

June 1st, 2022

City Council Meeting

Information Packet

AGENDA ITEM #1

Public Comments.

Public Comments will also be taken by email until 5:00 pm on June 1st, 2022.

Please email comments to

bbaugh@grantsvilleut.gov. Please add 'Public Comment' in the subject line.

AGENDA ITEM #2

Summary Action Items:

a. Approval of minutes from the Regular and Work Meetings held May 18th, 2022 City Council meeting.

b. Approval of Bills

MINUTES OF A WORK MEETING OF THE GRANTSVILLE CITY COUNCIL, HELD ON MAY 18TH 2022 AT THE GRANTSVILLE CITY HALL, 429 EAST MAIN STREET, GRANTSVILLE, UTAH AND ON ZOOM. THE MEETING BEGAN AT 6:00 P.M.

Mayor and Council Members Present:

Mayor Neil Critchlow

Jolene Jenkins

Scott Bevan

Jeff Hutchins

Darrin Rowberry

Jewel Allen

Council Members Not Present:

Appointed Officers and Employees Present:

Sherrie Broadbent, Finance Director

Dan England, City Engineer

Jacob Enslen, Police Chief

Braydee Baugh, Recorder

Jesse Wilson, City Manager

Brett Coombs, City Attorney

James Waltz, Public Works Director (via Zoom)

Citizens and Guests Present:

There were many members of the public present in person and via Zoom

AGENDA:

1. Discussion regarding 2023 FY Proposed Budget

Finance Directory Sherrie Broadbent was present for this item. Ms. Broadbent extended her appreciation to the council for adopting the Capital Facilities Plan and advised it does not take effect for 90 days. Ms. Broadbent advised the City is trying to implement the wishes the Mayor had for the City so there are line items that were added that were not there with previous budgets. Ms. Broadbent asked the Council if they would prefer large parks or several smaller parks. Mayor Critchlow advised he would like to see larger parks so the City can add sports fields. Councilmember Hutchins asked to be provided the mockup of the park being completed at Scenic Slopes so he can share it with the Parks committee. Ms. Broadbent discussed the projects coming up in the city; West Bench Master Plan, the GIS project with mapping the City, and EV charging stations. There was discussion regarding the where the EV charging stations should be located within the

City. It was agreed to be a central location would be best such as City Hall. Ms. Broadbent continued the budget has line items for the cemetery such as a new fence and correcting the section markers. There was discussion regarding sidewalk improvements and providing some assistance for home owners who repair their sidewalks. Ms. Broadbent brought up the issue with Nygreen Street sewer and road improvements. There was discussion on the timing of the street improvements and if the City wanted to complete the improvements or have the developers coordinate the improvements. There was discussion regarding renegotiating the contract with Legion Technology for the IT support. Council agreed to allow the City to renegotiate the contract with Legion Technology. Mayor Critchlow advised he would like to see the Easter Egg Hunt budget moved to Summer of Fun budget. There was an increase to the 4th of July budget and an increase to the Snack Shack budget for maintenance and a snow cone machine. Councilmember Allen brought up the cost requested by the Little League for the repairs to the baseball courts. Councilmember Rowberry asked why the lights at the fields were free but not at the tennis courts.

2. Adjourn.

Motion: Councilmember Allen made the motion to Adjourn.

Seconded: Councilmember Jenkins

The vote was as follows: Councilmember Rowberry, "Aye", Councilmember Hutchins, "Aye", Councilmember Bevan, "Aye", Councilmember Allen "Aye", and Councilmember Jenkins, "Aye". The motion carried.

**MINUTES OF THE REGULAR MEETING OF THE GRANTSVILLE CITY COUNCIL,
HELD ON MAY 18TH, 2022 AT THE GRANTSVILLE CITY HALL, 429 EAST MAIN
STREET, GRANTSVILLE, UTAH AND ON ZOOM. THE MEETING BEGAN AT 7:00
P.M.**

Mayor and Council Members Present:

Mayor Neil Critchlow
Jolene Jenkins
Scott Bevan
Jeff Hutchins
Darrin Rowberry
Jewel Allen

Council Members Not Present:

Appointed Officers and Employees Present:

Sherrie Broadbent, Finance Director
Crystal Oldewage, HR/Treasurer
Dan England, City Engineer (via Zoom)
Jacob Enslen, Police Chief
Braydee Baugh, Recorder
Gina Francom, Deputy Recorder
Jesse Wilson, City Manager
Brett Coombs, City Attorney

Citizens and Guests Present:

Linda Stalliviere
Trevor Stalliviere
Rick Barchers
Dustin Hall
Kevin Hall
Barry Bunderson
Jeannine Butler
Blaine Blair
Jill Thomas
Sherrie Leavitt

There were many members of the public present in person and via Zoom

Mayor Critchlow asked Jeannine Butler to lead the Pledge of Allegiance.

AGENDA:

- 1. Public Comments:** Blaine Blair stood for public comment for Cowboy Estates. Mr. Blair advised he was concerned with the drainage ditch next to a school. Mr. Blair requested an underground drainage box be installed by the developer. Mr. Blair would like to know who will be held accountable if a child gets hurt in the drainage ditch and requested this item gets tabled until the City has the opportunity to provide a safe option for the area. Jill Thomas stood for public comment. Ms. Thomas wanted to comment on the nuisance neighbors. Ms. Thomas complained of the business that is operating without a license and the dogs that are defecating on the sidewalk in front of her business. Ms. Thomas is not sure if the issue of flooding has been resolved by UDOT and requested the City help when a large rainstorm comes through. Ms. Thomas appreciated the work the Police Chief and his staff have done to try and resolve these issues. Kevin Neff stood for public comment and asked Item 3 (exceptional youth) be moved up as there were time constraints for some of the award recipients. Rick Barchers stood for public comment regarding the development going in east of his neighborhood in South Willow Estates. Mr. Barchers expressed his desire to not have “Box Elder Drive” connect to the new subdivision. Mr. Barchers felt this would increase traffic in the neighborhood and the neighborhood was not designed to support such an increase. Mr. Barchers requested there not be any connectivity between existing trees. Mr. Barchers questioned if the neighbors were properly notified. Mr. Barcher noted the General Plan should be the guide for the City Council. Norma Fox stood to provide public comment. Ms. Fox complained the horse trail that is currently in the neighborhood is not being used for that purpose. Ms. Fox requested the developer for Canyon View Estates be required to put a fence around the horse trails in South Willow Estates to prevent people from using them to access the horse trails. Mr. Barchers stood up again to provide a public comment. Mr. Barchers commented that Grantsville City is a UTV community and if someone doesn’t like it, they should move. Mr. Barchers requested ATV/UTV trails be implemented instead of horse trails. Sherrie Leavitt stood for public comment. Ms. Leavitt complimented the City Council for the way the Council handled the last meeting (04/27/2022) and the public comments made. Ms. Leavitt wanted to thank Councilmember Allen for responding to her emails and Councilmember Jenkins for the positive attitude she maintained during the last meeting. Monte Sikes stood for public comment. Mr. Sikes noted he was against the Holly Jones Townhomes but acknowledged he couldn’t do anything regarding it. Mr. Sikes wanted to know what the plan is for the amount of traffic that is starting to build down Willow Street.

2. Summary Action Items

- a. Approval of minutes from Special Meeting held on 04/27/2022 and Work and Regular Meetings on 05/04/2022
- b. Approval of Bills totaling \$411,631.54

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

Second: Councilmember Rowberry seconded the motion.

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

3. Kevin Neff - Exceptional Youth – Communities that Care

Kevin Neff was present for this item. Mr. Neff explained there were two youth receiving recognition during this meeting. Addison Butler and Eka Tata (not present) received a \$25 gift card for being nominated.

4. Discussion with UTA regarding service changes coming in August.

Eric Allison and Jaret Robinson were present for this item. Mr. Robinson advised there is a dial to ride system being proposed to be available in Grantsville and in Tooele County. Mr. Allison advised this “micro transit” was a way to provide service to a larger scope of the community without needing to commit a large amount of resources. Mr. Allison continued the concept is similar to ride sharing companies and the anticipation is 20 minutes from request to having the vehicle arrive, patrons would have to walk to chosen location such as with a bus stop. The vehicles are all ADA accessible and are typically vans and the fair is \$2.50. The proposed operating time would be Monday-Friday 7am-7pm. Mayor Critchlow wanted to know how to promote the service within the City.

5. Council Update from Anthon Stauffer regarding the Lakeview Business Park.

Thayne Smith was present via Zoom for this item. He advised the building has been fully leased to “Revman” and “Jabill”. Mr. Smith advised Boyer is building another building that is ½ million square feet that will be south of the “Purple” building. Mr. Smith complimented the staff on how the process has gone with determining what infrastructure and needs the City has. Mr. Smith advised the plan is to have roadways paved by October 15th of this year. Mayor Critchlow asked about the status of the railroad. Mr. Smith advised the railroad has been funded and they are moving forward with that process.

6. Consideration of Resolution 2022-27 approving the proposed amendment to 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.

Thayne Smith was present for this item Mr. Smith advised the original building was expandable to accommodate different potential leasers. Mr. Smith advised they did not need to expand the building, rather needed to build a separate.

Motion: Councilmember Hutchins made the motion approve Resolution 2022-27 approving the proposed amendment to 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.

Second: Councilmember Rowberry seconded the motion.

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

7. Consideration of Resolution 2022-28 approving 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 item. Councilmember Jenkins noted she is still not satisfied with the traffic on Willow Street and the additional traffic this would create. Councilmember Bevan inquired if there would be onsite maintenance. Ms. Jones confirmed there would be. Councilmember Allen asked Chief Enslen if the officers monitor Willow Street for the traffic and speeding. Chief Enslen advised they can monitor the area but people are going to speed. Councilmember Allen asked Attorney Coombs if one member could vote against the motion. Attorney Coombs advised it is a majority vote.

Motion: Councilmember Hutchins made a motion to approve Resolution 2022-28 approving the PUD Application for Holly Jones located at 225 S Willow Street for the creation of 10 units in the RM-7 zone.

Second: Councilmember Rowberry seconded the motion.

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

8. Consideration of Resolution 2022-29 approving 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 item. Mayor Critchlow advised the units have been moved and the road has been extended. Councilmember Allen noted the amount of money the developer has put into the project to be accommodating.

Motion: Councilmember Allen made the motion to approve Resolution 2022-29 approving 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

Second: Councilmember Hutchins seconded the motion.

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

9. Consideration of Resolution 2022-30 approving the Preliminary Plat 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 item. Mayor Critchlow advised the residents in this area are trying to file a lawsuit against the process and suggested the council table this item. Mayor Critchlow advised the residents were not noticed properly. Attorney Coombs advised he has not been contacted by any attorney’s looking to file a lawsuit. Attorney Coombs advised the time to file a complaint with the rezone request was within 30 days and this was approved over a year ago. Councilmember Allen asked when the Development Agreement would be addressed. Councilmember Rowberry asked about the fence. There was some discussion regarding the responsibility of maintenance.

Motion: Councilmember Rowberry made the motion to approve Resolution 2022-30 approving the Preliminary Plat 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

Second: Councilmember Hutchins seconded the motion.

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

10. Consideration of Resolution 2022-31 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 item. There was discussion regarding the retention basins and acknowledgement that there was a hazard if they are full. Mr. Holste noted the property was private property but should be owned and maintained by the City.

Motion: Councilmember Hutchins made the motion to approve Resolution 2022-31 approving 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.

Second: Councilmember Rowberry seconded the motion.

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

11. Consideration of Resolution 2022-32 approving the Development Agreement for Cherry Wood Estates Subdivision Phase 2
This Item was tabled

Motion: Councilmember Allen made the motion to table Resolution 2022-32 approving the Development Agreement for Cherry Wood Estates Subdivision Phase 2.

Second: Councilmember Bevan seconded the motion.

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

12. Consideration of Resolution 2022-33 approving 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 item.

Motion: Councilmember Allen made the motion to approve Resolution 2022-33 approving 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.

Second: Councilmember Rowberry seconded the motion.

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

13. Consideration of Resolution 2022-34 approving the Development Agreement for the Canyon View Subdivision.

This item was tabled.

Motion: Councilmember Hutchins made the motion to table Resolution 2022-34 approving the Development Agreement for the Canyon View Subdivision.

Second: Councilmember Allen seconded the motion.

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

14. Consideration of Resolution 2022-35 approving 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 item. Councilmember Jenkins asked if these roads connect. Councilmember Jenkins asked about the size of the lots. There was some discussion regarding the Nygreen connections and Shelley Lane connections.

Motion: Councilmember Allen made the motion to approve Resolution 2022-35 approving 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.

Second: Councilmember Bevan seconded the motion.

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

15. Consideration of Resolution 2022-38 approving the City to pay insurance premiums for Employees on Short Term Disability.

City Manager Wilson was present for this item. Councilmember Hutchins advised that in his experience there is a repayment plan for the employee who returns from Short Term Disability. Councilmember Hutchins continued that Mr. Wilson could come to the Council if there is a hardship and request that waiver.

Motion: Councilmember Hutchins made the motion to approve of Resolution 2022-38 approving the City to pay insurance premiums for Employees on Short Term Disability with the amendment to require a repayment plan upon return.

Second: Councilmember Rowberry seconded the motion.

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

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

Travis Taylor was present for this item. Mr. Taylor advised this is the final phase of the 6-7-8 submitted phases. Mr. Taylor advised there have not been any changes to the plans. Councilmember Rowberry asked about the parks. Mr. Taylor advised that Phase 9 will be brought in by Ivory Development which will include different proposals. Councilmember Allen confirmed this is the last phase for Northstar. Councilmember Allen asked about future development agreements for the future phases.

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

Barry Bunderson was present for this item. Councilmember Jenkins wanted to confirm the previous issues were resolved. Mayor Critchlow advised there will be lift stations. Mr. Bunderson continued two homes facing Old Lincoln Highway will be on individual lift stations and the remaining 5 in Phase one will have one lift station. Councilmember Allen asked if this would be HOA. Mr. Bunderson advised this would be an interim solution for the sewer and there would be an agreement between the owners. Mr. Bunderson confirmed they have worked through the issues with Planning and Zoning. Attorney Coombs advised he needs a list of variances and what the City is getting in return. Councilmember Jenkins asked about the size of lots. Mr. Bunderson advised there are two ½ acre lots and the rest are 1 acre.

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

Barry Bunderson was present for this item. Councilmember Jenkins asked if the developer has reached out to neighbors. Mr. Hall advised his neighbor provided a letter of support. Councilmember Allen asked if the 5 acre park was a variance.

19. Discussion with Nicole Cloward regarding Cloward Court Subdivision PUD.

THIS ITEM HAS BEEN TABLED. There was discussion regarding the process for the variance requests. Attorney Coombs explained Ms. Cloward is not doing a PUD, she is requesting a variance.

20. Discussion with Karli Harris regarding Bird Scooters in Grantsville.

THIS ITEM HAS BEEN TABLED

21. Hearing for Headstone Variance Request from Linda Stalliviere

Linda and Trevor Stalliviere were present for this item. Councilmember Allen asked if the variance was including the height and the difficulty maintaining it. Councilmember

Hutchins noted the concern is if for the people behind the stone and the sprinklers not reaching all the areas to maintain. Ms. Stalliviere suggested the City adding to the plot certificate the list of ordinances and restrictions for headstones.

Motion: Councilmember Jenkins made the motion to grant the headstone variance request for Linda Stalliviere.

Second: Councilmember Rowberry seconded the motion.

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

22. Council Reports

Councilmember Rowberry: Cemetery Clean up on Saturday at 9 am.

Councilmember Jenkins: They had their first meeting of the Youth Council and they are really excited to start serving the community. There are some great activities for the Summer of Fun. She asked if there were any ordinances for ADU’s in Grantsville.

Councilmember Bevan: Councilmember Bevan advised he has received 2 bids for the brackets on the poles and is waiting on a third. There has not been movement on the Grantsville City Historical Commission

Councilmember Hutchins: Councilmember Hutchins wanted to remind residents the head coaches of the baseball and softball programs manage the schedule for the fields. The Parks committee will be hold their first meeting shortly.

Councilmember Allen: Councilmember Allen wanted to advise the public they read every email they receive and deliberate all the comments provided. She appreciated the developers working with the City.

Mayor Critchlow: Mayor Critchlow went to Hollywood Park and there are some changes that are going to happen to make it safe for the kids and the parking lot will be expanded. The ribbon cutting for the Splash Pad is 06/04/2022. Councilmember Jenkins asked if the splash pad is activated when started by person. Mayor Critchlow confirmed that would be the case. Mayor Critchlow advised the parade route has been changed. It will start at the cemetery and continue down Main Street then to Quirk Street and Cherry Street Park. There was discussion regarding the Memorial Day program. There was discussion regarding the mosquito board and the plan for spraying.

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

Councilmember Allen made the motion to enter into a closed session

Unapproved

Councilmember Rowberry seconded the motion

Closed session started at 9:28 pm

Closed session ended at 9:57 pm

24. Adjourn.

Motion: Councilmember Jenkins made the motion to adjourn

Second: Councilmember Rowberry seconded the motion.

Vote: The vote was as follows: Councilmember Rowberry, “Aye”, Councilmember Hutchins, “Aye”, Councilmember Stice, “Aye”, Councilmember Allen “Aye”, and Councilmember Sparks, “Aye”. The motion carried.

AGENDA ITEM #3

CONSIDERATION OF RESOLUTION 2022-39 APPROVING THE FINAL PLAT FOR NORTHSTAR RANCH, LLC AND TRAVIS TAYLOR FOR THE NORTHSTAR RANCH SUBDIVISION P.U.D., PHASE 8 LOCATED AT APPROXIMATELY 500 W DURFEE STREET FOR THE CREATION OF FIFTEEN (15) LOTS IN THE R-1-21 ZONE.

**GRANTSVILLE CITY
RESOLUTION NO. 2022-39**

**A RESOLUTION APPROVING THE FINAL PLAT ON THE NORTHSTAR RANCH
P.U.D. SUBDIVISION, PHASE 8 AT APPROXIMATELY 500 WEST DURFEE STREET
FOR THE CREATION OF 15 SINGLE FAMILY LOTS IN THE R-1-21 ZONE**

Be it enacted and ordained by the City Council of Grantsville City, Utah as follows:

WHEREAS, Northstar, LLC and Travis Taylor submitted an application for a final subdivision plat for the Northstar Ranch P.U.D. Subdivision, Phase 8, Grantsville City, Utah for the creation of 15 single family lots in the R-1-21 zone;

WHEREAS, the proposed amendments of the subject property are permitted in the R-R-21 zone as indicated in the Grantsville City Land Use Management and Development Code (GLUMDC);

WHEREAS, the Grantsville City Planning and Zoning Commission reviewed the final plat in a regularly scheduled public meeting for compliance with the requirements of the pertinent Grantsville City code requirements, and found that the proposed final plat has met or can meet the requirements of GLUMDC;

WHEREAS, Northstar, LLC and Travis Taylor are required to construct certain public improvements;

WHEREAS, the Grantsville City Council hereby determines that it is in the best interest of the City to approve the final subdivision plat for Northstar, LLC and Travis Taylor at the Northstar Ranch P.U.D. Subdivision, Phase 8 located in Grantsville City, Utah for the creation of 15 single family lots in the R-1-21 zone.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF GRANTSVILLE CITY, STATE OF UTAH, AS FOLLOWS:

Section 1. Final Plat. The City of Grantsville approves the Final Plat Amendment provided in Exhibit A.

Section 2. Severability Clause. If any part or provision of this Resolution is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Resolution and all provisions, clauses and words of this Resolution shall be severable.

ADOPTED AND PASSED BY THE CITY COUNCIL OF GRANTSVILLE CITY, THIS
1st DAY OF JUNE, 2022.

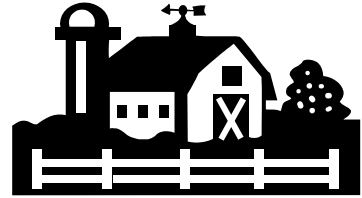
BY ORDER OF THE
GRANTSVILLE CITY COUNCIL

By Mayor Neil Critchlow

ATTEST

Braydee Baugh, City Recorder

MEMORANDUM



DATE: May 13, 2022
TO: Braydee Baugh, City Recorder
FROM: Kristy Clark, Zoning Administrator
RE: **ZONING ITEMS UP FOR CONSIDERATION AT COUNCIL MEETING
TO BE HELD XXXXX, 2022**

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

The Planning Commission recommended approval this item on May 5, 2022, with some discussion and the motion is at the end of the discussion:

Travis Taylor was present for this agenda item and stated to the Commission:
This is the last phase that was approved with preliminary approval for phases six through eight.

Jaime made a motion 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. John seconded the motion. All voted in favor and the motion carried unanimously.

- End of Memorandum-

**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

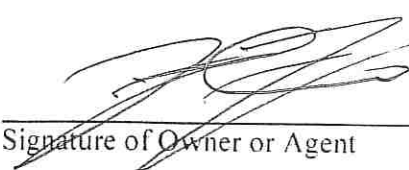
Owner Phone _____ Agent Phone _____

Number of Acres in Subdivision 7.085

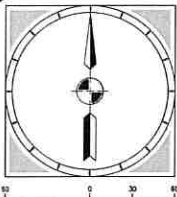
Total Number of Lots on Plat 15

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

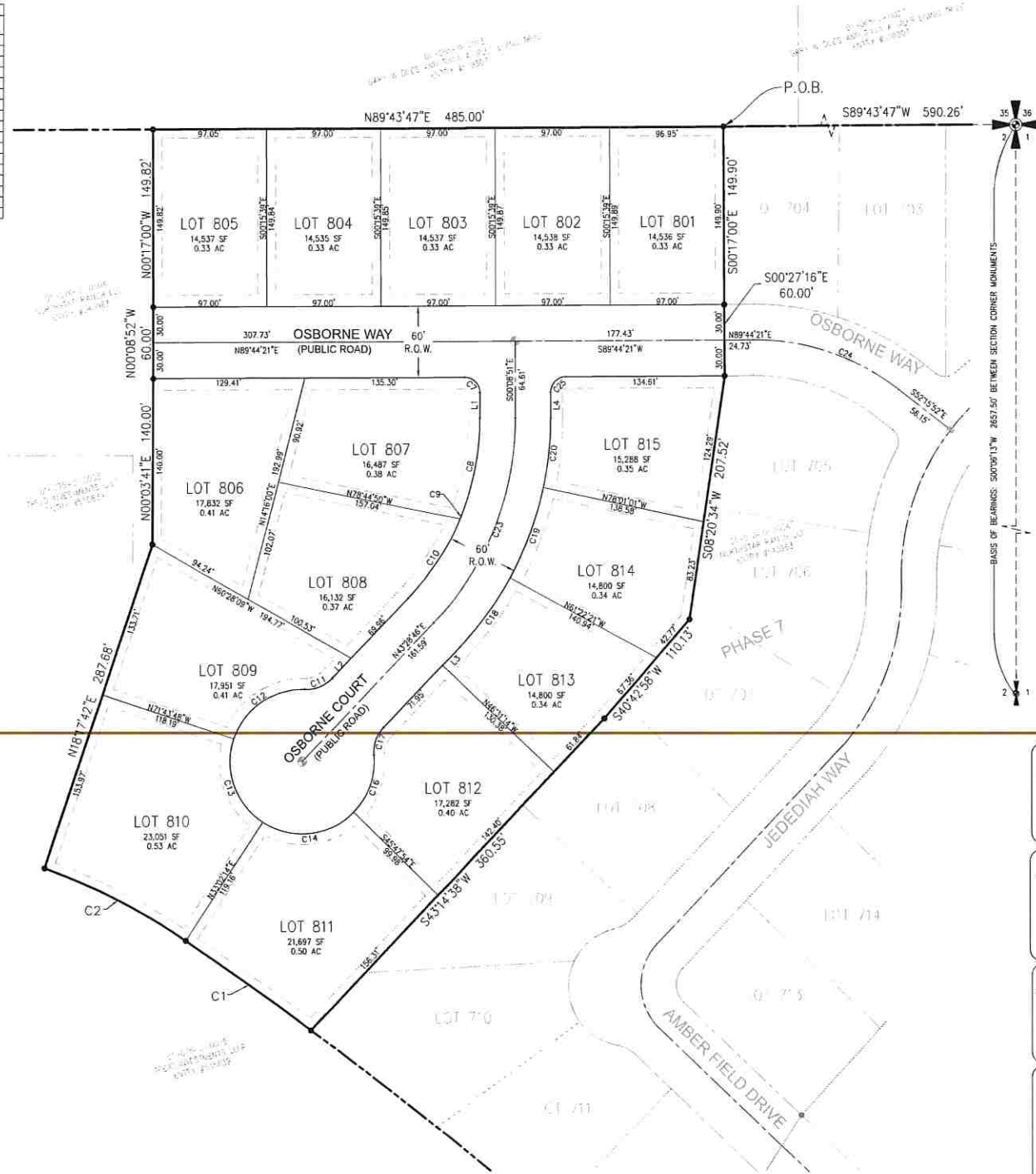
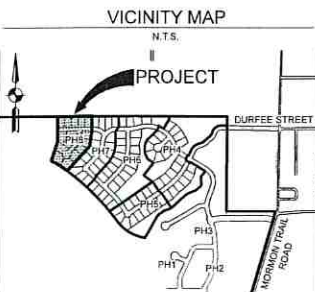
LOCATED IN THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 6 WEST, SLB&M, GRANTSVILLE, TOOELE COUNTY, UTAH ROS # 2007-0054

ADDRESSES				
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	-
809	18,043.00	0.410	328 SOUTH OSBORNE COURT	1.181
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	17,147.00	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
816	-	-	689 WEST OSBORNE WAY	-

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	3398.29	130.33	130.32	N64°49'44"W	2°11'51"
C2	540.00	135.22	134.87	N63°08'05"W	14°20'50"
C3	113.00	20.42	18.40	N45°12'15"W	90°06'48"
C4	220.00	63.76	63.25	N10°45'33"E	21°49'49"
C5	220.00	3.34	3.34	S22°06'05"W	0°52'15"
C6	220.00	80.41	79.37	N33°00'29"E	20°56'34"
C7	30.00	25.53	24.76	S09°11'17"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	57.67	51.05	S19°27'55"W	48°28'23"
C12	30.00	25.53	24.76	S19°06'15"W	48°45'01"
C13	280.00	72.58	72.38	N46°03'13"E	14°51'03"
C14	280.00	81.34	81.05	N20°18'13"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°39'57"W	43°27'37"
C17	200.00	132.65	130.22	S71°15'42"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	21.22
L4	N00°08'51"W	21.70

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



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 430-654-9229" 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 PLANE NOTES:

UTAH STATE PLANE NAD 83 CENTRAL ZONE
A SCALE FACTOR OF 0.999782267 SHOULD BE USED TO CONVERT THE GROUND 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 S08°20'34"W 207.52 FEET; THENCE S40°42'50"W 110.13 FEET; THENCE S43°14'38"W 360.55 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°08'05"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 149.82 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. 334532, 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

Date:
2021.07
.20
09:10:4
9-06'00"

SURVEYOR'S SEAL

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 HEREINAFTER 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

DATE

ACKNOWLEDGEMENT

STATE OF _____
COUNTY OF _____

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

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SUMMIT ENGINEERING GROUP, INC.
GRAPHIC ALTERATION
IT IS A VIOLATION OF LAW FOR ANY PERSON UNLESS ACTING UNDER THE DIRECTION OF THE PROFESSIONAL LAND SURVEYOR TO ALTER ANY INFORMATION OR DATA IN ANY MANNER OR TO ALTER THE DOCUMENT IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF THE PROFESSIONAL LAND SURVEYOR. ANY VIOLATION OF THIS SECTION IS A VIOLATION OF THE UTAH PROFESSIONAL LAND SURVEYORS ACT AND IS SUBJECT TO THE PENALTIES THEREIN.

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 84033
P: 435-654-9229 • F: 435-654-9231

AGENDA ITEM #4

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

**GRANTSVILLE CITY
RESOLUTION NO. 2022-40**

**A RESOLUTION APPROVING THE CREATION OF A PLANNED UNIT
DEVELOPMENT (P.U.D.) FOR DUSTIN HALL, D.A.B. & K, LLC ON THE WILLOW
FIELDS SUBDIVISION IN THE RR-1 ZONE**

Be it enacted and ordained by the City Council of Grantsville City, Utah as follows:

WHEREAS, Dustin Hall (Developer) submitted an application for a Planned Unit Development (P.U.D.) for the Willow Fields Subdivision in Grantsville City, Utah in the RR-1 zone; and

WHEREAS, the current zoning requirement in the RR-1 zone requires all lots to be a minimum of 1-acre, as indicated in the Grantsville City Land Use Management and Development Code (GLUMDC); and

WHEREAS, Developers seek a P.U.D. to group the density of the proposed townhomes in an effort to create a more desirable subdivision, improve cost efficiencies, and create more open space to flow with the surrounding community and

WHEREAS, the Grantsville City Planning and Zoning Commission reviewed Developer's application for a P.U.D. in a regularly scheduled public meeting for compliance with the requirements of the pertinent Grantsville City code requirements, and found that the proposed P.U.D. has met or can meet the requirements of GLUMDC; and

WHEREAS, the City Council anticipates entering into a Development Agreement with the Developers to govern the terms of the P.U.D.; and

WHEREAS, the City Council hereby finds that the Willow Fields Subdivision P.U.D. will provide a public benefit under GLUMDC 12.1(1) (2019); and

WHEREAS, the City Council hereby finds that the Townhomes at Willow Subdivision P.U.D. will meet or exceed the following specific objective, as mandated by GLUMDC 12.1(1)(a-

e) (2019):

- Creation of a more desirable environment than would be possible through strict application of the City's land use regulations through clustering of the lots creating greater open space.

WHEREAS, the Grantsville City Council hereby determines that it is in the best interest of the City to approve the P.U.D. for Dustin Hall, D.A.B. & K, LLC at the Willow Fields Subdivision P.U.D. in the RR-1 zone.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF GRANTSVILLE CITY, STATE OF UTAH, AS FOLLOWS:

Section 1. Planned Unit Development. The City of Grantsville approves the creation of a Planned Unit Development for the Willow Fields Subdivision.

Section 2. Severability Clause. If any part or provision of this Resolution is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Resolution and all provisions, clauses and words of this Resolution shall be severable.

ADOPTED AND PASSED BY THE CITY COUNCIL OF GRANTSVILLE CITY, THIS
1st DAY OF JUNE, 2022.

BY ORDER OF THE
GRANTSVILLE CITY COUNCIL

By Mayor Neil Critchlow

ATTEST

Braydee Baugh, City Recorder

PRELIMINARY PLAN – WILLOW FIELDS PUD

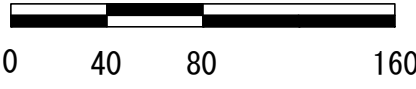
LOCATED IN THE NORTH HALF OF SECTION 26, TOWNSHIP 2 SOUTH, RANGE 6 WEST, SALT LAKE BASE AND MERIDIAN, GRANTSVILLE, TOOELE COUNTY, UTAH

CONTACTS:

ENGINEER: CIVIL PROJ-EX 435-228-6736
SURVEYOR: NOLAN HATHCOCK 801-568-2965
OWNER REPRESENTATIVE: DUSTIN HALL 801-514-3623

VICINITY MAP

1" = 2000 FT



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 Table

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	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"	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	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

PRELIMINARY PLAN

Project Number
21-45015

Designed By
BVB

Date Issued
2022.03.08

Drawn By
BVB

WILLOW FIELDS PUD
GRANTSVILLE,
TOOELE COUNTY, UTAH

Project Name:

GRANTSVILLE CITY ENGINEER

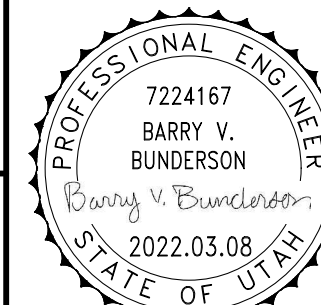
APPROVED THIS _____ DAY OF _____, 20____
BY THE GRANTSVILLE CITY ENGINEER.

CITY ENGINEER

GRANTSVILLE CITY PUBLIC WORKS

APPROVED THIS _____ DAY OF _____, 20____
BY THE GRANTSVILLE PUBLIC WORKS DEPARTMENT

GRANTSVILLE CITY PUBLIC WORKS DIRECTOR



3/14/2022 12:19:04 PM

Sheet Name:

V-100

AGENDA ITEM #5

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

**GRANTSVILLE CITY
RESOLUTION NO. 2022-41**

**A RESOLUTION APPROVING THE PRELIMINARY PLAT FOR THE WILLOW
FIELDS P.U.D. SUBDIVISION FOR THE CREATION OF TWENTY-SEVEN (27)
SINGLE FAMILY LOTS IN THE RR-1 ZONE**

WHEREAS, Dustin Hall, D.A.B. & K., LLC submitted an application for a preliminary subdivision plat for the Willow Fields PUD Subdivision in Grantsville City, Utah for the creation of twenty-seven (27) single family residential lots in the RR-1 zone; and

WHEREAS, the proposed uses of the subject property are permitted uses in RR-1 zone as indicated in the Grantsville City Land Use Management and Development Code (GLUMDC); and

WHEREAS, the Grantsville City Planning and Zoning Commission reviewed the preliminary plat in a regularly scheduled public meeting for compliance with the requirements of the pertinent Grantsville City code requirements, and found that the proposed preliminary plat has met or can meet the requirements of GLUMDC, through the City Council granting variances; and

WHEREAS, the Grantsville City Council hereby determines that it is in the best interest of the City to approve the preliminary plat for Dustin Hall, D.A.B. & K., LLC for a preliminary subdivision plat for the Willow Fields PUD Subdivision in Grantsville City, Utah for the creation of 27 single-family residential lots in the RR-1 zone.

**NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF
GRANTSVILLE CITY, STATE OF UTAH, AS FOLLOWS:**

Section 1. Preliminary Plat. The City of Grantsville approves the Preliminary Plat provided in Exhibit A.

Section 2. Severability Clause. If any part or provision of this Resolution is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Resolution and all provisions, clauses and words of this Resolution shall be severable.

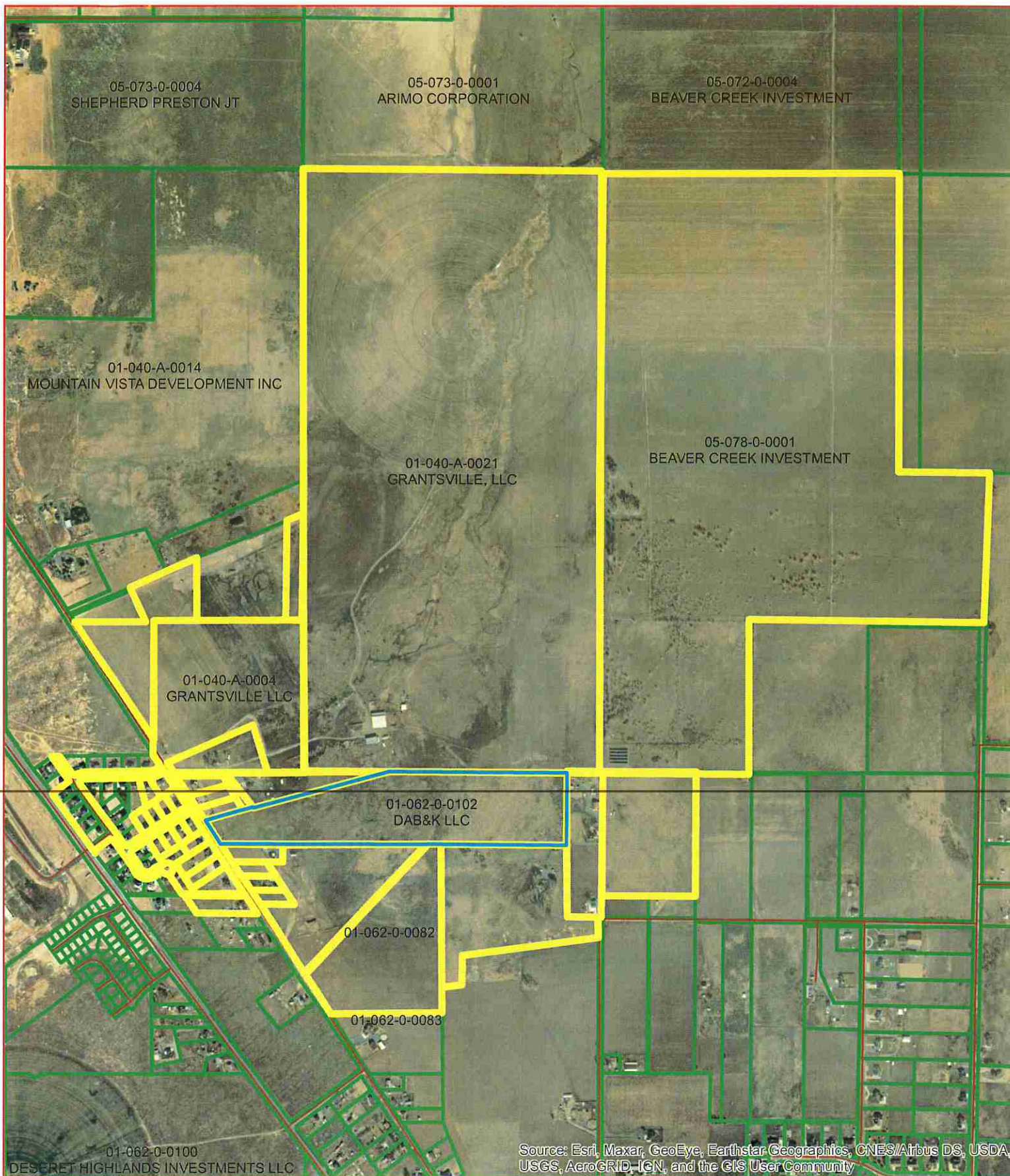
ADOPTED AND PASSED BY THE CITY COUNCIL OF GRANTSVILLE CITY, THIS
1st DAY OF JUNE, 2022.

BY ORDER OF THE
GRANTSVILLE CITY COUNCIL

By Mayor Neil Critchlow

ATTEST

Braydee Baugh, City Recorder



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

0 350 700 1,400 2,100 2,800
Feet



Date: 8/26/2021
Blanca.rodriguez

AGENDA ITEM #6

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

WATER RIGHT TRANSFER AND BANKING AGREEMENT

This Water Right Transfer and Banking Agreement (“**Agreement**”) is entered into as of the 1st day of June, 2022 (“**Effective Date**”), by and between GRANTSVILLE NEW TEAM, LLC (“**Owner**”), and GRANTSVILLE CITY, a municipal corporation and political subdivision of the State of Utah (“**City**”).

RECITALS

WHEREAS Owner is the owner of Water Right No. 15-5436 (“**Water Right**”), which is a segregated portion of Water Right No. 15-387 and allows Owner to divert 134 acre-feet of water from a well for the sole supply irrigation of 33.5 acres; and

WHEREAS Owner and City jointly filed Permanent Change Application a48474 (“**Change Application**”), which was approved by the Utah Division of Water Rights and permits the diversion of 134 acre-feet from City’s wells for municipal purposes within City’s service area; and

WHEREAS Owner desires to transfer the Water Right and Change Application to City in order to meet City’s water dedication requirements for Owner’s development(s) and/or to bank the water with City for use by other developers to meet City’s water dedication requirements for development; and

WHEREAS City is willing to accept the Water Right and Change Application for use in its system in satisfaction of its water dedication requirements for present or future developments of Owner or Owner’s assigns, to the extent provided by City Code section 21.6.12, as may be amended.

AGREEMENT

NOW, THEREFORE, in consideration of the foregoing premises, the mutual covenants hereafter set forth, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Owner and City, incorporating the recitals set forth above, agree as follows:

1. Transfer and Acceptance of the Water Right. Subject to the terms and provisions of this Agreement, Owner has conveyed and assigned, or will convey and assign, the Water Right and Change Application to City by Water Right Warranty Deed and Assignment recorded with the Tooele County Recorder’s Office, and City hereby agrees to accept the conveyance and assignment of the Water Right and Change Application. City has obtained or will obtain, at Owner’s expense, a water rights title insurance policy for the Water Right. City agrees and acknowledges that the Water Right is an acceptable water right for purposes of satisfying City’s water dedication requirements. Owner acknowledges that under the Article XI, Section 6 of the Utah Constitution, City is prohibited from returning to Owner any portion of the Water Right once it has been dedicated to City.

2. Water Credits. In exchange for the transfer of the Water Right, City hereby grants water dedication credits for **134 acre-feet** of water (“Credits”) to Owner. As provided herein, the Credits may be used by Owner to meet City’s water dedication requirements for Owner’s development(s) or may be assigned by Owner to other developers. The City Recorder shall maintain a credit log to keep track of any Credits that have not yet been dedicated to a specific development to meet City’s water dedication requirements. Owner, or any assignee of all or a portion of the Credits, may request a copy of the credit log by making a written request to the City Recorder. Within five business days of receiving the request, the City Recorder will provide a copy of the credit log.

3. Use of Credits for Owner’s Developments. Owner may use the Credits in order to meet City’s water dedication requirements as part of the development approval process. Prior to final plat approval, Owner shall send the City Recorder a completed Dedication of Water Credits form to apply a portion of the Credits to a specific development. The number of acre-feet from the Credits required for dedication to a particular development shall be determined by City ordinances and policies existing at the time of the dedication. A decision to apply the Credits to a specific development is final, and any Credits so applied are deemed attached to the development property and are no longer available for application to another project or assignment to a third party.

4. Assignment of Credits. Owner may assign any or all of the Credits to other developers using an Assignment of Water Credits form similar to Exhibit A (“Assignment”). An Assignment must be signed by each and every Owner. An assignee shall present the Assignment, with original signatures, to the City Recorder, at which time the City Recorder shall update the credit log to account for the Assignment. The City Recorder shall also keep a copy of each Assignment in his/her records. An assignee may assign the Credits in the same manner outlined herein or may use the Credits in order to meet City’s water dedication requirements. Any assignment of Credits that is not presented to the City Recorder as provided in this paragraph shall be void as against any subsequent purchaser, in good faith and for valuable consideration, of the same Credits, or any portion thereof, where the subsequent purchaser’s assignment is first presented to the City Recorder.

5. Use of Credits by Assignees. An assignee may use the Credits in order to meet City’s water dedication requirements as part of the development approval process. Prior to final plat approval, assignee shall send the City Recorder a completed Dedication of Water Credits form to apply a portion of the Credits to a specific development. The number of acre-feet from the Credits required for dedication to a particular development shall be determined by City ordinances and policies existing at the time of the dedication. A decision to apply the Credits to a specific development is final, and any Credits so applied are no longer available for application to another project or assignment to a third party.

6. City’s Use of Water Right. Upon execution of this Agreement, City shall have the full and unencumbered right to divert and beneficially use the water under the Water Right. City bears the responsibility to protect and maintain in good standing the Water Right, including placing the Water Right to beneficial use, filing proof documents on the Change Application, and filing other documentation with the Utah Division of Water Rights. Owner agrees to provide any information or other assistance, as requested by City, that is reasonably necessary to protect and

maintain the Water Right. Owner's rights to Credits under this Agreement will not be affected if the Water Right is forfeited, abandoned, or otherwise lost due to City's nonuse.

7. Termination by Owner. Owner may, at any time and in its sole discretion, terminate this Agreement by filing written notice of termination with the City Recorder. Upon termination, any Credits that have not been dedicated to a specific development shall immediately and automatically pass to City.

8. Cessation of Owner's Use. Upon execution of this Agreement, Owner shall immediately cease any and all use of the Water Right.

9. Successors and Assigns. Pursuant to the terms of this Agreement, Owner shall have the right to assign its rights, duties, and obligations. The parties acknowledge that the rights, duties, and obligations of Owner will also apply to any successor or assign of Owner, and that the use of the term "Owner" in this contract includes Owner's successors or assigns.

10. Ownership of Water Facilities. Nothing in this Agreement shall alter the ownership of any wells or other water facilities of Owner or City.

11. Entire Agreement. This Agreement represents the entire agreement between the parties and supersedes all prior agreements and understandings concerning its subject matter. This Agreement shall not be amended or modified except by written instrument signed by both parties.

12. Construction and Enforcement. This Agreement shall be construed in accordance with and governed by the laws of the State of Utah. This Agreement may be specifically enforced.

13. Third Party Beneficiaries. Except for the assignees of Credits, this Agreement is not intended to and shall not create any rights in any person or entity not a party to this Agreement.

14. Attorney Fees. In any action arising out of this Agreement, the prevailing party shall be entitled to costs and reasonable attorney fees.

15. Further Assurances. After the execution of this Agreement, the parties agree to execute and deliver such documents, and to take or cause to be taken all such other actions, as either party may reasonably deem necessary or appropriate in order to carry out the intents and purposes of this Agreement.

16. Severability. If any term, covenant, or condition of this Agreement shall be determined by a court of competent jurisdiction to be invalid or unenforceable, the remainder of this Agreement shall not be affected thereby, and the remainder of the Agreement shall remain in full force and effect.

17. Authority of Parties. The persons signing this Agreement represent and warrant that they have full authority to do so and that their corporation or entity has undertaken and obtained whatever formalities and approvals are necessary to enter into this Agreement.

ASSIGNMENT OF WATER CREDITS

AGENDA ITEM #7

Consideration of Ordinance 2022-07
approving an amendment to the
General Plan and Future Land Use Map
for 2.02 acres at 794 East Main Street
as discussed during 04-06-2022
Regular City Council Meeting

**GRANTSVILLE CITY
ORDINANCE NO. 2022-07**

**AN ORDINANCE AMENDING THE GRANTSVILLE CITY COMPREHENSIVE
GENERAL PLAN AND FUTURE LAND USE MAP TO DESIGNATE 2.02 ACRES OF
PROPERTY LOCATED AT APPROXIMATELY 794 EAST MAIN STREET FROM A
HIGH SINGLE FAMILY RESIDENTIAL AND A MIXED USE LAND USE
CATEGORIES TO A COMMERCIAL CATEGORY.**

BE IT ENACTED AND ORDAINED by the City Council of the City of Grantsville,
Tooele County, State of Utah as follows:

SECTION ONE: PURPOSE. This Ordinance is for the purpose of amending the comprehensive general plan and future land use map of Grantsville City for 2.02 acres located at approximately 794 East Main Street from a High Single Family Residential category which allows residential densities of up to six (6) dwelling unit per acre, and a Mixed-Use (MU) category, which allows a mixed use of commercial and residential to a Commercial category, which allows a variety of commercial, retail, office and light industrial associated with a retail presences front street with special approval. After appropriate notice and completion of all necessary public hearings in compliance with the requirements of State law, the City Council has determined that it is in the best interests of Grantsville City and the health, safety and general welfare of its citizens to adopt this Ordinance in order to amend the Grantsville City General Plan.

SECTION TWO: AMENDMENT OF GENERAL PLAN. The General Plan, Text and Future Land Use Map, that constitute The 2020 General Plan for Grantsville City, Utah, as amended, are hereby amended by designating applicant's 2.02 acres identified in Exhibit "A", which is attached hereto and made a part hereof, from a High Single Family Density land use designation, (allowing residential densities of six dwelling unit per acre) and a Mixed-Use land

use designation (allowing a mix of commercial and residential) to a Commercial land use designation (allowing a variety of commercial, retail, office and light industrial associated with a retail presence fronting street with special approval).

This amendment to the General Plan shall constitute an advisory guide for land use decisions and shall be made part of the previously adopted General Plan and Future Land Use Map.

SECTION THREE: REPEAL OF CONFLICTING PROVISIONS. All ordinances or provisions of the The 2020 Amended General Plan for Grantsville City, Utah or other City Ordinances that are in conflict with the provisions of this amendment are hereby repealed.

SECTION FOUR: EFFECTIVE DATE. This Ordinance shall take effect upon the publication of a short summary of this Ordinance on the Utah Public Notice website created in Utah Code § 63A-16-601, or as provided for by law.

Adopted, enacted and ordered that a summary be published, by the Grantsville City Council, this 1st day of January, 2022.

GRANTSVILLE CITY COUNCIL

BY MAYOR NEIL CRITCHLOW

ATTEST:

BRAYDEE BAUGH, CITY RECORDER

(S E A L)

Date of Publication_____

Exhibit “A”

CURRENT FUTURE LAND USE
DESIGNATIONS

MIXED USE

RADNEW INVESTMENT LLC

11-041-0-0003

R006449

0.77 Acres

784 E MAIN ST

RADNEW INVESTMENT LLC

11-041-0-0003

R006449

0.77 Acres

784 E MAIN ST

RADNEW INVESTMENT LLC

11-041-0-0012

R009413

0.95 Acres

56 S STATE HWY 112

HIGH SINGLE FAMILY
DENSITY

SR112 HWY

BLACKHURST RYAN JT
01-060-0-0033
R032510
5.438 Acres

PEGGY FRANCIS PEARCE
11-041-0-0004
R003051
0.94 Acres
84 S STATE HWY 112

PROPOSED COMMERCIAL
DESIGNATION

RADNEW INVESTMENT LLC

11-041-0-0003

R006419

0.77 Acres

784 E MAIN ST

RADNEW INVESTMENT LLC

11-041-0-0002

R009413

0.55 Acres

56 S STATE HWY 112

RADNEW INVESTMENT LLC

11-041-0-0001

R003315

1.56 Acres

PEGGY FRANCIS PEARCE

11-041-0-0004

R003051

0.94 Acres

84 S STATE HWY 112

SR112 HWY

LEGEND Future Land Use Designations

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

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

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

High Single Family Density Residential
(Residential uses, allowing a maximum of 6 dwelling units per acre)

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

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

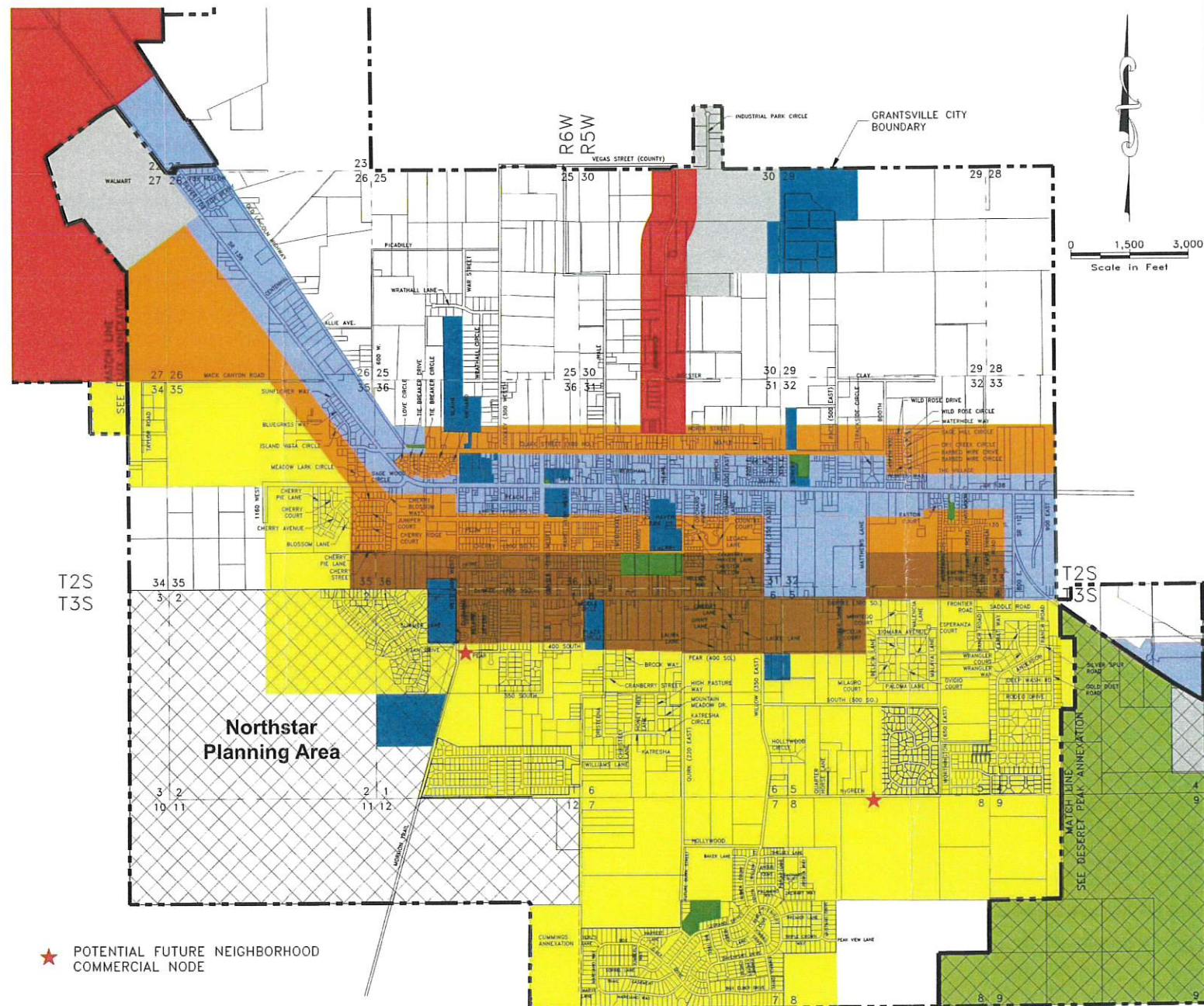
Rural Residential - 1
(Residential use with applicable rural land uses, allowing 1 dwelling unit per one to ten acres)

Rural Residential 2
(Residential use with applicable rural land uses, allowing 1 dwelling unit per five to ten acres)

Industrial
(Allowing Industrial, light industrial and mining)

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

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



GRANTSVILLE CITY FUTURE LAND USE MAP CITY CENTER

ADOPTED JANUARY 15, 2020



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

MEMORANDUM



DATE: March 24, 2022
TO: Braydee Baugh, City Recorder
FROM: Kristy Clark, Zoning Administrator
RE: **ZONING ITEMS UP FOR CONSIDERATION AT COUNCIL MEETING TO BE HELD XXXXXX, 2022**

City Council Agenda Item #3: Consideration of Ordinance 2022- amending the Grantsville City General Plan and Future Land Use Map to rezone 2.02 acres of land located at 794 East Main Street to go from a Mixed Use and High Single-Family Density to a Commercial Density for Wagstaff Investments.

The Planning Commission held a public hearing on this agenda item on March 3, 2022:

Commission Member Jaime Topham opened the public hearing at 7:02 p.m. and called for comments and stated to the Public: I'm going to call this item and the next item, d together, because they are related. We have some comments from the public on both items.

Commission Member, Jaime Topham read into the record a letter from Peggy and Glen Pearce, Dave and Doryanne Hall, David and Barbara Fawson, Josh and Natalie Fawson that stated to the Commission: We are writing this very serious objection to the letter we have received concerning the city's general plan to use the property located next to our home and our neighbor's homes for commercial designation. Our entire neighborhood is opposed to putting a commercial business located on 794 East main street. We have chosen to live in this area due to the opportunity to raise children, use a surrounding land as gardening, crop growing, even a place to build a home for family, friends, or additional neighbors. A business on the corner of Main and Highway 112 has been opposed by the Utah department of transportation due to the very unsafe use of business cars, trucks, and large transportation. There is enough business on the east side of highway 112 and the very busy Maverik Gas Station. This new business location would add an extremely fearful, frightening, and unwise use of highway 112 and highway 138. Many of the businesses located in the mall on 138 East have closed and are looking for new businesses every few weeks. It is not a good location and any accidents have already occurred there. Please reconsider your proposal and consider our comments in the concerns about this very unfavorable site for business.

Robyn and Don Payne stated to the Commission: I have a little preface to our letter, just out of curiosity. I was out getting the mail yesterday and it was in the evening, and I thought, what is going on here? So I sat outside for quite a while, like 15, 20 minutes.

And I just thought, well, I'm just going to watch the stoplight, which we live there. So, we see it all the time and this is not a real unusual occurrence. It happens usually every evening. And so there was 45 cars lined up from the stoplight going south backwards. And so I thought, well, I wonder how many cars get through there? On average and it was about 10. So that still left 35 cars backed up. And while I was sitting there, there were people leaving the strip mall, going through that traffic to the left. There were people trying to get into the traffic on the right. And there were people passing on the right hand side of that line of traffic to get to the corner to turn. It was just amazing to me. I hadn't really sat out there before, but I'd witnessed line ups previous to last. Anyway, our letter says, Grantsville City Planning Commission, we would like to express our concerns for the application for a rezone on 2.2 acres of land located at 794 east Main Street to go from an R-1-21 to a CG zone for Wagstaff Investments. We live on highway 112, just adjacent from the corner from the location 794 East Main Grantsville. Our address is 67 Highway 112. We are very concerned to have yet another rezone application from residential to commercial. Part of our concern is the location of another rezone to the rural area that we once enjoyed. We have lived in our home for 43 years. We picked Grantsville in this spot for its beauty, beautiful rural location. We are saddened to see all the rezoning and change happening all over Grantsville and especially to our little corner, we call home. The intersection at 794 east main and highway 112 is currently a logistic nightmare, the existing business center just to the north of us and the Maverik gas station and convenience store have created a very dangerous traffic situation. we are aware of at least three but then as we were recounting them in our brain, we are aware of at least six and the ones that we hadn't counted before included a motorcycle accident and a truck hit right in front of our house. And then yesterday there seems to have been something happening at Maverik in the form of an accident. So that should be probably six at accidents that have occurred in recent months due to the heavy traffic or someone trying to access the gas station and mall. The most recent accident occurred March 2nd of '22. The business entered to the north of us had the vehicle entrance just north of our driveway. Many times people have turned into our driveway thinking it was the mall entrance. Vehicles entering or leaving the mall many times are backed up into the lane of traffic, either due to the red light or just a line of vehicles. This can simultaneous lead to vehicles, passing both ways to go north or south out or into the mall as people are crossing through the line of traffic to go either way. We hear multiple screeching breaks each day due to the already heavy amount of traffic using 112. Oftentimes during the day and night, the traffic backs up from the red light to as far back as Sheffield's home also on highway 112 as was the case yesterday. And it's usually every evening that happens. Maybe not quite to the extent that I witness, but I haven't sat out there to just eyeball it. But they do back up a long, long ways. When we are going to our home on highway 112, we have to start tapping our brake lights well in advance of our home. Usually as far back as the new mall on the south part of 112 due to people not thinking we are actually turning at our own home, this is also true of approaching from

the north. We have less breaking time, this close to the corner. We've had many close calls, almost being rear-ended, but because we drove off the road to avoid from being hit, we haven't been hit yet. People pass us on the right and left side of our vehicle, depending on the current traffic flow, the Sheffield's were rear ended causing severe damage to their car due to people not breaking in time to allow them to access their driveway. I worry for my family, grandkids, children and friends each time someone comes to visit, as they tried to turn into or out of our property. Many times throughout the day and evening, and this happened yesterday, it was like ridiculously right where they were parked. And then today, and not that it really matters but I have pictures of it. Large semi-trucks and large dump trucks and other large construction vehicles park on the east and west sides of 112, just right off the side, many times, right in front of our house, we've taken care of that. We know that it's not our property but we maintain it and have put down gravel. And people seem to think that's a parking place too but that's really not the issue. It's just that these truck drivers or whoever's driving these seem to hop out of their truck and run over to eat on the corner of Main and 112. So this causes more traffic problems and loss visibility to oncoming traffic. This just makes me think, where the entrance going to be in and out of whatever's going to be there. Because if people continue to use that as parking lot on the sides of the road, that really is going to be a visibility problem. We wonder if another location, one that is already zoned commercial has been considered. The existing mall on the corner of Main and 112 has seen many, many businesses come and go. That current mall seems to have many unused space as much of the time. The mall on the south end of 112 has a vision office and a Sunday church group that uses it for a Sunday meeting otherwise it seems very much vacant too. We certainly wonder what type of commercial property could benefit in this location. In this area, we currently have three restaurants, a tax office, a medical office, a possible hair salon, that looks vacant most of the time, a farm bureau, Hammer and Stain do it yourself workshop and Rocky Mountain Therapy as of January. This might have changed since then, as we have witnessed constant change in the businesses that come and go. Businesses that have come and gone as far as we know are two women's clothing stores, a small fitness center, prime pizza, a smoke shop, a dance studio, a bakery and a realtor office. These are the ones that we have personally watched come and go. It is likely there has been more or will be more. Obviously in this area, we have a Maverik gas station with attached convenience store. This causes yet another concern for the many kids and adults that walk down 112 to access Maverik on a daily basis. We worry for them walking on such a busy road while the new business be one where pedestrians and vehicular traffic will increase causing further danger concerns for everyone using this corner. Please consider our plea to keep what is left of this area as is. We hope by Wagstaff Investments will consider using an existing business complex or a safer location to locate their business. One with a safer entrance and exit to their business. There seems to be few options for an entrance and exit to this location. It looks as if they will be located on either the busy, busy intersection of Highway 112 and Main or on the ridiculously busy Highway 112.

Robyn and Don Payne read a letter from Alma and Laymon Adams, they were unable to attend the meeting. The letter states, we live two houses down from Maverik and already get a lot of traffic and noise. It is going to make our exit off of Main from our property onto the busy street, very difficult and dangerous. We already have enough gas stations and car washes in Grantsville. We are a small town and we don't need another one on the corner causing more traffic and noise. Please consider these things and help us not to let this business come into Grantsville to cause any more traffic at this intersection. Sincerely Alma and Laymon Adams.

Tammy and Darren Sheffield stated to the Commission: we received a letter as well. We just are extremely concerned and feel that it should not be considered to put any type of business on that corner for many reasons. Due to the extra volume of traffic from Maverik gas station, the shopping Plaza, and now the new medical Plaza, which is right next door to us in that pasture, we have found it very difficult to even turn in our driveway in our own property. And fact, I have been rear-ended, that's what Robyn was talking about while was waiting for the cars to go past. So I could get enter my driveway, broke my axle right off the car. My car was hit with such an impact. Like I said, broke the axle. And then the paramedics had to come and check out all three of my kids to make sure that they weren't hurt. And then additional traffic just on that corner from main street will just make it more dangerous for us citizens and homeowners. And I know that a lot of people don't live there. So you really don't experience that. So I know that we're just talking but we are impacted by that. So I really hope that people do consider that. So adding extra traffic to that corner of main street will only make it more day dangerous. So every day we fear that an accident will happen pulling into our own driveway. And then we have to start using our blinker far in advance, which is fine, but you have to jerk off the road so you don't get hit. That's not very safe. It makes us look like we're crazy drivers, but cars will be passing into the coming traffic because they don't want to hit us and we don't want to hit them. But they're pulling into direct traffic. And so we're going to get hit head on or somebody is. And I am like three houses down from of Maverik anyway, and we're still getting all that. And then as Robin has mentioned, we've witnessed several times with cars, pulling into her driveway. They think that they are turning into that shopping Plaza, it's extremely dangerous and could hurt or kill anyone that is standing in the driveway or in their front yard. The shopping Plaza on 112 and main street has been a revolving door as mentioned as well with tenants coming and going. Clearly we do not need any of these existing stores because several of them are vacant. So we've lived at our residency for 18 years now and have been proud to call Grantsville our home until recently. All of these businesses coming in and more traffic have made it more difficult to love our neighborhood and community by adding yet another commercial building, gas station or whatever is being considered is taking a small town feel out of Grantsville. I want to continue living in Grantsville, as I mentioned that have the small town feel. And I know that we can get back to that again, if we

minimize the commercial properties, so safety should be the top priority in my opinion, for the Safety Planning Committee, when looking at this location, the 794 east main street, adding any type of business will cause more traffic, make it impossible to feel safe pulling into our own driveways, safety for individuals that walk from Maverik gas station to their neighborhoods with no sidewalks or lighting. So we just beg you guys to reconsider. We don't want any rezoning for this property just to help us to preserve our small community that we absolutely love. So thank you.

Josh Fawson asked the Commission: I'd just like to ask some questions regarding the city's plans. Did the city have any future plans? Maybe this is a better question for council. Is there a future plan in which the city had designated this area of going into a commercial?

Jaime Topham answered, It's on the general plan as a mixed use. So yes.

Josh Fawson asked, so it is right now, it's R-1-21 though. And there's a general plan to go in as a mixed use?

Jaime Topham answered, Yes. The Future Land Use Map designates that as partial mixed use and other parts is high single family density.

Josh Fawson asked, so it's on the plan as mixed use though and not commercial?

Jaime Topham answered, Mixed Use includes commercial.

Josh Fawson asked, When Wagstaff does their rebuttal, will we get a chance to then give our rebuttal?

Jaime Topham answered, no.

Josh Fawson asked, so this is it then?

Jaime Topham answered, this is your opportunity.

Josh Fawson asked, we don't get a chance to respond to them.

Jaime Topham answered, you don't get a chance to respond. No.

Josh Fawson stated, Well, I'll just reiterate then that this appears to be a dangerous area. Clearly, it's a gas station going in. Obviously we're not talking about that today, but if we're looking in context and the emails from holidayoil.com, so it's pretty clear what's going to be happening. We've already got a Maverik there. We don't need anything else.

When the Maverik was first going in, there were a few people they asked and they said, "Hey", when they were deciding whether they were going to put it in. And I remember they looked at Robbie Palmer who was living right next to the Maverik. And they said, "Well, everyone's moaning about this Robbie and you haven't said anything. What do you think?" And Robbie said, "Well, I don't think it's that bad of an idea." So they said, "Okay, if the guy living right next door to it doesn't care, then, then let it in." Robbie moved out a year later. It may have been for few more years, but it was shortly thereafter that Robbie moved out because of the loud music at night, the lights at night, all of the traffic crossing his house at night, the litter in his yard, the danger to his children as cars are constantly coming in and out and I've seen several other homeowners come and go out of that same house. The bottom line is we've got a gas station there. We didn't want that one to come. The people that are staying and planning and staying in the area didn't want it to come, allowed it to come. And now people are moving out. Let's not make the same mistake here and allow a new holiday oil or whatever it's going to be to come in to create more traffic. I can hardly get out to work in the morning. When I pull out of the driveway, takes me 20 minutes. I'm embellishing, takes me 20 minutes to turn left, to go on my way to Salt Lake so I can go into work because of all the cars coming in. We've got a gas station there, there's no need for it. There's no need for the zoning to be changed to the commercial. Let's put in more residential homes there, leave it as the R-1-21. And we'll all be super happy about that.

No additional comments were offered, Commission Member Jaime Topham closed the public hearing at 7:21 p.m.

The Planning Commission motioned to recommend approval of this agenda item on March 17, 2022 with some discussion and the motions are at the end of the discussion:

Brent Neel was present for this agenda item and stated to the Commission: I attended the public hearing two weeks ago and heard the statements from the residents. And from that, there was, first off, a group letter signed by Peggy and Glenn Pearce, Dave & Doryanne Hall, David & Barbara Fawson, Josh & Natalie Fawson

- a. Entire Neighborhood is opposed to commercial business
 - i. The General Plan shows the SE corner of Hwy 138 and Hwy 112 zoned as Mixed- Use which allows commercial businesses.
- b. UDOT opposing a 'big business' deeming it as unsafe for business traffic
 - i. We have held a pre-application meeting with UDOT and having ongoing discussions concerning access locations. A traffic study was performed by a third party traffic engineer to recommend the best solution for accesses that will help improve traffic flow and potential safety issues.

c. There is enough business on the east side of Hwy 112

i. We are still determining the best use for a commercial business on this corner.

d. Commercial Business at 138 E Main Street have closed, not a good location

i. Location is crucial for a commercial business to operate successfully. Many developers believe this is one of the best, if not the best, available parcel in Grantsville.

2. Public Speaker -- Don & Robyn Payne (67 Hwy 112)

a. The queuing of cars from the intersection. 44 Cars stopped south of the intersected light and 10 cars made it through

i. The traffic study concluded the lighted intersection operates at a Level of Service (LOS) B. An intersection having an 'A' rating would be considered great and a 'F' rating would be poor.

b. Concerned for another rezone from residential to commercial

i. The General Plan shows the SE corner of Hwy 138 and Hwy 112 zoned as Mixed-Use which allows commercial businesses.

c. Large transportation trucks park along the frontage on the west side of Hwy 112 and walk across street to eat.

i. Adding on-site improvements such as curb & gutter, sidewalk, and a landscape buffer will prevent large trucks with trailers from parking along the side of the road. Preventing trucks from parking will keep the line of site open for vehicles traveling in both directions.

d. Have other sites been considered that are already zoned commercial?

i. We have looked at other sites in Grantsville, but many developers believe this parcel is one of the better, if not the best, available parcel in Grantsville.

e. Maverick gas station already exists and causes concerns for pedestrians walking on such a busy road.

- i. New developments are required to construct the necessary site improvements to maneuver around the site as safely as possible. Maverik installed curb/gutter and a sidewalk to help foot traffic be more safe while on the property.
- ii. Until UDOT widens the roads on Hwy 138 and Hwy 112 and installs curb/gutter and a sidewalk, then it is up to commercial business or the homeowners themselves to make the necessary on-site improvements to make it safe for pedestrians.

f. This site will cause more traffic to our small town

- i. This assumes all traffic to the site is NEW or designation traffic. The traffic study states for this land use, the majority will be pass-by related traffic. The traffic study indicates a commercial business would increase traffic by 5% in the AM and 4% in the PM Peak Hours.

3. Public Speaker -- Adams Laymon (799 E Mains St.)

a. This site will add more traffic and will make getting in and out of our driveway more difficult

- i. A commercial business would increase traffic by 5% in the AM and 4% in the PM Peak Hours according to the Traffic Study results. The majority will be pass-by related traffic.

4. Public Speaker – Darin & Tammy Sheffield (113 Hwy 112)

a. Pressure of additional traffic makes it very difficult to get into our own driveway.

- i. A commercial business would increase traffic by 5% in the AM and 4% in the PM Peak Hours according to the Traffic Study results. The majority will be pass-by related traffic.

b. Witnessed several times cars pulling into residential driveways

- i. This will continue to occur until UDOT widens the roads on Hwy 138 and Hwy 112 and installs curb/gutter. Difficult for vehicles to tell accesses apart unless developed properly.

c. Shopping Plaza at 112 E Main Street has vacant business, have they looked at these sites?

- i. We have looked at several sites within Grantsville, but we and many other developers believe this corner is one of the best remaining parcels available. Location for a commercial business is crucial for the business 'success.

d. "Don't Rezone this Parcel"

- i. The General Plan shows the SE corner of Hwy 138 and Hwy 112 zoned as Mixed-Use which allows commercial businesses.

5. Public Speaker -- Josh Fawson

a. Does the City have a future plan for designation for this area to go Commercial?

- i. Yes, the General Plan shows the SE corner of Hwy 138 and Hwy 112 zoned as Mixed-Use which allows commercial businesses.

b. We don't need another Gas Station with Maverik across the street.

- i. We tend to let the market decide if a commercial business is wanted and not to the discretion of the local government deciding what should or shouldn't be best for its residents. Wagstaff Investments is a commercial development group that has worked with Holiday Oil in the past, but has also worked with developing commercial ground for: fast food establishments, car repair shops, warehousing, car washes, etc. We are still internally discussing the best use for a commercial business at this site.

c. It takes 20 minutes to get out of the driveway in the morning.

- i. A commercial business would increase traffic by 5% in the AM and 4% in the PM Peak Hours according to the Traffic Study results. The majority will be pass-by related traffic and not NEW traffic.

d. Keep it as mixed-use and don't rezone too commercial.

- i. With the site only being 2-acres it makes it extremely difficult to develop a functional mixed-use site including residential and commercial. Larger sites are great for mixed-use developments, but for this size of a lot the need for a rezone to commercial is needed.

Brent Neel stated, the owner of the property is here and he would like to read his letter that I sent to you.

Darron Taylor stated, having owned the property in question since 2005 and I am intimately familiar with the evolution of the circumstances around this land and its current and potential best uses. Several interested neighbors, who reside near the site in question, testified at the 3 March 2022 Hearing and voiced impassioned opposition to any commercial development of the property located at 784-794 East Main Street. The basic, common theme of the arguments against commercial development of the site fell into 3 separate, but related categories:

- 1) Fear of increased traffic congestion and increased safety risk
- 2) Increased noise
- 3) General degradation of the quiet, rural residential environment

Some of the folks who testified two weeks ago have lived in Grantsville, on SR112 since the mid-1980's. They described the attractive factors that influenced them, back then, to build homes and live where they do. Attributes such as the quiet, rural setting provided an appealing place in which to live and raise families. My wife, Wendy, and I too, remember back in the 1960's and '70's how much we enjoyed visiting her grandparents and extended family, who lived here for those same reasons. Those who testified two weeks ago lamented how, over the 3 or 4 decades that they have lived there, traffic congestion, noise and the frequency of vehicular accidents have steadily increased. Most of us, here, have witnessed those same changes, especially along the 2 state highways that provide the ONLY access to Grantsville from the South and the East, SR112 and SR138 (AKA: Main Street). The inference from the testimonies of the neighbors at the last hearing was that the building and establishment of gas stations, convenience stores, strip malls and traffic lights have CAUSED the explosion of traffic congestion and noise around their homes. I submit that the degradation of the rural quality of life around the intersection of SR138 & SR112 is NOT BECAUSE of gas stations, convenience stores, strip malls and traffic lights. It is because so many others have recently discovered what the rest of us have known for so long, namely, that Grantsville is a desirable place to live! The gas stations, convenience stores, strip malls and traffic lights are the RESULT of the explosive growth of Tooele County and Grantsville in particular. I don't know who's responsible, but the secret we've all known, for better or for worse, is OUT. Unfortunately, NONE of us, no matter how much we might like to, are going to be able to reverse the tide of growth that Grantsville has and continues to experience. We can and should, however, concentrate on GUIDING the growth to mitigate its potential negative impacts and mold it to the advantage of the community. Of course, that, in a nutshell, is the function of this Commission and the City Council to which it makes recommendations. To that end, I would like to present a cogent argument for such community advantage. The current

use of the property as livestock pasture and a single, dilapidated residential domicile is sub-optimal for the following reasons:

- There are no irrigation shares serving the property, therefore, it is not viable for cultivation for agricultural use.
- The intersection of SR-138 and SR-112 is the busiest intersection in all of Grantsville, making this property undesirable for residential use from the standpoint of safety and excessive road noise.
- The existing structures on the property have outlived their useful lives.

The proposed commercial use of the property would be beneficial to the surrounding neighborhood and to Grantsville City for the following reasons:

- The already heavy traffic flow through this intersection would be afforded convenient access to services available on the property.
- Commercial business services would complement the other businesses already located across SR-138 and SR-112 from the subject property.
- Viable, prosperous business activity would tend to synergize with businesses in the immediate vicinity, enhancing their viability and generating additional sales and property tax revenues for the benefit of the city at large.
- Construction of new, well-designed, and maintained commercial building(s) would remove an unaesthetic eyesore and provide a long overdue facelift to the main entrance to Grantsville.

The current "Future Land Use Map" designates the subject property for a combination of "Mixed Use" and "High Density Residential" zones. These uses, while suitable options for that zoning designation, are heavier traffic density options than our proposed modification request. The permitted development under the current "Future Land Use Map" would likely result in a higher traffic impact in the area, because of the multiplicity of businesses that would coexist on the site along with the increased number of residents living there. Therefore, our proposed use for the site would serve as a buffer for the existing residential neighbors in a much greater capacity than the currently proposed future land use from a traffic density standpoint. Further, as stated above, while the proposed store and gas station provide a convenient scapegoat for residents to opine about imagined increased traffic in these corridors, the proposed use would impact traffic density less than the permitted uses in Mixed Use and High-Density Residential zones, as projected by the recent traffic study by Atrans

Engineering. Most of the actual increased traffic burden in the area would rather be the result of the expansive growth in the Grantsville and greater Tooele areas. With such expansion, support services such as gas stations and service centers are necessary. This proposal provides for such necessities. Thank you for considering the proposed zoning upgrade.

Jaime Topham asked, if we didn't approve it to be commercial and it stayed as mixed-use and high single-family density, what could be there instead of a gas station?

Brent Neel answered, so with the mixed-use, there's obvious commercial that can go there. It's more of a conditional use of what is allowed and what's not allowed, as far as a commercial. We've developed strip malls in the past, that can be something essentially as nails shops, little pizza shop, something of that nature. And then, however, residential fits on top. Whether it's commercial on the bottom, residential on top. Again,

with it being two acres, and with the setbacks, and the flow of the traffic, it's going to be difficult for any developer to do a proper mixed-use residential site on a two-acre lot.

Jaime Topham stated, if you did something like that, we'd be looking at, potentially, a building that has a couple of stories, the bottom being the business, and the top, potentially, apartments.

Brent Neel stated, that's what I would assume. Or a strip mall could go there, and then residential on the back. But again, the setbacks, and then that close to the mixed-use commercial sites, I don't know how desirable it would be. But, I mean, cities have gone that route.

Jaime Topham stated, I think that's important for the community to understand, though, is that there are other alternatives that you could already do with your property that might be even less desirable.

Brent Neel stated, to be honest, I'm not a 100% sure what counts as conditional use in the mixed-use. I know some commercial businesses don't count in the mixed-use, so there's going to be conditional uses where it's permitted or not permitted.

Gary Pinkham stated, I think that corner would not be a good fit for a lot of high-density to residential. You have the noise to the residents would be one thing. I mean, the existing residents are complaining about the current noise. And the potential of having kids living in an apartment complex or something like on that intersection, to me, is somewhat of a safety issue. I think this may be a better fit. And we do have the opportunity, when it comes back to discuss hours of operation, things of that nature, that could mitigate the impact to the neighbors there. So right now, no use is being proposed. I don't know, who came up with the gas station.

Jaime Topham stated, because there's information from Holiday Oil.

Brent Neel stated, So Wagstaff investments owns all the property Holiday Oil resides on, as well as other commercial developments, as well. So, in that traffic study, I don't know if you saw it, so we don't meet the distance requirements. So, anything that is put in there, whether residential, whether it's commercial, you have to meet the UDOT requirements. And that would be done through a variance. So, talking with UDOT and the landowner can attest to this. So, where it is designed to three different parcels, you can't land lock a certain parcel. So, we've been working with UDOT as to what would be best use. So according to the traffic study, they're proposing, if it's a commercial site, a right-in right-out on Highway 138, on Main Street, makes the most sense. And then a full-movement access on Highway 112, directly across from the existing strip malls. So that's what they're proposing. That would be the best use for access in and access out to somewhat alleviate some of the congestion on the intersected light. And so, depending on what we get back from UDOT, that will also determine what might be the best use for commercial businesses on that site.

Erik made a motion to recommend approval to amend the General Plan and Future Land Use Map for 2.02 acres of land located at 794 East Main Street to go from a Mixed Use and High Single-Family Density to a Commercial Density for Wagstaff Investments. Gary seconded the motion. All voted in favor and the motion carried unanimously.

- End of Memorandum-

AGENDA:

1. Public Comments:

City Manager stood to read into the record a public comment submitted anonymously. The commenter was concerned with the Blue Spruce subdivision. They requested City Council consider the lot sizes around the proposed developments when approving plans that come to them. They continued they are concerned with the dust due to the constant construction. They wanted to address the cul-de-sac causing lights to shine into their property. The commenter acknowledged all property owners have rights and stated they did not know where theirs went. Don and Robyn Payne stood to make public comment regarding Items 11 and 12. She read her letter that was previously provided to City Council. Robyn continued there were concerns with safety on this road as well. Tammy Sheffield stood to speak against items 11 and 12. She commented that she felt the area should remain residential. She continued the extra traffic would continue to compound the issues already present with this intersection of SR-112 and SR 38. She commented there are many empty commercial areas currently and there is not a need for more commercial. She continued she does not want additional businesses as it would take away from the small town feel of Grantsville. Delitra Talbot stood to speak further expressing concern regarding the Youth Council and the lack of protections she felt should be implemented. She continued she was concerned with the CRT that is impacting neighborhoods around the nation. She felt as if the City Council has attempted to silence her with intimidation by issuing a "Cease and Desist" order. She advised she will continue to practice her constitutionally protected rights.

2. Summary Action Items.

- a. Approval of minutes from March 16th, 2022 regular meeting
- b. Approval of Bills totaling \$297,987.78

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

Second: Councilmember Rowberry seconded the motion.

Vote: The vote was as follows: Councilmember Rowberry, "Aye", Councilmember Bevan, "Aye", Councilmember Allen "Aye", and Councilmember Jenkins, "Aye". The motion carried.

3. Youth Recognition Awards - Kevin Neff – TABLED

to address the issue with the cemetery. There was discussion regarding a youth or volunteer group coming to clean up the cemetery and fix the markers

11. Discussion regarding amending the General Plan and Future Land Use Map for 2.02 acres at 794 East Main Street

There was further discussion regarding the street safety at the intersection. There was a discussion regarding the current zoning being R-1-21 and the General plan having Mixed Use and High Density. Councilmember Jenkins inquired to if the General Plan could be modified to purely residential but not high density. Councilmember Allen noted the General Plan thought process was to have this corridor as a potential commercial spot. There was a discussion regarding getting UDOT involved in traffic studies. Mayor Critchlow asked to have a meeting set up with UDOT. Councilmember Allen wanted to state for the record there should be a review of the General Plan and does not want the City to be reactionary anymore.

12. Discussion regarding the proposed rezone of 2.02 acres in the C-G Zone at 794 East Main Street

This item was discussed in conjunction with Item 11

13. Discussion to consider approval to amend the Final Plat for Cook Corner Subdivision located at approximately 935 East Durfee Street to divide lot 4 into two (2) one (1) acre lots making a total of five (5) one acre lots in the RR-1 zone.

This item was tabled for lack of representation. There was some discussion regarding where this subdivision is located.

14. Discussion to consider approval of the final plat for Andy Lewis, Greg Dehaan, and Scooter II, LLC on the Harvest Meadow Subdivision located approximately at 948 South Quirk Street for the creation of ten (10) lots in the R-1-21 zone

Mayor Critchlow inquired to when this property was rezoned. Barry Bunderson advised this was rezoned in 2019 but prior it was RR1 but after the rezone, they amended it to R-1-21. It is anticipated to have 96 homes in this development. They advised there will be a crosswalk with flashing lights on Quirk to provide a safe passage across the road. There will also be an extra wide turn lane into the subdivision.

15. Council Reports

Councilmember Rowberry: The sociable committee discussed having a float in the 4th of July parade and have honored guests participate. He continued that once dates are determined he will organize the volunteers to get the cemetery cleaned up and projects completed.

AGENDA ITEM #8

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

**GRANTSVILLE CITY
ORDINANCE NO. 2022-08**

**AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF GRANTSVILLE
CITY, UTAH TO REZONE 2.02 ACRES FOR WAGSTAFF INVESTMENTS
LOCATED AT 794 EAST MAIN STREET TO GO FROM A R-1-21 ZONE TO A
COMMERCIAL (C-G) ZONE**

Be it enacted and ordained by the City Council of Grantsville City, Utah as follows:

SECTION ONE: PURPOSE. This Ordinance is for the purpose of amending the official zoning map and the Land Use Development and Management Code of Grantsville City, Utah by rezoning 2.02 acres of real property for Wagstaff Investments located at approximately 794 East Main Street to go from a R-1-21 zoning designation to a Commercial (C-G) zoning designation. The Grantsville City Council finds that this amendment is consistent with the general plan of Grantsville City and will be in the best interests of Grantsville City and its residents.

SECTION TWO: ZONING MAP AMENDMENT. The Grantsville City Land Use Development and Management Code and Official Zoning Map are hereby amended by changing the zoning designation of the following described parcels from a R-1-21 zoning designation to a Commercial (C-G) zoning designation, as defined by the Grantsville City zoning regulations:

Tooele County Recorder's Office Parcel #s: 11-041-0-0001; 11-041-0-0002.

The total parcels described herein are located within the Grantsville City limits.

SECTION THREE: EFFECTIVE DATE. This Ordinance shall take effect upon the publication of a short summary of this Ordinance on the Utah Public Notice website created in Utah Code § 63A-16-601, or as provided for by law.

ADOPTED AND PASSED BY THE CITY COUNCIL OF GRANTSVILLE CITY,
UTAH THIS 1st DAY OF JUNE, 2022.

MAYOR NEIL CRITCHLOW

ATTEST:

Braydee Baugh, City Recorder

(S E A L)

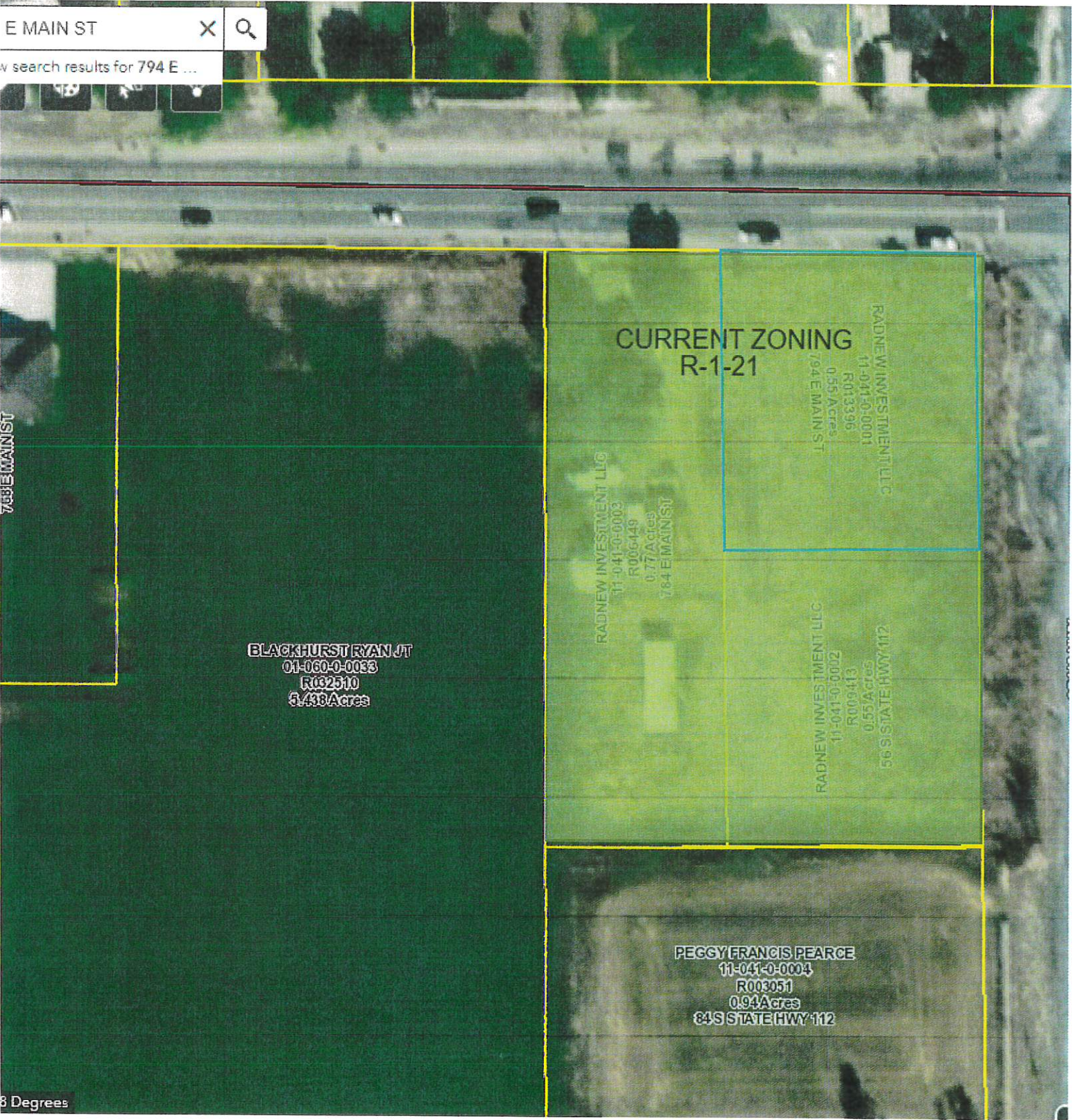
Date of Publication _____

E MAIN ST

X

Q

Search results for 794 E ...



CURRENT ZONING
R-1-21

RADNEW INVESTMENT LLC
11-041-0-0001
R003396
0.55 Acres
194 E MAIN ST

RADNEW INVESTMENT LLC
11-041-0-0003
R006448
0.77 Acres
784 E MAIN ST

RADNEW INVESTMENT LLC
11-041-0-0002
R009413
0.55 Acres
56 S STATE HWY 112

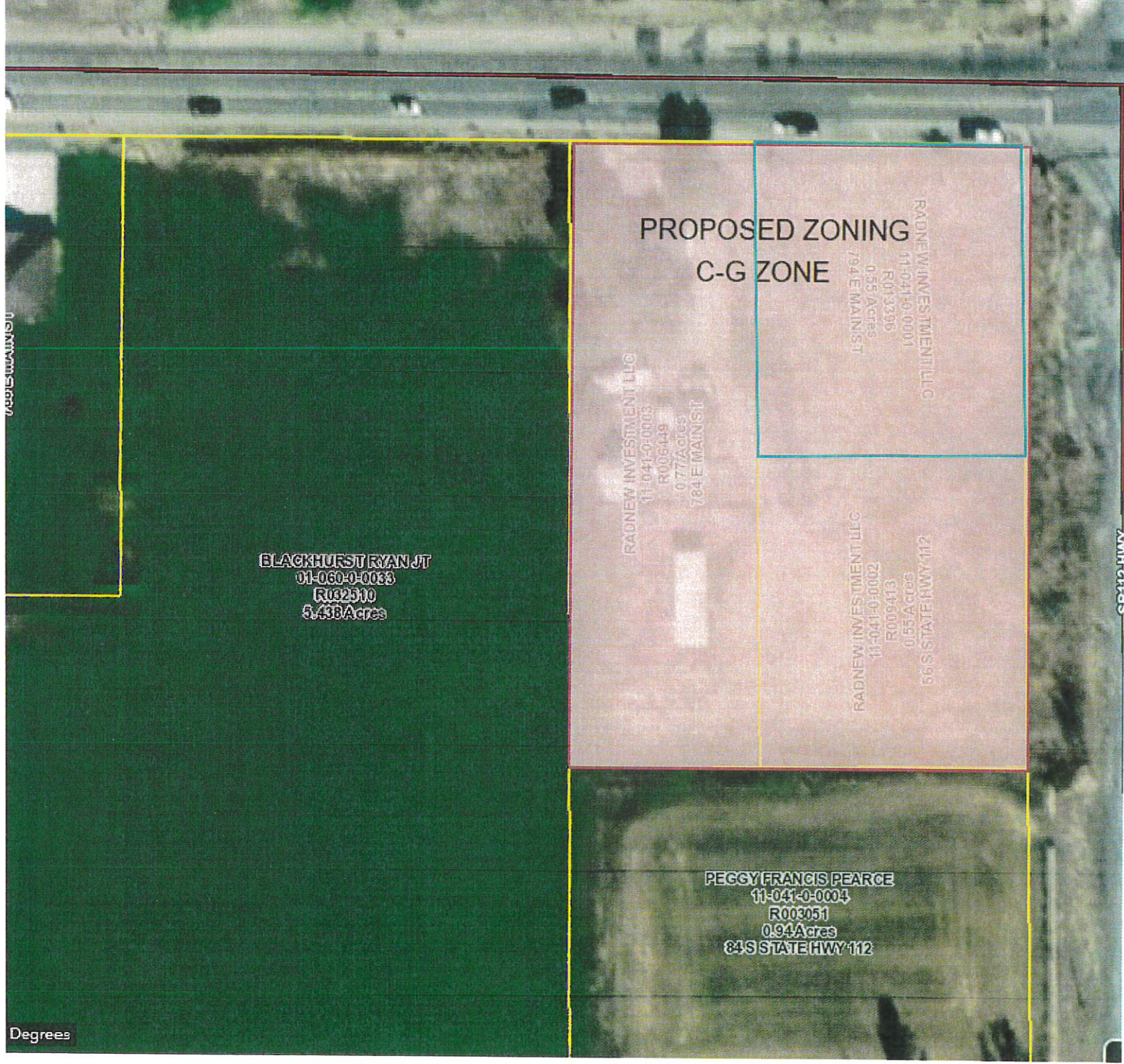
BLACKHURST RYAN JT
01-060-0-0033
R002510
5.433 Acres

PEGGY FRANCIS PEARCE
11-041-0-0004
R003051
0.94 Acres
84 S STATE HWY 112

8 Degrees

E MAIN ST X Q

search results for 794 E ...



PROPOSED ZONING
C-G ZONE

RADNEW INVESTMENT LLC
11-041-0-0001
R013286
0.55 Acres
794 E MAIN ST

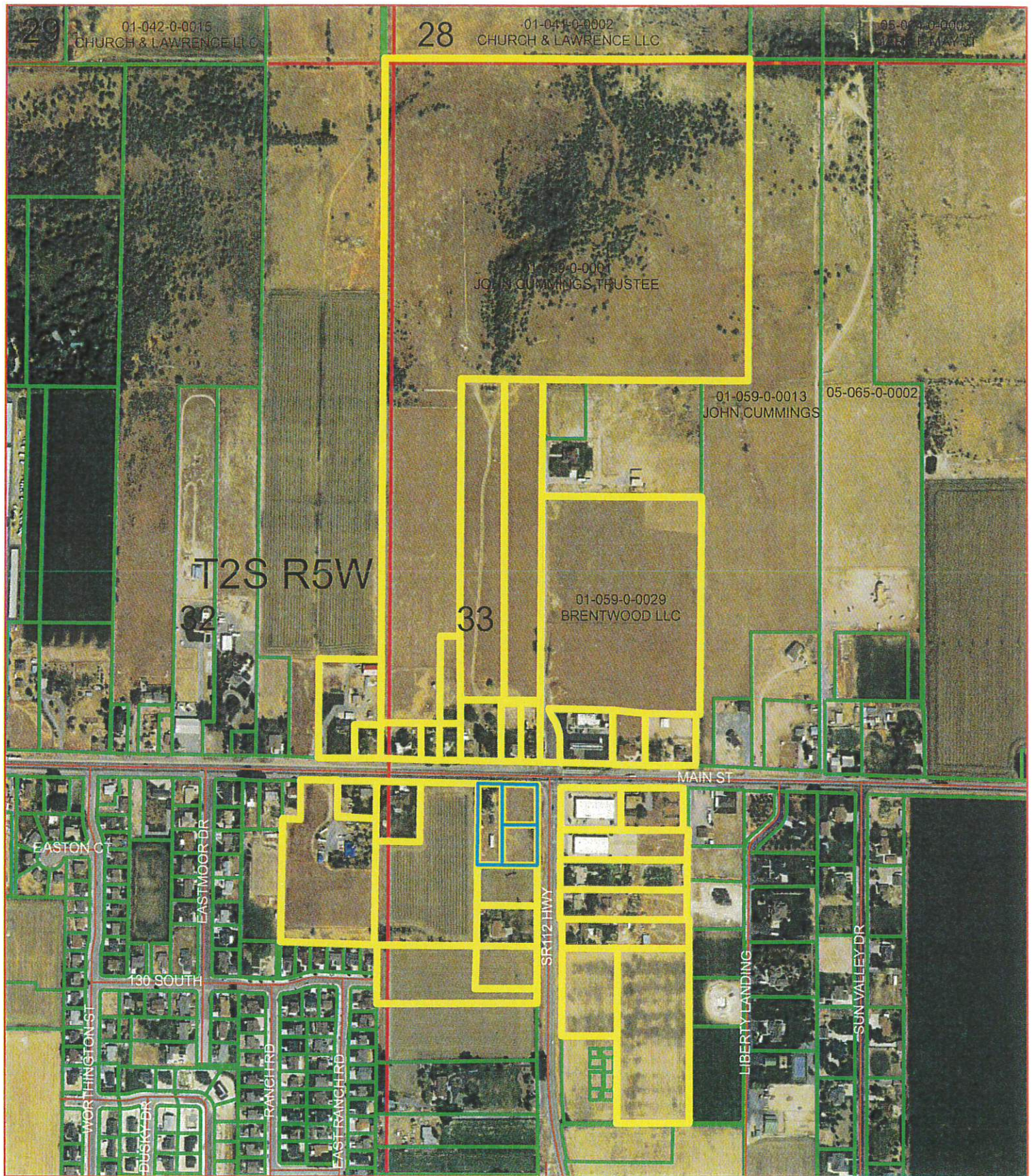
RADNEW INVESTMENT LLC
11-041-0-0003
R006438
0.77 Acres
784 E MAIN ST

RADNEW INVESTMENT LLC
11-041-0-0002
R009413
0.55 Acres
56 S STATE HWY 112

BLACKHURST RYAN JT
01-060-0-0038
R032510
5.438 Acres

PEGGY FRANCIS PEARCE
11-041-0-0004
R003051
0.94 Acres
84 S STATE HWY 112

Degrees



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.




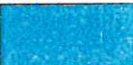



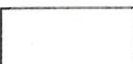












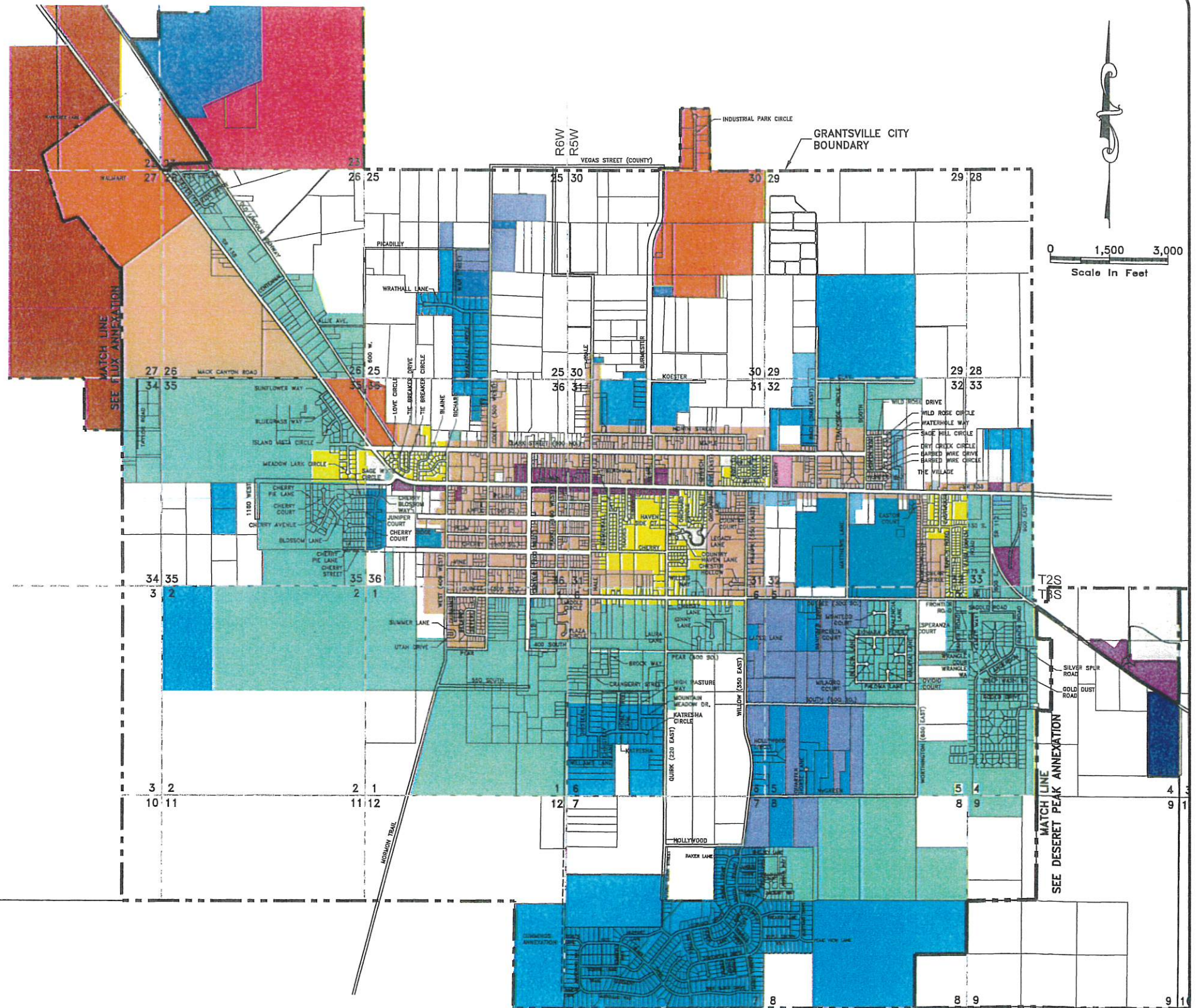
Brent Neel
11-041-0-0001, 11-041-0-0002, 11-041-0-0003



Date: 12/9/2021
blanca.rodriguez

LEGEND

	A-10	10 ACRE LOT MINIMUM. THE PURPOSE IS TO PROMOTE AND PRESERVE CONDITIONS FAVORABLE TO AGRICULTURE AND TO MAINTAIN GREENBELT SPACES.
	RR-5	5 ACRE LOT MINIMUM. THE PURPOSE IS TO PROVIDE A RURAL RESIDENTIAL DISTRICT.
	RR-2.5	2.5 ACRE LOT MINIMUM.
	RR-1	1 ACRE LOT MINIMUM.
	R-1-21	21,780 SQUARE FEET IN SIZE. THE PURPOSE IS TO PROMOTE ENVIRONMENTALLY SENSITIVE AND VISUALLY COMPATIBLE DEVELOPMENT SUITABLE FOR RURAL LOCATIONS.
	R-1-12	12,000 SQUARE FEET IN SIZE.
	R-1-8	8,000 SQUARE FEET IN SIZE.
	RM-15	8,000 SQUARE FEET IN SIZE. TO PROVIDE AREAS FOR MEDIUM HIGH DENSITY RESIDENTIAL.
	RM-7	7,000 SQUARE FEET IN SIZE. TO PROVIDE AREAS FOR MEDIUM DENSITY SINGLE FAMILY AND MULTIFAMILY RESIDENTIAL.
	CN	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.
	CS	60,000 SQUARE FEET IN SIZE. COMMERCIAL SHOPPING DISTRICT IS TO PROVIDE AN ENVIRONMENT FOR EFFICIENT AND ATTRACTIVE SHOPPING CENTER DEVELOPMENT.
	CG	10,000 SQUARE FEET IN SIZE. GENERAL DISTRICT IS TO PROVIDE AN ENVIRONMENT FOR A VARIETY OF COMMERCIAL USES.
	MD	20,000 SQUARE FEET IN SIZE. LIGHT MANUFACTURING AND DISTRIBUTION DISTRICT IS TO PROVIDE AN ENVIRONMENT FOR LIGHT INDUSTRIAL USES.
	MG	20,000 SQUARE FEET IN SIZE. GENERAL MANUFACTURING DISTRICT IS TO PROVIDE AN ENVIRONMENT FOR LARGER AND MORE INTENSIVE INDUSTRIAL USES.
	MG-EX	MINING, QUARRY, SAND AND GRAVEL EXCAVATION INDUSTRIAL USES.
	PUD	AN INTEGRATED DESIGN FOR DEVELOPMENT OF RESIDENTIAL, COMMERCIAL OR INDUSTRIAL USES, OR LIMITED COMBINATIONS OF SUCH USES, IN WHICH THE DENSITY AND LOCATION REGULATIONS OF THE DISTRICT IN WHICH THE DEVELOPMENT IS SITUATED MAY BE VARIED OR WAIVED TO ALLOW FLEXIBILITY AND INITIATIVE IN SITE AND BUILDING DESIGN AND LOCATION, IN ACCORDANCE WITH AN APPROVED PLAN AND IMPOSED REQUIREMENTS.
	CD	THE PURPOSE IS TO PROVIDE AREAS FOR HIGH INTENSITY PUBLIC, QUASI-PUBLIC, COMMERCIAL, OFFICE AND RESIDENTIAL USES BY CONDITIONAL USE ONLY.
	MU	AN INTEGRATED DEVELOPMENT OF RESIDENTIAL, AND COMMERCIAL USES, OR LIMITED COMBINATIONS OF SUCH USES IN A PUD, DENSITY OF RESIDENTIAL SHALL NOT EXCEED A TOTAL OF THREE UNITS PER ACRES WITH CLUSTERING OF NO MORE THAN 14 UNITS PER ACRE TO ALLOW FLEXIBILITY AND INITIATIVE IN SITE AND BUILDING DESIGN AND LOCATION, IN ACCORDANCE WITH AN APPROVED PLAN AND IMPOSED REQUIREMENTS.



GRANTSVILLE CITY ZONING MAP CITY CENTER

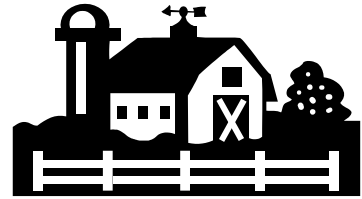
REVISED AUGUST 2015



553 W. 2500 S. SUITE 273 BOUNTIFUL UT 84010
PHONE (801) 299-1327 FAX (801) 299-0153

MEMORANDUM

DATE: March 24, 2022
TO: Braydee Baugh, City Recorder
FROM: Kristy Clark, Zoning Administrator



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

City Council Agenda Items #: Consideration of Ordinance 2022-XX amending the official zoning map of Grantsville City, Utah to rezone 2.02 acres of land located at 794 East Main Street to go from a R-1-21 zone to a C-G zone for Wagstaff Investments.

The Planning Commission held a public hearing on this agenda item March 3, 2022:

Commission Member Jaime Topham combined the Public Comments for the General Plan Amendment and the Rezone since they addressed the same address.

The Planning Commission made the motion to recommend approval of this agenda item on March 17, 2022 with little discussion and the motions are at the end of the discussion:

Brent Neel was present for this agenda item.

Gary Pinkham stated, I think the discussion's the same. So, I would make a motion.

Gary made a motion to recommend approval to Rezone of 2.02 acres of land located at 794 East Main Street to go from a R-1-21 zone to a C-G zone for Wagstaff Investments. Erik seconded the motion. All voted in favor and the motion carried unanimously.

AGENDA:

1. Public Comments:

City Manager stood to read into the record a public comment submitted anonymously. The commenter was concerned with the Blue Spruce subdivision. They requested City Council consider the lot sizes around the proposed developments when approving plans that come to them. They continued they are concerned with the dust due to the constant construction. They wanted to address the cul-de-sac causing lights to shine into their property. The commenter acknowledged all property owners have rights and stated they did not know where theirs went. Don and Robyn Payne stood to make public comment regarding Items 11 and 12. She read her letter that was previously provided to City Council. Robyn continued there were concerns with safety on this road as well. Tammy Sheffield stood to speak against items 11 and 12. She commented that she felt the area should remain residential. She continued the extra traffic would continue to compound the issues already present with this intersection of SR-112 and SR 38. She commented there are many empty commercial areas currently and there is not a need for more commercial. She continued she does not want additional businesses as it would take away from the small town feel of Grantsville. Delitra Talbot stood to speak further expressing concern regarding the Youth Council and the lack of protections she felt should be implemented. She continued she was concerned with the CRT that is impacting neighborhoods around the nation. She felt as if the City Council has attempted to silence her with intimidation by issuing a "Cease and Desist" order. She advised she will continue to practice her constitutionally protected rights.

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

Second: Councilmember Rowberry seconded the motion.

Vote: The vote was as follows: Councilmember Rowberry, "Aye", Councilmember Bevan, "Aye", Councilmember Allen "Aye", and Councilmember Jenkins, "Aye". The motion carried.

3. Youth Recognition Awards - Kevin Neff – TABLED

to address the issue with the cemetery. There was discussion regarding a youth or volunteer group coming to clean up the cemetery and fix the markers

11. Discussion regarding amending the General Plan and Future Land Use Map for 2.02 acres at 794 East Main Street

There was further discussion regarding the street safety at the intersection. There was a discussion regarding the current zoning being R-1-21 and the General plan having Mixed Use and High Density. Councilmember Jenkins inquired to if the General Plan could be modified to purely residential but not high density. Councilmember Allen noted the General Plan thought process was to have this corridor as a potential commercial spot. There was a discussion regarding getting UDOT involved in traffic studies. Mayor Critchlow asked to have a meeting set up with UDOT. Councilmember Allen wanted to state for the record there should be a review of the General Plan and does not want the City to be reactionary anymore.

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AGENDA ITEM #9

Council Reports

AGENDA ITEM #10

**Closed Session (Personnel,
Imminent Litigation)**

AGENDA ITEM #11

Adjourn