

AGENDA ITEM #7

Discussion of a Concept Plan with Scott Yermish on the property located South of Anderson Ranch Subdivision and South of Nygreen Street in the R-1-21 zone.

MEMORANDUM

DATE: October 2, 2020
TO: Christine Webb, City Recorder
FROM: Kristy Clark, Zoning Administrator
RE: **ZONING ITEMS UP FOR CONSIDERATION AT COUNCIL MEETING
TO BE HELD OCTOBER 21, 2020**



City Council Agenda Item #7: Discussion of a Concept Plan with Scott Yermish on the property located South of Anderson Ranch Subdivision and South of Nygreen Street in the R-1-21 zone.

The Planning Commission discussed this item. This is a Concept application no decision is required, and any discussions are non-binding. However, the applicant will very likely act on the outcome of this discussion when they submit an application.

Scott Yermish and Jacob Clegg were present for this agenda item and stated to the Commission: My name is Scott Yermish, I represent Newman Construction, the owner of the property. I'm Jacob Clegg and I work for Ensign Engineering. Scott Yermish stated, when we first came to you and showed you the concept plan about a year ago, there were small little changes you wanted, but one of the requirements was open space. We understood that, but at the same time, we have Nygreen Street which we have to build and maintain which is 2.3 acres, and then you're asking for an additional 1.9 acres of open space, which is 4.23 acres that we have to give of our land. That seems to be excessive and we want to try to figure out a way, whether you guys want to take Nygreen Street or you want to take the open space, but having both puts us in a really bad position financially.

Jacob Clegg stated, Typically, for a normal subdivision you don't have to dedicate a through street like this. This is a major collector road that's been master planned for Grantsville. We understand that. That's why they're planning to build it. Like Scott just said, it's not typically to have to dedicate a road and then look at the overall square footage or acre feet of the property, and dedicate another 10% for open space. What we're asking for is just to consider, "Okay, they're going to be improving this 2.3 acres for a through street that no homes will front, it doesn't really benefit this development, per se, but it does benefit the community." Would the planning commission consider that enough for a trade for the 10% of open space of the overall acreage?

Jaime Topham stated, well, it does benefit your development. Two of your streets dump onto Nygreen.

Jacob Clegg stated, but we could easily connect to Gold Dust and Saddle Road and then we wouldn't need Nygreen. And we wouldn't have our homes front Nygreen, that's why it doesn't directly benefit us.

Jaime Topham asked Shay Stark with Aqua Engineering, with their development wouldn't they have the responsibility to do the half width of Nygreen? No matter what?

Shay Stark answered, correct.

Jaime Topham stated, so that's not going to be something we can budge on and our code requires the open space. As a zoning commission, we don't have the right to grant that kind of a variance. Where you're not doing a P.U.D. and there's nothing out of the box about this proposal, it's just a standard subdivision, we don't have the authority to grant a variance to something like that. Is there anything else that they need consider?

Shay Stark added, you're exactly right. From the planning commission side of this you don't have the authority to grant any sort of variance. That discussion would need to occur at city council. There's definitely some form of discussion that should be able to occur because they are willing to improve the full width versus half width plus five feet to get the minimum road width. That's above and beyond what would typically be required.

Jaime Topham stated, so the long and short of it is you have to have the conversation with the City Council.

Scott Yermish and Jacob Clegg thanked the Planning Commission for their time.

GRANTSVILLE CITY
ZONING DEPARTMENT

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

Concept
Application Fee:
\$50.00

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

DATE PAID August 11, 2020

HEARING DATE September 10, 2020

CONCEPT PLAN APPLICATION

Date of Application 8/4/20

Property Location EAST Mygreen Street

Property Owner(s) Allison Jorgensen Holdings LLC

E-Mail syermish@allisonjllc.com

Acting Agent Name Scott Yermish

Owner Phone _____ Agent Phone _____

Subdivision Name Anderson's Ranch

Number of Acres in Subdivision 18.44 acres

Total Number of Lots 25

Lot Sizes 80 ACRES 21,780 SQ FT MIN.

Current Zoning of Property R-1-21 Parcel Number 01-089-0-0100


Signature of Owner or Agent

811
CALL 811
CALL 811 AT LEAST 48 HOURS
PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION.
Know what's below.
Call before you dig.

BENCHMARK
NORTHWEST CORNER OF SECTION 9,
TOWNSHIP 5 SOUTH, RANGE 3 WEST
SALT LAKE BASE AND MERIDIAN
ELEV = 4394.47



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169 N. Main Street, Unit 1
Tooele, UT, 84074
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SALT LAKE CITY
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LAYTON
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CEDAR CITY
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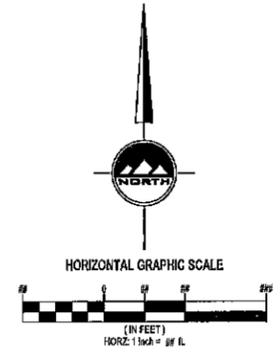
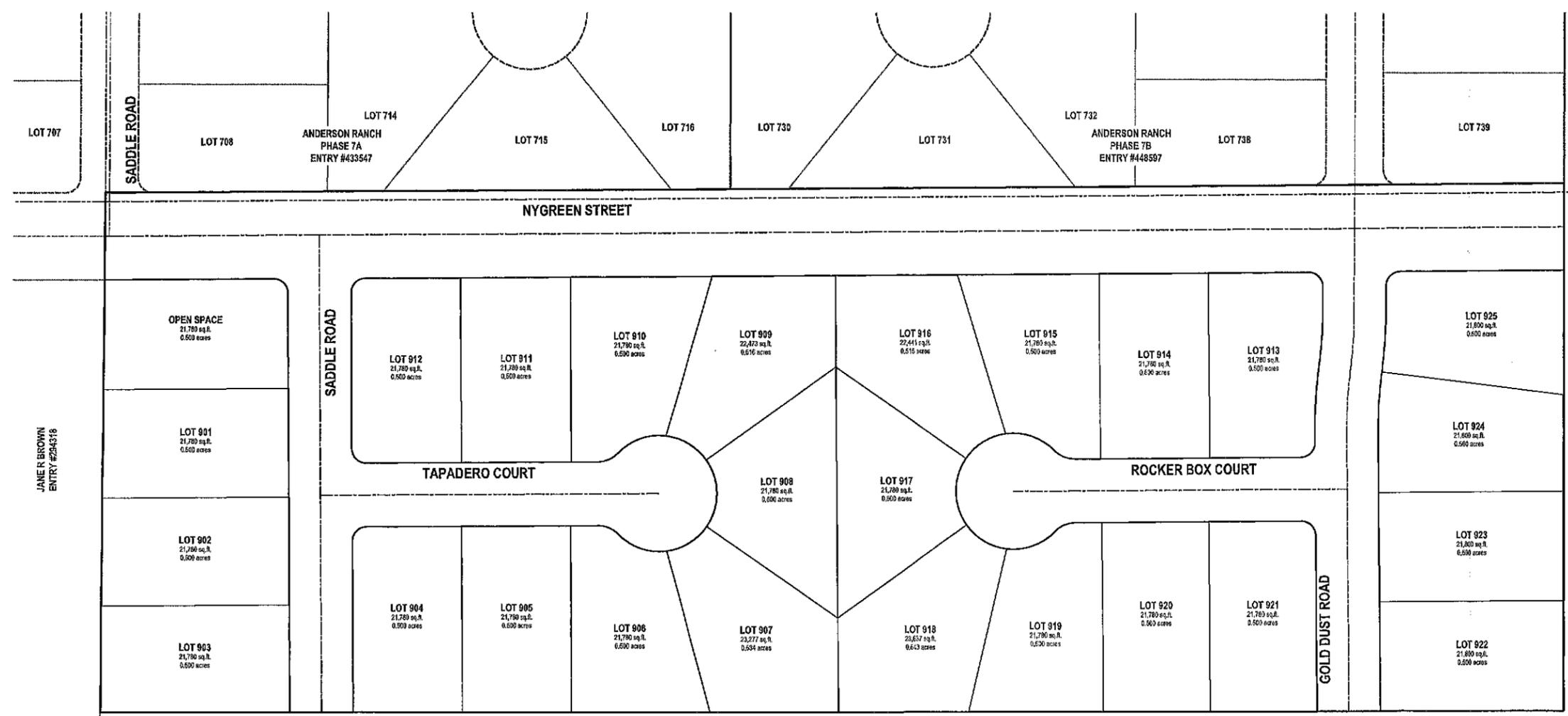
For:
NEWMAN CONSTRUCTION
13331 SOUTH REDWOOD ROAD
RIVERTON, UTAH 84065
Contract:
SCOTT YERMIOSH
PHONE: 801-857-3552

ANDERSON RANCH PHASE 9
NYGREEN STREET
GRANTSVILLE, UTAH

PRELIMINARY

CONCEPT

PROJECT NUMBER: 11741
PROJECT DATE: 05/20
DRAWN BY: R. FISH
CHECKED BY: J. CLEGG
PROJECT MANAGER: J. CLEGG



GRANTSVILLE SOIL
CONSERVATION
ENTRY #53394