HEARING DATE April 7, 2022

PERMIT# \_\_\_\_\_

.....  
Name Dustin Hall / D.A.B.#K LLC Phone \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Address of Subject Property 834 N. Old Lincoln Hwy, Grantsville, UT. 84029

Do You Own the Property? YES

Current Zoning and Total Acres Involved RR-1 / 38.526 ac

Detailed Written Description of Proposed Use (attach separate sheets, if needed):

Subdivision development, mainly 1-Acre lots  
w/ (2) 0.5-Acre lots and 5 Acres of open-space.

Submit All of the Following Items with the Application:

- a.  Vicinity map of the parcel with North indicated;
- b.  A plat or survey of parcel with legal description and actual dimensions of property;
- c.  NA? USE PRELIMINARY PLAN Site plan with the size and location of all existing and proposed buildings, include building setbacks and elevations, along with all driveways and exact number and size of all parking spaces; Site plan application and associated fee (if applicable);
- d.  A written statement which indicates specifically any change, alteration, modification or waiver of any zoning codes or development regulations being requested. There is no assumption of approval for waivers not included in the written request, or which are specifically granted by Planning Commission by motion;

- e. X Attach a copy of the P.U.D. Objectives List with a written statement indicating how the proposed development will promote the objectives;
- f. \_\_\_\_\_ Fifteen (15) "11 x 17" paper copies of the proposed plan.
- g. X USE PRELIM PLAN LABELS. Names and Addresses of the owners of all properties within (500 feet) of the proposed subdivision's boundaries; a plat of the parcel and a Radius Report can be obtained from Tooele County Recorder's office, self-sealing envelopes, mailing labels and first class postage for all those listed on the labels. **DON'T PUT MAILING ADDRESSES ON ENVELOPES! THANK YOU! Addresses must be from Tooele County Recorder's Office!**
- h. NA If accessing Main Street, SR 112, or SR 138, an Encroachment Permit, or letter of feasibility from UDOT (if applicable);
- i. \_\_\_\_\_ Any other items as required by Zoning Administrator and/or Planning Commission prior to, or after public hearing consideration.

NOTICE: Any items in this application that duplicates items requested in another concurrent process are not required.



SIGNATURE OF APPLICANT



SIGNATURE OF CO-APPLICANT

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## Memorandum

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TO: Grantsville City Planning and Zoning  
FROM: Barry Bunderson, P.E.  
SUBJECT: Proposed Willow Fields PUD Objectives  
DATE: February 17, 2022  
CC: File

The Willow Fields PUD will achieve the following objectives:

- A. This project proposes a unique roadway section that would not be possible through the standard land use processes. The roadway section includes the following elements consistent with the community design goals of the General Plan:
  1. Goal 2: Create a more pedestrian-friendly community. While the Willow Fields PUD is mostly 1-acre lots aimed at the core value of small community feel, the roadway section includes a pedestrian trail to provide connection to the recreational uses within the PUD
  2. Goal 4: Retain the small-town charm. The roadway section has the form of a more rural county roadway indicative of the less populated small-town charm.
  3. Goal 6: Preserve the natural environment: The Willow Fields PUD roadway section proposes to use a roadside swale within the right-of-way to handle the stormwater retention requirements. The intention is to mimic the natural response of groundwater recharge by allowing the water to collect into the swale and then be dammed up at specific intervals so that the water is infiltrated into the ground at the approximate location in which it fell to the earth.
- B. Willow Fields PUD proposes to dedicate to Grantsville City 5 acres of open space. The 5 acres is 13% of the project's gross land area. The location of the proposed open space is in an area of town where recreational spaces are very limited. The location is also near the location of a proposed 5-acre park as identified on the General Plan- Recreation Plan Map.
- C. No architecturally or historically significant buildings exist within the boundaries of this project.
- D. Willow Fields PUD anticipates that the 5-acre open space/ park area will immediately serve the existing residents on Old Lincoln Highway as well as the Silver Fox community in addition to the PUD itself. The open space/ park area would be a safe location for users to get to as it is out of the flow of major traffic and in a quiet part of the city and will offer an elements of Goal 6 previously mentioned striving for a balance of open lands/recreation spaces with growth.
- E. The Willow Fields PUD has an average Lot size of 1.003 Acres with a gross density of 1.43 acres per Lot. Overall, the proposed development is consistent with the underlying zoning and is compatible with the surrounding housing establishments and the compatibility with the surrounding undeveloped or agriculturally used lands is very likely.

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## Memorandum

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TO: Grantsville City Planning and Zoning  
FROM: Barry Bunderson, P.E.  
SUBJECT: Proposed Willow Fields Subdivision Zoning modifications  
DATE: November 29, 2021  
CC: File

For the complete development a modified street section is proposed in the project drawings and is applicable to all streets of this development.

For Lots of the 0.5-acre class the zoning regulations are those as identified in Section 15.1 R-1-21 with the following modifications:

- Minimum yard setback on corner lots include: one front yard of 40 ft, one rear yard of 25 ft, one interior side yard of 10 ft, and one street side yard of 25 ft.

For Lots of the 1-acre class the zoning regulations are those as identified in Section 14.5 RR-1 with the following modifications:

- Minimum yard setback on corner lots include: one front yard of 40 ft, one rear yard of 30 ft, one interior side yard of 15 ft, and one street side yard of 30 ft.

Memorandum

TO: Grantsville City Planning and Zoning
FROM: Barry Bunderson, P.E.
SUBJECT: Proposed Willow Fields Subdivision Traffic Analysis
DATE: November 29, 2021
CC: File

Trip generation for the development was calculated using trip generation rates published in the Institute of Transportation Engineers (ITE), Trip Generation, 10th Edition, 2017. Trip generation for the proposed project is attached.

The total trip generation for the development is as follows:

- Daily Trips: 264
Morning Peak Hour Trips: 21
Evening Peak Hour Trips: 28

At buildout, the distribution of traffic anticipated is to be 100% to and from the western end of the project via the connection to Old Lincoln Highway. It is anticipated that the development traffic will use Old Lincoln Highway as the connection to the streets network. Per the Grantsville City Street Masterplan Map Old Lincoln Highway is identified as a Local Street with Criteria of "under 200 Design Hour Vehicles (DHV)".

The Project Daily Trips averaged over a 24 hour period is approximated to be 11 vehicles per hour (veh/h). 11 (v/h) is 0.55% of the 200 DHV criteria of the City Street Masterplan Map.

The peak hour trip generation of 28 vehicles is approximately 1.9% of the 1,500 veh/h capacity of a single lane with stop control.

The impact of increased peak hour traffic to Old Lincoln Highway for each phase is as follows:

Table with 2 columns: Trips, % increase. Rows: Phase 1: 2, 0.13%; Phase 2: 16, 1.1%; Phase 3: 10, 0.67%

No significant impact is anticipated on the existing road network.

**ITE Trip Generation Rates - 10th Edition**  
**Pass-by rates from ITE Trip Generation Handbook - 2nd Edition**  
 (copyrights, Institute of Transportation Engineers)



Description/ITE Code	Units	ITE Vehicle Trip Generation Rates (peak hours are for peak hour of adjacent street traffic unless highlighted)						Units	Expected Units	Total Generated Trips						Total Distribution of Generated Trips					
		Weekday	AM	PM	Pass-By	AM In	AM Out			PM In	PM Out	Independent	Variable	Daily	AM Hour	PM Hour	AM In	AM Out	Pass-By	PM In	PM Out
Single Family Homes - 210	DU	9.44	0.74	0.99	25%	75%	63%	37%	DU	28.0	264	21	28	5	16	0	17	10	0	0	

# E/One Station Sizing

## Quick Reference Guide to Selecting a Grinder Pump Station

Sizing and selecting an appropriate grinder pump station is important for ensuring long life of the pump. The following are basic guidelines for station sizing. Contact E/One if you need further assistance.

### Residential Applications

#### Single-Family Homes

- Refer to local regulations for daily flow. E/One assumes 200-300 gallons per day (gpd) or 750-1300 liters per day (lpd).
- DH071 and WH101 are the most common stations
- DH151 or WH231 is recommended for homes with 6+ bedrooms or large whirlpool bathtubs

#### Multi-Family Homes

- Assume 200-300 gpd (750-1300 lpd) per residence per day
- Refer to the E/One Station Capacity chart or the Product Catalog section at [eone.com/sewers](http://eone.com/sewers) to find a station rated for sufficient daily flows



### Commercial Applications

1. Estimate the Total Daily Flow
  - Use Table H 201.1 (4) from 2021 UPC Appendix H. Other UPC versions are available at [iapmo.org](http://iapmo.org). Note: Previous versions of the UPC referred to this table as Appendix K.
  - Base flows on occupancy, not fixture count
  - No "peaking" needs to be applied
2. Select an E/One Station
  - Station GPD/LPD flow rating should be greater than the flows in Step 1
  - Refer to the Product Catalog at [eone.com/sewers](http://eone.com/sewers) or the E/One Station Capacity chart
3. Calculate peak flow and confirm number of pumps
  - GPD or LPD divided by peak flow time. E/One uses 4 hours for peak flow time, but may vary.
  - Confirm the number of pumps is suitable for peak flow:

$$\text{GPD or LPD} / 4 \text{ hours} / 60 \text{ minutes} = \text{Peaked Gallons or Liters per Minute}$$

1-15 gpm (6-47 lpm) = Simplex station (1 pump) or Duplex station (2 pumps)

16-60 gpm (48-240 lpm) = Quadplex station (4 pumps)

Visit the E/One Design Center at  
[eone.com/sewers](http://eone.com/sewers) for more information

# UPC TABLE H 201.1(4)

<u>Type of Occupancy</u>	<u>Gallons (liters) Per Day</u>
1. Airports .....	15 (56.8) per employee
	5 (18.9) per passenger
2. Auto washers .....	Check with equipment manufacturer
3. Bowling alleys (snack bar only).....	75 (283.9) per lane
4. Camps	
Campground with central comfort station.....	35 (132.5) per person
Campground with flush toilets, no showers.....	25 (94.6) per person
Day camps (no meals served).....	15 (56.8) per person
Summer and seasonal .....	50 (189.3) per person
5. Churches (Sanctuary).....	5 (18.9) per seat
with kitchen waste.....	7 (26.5) per seat
6. Dance halls.....	5 (18.9) per person
7. Factories	
No showers.....	25 (94.6) per employee
With showers .....	35 (132.5) per employee
Cafeteria, add.....	5 (18.9) per employee
8. Hospitals.....	250 (946.4) per bed
Kitchen waste only.....	25 (94.6) per bed
Laundry waste only.....	40 (151.4) per bed
9. Hotels (no kitchen waste).....	60 (227.1) per bed (2 person)
10. Institutions (Resident).....	75 (283.9) per person
Nursing home.....	125 (473.2) per person
Rest home.....	125 (473.2) per person
11. Laundries, self-service	
(minimum 10 hours per day).....	50 (189.3) per wash cycle
Commercial.....	Per manufacturer's specifications
12. Motel.....	50 (189.3) per bed space
with kitchen.....	60 (227.1) per bed space
13. Offices.....	20 (75.7) per employee
14. Parks, mobile homes .....	250 (946.4) per space
picnic parks (toilets only).....	20 (75.7) per parking space
recreational vehicles	
without water hook-up.....	75 (283.9) per space
with water and sewer hook-up .....	100 (378.5) per space
15. Restaurants – cafeterias .....	20 (75.7) per employee
toilet.....	7 (26.5) per customer
kitchen waste .....	6 (22.7) per meal
add for garbage disposal.....	1 (3.8) per meal
add for cocktail lounge.....	2 (7.6) per customer
kitchen waste – Disposable service.....	2 (7.6) per meal
16. Schools – Staff and office.....	20 (75.7) per person
Elementary students .....	15 (56.8) per person
Intermediate and high .....	20 (75.7) per student
with gym and showers, add.....	5 (18.9) per student
with cafeteria, add .....	3 (11.4) per student
Boarding, total waste.....	(378.5) per person
17. Service station, toilets.....	1000 (3785) for 1st bay
	500 (1892.7) for each additional bay
18. Stores .....	20 (75.7) per employee
public restrooms, add.....	1 per 10 sq. ft. (4.1/m <sup>2</sup> ) of floor space
19. Swimming pools, public.....	10 (37.9) per person
20. Theaters, auditoriums.....	5 (18.9) per seat
drive-in .....	10 (37.9) per space



# E/ONE STATION CAPACITY

Complete product information, drawings and specifications are available in the Product Catalog at [eone.com/sewers](http://eone.com/sewers).

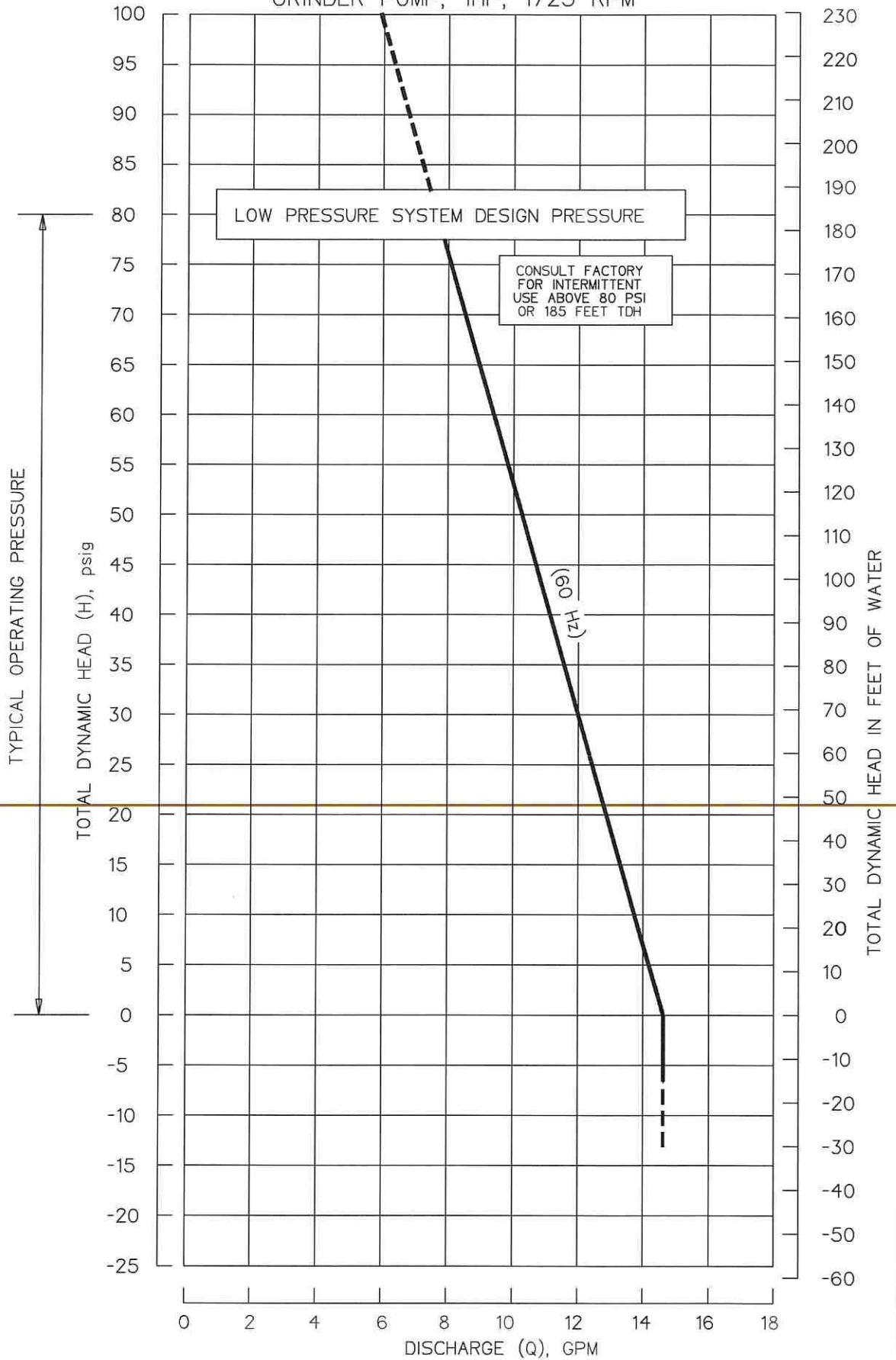
D-Series Model	W-Series Model	Basin ID (in)	Rated GPD (LPD)	Ideal Number of Houses	Houses Up To	Max Houses with Consent*
DH071	WH101	24	700 (2650)	1	1	2
	WH231	24-42	850 (3200)	1	1	2
DH151		36	1500 (5678)	1	4	6
DH152		36	3000 (11,356)	4	8	12
	WH472/WH482	42	3500 (13,249)	5	9	14
DH272		48	5000 (18,927)	6	13	19
DH502		60-72	6000 (22,712)	9	15	23
	WH483	42	5000 (18,927)	8	13	19
	WH484	42	7000 (26,498)	10	18	26
<b>The following models refer to W-Series Fiberglass Stations</b>						
	Duplex	48	5000 (18,927)	6	13	19
	Triplex	48	6500 (24,605)	10	17	25
	Quad	48	8500 (32,176)	12	22	32
	Duplex	60	6000 (22,712)	9	15	23
	Triplex	60	7500 (28,391)	12	19	29
	Quad	60	9500 (35,961)	14	24	36
	Triplex	72	8500 (32,176)	14	22	32
	Quad	72	10,500 (39,747)	16	27	40

\*Where codes allow. Please consult with E/One.

**Disclaimer:** This information is provided for reference only. The station size is ultimately the responsibility of the engineer of record. E/One's recommendations are based on demonstrated performance in a variety of applications and regions. Selecting the best station is important. Oversizing a station may lead to issues related to odor and corrosion. Undersizing a station may lead to nuisance alarms and possible overflows.

# ONE SPD PUMP PERFORMANCE CURVE

GRINDER PUMP, 1HP, 1725 RPM



# DH152/DR152

## General Features

The model DH152 or DR152 grinder pump station is a complete unit that includes: two grinder pumps, check valve, polyethylene tank, controls, and alarm panel. A single DH152 or DR152 is ideal for up to four, average single-family homes and can also be used for up to 12 average single-family homes where codes allow and with consent of the factory.

- Rated for flows of 3000 gpd (11,356 lpd)
- 150 gallons (568 liters) of capacity
- Indoor or outdoor installation
- Standard outdoor heights range from 93 inches to 160 inches

The DH152 is the "hardwired," or "wired," model where a cable connects the motor controls to the level controls through watertight penetrations.

The DR152 is the "radio frequency identification" (RFID), or "wireless," model that uses wireless technology to communicate between the level controls and the motor controls.

## Operational Information

### *Motor*

1 hp, 1,725 rpm, high torque, capacitor start, thermally protected, 120/240V, 60 Hz, 1 phase

### *Inlet Connections*

4-inch inlet grommet standard for DWV pipe. Other inlet configurations available from the factory.

### *Discharge Connections*

Pump discharge terminates in 1.25-inch NPT female thread. Can easily be adapted to 1.25-inch PVC pipe or any other material required by local codes.

### *Discharge*

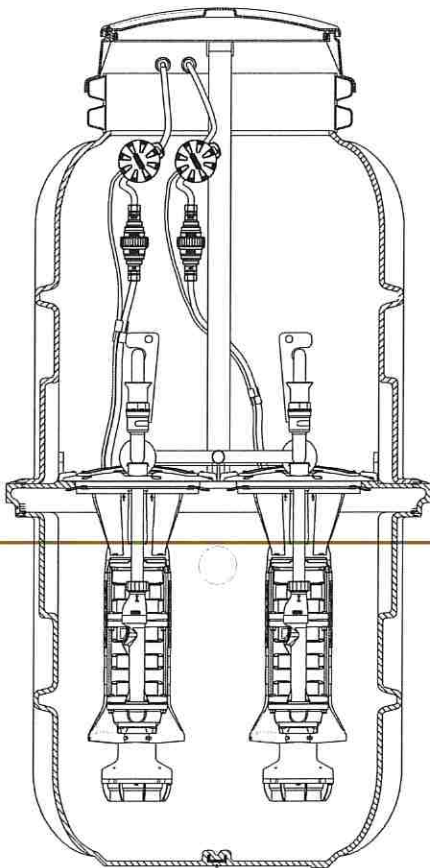
15 gpm at 0 psig (0.95 lps at 0 m)  
11 gpm at 40 psig (0.69 lps at 28 m)  
7.8 gpm at 80 psig (0.49 lps at 56 m)

## Accessories

E/One requires that the Uni-Lateral, E/One's own stainless steel check valve, be installed between the grinder pump station and the street main for added protection against backflow.

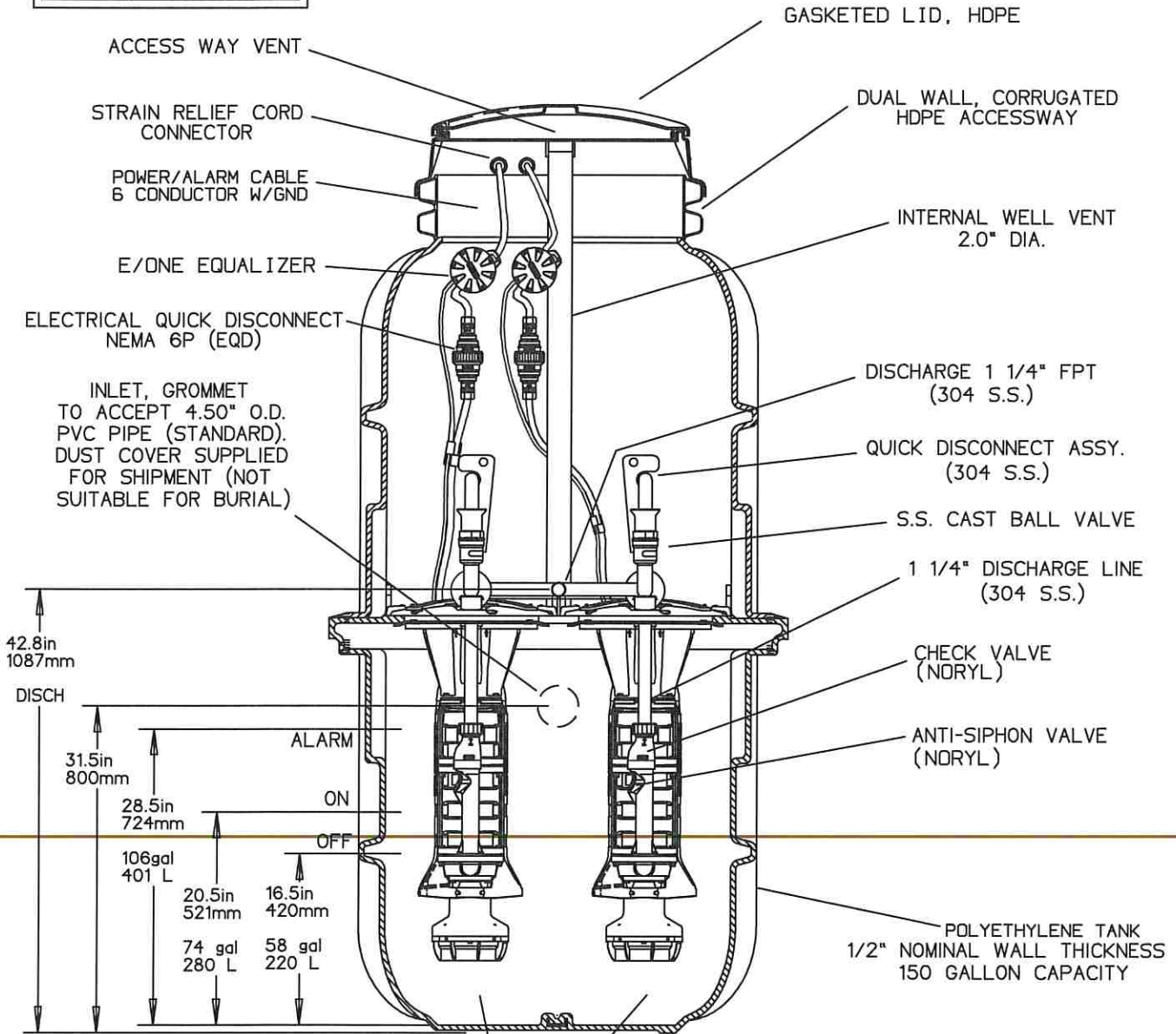
Alarm panels are available with a variety of options, from basic monitoring to advanced notice of service requirements.

The Remote Sentry is ideal for installations where the alarm panel may be hidden from view.



OPTIONS:  DH152 (HARD WIRED LEVEL CONTROLS)  
 DR152 (WIRELESS LEVEL CONTROLS)

FIELD JOINT REQUIRED FOR MODELS  
 DH152-129 / DR152-129 &  
 DH152-160 / DR152-160

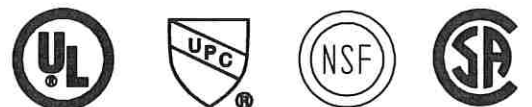


42.8in 1087mm  
 DISCH  
 31.5in 800mm  
 28.5in 724mm  
 106gal 401 L  
 20.5in 521mm  
 16.5in 420mm  
 74 gal 280 L  
 58 gal 220 L

SEMI-POSITIVE DISPLACEMENT TYPE PUMP EACH DIRECTLY DRIVEN BY A 1 HP MOTOR

CONCRETE BALLAST MAY BE REQUIRED SEE INSTALLATION INSTRUCTIONS FOR DETAILS

NOTE: DIMENSIONS ARE FOR REF ONLY



KC	PD	09/30/19	F	
DR BY	CHK'D	DATE	ISSUE	SCALE

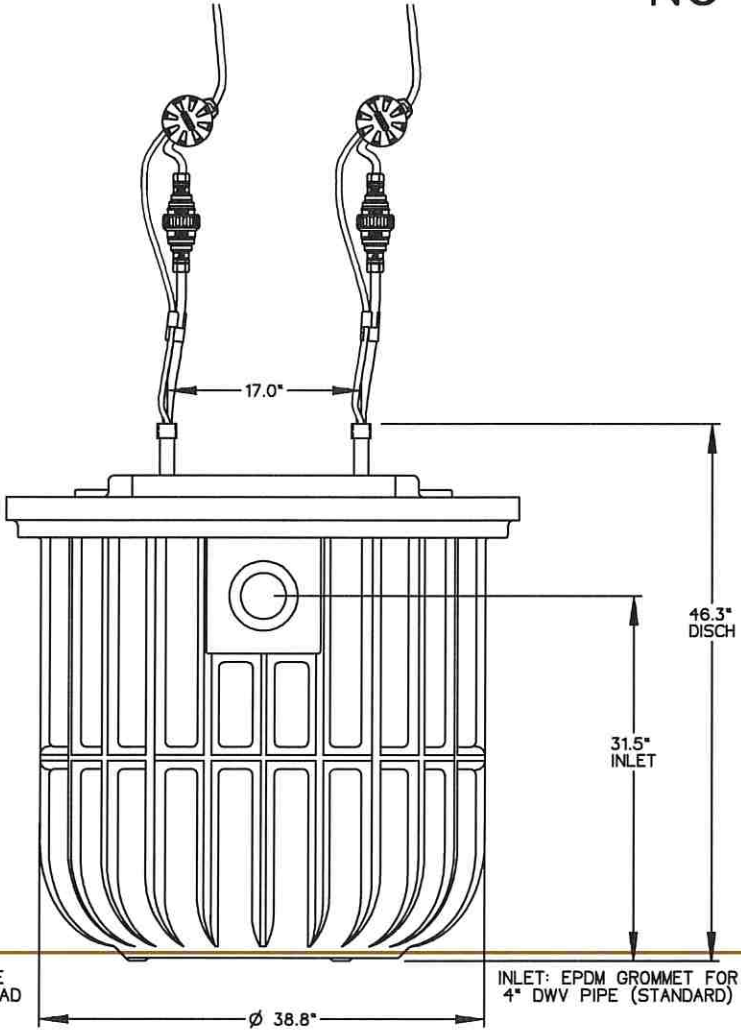


MODEL DH152 / DR152  
 DETAIL SHEET

NA0052P02

# DH152-38

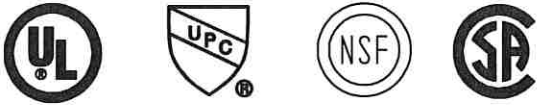
## NO BAFFLE



DISCHARGE: 1-1/4 MALE  
PIPE THREAD

INLET: EPDM GROMMET FOR  
4" DWV PIPE (STANDARD)

NOTE: DIMENSIONS ARE FOR REF ONLY



CTT	CH	10/19/12	D	
DR BY	CHK'D	DATE	ISSUE	SCALE



MODEL DH152-38, NO BAFFLE

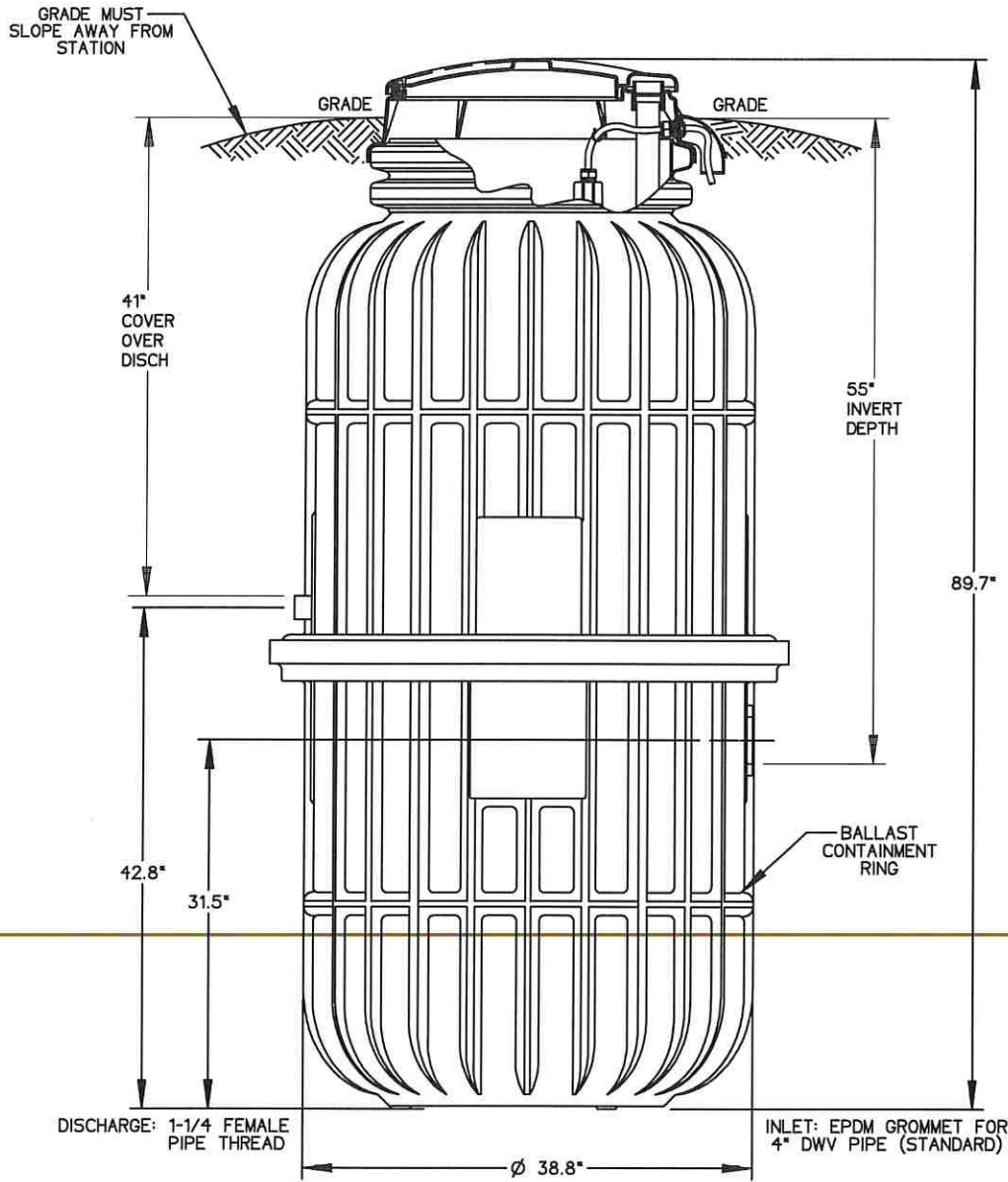
NA0052P03

OPTIONS :  **DH152 -93**

(HARD WIRED  
LEVEL CONTROLS)

**DR152 -93**

(WIRELESS  
LEVEL CONTROLS)



CONCRETE BALLAST MAY BE REQUIRED  
SEE INSTALLATION INSTRUCTIONS  
FOR DETAILS

NOTE: DIMENSIONS ARE FOR REF ONLY



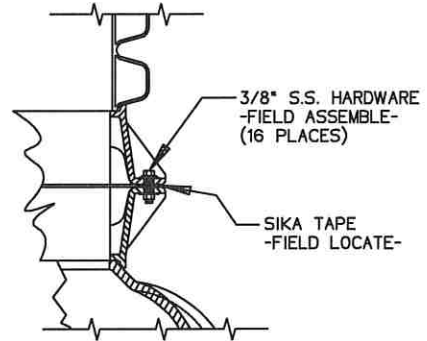
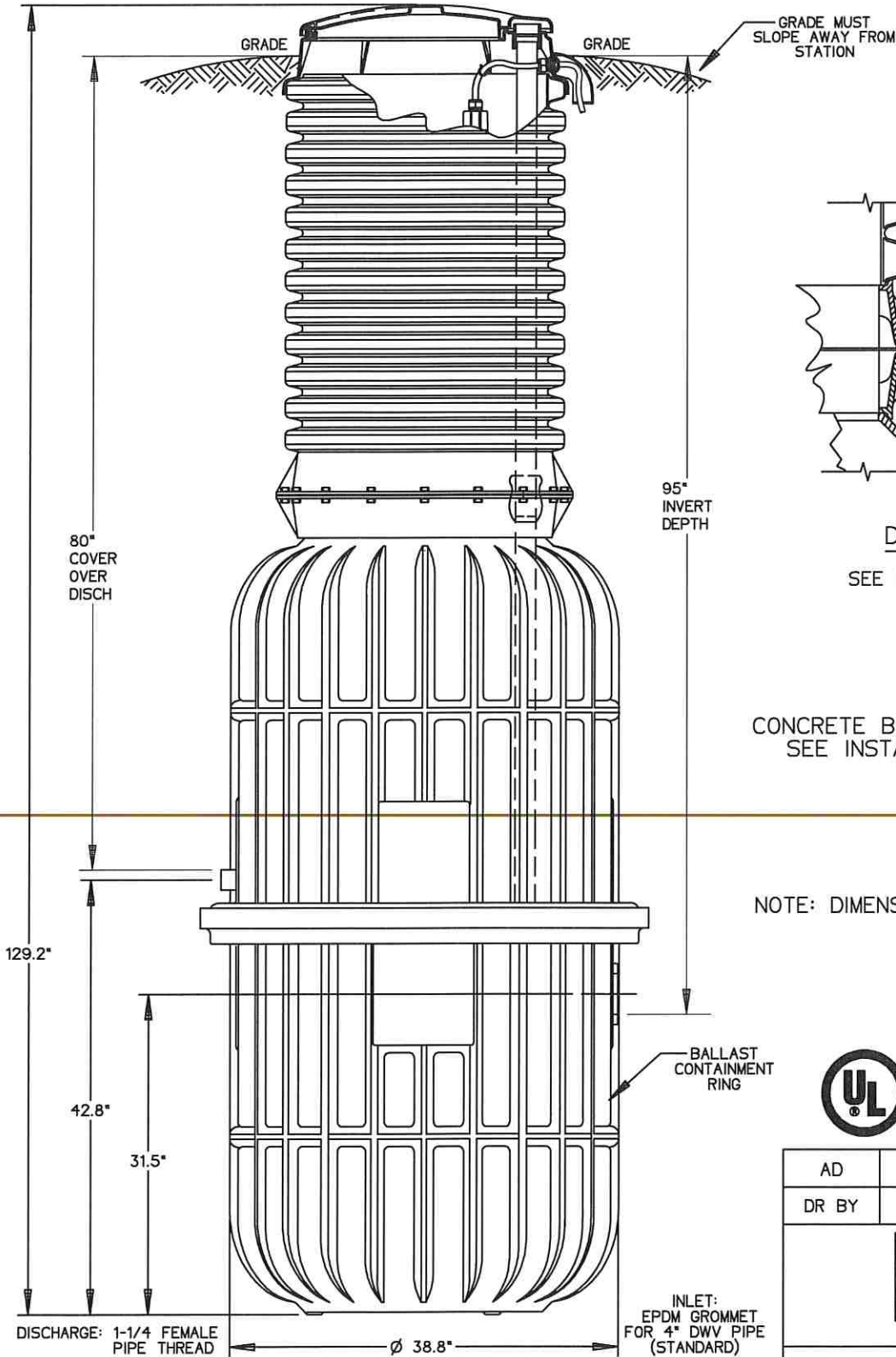
AD	CAH	7/13/07	C	1/16
DR BY	CHK'D	DATE	ISSUE	SCALE



MODEL DH152-93 / DR152-93

NA0052P04

OPTIONS :  **DH152 -129** (HARD WIRED LEVEL CONTROLS)  
 **DR152 -129** (WIRELESS LEVEL CONTROLS)



DETAIL, FIELD JOINT

SEE INSTALLATION INSTRUCTIONS FOR FURTHER DETAILS

CONCRETE BALLAST MAY BE REQUIRED SEE INSTALLATION INSTRUCTIONS FOR DETAILS

NOTE: DIMENSIONS ARE FOR REF ONLY



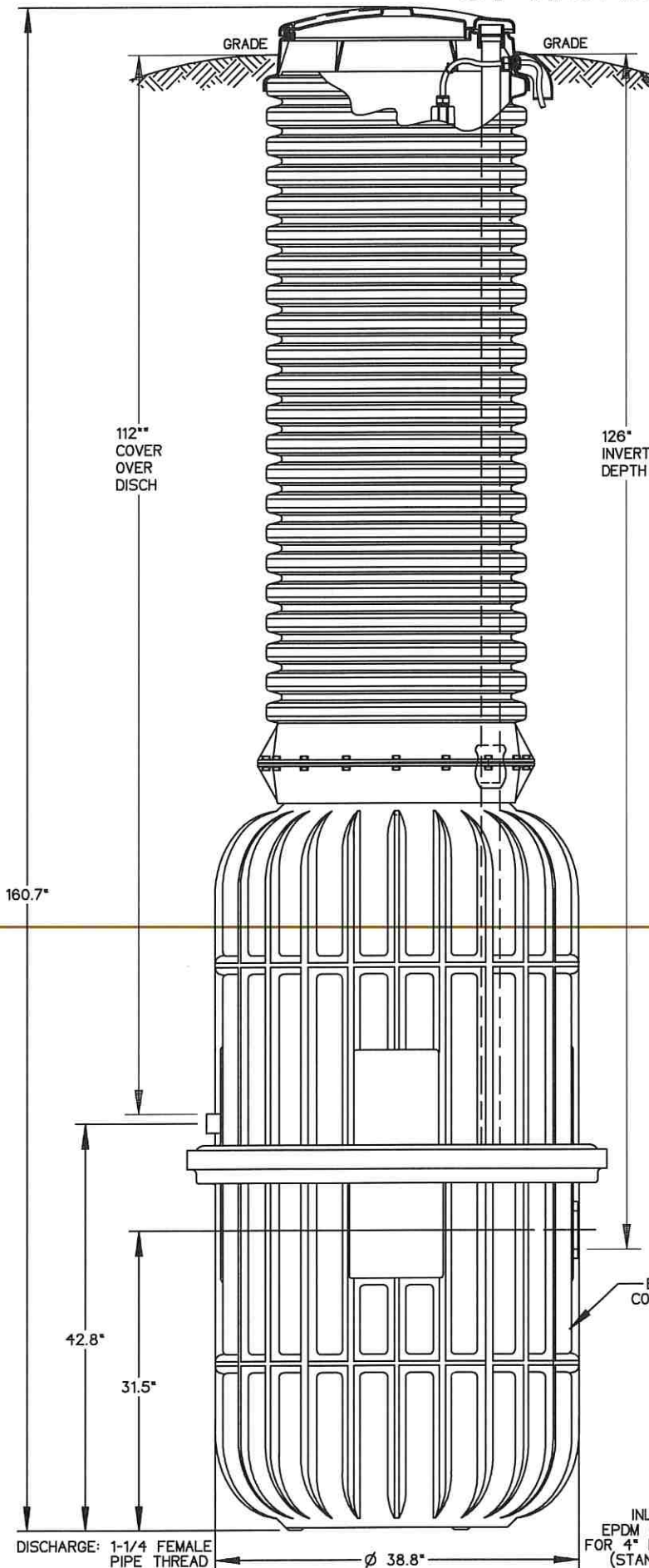
AD	CAH	7/13/07	C	1/16
DR BY	CHK'D	DATE	ISSUE	SCALE



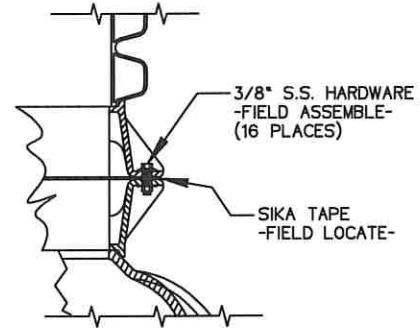
MODEL DH152-129 / DR152-129

NA0052P05

OPTIONS :  **DH152 -160** (HARD WIRED LEVEL CONTROLS)  
 **DR152 -160** (WIRELESS LEVEL CONTROLS)



GRADE MUST SLOPE AWAY FROM STATION



DETAIL, FIELD JOINT  
 SEE INSTALLATION INSTRUCTIONS FOR FURTHER DETAILS

CONCRETE BALLAST MAY BE REQUIRED  
 SEE INSTALLATION INSTRUCTIONS FOR DETAILS

NOTE: DIMENSIONS ARE FOR REF ONLY



AD	CAH	7/13/07	C	1/16
DR BY	CHK'D	DATE	ISSUE	SCALE



MODEL DH152-160 / DR152-160

NA0052P06

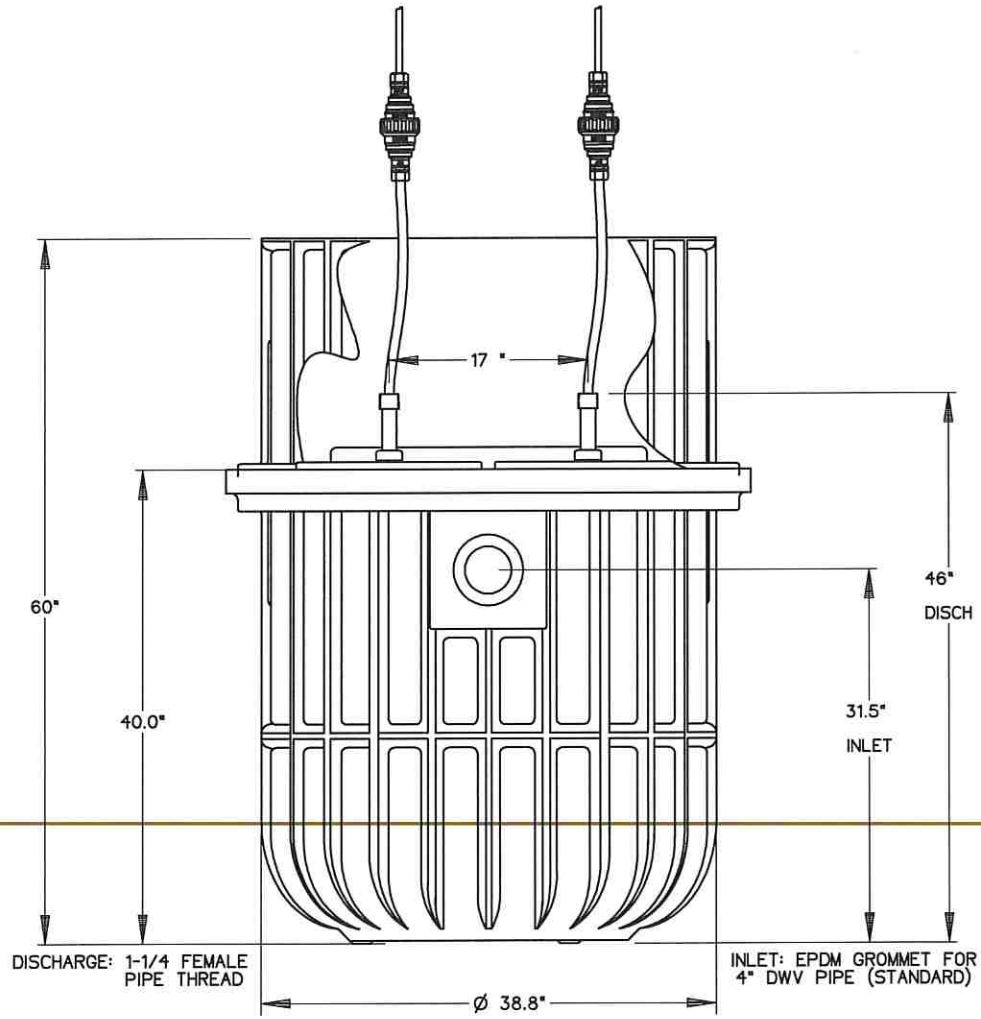
INLET:  
 EPDM GROMMET  
 FOR 4" DWV PIPE  
 (STANDARD)



# DH152-57

## BUILDERS MODEL

STRAIGHT DISCHARGE



AD	CAH	06-27-07	C	1/16
DR BY	CHK'D	DATE	ISSUE	SCALE

**e one**  
**SEWER SYSTEMS**

MODEL DH152-57  
BUILDERS

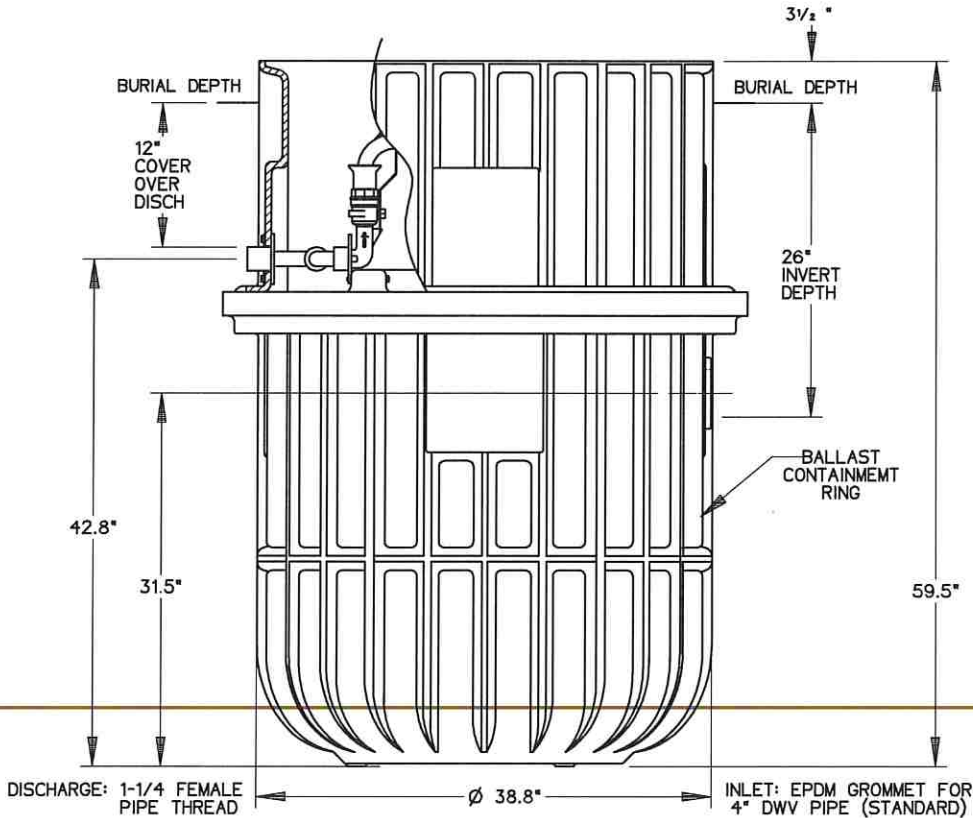
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NOTE: DIMENSIONS ARE FOR REF ONLY

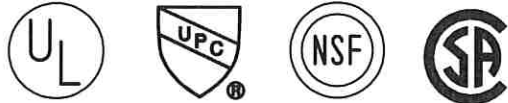
# DH152-57

## BUILDERS MODEL

### DISCHARGE VALVE



NOTE: DIMENSIONS ARE FOR REF ONLY

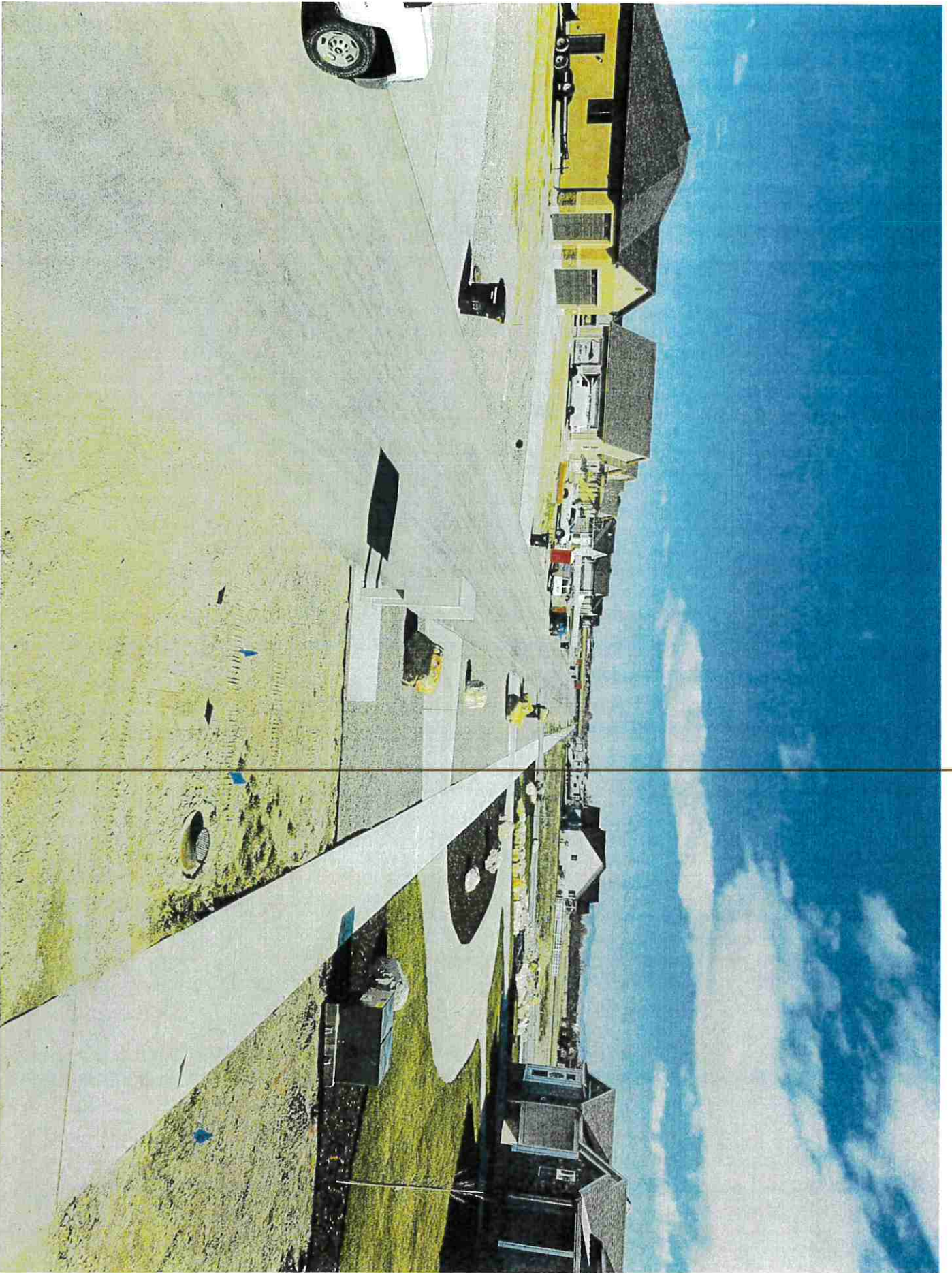


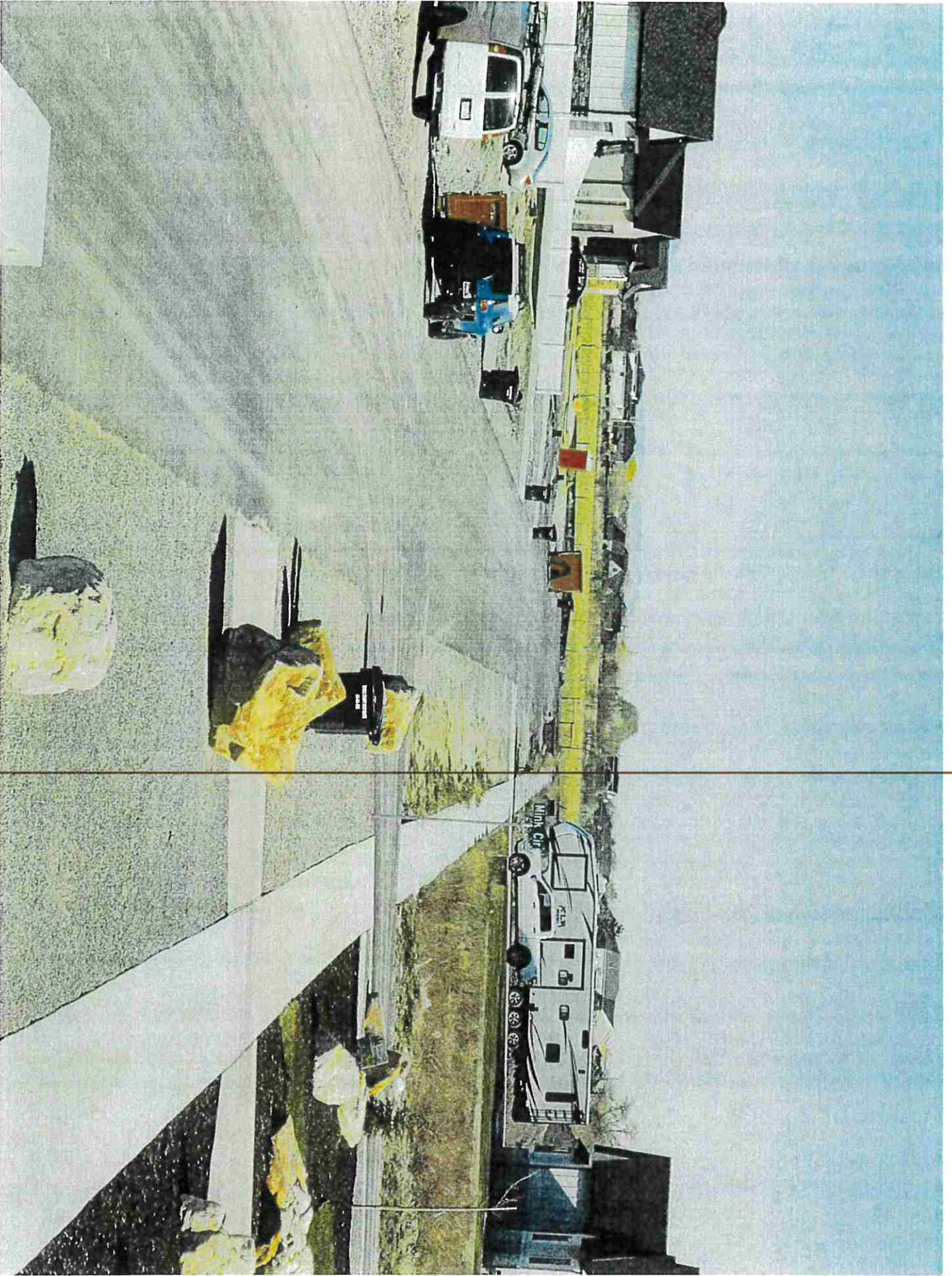
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DR BY	CHK'D	DATE	ISSUE	SCALE



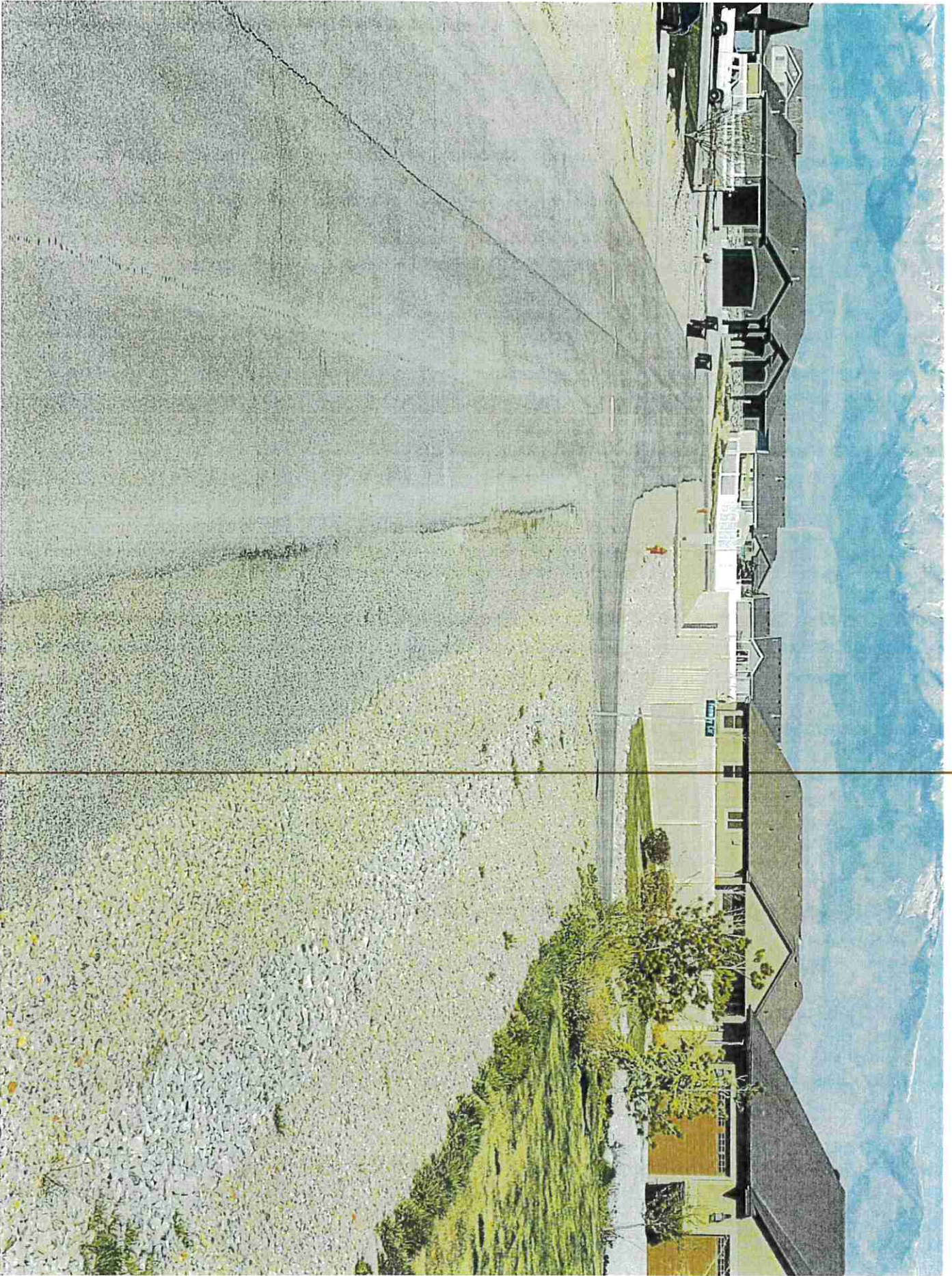
MODEL DH152-57  
BUILDERS

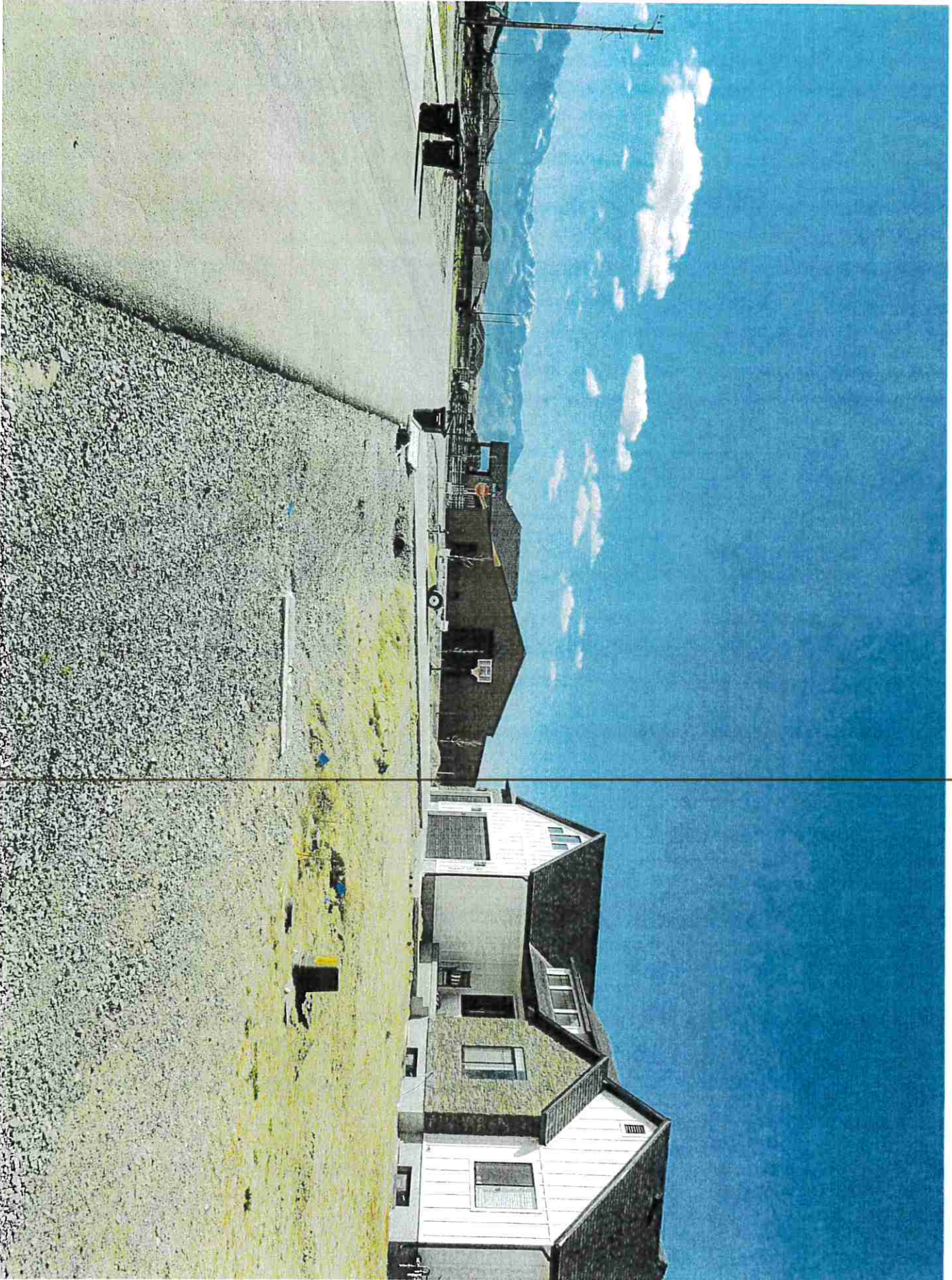
NA0052P08





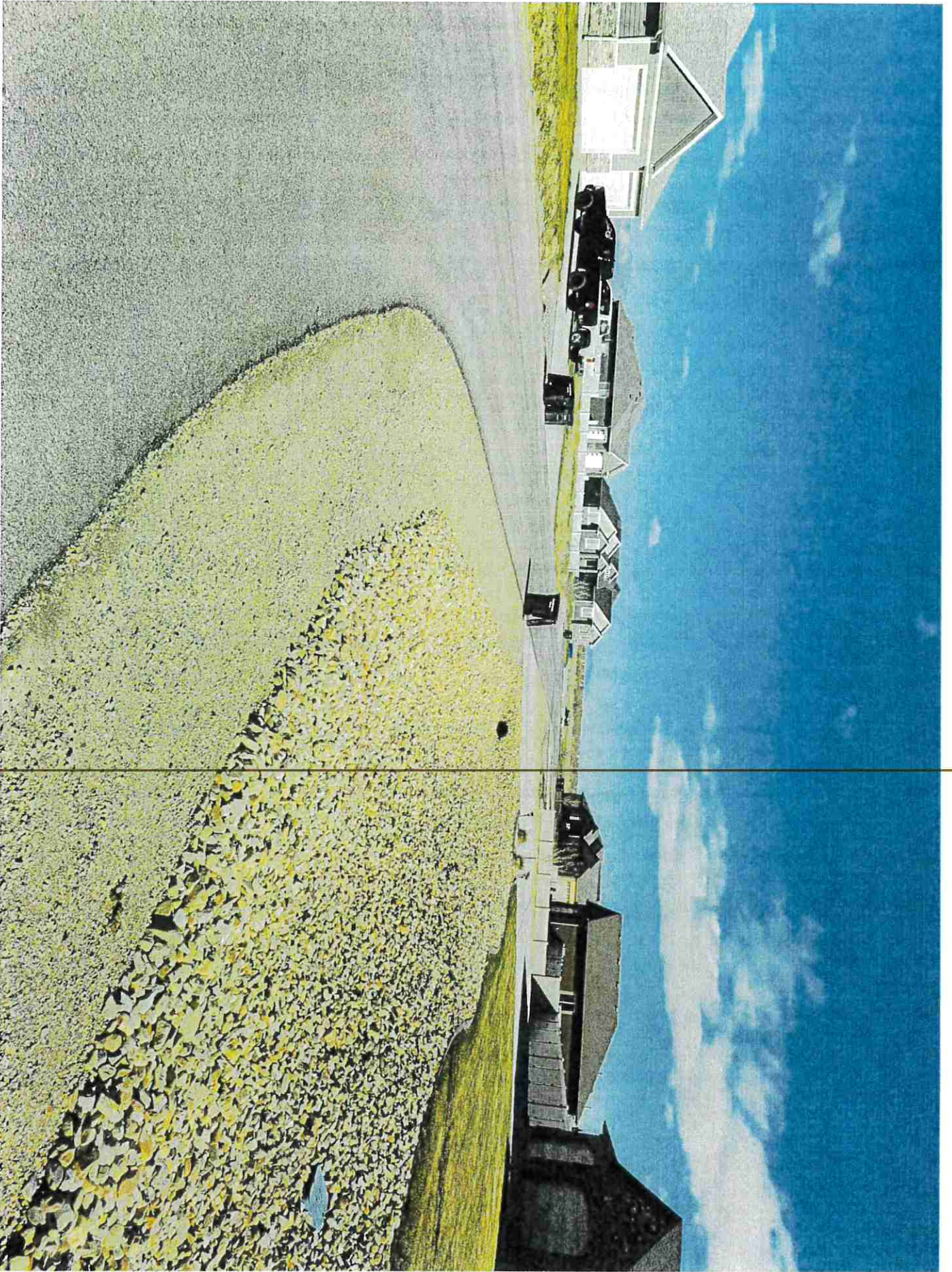


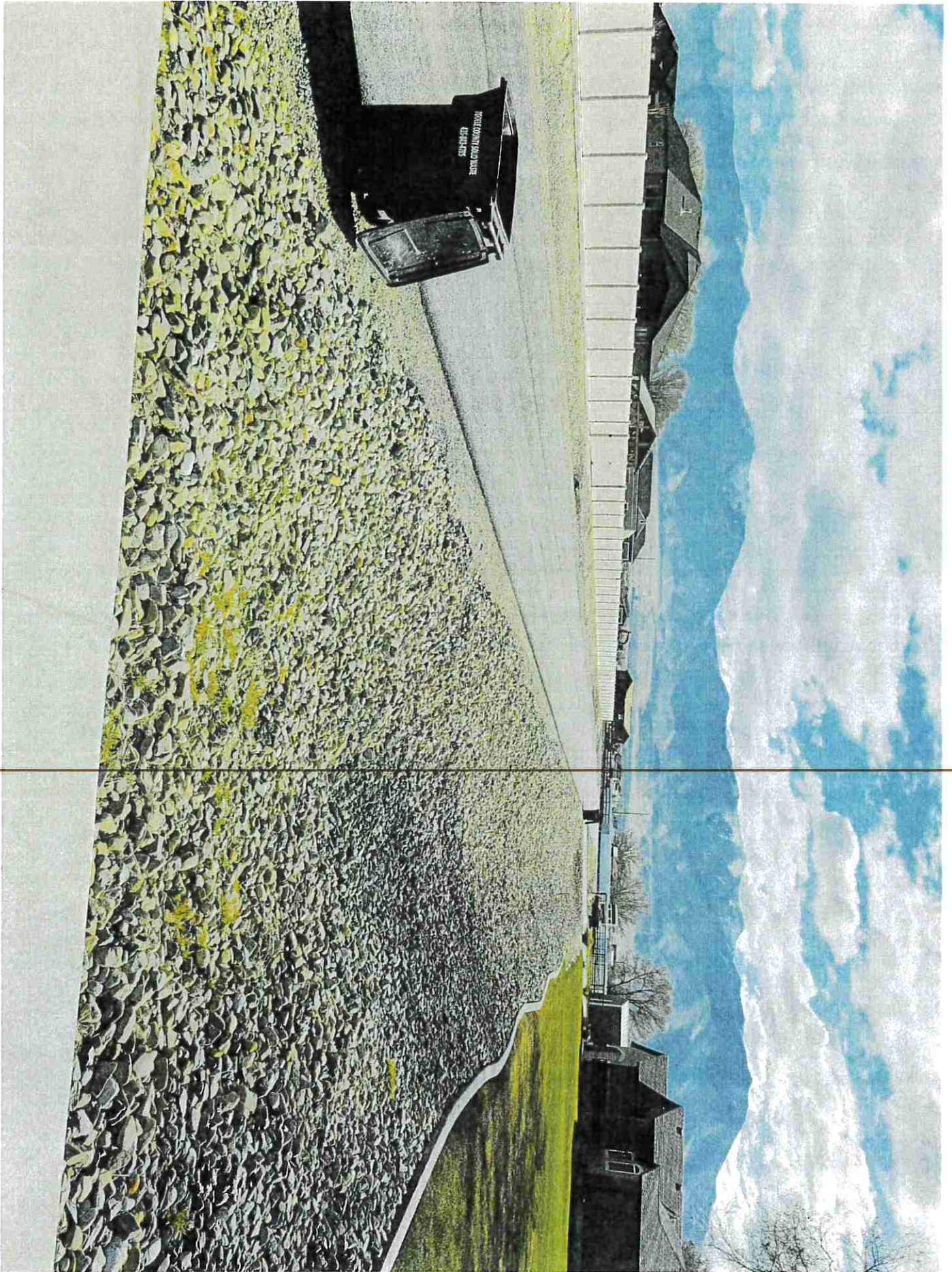














151 N. Main Street  
Environmental Health, Suite 140  
Tooele, Utah 84074  
Phone (435) 277-2440 • Fax (435) 277-2444  
www.tooelehealth.org

December 21, 2021

DUSTIN HALL  
57 SOUTH MATHEWS LN.  
GRANTSVILLE, UT 84029

RE: Willow Fields Subdivision located in Grantsville, Utah  
Statement of Wastewater Disposal and Water Supply Feasibility

Dear Mr. Hall:

We have received plans and supportive information to establish feasibility for the Willow Fields Subdivision in Grantsville, Utah. The following comments reflect the results of our review regarding feasibility.

### **WASTEWATER DISPOSAL**

Onsite wastewater disposal systems are the proposed method of wastewater disposal for 26 of the 28 new lots (lots #101 and #102, will be on public sewer) located in the Willow Fields Subdivision. Based on the review of the submitted plans and supportive information, onsite wastewater disposal systems by means of septic tanks and subsurface absorption systems and other department approved systems appears **feasible**. Acceptability of onsite wastewater disposal for each lot will be dependent on strict compliance with the following:

1. The design for each onsite wastewater disposal system must be based on the results of soil exploration and percolation tests conducted on each lot. The results of these tests and detailed plans for each disposal system must be submitted to the Tooele County Health Department for review and evaluation prior to construction and installation. If soil and related tests disclose unfavorable conditions for onsite wastewater and subsurface disposal on certain lots, septic tanks and subsurface absorption systems will not be permitted on these lots.
2. Each wastewater disposal system must be installed in compliance with the Utah Department of Environmental Quality, Onsite Wastewater Systems Rule (R317-4, UAC).
3. Approval of onsite wastewater disposal systems may be granted only after an onsite inspection of each system, by an authorized representative of our department, following construction and installation but prior to backfilling.

## DRINKING WATER SUPPLY

Culinary water for the Willow Fields Subdivision will be supplied by the Grantsville City water system, which is a state-approved water system. Therefore, it is approved by the Tooele County Health Department.

If you have any questions regarding the foregoing information, please call me at (435) 277-2440.

Sincerely,



Taylor Palmer, L.E.H.S.  
Environmental Health Scientist

---

November 11, 2020

Mr. Bryan Slade  
Tooele County Health Department

**RE: Proposed Willow Fields Subdivision**

Dear Mr. Slade,

This letter is concerning the short- and long-term feasibility of water supply and wastewater disposal facilities.

The proposed water supply system is via the Grantsville City water system. There is a water main in Old Lincoln Highway that the project anticipates connecting to. A new main would be extended within the new roadways to serve the individual Lots. Because the Grantsville City water system is a long-established system it is anticipated that the feasibility for short- and long-term is very favorable.

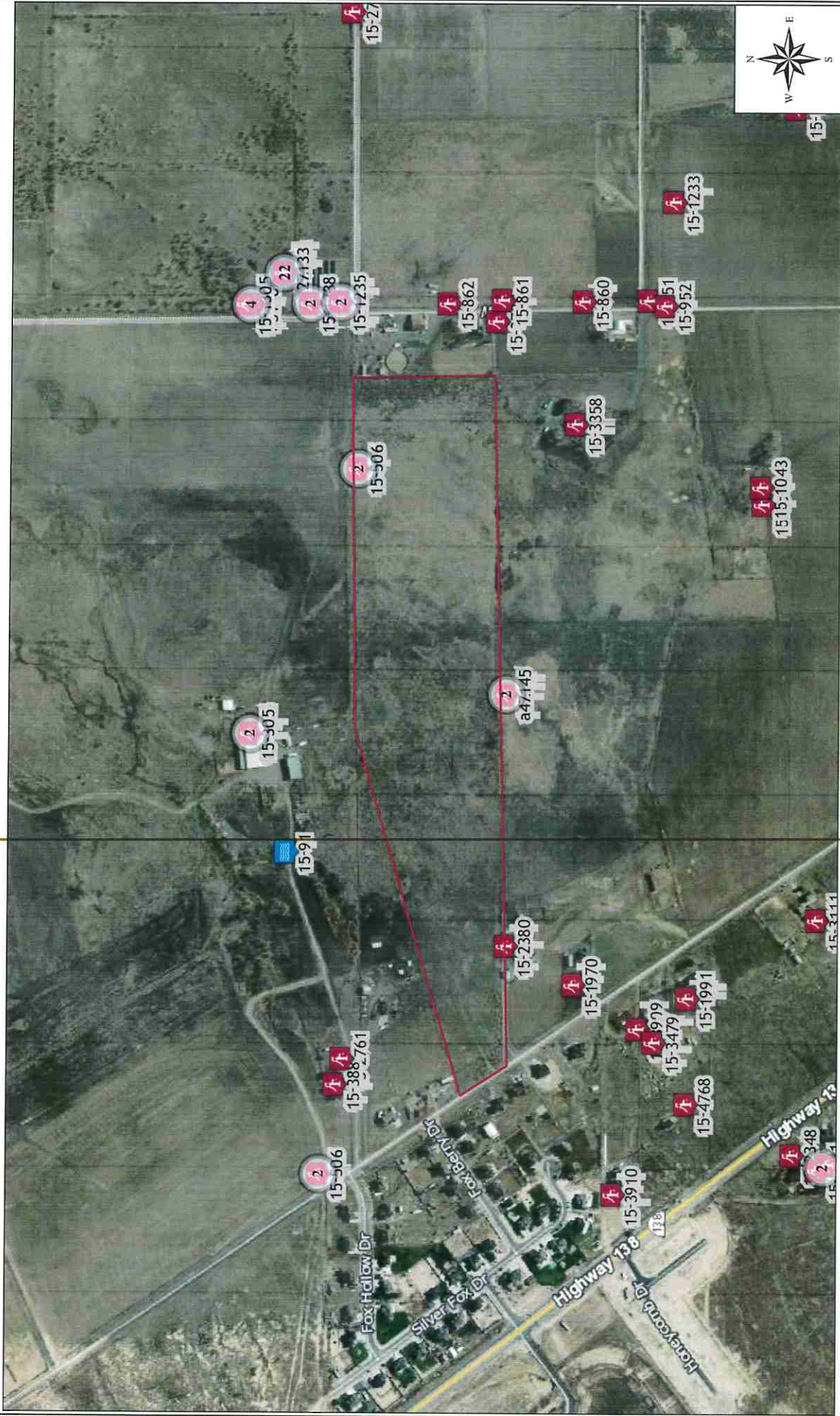
The proposed wastewater system is that Lots 101 and 102 will connect to the Grantsville City sewer main line in Old Lincoln Highway. This existing sewer is approximately 4 ft deep. The other proposed 26 Lots anticipate using on-site wastewater system for each lot. Percolation testing was performed by Caleb Knoblauch and the soil reports are included in the submission package. It appears that a soil application rate design value of 0.4 gal/s.f. per day could be used. It is anticipated that an 1875 s.f. absorption area would be adequate for each Lot assuming 5-bedroom homes. With 1 acre Lots it is anticipated that a replacement absorption area is feasible as the sum of the absorption bed plus replacement bed is only 8.6% of the lot area. The short- and long-term feasibility is favorable.

Barry V. Bunderson, PE, PMP



Vice President

# Utah Water Right Application Map

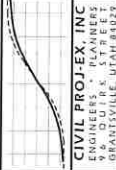
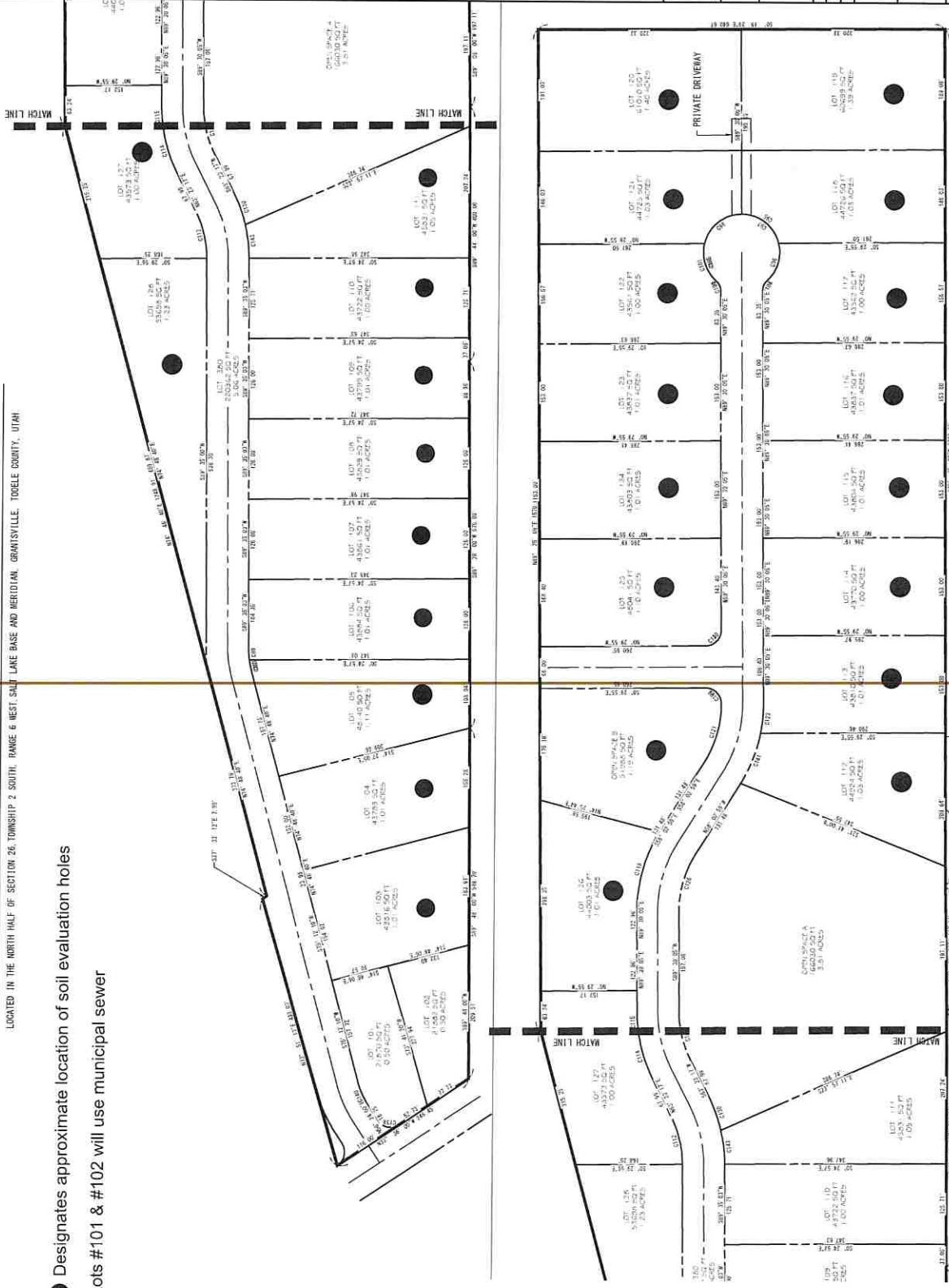




# PRELIMINARY PLAN - WILLOW FIELDS SUBDIVISION

LOCATED IN THE NORTH HALF OF SECTION 26, TOWNSHIP 2 SOUTH, RANGE 6 WEST SAUL LAKE BASE AND MERIDIAN, GRANVILLE, TOOELE COUNTY, UTAH

- Designates approximate location of soil evaluation holes
- Lots #101 & #102 will use municipal sewer



DEVELOPER: DUSTIN HALL  
 80-1514-3023  
 57 SOUTH MATHEWS LN., GRANVILLE, UT 84029

DATE: 2023.03.28  
 SCALE: AS SHOWN  
 JOB # 20-45015  
 NO. OF SHEETS: 1

WILLOW FIELDS  
 SUBDIVISION

LOCATED IN THE NORTH HALF OF SECTION 26,  
 TOWNSHIP 2 SOUTH, RANGE 6 WEST,  
 SAUL LAKE BASE AND MERIDIAN,  
 GRANVILLE, TOOELE COUNTY, UTAH

PLANNING AND ZONING COMMISSION  
 APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_  
 BY THE GRANVILLE CITY PLANNING AND ZONING COMMISSION  
 CHAIRPERSON, GRANVILLE CITY PLANNING AND ZONING



151 N. Main Street, Suite 140  
 Tooele, UT 84074  
 Phone (435) 277-2440 • Fax (435) 277-2444  
 www.tooelehealth.org

## SUBDIVISION FEASIBILITY REVIEW APPLICATION

Subdivision Name Willow Fields

Developer Name Dustin Hall

Developer Address 57 South Mathews Ln. Grantsville UT, 84029

Telephone Number 801.514.3623 Fax Number \_\_\_\_\_

Site Location 855 N Old Lincoln Hwy Grantsville UT, 84029

Number of Lots 28 Total Lots, 2 will be on municipal sewer

A. WATER

- Existing, approved community system
- New, community system
- Individual water system

B. WASTEWATER

- Existing, approved community system
- New, community system
- Onsite wastewater systems

C. FEE

\$25.00 / lot = \$700

**For Office Use Only**

Date Received \_\_\_\_\_ Fee Paid \_\_\_\_\_ Receipt # \_\_\_\_\_

Feasibility Letter Sent \_\_\_\_\_  
 (Date)

Final Plat Signed \_\_\_\_\_ Signed by \_\_\_\_\_  
 (Date)



Caleb Knoblauch I. A sufficient number of soil exploration pits shall be dug on the property to provide an accurate description of subsurface soil conditions. Soil description shall conform with the United States Department of Agriculture soil classification system. Soil exploration pits shall be of sufficient size to permit visual inspection, and to a minimum depth of ten feet, and at least four feet below the bottom of proposed absorption systems. One end of each pit should be sloped gently to permit easy entry if necessary. Deeper soil exploration pits are required if deep absorption systems, such as deep wall trenches or seepage pits, are proposed.

Caleb Knoblauch II. For each soil exploration pit, a log of the subsurface formations encountered must be submitted for review which describes the texture, structure, and depth of each soil type, the depth of the ground water table if encountered, and any indications of the maximum ground water table.

Caleb Knoblauch III. Soil exploration pits and percolation tests shall be made at the rate of at least one test per lot. Percolation tests shall be conducted in accordance with R317-4-5. If soil conditions and surface topography indicate, a greater number of soil exploration pits or percolation tests may be required by the Tooele County Health Department. Whenever available, information from published soil studies of the area of the proposed subdivision shall be submitted for review. Soil exploration pits and percolation tests must be conducted as closely as possible to the absorption system sites on the lots or parcels. The Tooele County Health Department shall have the option of inspecting the open soil exploration pits and monitoring the percolation test procedure. Complete results shall be submitted for review, including all unacceptable test results. Absorption systems are not permitted in areas where the requirements of R31-4-5 cannot be met or where the percolation rate is slower than 60 minutes per inch or faster than one minute per inch. Where soil and other site conditions are clearly unsuitable, there is no need for conducting soil exploration pits or percolation tests.

---

Caleb Knoblauch L. The location of all soil exploration pits and percolation test holes shall be clearly identified on the subdivision final plat and identified by a key number or letter designation. The results of such soil tests, including stratified depths of soils and final percolation rates for each lot shall be recorded on or with the final plat. All soil tests shall be conducted at the owner's expense.

\_\_\_\_\_ 4. WATER SUPPLY INFORMATION

  X   A. Statement must be provided indicating how individual homeowners will obtain water for household and related uses.

  X   B. If water is to be provided from an existing public water system, a letter must be furnished by those responsible for the system stating that the development can be served adequately.

 NA  C. If a new public water system is proposed, a letter of feasibility must be issued by the Utah State Department of Environmental Quality, Division of Drinking Water.

- NA D. If a non-public water system will serve the development, the Tooele County Health Department Rules for Non-Public Water Systems (1-14 Connections) must be followed. Information that must be submitted includes:
- I. If individual wells are proposed, then wells need to be developed on 10% of the proposed lots as described in Section 5.2(b).
  - II. Evidence of sufficient water rights, as issued by the Utah Division of Water Rights
  - III. Well drillers' log if well is source of water, Section 6.1(c).
  - IV. Satisfactory bacteriological and chemical quality analysis as specified in Section 6.1(a)(b) of the Tooele County Health Department rules.
  - V. Documentation of adequate protection area surrounding all water sources, as specified in Section 8 of Tooele County Health Department rules.
  - VI. For developments with 5-14 connections plan approval, as specified in Section 11.6 of the Tooele County Health Department rules, is required prior to construction.
- NA E. If individual water wells are anticipated as sources of supply for each lot, a statement from the Utah Division of Water Rights must be submitted indicating feasibility of obtaining groundwater suitable in quantity and quality throughout the subdivision area.
- TBD F. Where required, fire flows shall be included with plan submittal. Fire flows must be included in storage capacity, and shall be included in sizing the distribution lines for peak flows.

After review of all information, plans, and proposals, the Tooele County Health Department will send a letter to the individual who submitted the feasibility report stating the results of the review or the need for additional information. An affirmative statement of feasibility does not imply that it will be possible to install onsite wastewater systems on all of the proposed lots, but shall mean that such onsite wastewater systems may be installed on the majority of the proposed lots in accordance with minimum State requirements and any conditions that may be imposed.

Please make sure all information is submitted in a neat, concise package. Feasibility reports lacking appropriate items will be returned. We will not be responsible for storing partially completed packages for individuals. Tooele County Health Department Standards and Regulations for Individual Water Systems.



Kristy Clark <kclark@grantsvilleut.gov>

---

## Fwd: Development w Septic Tanks near Timpie Farms'/Grantsville City's Well Field

6 messages

---

James Waltz <jwaltz@grantsvilleut.gov>

Mon, Jan 10, 2022 at 2:26 PM

To: Jesse Wilson <jwilson@grantsvilleut.gov>, Kristy Clark <kclark@grantsvilleut.gov>, Shay Stark <shays@aquaeeng.com>, Dan England <dengland@grantsvilleut.gov>

Cc: Christy Montierth <cmontierth@grantsvilleut.gov>

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

From: **Jeffrey C. Miller** <jeffrey.miller@tooeleco.org>

Date: Mon, Jan 10, 2022 at 2:16 PM

Subject: RE: Development w Septic Tanks near Timpie Farms'/Grantsville City's Well Field

To: [crobinson@theensigngroup.com](mailto:crobinson@theensigngroup.com) <[crobinson@theensigngroup.com](mailto:crobinson@theensigngroup.com)>

Cc: James Waltz <jwaltz@grantsvilleut.gov>, Rachelle Custer <[rachelle.custer@tooeleco.org](mailto:rachelle.custer@tooeleco.org)>, Judd Lawrence <[jlawrence@binghamnet.com](mailto:jlawrence@binghamnet.com)>, Bryan Slade <[bryan.slade@tooelehealth.org](mailto:bryan.slade@tooelehealth.org)>

Chris,

Thank you for reaching out. This property is actually located within Grantsville City boundaries, so you will need to reach out to their planner, Kristy Clarke. She can be reached at: 435-884-4604 or by e-mail at: [kclark@grantsvilleut.gov](mailto:kclark@grantsvilleut.gov)

I also looked and see that this particular parcel wasn't included in a recorded subdivision plat.

Best of luck!

Thanks,

---

### Jeff Miller

County Planner

Zoning Administrator



#### Planning and Zoning

(435)-843-3251

[jeffrey.miller@tooeleco.org](mailto:jeffrey.miller@tooeleco.org)

Please note that my new e-mail address is: [jeffrey.miller@tooeleco.org](mailto:jeffrey.miller@tooeleco.org)

From: Chris Robinson <[crobinson@theensigngroup.com](mailto:crobinson@theensigngroup.com)>

Sent: Monday, January 10, 2022 12:26 PM

To: Jeffrey C. Miller <[jcmiller@tooeleco.org](mailto:jcmiller@tooeleco.org)>

Cc: James Waltz <jwaltz@grantsvilleut.gov>; Rachelle Custer <[rachelle.custer@tooeleco.org](mailto:rachelle.custer@tooeleco.org)>; Judd Lawrence

<jlawrence@binghamnet.com>; Bryan Slade <bslade@tooelehealth.org>

**Subject:** [EXTERNAL] Development w Septic Tanks near Timpie Farms'/Grantsville City's Well Field

**This Message originated outside our organization. Please use caution when clicking links or attachments.**

---

Jeff,

As I mentioned to you on Friday, Grantsville City and we have been working on a potential public drinking water well field as shown on the attached map.

It has recently come to my attention that there may be a proposed subdivision on the parcel identified in red on the attached map, which subdivision would be served with septic tanks and drain fields for sanitary sewer.

Grantsville City has a sewer line just north of the well field, which crosses our property west to east and we are willing to grant an easement to Grantsville City such that a sewer line can be installed to serve this proposed subdivision.

I am cc'ing James Waltz, Grantsville's Public Works Director, so he can fill in some details.

I am uncertain whether this proposed project is in the unincorporated county or whether it's within the City limits, but needs County Health Department approval for the septic tanks and drain fields.

Can you please let us know what you know about it?

We're not opposed to the property being developed but just want to help protect this very important aquifer.

---

Best,

Chris

801-599-4397

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---

**James Waltz** <jwaltz@grantsvilleut.gov>

Mon, Jan 10, 2022 at 2:36 PM

To: Chris Robinson <crobinson@theensigngroup.com>

Cc: Judd Lawrence <jlawrence@binghamnet.com>, Bryan Slade <bslade@tooelehealth.org>, Kristy Clark <kclark@grantsvilleut.gov>, Jesse Wilson <jwilson@grantsvilleut.gov>, Shay Stark <shays@aquaeeng.com>, Dan England <dengland@grantsvilleut.gov>, Christy Montierth <cmontierth@grantsvilleut.gov>

Chris,

Thank you for getting this dialogue started with the Health Department. As you stated, this aquifer is very important to the growth and sustainability of our community. Protecting this resource is of the utmost importance as we consider the development potential surrounding it. Septic tanks would be a potentially serious hazard to this critical resource. We should explore alternatives.

Please note, I have copied our City Manager, Jesse Wilson; and some key staff of this reply.

Many thanks,

*James Waltz*

Public Works Director

Grantsville City

336 West Main Street

Grantsville, UT 84029

[jwaltz@grantsvilleut.gov](mailto:jwaltz@grantsvilleut.gov)

Office: (435) 884-0621

Cell: (435) 849-1636



[Quoted text hidden]

---

**Bryan Slade** <bryan.slade@tooelehealth.org>

Tue, Jan 11, 2022 at 8:52 AM

To: James Waltz <jwaltz@grantsvilleut.gov>, "crobinson@theensigngroup.com" <crobinson@theensigngroup.com>

Cc: Judd Lawrence <jlawrence@binghamnet.com>, Kristy Clark <kclark@grantsvilleut.gov>, Jesse Wilson <jwilson@grantsvilleut.gov>, Shay Stark <shays@aquaeang.com>, Dan England <dengland@grantsvilleut.gov>, Christy Montierth <cmontierth@grantsvilleut.gov>

Chris and James (and all others), Dustin Hall is the developer of the Willow Fields Subdivision, and Barry Bunderson of Civil Proj-ex is the engineer. They approached the Health Department about this subdivision over a year ago, and from the very beginning we were encouraging them to connect to Grantsville City's sewer. After a few months they told me that only lots 101 and 102 could be connected to the nearest city sewer line, and that the remaining 26 lots were too low in elevation to make the sewer line connection work. If there is another way to run a sewer line to make the connection work for the whole subdivision, we would highly encourage that.

**Please note: my email address has changed to [bryan.slade@tooelehealth.org](mailto:bryan.slade@tooelehealth.org)**

**Please update your contact information for future correspondence.**

---

**Bryan Slade, LEHS**

Environmental Health Director

Tooele County Health Department

151 N Main St, Tooele, UT 84074

[bryan.slade@tooelehealth.org](mailto:bryan.slade@tooelehealth.org)

(O) 435-277-2440

(F) 435-277-2444

[www.tooelehealth.org](http://www.tooelehealth.org)



**From:** James Waltz <jwaltz@grantsvilleut.gov>

**Sent:** Monday, January 10, 2022 2:37 PM

To: [crobinson@theensigngroup.com](mailto:crobinson@theensigngroup.com)

Cc: Judd Lawrence <[jlawrence@binghamnet.com](mailto:jlawrence@binghamnet.com)>; Bryan Slade <[bslade@tooelehealth.org](mailto:bslade@tooelehealth.org)>; Kristy Clark <[kclark@grantsvilleut.gov](mailto:kclark@grantsvilleut.gov)>; Jesse Wilson <[jwilson@grantsvilleut.gov](mailto:jwilson@grantsvilleut.gov)>; Shay Stark <[shays@aquaeeng.com](mailto:shays@aquaeeng.com)>; Dan England <[dengland@grantsvilleut.gov](mailto:dengland@grantsvilleut.gov)>; Christy Montierth <[cmontierth@grantsvilleut.gov](mailto:cmontierth@grantsvilleut.gov)>

Subject: [EXTERNAL] Re: Development w Septic Tanks near Timpie Farms'/Grantsville City's Well Field

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Please note, I have copied our City Manager, Jesse Wilson; and some key staff of this reply.

Many thanks,

*James Waltz*

Public Works Director

Grantsville City

336 West Main Street

Grantsville, UT 84029

[jwaltz@grantsvilleut.gov](mailto:jwaltz@grantsvilleut.gov)

Office: (435) 884-0621

Cell: (435) 849-1636



---

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Grantsville City has a sewer line just north of the well field, which crosses our property west to east and we are willing to grant an easement to Grantsville City such that a sewer line can be installed to serve this proposed subdivision.

I am cc'ing James Waltz, Grantsville's Public Works Director, so he can fill in some details.

I am uncertain whether this proposed project is in the unincorporated county or whether it's within the City limits, but needs County Health Department approval for the septic tanks and drain fields.

Can you please let us know what you know about it?

We're not opposed to the property being developed but just want to help protect this very important aquifer.

Best,

Chris

801-599-4397

[Quoted text hidden]

---

**Chris Robinson** <crobinson@theensigngroup.com>

Tue, Jan 11, 2022 at 10:12 AM

To: Bryan Slade <bryan.slade@tooelehealth.org>, James Waltz <jwaltz@grantsvilleut.gov>

Cc: Judd Lawrence <jlawrence@binghamnet.com>, Kristy Clark <kclark@grantsvilleut.gov>, Jesse Wilson <jwilson@grantsvilleut.gov>, Shay Stark <shays@aquaeeng.com>, Dan England <dengland@grantsvilleut.gov>, Christy Montierth <cmontierth@grantsvilleut.gov>

Bryan,

Thanks for providing this information.

Do you have contact info for the developer and the engineer?

Best,

Chris

801-599-4397

[Quoted text hidden]

---

**Bryan Slade** <bryan.slade@tooelehealth.org>

Tue, Jan 11, 2022 at 10:32 AM

To: "crobinson@theensigngroup.com" <crobinson@theensigngroup.com>, James Waltz <jwaltz@grantsvilleut.gov>

Cc: Judd Lawrence <jlawrence@binghamnet.com>, Kristy Clark <kclark@grantsvilleut.gov>, Jesse Wilson <jwilson@grantsvilleut.gov>, Shay Stark <shays@aquaeeng.com>, Dan England <dengland@grantsvilleut.gov>, Christy Montierth <cmontierth@grantsvilleut.gov>

Dustin Hall, 801-514-3623, [dhall@pacwestllc.com](mailto:dhall@pacwestllc.com)

Barry Bunderson (Civil Proj-Ex), 435-228-6736, [barry.bunderson@civilprojex.com](mailto:barry.bunderson@civilprojex.com)

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**Jesse Wilson** <jwilson@grantsvilleut.gov>

Tue, Jan 11, 2022 at 11:15 AM

To: Bryan Slade <bryan.slade@tooelehealth.org>

Cc: "crobinson@theensigngroup.com" <crobinson@theensigngroup.com>, James Waltz <jwaltz@grantsvilleut.gov>, Judd Lawrence <jlawrence@binghamnet.com>, Kristy Clark <kclark@grantsvilleut.gov>, Shay Stark <shays@aquaeeng.com>, Dan England <dengland@grantsvilleut.gov>, Christy Montierth <cmontierth@grantsvilleut.gov>, Brett Coombs <bcoombs@grantsvilleut.gov>

Bryan and Chris,

A couple of us are meeting with Dustin Hall this afternoon. I was going to encourage or require them to hook on to the sewer as we talked about last week. If they followed your East border and South border they should be able to get sewer to Dustin's property pretty easily. This would also help the city with having a sewer line that could be easily accessible for other developments in the future.

*Jesse D. Wilson*

**Grantsville City Manager**

429 E Main Street

Grantsville, UT 84029

(435) 884-4632

[jwilson@grantsvilleut.gov](mailto:jwilson@grantsvilleut.gov)



[Quoted text hidden]

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Kristy Clark <kclark@grantsvilleut.gov>

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## Willow Fields Subdivision-Development w Septic Tanks near Timpie Farms'/Grantsville City's Well Field

1 message

---

Dustin Hall <dhall@pacwestllc.com>

Tue, Jan 11, 2022 at 11:25 AM

To: "waltz@grantsvilleut.gov" <waltz@grantsvilleut.gov>, "crobinson@theensigngroup.com" <crobinson@theensigngroup.com>, "kclark@grantsvilleut.gov" <kclark@grantsvilleut.gov>, "jwilson@grantsvilleut.gov" <jwilson@grantsvilleut.gov>, "dengland@grantsvilleut.gov" <dengland@grantsvilleut.gov>, "shays@aquaeeng.com" <shays@aquaeeng.com>, "cmontierth@grantsvilleut.gov" <cmontierth@grantsvilleut.gov>, "jlawrence@binghamnet.com" <jlawrence@binghamnet.com>, Bryan Slade <bryan.slade@tooelehealth.org>  
Cc: "Kevin Hall (KHALLN@msn.com)" <KHALLN@msn.com>, Barry Bunderson <barry.bunderson@civilprojex.com>

All,

I have recently been forwarded a chain of emails that I have not been included in and still not sure if I've intentionally been excluded from or not, but I have a pretty good idea which it is. The emails have originated surrounding my recent PUD application to Grantsville City and the potential for contamination of a city drinking water aquifer with septic tanks. I thought it was important to disclose to the group for full transparency that as I followed the application process and all the requirements of Grantsville City to apply for the subdivision, I was denied sewer service by Grantsville City on the intent to serve form as was required by Grantsville City. I then did as was necessary also part of the required application process to complete a sewer feasibility study which included doing perc tests or soil analysis test pits for each lot (26 ea). The tests were completed, and the feasibility application process was completed with Tooele County Health also as was required. The feasibility of the proposed subdivision using the data from the tests was approved by Tooele County Health and therefore should not be ignored. I have now invested thousands of dollars on what I feel is a bait and switch by Grantsville City. I have been charged thousands of dollars by Grantsville City for sewer modeling as well, all of which has resulted in nothing. I am a native of Grantsville and am not a full-time developer, I want nothing more than to preserve Grantsville and what's best for our community and for my own kids to have a place to build a home and to enjoy just as I have enjoyed here. I have tried to do things the right way in our planning keeping our community's best interest in mind and to preserve the dwindling rural feel and way of life we all enjoy and following the current Master Plan. I started with a desire to simply create a nice place for my children to have a home and did so with an economical and responsible approach instead of using the typical high density "best bang for a buck" developer's approach that currently plagues us. As a result, I am being forced to do things that aren't even economically feasible to do to have a low-density rural development which fits in our community and its desired Master Plan. From a developer's perspective I can certainly see why our rural Grantsville is becoming a thing of the past because when the development costs are driven up by these outlandish requirements developers have no choice but to proceed with a high-density approach or scrap development plans in our city. I challenge you to prove me otherwise. How many 1 acre or larger lot developments are currently available in our city?? And the availability of such will continue to be slim if this type of agenda continues. I want nothing more than to work with the city and do what's best for all involved. I appreciate the fact that Mr. Robinson has offered up an easement to Grantsville City to service this development, but he is only one of several private property owners that would have to be part of the equation and at this juncture and at this point it remains not economically feasible for the project. Currently my project is also being held up by a PROPOSED city well field source protection that did not and still does not exist so please keep that in mind as to the lawfulness of such.

Regards,

Dustin Hall

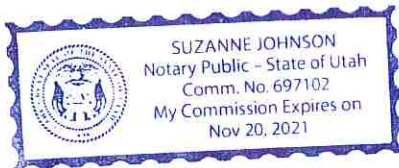
PROPERTY OWNER AFFIDAVIT

STATE OF UTAH )  
 ) ss  
COUNTY OF TOOELE )

I, (we), Dustin Hall being duly sworn depose and say that I (we) am (are) the owners(s) of the property identified in the attached application and that the statements herein contained and the information provided in the attached plans and other exhibits are in all respects true and correct to the best of my (our) knowledge. I also acknowledge that I have received written instruction regarding the process for which I am applying and the Grantsville City staff have indicated they are available to assist me in making this application.

Dustin Hall / D.A.B. & K LLC  
(Property Owner)  
Dustin K. Hall  
(Property Owner)

Subscribed and sworn to me this 20 day of August 2021.



Suzanne Johnson  
(Notary)  
Residing in: Davis County  
My Commission Expires: Nov 20, 2021

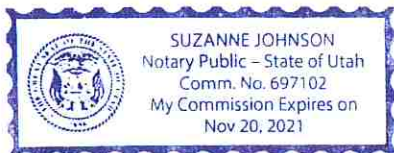
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AGENT AUTHORIZATION

I (we), Dustin Hall the owner(s) of the real property described in the attached application, do authorize as my (our) agent(s), Berry Bunderson / CIVIL PROJ-EX, INC to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative or legislative body in Grantsville City considering this application and to act in all respects as our agent in matters pertaining to the attached application.

Dustin Hall / D.A.B. & K LLC  
(Property Owner)  
Dustin K. Hall  
(Property Owner)

Dated this 20 day of August 2021 personally appeared before me Dustin Hall the signer(s) of the above agent authorization who duly acknowledged to me that they executed the same.



Suzanne Johnson  
(Notary)  
Residing in: Davis County  
My Commission Expires: Nov 20, 2021

# PRELIMINARY PLAN - WILLOW FIELDS PUD

LOCATED IN THE NORTH HALF OF SECTION 26, TOWNSHIP 2 SOUTH, RANGE 6 WEST, SALT LAKE BASE AND MERIDIAN, GRANTSVILLE, TOOELE COUNTY, UTAH



### ZONING INFORMATION:

- CURRENT ZONE: RR-1
  - SINGLE FAMILY DWELLING = PERMITTED
  - FAMILY DWELLING MINIMUM LOT SIZE: 43,560 SQ. FT.
  - MIN LOT FRONTAGE: 50 FT. AT FRONT PROPERTY LINE.
- SETBACKS**
- MIN FRONT YARD: 40 FT
  - MIN REAR YARD FOR MAIN BUILDING: 30 FT
  - MIN REAR YARD FOR ACCESSORY BUILDING: 2 FT
  - MIN SIDE YARD FOR MAIN BUILDING, EACH SIDE, INTERIOR: 15 FT
  - TWO FRONT AND TWO SIDE YARD FOR CORNER LOTS
  - MIN SIDE YARD FOR ACCESSORY BUILDINGS: 4 FT
  - MAX BUILDING HEIGHT: 35 FT
  - MAX BUILDING LOT COVERAGE (ALL BUILDINGS): 20%

### PROPOSED SETBACK MODIFICATIONS

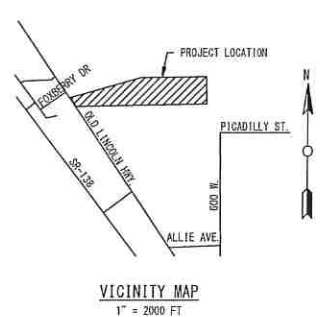
FOR LOTS OF THE 0.5-ACRE CLASS THE ZONING REGULATIONS ARE THOSE AS IDENTIFIED IN SECTION 15.1 R-1-21 WITH THE FOLLOWING MODIFICATIONS:

- MINIMUM YARD SETBACK ON CORNER LOTS INCLUDE: ONE FRONT YARD OF 40 FT, ONE REAR YARD OF 25 FT, ONE INTERIOR SIDE YARD OF 10 FT, AND ONE STREET SIDE YARD OF 25 FT.

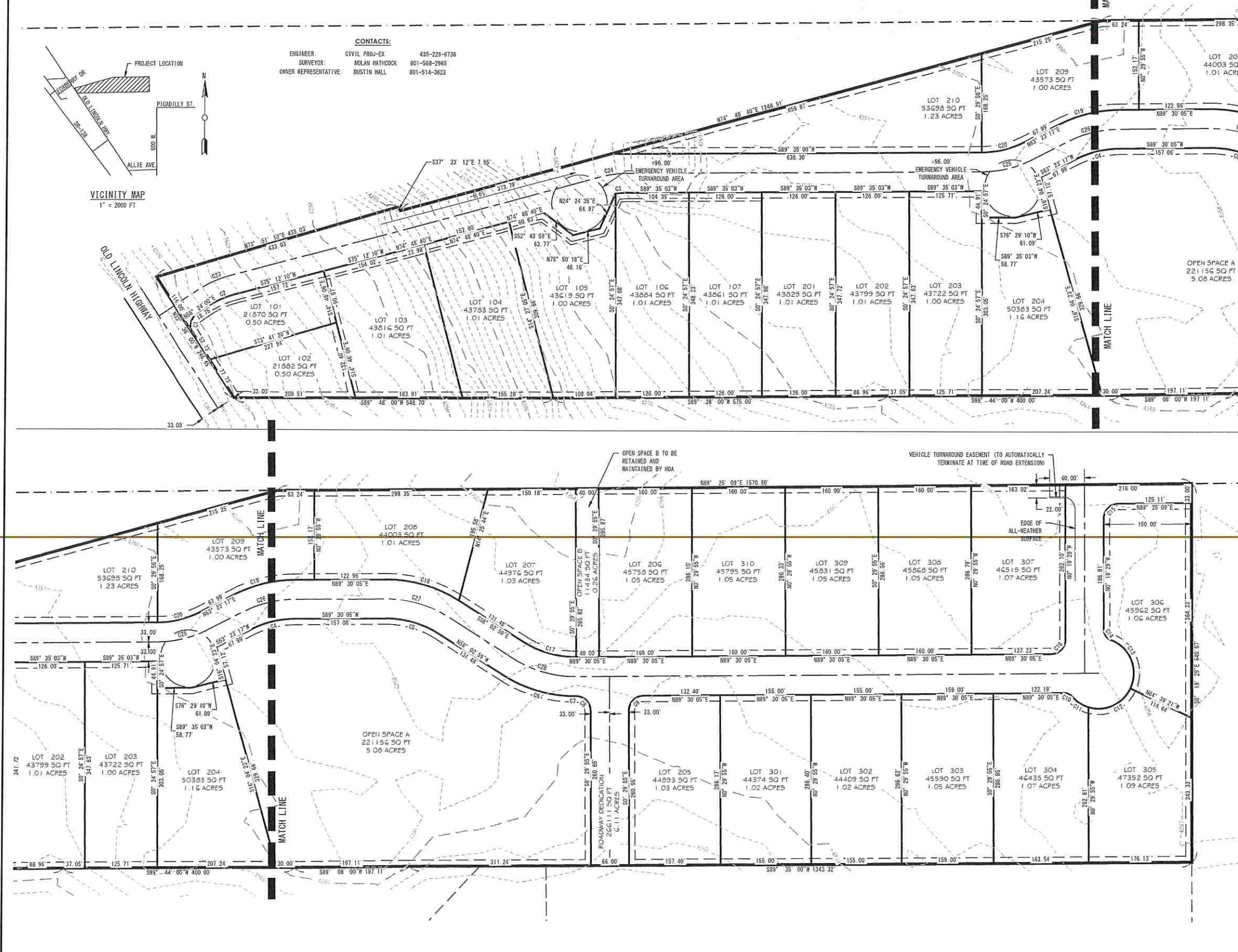
FOR LOTS OF THE 1-ACRE CLASS THE ZONING REGULATIONS ARE THOSE AS IDENTIFIED IN SECTION 14.5 RR-1 WITH THE FOLLOWING MODIFICATIONS:

- Minimum yard setback on corner lots include: one front yard of 40 ft, one rear yard of 30 ft, one interior side yard of 15 ft, and one street side yard of 30 ft.

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	39.27	25.00	90° 00' 00"	N11° 24' 00"E	35.36
C2	54.80	167.00	18° 48' 10"	N65° 48' 05"E	54.56
C3	21.71	167.00	7° 26' 55"	S85° 51' 35"W	21.70
C4	76.11	167.00	26° 06' 47"	S76° 26' 41"W	75.45
C5	94.58	167.00	32° 26' 57"	N74° 16' 27"W	93.32
C6	131.96	233.00	32° 26' 57"	N74° 16' 27"W	130.20
C7	131.96	233.00	32° 26' 57"	N74° 16' 27"W	130.20
C8	39.27	25.00	89° 59' 58"	N45° 29' 57"W	35.36
C9	39.27	25.00	90° 00' 00"	S44° 30' 05"W	35.36
C10	15.82	18.50	49° 00' 02"	S65° 59' 54"E	15.34
C11	33.14	60.00	31° 38' 53"	S57° 19' 20"E	32.72
C12	65.36	60.00	81° 30' 35"	N66° 05' 57"E	78.24
C13	99.48	60.00	94° 59' 53"	N22° 09' 18"W	88.47
C14	22.39	18.50	69° 19' 45"	N34° 59' 22"W	21.04
C15	39.16	25.00	89° 44' 38"	N44° 32' 50"E	35.28
C16	39.19	25.00	89° 49' 34"	N44° 35' 18"E	35.30
C17	94.58	167.00	32° 26' 57"	S74° 16' 27"E	93.32
C18	131.96	233.00	32° 26' 57"	S74° 16' 27"E	130.20
C19	106.19	233.00	25° 06' 47"	N76° 26' 41"E	105.28
C20	76.35	167.00	29° 11' 45"	N75° 29' 10"E	75.69
C23	65.63	200.00	18° 48' 10"	N65° 48' 05"E	65.34
C24	51.57	200.00	14° 46' 23"	N82° 11' 51"E	51.42
C25	91.44	200.00	25° 11' 45"	N75° 29' 10"E	90.65
C26	91.15	200.00	25° 06' 47"	N76° 26' 41"E	90.37
C27	113.27	200.00	32° 26' 57"	S74° 16' 27"E	111.76
C28	113.27	200.00	32° 26' 57"	S74° 16' 27"E	111.76



**CONTACTS:**  
 ENGINEER: CIVIL PROJ-EX 435-228-6738  
 SURVEYOR: MOLAN HATHCOCK 801-569-2965  
 OWNER REPRESENTATIVE: DUSTIN HALL 801-514-3623



PRELIMINARY PLAN		Designed By	BVB
Project Number	21-45015	Date Issued	2022.03.08
Drawn By	BVB	Revisions	
1. City Public Works requires 6500 PSI concrete for Public Way Improvements NO.			
WILLOW FIELDS PUD GRANTSVILLE, TOOELE COUNTY, UTAH			
Project Name: WILLOW FIELDS PUD GRANTSVILLE, TOOELE COUNTY, UTAH			
CIVIL PROJ-EX, INC. ENGINEERS & PLANNERS GRANTSVILLE, UTAH 84029			
3/14/2022 12:19:04 PM Sheet Name:			

**GRANTSVILLE CITY ENGINEER**

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

BY THE GRANTSVILLE CITY ENGINEER.

\_\_\_\_\_  
 CITY ENGINEER

**GRANTSVILLE CITY PUBLIC WORKS**

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

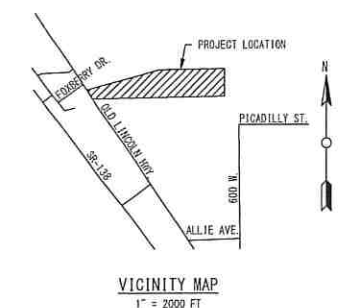
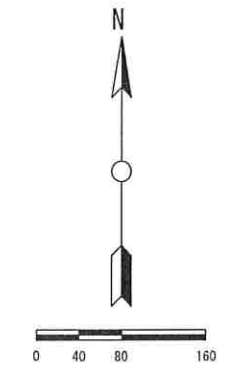
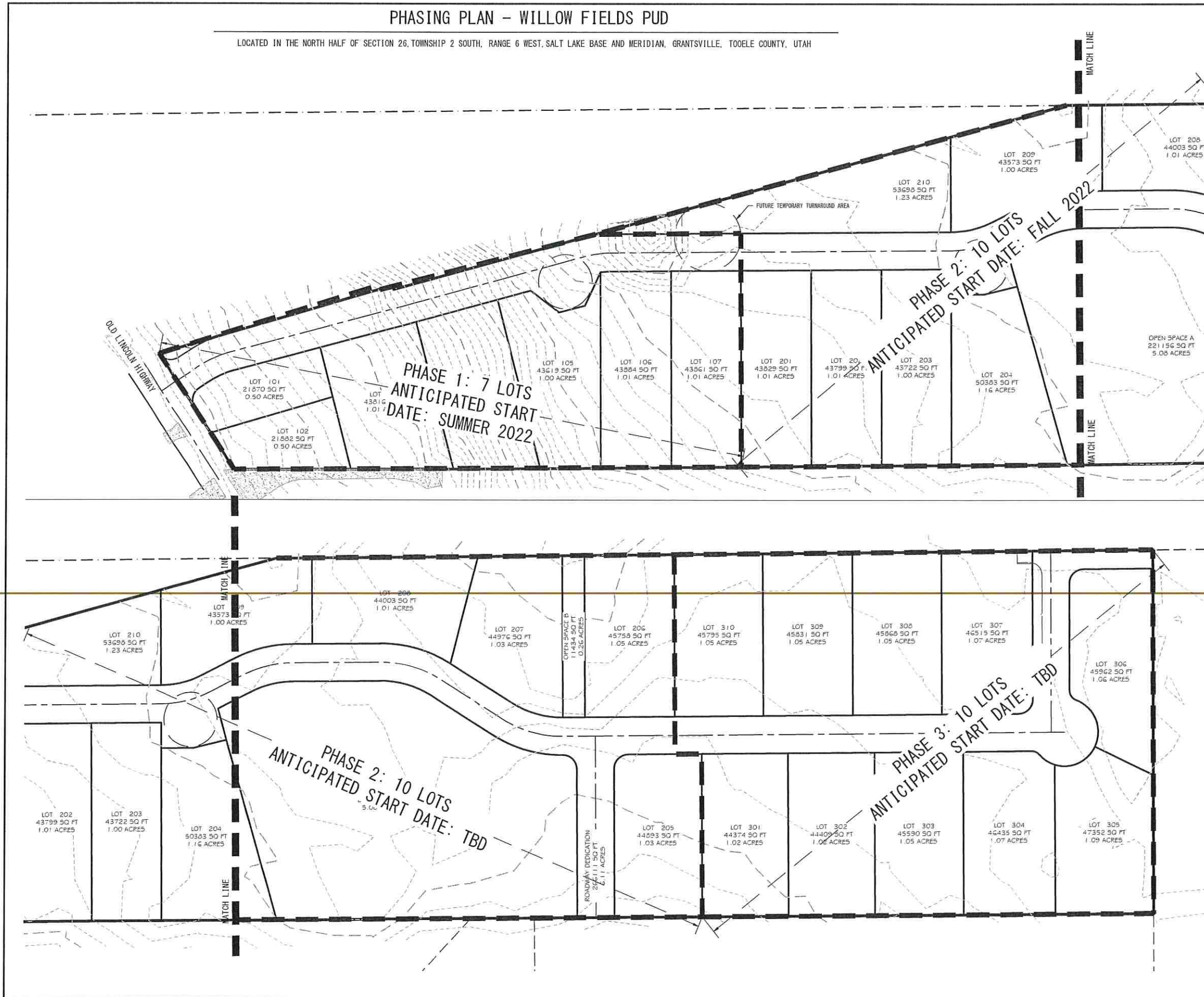
BY THE GRANTSVILLE PUBLIC WORKS DEPARTMENT

\_\_\_\_\_  
 GRANTSVILLE CITY PUBLIC WORKS DIRECTOR

V-100

# PHASING PLAN - WILLOW FIELDS PUD

LOCATED IN THE NORTH HALF OF SECTION 26, TOWNSHIP 2 SOUTH, RANGE 6 WEST, SALT LAKE BASE AND MERIDIAN, GRANTSVILLE, TOOELE COUNTY, UTAH



**GRANTSVILLE CITY ENGINEER**  
 APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_  
 BY THE GRANTSVILLE CITY ENGINEER.

**GRANTSVILLE CITY PUBLIC WORKS**  
 APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_  
 BY THE GRANTSVILLE PUBLIC WORKS DEPARTMENT

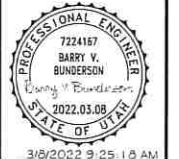
GRANTSVILLE CITY PUBLIC WORKS DIRECTOR

No.	By	Date
1	BVB	8.12.21

PRELIMINARY PLAN	
Project Number 21-45015	Designed By BVB
Drawn By BVB	Date Issued 2022.03.08

WILLOW FIELDS PUD  
 GRANTSVILLE,  
 TOOELE COUNTY, UTAH

Project Name:  
 CIVIL PROJ-EX, INC  
 ENGINEERS & PLANNERS  
 900 QUIRK STREET  
 GRANTSVILLE, UTAH 84029



3/8/2022 9:25:18 AM  
 Sheet Name:  
**V-701**

# AGENDA ITEM #4



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## TECHNICAL MEMORANDUM

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**TO:** Kristy Clark, Grantsville City Planning and Zoning Administrator  
**FROM:** Shay Stark, Contract City Planner  
**DATE:** April 21, 2022  
**SUBJECT:** Willow Fields PUD Subdivision – Preliminary Application  
**PROJECT NO.:**

A handwritten signature in blue ink, appearing to read "Shay Stark", is written over the "DATE:" line.

An PUD and Preliminary application have been submitted to Grantsville City for the Willow Fields PUD Subdivision.

**Background:**

Zoning: RR-1 Zone  
Property Size: 38.526 acres  
Number of Lots Proposed: 27  
Density: 0.70 units per acre.  
Open Space 5.028 acres

The proposed subdivision is located on the Old Lincoln Highway at approximately 834 North. The subdivision has been through three reviews and has been brought forward to Planning Commission by the request of the Applicant. The proposed subdivision is asking for a PUD for several reasons, the specifics of the PUD can be found in the Willow Fields PUD Objectives provided in the Planning Commission Packet. A clear list of all the requested exceptions has not been provided in one concise location, however there are exceptions titled Proposed Setback Modifications on Preliminary Plan Sheet V-100. Other exceptions are interspersed throughout the application.

**Technical Review:**

The application proposes that two half acre lots be allowed fronting the Old Lincoln Highway. There are existing sewer and water utilities in the Old Lincoln Highway. The property loses elevation as it slopes away from the highway making it challenging to provide sewer service to the property from the highway. When the application was submitted the purpose of the two-half acre lots was to allow the applicant to develop lots on the highway that can be quickly improved

and sold to help with the costs for the development of the internal lots. Half acre lots are not allowed in the RR-1 zone. See GLUDMC Chapter 14.5. The approval of these two lots is an exception to the zoning requirements. In conjunction with the development of the half acre lots the applicant desires to reduce the setback requirements found in the RR-1 zone for these two lots because they are not full acre lots. The modification of the setbacks for the two lots fronting Old Lincoln Highway would also be an exception to the zoning ordinance. The overall density of the project is still less than one lot per acre even with the two-half acre lots.

Goal #3 Support a Mix of Land-Uses as found in the Land-Use element of the Grantsville City General Plan includes the following statement: *#7. Allow the sizes of lots/units within a subdivision to vary from the zoning requirement while maintaining the overall zoning density of the parcel to provide Improved Open Space through the Planned Unit Development (PUD) Process.* The proposed subdivision provides 5.028 acres of land as open space which in the Applicant's objectives calls the open space "open space/park" and make known that it will serve the surrounding residents. The Objectives also note that the five-acre park covers "13% of the projects gross land area." The City will not accept anything less than 5 acres for dedication. It should be noted that the location of the proposed park is centered in a wetland area as designated on the state wetlands mapping. Wetlands will be discussed further on. Due to the fact that additional open space beyond the 10% required by code and the overall density is still less than one unit per acre the allowance of various size lots should be taken into account when considering the two-half acre lots.

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Probably the most significant exception to City standards is the street cross section that is being proposed. The street section that is proposed has 22-foot-wide pavement and 8-foot road base shoulder. A six-foot-wide trail runs along the south side of the street and stormwater infiltration channel running along the north side of the street. In the objectives the applicant references three goals from the General Plan to justify the proposed street cross section: Goal #2 Create a more pedestrian friendly community, Goal #4: Retain the small-town charm, Goal #6 preserve the natural environment.

The applicant uses goal #2 to justify the six-foot wide trail in place of the typical sidewalks. City staff is not opposed to the use of a trail as this has been approved in Worthington Ranch nearby. A trail is typically used by multiple types of users. Bikes, horses, scooters and pedestrians to name a few, share use of a trail. A pedestrian friendly trail is not one foot wider than a standard



sidewalk based on perception of safety or real factors into the design of a trail. The American Association of State Highway and Transportation Officials (AASHTO) has published design guidelines for multi-use trails and has established a recommendation of a minimum of 10 feet width (12 to 14 feet width for heavy use areas). Grantsville City has approved a minimum of 8-foot widths in other areas in town. Why wouldn't at least the same be recommended here?

The Applicant states that they are trying to retain the small-town charm by mimicking a design found in the County. As previously stated, the applicant proposes a 22-foot-wide pavement with 8-foot-wide shoulders on each side. The use of the drainage ditch and trail in place of sidewalk curb and gutter is argued to preserve the small-town charm. Here again, the city staff is not against considering such a design if it is correctly implemented. As has been noted by the applicant, there are several County streets that have a similar cross section. However, these streets are typically very sparsely populated and have not been developed as part of a subdivision but remain at their historic widths and levels of improvement from when they were lanes serving large agricultural properties. Even the County requires basic standards be met for new subdivisions. The design of a subdivision is looking forward to adequately serve the needs of the subdivision and its inclusion into community networks and systems.

In September 2017 the Grantsville City Council voted to remove the Residential Rural Roadway Section and the Residential Roadway Section from the city standards for multiple reasons. The fire department had presented the need for a minimum travel width of 42 feet because of accessibility issues due to parking on the narrower travel widths (32' and 34') of the residential streets. Large vehicles such as larger pickups, RV's toy haulers being temporarily left on residential streets combined with vehicles parked on the opposite side were making it impossible for emergency equipment to pass through. Secondly, if fire equipment was set up with stabilization arms in place it was nearly impossible to get another larger vehicle by. The 42-foot-wide travel width greatly helps this situation. Other developments such as Presidents Park and Worthington Ranch have been approved through the PUD with 32-foot hard surface travel paths. In those cases, they limited on street parking and made sure that they had provided adequate onsite parking.

The water and sewer utilities are also part of the network of systems that must be considered. As the application was originally submitted the applicant was proposing septic systems. The City has been working with a neighboring landowner to develop a well field to municipal standards and put





a protection zone in place around the well field. The protection zone study is complete and either has been submitted to the state or is in process of being submitted to the state. The water owner is also filing a change application to move rights to the proposed new well locations with the intent to start the first well once the application is approved. The applicant was asked to provide a sanitary sewer system to protect the ground water and aquifer from the abundant nitrates that are produced by a septic system. The applicant has agreed to install the sewer system but there is a significant off-site system that is required which the owner does not feel he should bear the burden to construct as it will serve others in the future. The applicant has agreed to construct the first phase of their development with the sewer pipe installed and a small lift station and pressure sewer line at the bottom of the hill to be pumped to Old Lincoln Highway. The maintenance and cost of operation would be born by the residents of the subdivision. At the time that a plan is put in place to construct the sewer line from the Northwest Interceptor south in alignment with 600 West, future phases would be developed, and the sewer would be sent gravity flow to the 600 West sewer line. The lift station and pressure pump line would be decommissioned at that time.

At this point in time the water for the proposed application would come from Old Lincoln Highway. When development occurs to the east the line would be tied into the system to the east.

Goal # 6 Preserve the natural environment has been stated as one of the purposes for the open ditch stormwater system. Again, staff may not have a problem with this if it is designed correctly. Presidents Park was allowed to utilize a similar concept. However, one of the key reasons that that City eliminated the Residential Rural Roadway Section is due to the open drainage ditches and what residents have done with them as density has increased. Some residents do not like the ditches and have filled them in or allowed them to naturally fill in due to lack of maintenance, or modified driveways to block the ditches. Property damage has occurred with flooding. The city does not have the resources to constantly police these ditches. So, City Council moved to minimize the problems with future development by removing the residential option from the street standards. The property that this application covers has significant elevation change from Lincoln Highway to the east on roughly 1/3<sup>rd</sup> of the property. For this section of drainage to function as an infiltration area there will need to be several drop structures. Even then it is likely that a basin will be required at the bottom to catch the water and allow infiltration. Who maintains this elaborate system? How do you make this series of drop structures safe as it is in a public way? The City staff supports LID if it can be designed to be safe, protect property, and maintenance issues and costs are addressed.



Finally, the State maps show a wetland area in the center low point of this property. Again, the applicant has expressly stated that they want to comply with the General Plan Goal to Preserve the Natural Environment. The applicant was asked to address the wetland area and get a determination of the legitimacy of the wetland area, if necessary, a delineation. Worthington Ranch is located nearby and was required to do the same. The great concern to preserve the natural environment does not seem to apply to the wetlands area as the applicant has brought in truck loads of dirt to fill the wetland area in. They have not provided the city any evidence that they have worked through the wetlands processes, nor have they obtained the proper permits from the city for the earthwork that is occurring. Any legitimacy to the idea that the applicant desires to preserve the natural environment with the proposed project is destroyed by the blatant act of filling in what may be a wetland area without going through the appropriate processes to verify otherwise.

**Recommendation:**

Staff does not recommend approval of the Willow Fields PUD application as there are several items that have been discussed that do not meet City codes and standards nor does staff feel the application meets the intent the applicant has represented in the written objectives to meet certain goals in the General Plan as has been discussed above. For the same reasons staff does not recommend the approval of the Preliminary application as it is currently presented. If Planning Commission does see fit to recommend approval of either or both applications, staff respectfully requests that the City require all improvements including utilities and surface to be owned and maintained by the subdivision as they do not meet the current city standards.

END



GRANTSVILLE CITY  
ZONING DEPARTMENT

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

Preliminary Plan:  
\$750.00 Zoning Fees  
+ \$100.00 per Lot  
(ALL FEES ARE SUBJECT TO  
CHANGE)

Engineering Fees:  
0-10 Lots - \$2,250.00  
11-50 Lots - \$4,125.00  
51-100 Lots - \$5,500.00  
101 + Lots - \$5,500.00

**PRELIMINARY PLAN APPLICATION**

Date of Application 12-1-2021

Property Location 824 N. Old Lincoln Hwy Grantsville, UT.

Property Owner(s) Dustin Hall / D.A.B. & K LLC

Owner Phone \_\_\_\_\_

Acting Agent Name Barry Bunderson

Acting Agent Phone \_\_\_\_\_

Email Address barry.bunderson@civilprojex.com / dhall@pacwestllc.com

Subdivision Name Willow Fields

Number of Acres in Subdivision 38.526

Total Number Lots 28 Lot Sizes 1.02 Ac (Avg) 0.5 - 1.4 Ac 1.37 Acres/UNIT

Current Zoning of Property RR-1 Parcel Number 01-062-0-0015  
01-062-0-00102  
00103

Dustin K. Hall

Signature of Owner or Agent



# Intent To Serve Form

Date submitted: 11/15/2021

Name of Owner:	DAB & K LLC
Name of Agent or Representative:	Civil Proj-Ex, Inc.
Property Address or Location ( <b>Attach Map</b> ):	Near 825 Old Lincoln Highway, Grantsville
Assessor's Parcel Number:	01-062-0-0102
Proposed Lots/ERC's:	28
Signature of Owner or Agent:	Barry Bunderson <i>Barry Bunderson</i>

## Approving Agency: Grantsville City Public Works Department

This Intent to Serve form is part of the water, sewer, and roads connection process. Please note, Grantsville City will provide water, sewer, and street connection services to a residential or commercial building project **provided** there is sufficient ability to serve, if fees are paid on time, and if all steps are completed in accordance with City, State, and Federal regulations. Utility modeling must be submitted to determine the impacts to the City's systems. Traffic impacts and any environmental impacts must also be considered and summarized for review. Intent to Serve approvals issued will be honored for a period of one calendar year from the date signed by an authorized signor for Grantsville City.

All excavations are required to meet Grantsville City specifications for back fill materials and compaction. Excavations will be inspected by Grantsville City prior to and during backfill operations.

Any approval rendered under this permit does not imply approval to cross any private property or right-of-way and pertains to Grantsville City rights-of-ways and/or easements. Approval under this application is in accordance with all laws and ordinances of the State of Utah and Grantsville City.

Applicant is responsible for determining ownership of right-of-ways and easements.

Utility	Approved	Disapproved
Water	X	
Sewer		X
Roads	X	

**Additional comments:** The Project anticipates using City Culinary Water for indoor use and City sewer for Lots 101-102 which front on Old Lincoln Hwy. The Project also anticipates using GIC water on Lots 101-104 for outdoor use, but will use City Culinary water for outdoor use on other portions of the project.

X   
 James Waltz  
 Public Works Director, Grantsville City

X 11/15/21  
 Date Signed



[Login](#) | [Help](#)

Monday, November 29, 2021 8:44:16 am MST

## Tooele County Treasurer User Payment Accounts

Use your *Account Number* to find your account.

Please verify the name on the account to assure your payment is posted to the correct account.

### Tooele County Treasurer

Account Number	Amount Due	Amount to Pay	Search Results
<input type="checkbox"/> R098509 DAB&K LLC Property Tax <a href="#">view</a>	\$0.00	\$ 0.00	<b>Account Number:</b> R098509 <b>Name:</b> DAB&K LLC <b>Address:</b> 57 S MATTHEWS LANE, GRANTSVILLE, UT 84029 <b>Details:</b> 11/29/2021 <b>Property Tax*:</b> \$0.00 <i>* Amounts are updated periodically and may not reflect recent payments.</i>
Total:		\$ 0.00	

Add Another Account Number

1 2 3 4 5 6 7 8 9 0

[View Tax Notice](#)



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**INTENT TO SERVE FORM**

DAB & K LLC  
Name of Owner

Civil Proj-Ex, Inc.  
Name of Agent or Representative

\_\_\_\_\_  
Date Approving Agency Signed

Near 825 Old Lincoln Highway, Grantsville  
Property Address or Location

28  
Number of Lots Proposed

Barry V. Bunderson  
Signature of Owner or Agent

Name of Approving Agency \_\_\_\_\_

**SEWER**                           **APPROVED**                           **DISAPPROVED**

**WATER**                           **APPROVED**                           **DISAPPROVED**

**ROADS**                           **APPROVED**                           **DISAPPROVED**

Conditions, Restrictions, or Comments: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Expiration Date of Approval \_\_\_\_\_

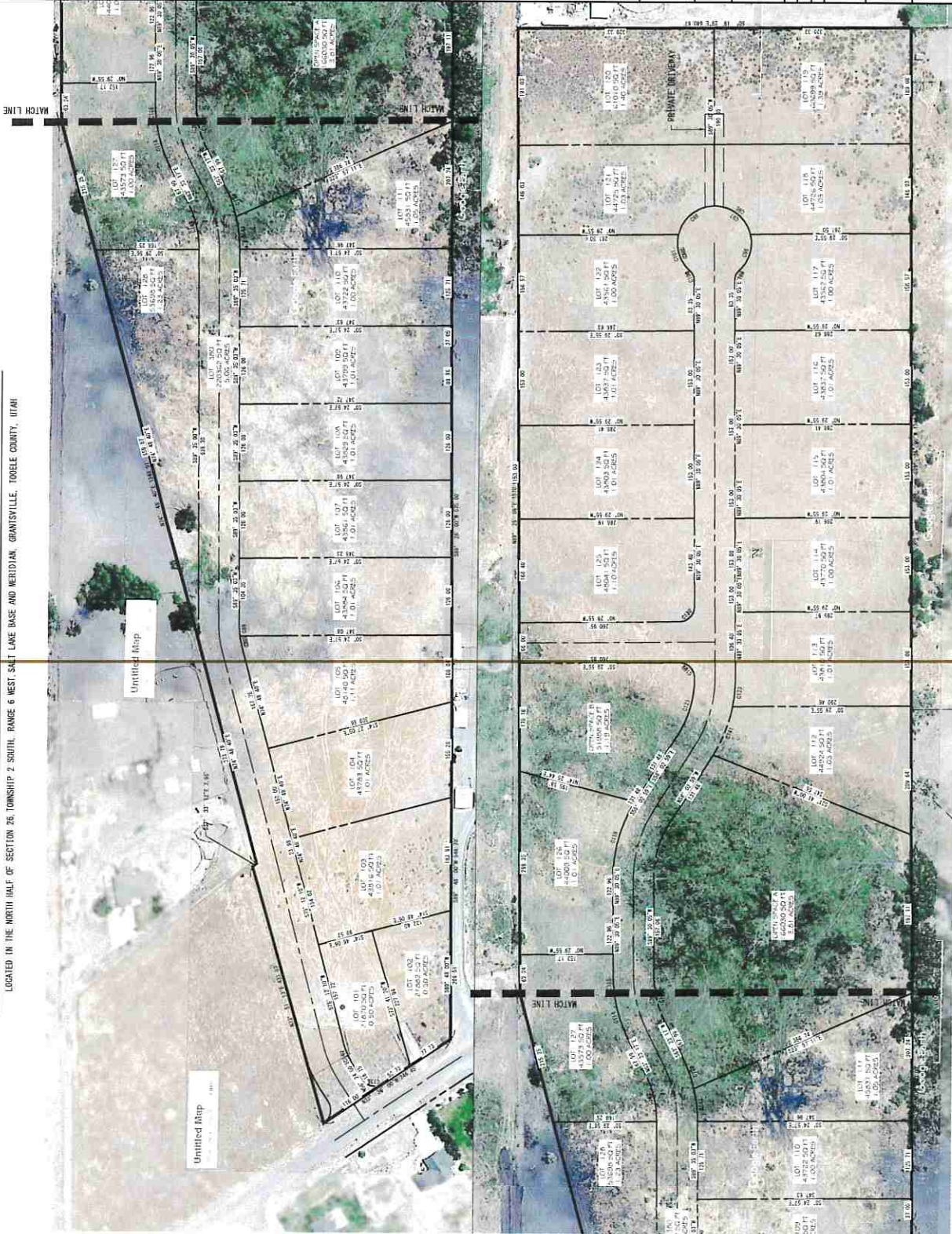
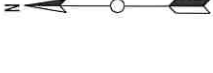
\_\_\_\_\_  
DATE SIGNED

\_\_\_\_\_  
AUTHORIZED SIGNATURE FOR AGENCY

**-TO BE SUBMITTED WITH BUILDING OR SUBDIVISION PERMIT APPLICATION-**

# PRELIMINARY PLAN - WILLOW FIELDS SUBDIVISION

LOCATED IN THE NORTH HALF OF SECTION 26, TOWNSHIP 2 SOUTH, RANGE 6 WEST, S&T LAKE BASE AND MERIDIAN, GRANTSVILLE, TOOLE COUNTY, UTAH



**CIVIL PROJ-EX, INC**  
 ENGINEER  
 960 GILBERT STREET  
 GRANTSVILLE, UTAH 84029

DEVELOPER: DUSTIN HALL  
 801-514-3623  
 57 SOUTH MATTHEWS LN., GRANTSVILLE, UT 84029

DRN EWB	DATE: 2001.03.28	SCALE: AS SHOWN	NO. OF
DES. EWB	DATE: 2001.03.28	JOB # 20-48018	OF
DSD	DATE:		

**WILLOW FIELDS SUBDIVISION**

LOCATED IN THE NORTH HALF OF SECTION 26,  
 TOWNSHIP 2 SOUTH, RANGE 6 WEST,  
 S&T LAKE BASE AND MERIDIAN,  
 GRANTSVILLE, TOOLE COUNTY, UTAH

PLANNING AND ZONING COMMISSION  
 APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
 BY THE GRANTSVILLE CITY PLANNING AND ZONING COMMISSION.

CHAIRPERSON: GRANTSVILLE CITY PLANNING AND ZONING

## INTENT TO SERVE FORM

<u>DAB &amp; K LLC</u> Name of Owner	<u>Civil Proj-Ex, Inc.</u> Name of Agent or Representative
<u>9/23/21</u> Date Approving Agency Signed	Near <u>825 Old Lincoln Highway, Grantsville</u> Property Address or Location
<u>28</u> Number of Lots Proposed	<u>Barry V. Bunderson</u> Signature of Owner or Agent

Name of Approving Agency Rocky Mountain Power

(Please indicate approval status)

**ELECTRIC COMPANY**     **APPROVED**     **DISAPPROVED**

Conditions, Restrictions, or Comments: Subject to the rules and tariffs on file with the Utah Public Service Commission

Expiration Date of Approval \_\_\_\_\_

<u>9/23/21</u> DATE SIGNED	<u>Lou Baker</u> AUTHORIZED SIGNATURE FOR AGENCY
-------------------------------	---

**-TO BE SUBMITTED WITH BUILDING OR SUBDIVISION PERMIT APPLICATION-**





15:37

To Whom It May Concern:

*Re: Natural Gas Service Availability to Willow Field Subdivision*

Natural gas can be made available to serve approximate area of: **825 Old Lincoln Hwy, Grantsville, UT**, when the following requirements are met:

1. Developer provides plat maps, drawings, construction schedules, average size of homes, units, and/or buildings that will be served by natural gas, and any and all other relevant information regarding commercial and residential uses, including but not limited to, proposed natural gas appliances (number and type of appliances per unit, home, building), and provide minimum utility clearances and setbacks.
2. Review and analysis by Dominion Energy Engineering and/or Preconstruction Department to determine load requirements, system reinforcement requirements and estimated costs to bring natural gas to the development.

Upon completion of Dominion Energy review of the developments natural gas requirements, agreements will be prepared, as necessary, for high pressure, intermediate high pressure and/or service line extensions required to serve the development. These service extensions must be paid in advance, but may qualify for credits or refunds, as provided in Dominion Energy tariff.

To accommodate your construction schedule and provide cost estimates to you, please contact me at your earliest convenience.

**Please note: Gas Main location needs to be a minimum of 10' away from structure and 3' from other utilities. It is the customer's responsibility to provide adequate clearances.**

Sincerely,

Candis Miller  
Pre-Construction Rep  
[Candis.miller@dominionenergy.com](mailto:Candis.miller@dominionenergy.com)  
801-324-5014



September 22, 2021

To whom it may Concern,

This letter is to verify that Comcast service is available to 825 Old Lincoln Highway, Grantsville, UT Comcast will generally provide all materials and labor to provide broadband services from the property line to the point of service, in a trench provided by the property owner.

The cost of installation, construction and provision of cable service will be part of the contract negotiations with the Owner of the Property or a designated representative. **This letter is not to be considered a contract or guarantee of service.** Furthermore, all permits, licenses and rights of access must be provided by the Owner prior to any provision of services.

Please be advised that we require a minimum of 90 days for project approvals and construction **after we receive a signed contract.** If this is a private development.

Please contact Elysia Valdez at 801-401-3017 or [JointTrench\\_Utah@comcast.com](mailto:JointTrench_Utah@comcast.com) before opening utility trenches.

We look forward to working with you on this Project; please feel free to contact me with any questions or concerns.

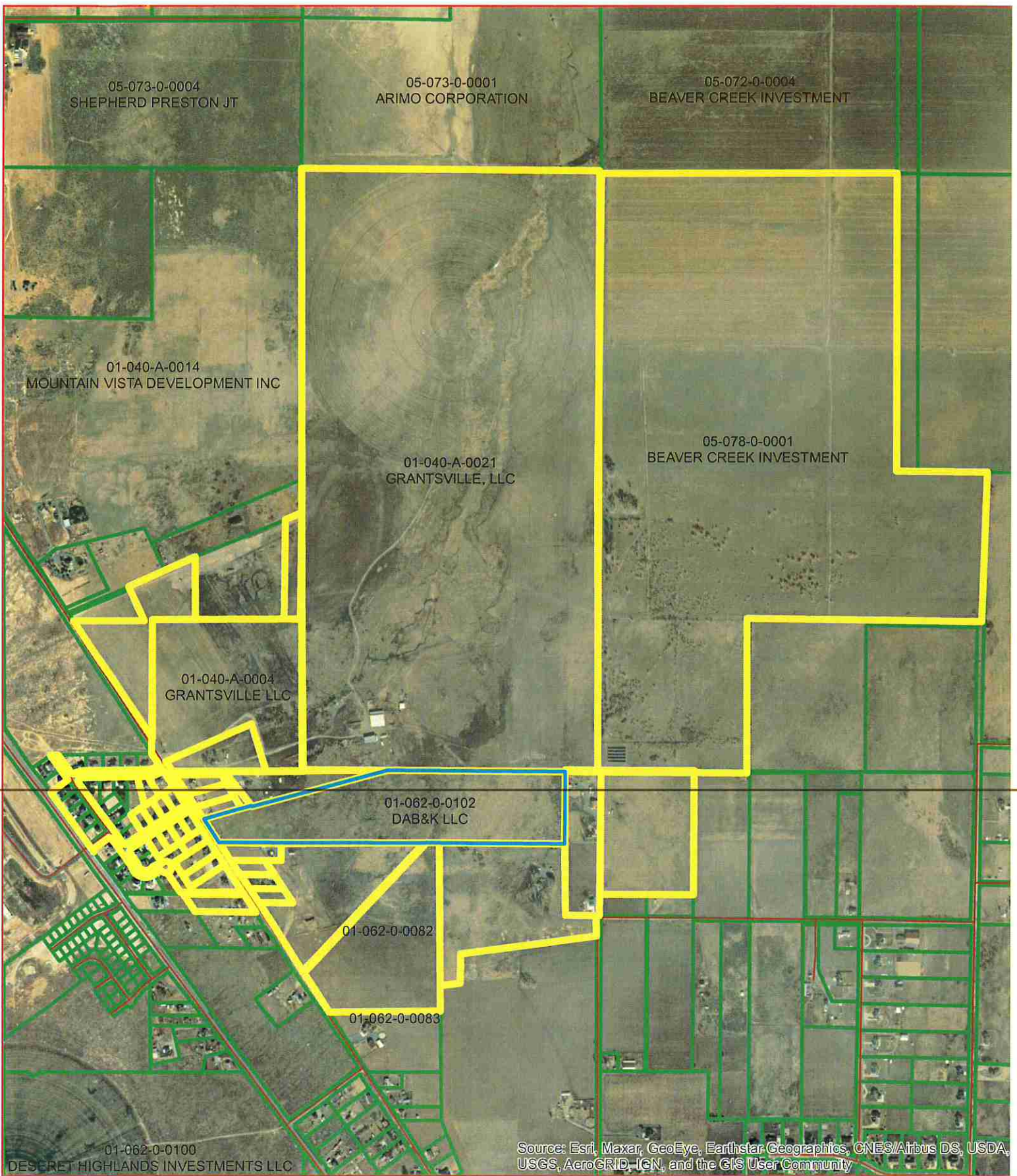
Sincerely,

*Chad Noble*

---

Chad Noble  
Comcast Cable  
[chad\\_noble@Cable.Comcast.com](mailto:chad_noble@Cable.Comcast.com)  
801 401-2609 office  
9602 S 300 W  
Sandy, Utah 84070





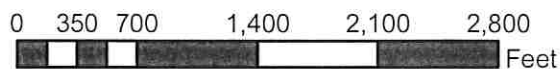
Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

**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.

**Dustin Hall**  
**01-062-0-0102**



Date: 8/26/2021  
Blanca.rodriguez

**JERRY M. HOUGHTON**  
**TOOELE COUNTY RECORDER**

47 SOUTH MAIN STREET, Room 213  
TOOELE, UTAH 84074  
OFFICE (435) 843-3180  
FAX (435) 843-3273

November 29, 2021

SUBJECT: Approval of Subdivision Name:

**ADDRESSED TO** Tooele County/Tooele City/**Grantsville City**/Other

Name/Developer/Point of Contact: Barry Bunderson  
Phone/E-mail: 435-228-6736 / barry.bunderson@civilprojex.com

The Tooele County Recorder has approved the proposed subdivision name of

“WILLOW FIELDS SUBDIVISION”

The approved name is acceptable, with no other derivative thereof.

JERRY M. HOUGHTON  
Tooele County Recorder

By Deputy Rylisha Ulm 11/29/21

---

## Memorandum

---

TO: Grantsville City Planning and Zoning  
FROM: Barry Bunderson, P.E.  
SUBJECT: Proposed Willow Fields Subdivision Traffic Analysis  
DATE: November 29, 2021  
CC: File

Trip generation for the development was calculated using trip generation rates published in the Institute of Transportation Engineers (ITE), *Trip Generation*, 10th Edition, 2017. Trip generation for the proposed project is attached.

The total trip generation for the development is as follows:

- Daily Trips: 264
- Morning Peak Hour Trips: 21
- Evening Peak Hour Trips: 28

At buildout, the distribution of traffic anticipated is to be 100% to and from the western end of the project via the connection to Old Lincoln Highway. It is anticipated that the development traffic will use Old Lincoln Highway as the connection to the streets network. Per the Grantsville City Street Masterplan Map Old Lincoln Highway is identified as a Local Street with Criteria of "under 200 Design Hour Vehicles (DHV)".

The Project Daily Trips averaged over a 24 hour period is approximated to be 11 vehicles per hour (veh/h). 11 (v/h) is 0.55% of the 200 DHV criteria of the City Street Masterplan Map.

The peak hour trip generation of 28 vehicles is approximately 1.9% of the 1,500 veh/h capacity of a single lane with stop control.

The impact of increased peak hour traffic to Old Lincoln Highway for each phase is as follows:

	Trips	% increase
--	-------	------------

No significant impact is anticipated on the existing road network.

**ITE Trip Generation Rates - 10th Edition**  
**Pass-by rates from ITE Trip Generation Handbook - 2nd Edition**  
(copyrights, Institute of Transportation Engineers)

Description/ITE Code	Units	ITE Vehicle Trip Generation Rates (peak hours are for peak hour of adjacent street traffic unless highlighted)						Units	Expected Units	Total Generated Trips						Total Distribution of Generated Trips					
		Weekday	AM	PM	Pass-By	AM In	AM Out			PM In	PM Out	Independent Variable	Daily	AM Hour	PM Hour	AM In	AM Out	Pass-By	PM In	PM Out	Pass-By
Single Family Homes 210	DU	9.44	0.74	0.99	25%	75%	63%	37%	DU	28.0	264	21	28	5	16	0	17	10	0	0	



**APPLICATION FOR A  
PRELIMINARY PLAN  
CONSIDERATION BY GRANTSVILLE CITY  
PLANNING COMMISSION**

An application has been received in our office for consideration of a Preliminary Plan approval for:

**Dustin Hall, D.A.B. & K, LLC. on the Willow Fields PUD Subdivision located at approximately at 834 N. Old Lincoln Hwy for the creation of twenty-eight (28) lots in the RR-1 zone.**

This site is in the area of, or adjoins property you own, according to the tax rolls of Tooele County. A discussion and public hearing to receive public input on the proposed project will be held on April 7, 2022. The Planning Commission will make a recommendation to the City Council on April 21, 2022. All meetings will be held in person and through Zoom on:


**Thursday, April 7, 2022 at 7:00 p.m.**

You are invited to view the application and proposed plans by emailing me at [kclark@grantsvilleut.gov](mailto:kclark@grantsvilleut.gov).

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 April 7, 2022. For more information, please call me at 435-884-4604 or email me.

For more information, please email me at [kclark@grantsvilleut.gov](mailto:kclark@grantsvilleut.gov).

Thank you,

  
Kristy Clark  
Zoning Administrator

Join Zoom Meeting  
<https://us02web.zoom.us/j/84177815725>

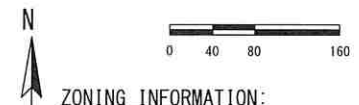
Meeting ID: 841 7781 5725  
One tap mobile  
+16699009128,84177815725# US (San Jose)  
+12532158782,84177815725# US (Tacoma)

Dial by your location  
+1 669 900 9128 US (San Jose)  
+1 253 215 8782 US (Tacoma)  
+1 346 248 7799 US (Houston)  
+1 646 558 8656 US (New York)  
+1 301 715 8592 US (Washington DC)  
+1 312 626 6799 US (Chicago)

Find your local number:  
<https://us02web.zoom.us/j/84177815725>

# PRELIMINARY PLAN - WILLOW FIELDS PUD

LOCATED IN THE NORTH HALF OF SECTION 26, TOWNSHIP 2 SOUTH, RANGE 6 WEST, SALT LAKE BASE AND MERIDIAN, GRANTSVILLE, TOOELE COUNTY, UTAH



### ZONING INFORMATION:

- CURRENT ZONE: RR-1
- SINGLE FAMILY DWELLING = PERMITTED
- FAMILY DWELLING MINIMUM LOT SIZE: 43,560 SQ. FT.
- MIN LOT FRONTAGE: 50 FT. AT FRONT PROPERTY LINE.

### SETBACKS

- MIN FRONT YARD: 40 FT.
- MIN REAR YARD FOR MAIN BUILDING: 30 FT
- MIN REAR YARD FOR ACCESSORY BUILDING: 2 FT
- MIN SIDE YARD FOR MAIN BUILDING, EACH SIDE: INTERIOR 15 FT
- TPO FRONT AND TWO SIDE YARD FOR CORNER LOTS
- MIN SIDE YARD FOR ACCESSORY BUILDINGS: 4 FT
- MAX BUILDING HEIGHT: 35 FT
- MAX BUILDING LOT COVERAGE (ALL BUILDINGS): 20%

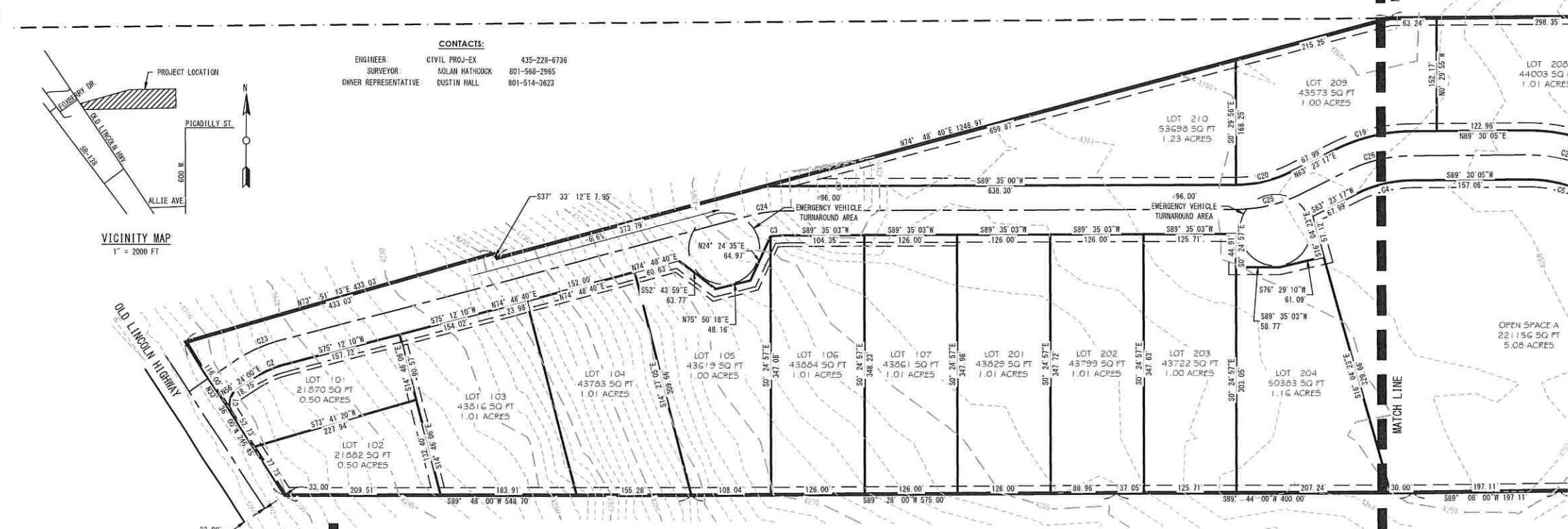
### PROPOSED SETBACK MODIFICATIONS

FOR LOTS OF THE 0.5-ACRE CLASS THE ZONING REGULATIONS ARE THOSE AS IDENTIFIED IN SECTION 15.1 R-1-21 WITH THE FOLLOWING MODIFICATIONS:

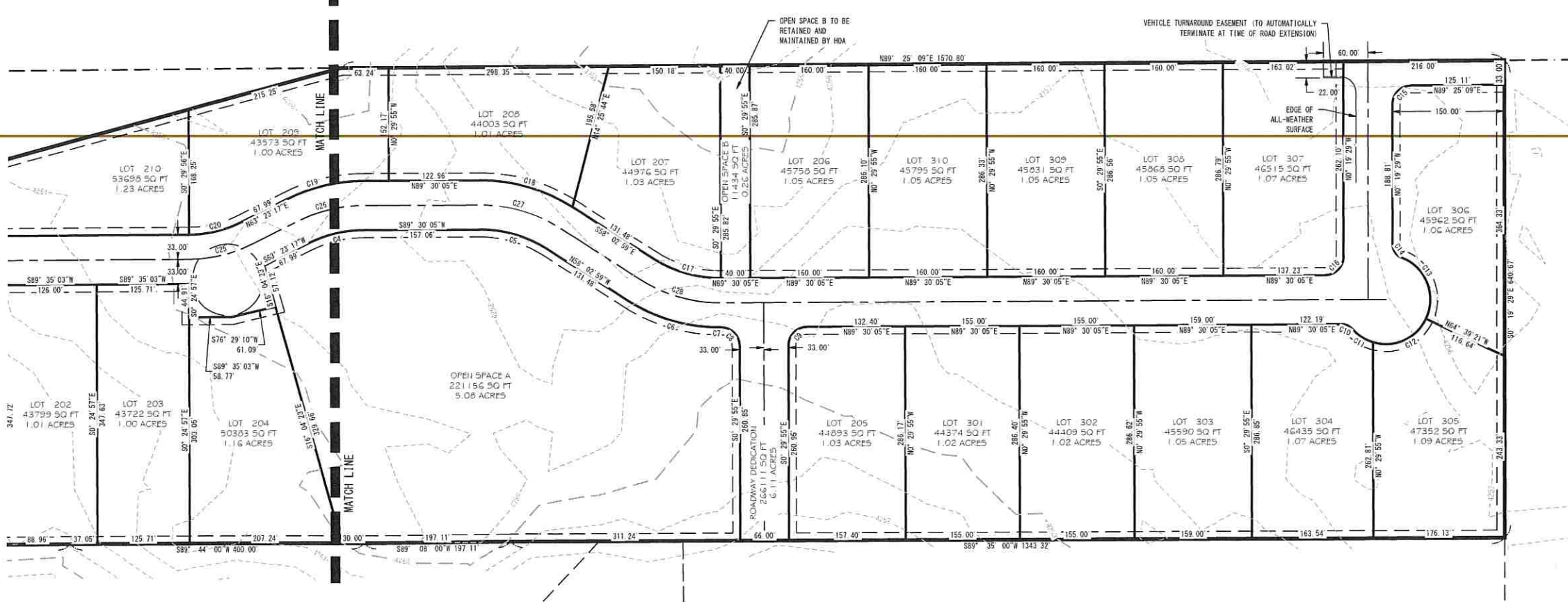
- MINIMUM YARD SETBACK ON CORNER LOTS INCLUDE: ONE FRONT YARD OF 40 FT, ONE REAR YARD OF 25 FT, ONE INTERIOR SIDE YARD OF 10 FT, AND ONE STREET SIDE YARD OF 25 FT.
- FOR LOTS OF THE 1-ACRE CLASS THE ZONING REGULATIONS ARE THOSE AS IDENTIFIED IN SECTION 14.5 RR-1 WITH THE FOLLOWING MODIFICATIONS:
- Minimum yard setback on corner lots include: one front yard of 40 ft, one rear yard of 30 ft, one interior side yard of 15 ft, and one street side yard of 30 ft.

**CONTACTS:**  
 ENGINEER: CIVIL PROJ-EX 435-228-6736  
 SURVEYOR: NOLAN HATHCOCK 801-560-2965  
 OWNER REPRESENTATIVE: DUSTIN HALL 801-514-3623

**VICINITY MAP**  
 1" = 2000 FT



Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	39.27	25.00	90° 00' 00"	N11° 24' 00"E	35.36
C2	64.80	167.00	18° 48' 10"	N65° 48' 05"E	54.56
C3	21.71	167.00	7° 26' 55"	S85° 51' 35"W	21.70
C4	76.11	167.00	26° 06' 47"	S76° 26' 41"W	75.45
C5	94.58	167.00	32° 26' 57"	N74° 16' 27"W	93.32
C6	131.96	233.00	32° 26' 57"	N74° 16' 27"W	130.20
C7	131.96	233.00	32° 26' 57"	N74° 16' 27"W	130.20
C8	39.27	25.00	89° 59' 58"	N45° 29' 57"W	35.36
C9	39.27	25.00	90° 00' 00"	S44° 30' 05"W	35.36
C10	15.82	18.50	49° 00' 02"	S65° 59' 54"E	15.34
C11	33.14	60.00	31° 38' 53"	S57° 19' 20"E	32.72
C12	85.36	60.00	81° 30' 35"	N66° 05' 57"E	78.34
C13	99.48	60.00	94° 59' 53"	N22° 09' 18"W	88.47
C14	22.39	18.50	69° 19' 45"	N24° 59' 22"W	21.04
C15	39.16	25.00	89° 44' 38"	N44° 32' 50"E	35.28
C16	39.19	25.00	89° 49' 34"	N44° 35' 18"E	35.30
C17	94.58	167.00	32° 26' 57"	S74° 16' 27"E	93.32
C18	101.96	233.00	32° 26' 57"	S74° 16' 27"E	100.20
C19	106.19	233.00	26° 06' 47"	N76° 26' 41"E	105.28
C20	76.35	167.00	26° 11' 45"	N76° 29' 10"E	75.69
C23	65.63	200.00	18° 48' 10"	N65° 48' 05"E	65.34
C24	51.57	200.00	14° 46' 23"	N82° 11' 51"E	51.42
C25	91.44	200.00	26° 11' 45"	N76° 29' 10"E	90.65
C26	91.15	200.00	26° 06' 47"	N76° 26' 41"E	90.37
C27	113.27	200.00	32° 26' 57"	S74° 16' 27"E	111.76
C28	113.27	200.00	32° 26' 57"	S74° 16' 27"E	111.76



Project Number	Designed By	Date Issued
21-45015	BVB	2022.03.08

**WILLOW FIELDS PUD**  
**GRANTSVILLE, UTAH**  
**TOOELE COUNTY, UTAH**

**GRANTSVILLE CITY ENGINEER**

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

BY THE GRANTSVILLE CITY ENGINEER.

\_\_\_\_\_  
 CITY ENGINEER

**GRANTSVILLE CITY PUBLIC WORKS**

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

BY THE GRANTSVILLE PUBLIC WORKS DEPARTMENT

\_\_\_\_\_  
 GRANTSVILLE CITY PUBLIC WORKS DIRECTOR

Project Name: \_\_\_\_\_

CIVIL PROJ-EX, INC.  
 ENGINEERS & PLANNERS  
 96 QUIRA STREET  
 GRANTSVILLE, UTAH 84009

7224157  
 BARRY V. BUNDERSON  
 State of Utah  
 2022.03.08

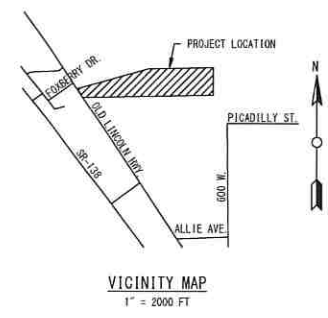
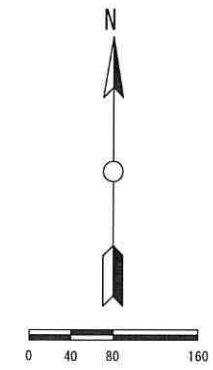
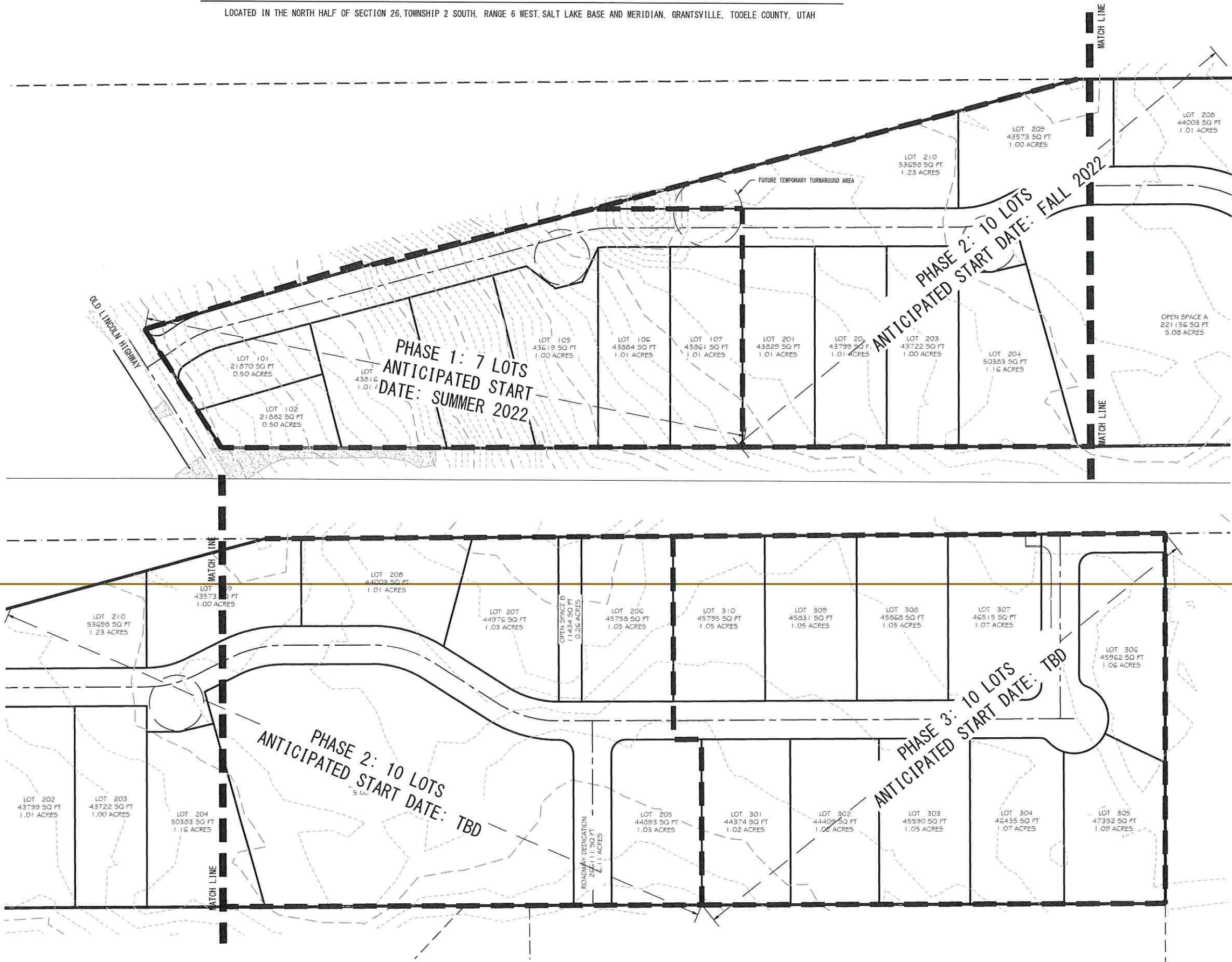
3/14/2022 12:19:04 PM

Sheet Name: **V-100**

No.	Revisions	By	Date
1	City Public Works requires 4500 PSI concrete for Public Work Improvements	BVB	3/13/21

# PHASING PLAN - WILLOW FIELDS PUD

LOCATED IN THE NORTH HALF OF SECTION 26, TOWNSHIP 2 SOUTH, RANGE 6 WEST, SALT LAKE BASE AND MERIDIAN, GRANTSVILLE, TOOELE COUNTY, UTAH



**GRANTSVILLE CITY ENGINEER**  
 APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_  
 BY THE GRANTSVILLE CITY ENGINEER.

\_\_\_\_\_  
 CITY ENGINEER

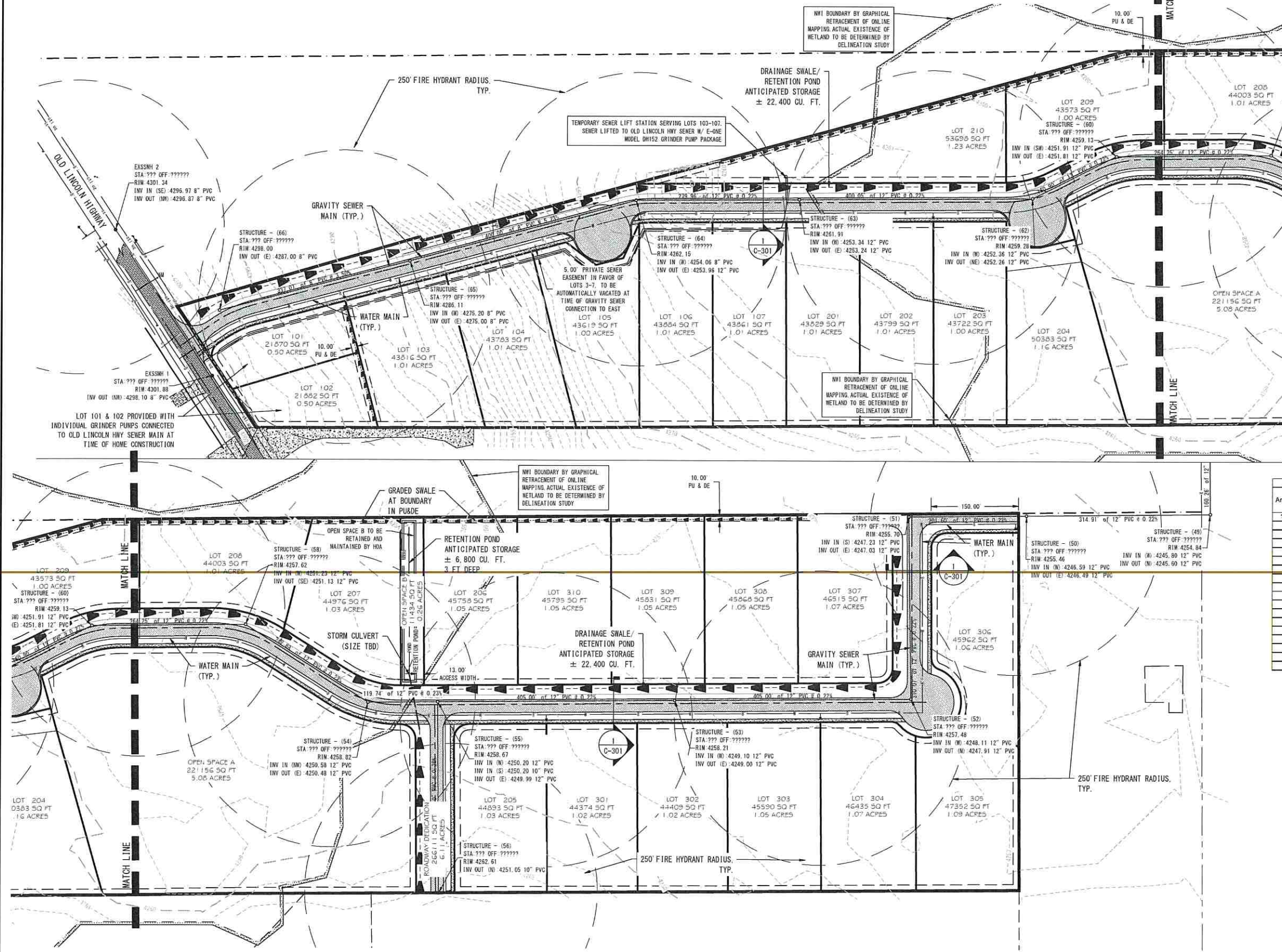
**GRANTSVILLE CITY PUBLIC WORKS**  
 APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_  
 BY THE GRANTSVILLE PUBLIC WORKS DEPARTMENT

\_\_\_\_\_  
 GRANTSVILLE CITY PUBLIC WORKS DIRECTOR

<b>PRELIMINARY PLAN</b> Project Number: 21-65015 Drawn By: BVV Date Issued: 2022.03.08 Designed By: BVV Date Issued: 2022.03.08		Project Name: <b>WILLOW FIELDS PUD                  GRANTSVILLE,                  TOOELE COUNTY, UTAH</b>
1 City Public Works require 4500 PSI concrete for Public Way Improvements Revisions No. By Date		CIVIL PROJ-EX, INC. ENGINEERS & PLANNERS 96 QUIRK STREET GRANTSVILLE, UTAH 84029
7224157 BARRY V. BUNDERSON 2022.03.08 STATE OF UTAH		Sheet Name: <b>V-701</b>

# SITE ANALYSIS - WILLOW FIELDS PUD

LOCATED IN THE NORTH HALF OF SECTION 26, TOWNSHIP 2 SOUTH, RANGE 6 WEST, SALT LAKE BASE AND MERIDIAN, GRANTSVILLE, TOOELE COUNTY, UTAH



## SITE ANALYSIS NARRATIVE

- THE PURPOSE OF THE SITE ANALYSIS MAP IS TO ENSURE THAT THE IMPORTANT SITE FEATURES HAVE BEEN ADEQUATELY IDENTIFIED PRIOR TO THE CREATION OF THE SITE DESIGN, AND THAT THE PROPOSED OPEN SPACE (WHERE APPLICABLE) WILL MEET THE REQUIREMENTS OF CHAPTER 21, SECTION 21.1.13.
- THIS PRELIMINARY PLAN INCLUDES THE PLANNED UNIT (PUD) SUBDIVISION OF TOOELE COUNTY PARCEL 01-062-0-0102 INTO 27 RESIDENTIAL SINGLE-FAMILY LOTS IN A THREE PHASED DEVELOPMENT. THE CURRENT ZONING IS RR-1.
- THE ACREAGE OF THE ENTIRE TRACT IS 1,678.178 SQ. FT. OR 38.53 ACRES.
- GENERAL VEGETATION CHARACTERISTICS INCLUDE GRASS, WEEDS, SAGEBRUSH AND A FEW SMALL TREES.
- GENERAL SOILS TYPES CONSIST PREDOMINANTLY OF SILT TO ORGANIC SILT (ML TO OL) AND SILTY CLAY (CL) EXTENDING TO THE FULL DEPTH PENETRATED. 12 FEET PER THE OMT ENGINEERING LABORATORIES GEOTECHNICAL STUDY DATED JULY 9, 2021. GROUNDWATER HAS BEEN ENCOUNTERED AT THE TIME OF FIELD EXPLORATIONS IN SEVERAL TEST PITS ABOUT 5-6 FEET BELOW THE EXISTING GROUND SURFACE. THEREFORE GROUNDWATER MAY AFFECT DEEPER EXCAVATIONS.
- THE SITE IS IN ZONE "D" PER FEMA PANEL 49045C1605C DATED 11/18/2009
- THE PROJECT ANTICIPATES CONNECTING TO THE CITY WATER SYSTEM FOR ALL LOTS. THE PROJECT PLANS TO CONNECT TO THE CITY SEWER SYSTEM FOR ALL LOTS
- STORM DRAIN MITIGATION WILL INCLUDE A 100-YEAR RETENTION POND WITHIN THE ROADSIDE SWALES CREATED BY A SERIES OF CHECK DAMS, OR AS REQUIRED AS PART OF OPEN SPACE B AND OR LOTS 206 & 207. THE HYDRAULIC SOIL GROUP IS "C"

Retention Volumes by SCS Method					
Area (sq. ft.)	Pre development run off "CN"	Post development run off "CN"	Pre development Storage "S"	Post development Storage "S"	
1678178	74	79	3.51	2.66	
24 Hour Rain fall depths					
	2yr	10 yr	25 yr	50 yr	100 yr
	1.21	1.55	1.91	2.11	2.31
Pre Development Runoff Volumes Cu. Ft.					
	2yr	10 yr	25 yr	50 yr	100 yr
	8951	28133	43179	56285	70552
Post Development Runoff Volumes Cu. Ft.					
	2yr	10 yr	25 yr	50 yr	100 yr
	19287	46314	65821	82234	99688
Required Retention Volumes - Cu. Ft.					
	2yr	10 yr	25 yr	50 yr	100 yr
	10336	18182	22642	25949	29136
	10336	18182	22642	25949	29136

## OPEN SPACE NARRATIVE

- OPEN SPACE MEETS REQUIREMENTS BY PROVIDING 5 ACRES OR 13% OF THE GROSS SUBDIVISION AREA. THE 5 ACRES ARE PROVIDED BY OPEN SPACE PARCELS A AND B.

**CONTACTS:**  
 ENGINEER: CIVIL PROJ-EX 435-228-6738  
 SURVEYOR: NOLAN HATHROCK 801-568-2965  
 OWNER REPRESENTATIVE: DUSTIN HALL 801-514-3923

### GRANTSVILLE CITY ENGINEER

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_  
 BY THE GRANTSVILLE CITY ENGINEER.

### GRANTSVILLE CITY PUBLIC WORKS

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_  
 BY THE GRANTSVILLE PUBLIC WORKS DEPARTMENT

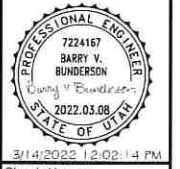
GRANTSVILLE CITY PUBLIC WORKS DIRECTOR

No.	By	Date	Revisions
1	BVB	8.12.21	City Public Works requires 4500 PSI concrete for Public Way Improvements

PRELIMINARY PLAN	
Designed By	BVB
Project Number	21-49015
Date Issued	2022.03.08
Drawn By	BVB

WILLOW FIELDS PUD  
 GRANTSVILLE,  
 TOOELE COUNTY, UTAH

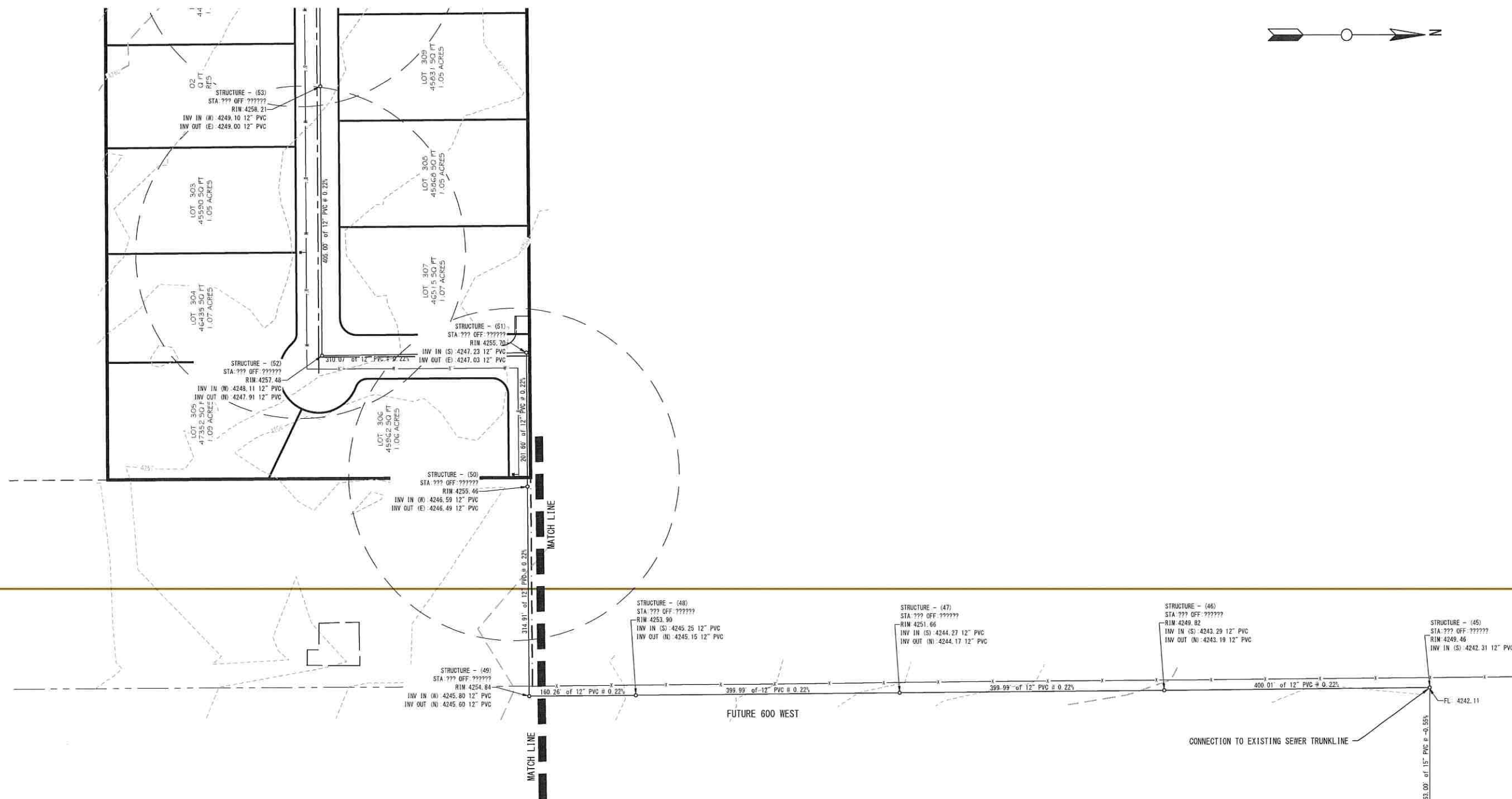
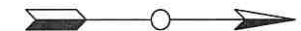
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 CIVIL PROJ-EX, INC  
 ENGINEERS & PLANNERS  
 96 QUINCY STREET  
 GRANTSVILLE, UTAH 84009



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 Sheet Name:  
**SITE ANALYSIS**

# CIVIL UTILITY - WILLOW FIELDS PUD

LOCATED IN THE NORTH HALF OF SECTION 26, TOWNSHIP 2 SOUTH, RANGE 6 WEST, SALT LAKE BASE AND MERIDIAN, GRANTSVILLE, TOOELE COUNTY, UTAH



No.	Revisions	By	Date
1	City Public Works requires 4500 PSI concrete for Public Way Improvements	BVB	8.12.21

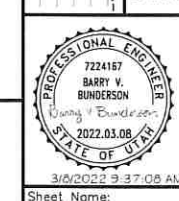
PRELIMINARY PLAN	
Project Number 21-45015	Designed By BVB
Drawn By BVB	Date Issued 2022.03.08

Project Name:  
**WILLOW FIELDS PUD  
GRANTSVILLE,  
TOOELE COUNTY, UTAH**

CIVIL PROJ-EX, INC  
ENGINEERS & PLANNERS  
96 GUILFORD STREET  
GRANTSVILLE, UTAH 84020

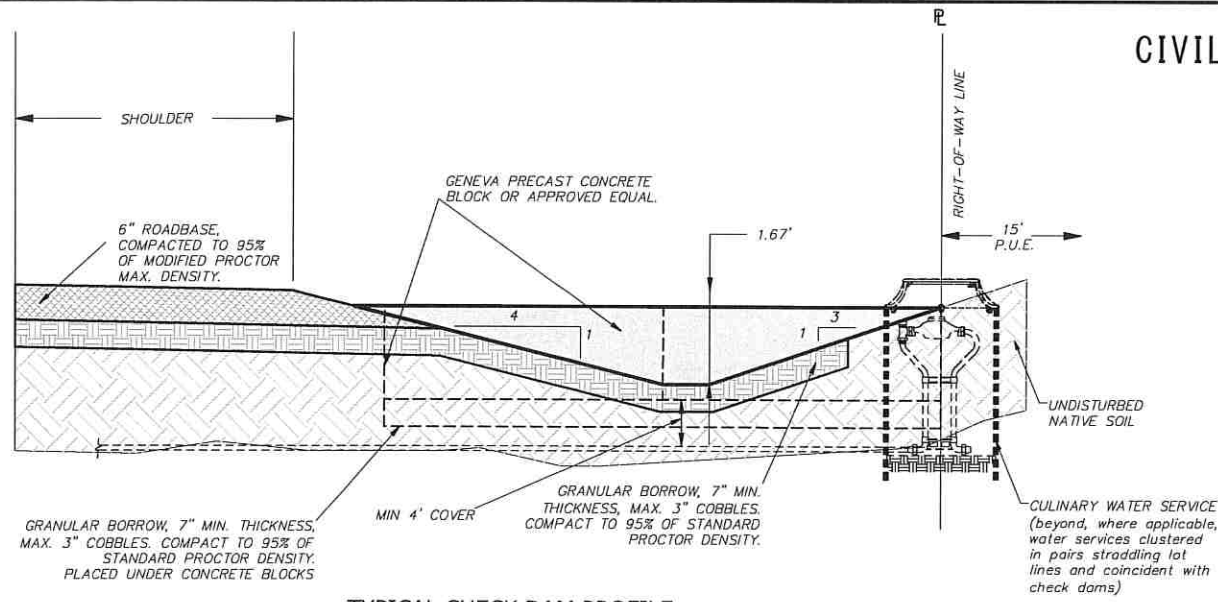
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APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_  
BY THE GRANTSVILLE CITY ENGINEER,  
\_\_\_\_\_  
CITY ENGINEER

**GRANTSVILLE CITY PUBLIC WORKS**  
APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_  
BY THE GRANTSVILLE PUBLIC WORKS DEPARTMENT  
\_\_\_\_\_  
GRANTSVILLE CITY PUBLIC WORKS DIRECTOR

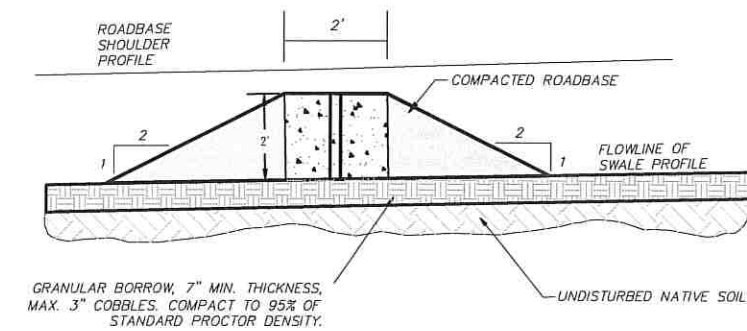


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**CU-103**

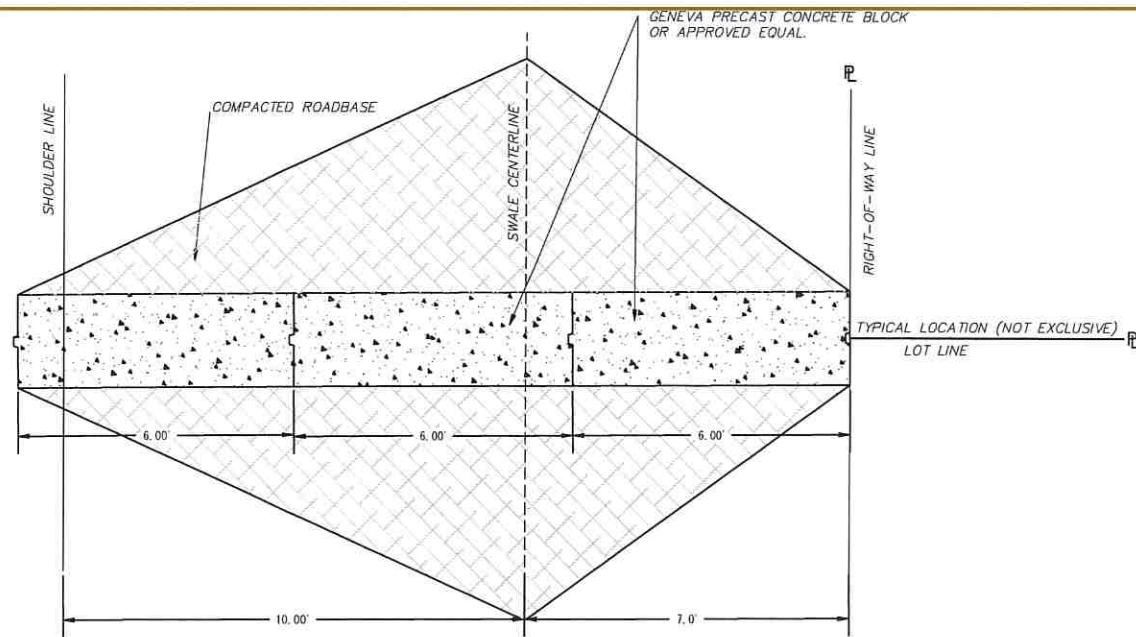
CIVIL SECTIONS



TYPICAL CHECK DAM PROFILE



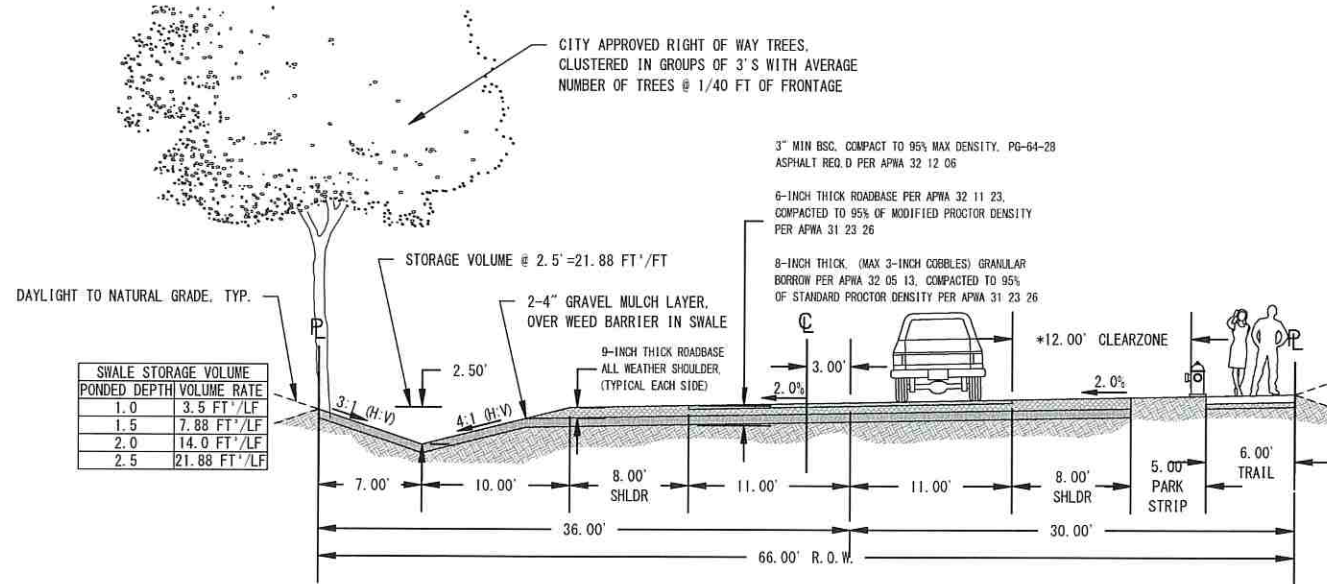
TYPICAL CHECK DAM CROSS-SECTION



TYPICAL CHECK DAM PLAN VIEW

5 CHECK DAM

Scale: NTS



\* COMPLIES WITH ROADSIDE DESIGN GUIDE TABLE 3.1 FOR DESIGN SPEED LESS THAN 40 MPH AND ADT 750-1500

1 PROPOSED WILLOW FIELDS TYPICAL LOCAL ROADWAY

No.	Revisions	By	Date

PRELIMINARY PLAN	Designed By BVB	Date Issued 2022.03.14
Project Number 20-45015	Drawn By BVB	No.

Project Name:  
WILLOW FIELDS PUD  
GRANTSVILLE,  
TOOELE COUNTY, UTAH

CIVIL PROJ-EX, INC  
ENGINEERS & PLANNERS  
966 QUIRK STREET  
GRANTSVILLE, UTAH 84029

GRANTSVILLE CITY ENGINEER

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

BY THE GRANTSVILLE CITY ENGINEER.

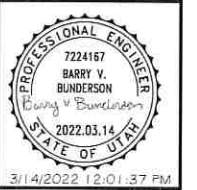
CITY ENGINEER

GRANTSVILLE CITY PUBLIC WORKS

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

BY THE GRANTSVILLE PUBLIC WORKS DEPARTMENT

GRANTSVILLE CITY PUBLIC WORKS DIRECTOR



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Sheet Name:  
C-301

# AGENDA ITEM #5

**Chapter 14 Multiple Use, Agriculture And Rural Residential Districts**

**14.1 Agricultural Districts - A**

**14.2 Purpose Of Rural Residential Districts - RR**

**14.3 RR-5 Development Restrictions**

**14.4 RR-2.5 Development Restrictions**

**14.5 RR-1 Development Restrictions**

**14.6 Codes And Symbols, Use Table 14.1**

*Amended 09/05 by Ordinance 2005-16B, 09/18 by Ordinance 2018-16*

**14.1 Agricultural Districts - A**

The purposes of providing an agriculture district are to promote and preserve in appropriate areas conditions favorable to agriculture and to maintain greenbelt spaces. These districts are intended to include activities normally and necessarily related to the conduct of agriculture and to protect the district from the intrusion of uses inimical to the continuance of agricultural activity.

- (1) Minimum Lot Size: .....10 acres.
- (2) Minimum Width at Front and Rear Setback .....165 feet.
- (3) Minimum Frontage (along curb face or edge of pavement on a public street or an approved private street) ...100 feet.
- (4) Minimum Yard Setback Requirements: (Amended 9/01)
  - Front Yard .....40 feet.
  - Rear Yard .....60 feet
  - Side Yard .....20 feet
  - Rear Yard for Accessory Buildings .....7.5 feet

On corner lots, 2 front yards and 2 rear yards are required.
- (5) Maximum Building Height .....45 feet
- (6) Required Improvements:
  - Street grading, Street base, Street Pavement to centerline or minimum paved width whichever is greater, Surface drainage facilities, Waste water disposal, Culinary water facilities, Street name signs.

**14.2 Purpose Of Rural Residential Districts - RR**

The purposes of providing a rural residential district are to promote and preserve in appropriate areas and conditions favorable to large-lot family life, maintain a rural atmosphere, the keeping of limited numbers of animals and fowl, and reduced requirements for public utilities, services and infrastructure. These districts are intended to be primarily residential in character and protected from encroachment by commercial and industrial uses.



Amended 04/04 by Ordinance 2004-08

**14.3 RR-5 Development Restrictions**

The development restrictions in RR-5 zoning districts are as follows:

- (1) Minimum Lot Size .....5 acres.
- (2) Minimum Width at Front and Rear Setback .....165 feet.
- (3) Minimum Frontage (along curb face or edge of pavement on a public street or an approved private street).....50 feet.
- (4) Minimum Yard Setback Requirements:
  - Front Yard .....40 feet.
  - Rear Yard .....50 feet
  - Side Yard .....20 feetOn corner lots, 2 front yards and 2 rear yards are required.

(5) Maximum Building Height .....35 feet  
Or a basement and 2 floors whichever is less.

(6) Maximum Building Coverage .....10 percent

(7) Required Improvements:

Street grading, Street base, Street Pavement to centerline or minimum paved width whichever is greater, Surface drainage facilities, Waste water disposal, Culinary water facilities, Street name signs, Fire hydrants, Street monuments

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**14.4 RR-2.5 Development Restrictions**

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

- (1) Minimum Lot Size .....2.5 acres
- (2) Minimum Width at Front and Rear Setback .....165 feet
- (3) Minimum Frontage (along curb face or edge of pavement on a public street or an approved private street) .....50 feet
- (4) Minimum Yard Setback Requirements:
  - Front Yard .....40 feet
  - Rear Yard for Main Structures .....30 feet
  - Rear Yard for Accessory Bldg .....7.5 feet
  - Side Yard .....15 feet

Total Width of Both Side Yards .....40 feet

On corner lots, 2 front yards and 2 rear yards are required.

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

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

(7) Required Improvements:

Street grading, Street base, Street Pavement to centerline or minimum paved width whichever is greater, Surface drainage facilities, Waste water disposal, Culinary water facilities, Street name signs, Fire hydrants, Street monuments.

### 14.5 RR-1 Development Restrictions

The development restrictions in the RR-1 zoning districts are as follows:

(1) Minimum Lot size .....1 acre

(2) Minimum Width at Front and Rear Setback .....125 feet

(3) Minimum Frontage (along curb face or edge of pavement on public street or an approved private street) .....50 feet

(4) Minimum yard Setbacks Requirements

Front Yard .....40 feet

Rear Yard for Main Structures .....30 feet

Rear Yard for Accessory Bldg .....2 feet (or match the easement width whichever is greater)

Side Yard for Accessory Buildings .....4 feet (or match the easement width whichever is greater)

Side Yard for Main Structures ..... 15 feet

Total width of both Side Yards .....40 feet

On corner lots, 2 front yards and 2 side yards are required (amended 06-07)

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

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

(7) Required Improvements:

Street grading, ~~Street grading~~ Street base, Street Pavement to centerline or minimum paved width whichever is greater, Surface drainage facilities, Waste water disposal, Culinary water facilities, Street name signs, Fire hydrants, Street monuments

*Amended 06/11 by Ordinance 2011-20*

#### 14.6 Codes And Symbols, Use Table 14.1

In the following sections of this chapter, uses of land or buildings which are allowed in various districts are shown as "permitted uses," indicated by a "P" in the appropriate column, or as a "conditional use," indicated by a "C" in the appropriate column. ~~A conditional use that can be issued by the Zoning Administrator by guidelines issued by the Planning Commission is indicated by a "CA" in the appropriate column.~~ If a use is not allowed in a given district, it is either not named in the use list or it is indicated in the appropriate column by a dash, "-." If a regulation applies in a given district, it is indicated in the appropriate column by a numeral to show the linear or square feet required, or by the letter "A." If the regulation does not apply, it is indicated in the appropriate column by a dash, "-." No building, structure or land shall be used and no building or structure shall be hereafter erected, structurally altered, enlarged or maintained in the multiple use, agricultural, or rural residential districts except as provided in this Code.

**Table 14.1 Use Regulations** Amended 04/02 by Ordinance 2002-05, 08/02 by Ordinance 2002-15, 02/09 by Ordinance 2008-44, 11/10 by Ordinance 2010-23, 06/11 by Ordinance 2011-18, 03/15 by Ordinance 2015-05

**Chapter 15 Residential And Multiple Residential Districts**

- [15.1 Residential District R-1-21](#)
- [15.2 Residential District R-1-12](#)
- [15.3 Residential District R-1-8](#)
- [15.4 Multiple Residential District RM-7](#)
- [15.5 Multiple Residential District RM-15](#)
- [15.6 Multiple Residential District RM-30](#)
- [15.7 Codes And Symbols And Use Table 15.1](#)

Amended 09/18 by Ordinance 2018-16

**15.1 Residential District R-1-21**

(1) The purpose of the R-1-21 district is to promote environmentally sensitive and visually compatible development of lots not less than 21,780 square feet in size, suitable for rural locations. The district is intended to minimize flooding, erosion, and other environmental hazards; to protect the natural scenic character; to promote the safety, and well-being of present and future residents; and ensure the efficient expenditure of public funds.

Minimum Lot Size: .....(1/2 acre) 21,780 sq. feet

Lots shall comply with Chapter 4: Supplementary and Qualifying Regulations – Section 4.5: Lots Standards and Street Frontage.

Minimum Frontage (along curb face on a public street or an approved private street) .....50 feet

Minimum Yard Setback Requirements: Front Yard.....40 feet.

Rear Yard .....30 feet

Side Yard for Main Buildings .....~~10~~ 5/15 feet

Side Yard (Amended 4/98) .....4 feet (or match the easement width whichever is greater)

Rear Yard for Accessory Buildings .....1 foot (or match the easement width whichever is greater)

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

Maximum Building Height .....35 feet Maximum Or a basement and 2 floors whichever is less.

Building Coverage .....20 percent

Required Improvements:

Street grading, Street base, Street Pavement to centerline or minimum paved width whichever is greater, Surface drainage facilities, Curb and Gutter, Sidewalk, Culinary water facilities, ~~Surface drainage facilities~~ Waste water disposal, Street name signs, Fire hydrants, Street monuments, Shade trees (along public streets), Street lights.

**15.2 Residential District R-1-12**

(1) The purpose of the R-1-12 district is to promote environmentally sensitive and visually compatible development of lots not less than 12,000 square feet in size, suitable for urban locations. The district is intended to minimize flooding, erosion, and other environmental hazards; to protect the natural scenic character; to promote the safety, and well-being of present and future residents; and ensure the efficient expenditure of public funds. To provide areas for low density, single-family residential neighborhoods of spacious and uncrowded character.

Minimum Lot Size: .....12,000 sq. feet

Lots shall comply with Chapter 4: Supplementary and Qualifying Regulations – Section 4.5: Lots Standards and Street Frontage.

Minimum Frontage (along curb face on a public street or an approved private street) .....50 feet

Minimum Yard Setback Requirements:

Front Yard .....40 feet

Rear Yard .....30 feet

Side Yard for Main Buildings Each Side .....7.55/15 feet

Side Yard for Accessory Buildings .....4 feet (or match the easement width whichever is greater)

Rear Yard for Accessory Buildings .....1 foot (or match the easement width whichever is greater)

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

Maximum Building Height .....35 feet

Or a basement and 2 floors whichever is less.

Maximum Building Coverage .....20 percent

Required Improvements:

Street grading, Street base, Street Pavement to centerline or minimum paved width whichever is greater, Surface drainage facilities, Curb and Gutter, Sidewalk, Culinary water facilities, ~~Surface drainage facilities~~ Waste water disposal, Street name signs, Fire hydrants, Street monuments, Shade trees (along public streets), **Street lights**

**15.3 Residential District R-1-8**

(1) Effective July 10, 1999 no application to extend, enlarge or re-zone property to a R-1 -8 zoning district designation will be considered by Grantsville City. Areas previously designated with a R-1 -8 zoning district designation may continue after July 9, 1999 and the uses in existing R-1 -8 districts may continue subject to the regulations applicable to this District.

Minimum Lot Size: .....8,000 sq. feet

Minimum Lot Size for Corner Lots .....10,000 sq. feet



Lots shall comply with Chapter 4: Supplementary and Qualifying Regulations - Section 4.5: Lots Standards and Street Frontage.

Minimum Frontage (along curb face on a public street or an approved private street) .....45-50 feet.

Minimum Yard Setback Requirements: (Amended 2000, 9/01)

Front Yard .....25 feet.

Rear Yard for Main Buildings ..........20 feet

Rear Yard for Accessory Buildings .....1 foot (or match the easement width whichever is greater)

Side Yard for Main Building, Each Side ..........7-55/15 feet (if buildings are attached at the property line 15 feet on each side)

Side Yard for Accessory Buildings .....4 feet (or match the easement width whichever is greater)

Set backs for Accessory Buildings on a corner lot:

On the side of the Main Building .....4 feet (or match the easement width whichever is greater)

On the rear of the Main Building .....1 foot (or match the easement width whichever is greater)

On corner lots 2 front yards and 2 side yards are required.

Maximum Building Height .....35 feet or a basement and 2 floors whichever is less.

Maximum Building Coverage ..........35 percent

Required Improvements:

Street grading, Street base, Street Pavement to centerline or minimum paved width whichever is greater, Surface drainage facilities, Curb and Gutter, Sidewalk, Culinary water facilities, ~~Surface drainage facilities~~-Waste water disposal, Street name signs, Fire hydrants, Street monuments, Shade trees (along public streets), Street lights

15.5 Multiple Residential District RM-15

(1) To provide areas for medium high density residential with the opportunity for varied housing styles and character.

Minimum Lot Size: .....8,000 sq. feet

Minimum Lot Size for Corner Lots .....10,000 sq. feet

Additional lot area for each additional dwelling unit .....2,300/4000 sq. feet

Maximum Density .....15 d.u./acre (calc the number of lots after removing the area of the roads and the required open space from the total area)

Lots shall comply with Chapter 4: Supplementary and Qualifying Regulations – Section 4.5: Lots Standards and Street Frontage.

Minimum Frontage (along curb face on a public street or an approved private street) .....45-50 feet

Minimum Yard Setback Requirements:

Front Yard .....25 feet

Rear Yard for Main Buildings ..........20 feet

Rear Yard for Accessory Buildings .....1 foot (or match the easement width whichever is greater)

Side Yard for Main Buildings, Each Side ..........7.5 feet

Side Yard for Accessory Buildings .....4 feet (or match the easement width whichever is greater)

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

Maximum Building Height .....55 feet

Maximum Building Coverage .....50 percent

Required Improvements:

Street grading, Street base, Street Pavement to centerline or minimum paved width whichever is greater, Surface drainage facilities, Curb and Gutter, Sidewalk, Culinary water facilities, ~~Surface drainage facilities~~ Waste water disposal, Street name signs, Fire hydrants, Street monuments, Shade trees (along public streets), Street lights

15.6 Multiple Residential District RM-30

This zone was repealed 9/00 by Ordinance 2000-23.

15.7 Codes And Symbols And Use Table 15.1

(1) In the following sections of this chapter, uses of land or buildings which are allowed in various districts are shown as "permitted uses," indicated by a "P" in the appropriate column, or as a "conditional use," indicated by a "C" in the appropriate column. A conditional use that can be issued by the Zoning Administrator by guidelines issued by the Planning Commission is indicated by a "CA" in the appropriate column. If a use is not allowed in a given district, it is either not named in the use list or it is indicated in the appropriate column by a dash, "-." If a regulation applies in a given district, it is indicated in the appropriate column by a numeral to show the linear or square feet required, or by the letter "A." If the regulation does not apply, it is indicated in the appropriate column by a dash, "-." No building, structure or land shall be used and no building or structure shall be hereafter erected, structurally altered, enlarged or maintained in the multiple use, agricultural, or rural residential districts except as provided in this Code.

Table 15.1 Use Regulations



**Chapter 16 Commercial And Industrial Districts**

**16.1 Neighborhood Commercial District (C-N)**

**16.2 Commercial Shopping District (C-S)**

**16.3 General Commercial District (C-G)**

**16.4 Central Development District (C-D)**

**16.5 Light Manufacturing And Distribution District (M-D)**

**16.6 General Manufacturing District (M-G)**

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

**16.8 Codes And Symbols And Use Table 16.1**

*Amended 09/18 by Ordinance 2018-16*

**16.1 Neighborhood Commercial District (C-N)**

(1) The C-N Neighborhood Commercial District is intended to provide for small scale commercial uses that can be located within residential neighborhoods without having significant impact upon residential uses.

Front or Corner Yard .....15 feet

Interior Side Yard .....None If an Interior Side Yard is provided it shall not be less than .....4 feet (or match the easement width whichever is greater)

Rear Yard .....10 feet

Buffer Yards required in accordance with Chapter 9, Landscaping, on any lot abutting a lot in a residential district.

Maximum Building Height .....35 feet or a basement and 2 floors whichever is less.

**16.2 Commercial Shopping District (C-S)**

(1) The purpose of the C-S Commercial Shopping District is to provide an environment for efficient and attractive shopping center development at a community level scale. Development in the C-S Commercial Shopping District may be approved only as a planned development in conformance with the provisions of Chapter 12, Planned Unit Developments.

Minimum Lot Size: .....60,000 sq. ft.

Minimum Width at Front and Rear Setback .....150 feet

Minimum Yard Setback Requirements:

Front Yard and Corner Side Yard .....30 feet Interior

Side Yard .....15 feet

Rear Yard .....30 feet

Buffer Yards required in accordance with Chapter 9, Landscaping, on any lot abutting a lot in a residential district.

Maximum Building Height .....45 feet Access restriction of one driveway per 150 feet of frontage on arterial or major collector streets in order to maintain safe traffic conditions. \_

Building sides visable from a street shall submit building face plans to the City to review and appror the artistic look of the building that will be seen by the public.

**16.3 General Commercial District (C-G)**

(1) The purpose of the G-G General Commercial District is to provide an environment for a variety of commercial uses, some of which involve the outdoor display/storage of merchandise or materials.

Minimum Lot Size: .....10,000 sq. ft.

Minimum Width at Front and Rear Setback .....60 feet

Minimum Yard Setback Requirements:

Front Yard and Corner Side Yard .....10 feet

Interior Side Yard .....None

If an Interior Side Yard is provided it shall not be less than .....4 feet (or match the easement width whichever is greater)

Rear Yard .....10 feet

Buffer Yards required in accordance with Chapter 9, Landscaping, on any lot abutting a lot in a residential district.

Maximum Building Height .....45 feet

Building sides visable from a street shall submit building face plans to the City to review and appror the artistic look of the building that will be seen by the public.

**16.4 Central Development District (C-D)**

(1) The purpose of the C-D Central Development District is to provide high intensity public, quasi-public, commercial, office, and multiple-family uses which may center in harmonious relationships based on planned development for mutual benefit. The district shall only allow those uses that are allowed in the R- M-30, R-M-7, C-N, C-S, C-G and M-D districts by conditional use.

(2) Any parcel larger than one acre at the time of passage of this ordinance may be divided or developed only under a Planned Unit Development (PUD) approval. No new lot smaller than one acre may be created.

(3) All uses within this district are conditional, and every conditional use permit or Planned Unit Development approval shall be based primarily on how the development, as proposed in the application, will contribute to compatibility and mutual private and public benefit from existing, proposed, and potential buildings and uses in the area; the efficient, effective and aesthetic use of land, buildings, landscaping, and amenities; and the improvements to be made in land use; building construction and appearance, traffic safety and control, landscaping and drainage.

(4) Minimum Lot Size: - (Amended '97)

Shall be set by the applicable zoning district regulation that allows the use that is intended for the lot.

Minimum Width at Front and Rear Setback .....by approval

Minimum Yard Setback Requirements:

Front Yard and Corner Side Yard .....by approval

Interior Side Yard .....by approval

Rear Yard .....by approval

Buffer Yards required in accordance with Chapter 9, Landscaping, on any lot abutting a lot in a residential district.

Maximum Building Height.....by approval

Building sides visible from a street shall submit building face plans to the City to review and approve the artistic look of the building that will be seen by the public.

### 16.5 Light Manufacturing And Distribution District (M-D)

(1) ~~The purpose of the M-D Light Manufacturing and Distribution District is to provide an environment for light industrial uses that produce no appreciable impact on adjacent properties and desire a clean attractive industrial setting.~~

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

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

Minimum Yard Setback Requirements:

Front Yard and Corner Side Yard .....25 feet

Interior Side Yard .....10 feet Rear Yard  
.....25 feet

Buffer Yards required in accordance with Chapter 9, Landscaping, on any lot abutting a lot in a residential district.

Maximum Building Height .....65 feet

Building sides visible from a street shall submit building face plans to the City to review and appror the artistic look of the building that will be seen by the public.

### 16.6 General Manufacturing District (M-G)

(1) The purpose of the M-G General Manufacturing District is to provide an environment for larger and more intensive industrial uses that do not require, and may not be appropriate, for a nuisance free environment.

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

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

Minimum Yard Setback Requirements:

Front Yard and Corner Side Yard .....35 feet

Interior Side Yard .....20 feet

Rear Yard .....35 feet

Buffer Yards required in accordance with Chapter 9, Landscaping, on any lot abutting a lot in a residential district.

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

Building sides visable from a street shall submit building face plans to the City to review and appror the artistic look of the building that will be seen by the public.

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

#### 16.7.1 Conditional Uses

#### 16.7.2 Operation Categories

#### 16.7.3 Application

#### 16.7.4 Minimum Requirements

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

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

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

Minimum Yard Setback Requirements:

Front Yard and Corner Side Yard .....35 feet

Interior Side Yard .....20 feet

Rear Yard .....35 feet

Buffer Yards required in accordance with Chapter 9, Landscaping, on any lot abutting a lot in a residential district.

Maximum Building Height .....80 feet.

Except chimneys and smokestacks shall be permitted up to 120 feet in height.

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

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

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

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

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

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

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

(a) application form;

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

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

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

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

(iii) Liability insurance coverage;

(d) a site plan showing:

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

(ii) dimensions;

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

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

(v) Ingress and egress;

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

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

(e) a reclamation plan addressing:

(i) types of existing dominant vegetation;

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

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

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

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

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

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

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

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

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

(f) an operations plan that outlines:

(i) proposed hours of operation;

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

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

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

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

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

(vii) appropriation and use of necessary water rights;

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

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

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

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

(xi) UDOT permit if accessing a state highway;

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

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

All operations shall comply with the following requirements:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

#### 16.7.1 Conditional Uses

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

#### 16.7.2 Operation Categories



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

(1) Permanent commercial operations are those that supply materials to the public on a continual basis. A permanent commercial operation may be approved by the zoning administrator with the minimum requirements. If it is determined by the zoning administrator that the minimum requirements do not adequately mitigate potential or actual impacts to surrounding properties, it shall then be submitted to the planning commission. All commercial pit operations shall work under an approved five year operation plan. Upon expiration of the previous plan, a new five year plan shall be submitted, otherwise closure and reclamation operations shall begin within six months. The conditional use permit shall remain in effect until such time that full reclamation has been made on the site. (2) Temporary project specific operations supply material for specific projects, the termination of which shall also terminate the conditional use permit and the use of the pit. A temporary project may be approved by the zoning administrator with the minimum requirements. If it is determined by the zoning administrator that the minimum requirements do not adequately mitigate potential or actual impacts to surrounding properties, it shall then be submitted to the planning commission. A temporary project shall be allowed to operate for a period up to six months and may be extended in six month intervals for a period not to exceed two years. It is the responsibility of the land owner or operator to make application for an extension before the expiration of the current permit. Once the project is completed, the owner or operator shall begin closure and reclamation operations within six months.

#### 16.7.3 Application

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

(a) application form;

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

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

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

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

(iii) Liability insurance coverage;

(d) a site plan showing:

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

(ii) dimensions;

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

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

(v) Ingress and egress;

- (vi) General geologic and top soils data from a qualified source;
- (vii) A contour map in intervals of six feet showing existing water courses, drainage and calculations.
- (e) a reclamation plan addressing:
  - (i) types of existing dominant vegetation;
  - (ii) segregation and stockpiling of materials capable of supporting vegetation as determined by soils analysis or practical re-vegetation experience;
  - (iii) figures outlining depths of and volumes of topsoil to be stockpiled, measures to protect topsoil from wind and water erosion, and pollutants;
  - (iv) method of depths, volumes, removal and storage of other overburden, plus a description of the procedures to be used in overburden replacement and stabilization and high wall elimination, including:
    - (1) Slope factors; (2) Lift heights; (3) Terracing; and (4) Any testing procedures employed.
  - (v) methods of processing and disposing of waste and reject material, including toxicity analysis explaining in detail means for containment and long range stability;
  - (vi) existing site and post-contour cross sections typical of regrading designs designs;
  - (vii) redistribution of topsoil and subsoil on the regraded area, indicating final depth of soil cover;
  - (viii) re-seeding, types or species to be used, the rate of application. Reseeding shall be based upon recommendations from the Soil Conservation District;
  - (ix) a description of the reclamation which shall include reasoning for the leaving of roads, pads or other similar structures and features; and

- (f) an operations plan that outlines:
  - (i) proposed hours of operation;
  - (ii) traffic safety measures proposed on existing roads and streets adjoining the site;
  - (iii) the location, arrangement and dimensions of loading and processing facilities;
  - (iv) a open and closure plan stating the phasing, acreage and duration of the operation involved, with the maps and narratives that describe the expected sequence of disturbed areas, processing and material treatment;
  - (v) the extent of the land previously disturbed as well as the proposed extent of land disturbance;
  - (vi) areas of overburden and/or topsoil removal and storage areas, also the location of disposal and stockpile areas for reject materials, waste, and useable materials;
  - (vii) appropriation and use of necessary water rights;
  - (viii) onsite control of surface and storm water drainage;

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

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

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

(xi) UDOT permit if accessing a state highway;

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

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

#### 16.7.4 Minimum Requirements

All operations shall comply with the following requirements:

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

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

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

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

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

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

(7) All crossing of state, county and city roads shall be done in such a manner as to hold Grantsville City harmless from any and all legal proceedings as a result of the applicant's use of such roads. The

applicant shall make provisions to place suitable road signs, restraints and flagging personnel at work-sites and road crossings as approved by the MUTCD and the Grantsville City Public Works Director.

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

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

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

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

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

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

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

#### 16.8 Codes And Symbols And Use Table 16.1

(1) In the following sections of this chapter, uses of land or buildings which are allowed in various districts are shown as "permitted uses," indicated by a "P" in the appropriate column, or as a "conditional use," indicated by a "C" in the appropriate column. A conditional use that can be issued by the Zoning Administrator by guidelines issued by the Planning Commission is indicated by a "CA" in the appropriate column. If a use is not allowed in a given district, it is either not named in the use list or it is indicated in the appropriate column by a dash, "-". If a regulation applies in a given district, it is indicated in the appropriate column by a numeral to show the linear or square feet required, or by the letter "A". If the regulation does not apply, it is indicated in the appropriate column by a dash, "-". No building, structure or land shall be used and no building or structure shall be hereafter erected, structurally altered, enlarged or maintained in the multiple use, agricultural, or rural residential districts except as provided in this Code.

#### **Table 16.1 Use Regulations**

# AGENDA ITEM #6

**MINUTES OF THE GRANTSVILLE CITY PLANNING COMMISSION  
HELD 04/07/2022. THE MEETING WAS HELD IN THE GRANTSVILLE  
CITY HALL AT 429 EAST MAIN STREET AND ON ZOOM.**

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

**Commission Members that were present on Zoom:** Commission Member John Limburg

**Commission Members that were absent:**

**Appointed Officers and Employees Present:** Zoning Administrator, Kristy Clark; Grantsville City Attorney, Brett Coombs; City Engineer Dan England

**Appointed Officers and Employees that were present on Zoom or Absent:**

**Citizens and Guests Present:** Holly Jones, Conrad & Carlene Schultz, Eddie & Julia Martin, Logan & Daphne Hull, Jason Smith, Jeremy & Cheri Leavitt, Ernie & Vicki Matthews, Ryan Banister, Tiffany Hawke, Scott Catrell, Jody Erickson, Richard Anderson, Judd Lawrence, Deik Matthews, Rhett Butler, Barry Bunderson, Dustin Hall, Mike Quarnberg, Kevin Hall

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

**PLEDGE OF ALLEGIANCE**

- 
- 1. Discussion to approve a Home Occupation Conditional Use Permit for Logan and Daphne Hull to own and operate an Online Sporting Good Retail and FFL Transfer business out of her home located at 197 West Phelps Street in the R-1-21 zone.**

Logan and Daphne Hull were present for this discussion.

Gary Pinkham asked, it says you're doing everything online. How do order firearms online?

Logan Hull answered, customers can purchase firearms online and obviously you can't get a firearm mailed straight to your house, it needs to be transferred to someone with an FFL license to perform the background check.

Attorney Coombs asked, are you going to be storing ammo onsite?

Logan Hull answered, I wasn't planning on keeping ammunition since it's a hazardous material, and shipping and handling, that would be a huge hassle.

Dan England asked, I was just wondering how many people you think you might have coming

to your house and how often?

Logan Hull answered, so from the other home base FFLs that I know, they average typically four to six customers a month. I'm hoping this is mostly an online business selling sporting goods and accessories. Such as binoculars and range finders.

**2. Discussion to recommend approval of a Final Plat Amendment for LBP Building 1, LLC. located at 323 North Sheep Lane to divide lot 1 into two (2) building lots in the MG zone.**

Chandler Elliot was present on Zoom for this discussion and stated to the Commission. This is an amended Final Plat for Phase 1 of the Lakeview Business Park. We originally weren't sure how far the first building was going to extend to the east. Now that it is almost finished we realized that there's an additional 25 acres that could be available for another building. There's no current plan for anything, but in order to start planning for that we needed to amend the final plat.

**3. Discussion to recommend approval of the Preliminary Plan for Grantsville New Team, LLC. on the Matthews Meadows Subdivision located approximately at 401 West Durfee Street for the creation of eighty-eight (88) lots in the R-1-12 zone.**

Shawn Holste was present for this discussion and stated to the Commission: here's another project for you. 12,000 square foot lots. Nice area. Smaller lots to put affordable housing in for starting out or extending their family and just trying to make a great community for people to come into.

Jaime Topham asked, is Pear Street supposed to be developed through?

Shawn Holste answered, no. The school is in the way.

Erik Stromberg asked, where is Street G heading? It appears that it could connect to a future road to the East. What was your thoughts with this?

Shawn Holste answered, well, so that's the hard part. This has been through a handful of reviews. So just trying to figure out what exactly we want to do because switching it to the south is easy enough, but does it need to go east also? So just looking for some direction. What we want to do is Pear Street, but there is a school there. What are the parameters we're trying to fit when we bring these in?

Gary Pinkham stated, looking at the parcels to the east of here, there's a couple fairly large parcels that have homes out on Durfee, unless you drive through your yard, you can't get the back end. So we've asked Shawn to put potential street access to the back ends of those long skinny lots for future. And it may or may not ever get developed, but at least then the South end of those parcels could be accessed at some point.

Erik Stromberg stated, I'm not opposed to them doing this, I like that they are trying not to land lock parcels. I was just wondering what the thought process was.

Dan England stated, there was a comment about the lack of parks. While you're up there maybe you want to address that.

Shawn Holste stated, I think that's a great comment and same thing, we're looking for direction too there with parks. We intend to pay the fee in lieu for the open space. I would prefer on these to take that detention basin and turn that into a grass basin that you can have a little practice field. My boys are nine and we played football and a lot of the practices happen in these little detention basins. It's a great place. All the other parks and areas are full. It adds to the community. So that one's a little bit bigger. This one obviously is too small to put any kind of park in there. But that's what we typically do is do. And I hope that that goes towards something, like back to the football, along with everyone else here, we all travel to Salt Lake to go play on those 78-acre football fields on Saturdays. And so I hope those fees go towards building something like that.

**4. Discussion to recommend approval of the Preliminary Plan for Grantsville New Team, LLC. on the Cowboy Estates Subdivision located approximately at 416 South Willow Street for the creation of nineteen (19) ½ acre lots in the R-1-21 zone.**

Shawn Holste was present for this discussion and stated to the Commission: These are half acre lots. It'll be a little bit bigger home on there. You have more property to take care of and deal with. So just maybe a little older family opportunity to move in there. I like the idea of the different opportunities, because you bring mixed community together. That just adds, you got younger families, older families and it just adds together.

Erik Stromberg asked, how does Street A line up with Willow Elementary?

Shawn Holste answered, it lines up with the school.

Erik Stromberg asked, so you're going to have everyone trying to pull in and out of that entrance while everyone's parking on Willow to trying to pick their kids up?

Shawn Holste answered, yes. It's going to be a little bit busy.

Dan England asked, some of the lots at the end of the cul-de-sac look like they're a little bit narrow at the cul-de-sac. I think you guys went through and made sure that they were widened?

Gary Pinkham answered, I checked them Dan. Two of them were 60, I believe, and a couple are mid to upper fifties. They meet code at this point in time.

Chair Brian Pattee stated, I don't know if we are okay with this but the plans show a blow off at the end of the cul-de-sac instead of a fire hydrant. Can we make sure that Public Works and Fire are okay with that?



Dan England stated, I have been directed by fire and that they would prefer to have the fire hydrants at just before this goes wide into the cul-de-sac. And then the blow off at the end of the cul-de-sac for those purposes so that they can drop off the hose and they can go forward to where they need to, instead of dragging the hose up to the fire hydrant. And Public Works has been involved with this whole process.

**5. Discussion to recommend approval of the PUD Plan for Dustin Hall, D.A.B. & K, LLC. on the Willow Fields PUD Subdivision located at approximately at 834 N. Old Lincoln Hwy for the creation of twenty-eight (28) lots in the RR-1 zone.**

Dustin Hall and Barry Bunderson were present for this discussion and stated to the Commission: Well, this is a unique piece of property kind of long east to west, but the main goal that Dustin would like to do is, we've looked at some of the responses from people in the general plan, comment periods, and that they love the small-town feel, the rural charm of Grantsville. So, this is a one-acre zone. However, it's hard to create that small rural feel with this current city road section. So, we made an application to do a P-U-D. It's got a little bit of a unique road section on it, but we've had some comments about that with staff. All in all, we are mimicking what has been done in a lot of places in the county where they have one-acre zoning and, in parts of Erda, around Church Road, Cochrane Lane, lots of places that I've been involved with some of the projects there. We think that there's a market that people will enjoy this type of a product. So that's what we're going for. We're trying to create something that people want, and that's not being done in the city of Grantsville.

Jaime Topham asked, so what does that mean, because I'm looking at this, but I don't really know what you mean by that. Can you explain that better? You say you're keeping it rural. So, what are you doing with the roads that's different?

Barry Bunderson answered, the only city standard streets that we have are curb, gutter, sidewalk, 66 feet wide. So, ours is unique in that it doesn't have curb and gutter, it's more of the gravel shoulder. Dustin is a paving contractor, so he knows a lot about that, and knows how to build it.

Dustin Hall stated, we sent in some pictures that we wanted to show you guys as examples tonight, but we were told they weren't admissible because this was a public hearing. So, I guess we'll have to wait for the next meeting to show you those. But we did take some photos to show for example of what we're trying to achieve.

Erik Stromberg stated, I guess where I was struggling a little bit, is it looks like all the lots or acre lots. But you're asking for the P-U-D so you can change the streets.

Dustin Hall stated, we also have 2 half-acre lots that front Old Lincoln Hwy that match the properties across the street. Those are the two reasons that we are asking for the PUD.

Barry Bunderson asked, did you guys get a copy of the objectives? We touch on a lot of bullet points that the General Plan is trying to promote. We also have included a 5-acre park. Which is more than what is required by code. So that was something else that we tried to incorporate into this project along with the unique road to hopefully give people that rural, small-town charm that is Grantsville.

**6. Discussion to recommend approval of the Preliminary Plan for Dustin Hall, D.A.B. & K, LLC. on the Willow Fields PUD Subdivision located at approximately at 834 N. Old Lincoln Hwy for the creation of twenty-eight (28) lots in the RR-1 zone.**

There was no additional discussion for this agenda item.

**7. Discussion to recommend approval to amend Chapter 7, Conditional Uses, sections, #7.5.1 and #7.8, in the Grantsville City Land Use Management and Development Code.**

Kristy Clark stated, we had a discussion on this last month and the Commission was good with the changes, but it needed to be on for Public Hearing. I didn't receive any comments, so I think we are good with this one.

**PUBLIC HEARINGS:**

**a. Proposed Home Occupation Conditional Use Permit for Logan and Daphne Hull to own and operate an Online Sporting Good Retail and FFL Transfer business out of her home located at 197 West Phelps Street in the R-1-21 zone.**

Chairman, Brian Pattee opened the public hearing at 7:22p.m. and called for comments.

No comments were offered, Chairman, Brian Pattee closed the public hearing at 7:23 p.m.

**b. Proposed Final Plat Amendment for LBP Building 1, LLC. located at 323 North Sheep Lane to divide lot 1 into two (2) building lots in the MG zone.**

Chairman, Brian Pattee opened the public hearing at 7:23 p.m. and called for comments.

No comments were offered, Chairman, Brian Pattee closed the public hearing at 7:23 p.m.

**c. Proposed Preliminary Plan for Grantsville New Team, LLC. on the Matthews Meadows Subdivision located approximately at 401 West Durfee Street for the creation of eighty-eight (88) lots in the R-1-12 zone.**

Chairman, Brian Pattee opened the public hearing at 7:23 p.m. and called for comments.

Chairman, Brian Pattee read an email from Judd Lawrence into the record that stated to the

Commission: Attached is a marked-up plat for Matthews Meadows that addresses the concerns. It is very important that a road be stubbed south to provide sewer and water connections to approximately 30 acres of raw land. The road will also provide traffic circulation when adjoining properties are developed. The road stubbed east may not be necessary, since the Leavitt parcel is already subdivided. However, it may be further subdivided at some point in the future. Also, the extension of Pear Street should be addressed in this development. It is my understanding that Pear was to be extended when the adjoining parcels are developed, providing traffic circulation and additional vehicular and pedestrian access to the school. Also, note that the Eleven Twenty-seven parcel is landlocked without either the stub from Matthews Meadow or Pear Extension, or both. Also, if the rear of lots is to abut farm ground, a six-foot fence to keep debris and access out of adjacent property is needed. Please address these concerns. Thanks.

Eddie Martin stated to the Commission: Eddie Martin. I live on Willow Street. Having lived there since early 1970s, I appreciate the openness, the farming, but I also have six kids who I appreciate the fact that property will be sold and subdivided. I have several concerns and several questions, but I'm only going to address three concerns. And three questions. One is I'm opposed to this, mainly because I just think there was such a lack of communication. I know that COVID caused some problems where we couldn't be here in person. I know that the opportunity to meet was tabled more than once, more than twice. And I just don't think the communications got out. I know I didn't receive any communications that indicated, hey, we're rescheduling the meeting. I don't know what the protocol is for that. And so that was my first concern is I just don't think there was the opportunity to share what we're sharing now that maybe could have been shared early on in this process. The second thing that I've concerned about is a congestion living on Willow Street and right next to elementary school, there's a certain time during this school year where vehicles are literally stopped at the stop sign and backed all the way to the elementary school. Knowing that 88 houses are going to go in here with an average of two and a half vehicles per home, we've got just under 200 additional vehicles that have an exit to Durfee and to Willow and I think that's going to be an issue. I'd be curious to see how that's going to be addressed with the congestion. The last thing is with the zoning and in my mind there seems to be some confusion with the zoning, and we zone rezoned our family property from five acre lots to one acre lots, it was fairly easy to do because that was the master plan for the city. I do not recall getting confirmation or notification that the five acre lots in this property were being dropped all the way down to quarter acre lots. If I missed it, I apologize, but I've dug everywhere to try to find that notification. And I know that in the current plan, there's a 2015 master plan that's colored that has medium density defined as three units per acre. I vote for three units per acre versus four units per acre if that's an option. And this was dropped from five acre lots clear down to quarter acre lots with what I perceive as just kind of a lack of transparency and communication so that folks like me could have a chance to comment. The questions that I have is knowing this is going to go through to a degree and eventually, what are the plans to mitigate dust and debris? I assume we're going to do this in two phases, and that's a lot of digging. There's a lot of homes that surround this. There's a lot of Grantsville wind that blows north and south. And I'm just wondering what the plan is to keep it watered down and cleared up so that we don't have to clean excessive debris and dust out of our own properties. Also, I appreciate the fact that parks or trails were addressed a little bit. I'd like to see where that goes. If they're going to put some kind of a park in there, makes

no sense that they choose or have the option to pay it forward or in lieu of so that Grantsville City has to buy a park somewhere else. I don't know how that process works, but I think it would be very important to include some green in this area. The last thing is I'd like to see how they're going to address the fences and separation between properties. If that comes into the plan somewhere, is it going to be all vinyl fences? Do people do their own, not only for the aesthetic purpose, but also for the safety with the number of vehicles are going to be going down these roads and the kids going down the sidewalk, I think this is an accident waiting to happen. I appreciate the time to present these.

Jeremy Leavitt stated to the Commission: Jeremy Levitt. I own the parcel to the east of this. I share a quarter mile fence line with this property. I'd like to start out by saying I do appreciate the fact that something is done there for future growth, right? With the stubbing of a drive into the back of my property, which is the field. And I agree with Judd in the fact that something needs to be stubbed south also. That's the good part about this. The bad part is like Eddie just said, there is a complete lack of transparency going on with this program here. The only reason I am here is because Eddie told me that this meeting was taking place. I did not receive a letter. I know Kristy supposedly mailed out two letters. One that was incorrect. One that's correct. I received neither of those. In addition, I didn't receive anything on the rezone of this. I was publicly opposed to a rezone that took place on the parcel north of Durfee. It was obvious that I was the one that was heading up and spearheading it. I know that the rezone, there was nobody here in attendance. This body should have realized that the fact that nobody was here in the opposition that was put forth on that partial to the north of Durfee right across the street, something should've clued in that we are lacking transparency and we are lacking public input, which is what this is supposed to be about. And it may be from COVID. It may be disorganization. I don't know what's going on there, but we do have a serious issue that should be addressed, separate of this subdivision. That being said, this is not harmonious with the surrounding area. The lots, while it does meet whatever was done in the dark of night there on that rezone, it is severely compacted and the density with the traffic needs to be addressed better. I'm also curious as to what the fencing or how they're going to work with the surrounding properties will take place. It is the responsibility of this planning and zoning to take into account the public responses and to take that as part of what we want to do. We all know growth is inevitable. It just needs to be put forth in a way that's harmonious with what we have here in that small town feel that we currently have. And I hope that this planning and zoning committee takes that into consideration.

Tiffany Hawk stated to the Commission: I live right next to the Levitt's and border this piece of property. I'm really here to speak about why I moved to Grantsville. I moved to Grantsville to have a bigger piece of land. I moved to Grantsville for the small-town feel. I moved from a quarter acre lot in Tooele to Grantsville so I could have the small-town feel. And to have that right next to me, I'm not really excited about it, especially with all the traffic. It's just going to be a mess. Let Stansbury and Tooele have their quarter acre lots and let Grantsville remain the town that we all know and love.

Ryan Banister stated to the Commission: My name's Ryan Banister. I live east of the property on the east side of Jeremy Levitt. I have some serious concerns about the process has taken place

with this. I also did not receive any notification about the rezoning. The only reason why that I had questions about it is because I saw the holes for compaction test and so the questions started. This is not acceptable to me. When I developed my minor subdivision, I had some heat because somebody was afraid that I would develop in the future my back five acres. I'm not understanding why we go from one acre, which was difficult to get seven years ago to go into quarter acre. I don't get that. It makes no sense. I have called the city several times and when I get led to the number to press, the pound, it led from many months to no voicemail. That is also unacceptable. The follow-ups also have been poor, which are unacceptable. As far as GTM Building, I applaud them for building good homes. I have faith in it that they're going to be a good, well-built home. I disagree with the quarter acre lots; which I feel I have been blindsided. Thank you.

Vicki Matthews stated to the Commission: I live just North of the property that is being developed and I agree with everything that's already been said. I am concerned about when we get this high density, water issues for around here. We are so dry. I just don't think we can have these new subdivisions coming in. I'm very much opposed to the quarter acre lots. And I too did not receive any input on having it changed to quarter acre lots. Didn't get anything on that. And if we could, with as many people that are upset about this, that we could kind of start over and let's go to preliminary number one and then see if we can get this into least half acre lots rather than quarter acre lots because the traffic is terrible. Sometimes at night at the four-way stop, they're lined up blocks down the road in every direction. I just really think it's going to be a hazard for everyone. And then also, we own a farm just north of this property and having that much residential population is going to be very detrimental to our farming and ranching that we've been there for a hundred years. Well, not we, but our posterity. Thank you.

Conrad Schultz stated to the Commission: I'm Conrad Schultz and live on Durfee. 453 east Durfee Street, right straight across from this proposed development. I too, my wife and I, Carly and I, did not receive communication of any rezoning. This is the first time I've seen in the plot. Maybe it's our fault for not reaching out, but the communication level has been very poor. As Vicky stated, where's water coming from for all this? The umpteen hundred houses being built and we were told when we moved to Grantsville, oh, 30 years ago, when we drilled the well, they said, "Well, this may be one of the last ones because the aquifers are dropping and there's not going to be water available." It's just a comment. Where's the water coming from? What happens? My major concern, assuming that at some point there will be development is that myself, my wife, our neighbor Jim Palmer, and down the line on Durfee are smack dab in the target zone for the south winds that we know will happen. And I don't think there's enough water in Tooele County to keep that property, to keep the construction watered down so that our home doesn't receive damage and/or we end up with health problems because of it. I would ask that the council consider that some kind of fund or guarantee or whatever the right legal word is, be put aside to take care of issues because the people that are my neighbors are up senior citizens in age and could be permanently damaged health wise by three or four days of getting wind blasts of nothing but dirt and dust and sand. And all the other comments regarding the being against the quarter acre lots, we agree with in that, it just changes the tone of the way we live and why we moved to Grantsville. It appears to me that it's inevitable that more dense housing is going to occur at some point. It's going to have to be. And I would suggest maybe look at putting it in the outer zones so

that it doesn't change the flavor of the existing surrounding properties and homes. Thank you very much.

Diek Matthews stated to the Commission: I live north of this property. I understand Grantsville's growing. I understand we're going to have developments. I would just like to see the quarter acres increase to at least half acre lots. Understand things in are going to change. Grantsville is evolving. People got to have a place to live. People should be able to sell their land, but I would like a nice subdivision. Trees, a yard, nice big yards, some green space, maybe some walking trails. That's what I see needs to happen and to change on this development. That's all I have to say.

Rhett Butler stated to the Commission: My name's Rhett Butler. I live on the corner of Willow and Durfee, the northwest corner. So directly kitty corner from this fine project by GTM. I just want to tell you I'm in support of everything that's been said thus far. I just want to reiterate a few things. The quarter acre lots, how that happened or how this is flying, we never got notified of any sort of change in those regards. I've lived in my home since 2002 and never, never received any notification that that area was changed to quarter acre lots, so very frustrated with that. The other thing is this talk about green space. There's none here and I heard the gentleman from GTM mention, "Hey, you know what? The fees and everything that city saves up enough, and we can go do that." They've been here. They've been working on projects, multiple projects. They've got another one that's coming up next. I'm sure we'll have plenty to say about that as well, but I don't see a whole lot of effort going into green space, going into parks, going into anything that's helping give back to the community. They've received a lot from the community, and they'll continue to receive a lot. This is their little gold mine. However, I don't see any green space here. How about let's put a quad baseball park and some football fields and then put in some quarter acre lots and a few houses then. Just something to maybe give back to the community, give back to us. I also have some big problems with some of their other projects, with some of the dead-end roads, with some of the cul-de-sacs, with some of the houses that are behind houses that have dirt roads going to them, with some of the fire hydrants that are in people's driveways. And I don't know how these things are flying and getting passed through, but super frustrated as a lifelong resident of this town. I'm okay with the growth and I understand. Don't get me wrong, but really frustrated with the way this has been presented. And I would just like to encourage this builder, instead of building a subdivision that, to me... I mean, I look at this and I think of Daybreak. I had an opportunity to work on the first phase of Daybreak 20 years ago. And I remember how close those lots were, but at least they had green space. It's a different area, but this is Grantsville. This is not West Jordan. This is not South Jordan. And those of us who have lived here all these years, we'd like to keep it Grantsville. I'm sure a lot of you would as well. So anyways, that's my two cents worth, for what it's worth and appreciate your time chairman and committee members.

No additional comments were offered, Chairman, Brian Pattee closed the public hearing at 7:45 p.m.

**d. Proposed Preliminary Plan for Grantsville New Team, LLC. on the Cowboy Estates**

**Subdivision located approximately at 416 South Willow Street for the creation of nineteen (19) ½ acre lots in the R-1-21 zone.**

Chairman, Brian Pattee opened the public hearing at 7:46 p.m. and called for comments.

Jody Erickson stated to the Commission: Jody Erickson, live on 248 South Willow. Very opposed to the quarter acre lots. I think we're headed for disaster with the traffic. Question, where are we with the outlet road for South Willow Estates that was promised to go out the backside of South Willow and catch the Tooele highway to alleviate the traffic when they put in South Willow Estates? Now we're going to put 88 more houses on the corner there, which is fine. I mean, the growth's coming, but I'm not sure what we're doing with Judd's field yet. I've heard rumors of 450 town homes, apartment complexes. There's 900 going cars, trucks. How does Willow Street handle that? That's my question.

Rhett Butler stated to the Commission: Rhet Butler. Live on corner of Willow and Durfee. Don't live too far from this project either. I just want to maybe talk a little bit more what Jody said about just the traffic. Living on the corner there, I'm afraid that the next stoplight in Grantsville is going to be on the corner of Willow and Durfee. It is and what's going to end up happening. I'm extremely opposed to this now because I can see it happening in my mind. What's going to happen is the city is going to be forced to encroach the roads with turn lanes into my property, into my in-law's property live across the street from me. And we both live on the corner, so that's going to be an inevitability with an additional, what is it, 18 houses with this particular one and then the previous discussion about the umpteenth number of houses with the quarter lots. So, the other question I have is just the sewer that is in front of my house. Years ago, we had a big snafu with the South Willow Estates subdivision. I think it was the third phase while I was building my home in 2003. There was some debris and garbage that went down the sewer lines as they were trying to, I guess, clean those out or blow those out. And they plugged up a neck right in front of my home. I was told by the public works department. And I'd like someone to look into this for me. I don't know if someone could look into this. I'm leaning to you. I think it was a 12-inch line to an eight-inch line right in front of my house where that vault is and a piece of plastic hit that. And as they were filling up their lines and it was rushing down with water, guess whose house got flooded with 10 inches of sewer water. This guy right here. So, if that line going down to the end of Willow and going to the sewer treatment plant is not larger than the line that is feeding it, then we have a big problem. And then we have a big public works project that we've got to do. I don't know if there's enough impact fees or what have you on this subdivision or the Cowboy subdivision or the Matthew subdivision to pay for that in addition to a new sewer treatment plant and everything else that goes along with that. I think the city needs to take a step back. There's a lot of growth here and I'm okay with growth, but measured growth. And we need to look at the fees that we're charging for these companies to come in and build around our community. I'll just tell you this, it's sheer greed from my perspective. Once again, there's my two cents worth. Thank you.

Eddie Martin stated to the Commission: All right. I'm since I got the letter for this one. Eddie Martin. I still live on Willow. I think since water, I'm surprised more people, there's only been

five people that have commented on water, but we know we live in a desert. We know there's issues. When our home at 357 was built, we were just on the outskirts of city limits in early '70s. We had our own power pole brought up there. We were on a septic tank and a well. When we bought the property from my parents 20 something years ago, the first thing I did is hooked up to the sewer line to get rid of the septic tank. And worked with Grantsville city to get hooked up to city water, because when the power goes out, unless I hook on my generator, we have no water. So, the issue I have is about the issues with the water, is the city was going to charge me such a large fee, including an impact fee to hook up to city water and it just wasn't affordable to me at that time. Since that time, we've had the lower our well twice, \$5,000 a pop and I'm real nervous, not only about what Mr. Butler commented on about the sewage line possibly backing up and using our basement for storage, but I'm also concerned about the water, the demand for water, and what's going to happen to our well. I don't think I can drop it another 35 feet. I'm wondering if there's something with folks like me that have a well, what the impact of construction is having on my well and if I can charge an impact fee. So, with that aside, I do understand that water is absolutely critical. Even if they're one acre or half acre, lots next to us. I personally don't want them to look like driving down through Phoenix, Arizona where people are out watering their rocks or have nothing but rocks in the front yard because there's no water. I think that is a very legitimate concern. There's no use having these developments if people can't live in them because there's no water. Thank you.

No additional comments were offered, Chairman, Brian Pattee closed the public hearing at 7:53 p.m.

**e. Proposed PUD Plan for Dustin Hall, D.A.B. & K, LLC. on the Willow Fields PUD Subdivision located at approximately at 834 N. Old Lincoln Hwy for the creation of twenty-eight (28) lots in the RR-1 zone.**

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Chairman, Brian Pattee opened the public hearing at 7:54 p.m. and called for comments.

Chairman, Brian Pattee read an email from Ben Brubaker that stated the Commission: Thank you for sending the plan. I thought it was funny that you ended your email to me with "state your concerns". I guess you mostly deal with people that are upset by development. I will be out of town, or I would plan on attending the meeting. If permitted, please share the following message on my behalf at the planning meeting. My name is Ben Brubaker. I recently built a house at 838 old Lincoln Highway. I am one of only a few properties that bump up to the presented development plan. I reviewed the map and application. I believe developments like this are inevitable as well as healthy for the community. I am happy to see mostly 1 acre lots. I only wish I could have bought the property before the developer did so that I could do the same thing he is planning on doing. Joking aside I have no objection to this plan and the future development of the property. I wish Mr. Hall the best in his development. Thank you.

Kevin Hall stated to the Commission: Kevin Hall. I live at 861 North 600 West, adjacent the proposal that Dustin's proposing. He is my son, so I certainly am in favor of what's



happening there. My comments tonight are more of a concern for rural Grantsville. I live on 12 acres and have lived there for 27 years. My concern is I attended some meetings with some of the city staff in regards to this project. And there were some comments made there about rural Grantsville. And I recognize that development like these are going to come, but I don't think we have to turn Grantsville all into asphalt and concrete just because there are big developments that are happening on this end of town. I think hope that the city would consider that there are those of us that live in a rural atmosphere. I think the one-acre thing is conducive with my lifestyle and not only with mine, but with my neighbors. And the idea that we have to have curb gutter and sidewalk in a rural area how do we have rural in Grantsville? How do we ever have anything that's rural and have the opportunity for me to take my 12 acres and divide that someday and allow my grandkids to have a lot to build on? Because obviously, the growth is going this way and eventually it'll come to us. But I think natural progression will allow for the upgrades that come. I just pray that you'll be concerned about the rural lifestyle of Grantsville, because that's why a lot of us live here is because of that. And I just pray that you consider that. That you recognize that not everything has to be half acre lots and not everything has to be curbed gutter and sidewalk and not everything has to be hooked to a sewer or to a water line because natural progression will provide someday for me to have to hook onto the sewer and to have to hook onto the water. But I don't think we have to force that today and allow somebody that has property not to be able to develop that or give their grandkids a lot because I have to do curbed gutter and sidewalk to allow that to happen. I know the growth's here, and we can't stop, but I just hope that you'll consider the rural lifestyle in Grantsville in some of these development programs. Thank you.

Rhett Butler stated to the Commission: Hello again, Rhett Butler. I do live on the corner of Willow and Durfee, but you're not going to believe this, before I lived there, I lived on the property just adjacent to this land right here. And my mother and father owned five acres there. And my grandmother owns 10 acres. And we did own 165 acres, but we had these greedy developers come in and snub my 65, 70-year-old grandmother out of 162 acres that's adjacent at my parents' place. I just thought I'd throw that. So, if it seems like I'm a little biter, we did lose to Morgan today and that's why. I want to say I like this development and I'm in support of it. I like what Mr. Hall has proposed and what his father just said. I just want to let you know, I'm in support of that. One acre lots are great. Green space is great. Keep that in mind, please. Thank you.

No additional comments were offered, Chairman, Brian Pattee closed the public hearing at 8:00 p.m.

**f. Proposed Preliminary Plan for Dustin Hall, D.A.B. & K, LLC. on the Willow Fields PUD Subdivision located at approximately at 834 N. Old Lincoln Hwy for the creation of twenty-eight (28) lots in the RR-1 zone.**

Chairman, Brian Pattee opened the public hearing at 8:00 p.m. and called for comments.

No comments were offered, Chairman, Brian Pattee closed the public hearing at 8:01 p.m.

**g. Proposed Amendment to Chapter 7, Conditional Uses, sections, #7.5.1 and #7.8, in the Grantsville City Land Use Management and Development Code.**

Chairman, Brian Pattee opened the public hearing at 8:01 p.m. and called for comments.

No comments were offered, Chairman, Brian Pattee closed the public hearing at 8:01 p.m.

**COMMISSION CHAIR BRIAN PATTEE OFFICIALLY CALLED THE MEETING TO ORDER AT 8:02 P.M.**

**8. Consideration to approve a Home Occupation Conditional Use Permit for Logan and Daphne Hull to own and operate an Online Sporting Good Retail and FFL Transfer business out of her home located at 197 West Phelps Street in the R-1-21 zone.**

**Logan Hull was present for this agenda item:**

There weren't any additional comments from the Commission on this agenda item.

**Jaime made a motion to approve the Home Occupation Conditional Use Permit for Logan and Daphne Hull to own and operate an Online Sporting Good Retail and FFL Transfer business out of her home located at 197 West Phelps Street in the R-1-21 zone. With the condition that they register with Grantsville City Police Department. Erik seconded the motion. All voted in favor with John on Zoom and the motion carried unanimously.**

**9. Consideration to recommend approval to amend the Final Plat for LBP Building 1, LLC. located at 323 North Sheep Lane to divide lot 1 into two (2) building lots in the MG zone.**

**Chandler Elliot was present for this agenda item on Zoom:**

There weren't any additional comments from the Commission on this agenda item.

**Erik made a motion to recommend approval to amend the Final Plat for LBP Building 1, LLC. located at 323 North Sheep Lane to divide lot 1 into two (2) building lots in the MG zone. Jaime seconded the motion. All voted in favor with John on Zoom and the motion carried unanimously.**

**10. Consideration to recommend approval to amend Chapter 7, Conditional Uses, sections, #7.5.1 and #7.8, in the Grantsville City Land Use Management and Development Code.**

Jaime Topham stated, All the changes are consistent with what we discussed last time. I don't have any concerns.

**Gary made a motion to recommend approval to amend Chapter 7, Conditional Uses, sections, #7.5.1 and #7.8, in the Grantsville City Land Use Management and Development Code. Jaime seconded the motion. All voted in favor with John on Zoom and the motion carried unanimously.**

**11. Consideration to recommend approval the PUD Application for Holly Jones located at 225 S. Willow Street for the creation of 10 units in the RM-7 zone.**

**Holly Jones was present for this agenda item and stated to the Commission:**

**Holly Jones was present for this agenda item and stated to the Commission:** The responses to the public comments is more educational, more fact data-based. The zoning, we had some questions on that, and the current zoning of the property is actually RM-7. It's not agricultural. The earliest map that I found was 1911 in the archives for the city, so I made sure of that prior to even applying. According to City Code, what I am proposing is allowed for this parcel. The minimum lot size for the RM-7 is 7,000 square feet, which allows for me to have 10 minutes. It goes over the setbacks. I'm within all code that way as well. Maximum building coverage, also within code. Street grading, street base, surface drainage facilities, curb and gutter, sidewalk, culinary water facilities, surface drainage facilities, wastewater disposal, street name signs, fire hydrants, street monuments, shade trees, streetlights. There's some question as to when Grantsville city's zoning ordinance changed, but the property has been zoned RM7, like I just discussed. We are not asking for a rezone of this property. The property was purchased with the current zoning already in place. According to the current zoning map, the adjacent properties to the north and south are also RM-7. The raising of rabbits, ducks, chickens, hens only, the turkeys, any cages, pens, coops, houses, etc, animals kept outdoors is permitted in the RM-7 zone, and any other agricultural animal uses are only by conditional use permit. Our project does not change the surrounding properties as well. Traffic. We hired Hale's Engineering out of Lehi to complete a full traffic study for the project. Hale's Engineering is well known in the Intermountain west for its specialization in traffic engineering and work closely with UDOT and many projects throughout Utah. The conclusions of the findings of this study, the proposed development includes 10 residential town home units. It is anticipated that the project will have one access on Willow Street. It is anticipated that the proposed project will generate approximately 72 average trips on a weekday, including five trips during the morning peak hour, six trips during the evening peak hour. These are trips that will use the projected access point. Property values were also a question within the public comments. This estimated total cost of the project is approximately \$4 million. An investment of this size will certainly increase values of surrounding properties as the city has chosen to limit the availability of more dense zoning. The areas that already have higher dense zoning will only increase with value in time. Nuisances. There were some discriminatory statements that apartments, trailer parks and other high density projects bring crime and drug use, and that's very unfortunate. Grantsville City is an entity that chooses to

enforce or not enforce current ordinances with laws within the city. To cite lack of enforcement throughout the city or on other projects regarding noise and trash pollution and other nuisances should not preclude us from developing a project. Our intent is to comply with current ordinances and codes within Grantsville City. Private property rights. Fortunately, we still live in America, and with that strong foundation and institution, one of our greatest institutions is that of private property rights. When we purchase property, we gain the access to the rights associated with that property, and we should be able to exercise those rights. Those rights do not include views. We may enjoy them for a time, but they're not guaranteed. We are enjoying the views of the mountains, lakes, and other views, nor are we guaranteed that the neighboring property may not view our property. Water. We had some questions about water. We have acquired the required amounts for both culinary and irrigation water required for this project. The PUD application. Our sole purpose in applying for the PUD application is to make the project better by attempting to mitigate effects on neighboring properties. Because of the zoning of this parcel, I didn't have to do a PUD, but we wanted to go that way so that we could have the input and make the project better. The variances that we're asking for is an attempt to center the units on the property versus having them seven and a half feet from the property line as permitted by code. Doing everything to code does not always result in the best outcome for the neighbors. We have spent months of time and thousands of dollars trying to make this situation better for all. Just the last time I was in front of planning and zoning, to some developers, \$10,000 on more engineering is just a little bit, but for a local small developer, every time trying to make it better, that's a lot of money for me.

Gary Pinkham stated, with the applications there are two or three different layouts. Are those still up in the air with what you're going to do?

Holly Jones answered, No. We came with the first layout, which was a PUD application. That was the two separate five-plexes with a centered turnaround in the middle of the property. Then through planning and zoning and meeting with the city council, they advised us to give them two other options. So, with those other options, I provided per code option, which is the one that has units going to the east and west and also to the north and south, which cuts off the property and doesn't allow as much of a flow. It's also the cheapest option for a developer. The cheapest option is to go with code. It sets the unit seven feet off the fence, seven and a half from the neighboring properties, and it cuts down on asphalts. It cuts down on utility lines. The last one that you see is the most expensive version, which is the PUD application that I've submitted. It has taken into effect all of the comments from the public and also the council members and planning and zoning, and it has pushed the units off of the fence 25 feet instead of seven and a half feet. It has lengthened the road all the way to the back of the property, which is where the fire turnaround would be, so that we can give more access to green space and less public around the animals that are currently there.

Gary Pinkham asked, the one that is attached to the next discussion is what you are going with?

Holly Jones answered, yes.

Gary Pinkham asked, where did we end up with the regards to the street and the code on the street? As you know, our code is a little mushy mouthed on streets for projects of this nature, it says we need to have a minimum 66-foot-wide driveway. It doesn't make a difference whether private or public. Either way, our code requires 66-foot driveway or 66-foot street.

Holly Jones stated, so as for the per code plan, you'll see that I allocated for that on the per code plan. I applied for the PUD so that I could bring them off the fence line. We shortened the road going in because it's being treated as a private lane, that's why the PUD was applied for. That made it to where we could keep the units off the fence line and allow for more backyard space and keeping it more central within the property.

Gary Pinkham stated, I don't have a problem with the design. Legally, our code doesn't allow it.

Attorney Coombs stated, it does because of the PUD. Since she is applying for the PUD, the code can vary.

Gary Pinkham asked, does the PUD waive the driveway ordinance?

Attorney Coombs answered, it doesn't waive it, but it allows for a variance to the code.

Gary Pinkham stated, the driveway ordinance requires a 66-foot-wide driveway to city standards.

Attorney Coombs stated, it does, but the PUD allows amendments to the code, allows the city council to make amendments to the code as a give and take between developers. That's what all planned unit developments are.

Gary Pinkham stated, I thought the PUD required them to meet the city design standards?

Attorney Coombs answered, No. Absent an approval by the city council allowing them to vary from it, they do, but this is a request by the developer to vary from it, so ultimately it'd be up to you guys whether you want to recommend that and then the city council to approve it. It's not required. City council can say no. You guys can say no.

Gary Pinkham asked, do we need to recommend at some point in time a waiver of that ordinance on driveways, along with the approval of PUD? That would be prerequisite to get the PUD?

Holly Jones stated, yes. So that's why I applied for the PUD.

Attorney Coombs answered, No. The driveway ordinance can stand on its own and remain

with the PUD. It's just a matter of, if a developer wants to seek a variance from that driveway ordinance as part of their PUD, they can request that, but you're not required to grant it.

Jaime Topham asked, so that's what she's doing? She's asking for variance from the driveway and from the road.

Attorney Coombs answered, that's correct.

Holly Jones stated, to keep those units off of the fence line. Yes.

Mayor Critchlow stated, my understanding you're putting in 42 foot of asphalt.

Gary Pinkham stated, the detail in the drawings is 35 feet curb face to curb face. We're not getting 42 feet.

Chairman, Brian Pattee asked, so the PUD application, do we need to consider that first, and then this agenda item number 12 is that where we would put the conditions?

Attorney Coombs answered, the conditions would be part of the PUD approval, and then you would approve the conditional use permit and site plan application as the second part.

Shay Stark stated, I just wanted to comment on this street width for just one second. The width as shown on the drawing, on this drawing that has the narrower version of the street, this was discussed a little bit with staff, and the idea here is recognizing that this is a driveway, and first thing that we wanted to make sure happened with it was that it would meet fire code. So, the international fire code requires a minimum width for the travel lanes. And then also looking at this, we looked at it, and realistically, the only place to park on that driveway is on the south side. Because of the driveways into the garages on the north side, it's quite short in between. It just doesn't make any sense for people to park there. So with that, according to international fire code, it requires a 32-foot-wide paved section there for the travel area, plus the parking on the south side. So the north side would be, I believe it is noted on there that curb would be painted red, and no parking on the north side of it. And so, just to point out again with this, with the PUD, one of the questions that's asked in that code is, what are the exceptions that are being asked for? This doesn't give the developer carte blanche to go in and do whatever they want. There has to be a justification for it. The PUD allows the city to look at developments and consider the effects of what the code does on those developments. And if there are things that can be improved through exceptions, it allows the city to consider those things. But there definitely has to be a justification associated with that. And so what you see before you with this, at least in my opinion... And you saw my memo... there's really two options here to consider. I guess there's always the third option, but mainly I'm just talking about with the application, the PUD application is specifically for that concept of the narrower driveway with parking on the south side, which allows the larger setbacks along the sides of the property. And as they had shown in their drawings, they're planting trees and things there to try to buffer between the neighbors, and so allowing that

buffer. Or the other option is always, you can go back and certainly say, "Okay, we don't feel like there's the justification here for these exceptions that are being requested of the code." Then that other option comes into play with that 66-foot-wide driveway and the townhouses being seven and a half feet off the sides of the property. As I addressed in my memo, I think those are the two main options here with this, but certainly with those exceptions, we need to look at that and ask ourselves, what are the benefits of those exceptions, and what justifies it specifically with this project? Then that recommendation for city council to approve the PUD, that's basically saying yes, we accept those exceptions, unless we've stated something differently specifically in the motion that we would like to see.

Erik Stromberg stated, one of the questions I have when we look at these PUDs, and we have the drawing that shows the width, but if we look at the application, the exception, it says to develop with the 26 feet wide with no street parking. Are we going by the letter or what's in the drawing, which becomes part of that application? And then with the objectives, they don't really look like objectives. One objective talks about an eight-foot privacy fence around the perimeter and downward facing lights. Those aren't objectives, but are those requirements for the PUD? Just to understand when we approve this, what here is going into the PUD versus what do we need to stick this to?

Attorney Coombs answered, any part of the application that would vary from the ordinance, from what the city's ordinance would require, those would be listed as variances that you're going to grant under the PUD.

Erik Stromberg stated, Right. I get that. That's what I'm saying. As we look at this, and there's comments that an eight-foot privacy, outside playground amenities, to me, the developer is saying, "Hey, this is what I'm going to do." How do we make sure that those things actually happen? Is the fact that it's written here good enough in the application? That's my concern. I think we've seen in the past, we come into a PUD, there's things that are talked about. The developer stands here and says, "Well, I'll do this. I'll do that," we approve PUD and down the road someone's going by and where are those things? Because it didn't follow through. It got lost.

Attorney Coombs stated, all you have to do is in your recommendation, condition that on their completing those requirements, and failure to complete those requirements would then negate your recommendation.

Jaime Topham stated, I don't have any questions, but I have a comment. I don't know. I don't think that this is a great fit for the environment or for what's already there, the agricultural that's around this project. I don't think this is a great fit. However, as a planning and zoning member, my role is to say, does this fit our code? It looks like this particular developer is working hard to make sure that it's better than what the code would give us, because the code would give people this development right on their fence lines, and then a big open space that could be useful or not useful. So while I don't like this at all, I appreciate that the developer has gone the extra mile and is making it better. I appreciate that what they're asking for in

their PUD makes it for a better surrounding for the applicants. And the reality is that they are the property owner. The zoning is there. They would be entitled to build this whether we liked it or not, and whether we grant the variances or not. So I do appreciate that you've spent the extra money and the time, and you've taken in all the comments of the public and the city council and the planning and zoning commission to come up with something that at least is better than what the bare minimum is.

Gary Pinkham stated, I know through our discussions with regards to the street, one of the concerns with fire, was that they would still be able to have good access. The 35 feet curb face to curb face, if we've got one car on the south side, we're still going to have 26 or 27 feet open asphalt, so we're still taking care of the fire marshal's concerns. As you say, by going to this configuration, it pulls the units further from the neighbor's property line, creates more privacy, more openness to the neighbors. So approving it with the proposal to waive the street requirement to this design as shown in the following package, I would be okay with. Again, it does address the majority of the neighbors' concerns and meets code pretty much everywhere else and does allow the landowner to utilize their property.

Erik Stromberg asked, who is maintaining the property?

Holly Jones answered, it will be one owner.

John Limburg stated, In the exceptions, it says 26 feet with no street parking, which I understand if you're going to the 35 feet in the plans. I just think we need to address that in the recommendation, need to make that clear that it's 35 feet on the plans, and that's what they need to do. Unless I'm reading that wrong. And then I guess in the recommendation, we'd have to recommend all of the objectives, or are we just accepting this application this way without putting into the recommendation to accept it?

Holly Jones added, I believe the original PUD that I applied for, if you look at the prior plat map, it says that road was the 26 feet, and we have widened that. So you have the three different designs. The first one was the PUD prior application, the second one was the per code, which had the larger access, and the third was the new with the 35-foot access. So even though I applied with a 26-foot access, I still went larger because that's what the comments needed.

Erik Stromberg stated, I think we get that. I think it's just past experience says we need to make sure it's clear, because one page says something, another plan says something different. What's goes forward needs to be what gets developed.

Dan England stated, my experience is that the plans that end up getting approved and signed is what's going to get built. And no matter what's on the original application, those plans, whatever gets signed, is what's going to get built. They shouldn't make any changes between the time that you guys and city council approve it, and then it comes to the city to sign off on those plans.



**Jaime made a motion to recommend approval of the PUD Application for Holly Jones located at 225 S Willow Street for the creation of 10 units in the RM-7 zone. Based on the map that was provided dated March 23, 2022, C-300 with the 35-foot right-of-way face to curb, face to curb. The following objectives must be done and completed by the developer. one, landscaping including placement of trees around the perimeter to shield views and reduce noise. Two, an eight-foot-high privacy fencing around the perimeter. Three, downward facing exterior lighting to keep light on the property. Four, 50-foot setback from Willow Street. Five, effective use of the RM-7 zoning, and then, six, onsite playground amenities. Gary seconded the motion. All voted in favor with John on Zoom and the motion carried unanimously.**

**12. Consideration to recommend approval the Multiple Housing Conditional Use/Site Plan Applications for Holly Jones located at 225 S Willow Street for the creation of 10 units in the RM-7 zone.**

**Holly Jones was present for this agenda item:**

Jaime Topham asked, so this is the site plan and the actual plans that they'll be building on. So, there should be no changes between the time it leaves here and the time that you guys review it, stamp it. my expectation is the city will make sure that whatever is on these plans that are submitted here get built.

**Jaime made a motion to recommend approval of the Multiple Housing Conditional Use/Site Plan Applications for Holly Jones located at 225 S Willow Street for the creation of 10 units in the RM-7 zone. With the construction plans that were provided that are dated March 23, 2022. Erik seconded the motion. All voted in favor with John on Zoom and the motion carried unanimously.**

**13. Discussion to adopt a Retaining Wall Ordinance in the Grantsville City Land Use Management and Development Code.**

**Andy Jensen was present for this agenda item and stated to the Commission:** Good evening. It was a good day. Not sure if you've read the proposed ordinance in regards retaining walls and how to address them and their construction within the boundaries of the city. I put this ordinance together because of pending development that's coming on hillsides where we will end up with differential settlement or grades between parcels and just how to address the construction of those retaining walls. Because currently in the ordinance, there's no guiding direction in regards to how to approach the construction of retaining walls. So, this is a proposal to have that become part of the city code to use for that enforcement.

Chairman, Brian Pattee asked, so we don't have anything at all in our current land use?

Andy Jensen answered, No governance whatsoever at this time for retaining walls.

Gary Pinkham asked, the stuff in black is that coming out of our current code?

Attorney Coombs answered, No. Nothing in here is in our current code. This would all be new.

Andy Jensen stated, this is all 100% new information for the city code.

Gary Pinkham asked, the stuff in red? What is that?

Attorney Coombs answered, those are questions for you. This looks different than the one that we had went over. Andy did you make some changes to it?

Andy Jensen stated, I had already given it to Kristy.

Kristy Clark stated, this is what he gave me.

Jaime Topham asked, so Attorney Coombs did you anticipate a different version for us to review?

Attorney Coombs answered, No. I think this has the information. Andy and I, we had met and talked over some things. I think that there's some pages missing. Are you able to verify that Andy?

Andy Jensen stated, there's three pages.

Jaime Topham stated, There's only two in ours. So since we don't seem to have all three pages and it's a late hour, can we move on from this discussion?

Kristy Clark stated, Yeah. But I can add it back onto the next meeting. The scanner could have eaten it. Not even kidding. This packet was so big.

Jaime Topham stated, so maybe it seems like it would be appropriate to have definitions. So maybe if you could create definitions that you would like us to review before the next meeting as well.

John Limburg asked, Hasn't Grantsville City adopted APWA spec's, and doesn't that have specs for retaining walls in it? I guess I'm wondering why we would need this. I mean, maybe I'm wrong, but if we've adopted that, why do we need this addition?

Chairman, Brian Pattee stated, I don't think there's anything in this much detail in that APWA specs to be honest.

Dan England stated, I'll look it up and report back. that's a great question. I didn't go back to look what was in the APWA first.

Andy Jensen state, this has some guidelines into when an engineer's required, when specifically, a permit's required. Because this does give options to allow somebody to build a retaining wall and not need a permit. But depending on the height, depending on offsets between multiple walls, this just clarify when we need engineering, when we don't need engineering or a permit.

Shay Stark mentioned, I've dealt with this in a few other communities and what's been interesting to me over the years in dealing with this and modifying their code time and time again to try to address the issues, what I really appreciate here is that it's coming from the building code inspectors. Because what I've found is the international building code, international residential code, their requirements, there's not a lot in there. But the requirements that are there better address these issues than a lot of the other model codes that have been put together previously. And as we go through these amendments in some of these communities, it turns out that what we end up doing is copying and mimicking out of those building codes. I don't remember APWA addressing retaining walls with any real specificity. And part of the reason is you can have rockeries, you can have various types of block and interlocking block, you can have just standard concrete retaining walls. There's so many different options out there and that's where the building codes, the international building codes, have dealt with this enough that they really get to the meat of the issue. And the real meat of the issue is in certain circumstances, these need to be engineered and the city needs to be able to see an engineer stamp, a set of drawings and calculations based on the type of materials that they're proposing to use in these walls. So I appreciate the approach that's being taken here from that perspective.

Chairman, Brian Pattee asked, was this taken from another municipality or was it taken out one of your building codes? This verbiage that's in here.

~~Andy Jensen answered, this is a modification from a previous jurisdiction that I worked at. I got their approval to for lack of better term, pirate it. But there was a lot of things that they had that I've removed, with things that felt were over burdensome for information that needed to be provided in regards to geotech information. There is still some geological hazard information that needs to be done but a modified version from another jurisdiction, yes.~~

#### **14. Presentation by the Grantsville City Engineer, Dan England about amending the Street Master Plan.**

**Dan England, City Engineer presented this agenda item and stated to the Commission:** I'm excited to go ahead and give this presentation. We are in the middle of a master plan transportation for the whole city. As you can see on this first exhibit there's the green boundary of what our existing Grantsville City looks like. And this is a boundary that shows you, you can see in black what's the existing. And there is an existing future annexation boundary in green for what the city would be willing to go to. And then this map here shows in red an additional future annexation boundary line for the city, which gives you a kind of limits of where we can have influence of that growth that's coming in. So everything I've

heard since I've been here. In fact, when I interviewed to work here at the city of Grantsville, it was always keep the small town feel. I'm 100% behind that, traffic levels, utilities, schools, city activities, landscaping. All those things need to be coordinated to try and help keep that small feel. Tonight I'm only going to be talking about the traffic side of things, no increase in traffic levels to the city would be nice, but we do have a lot of growth and, therefore, we're going to try and keep as much of that new traffic off the existing roads and put the new traffic on new roads. And that way, we won't get into some issues that we'll go into it a little bit later. This is the first thing that was given to me from our consultant that's doing the transportation. And what he did was he took our existing streets and he puts a hose out there on the roads, cars run over it, tell you the number of counts. These are the counts. You can see the red street right there along Main Street, which the city of Grantsville already knows good and well that we have a lot of traffic there. This shows that that portion where we only have one lane each direction is already too much traffic for that street that's there. It needs to be widened. We are trying to work with UDOT to try and move forward with their plans to go forward with that, but it's not there yet. This is future residential projects over the next 30 years. You can see a number of projects that are shown throughout the area and those are the projects that we know of. Right now, it was brought to my attention. Right now, we have almost 40 or 4,000 water connections, one water connection per home or per business. And we're sitting about 4,000. The number of proposed residential homes is over 12,000. So there is a lot of potential growth. I took the numbers for our existing population to the existing connections and gave an estimate and said, okay, if we have over 12,000, what population does it put it? It's about 65,000 is the population in 30 years. Now, if we don't do something to help, we're in a lot of trouble here at the city. And we've learned through said experience that we can't stop development. We can only try to direct it and help it. So if we don't do any additional roads, you can ... These are the numbers that are predicted with the new things. And so what he explained to me going down Main Street those numbers of cars is about what you're getting on I-80. And so having that kind of traffic slowed down to come down through, it would be a nightmare, which is why it's all in red. And we don't want to have that traffic going through there. And so we need some way of getting that traffic out and around the road. This is our current transportation master plan. The red lines there are the arterial, the larger roads. The blue lines are the collectors, which would be a little bit smaller roads. This is a draft of where we're looking right now for our proposed master plan. You can see over on the West Bank over there in the purple area. That's where a lot of that development will be and it comes through. And we're looking at trying to route that. We're assuming a lot of the people who are coming to Grantsville are going to be a bedroom community to go to Salt Lake. This model assumes that people live there would go to any of the businesses between here and Salt Lake. And a lot of them want to go to Tooele according to the model. And so you see a dashed, a yellow-orange line, something, up there across the top going to Burmester. A lot of traffic can go up that direction and avoid Main Street to get to work. Nygreen also has a loop coming down around the bottom side. And if Nygreen was to be extended all the way through and go up Lamb's Lane, that would be one way that they could go out without impacting all the existing streets and roads. There is a school being proposed right there at the corner of Nygreen and Worthington, just to the south side of Nygreen. It's in construction. You're right. I can't say it's there yet, because there's nobody going to school,

but it is there. And there's a concern for what would be there in regards to amount of traffic things. So I'll talk about that in just a second. If Nygreen does not go through, these are the numbers that it would look like and you can see there's a large number using that green collector that goes down around, out toward 112. But if we extend that out, I think it'd be more that like that purple line instead of where they put the green line in for their models. The locations of these roads are not specific. They're not actually where they're going to be. They will flux depending on where development comes in. And that's something I wanted to say just really quick is that these roads will be built with development. These are not necessarily money that's coming from taxes. They're coming from the development as they come either through impact tax or as part of their development when they come in. They will be paying for these roads and trying to get their increase in population to these roads and out. This is what the school is supposed to look like. You can see the bus drop off on the side, over here near Washington. That Washington Avenue is not going to be that loop road that goes out and around the outside. It's going to be farther away. So that route for the buses to come in and turn around and drop kids off on the side, and then they could go back out and head back out. The top part up there next to Nygreen will be more where the teachers park, where the parents come drop off their kids for dropping them off themselves. And they come in one side and out the other and that's proposed. Something that you want to notice is that the distance between Nygreen and where the playground is quite a distance. And so that's a positive thing, especially when it comes to pollution and things like that that might happen up there near the road. We'll have the playground and everything farther away. The green line I put on there is just ... I'm assuming is the most possible route that people are going to end up using to get to that school. There's also some development that's coming in off to the east side of those roads. And they may also to be coming to that school, but they can only get there if Nygreen's coming through or they have to come all the way up around Durfee and then back up in. So at this point, that's as far as I want to go.

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**15. Consideration to approve the meeting minutes for the previous P&Z Meeting that was held February 3, 2022.**

**Gary made a motion to approve the meeting minutes for the previous P&Z Meeting that was held February 3, 2022. Jaime seconded the motion. All voted in favor with John on Zoom and the motion carried unanimously.**

**16. Consideration to approve the meeting minutes for the previous P&Z Meeting that was held February 17, 2022.**

**Gary made a motion to approve the meeting minutes for the previous P&Z Meeting that was held February 17, 2022. Jaime seconded the motion. All voted in favor with John on Zoom and the motion carried unanimously.**

**17. Consideration to approve the meeting minutes for the previous P&Z Meeting that was held March 3, 2022.**

**Gary made a motion to approve the meeting minutes for the previous P&Z Meeting that was held March 3, 2022. Jaime seconded the motion. All voted in favor with John on Zoom and the motion carried unanimously.**

**18. Consideration to approve the meeting minutes for the previous P&Z Meeting that was held March 17, 2022.**

**Gary made a motion to approve the meeting minutes for the previous P&Z Meeting that was held March 17, 2022. Jaime seconded the motion. All voted in favor with John on Zoom and the motion carried unanimously.**

**19. Report from City Council Liaison, Mayor Neil Critchlow.** In our meeting last night, there was several items that got tabled because the developer wasn't there. We talked about the intersection of 112 and 138 and whatever is going to be there. There are a lot of safety concerns. And the council wanted more information from UDOT about what they felt was safe or not. It's not like we can tell them or we're going to tell them they can't have a gas station there, if that's what that is intended to be. But we need to have some safety things taken care of. They've had eight accidents there in the last six months, I think, is what she said. One just Sunday. Okay. So we need to take care of a few things that way. A lot of things tonight. And just for those who question the ball fields, they're in the plan. Okay? We're working on them. We're getting a plan together to work on it. So I appreciate you guys for doing this. And it's a thankless job. It really is. And we pay you so much for this.

**20. Adjourn. Jaime made the motion to adjourn the meeting. Erik seconded the motion. The meeting was adjourned at 9:06 pm.**

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Kristy Clark  
Zoning Administrator

# AGENDA ITEM #7

**MINUTES OF THE GRANTSVILLE CITY PLANNING COMMISSION  
HELD 04/21/2022. THE MEETING WAS HELD IN THE GRANTSVILLE  
CITY HALL AT 429 EAST MAIN STREET AND ON ZOOM.**

**Commission Members Present:** Commission Chair Brian Pattee, Commission Member Gary Pinkham, Commission Member Jaime Topham

**Commission Members that were present on Zoom:**

**Commission Members that were absent:** Commission Member Erik Stromberg, Commission Member John Limburg

**Appointed Officers and Employees Present:** Zoning Administrator, Kristy Clark; Grantsville City Attorney, Brett Coombs; City Engineer Dan England

**Appointed Officers and Employees that were present on Zoom or Absent:**

**Citizens and Guests Present:** Barry Bunderson, Dustin Hall, Kevin Hall, Mike Quarnberg, Julia and Eddie Martin, Judd Lawrence.

**THE REGULAR MEETING WAS OFFICIALLY CALLED TO ORDER BY  
COMMISSION CHAIR, BRIAN PATTEE AT 7:01 P.M.**

**PLEDGE OF ALLEGIANCE**

- 1. Consideration to recommend approval of the Preliminary Plan for Grantsville New Team, LLC. on the Matthews Meadows Subdivision located approximately at 401 West Durfee Street for the creation of eighty-eight (88) lots in the R-1-12 zone.**

**Shawn Holste was present for this agenda item and stated to the Commission:** in hearing what the public had to say and responding to that, I think we go about this the wrong way. I think we go about this as three individuals that are out to get each other. I think we need to approach this as a team effort between developers, city staff, and citizens in order to build a community that we can pass down to our children and generations to come that we're proud of. The city staff often doesn't get enough recognition for what they do. You guys put a lot of time and effort into this, and I seldom hear anyone say thank you. So, thank you guys for all you do. It's not a simple process. There's nothing simple about it. As far as the subdivision goes, and the zoning, I did not do the zoning. I didn't even apply for the zoning. It was applied for by the Matthews family and it was granted, and I bought it accordingly. Then from there, I took it and didn't ask for anything more, just built a concept that would fit for what was already approved. And as far as dust and water and all those things, we have the water that's required. As we build the subdivision, we will do it in best practices, making sure there's no trash blowing around, making sure the dust is controlled the best we can. As we



saw today, that's an impossible task. The entire county was covered in dust and blowing from who knows where, but we tried our best. We try to keep those working at the subdivision, respectful of our neighborhoods and respectful of the neighbors and everyone around and we try to do the best that we can. We take pride in what we do to deliver a great product. There was some personal attacks and comments that I don't think need responding to, and I think that's something maybe we need to keep out of a public hearing and just keep it professional and see what we can do to better this community. So that was my response.

Gary Pinkham stated, through this process on this project here, we've had several things that we wanted the applicant to address and consider, and he's been responsive on most of it. Things like the walkway out of the Southwest corner there to the school that keeps the kids off the street, lets them get over the school without having to go up and down Willow, and a few other things that make the project a little more hospitable, a little safer for everybody. He's been responsive. We have had something come up in the last few days that could change the how the South side of the property is developed. In part, we've had some neighbors there who are landlocked who are looking to have access made available to their land through this project and go through adjoining projects in the future. I believe the city has had some contact with the school. I know with the project across the street we have. The issue of Pear Street has come up and the potential of putting Pear Street through, which is on our street master plan, and has been there for a good number of years. We're not sure exactly where the school might go on that. As I understand, they haven't told us to go fly a kite. They seem somewhat willing to think about it. I think on the 26th of this month, they may, in the school district meeting, discuss this issue, of potentially allowing Pear Street to go through on the North side of their property, which would, I think, benefit them. It would give them a second public access point to the school property. It would allow them to perhaps reduce the congestion out on Willow Street, in general, would probably improve the safety around the school. It's possible that they may be in favor of extending Pear. That has just come up in the last day or so. We talked with Shawn yesterday. If that were a possibility, if the school district were to go that route, he's willing to look at what it would take to redesign that South boundary, which is in phase two of this project. None of this would affect phase one. The project, as it's currently designed, does meet our code, has met pretty much all the issues that we've brought up to date involving resolved dissatisfaction parties. At this point in time, I think we should recommend approval of the preliminary and allow Sean to move forward with the final on phase one of the North end, which will not be affected either way regarding Pear Street. We have drafted a letter or a memorandum of understanding here, and I think it needs to probably be checked out by all the parties and formalized. In essence, it would say that if the school district goes forward, Shawn is willing to do his part with regards to the construction of Pear Street. Which could be done at the time he brings phase two in for final. Which gives us time to work with the city, the school district and some of the neighbors there to figure out how to make it work. We've got some funding issues that we would need to address at the same time. I think considering where we are with the preliminary issues, this project, and especially with phase one not being affected by these potential changes down the road, that we should consider letting this project move forward.

Jaime Topham stated, I don't have any questions. I think that seems like a good plan and a good opportunity to get Pear Street to go through. Hopefully the school will allow that to happen because that is definitely a major deciding factor. I appreciate your willingness to work with the city and make those concessions and potential changes. Kristy, if I remember correctly when we were here last, the neighbors stressed concerns that they never received notice. Were you able to look into any of that?

Kristy Clark answered, so from what I could tell, I mailed them out. Why or how they didn't give them, we don't know. Once I drop him in that mailbox, it's out of my control. I did find out why Ryan Banister got one, but not both. Because the property closest to Willow, he was not within the 500 feet, and the one a little bit more East, he was part of that. So, he should have at least got one, but he wasn't within the 500 feet of both properties to get both. The other people that mentioned that they didn't receive a notice, should have got both. Why they didn't get any, I honestly don't know. We are working on trying to figure out if maybe we need to do certified mailing, which will fall on to the developer to pay for that. We don't know how else to handle it.

Jaime Topham asked, were they all properly noticed per the code?

Kristy Clark answered, the minimum is 10 days, but I've been trying to do 15. They would've had at least 10 days' notice.

Brian Pattee asked, so we are doing 500 feet?

Kristy Clark answered, yes.

Brian Pattee asked, where is this mailing list coming from?

Kristy Clark answered, it comes from Tooele County. I try to verify the addresses but if they aren't updating their addresses then that could be why they aren't receiving them. If I got them back because it was undeliverable, I wasn't saving them. I have started to make a copy of the envelope that I get back and putting it in the file. I'm hoping that this will make so I at least have some proof that we attempted to notice them.

Jaime Topham stated, one of the other questions or concerns that people brought up is that these are quarter acre lots. Are they quarter acre lots?

Shawn Holste answered, they are 12,000 square foot lots.

Jaime Topham stated, explain that to me as a person who doesn't understand what 12,000 square feet is.

Shawn Holste answered, an acre is 43,560, right? So, if you divide that by four, you're in the 10,000s. A 10,000 square foot lot would be a quarter. This is bigger than a quarter.

Jaime Topham asked, so are we at a density of three units per acre overall?

Kristy Clark answered, a little bit less. But we changed that code to four units per acre.

Shawn Holste stated, with as wide as the roads are, if you're allowed three units per acre, we're always two and a half because of the roads, it's just impossible to get it to what's allowed. Does that make sense? You're always on the conservative side.

Jaime Topham asked, Okay. I guess the question would be, why wouldn't we just have less lots with the width of the roads so that we can stay at the third density?

Shawn Holste answered, we do. We have less lots because the roads are wider.

Jaime Topham asked, but they're not quite at the required density, right?

Shawn Holste answered, No. It's probably 2.5 per acre instead of three per acre.

Jaime Topham stated, thank you for explaining that. Kristy, where in the code did we change it to be 4?

Shay Stark answered, we did it in the General Plan.

Jaime Topham stated, when I was looking at this the last time we were here, the general plan shows future land use for that area would be three units to the acre. I didn't see anywhere that it says four units to the acre. Is it in the code? Is it on the future land use itself? If the public wants to go and look this up, where are they going to find it? That's the question I'm asking.

Shay Stark answered, we can give you the date, but Kristy looked back, and we had a discussion and amended the future land use map in the general plan. It may have been a year, year, and a half ago, because we recognized that there was this zone that we have that doesn't fit in any of the future land use designations. So that was amended at that point in time. We just changed the language, so the density was 4 units to the acre at that point in time. But obviously, it hasn't gotten updated online. One of the challenges is that only certain people have the ability to update that, if I understand correctly.

Brian Pattee stated, that's where it's confusing. And I brought this up on this rezone because I read the same thing where it says three dwelling units per acre. So, we need to get that updated because this is what's online.

Shay Stark stated, that's what we understand now. We didn't realize that hadn't been updated, and so that's being addressed. We also found some issues with some of the line work had been shifted a little bit, and we've got an issue in zoning dealing with that. So, we're trying to get those addressed and uploaded there. But still, even with that, as you can see in the density in the memo, they're at 2.5 units per acre. We're still less than three units per acre, based on

the land use, because the land use just talks about that density. It doesn't talk about square footage. So, it still meets that density.

Brian Pattee stated, when you take the roads all out, then it all plays out to that.

Jaime Topham asked, where would I find the actual code that was? So, if I go down, go into residential district R-1-12 that shows 12,000 square feet, is that considered part of that code, part of the medium density designation?

Shay Stark answered, basically, you have two things that are controlling here. You have the future land use map, which essentially tells you what you can zone to. That future land use map, all it talks about is those densities. That's all that's mentioned in that paragraph. It doesn't talk about all the specifics of any given zone. So, when you rezone, you rezone to fit a density and then you have a zone applied to it. So, this one's in the R-1-12. And so, once that zone is applied to it, then the code that you're looking at right there, that tells us that they can't have any lot smaller than 12,000 square feet, it tells us what setbacks have to be, it gives all the specific requirements for what those things have to be. So, at that point, as we review these, the density is based off the overall acreage. But then once you get that zoned, the controlling factor becomes the minimum square footage of lots, and like was being said pretty much every time because streets will take anywhere from 20 to 35% of a subdivision. If you're doing a small subdivision, which is three or four lots, and you've got to develop the whole street, it can be even higher than that. So, with that, your actual density that you end up with is always going to be less than what you were allowed per the land use.

Jaime Topham stated, thanks for explaining that. Hopefully that helps the public understand as well. And we definitely need to get our maps updated online. If that's where people are going to be directed to find this information, that needs be up to date.

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**Gary made a motion to recommend approval of the Preliminary Plan for Grantsville New Team, LLC. on the Matthews Meadows Subdivision located approximately at 401 West Durfee Street for the creation of eighty-eight (88) lots in the R-1-12 zone. To allow them to move forward with final for phase one and to have the letter or memo of understanding regarding the potential of revising phase two to accommodate Pear Street be made part of this process and approved. Jaime seconded the motion. All voted in favor and the motion carried unanimously.**

- 2. Consideration to recommend approval of the Preliminary Plan for Grantsville New Team, LLC. on the Cowboy Estates Subdivision located approximately at 416 South Willow Street for the creation of nineteen (19) lots in the R-1-21 zone.**

**Shawn Holste was present for this agenda item and stated to the Commission:** It'd be the same public response. We didn't ask for anything that wasn't already approved. It was the

Matthew's family that we purchased this from. I don't think this was rezoned. I think this has been this way. We bought it for what it was, and we are presenting it for what it is. We're not asking for anything that's not going to add to the city.

Gary Pinkham stated, we had several issues here on this project, coordinating with the school district to align the intersections to make sure we've got safe alignments between this subdivision and the existing parking lot accesses and a few other things, and they've been quick to respond to that and make those things work. At this point in time, I don't believe there's any outstanding issues on our reviews here. I thank you guys for working with us.

**Gary made a motion to recommend approval of the Preliminary Plan for Grantsville New Team, LLC. on the Cowboy Estates Subdivision located approximately at 416 South Willow Street for the creation of nineteen (19) lots in the R-1-21 zone. Jaime seconded the motion. All voted in favor and the motion carried unanimously.**

**3. Consideration to recommend approval of the Final Plat for Gary and Rava Giles and Shawn Holste on the Cherry Wood Estates Subdivision Phase 2 located southwest of the Cherry Grove Subdivision for the creation of thirty-eight (38) lots in the R-1-21 zone.**

**Shawn Holste was present for this agenda item and stated to the Commission:** This phase two, phase one is under construction and should be completed by the end of the month. Then we will roll into phase two and do the same thing. Again, we will try to be respectful of the neighbors and keep it nice and clean and produce a great product.

Gary Pinkham stated, for the most part, I'm okay with this. I still don't like your fill in the South from the Northeast corner. I've got problems with that. As I mentioned in several of our discussions, that street coming up from the South. If that intersection was pulled 60, 70 feet to the West, and lowered four or five feet, the ramp to the future Cherry Street would probably only be 7% as opposed to the 10 or 11% now. Right now, I think the way you've got it done with moving the sewer and the storm drain over onto that one lot, and if we moved the street, would be in the street rather than on private property. By moving that intersection over, I think we could get the water line at or near existing grade. I'm not comfortable with that fill at 30 feet deep, regardless of what anybody says, having been built in December, January. I foresee problems with that corner in the long term for stability and potential settlement. With utilities in it, I'm afraid it could have some utility failure. The rest of the property, I'm okay with, but that corner bothers me and has from day one. Having said that, I'm going to leave it to their engineering department and our consultant if they want to put their initials on it. I guess, beyond that, everything else that we've talked about has been taken care of. I think with the development to the South, those drainages that were coming onto you originally are being taken care of by them which definitely improves our storm water project there and saves you guys a bunch of money. But the rest of the subdivision, I'm fine with. I'm not comfortable with that corner up there.

Dan England stated, we're asking for documentation of that fill as it comes in to address this concern. I've been told by Shawn that every eight inches has received compaction tests from one of the quality control people that he's hired. So, before he puts anything in, he'll be giving us that information.

Gary Pinkham stated, that's one issue that bothers me is that that work was done before we approved the subdivision. It was done without a city permit and was done without city inspection. Basically, it's in violation of code from about 10 different directions. I'm not comfortable with it being built. Last December and January with the weather we've had. I don't think we had more than half those days above freezing. I don't know how you could have done moisture control for compaction. I think developing that in the dead of winter without permits and without city inspection was not right.

Shawn Holste stated, I apologize for the permit side. I think we were more towards these last couple months. In January, we barely started down there. We avoided any days that were cold. It was so dry down there; we were adding moisture control most of the days. It gains us nothing to take a chance on it, because if something goes wrong, it comes back on us. So, this was something we personally kept an eye on and Cody personally kept an eye on to make sure we exceeded the requirements and exceeded the tests. Back to the permit, you're 100% right. We had such a big cut on the other end, and it was the natural location to go, even if Cherry Street moved, it needed, that hole needed filled. And I'm unaware, and help me if I'm wrong, I'm unaware of city inspection on something like that. Do they come out?

Gary Pinkham stated, to be honest with you, I don't know how our city inspection works and that's all inside the P&Z response here. I just, from my experience, 50 years in the industry, what was going on there I wasn't comfortable with. But again, it's outside the scope of P&Z. In the scope of P&Z with regards to the design and the application on the drawing, I think we're okay to move forward. ~~If the city engineering department and the municipal department and whoever else is going to have to live with that piece of ground down there and willing to take it on, I guess we can move forward.~~

Brian Pattee stated, so you'll provide Dan with the compaction results? Dan, I would just make sure that it's compacted. It doesn't have to settle much for those water lines to come apart. They may want to put some joint restraints on every joint of the water main, so it doesn't come apart. If you have 30 feet of fill, it's going to settle.

**Gary made a motion to recommend approval of the Final Plat for Gary and Rava Giles and Shawn Holste on the Cherry Wood Estates Subdivision Phase 2 located southwest of the Cherry Grove Subdivision for the creation of thirty-eight (38) lots in the R-1-21 zone. Jaime seconded the motion. All voted in favor and the motion carried unanimously.**

**4. Consideration to recommend approval of the Final Plat for Kenneth and Jennie Hale and Shawn Holste for the creation of twenty-three (23) lots in the Canyon View Subdivision located approximately at 400 E Nygreen Street in the R-1-21 zone.**

**Shawn Holste was present for this agenda item:**

Gary Pinkham stated, here is another one where the applicant has been very receptive to some of our requests and comments, and they've come up with a pretty good project. We do have one little issue that will affect neighboring lots on the original minor subdivision there, lots two and three. To my understanding, the city has notified those people of a need to take part in upgrading the street in front of those lots, and that is being worked out. Some design of this project has been done to accommodate that, but the actual work for that is not in this because financially it's the responsibility of the neighboring lots. So, as it relates to this particular project, within the scope of this project, they all meet the requirements for design and code and they're ready to move forward.

Jaime Topham stated, there's a memo from Shay that recommends we table this or move it forward with contingencies until we get an updated perk test. He stated that the perk test that was submitted doesn't work for this basin.

Shay Stark mentioned, from my perspective, that still stands. However, I know that Dan has been working with the engineering firm, and I know that there were some emails that had been sent back and forth in the last 24 hours concerning this and several other issues. Essentially, if Dan is comfortable with what they've recommended then I'm probably fine with it. I just want to make sure that the engineering side of this, that he's comfortable. From the planning side, that's my concern, is just making sure that we've got an adequately sized basin that's going to handle the water, and how much of that basin is going to fill up based on the percolation rate.

Dan England stated, there was an issue regards to the percolation rate. They were using an assumed value. I wasn't comfortable with it. We had gone back and forth a number of times. They provided me another percolation test that was from 2007, which is outdated, but based off of the information that I had with that and with the low percolation rate that was there, they've met all of my requirements.

**Jaime made a motion to recommend approval of the Final Plat for Kenneth and Jennie Hale and Shawn Holste for the creation of twenty-three (23) lots in the Canyon View Subdivision located approximately at 400 E Nygreen Street in the R-1-21 zone. Gary seconded the motion. All voted in favor and the motion carried unanimously.**

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

**Dustin Hall and Barry Bunderson were present for this agenda item and stated to the Commission:** My name's Dustin Hall. I apologize for taking a few extra minutes of your time. I misunderstood the process and thought that I would have an opportunity to speak more in depth at the public comment portion of that. That's my fault, so I apologize. I want to give a little more background and let you guys hear it directly from me as the developer, and I want to make it clear I don't mean any disrespect to Mr. Holste, who just stood up here through four agenda items, and he makes his living every day as a developer. I'm not a career developer. I don't proclaim to be or do I plan to be. This whole project began as an opportunity for me to provide my children a home in Grantsville. I wanted the opportunity for them to live on family property. The property that's involved in this proposed project, as well as the adjacent property immediately to the east, encompasses nearly 60 acres and has been in our family for generations, for a hundred-plus years. This ground's been farm ground and pasture ground for our existence. In doing that, I knew that I wanted to create something that was rural and something that fit Grantsville. If you hear a common theme from all the people that campaign for office, all the public that comes down here and speaks, they all sing the same tune. We want rural Grantsville. So, I wanted to create sizable lots. I wanted to create opportunity to have livestock. I didn't want your typical subdivision with curb, gutters, sidewalk, but I wanted to work with the city and the citizens of Grantsville to provide and give back to the community and make something that's conducive to the environment around the area. So having said that, I knew that in order for me, with the expenses of things nowadays, to be able to put a project like this together with the minor subdivisions gone away, that I needed to think ahead, and I needed to plan for the entire parcel. In order to make that economically feasible for me, I knew that I needed to try to make the economics work. In order for me to make the improvements and install the necessary infrastructure, I had to have a source to help pay for that. Therefore, I planned out the entire parcel in addition to the lots that I planned for my children. As a result of those variances that we had in mind, we knew that was different than your standard subdivision. Therefore, we applied for the PUD. We started on this nearly five months ago, and we've been met with resistance from day one, the day we turned it in. We tried to work with the city. We've had meetings outside of this, trying to get it to move forward, and to this point we've been the only ones that have been willing or suggested that we would flex. I want to turn your attention to the memorandum from Mr. Stark that is completely one-sided and leads you completely off the path, because there's a lot of things that are untruthful in here. I'd like to go through and speak to those, because it's apparent that he's adamantly opposed to the project, which is completely different than the meetings he was part of that we had, that was not part of any type of public setting with a body as yourself. It was with city staff. As part of the PUD, we could ask for higher density, but in the evaluation of the project and what we wanted to create, not only are my children going to live in this development, but I'm going to live in this development. I want to take pride in something. So we chose to only ask for half acre lots be created along the Old Lincoln Hwy, which makes sense because the adjacent property across the road fits with that.



Everything to the east of that, inside the property, will be the one acre, which falls, as you can see, well below the density of what's required in the zone. And by the way, we did rezone it as RR-1 because it was in line with the general plan, which is also one of our motivations for the going with the PUD. As a matter of fact, in one of the paragraphs, our goal number three was to support a mix of land uses as found in the land use element of Grantsville city general plan, and it includes the following statement, to allow sizes of lot units within a subdivision to vary from the zoning requirement while maintaining the overall zoning density of the parcel, which we have exhibited and done. We've also proposed over five acres of our property as open space. We've referred to it as open space or park, realizing that it's open space, so can we call it a park? Can we create a park? Do we have to dedicate it to the city? I don't know if that's a requirement or not, but if we dedicated it to open space, I feel like we're in line. I won't speak to the wetland part. That's a part I want to get to a little bit later. Also, he suggests that the most significant exception is the city street standards. We didn't say we weren't willing to do something different, but we have proposed the cross section to suggest the 22-foot-wide pavement with keeping in mind that we're maintaining the required 66 foot right of way that's required. And we also tried to use as to mimic the rural areas outside of Grantsville, because there are no one acre lots available in Grantsville. I would just suggest to you that the reason there's not any one acre lots in Grantsville is because of some of these outlandish requirements that we're required to provide. Small developers simply can't afford to do anything that's low density and rural. We can't afford to do it. I would just like to turn the time over to Barry. He's been involved, directly involved. Mr. Stark suggests that what we have proposed isn't part of any standard or isn't part of any improved subdivision within the County. Every exhibit that you're about to see from Barry is part of a subdivision, a new subdivision that he's been part of, and we have photos to show you. So, the fact that he says that those are part of historical right of ways that have been built around, and they've maintained the width, is BS. We've followed the Tooele County code and their standard for a rural right of way road section. I think you guys have photos. He also references the trail that we've proposed. He references mixed use. I don't know any mixed-use trail that's paved or concrete, in either concrete or asphalt, that a horse uses. I'll propose an eight, 10, 12 foot, whatever wide trail you want, but if I'm going to use it for multi-use, I'm not going to pave it. I don't want to do it in asphalt or concrete, because who wants to ride a horse on that? It's not safe, the same way he says it's not safe to be six-foot-wide for pedestrian traffic. So we're not opposed to making exceptions here, but we would certainly like the option to discuss that. I feel like this request or requirement should be part of a final consideration and not the preliminary.

Barry Bunderson stated, Barry here, I was going to mention something that Shawn said earlier, that you guys have been here, City council has changed hands a few times, but most of you have been here for a long time, so we appreciate what you do and the time you put in. Just to follow along with what Dustin's saying, he's trying to create something that isn't necessarily doable with standard ordinances. So here we are with a PUD. I just want to reiterate what a PUD is for. It's a special kind of conditional use, and in our ordinance for PUD, there's purposes. So I wrote a memo that is supposed to marry what those purposes, goals are of a PUD. To create a more desirable environment is something that can't be created

by the standard process. That's one goal. To use landscape or architectural features to create something pleasing. These are A, B, C, D, E in our ordinance, if you want me to open and share with my computer, I can. But in response to those, we have written in the PUD objectives, and last time, when we asked if you guys have received that, I wasn't sure that everybody did, so I don't know if this is worth going through in detail.

Brian Pattee asked, Barry, are these pictures from Erda Acres water system?

Barry Bunderson answered, they're pictures of Selma Way, which is off Church Road. There are some that are off of Cochran Lane. All these are subdivisions that I've been involved with since 2013. So, when we say we're mimicking what's happening in the rural parts of the county, they're in one-acre zoning areas, just like this would be. The county has had, since I know from 2007, a road section that shows something similar with roadside swells and 12 feet of asphalt on each side of the center line, with a six-foot shoulder. And I have copies of that if you want to see those. But back to the PUD objectives. We're trying to create something that can't be done through the standard process. He mentioned he doesn't want to have curb, gutter, and sidewalk. We feel like what the people want when they say small town charm, it doesn't mean curb, gutter, and sidewalk like you would find at other places, other developments that are denser than a one-acre development. So, we created this road section, and some of the things that we feel promote the goals that are in the general plan and the PUD goals both. And that's what's in this memorandum. One of the goals is to create a more pedestrian friendly community, and we are just saying that if you say it's a rural one-acre development, lots of places in the county, they don't do sidewalks, but we are putting one in. We're trying to marry the rural feel with active transportation ideas and other things. It's really a pedestrian pathway. It's not a mixed-use trail. We're not going to have bikes on here, or motorcycles. What was drawn was for pedestrians, and we call it a pedestrian trail. Anyway, I don't know how much I need to go into detail of all these things, but this gets into this road section, which is part of the reason why we're doing a PUD. And when we look at what do the people want, what does rural small-town charm mean, certainly some different ideas might be out there. So, what we did is we relied on some of the stuff that the county was doing, because frankly, we say we want small town feel, but there are no standards or policies that tell us what that means when it gets to the nitty gritty. That's why we went to the county. They have an active transportation implementation plan, and we just finished a subdivision in Erda that these pictures are of, and that are what we are saying we are mimicking, with some slight variations. But they, for rural communities, they say they want an active pathway or active component on one side of the street, and for low density developments like this, a standard sidewalk is enough. This roadway is safe. There are some benefits to it. I know that some of these things, even up here, say it's a narrow street and there's safety issues, but there are some benefits to having a narrow roadway. For one, the cost of maintenance long term can be reduced, just on the fact that it's less asphalt to take care of into perpetuity. And class C road funds that you get from the state are based on road miles. They don't care how wide the road is. It's just a road mile. They're allocated based on those distances, so you're going to get a better ability to maintain and take care of a road like this. That's a benefit. The other thing that it has going for is ITE, Institute of Transportation

Engineers and FHWA, put out some traffic calming measures, and one of those is called A Road Diet, meaning they narrow up the streets to keep people from speeding and having a lot of room. So, from a safety standpoint, the narrower pavement can be a benefit. What it does also is delineate a roadway through lane versus a shoulder that in our case would just be a road-based shoulder, both from a visual standpoint and a tactile standpoint. If you're driving, you switch from something smooth to something a little rougher, you're going to know it, right? So, it would deter drivers from continuing onto the sidewalk. There is a safety component that this road section provides a benefit to. There are others that, if we want to go into low impact developments, that this road section provides benefits compared to what the standard road section would have. We don't have to have specialized equipment to maintain structures and pipes into perpetuity. It's at the surface. If there are issues, we know what they are, and really with what we're proposing of a weed barrier and gravel mulch, the maintenance long term might be some weed spray, because those aren't foolproof with a weed barrier. Anyway, there are benefits to this that frankly can't be achieved through the standard process, and to create a subdivision that promotes the rural, small-town charm, this is an idea that we have. We think it's good. We understand that there is some wiggle in this. Shoulders could be wider or narrower. A pavement might be wider or narrower. However, we think that what we've showing here is the 11 foot through lane matches the standard roadway section for Grantsville city, and the eight-foot shoulder that's shown here matches the standard road section. So, we are in effect providing the same drivable and parkable space area that the typical road section provides. It's just, we have narrowed down the asphalt for the reasons that I mentioned, both from maintenance, cost, safety and aesthetic quality of the small-town charm that everybody cries for. So that's the reason why we have built this. If you have any questions, we can go into more detail, but we've provided those photos to show that some of them are in a field of dream subdivision that was built in 2013, 2014, and the road is not chipping on the edge. It's not breaking off. It's not failing. There are other roads in the county that were built just like this standard, that are much older. If you go off Droubay Road and east of there, portions of one of your developments there, that sure, asphalt has maintenance, but they're not failing at the edge because of a gravel shoulder. It's just false, based on those evidences.

Jaime Topham stated, Barry, you talked a lot of stuff, but you haven't addressed the wetlands issue.

Dustin Hall stated, I'm about to address that. I saved that till last, this is the third review, and this was part of the first review where it was suggested that we had a wetland.

Gary Pinkham stated, we didn't suggest that you had wetlands. Your engineer defined it on your drawings.

Dustin Hall continued, that point was brought up to further investigate that because it was part of a map, National Wetland Inventory Map. I don't know if any of you folks are familiar with the way that is created, but it's created by satellite imagery. That property owned by my grandfather had an eight inch well drilled on that property, at the lowest point. That eight

inch well casing ran open for decades until two and a half weeks ago, that remained open. Nobody ever took the time to investigate that, and it was just placed on the National Inventory Map. Both the parcels adjacent to me are actively cultivated with alfalfa hay and grain. The last I checked, you couldn't grow a crop, especially alfalfa hay in a wetland. So, Mr. Stark also suggests that we blatantly brought in dirt to fill in a wetland. This is an agricultural field, and I've been held up for the last five months to do anything outside of being an agricultural field. We have chosen to do some site balancing because we can't land level and laser, we have a deficiency, in order to be able to level that, to be able to efficiently irrigate it and plant a crop on it. So, we've chosen, because that part that's been a hang-up with this whole thing, it's been suggested that can't be open space, if it's with deemed a wetland, which I don't know what has any relevance related to that. Secondly, he suggests that we blatantly did that and we ignored the fact that not to go through the processes to get an opinion or go through the processes to officially identify that, which is false. We've never been asked, or nor have we provided, because we had to wait, because the professional firm that we contracted with and hired to give us a wetland assessment said that that needed to be the done at the peak time of spring, during growing season. And the fact that he thinks that I've filled in that entire area that's in question is false, because that's not the case. The wetland assessment has gone on and is going to be finalized so we have documentation to support that. The other side of that, just so you know, is during that process, there was deflection testing done. We've run 140,000-pound combination units and 80,000-pound short bridge compound units across that, with no indication of pumping or deflection. And the last I checked; you couldn't drive those units across the wetland. We also did a soil evaluation geo technical report that was required as part of this process. I don't know if any of you are familiar, but one of the requirements of deeming something a wetland is there has to be surf, and keep in mind that this well that's been running out, wide open for decades, was still running wide open. Last May and June, there was low evaluation pits dug across the entire parcel, which was provided as part of the application for the geo technical report. Those areas that are in that area, that fall within that NWI map, the nearest surface water was, at the wettest time of the year, was between four and five feet. That lowest point is also four or five feet below the rest of the surrounding existing parcel, as far as the grade. So, that's to speak to that part of it. We chose to phase this and exclude that as part of our first phase, so that we could try to move ahead with the first phase while if there was any questions or things we needed to do for the sake of timing, it would allow us time to do that. So, I guess, in closing, I want to remind you that I sat up here and I was part of the last meeting with the public hearing, and I heard all kinds of opposition to Mr. Holste's project. Yet, I sat here, and I listened to you guys pass him through. Not taking any consideration of the public. Well, folks, there was nor has been no opposition from the citizens of Grantsville, the vote of the people that we have in here in office that we're supposed to be representing. All of them were in favor. And, I even had folks that were here in opposition to Mr. Holste, get up and speak in favor of what I was doing here. So, I just hope that we've exhibited to you and given you enough supporting data to Mr. Stark's rather uncomplimentary email in opposition to us, that there's some consideration from this body.

Brian Pattee asked, tell me about the other utilities. I see septic tanks. I see pump stations. Tell me about what's going on with the water line. And, I have very, very major concerns with the storming water, and trust me, I know for a fact this over inverter, this system can't even flush their fire hydrants, because this water has nowhere to go. You put rocks on top of clay, water can't go anywhere, especially if there's a lot of them.

Dustin Hall answered, if that's the case, and it can't go into the ditch and flow to the pond, what would you suggest?

Brian Pattee stated, I'm asking you. You tell me what it's going to do, and what's going to happen when we become a permitted storm water community shortly. So, I just need to know. I need to know about the sewer, too. there's a reason why we have curb and gutter, and we channel storm water for a reason, right? So, I have a concern with that, and then my other concern was the sewer pump station, that's going to be maintained by the residents.

Barry Bunderson stated, So, it's an interim solution, right? So, what's on the drawings is we're showing a gravity sewer line that, because of how we face this, ends that, the first phase line, right? So, it's a temporary solution until a permanent gravity solution can be implemented, which has a lot of other players, and parts and pieces that need to come together. But it is a, yeah, an interim solution. There is a gravity main put into the street that services all these, they all gravity flow to a low point. The first phase of this development as it's shown. And then, it gets to pump back up to Old Lincoln. But, when future phases come along, there must be a downhill, that if we're speaking about lift stations, that's the concept moving forward, that it would have to have a downhill gravity solution. But there's more to talk about that with the application, Dustin can talk about that.

Jaime Topham stated, back to the wetlands. So, tell me about where the water comes out of the ground that feeds the two properties to the north that creates a complete and utter swamp.

Kevin Hall asked, can I comment to that, I've lived in the area all my life. It was my grandfather's ground. I'll be able to comment and solve the problem with the water there.

Jaime Topham asked, are you related to the project?

Kevin Hall answered, I'm Dustin's father. So, the eight inch well was drilled in 1962. Not only was that well drilled there, the well that's across the road, in Nielsen's property, whoever that owns that now, right. And the property that Robinson owns, those wells were all drilled, and they flood irrigated all that area. My grandfather used to pipe water all over that property. That's how he irrigated it. And that's what happened on Don Worthington's property. And it happened on Nielsen's property for years, right? So, the water that's there years ago, the one on Don Nielsen's property, I was told, used to flow, free flow, 600 gallons a minute. So, the reality of it is somebody said it's a wetland, in real reality, there's been no surface water there for how many years? Years, and years.

Jaime Topham asked (looking on Google Earth), where does this water over here come from? There's a whole wet area through there and you have a low spot right through there. And didn't you get a dozer stuck in there, because it was so wet, you buried it in the mud. This spring was maybe this last winter?

Dustin Hall answered, I have no idea. Again, it's always been right there at the property line. Doesn't flow onto ours. That's not a good picture.

Jaime Topham stated, I do have a picture that you provided from the county that is similar, your lines go over it, but there's the water and Darryl's got water in this ditch. She's got water under her property.

Dustin and Kevin Hall stated there's no water there. The area that you're pointing out is 30 foot higher than where that is.

Jaime Topham asked, I want to ask the engineer or whoever's knowledgeable about this. If they have a property that is designated on this map as wetlands, what do they have to do? And is it their responsibility to determine whether it is truly wetland or not?

Dan England answered, let me give you an example of, and not that I agree with this, but dealing with state and government, any government's difficult and I am government. There have been situations where we've had, water was created due to wells, or something else, they created wetlands, when they ended up coming in to build something in that location, they had to get the state to sign off on it. And, they had to create a wetland someplace else in order to cover for the wetland that they were going to destroy with their project. Even though, it was something was just created by a well or some other man-made development. So, when we found out that it was a wetlands, we let them know that they needed to do something with that and to get in touch with the state, and they had to get it taken care of prior to doing construction.

Jaime Topham asked, so, they're currently back filling that area in. Are they in compliance with what they were supposed to do or not?

Dan England answered, no.

Jaime Topham stated, from my point of view, we can't go forward and approve a PUD, well, for two reasons, can't go forward and approve a PUD until that's done.

Dustin Hall stated, let me ask you this. I don't know how I can't be in compliance when I did exactly what I was supposed to do and did a wetland assessment that is being written currently.

Jaime Topham and Gary Pinkham mentioned, but it's not done, and you said it couldn't be done.

Dustin Hall stated, So, you guys just said that we didn't put that on you and that's private property. And, if I was doing nothing more than just farming it and I wasn't sitting here in front of this body, I could do anything I wanted to.

Gary Pinkham stated, you can keep farming if you like, but you're not going to sub divide it. That was designated wetlands.

Dustin Hall stated, it's not designated. It's identified on a map.

Gary Pinkham stated, it's up to you to get it undesignated or off the map before you got out there and started placing fill line. The area that is designated by your engineer as wetlands currently has at least 10 feet of fill on that north property line, that includes everything from junk tires, to concrete, to broken pipe, to lumber.

Dustin Hall stated, on my property? Wrong! How do you know?

Gary Pinkham answered, I've been out there watching you.

Dustin Hall asked, so, what you're saying is we've wasted our time because you've drawn a conclusion in your own mind that you were voting against this, regardless of what we had say.

Gary Pinkham reminded Dustin Hall, you heard the discussion we just had with about not having a permit.

Dustin Hall asked, so, let me ask you this, is your city manager have the ability to tell me I need a permit? I contacted Jesse Wilson and asked him specifically, do I need a permit? He didn't say a word about me needing a permit. He just said, can you keep the road clean? Can you watch your truck to make sure they're not speeding?

Gary Pinkham stated, I have no idea what you and Jesse talked about. But again, with regards to planning and zoning, the land use administration, the covering of that wetlands, until you get it undesignated-

Dustin Hall stated, it's not designated a wetland. I have every right to put, fill in your low portion of my property for farming purposes.

Gary Pinkham continued, that's what Grantsville city and the federal government consider it to be. And it's up to you to get it off. Now, maybe you can get it off there. Maybe, you can have it reviewed, and they say, no, it doesn't meet the criteria. It will take it off and you could go do something. But, in the meanwhile, trust me, there's garbage in that field out there.

Jaime Topham stated, I don't know if that's the right way for you to come at this board with this. What you're saying is, I have every right to go and fill in that property to do agriculture, whatever you want. You're absolutely, potentially right. I don't know, I'm not making a legal

judgment. Potentially, you're accurate in that, but that's not what you're here tonight doing. You're here tonight asking us to approve a PUD for a development. And we are telling you that we cannot do that, or we will not do and go forward until you have your wetland designation figured out. On top of that, there's other issues that are, have to be talked about and discussed. And, Barry, I appreciate you saying, what we could do is well, phase one, but then with the sewer, we got to figure out something else with phase two. But you're asking us to do a PUD. And, as a PUD, we have to look it in totality, not in phases and sections. And, we can't say we're okay with this PUD with section one. And we'll figure out section two later, that may or may not work. Because, if we do that, now we have section one done, and section two never gets done. And then, we have that development that's over at the end of Main Street that has a whole bunch of garages, a club house and nothing else, right. Now, I get where you're coming from. I get that you want to do this development from your family, but as a board, as the city, as part of a governmental entity, we have processes that we have to follow. And, we can't just say, "Well, good enough." Okay. So, what you have to do is follow the process. If you're saying that you can't get your wetlands thing figured out until the spring, when you're at the height of the season, and you don't have it done, we can't move forward on this PUD until you do. And that is not on us.

Dustin Hall asked, So, let me ask you this. When I provide the wetland assessment from the professional that's been hired to do that, is that sufficient for what you're asking?

Dan England answered, that will take care of that portion of it.

Dustin Hall stated, that's what we've hired and paid for what service we've paid for.

Jaime Topham stated, Great. And, when it's done, then we can reconsider that. But that, and that addresses part of it, but it doesn't address all of it. And, I don't want to spend a ton of time tonight because we can't go forward anyway. But, for what you can do as a checklist, is go through the memo and A, take all your anger out of it, because it's not about anger here. We not trying to prevent you from doing what you want to do with your property. We have a process we have to follow. We're going to follow it, okay. So, this isn't a personal thing. It's not a vendetta. And, you read that letter and with all of that heat and anger. I don't think Shay has intended it to be that way. And, if he did, you can still let that go and read it from a more rational perspective of, "Okay, what are the things he's saying that aren't in line?" So, Barry, you know we've done eight foot trails. The city doesn't necessarily have a problem with an eight-foot trail, but they're not okay with a six-foot trail. So then, you could go back and look at that.

Barry Bunderson reinstated, we're saying it's not a trail, it's a pedestrian path.

Jaime Topham stated, Pedestrian path or not. Worthington Ranch has something that's similar that we approved. That's what we're okay with. That's something that you can look at. Because when you come on a PUD, you're asking for something beyond what is in the code. You're asking for variances. I appreciate that you're not asking necessarily for density



variances, but you are asking for some other things. So, let's look at what we have said that we as a city like and approve and do it. Barry don't waste your time now, because we're going to not spend a whole lot more time on this tonight because we can't go forward, but take the notes, okay. Take a deep breath, come back. I get that you don't want to be stalled, but that's the process.

Dustin Hall asked, can I amend the boundaries in my PUD? Because it's far less than, or it might meet the code of 10 acres if I amend the boundary of the PUD, can I amend that to encompass 10 acres as the code states and that excludes the wetland, or what is being questioned as we wetland?

Jaime Topham answered, I guess, I don't know what you mean by amending the boundary.

Dustin Hall continued, right now, I've included three phases and I'm nearly 39 acres of property. What I'm saying is, is I could amend the boundaries and not do three phases. I can do a single phase and I can include only the 10 acres that's required to be part of the PUD.

Jaime Topham stated, I guess you can.

Kristy Clark stated, He can. I actually mentioned that to him a long time ago.

Dustin Hall continued, because that allows me the time that I need to, if I have issues that we got need to work through. And, in my mind it helps the city, because the city's obligated from what I understand by code, or by law, to provide me sewer. The only sewer that I have is 300 feet away. And shit doesn't flow uphill. I'm sorry for the profanity, but I can't flow it uphill. Therefore, it leaves me two options. I followed the process that I was required by Grantsville city because I was denied sewer service by Grantsville city. The Process says that, okay, ~~we've chosen Tooele County Health Department to make decisions on septic tanks. So, I~~ went through the process. I spent \$10,000 to do perk tests on every law. I went up and I got a feasibility approval letter from Tooele County. I came down and I was told you're out of luck. We're not allowing you septic tanks. So, in my mind, what's my options? It's to, you guys to allow me a lift station or allow me a septic tank. So, that's more background on the discussion, just so you're aware.

Jaime Topham stated, I think those are all valid things to be talking about. And, in the interim of the time that you get your per test, or not your per test, and your wetlands thing resolved and/or decide to amend this, talk with the city engineer and see what the city engineer wants you to do.

Dustin Hall stated, that's why we had a meeting before all this happened with Mr. England. He's the one suggested that, and Shay Stark also said, "We'll entertain the idea of letting you do a lift station temporarily." We agreed to install the infrastructure on a gravity flow towards the future of 600 West. And we would decommission it at the time took place. So, they've already said that they would allow it, that's why we have it in our application.

Jaime Topham stated, well, maybe that, and then that might be the right answer to all, that's one. I'm just giving you direction for where you go from here, is that until you get the wetlands issues taken care of, you can be working out the other issues, or if you want to amend your plan, so that it's only the 10 acres that leaves out the wetlands and makes this less of an issue that would, I guess that's okay, too.

Dustin Hall stated, just one final thing, I know you're trying to move on. So, the question I would have is, can we get any comments on the road section? I mean, I don't want to continue to spin our wheels about our road section. I mean, that's obviously one of the points that you're talking about.

Barry Bunderson asked, who makes that final decision? Is it this body or is it City Council?

Jaime Topham stated, under a PUD, it's going to be the city council because we just make a recommendation of approval. They, actually, make the decision.

Barry Bunderson asked, so, how do we get to them, who makes that decision?

Kristy Clark answered, you have to go through the process.

Dustin Hall asked, what's the process?

Kristy Clark answered, it's this body first and then City Council.

Barry Bunderson stated, if we can't move this body forward because nobody here likes the road section, but we aren't the decision makers, final. I might put words in your mouth, but if we can't get in front of that body who makes the ultimate decision, what is the guy like Dustin to do?

Gary Pinkham stated, I can tell you right now, my discussion with James with public works on this. He will not allow the city to take possession of that route. He will not be responsible for maintenance up to that road. If you want to make a private road and put it under a HOA or whatever, but James, at public works. He's got so many issues with that road.

Dustin Hall stated, I already can't afford to do the things that you're acquiring with one-acre density.

Jaime Topham stated, I like the idea of rural residential, but I'm also not the person who has to go out and maintain it. The city has given directions about what it's going to be. And, like I also said was where they've made variances was Worthington. So maybe, you look at what Worthington has done and has been approved.

Barry Bunderson stated, nothing that's been built in Grantsville is like this. So, you don't want to be compared to something that we aren't, that this subdivision isn't. That's why we're doing the PUD and we want to get in front of a body who can give us definitive decisions about this

road section. We are spinning our wheels with us, staff. And ultimately, I think it's important that we bring these issues up, but are we making a final decision? If we're not, then why can't we make those suggestions, recommendations and put it before them with whatever we have to say about it, and let's get to the decision making.

Jaime Topham stated, well, if you'd like us to make a decision today, we can vote. I can tell you; I'm not going to recommend it. But you're right. It can ultimately go to the city council, and then it could make a different decision.

Gary Pinkham stated, I think, there are enough issues here that probably won't go through city council, either. Barry I think you've stretched the limits of imagination on this PUD to a point that I think you broken it.

Barry Bunderson asked, So, independent of this project? Can I just say something about, where's the follow through from the general plan? How does someone do these things, these goals that are put forward? If this, isn't it, you're saying I'm stretching the imagination? If this, isn't it, what is it?

Jaime Topham answered, that's a great question, and I think, we used to have a rural residential road section, something like that. But we used to have that, and the city council did away with it. And maybe, that's something that the community needs to bring back to the city council, is we want to create a road section that is in line with what you're asking. And that's how it would come through is with the community, asking the city to reconsider that and bring that back as a road standard, or bring something else as a road standard.

Gary Pinkham stated, I think you would need to go to council and recommend that they revisit the issue. Bringing in a design like this, I mean, the one side of the road has no drainage. It all goes to one side, which means the side with the trail, the water's coming off the trail into that shoulder. It's going to soak that ground water, during the winter months, it's going to freeze, during the spring, it's going to fall. And it's going to be just like that big wall without wheel track, alongside the highway down there across from the butcher shop where somebody pulled off the side of the highway and got stuck and had to be dragged out. Or, if you go out down on Worthington there, where they drive off the edge of the road, the spring of the year, or make axle deep tracks in the shoulder of the road, that's where James really has a problem with this thing. You say, it's going to minimize his maintenance. He doesn't see that. He sees himself having to go out there three or four times a year and grade and regROUT all those shoulders, and in the spring of the year, probably rebuild them.

Barry Bunderson stated, that's where we would defer to the long history of roads in the county that, to my knowledge, don't have issues.

Gary Pinkham continued, I would be willing to bet if you go to the county roads, they might have a shoulder that they probably got a three or four foot borrow ditch on the side of them too. You don't have that. You've got an 18-inch or 24-inch swell over there that they're using

for a pond that's putting water back into the roadway section, that compounds the freezing and frost. If the guy wants to work through the process, we don't have a problem working through the process. But when he wants to come in here and tell us to stick it in our rear, he has every right to go do as he please. He's doing a land modeling deal so he can farm it. I don't have a problem with him farming it for the rest of his life. Him and his kids can go grow potatoes or whatever they want. But right now, he's trashed that parcel legally and structurally to the point that the City Attorney has told me, I don't know what he told anybody else, but he's told me we shouldn't move forward until that is resolved. You want to print that in the record or whatever. That's where it is. That's where I've been told to take this.

Jaime Topham stated, I don't know anything about that, but I do know about process. I do know that he needs to go through the proper process before we can say yes to it because it's still on the map.

Barry Bunderson mentioned, maybe you know, maybe you don't know. But like you said, we had staff meetings where we talked about, "Hey, is there a way to keep this thing moving forward in the process with conditions that phase two and phase three can't move forward?" And it can be a field just like it always was a field until a sewer came along and the water got worked out and we had some concern, concurrence with that. I can understand maybe something's changed. That's okay.

Jaime Topham stated, let me actually address that. So why didn't you start the conversation with we had a conversation about doing it in stages. That's not the presentation that you guys just presented.

Barry Bunderson stated, we had already made the application for the full PUD based on septic systems and without knowledge of a wetland or that we needed to move the water line. ~~None of that was known, and so we wanted to continue through that process, moving it forward,~~ but understanding that there are some major issues like sewer, if that's what had to be worked out. So we said, "Can we continue on? Put conditions on the PUD that allow it to move forward, he can build his first phase, and then still work on these issues." So in the end, it's the same solution to the problem of him trying to get something produced. I understand where you're coming from, there's a process. There's also ways to do it within what we've got going now that we can put conditions on approval instead of him having to go back and cut back the boundary. And if those conditions can't be met, then the PUD is moved. It is what it is, and he can start over from there. He's paid for all of these applications fees for this full thing, and in time he wants to keep moving that forward. And so that's where he's getting frustrated. He didn't know of any of these issues. He's trying to work through them but keep this thing moving, and so he's frustrated.

Jaime Topham stated, I totally get that he's frustrated. It doesn't help him to come and basically attack us. First and foremost, I am not part of any of those conversations or any of those meetings that you guys have had. You guys did not present that you had had those conversations about potentially doing a PUD in phases, not one bit here today to what you

just said. Correct me if I'm wrong, but don't you have to do all of the utilities for the entire project before you get to move through the phases? Still doesn't resolve if you're going to do the whole PUD that involves that wetlands issue, in my mind, it needs to be addressed and resolved. Now, if we get direction from legal or something else, then maybe we have a different conversation. But coming to planning and zoning and attacking everything instead of, "Let's have a conversation," does not help. It doesn't help any of us hear what it is you're trying to accomplish. And I know he's not here, and it would've been beneficial if he is here to have that conversation. But from tonight, my thought would be to table it. And if we have to meet to have more conversations, if we have to talk to legal so we know whether they can move forward or not as far as can we move forward with making a recommendation on a PUD that has a wetlands issue that hasn't been resolved, that's a possibility.

Barry Bunderson stated, if that the issue, and that can be a major thing, a major stopper for now. But there is a lot of feedback that we need about other things that he hasn't been able to get to.

Jaime Topham asked, there's this long memo. Is it that he's not getting the feedback, or it's that he doesn't like the feedback? Because those are two different things.

Barry Bunderson answered, so these guys have background important experiences that collectively can go into information to decision makers. And that's what we're trying to get to. And you guys, your opinions, you're all included in that. But if it's true that ultimately the city council people have to make this decision, then we would like some feedback from them, which we haven't been able to get.

Jaime Topham stated, I guess if you want to do that now, we can always vote tonight and then it can go forward to the city council. But it's not going with an approval from me tonight.

Barry Bunderson stated, without the applicant here, I think the best thing is to table it.

Gary Pinkham stated, him walking out, that's his own business. I don't care. He doesn't have to hang around for our vote.

Kristy Clark stated, I would like to just see it tabled. I feel for him, I really do. But tabling it gives him two weeks to calm down. We can do this as a work meeting at the next meeting if we need to, so attorney can be here. He's not here tonight. And a lot of this can be answered. A lot of this could have been solved, but he quit talking to staff. He was going to the mayor and to the city manager. He quit talking to staff because he wasn't liking what we were saying, so that's not helping. Him stopping talking to us, who have to recommend and approve him, who's had all the meetings with him... To stop talking to us, it doesn't help. He just stopped talking to us.

Barry Bunderson stated, it may not be that he doesn't like what you're having to say.

Kristy Clark stated, that's the impression that we get when he just stops talking to us.

Barry Bunderson stated, that may be true, but I think part of it is that he understands that there are some important inputs here, but ultimately it's got to go to somewhere else.

Kristy Clark stated, The typical process, and you know the typical process, it goes through this body before it goes to the other body.

Barry Bunderson stated, I understand that. But I legitimately asked the question: In a PUD situation, if we aren't the ultimate decision makers and there are some things to discuss, how do we get in front of the body who can provide us decision-type input? And I get your response, you said it multiple times.

Shay Stark stated, Can I just throw out a couple ideas here? And I don't know. Maybe they're totally off the wall. One option, this discussion about the road cross section. I don't think there's anybody in this room that likes the fact that we don't have another option, that that rural road section was taken away, including me. I'm hired to follow the code and follow the standard. We keep bringing up Worthington Ranch. They were passed with something somewhat similar to what you were doing but with wider pavement, a wider pavement width. But other than that, it's somewhat similar. I pointed out President's Park. There again, they were passed with something different. Again, I think, if I remember right off the top of my head, they're 30 feet wide pavement or something like that. It's a wider pavement section on that one. I can't remember right off the top of my head. So there have been some things lately that have been passed, under the PUD, with this. You can always ask to go to city council and discuss the concept. And that would be one option, to go in and say, "Hey, look. Here's what we're proposing. It's not going very far, but we understand ultimately you guys are going to be making the decisions. Can we just discuss this and get a feel for what they think?"

Barry Bunderson stated, that's why he's gone to the mayor, city council, because he's trying to facilitate that.

Shay Stark stated, I'm not sure exactly, with Brett not being here, I'm not sure how this would work. But what if planning commission is to vote on the PUD and votes down on the PUD but votes to table the subdivision? And then that PUD goes before city council, which gives you the opportunity to have that discussion but it doesn't tie down the subdivision in that. And so you're able to revise the subdivision after you've had them vote on it and hopefully gotten some of those specific answers. And then the subdivision can be revised. They have the option, too, of throwing it back to planning commission but giving specific guidance with it. Again, it's off the wall, I understand. I'm trying to look at it and see how you can get in front of council. Because I totally agree with you, that's the issue we have here. I'm looking at the cross sections of other things that have been approved and saying if we can get something like those, it'll probably move forward and get approved. The 22-foot pavement section, which your subdivisions that you've done over there in Erda are 24 feet and not 22. We've marked that up in the red lines each time. And I understand that the city has marked it up

saying 30 feet. I totally get that. We've asked for 30 feet, but it's not coming back and saying, "Well, let's do 26 since that's the city's minimum width when they have somebody construct a half width road." Something like that, at least then we can continue to have that discussion. But it's just always, "No, we're holding fast to this." So I appreciate if we can adjust that. The trail, if it's specifically only to be a pedestrian pathway and a pedestrian sidewalk. Again, like you have there in Erda, you have, I believe, South Mountain. There's some similar things to that. I'm just pointing out examples of things that are similar. Then, look at it that way, explain that a little bit more, and take that in front of city council. When we start talking about trails and looking at trails, a trail is bigger than a six-foot-wide pedestrian path. And when I'm talking about multi-use, I probably shouldn't have even thrown horses in there. However, I have seen horses on those, up there on Quirk Street, going right up the path. I've seen them in a couple other places, so I know it does happen and that's why I threw it in there. But a multiuse trail, by definition, means that it's more than just walkers on there. There might be bicyclists. There might be somebody with a scooter on it or something like that. And per Ashco, their recommendation and I'm sure you've seen their trails design guide. Their minimum is 10 feet. And like I say, Quirk Street's eight feet, I believe. The other ones, Worthington Ranch and some of these others, the city's chosen to approve those at eight feet. That seems to be the standard. So I think if we can work from the standards that are there, what's been approved, and come up with something and take that to city council and say, "Hey, look. Here's what we'd like to do. And we would like to see a rural cross section brought back in." I remember that whole discussion. I know why it was removed. I would like to see a rural cross section.

Brian Pattee stated, Let's wrap this up. When this comes back, I want to see wastewater, lift station details of some kind at some point. Because I have nightmares about those. I want to know who's going to maintain it. I want to know that the city's not going to get stuck fixing in the middle of the night, because there should be some form of an HOA to maintain that temporarily. Because the city's going to own the gravity main, and I'm assuming the HOA or whoever will maintain the pressure line and the lift station. So, for me, that's what I'm going to be looking at.

**Jaime made a motion to table the PUD Plan for Dustin Hall, D.A.B. & K, LLC. on the Willow Fields PUD Subdivision located at approximately at 834 N. Old Lincoln Hwy for the creation of twenty-seven (27) lots in the RR-1 zone. Gary seconded the motion. All voted in favor and the motion carried unanimously.**

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

**Jaime made a motion to table the Preliminary Plan for Dustin Hall, D.A.B. & K, LLC. on the Willow Fields PUD Subdivision located at approximately at 834 N. Old Lincoln**

**Hwy for the creation of twenty-seven (27) lots in the RR-1 zone. Gary seconded the motion. All voted in favor and the motion carried unanimously.**

**7. Discussion to adopt a Retaining Wall Ordinance in the Grantsville City Land Use Management and Development Code.**

**Andy Jensen was present for this agenda item:**

Gary Pinkham stated, going through this, I think it's a pretty well put together package. With regards to your red line questions there to add that retaining wall definition into chapter two, I don't have a problem with that definition or adding it into the definitions in two.

Andy Jensen stated, I agree. The definition should be where general definitions for things regulated in the city should be, but just wanted to pose that. Because could it be defined in here? It could, but I'm not against the meeting where all other definitions are at either.

Jaime Topham stated, it's not a bad idea to put it here and there and people don't have to necessarily go find the definition. It's what, two lines?

Gary Pinkham asked, can you explain to me, item f, section 3? I don't know what you're asking because I don't know what chapter 2 #170 refers to.

Andy Jensen answered, that's trying to heed back to some of the definitions that we have for lots. And the reason I ask how's it going to be measured, because if we do have curb rather than sidewalk, okay, we know that's one foot behind the sidewalk is typically where the property line's at. If there's no curb, gutter and sidewalk, we do have, like President's Park, it's now a ribbon strip. Or like Clark Street where there is no sidewalk. So do we measure from the center of the road?

Gary Pinkham stated, all of our setbacks in our code are from the right-of-way line. Well, if it's a 66-foot street, it's from that 66-foot right-of-way line out. So it's from the right-of-way line is where the setback is. Unless it's an interior property line between lots, then it's from the lot line. That's standard throughout the code.

Jaime Topham asked, so do we need to define anything here about how it's measured? We could put be measured from the setback line or what did you say? The right-of-way line. What's the purpose of a retaining wall? For safety?

Andy Jensen stated, as we start having development on slopes, we are going to start seeing the pad for one home, let's say an elevation of zero, and then next-door lot, the elevation's going to be five feet higher. And so that differential sediment, there's got to be something done to keep the one parcel from sloughing into the other.



Jaime Topham stated, So it's primarily for a functional purpose. So I don't know that we have to require them to have something that's decorative or colored.

Gary Pinkham stated, if it's not facing the street or something or it's not an architectural feature, I don't know that we'd have to have colored or stained or an architectural finish on it. Long as they plug the tie holes or knock ties loose, knock the ties out it so it's not sticking out there rusting, making a mess. I don't have a problem with that. If it's facing the public, I think it ought to have some architectural face on it. I think what you're trying to do is give it an ordinance in place for walls, because we're seeing more of them now. As we're heading west of Mormon trail and west of the highway, heading out to the freeway out here, going on that west bank over there with more and more this hillside stuff, we're going to see more and more retaining walls. We're seeing them all around right now. They're just not being designed. So, in some cases they may collapse.

Jaime Topham stated, I get that. But the question is, do you allow plain concrete? I don't see why not. I don't mind your suggestion that if it's public facing then it has more of an architectural design to it.

Andy Jensen mentioned, part of the reason I asked the question for plain concrete and anybody that's worked with concrete a lot, can it be textured? Can it be made to look like stone or a rock or whatnot? They do have form liners so that you can achieve that. And that was kind of, do we want it to just be plain concrete if they go concrete? Or in certain situations, do we want to decorate it more? Me personally, the dust retaining wall is a concrete wall. Having lived 17 years with a rock wall in my backyard, I would've liked to have taken dynamite to it every day, but rock walls are commonly done. And can they look good? They can, especially if plants, whatnot are integrated into the nooks and crannies, whatnot.

Jaime Topham stated, I would take out the plain exposed poured concrete shall not be permitted. I think that, especially since you just said, we need people to do them for safety more than anything. So if it's a financial barrier to say no plain concrete, I guess they have to do it, but do we need to require it that way. I don't know.

Kristy Clark mentioned, I think the retaining walls shall be colored should say retaining walls may be colored rather than shall. Shall is pretty much saying that you're going to do it this way, where may give them an option.

Shay Stark stated, I do a lot of review of retaining walls for different communities. And there's two kinds I see 90% of the time. And the one that I see the most is a rockery, is rock. And that's the one I see constructed incorrectly the most also. They go too fast. They don't make sure that they fit rocks together. You try to put them together like Legos and you try to fit rocks so that they can sit flat on each other. And the one huge mistake that doesn't get done if they haven't gone through a city review and they don't have somebody in there inspecting it is the people come in, they just barely scrape the ground and try to flatten it out.

And they set those first rocks on there. They don't even set that first course one to two feet down in the ground so that it creates a foundation. And then after these things get water built up behind them and that, and things start washing away and things are slipping out, they wonder why that happens. But the second type of wall that I review all the time now, it's been really popular for the last 10 years. It's called the world block wall. You've all seen cement CMU blocks, but what this is these are big and they're cast so they have interlocking mechanisms between them. So when you set one down and set the other one on top of it, you make sure that the little nub that's on the bottom of the one locks into the one below, and so they lock into place really well. With those, you can spend a lot of money and you can get really nice finishes. You can get these different colors, or you can get the ones that are just cast in there really quickly and pulled out, that probably have a slightly nicer look than what the basic concrete wall is, but not necessarily so. One other thing I want to point out is you use different walls for different situations too, because with the straight concrete walls, you can see, you have to have a footing going both directions out of it. The front one's usually quite a bit shorter than the back one. So you have to have a footing underneath those. And it's going out in both directions. If you're in your front yard, up against the sidewalk, you've got a sidewalk in there. You'd either be pulling the sidewalk out to put that wall up against it, or else more than likely you're going to go with a different design. And so there's different limitations with the different situations. I think this is great. It's so important that these get engineered because I've seen time and time again, people go in with rockeries and then they have landslide issues. And had they gone in with a cement wall or with a world block wall or something like that, they wouldn't have had those issues, because different types hold back things differently. I guess I'm just looking at it and I wouldn't totally discount or throw out just a plain concrete wall. In most cases, I don't think you're going to see them in the front yard other than maybe if they're coming along the side yard and they finish it across the site of their property.

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Jaime Topham stated, so maybe we change retaining walls shall to may, and then plane exposed poured concrete may be permitted. Then the last one here under maintenance, all retaining walls must be maintained in a structurally safe and sound condition and good repair. You've stated that there is currently no definition in the land use ordinance. Do you have a proposed definition for this? Or are you thinking that we need to define "structurally sound and in good repair"?

Andy Jensen stated, I personally kind of wish I wouldn't have put that section in there.

Jaime Topham stated, then take it out.

Andy Jensen stated, Being the building official, once we finalize something, we have no oversight. And like a single family home, the only time I have oversight after a home's been given a certificate of occupancy is if they pull another permit, or remodel, or add a deck, or whatever. Outside of that, there has to be an event, flood, fire, earthquake. That's the only way I have jurisdiction to go back. And so me personally, I wish I wouldn't have put that in there.

Jaime Topham stated, well, you're asking us to consider it. So if you don't think it shouldn't be there, then let's take it out. Or we can leave it as instructive but not enforceable.

Dan England mentioned, if you have a situation where a neighbor's complaining about a wall on the other side because it's not being maintained, we have no jurisdiction that it's just between neighbors, unless that line's in there. I don't know if we should put it in there or not, because we may not want to be dragged in the middle of it.

Jaime Topham stated, that's a good point. I've done those kind of lawsuits between private citizens. So let's just take it out.

Brian Pattee added, they would use us as the mechanism. I think this looks good.

Gary Pinkham stated, I think with those comments and/or those minor changes, we should probably move it forward.

**8. Report from City Council Liaison, Mayor Neil Critchlow.**

**9. Adjourn. Jaime made the motion to adjourn the meeting. Gary seconded the motion. The meeting was adjourned at 9:47 pm.**

Kristy Clark  
Zoning Administrator