

P&Z Packet

Planning Commission Meeting 06/02/22

05/27/2022

Grantsville City Corporation

Kristy Clark, Zoning Administrator

Email: kclark@grantsvilleut.gov

P&Z 06/02/22
MEETING AGENDA

AMENDED AGENDA 05/27/22

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

PUBLIC NOTICE

Notice is hereby given that the Grantsville City Planning Commission will hold a regular meeting on **Thursday, June 2, 2022** in the Grantsville City Hall Council Chambers at 429 East Main Street in Grantsville Utah. The meeting shall begin promptly at 7:00 p.m.

*****This meeting is to discuss and hold a public hearing to receive public input. The Planning Commission will make a recommendation for the Public Hearing items that need to go City Council on June 16, 2022.*****

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

PLEDGE OF ALLEGIANCE

DISCUSSIONS:

1. **Discussion to approve a Home Occupation for Robert and Lydia Wageman to own and operate an Equipment Rental business out of her home located at 505 Dristeena Way in the R-1-21 zone.**
2. **Discussion to approve a Home Occupation for Mickaela Hawkley to own and operate a Children's Choir business out of her home located at 162 Harvest Lane in the RR-1 zone.**
3. **Discussion to approve a Home Occupation for Leinaala Salanoa to own and operate an Online Sales business out of her home located at 89 South West Street in the RM-7 zone.**
4. **Discussion to approve a Home Occupation for Karla Lee to own and operate a Dog Grooming business out of her home located at 869 Silver Spur Road in the R-1-21 zone.**
5. **Discussion to approve a Home Occupation for McKenzie Anderson to own and operate a Nail Salon out of her home located at 746 Frontier Road in the R-1-21 zone.**
6. **Discussion to recommend approval to Rezone .65 acres of land located at 497 East Main Street and .30 acres of land located at 481 East Main Street. The request is to go from a CN zone – Neighborhood Commercial District to a CG zone – General Commercial District for Skylar Bailey.**
7. **Discussion to recommend approval to amend Chapter 2, Definitions of the Grantsville City Land Use Management and Development Code.**
8. **Discussion to recommend approval to amend Chapter 4, Supplementary and Qualifying Regulations of the Grantsville City Land Use Management and Development Code.**
9. **Discussion to recommend approval to amend Chapter 14, 15, 16 & 19a of the Grantsville City Land Use Management and Development Code.**
10. **Discussion to recommend approval to amend the Grantsville City's General Plan Future Transportation Map and Street Master Plan.**

PUBLIC HEARINGS:

- a. **Proposed Home Occupation for Robert and Lydia Wageman to own and operate an Equipment Rental business out of her home located at 505 Dristeena Way in the R-1-21 zone.**
- b. **Proposed Home Occupation for Mickaela Hawkley to own and operate a Children's Choir business out of her home located at 162 Harvest Lane in the RR-1 zone.**
- c. **Proposed Home Occupation for Leinaala Salanoa to own and operate an Online Sales business out of her home located at 89 South West Street in the RM-7 zone.**
- d. **Proposed Home Occupation for Karla Lee to own and operate a Dog Grooming business out of her home located at 869 Silver Spur Road in the R-1-21 zone.**
- e. **Proposed Home Occupation for McKenzie Anderson to own and operate a Nail Salon out of her home located at 746 Frontier Road in the R-1-21 zone.**
- f. **Proposed Rezone .65 acres of land located at 497 East Main Street and .30 acres of land located at 481 East Main Street. The request is to go from a CN zone – Neighborhood Commercial District to a CG zone – General Commercial District for Skylar Bailey.**
- g. **Proposed Amendment of Chapter 2, Definitions of the Grantsville City Land Use Management and Development Code.**
- h. **Proposed Amendment of Chapter 4, Supplementary and Qualifying Regulations of the Grantsville City Land Use Management and Development Code.**
- i. **Proposed Amendment to Chapter 14, 15, 16 & 19a of the Grantsville City Land Use Management and Development Code.**
- j. **Proposed Amendment of the Grantsville City's General Plan Future Transportation Map and Street Master Plan.**

CONSIDERATIONS:

1. **Consideration to approve a Home Occupation for Robert and Lydia Wageman to own and operate an Equipment Rental business out of her home located at 505 Dristeena Way in the R-1-21 zone.**
2. **Consideration to approve a Home Occupation for Mickaela Hawkley to own and operate a Children's Choir business out of her home located at 162 Harvest Lane in the RR-1 zone.**
3. **Consideration to approve a Home Occupation for Leinaala Salanoa to own and operate an Online Sales business out of her home located at 89 South West Street in the RM-7 zone.**
4. **Consideration to approve a Home Occupation for Karla Lee to own and operate a Dog Grooming business out of her home located at 869 Silver Spur Road in the R-1-21 zone.**
5. **Consideration to approve a Home Occupation for McKenzie Anderson to own and operate a Nail Salon out of her home located at 746 Frontier Road in the R-1-21 zone.**

- 6. Consideration to recommend approval of the Development Agreement for Holly Jones on the PUD/Multiple Housing Conditional Use Permit creating 10 Townhomes located at 225 S Willow Street in the RM-7 zone.**
- 7. Consideration to recommend approval of the Development Agreement for Cherry Wood Estates Subdivision Phase 2.**
- 8. Consideration to recommend approval of the Development Agreement for the Canyon View Subdivision.**
- 9. Consideration to recommend approval of the General Plan and Future Land Use Map Amendment for Mike Wagstaff to go from a Mixed-Use Density Designation and Medium Density Residential Designation to a Mixed-Use Density Designation for the property located at 360 West Apple Street.**
- 10. Consideration to recommend approval of the General Plan and Future Land Use Map Amendment for Mike Wagstaff to go from a Mixed-Use Density Designation and Medium Density Residential Designation to a Mixed-Use Density Designation for the property located at 374 West Apple Street.**
- 11. Consideration to recommend approval of a Rezone of 1.88 acres of land located at 360 West Apple Street go from an RM-7 zone to a Mixed Use zone for Mike Wagstaff.**
- 12. Consideration to recommend approval of a Rezone of 1.62 acres of land located at 374 West Apple Street to go from an RM-7 zone to a Mixed Use zone for Mike Wagstaff.**
- 13. Consideration to recommend approval to amend Chapter 2, Definitions of the Grantsville City Land Use Management and Development Code.**
- 14. Consideration to recommend approval to amend Chapter 4, Supplementary and Qualifying Regulations of the Grantsville City Land Use Management and Development Code.**
- 15. Consideration to recommend approval to amend Chapter 14, 15, 16, & 19a of the Grantsville City Land Use Management and Development Code.**
- 16. Consideration to recommend approval to amend the Grantsville City's General Plan Future Transportation Map and Street Master Plan.**
- 17. Consideration to approve the meeting minutes for the previous P&Z Meeting that was held May 19, 2022.**
- 18. Report from City Council Liaison Mayor Critchlow.**
- 19. Adjourn.**

DATED May 23, 2022. By the Order of Grantsville City Planning Commission Chairman, Brian Pattee.
Kristy Clark, Zoning Administrator

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

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

Join The Zoom Meeting

Meeting ID: 812 8212 8821

DISCUSSION ITEM #1 AND PUBLIC
HEARING AGENDA ITEM #A

GRANTSVILLE CITY CONDITIONAL USE APPLICATION
(Home Occupation)

DATE PAID April 29, 2022
AMOUNT PAID \$75.00
HEARING DATE _____
PERMIT # _____

FEE IS \$75.00 IF
REVIEWED IN
HOUSE, \$200.00 IF
REVIEWED BY
COMMISSION

.....

Name Westscape Equipment + LLC Phone # _____
Address of subject property 505 Dusteron Way Grantville UT 84057
Mailing Address 505 Dusteron Way Grantville UT 84057
E-mail address of applicant Ludis.Wageman@gmail.com
Do you own subject property? yes
Current zone of property R-1-21

You must have an appointment to submit the following. Please email kclark@grantsvilleut.gov to schedule your appointment.

Required Items to be Submitted with your Application for an In-House/Planning Commission Approval:

- 1) A complete detailed description of the type of business proposed, which includes:
 - a) the expected number of clients per day;
 - b) a list of the individuals at the home who will be working in the business;
 - c) the expected hours of operation of the business; and
 - d) storage of material (tools, product, etc), what and where.
- 2) Approval letter from the owner of the property if you are renting or leasing.
- 3) Vicinity map of area with North indicated.
- 4) A site plan which includes actual dimensions of the property, the size and location of all existing buildings, and all driveways and areas for and number of parking spaces. Also, include in the site plan, the work area location and where the tools and materials needed for the business will be stored.
- 5) **A Radius Report obtained from Tooele County Recorder's office. The radius requirement is 500 feet from the property boundary. The Recorder's office will provide you with the mailing labels. You will need to provide self-sealing envelopes and first class postage for all property owners that are listed on the mailing labels. DON'T PUT MAILING ADDRESSES ON ENVELOPES! THANK YOU! Addresses must be from Tooele County Recorder's Office!**

Ludis Wageman
SIGNATURE OF APPLICANT

[Signature]
SIGNATURE OF CO-APPLICANT

Detailed Description for Westscape Equipment:

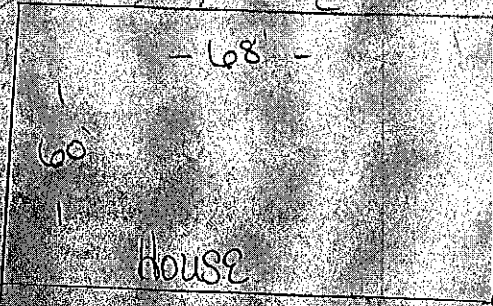
- Rental of machinery or equipment used for, but not limited to, landscaping.
- Equipment will be delivered to clients or estimated 2-3 clients per week on site for pick up.
- This business will have a limited impact to surrounding neighbors. There will not be a significant increase in traffic, nor any parking on the street or outside of residence property.
- Hours of Operations are 8:00 am - 7:00pm
- Limited number of employees to Robert Wageman and Lydia Wageman
- Equipment will be stored on the back half of the acre property. Equipment is a dumb trailer and skid steer, with potential for additional equipment based on need.

Drusteara way

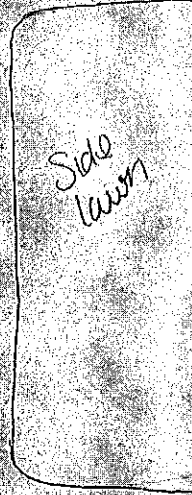
Lot 213

Drive way

yard



Side Drive way



Side lawn



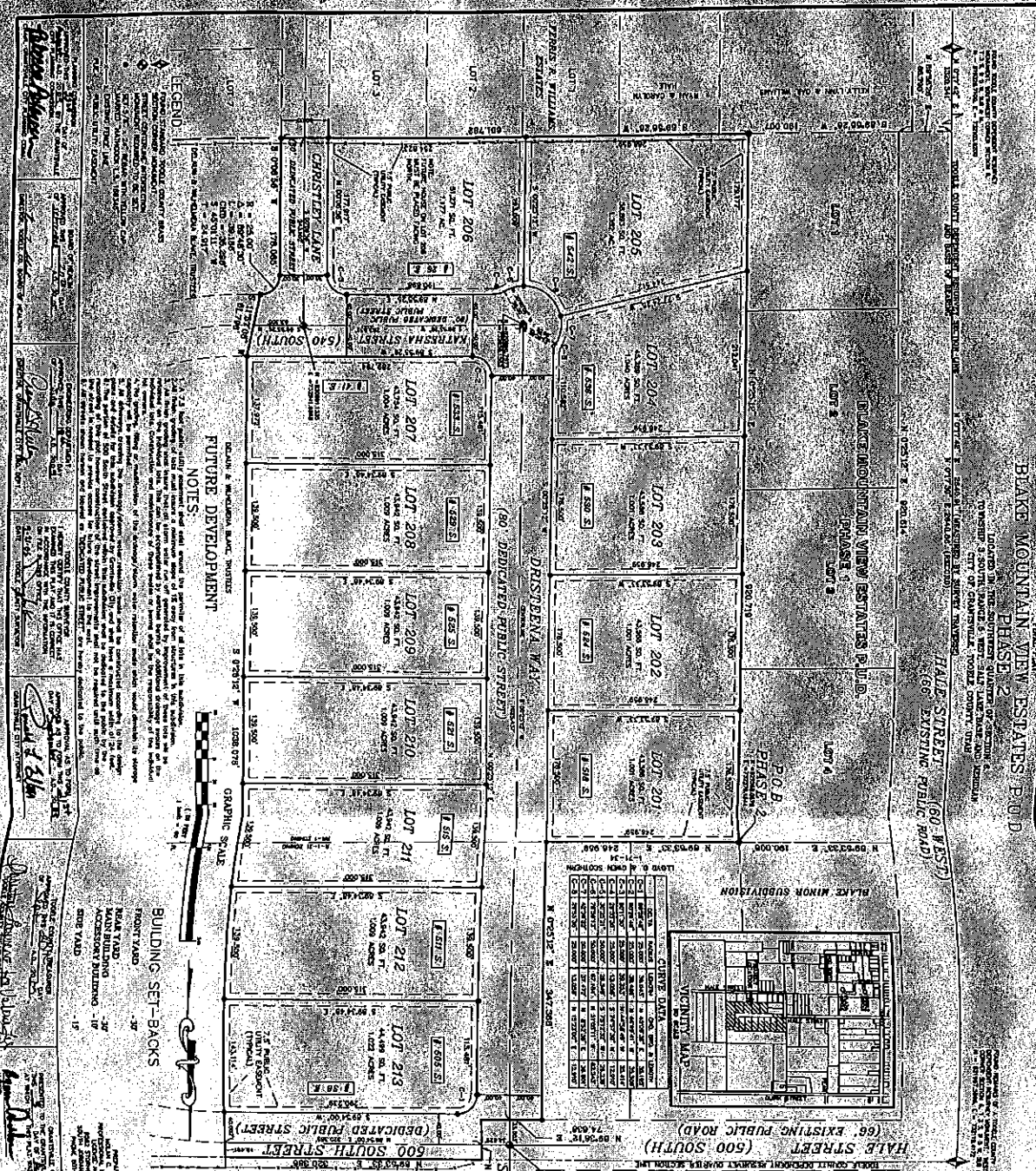
500 South Street

← forward yard →

Storage Area for Equipment
the back half of acre

126 x 147 feet

18,522 sq ft



BLAKE MOUNTAIN VIEW ESTATES P.U.D. PHASE 2

OWNER'S DEDICATION

ACKNOWLEDGEMENT

BOUNDARY DESCRIPTION

SUBVEYOR'S CERTIFICATE

BLAKE MOUNTAIN VIEW ESTATES P.U.D. PHASE 2

15-70 BLAKE MT VIEW EST PUD PH 2

MAILING CERTIFICATE

I, Kristy Clark, the Zoning Administrator for Grantsville City, a municipal corporation of the State of Utah, do hereby certify that on the 20th day of May, 2022, I have verified the attached addresses and mailed the attached notice concerning the Public Hearing for the Grantsville City Planning Commission to be held on the 2nd day of June, 2022, to all affected entities listed on the attached sheet.

Said entities have an interest in matters being heard at the public meeting, or are within one mile of the borders of Grantsville City, Utah

Mailed 33 of 33 total letters.

5 Certified Mailings

1 issues with addresses/recipient

0 duplicates

 Returned Letters/Certified Mail

Dated this _____ day of _____, 20____.



Kristy Clark

Grantsville City Zoning Administrator

**APPLICATION FOR A
HOME OCCUPATION - CONDITIONAL USE
PERMIT
CONSIDERATION BY GRANTSVILLE CITY
PLANNING COMMISSION**

This is to inform you that an application has been received in our office for consideration of a home occupation conditional use permit for:

Robert and Lydia Wageman to own and operate an Equipment Rental business out of her home located at 505 Dristeena Way in the R-1-21 zone.

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

Thursday June 2, 2022 at 7:00 p.m.

You are invited to request a copy of the application and detail description for the business by emailing me at kclark@grantsvilleut.gov.

We will continue to broadcast the Planning Commission meetings electronically on Zoom. If you choose to attend, please wear a face covering. Comments through email or by mail must be received no later than 5:00 p.m. on June 2, 2022. For more information, please call me at 435-884-4604 or email me.

Thank you,


Kristy Clark
Zoning Administrator

Join Zoom Meeting

<https://us02web.zoom.us/j/81282128821>

Meeting ID: 812 8212 8821

One tap mobile

+16699009128,,81282128821# US (San Jose)

+12532158782,,81282128821# US (Tacoma)

Dial by your location

+1 669 900 9128 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 646 558 8656 US (New York)

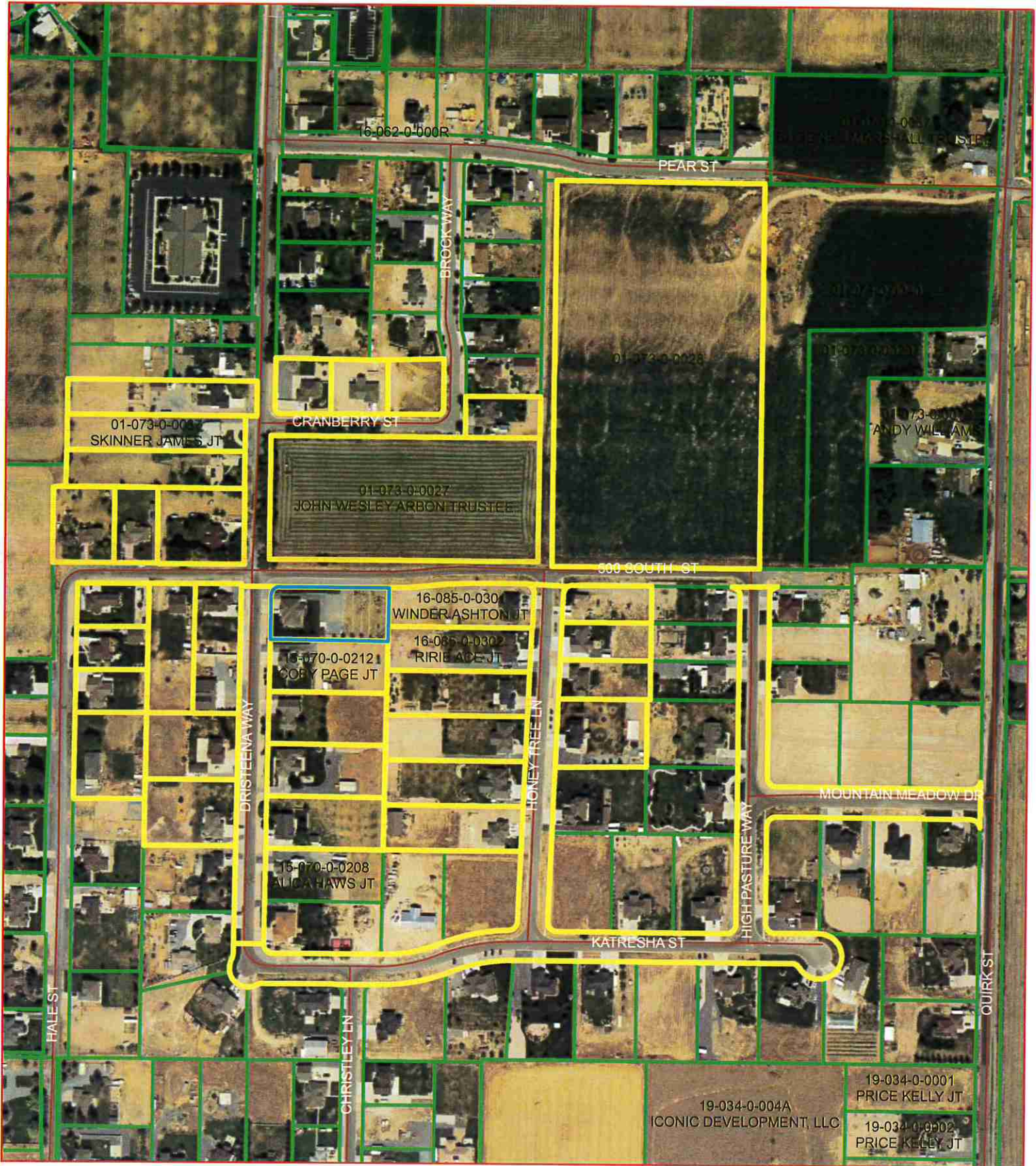
+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)


Meeting ID: 812 8212 8821

Find your local number:

<https://us02web.zoom.us/j/81282128821>



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.

Lydia Wageman
15-070-0-0213



Date: 4/27/2022
blanca.rodriguez

HOME OCCUPATION CHECKLIST

- NAME Robert Wageman PHONE 801-703-6370
- ADDRESS 505 Dristeena Way
- APPLICATION RECEIVED 4-29-22
- EMAILED BUILDING, PUBLIC WORKS, FIRE 5-4-22
- EMAIL RESPONSES ATTACHED
- ADDRESSES COPIED
- LETTER SENT 5-4-22
- PROJECTED APPROVAL DATE _____
- CONCERNS RECEIVED _____ HEARING DATE June 2, 2022
- APPROVAL DATE _____
- APPLICATION DELIVERED TO COUNTY RECORDER _____



Gina Mecham <gmecham@grantsvilleut.gov>

CUP 505 Dristeen Way

4 messages

Gina Mecham <gmecham@grantsvilleut.gov>


Wed, May 4, 2022 at 12:09 PM

To: Andy Jensen <ajensen@grantsvilleut.gov>, Grantsville Fire Marshal <firemarshal@grantsvilleut.gov>, James Waltz <jwaltz@grantsvilleut.gov>, Kristy Clark <kclark@grantsvilleut.gov>

Attached is a Home Occupation Conditional Use Permit application for you to review for Robert Wagman for an equipment rental business.

Gina Mecham-Woodall
Administrative Assistant
435-884-1691



 **ROBERT WAGMAN-505 DRISTEENA WAY.pdf**
3922K

James Waltz <jwaltz@grantsvilleut.gov>

Thu, May 5, 2022 at 1:31 PM

To: Gina Mecham <gmecham@grantsvilleut.gov>

Cc: Andy Jensen <ajensen@grantsvilleut.gov>, Grantsville Fire Marshal <firemarshal@grantsvilleut.gov>, Kristy Clark <kclark@grantsvilleut.gov>

Any hazardous materials on-site for equipment, must be stored with secondary containment. No haz-mat to be disposed of on the premises, specifically the not in the sewer system. Thank you

James Waltz

Public Works Director
Grantsville City
336 West Main Street
Grantsville, UT 84029

jwaltz@grantsvilleut.gov

Office: (435) 884-0621

Cell: (435) 849-1636



[Quoted text hidden]

Andy Jensen <ajensen@grantsvilleut.gov>

Fri, May 6, 2022 at 9:03 AM

To: James Waltz <jwaltz@grantsvilleut.gov>

Cc: Gina Mecham <gmecham@grantsvilleut.gov>, Grantsville Fire Marshal <firemarshal@grantsvilleut.gov>, Kristy Clark <kclark@grantsvilleut.gov>

The building code doesn't regulate what is stored in someone's yard. No concern with a home office.

Andy Jensen
Grantsville Building Official
ajensen@grantsvilleut.gov
435-884-4617

[Quoted text hidden]

Grantsville Fire Marshal <firemarshal@grantsvilleut.gov>

Fri, May 13, 2022 at 3:55 PM

To: Andy Jensen <ajensen@grantsvilleut.gov>

Cc: James Waltz <jwaltz@grantsvilleut.gov>, Gina Mecham <gmecham@grantsvilleut.gov>, Kristy Clark <kclark@grantsvilleut.gov>

No concerns for Fire.

Jason Smith
Fire Marshal
Grantsville Fire Department
[Quoted text hidden]

**DISCUSSION ITEM #2 AND PUBLIC
HEARING AGENDA ITEM #B**

GRANTSVILLE CITY CONDITIONAL USE APPLICATION
(Home Occupation)

DATE PAID 5-16-22
AMOUNT PAID 200⁰⁰
HEARING DATE June 2, 2022
PERMIT # _____

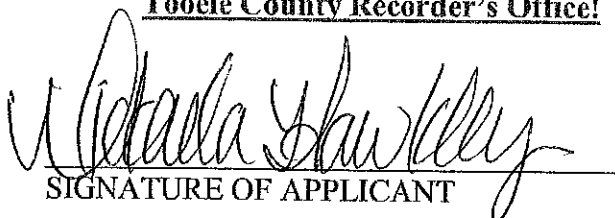
**FEE IS \$75.00 IF
REVIEWED IN
HOUSE, \$200.00 IF
REVIEWED BY
COMMISSION**

.....
Name Mickaela Hawkey Phone # _____
Address of subject property 162 Harvest Ln.
Mailing Address " "
E-mail address of applicant hawkleyhandful@gmail.com
Do you own subject property? yes
Current zone of property RR-1

You must have an appointment to submit the following. Please email kclark@grantsvilleut.gov to schedule your appointment.

Required Items to be Submitted with your Application for an In-House/Planning Commission Approval:

- 1) A complete detailed description of the type of business proposed, which includes:
 - a) the expected number of clients per day;
 - b) a list of the individuals at the home who will be working in the business;
 - c) the expected hours of operation of the business; and
 - d) storage of material (tools, product, etc), what and where.
- Approval letter from the owner of the property if you are renting or leasing.
- Vicinity map of area with North indicated.
- 4) A site plan which includes actual dimensions of the property, the size and location of all existing buildings, and all driveways and areas for and number of parking spaces. Also, include in the site plan, the work area location and where the tools and materials needed for the business will be stored.
- ✓5) **A Radius Report obtained from Tooele County Recorder's office. The radius requirement is 500 feet from the property boundary. The Recorder's office will provide you with the mailing labels. You will need to provide self-sealing envelopes and first class postage for all property owners that are listed on the mailing labels. DON'T PUT MAILING ADDRESSES ON ENVELOPES! THANK YOU! Addresses must be from Tooele County Recorder's Office!**


SIGNATURE OF APPLICANT

SIGNATURE OF CO-APPLICANT

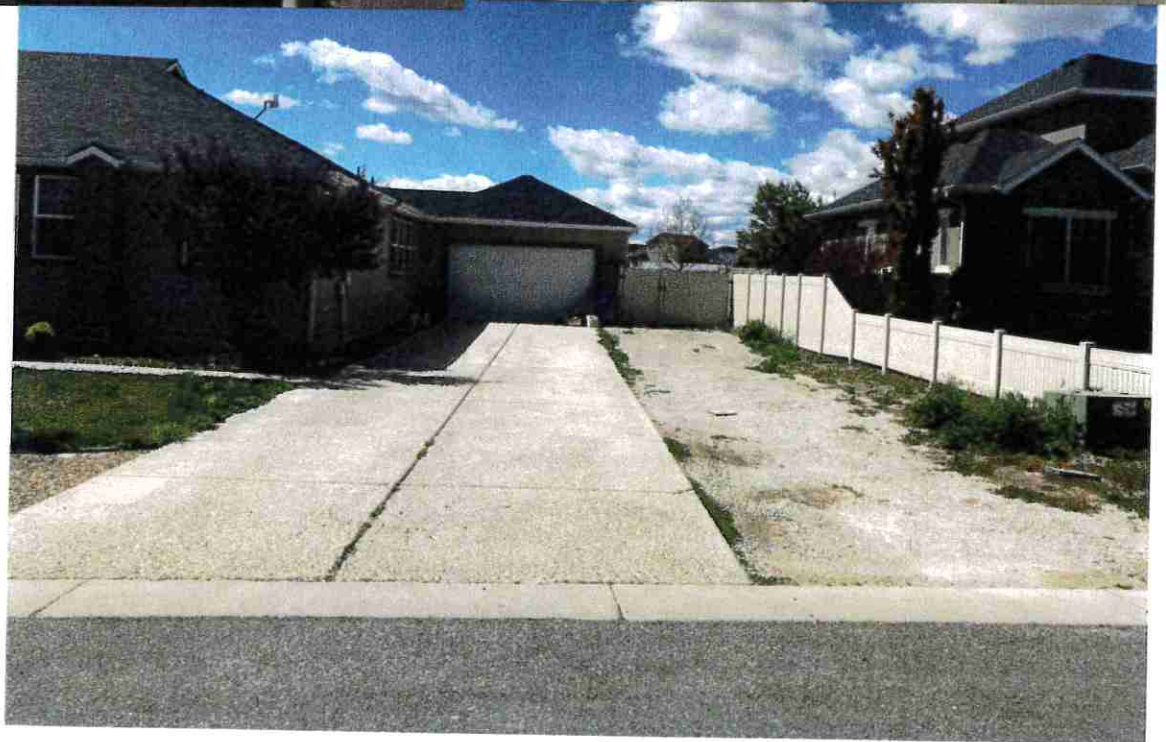
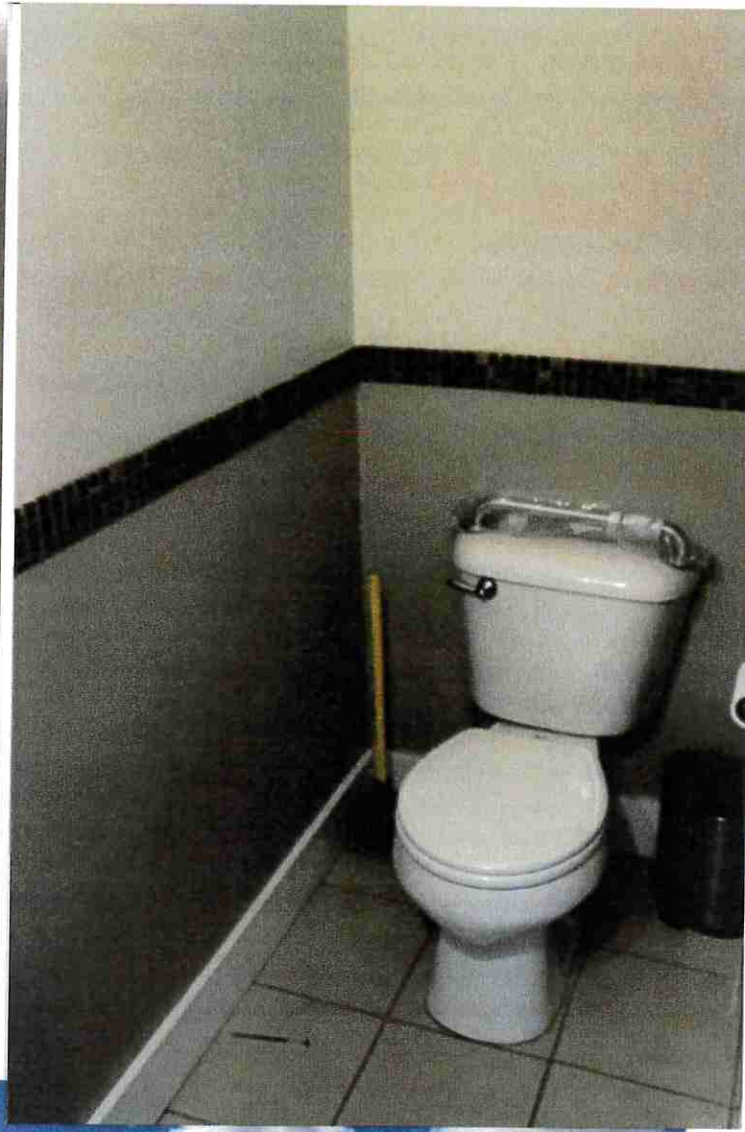
Business Description

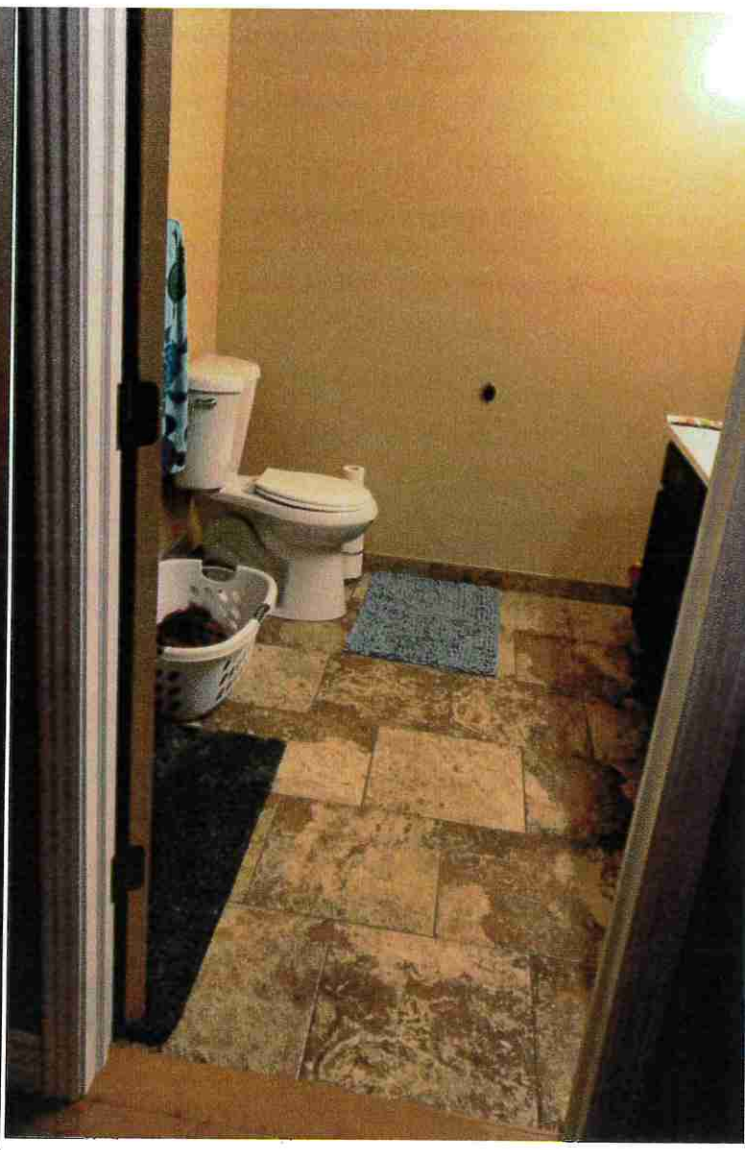
Grantsville Tavaci is a children's choir for ages 4-10. I will be the director and I have no employees working for me. I plan on having three age groups: pre-k-kinder, 1-2 grade and 3-4 grade. Each age group will have one weekly 45 minute to an hour practice on Tuesday, Wednesday or Thursday. I am planning on having the classes start at 4pm. Each class is expected to be a minimum of 7 and a maximum of 20 students. Class time will be spent learning songs and choreography for a concert at the end of a five-month semester. Semesters will run from August-December and January-May.

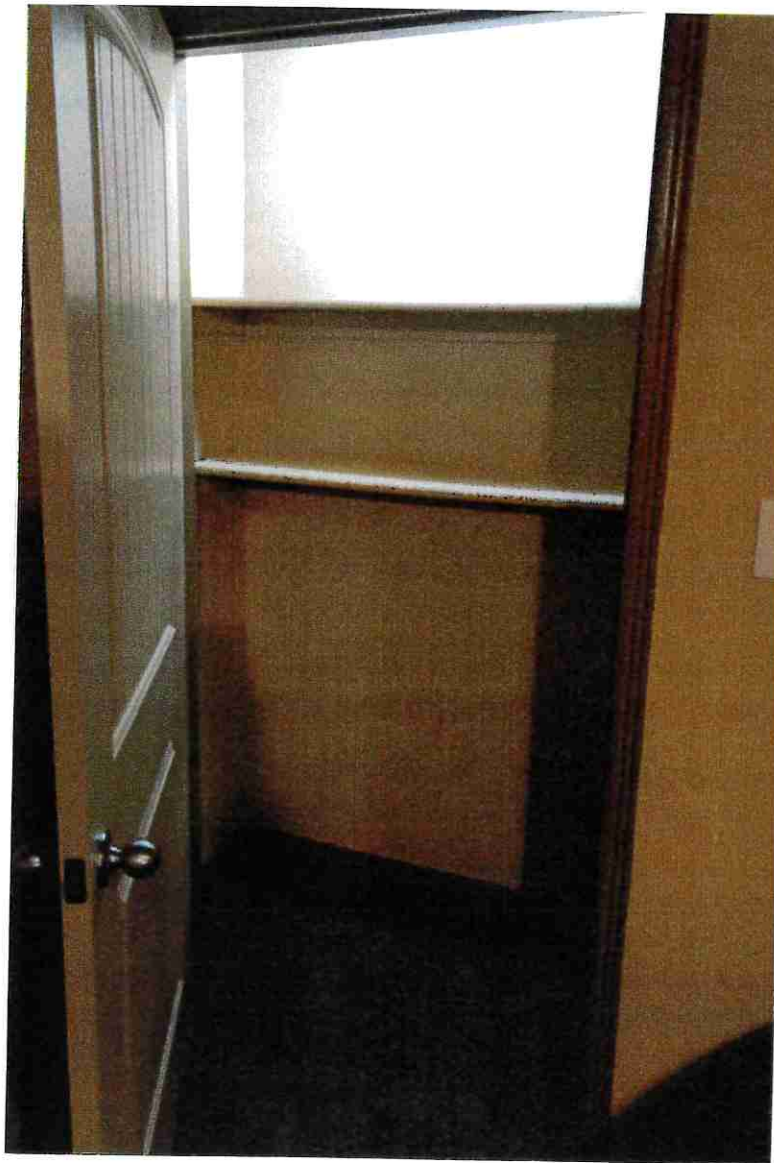
The space I plan on using for classes is a 21'6" x 18'2" room in the basement of my home. Picture included. There are two large window wells in which we will have ladders and a 4'10" x 2' storage closet in the room. My supplies are two large speakers and a microphone, which will be stored in the closet and used for class time. There is a 10'7" x 7'9" bathroom right off of this room, I also have a 3' x 4' bathroom on the first floor off the mud room in which I will be installing grab bars. Pictures included.

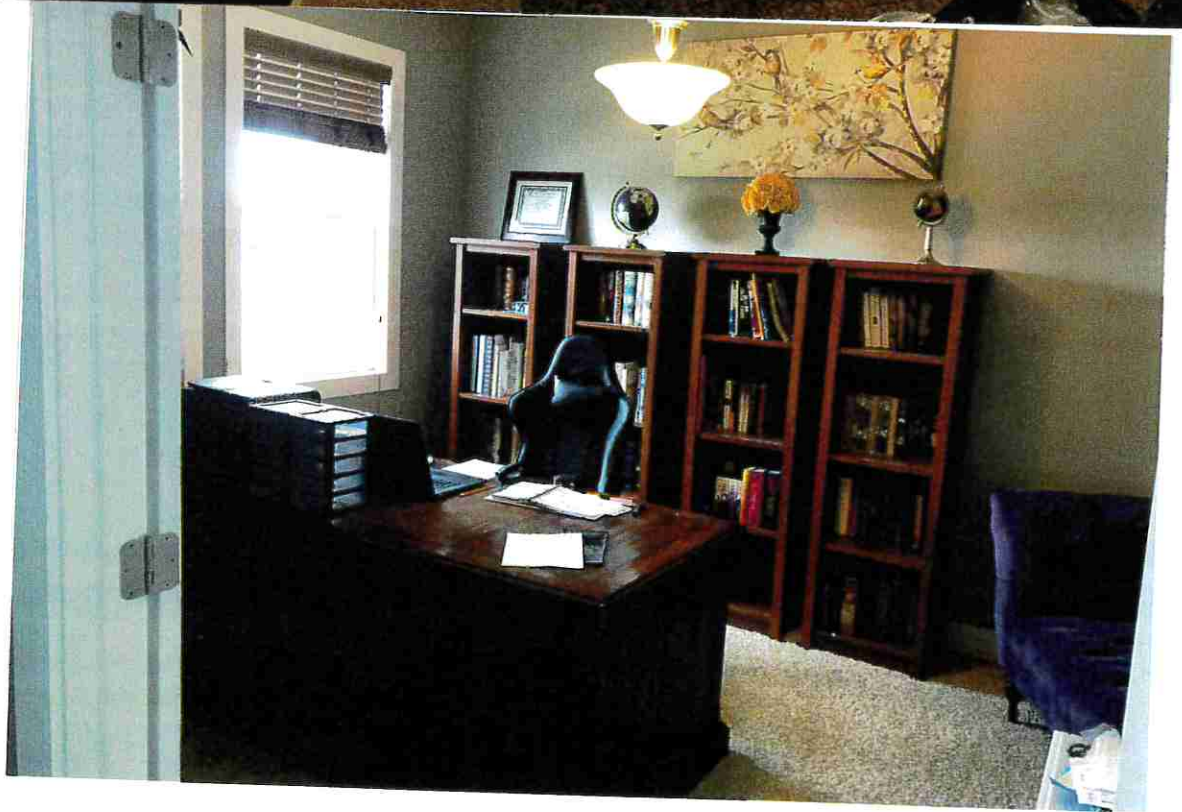
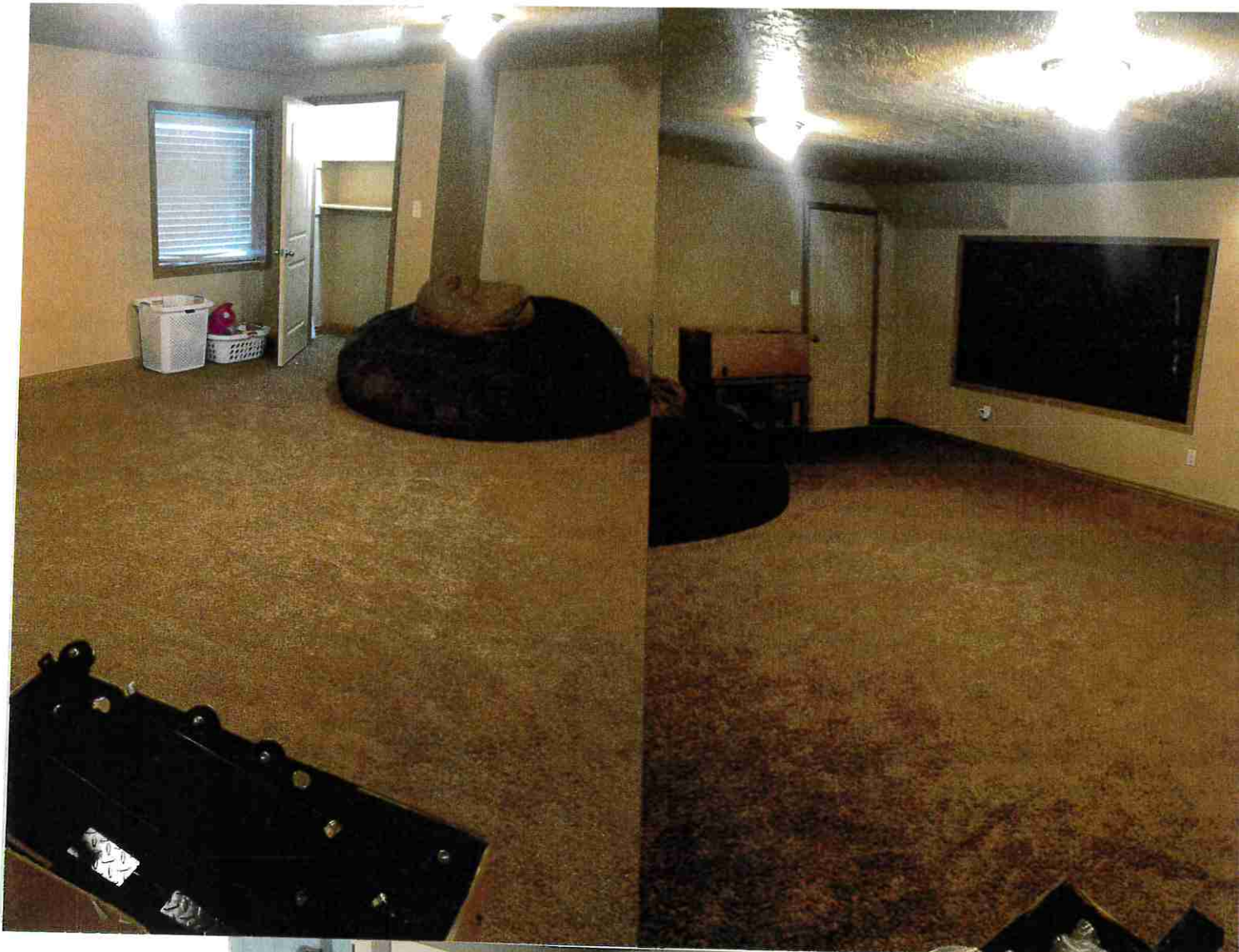
I have a large 33'4" x 86' driveway to accommodate parents' parking for drop-off and pick up times. I have room for five cars to diagonally park on the gravel and back out of the driveway. Picture included.

I will be doing all of my office work in a 12' x 11' office on the east side of the entrance to the house. Picture included.

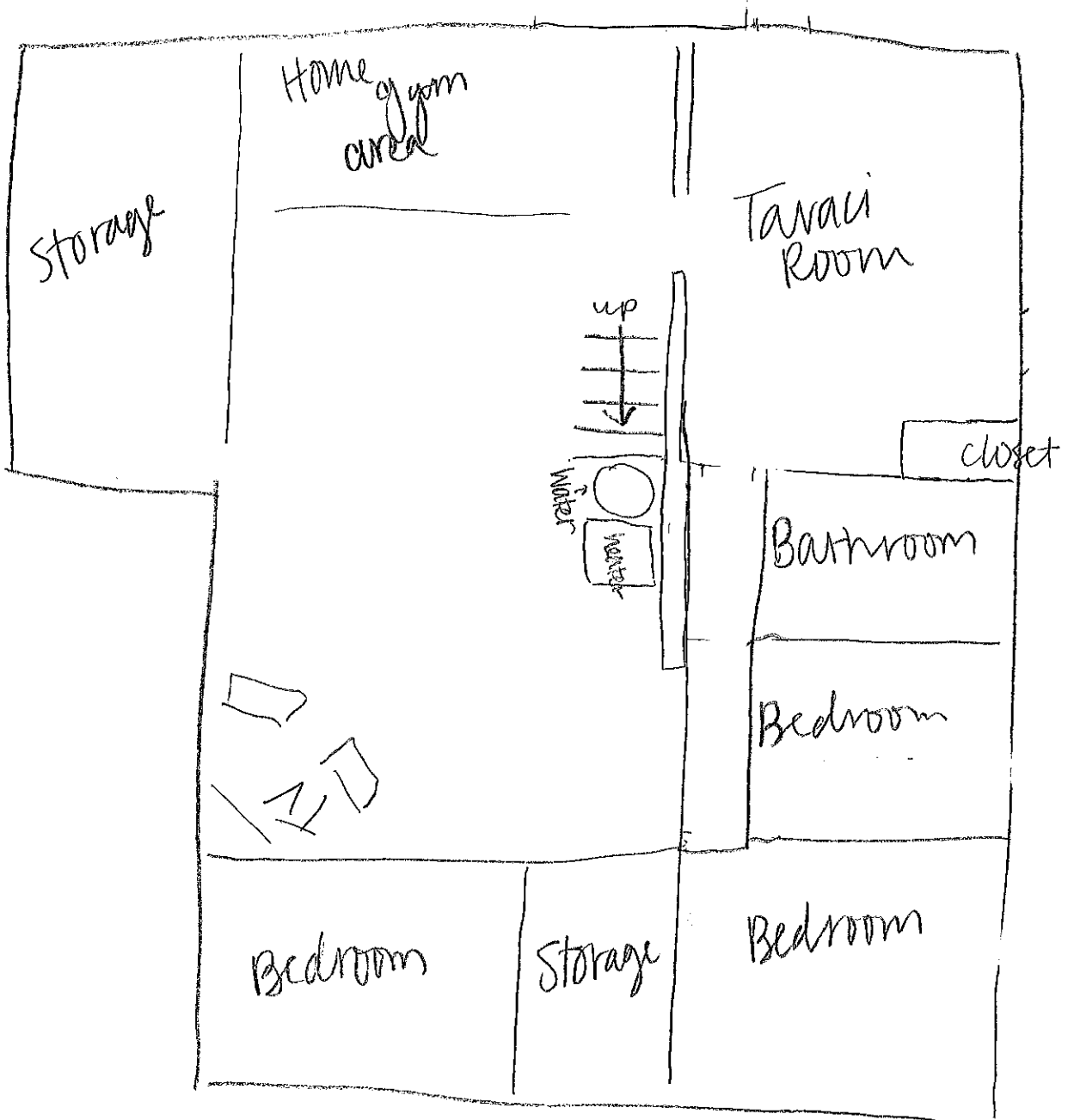


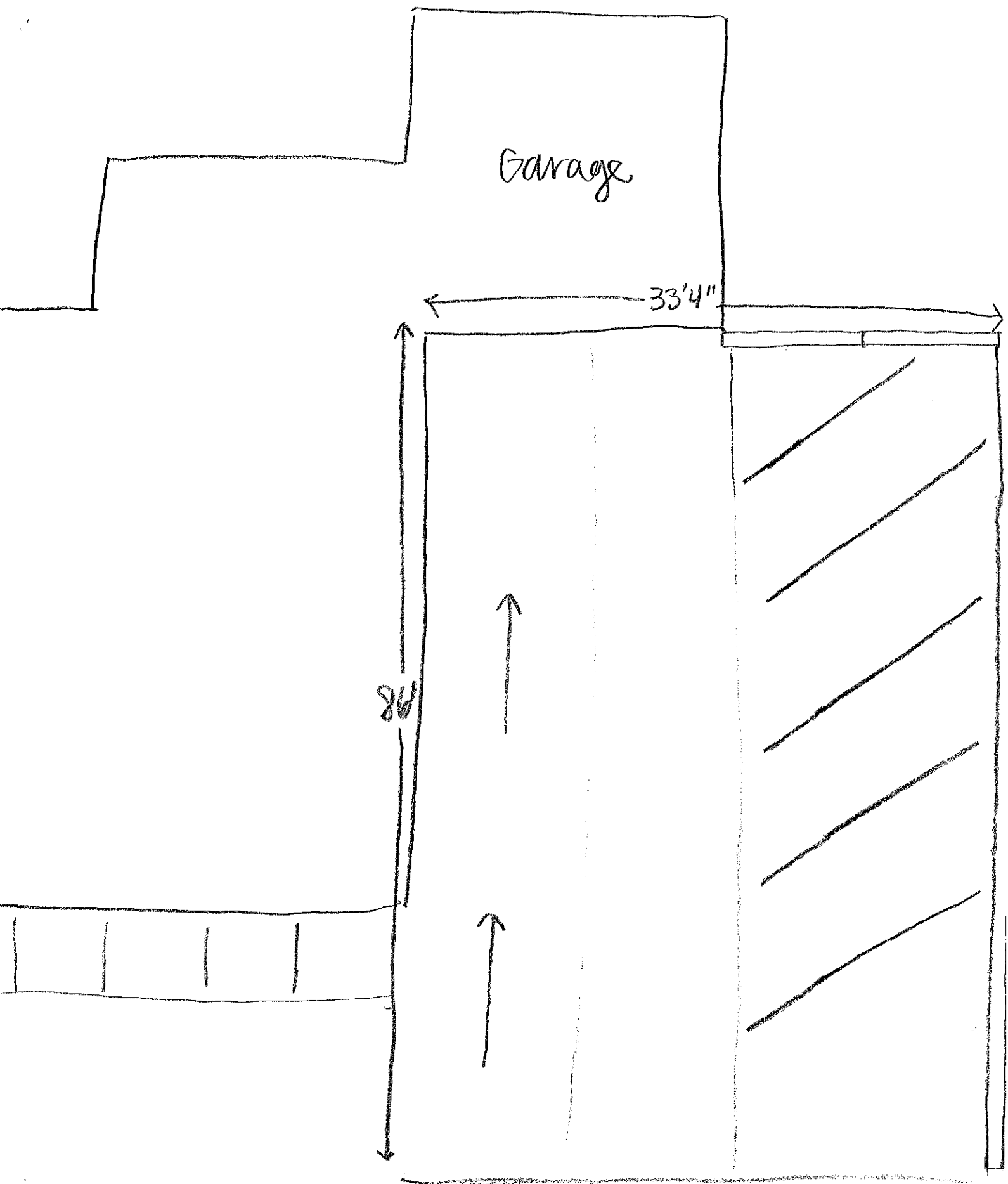






Basement





N ↓

Garage

Main level

Mud

Bath

Dining

Bath

Broom

Kitchen

Sitting room

Broom

down

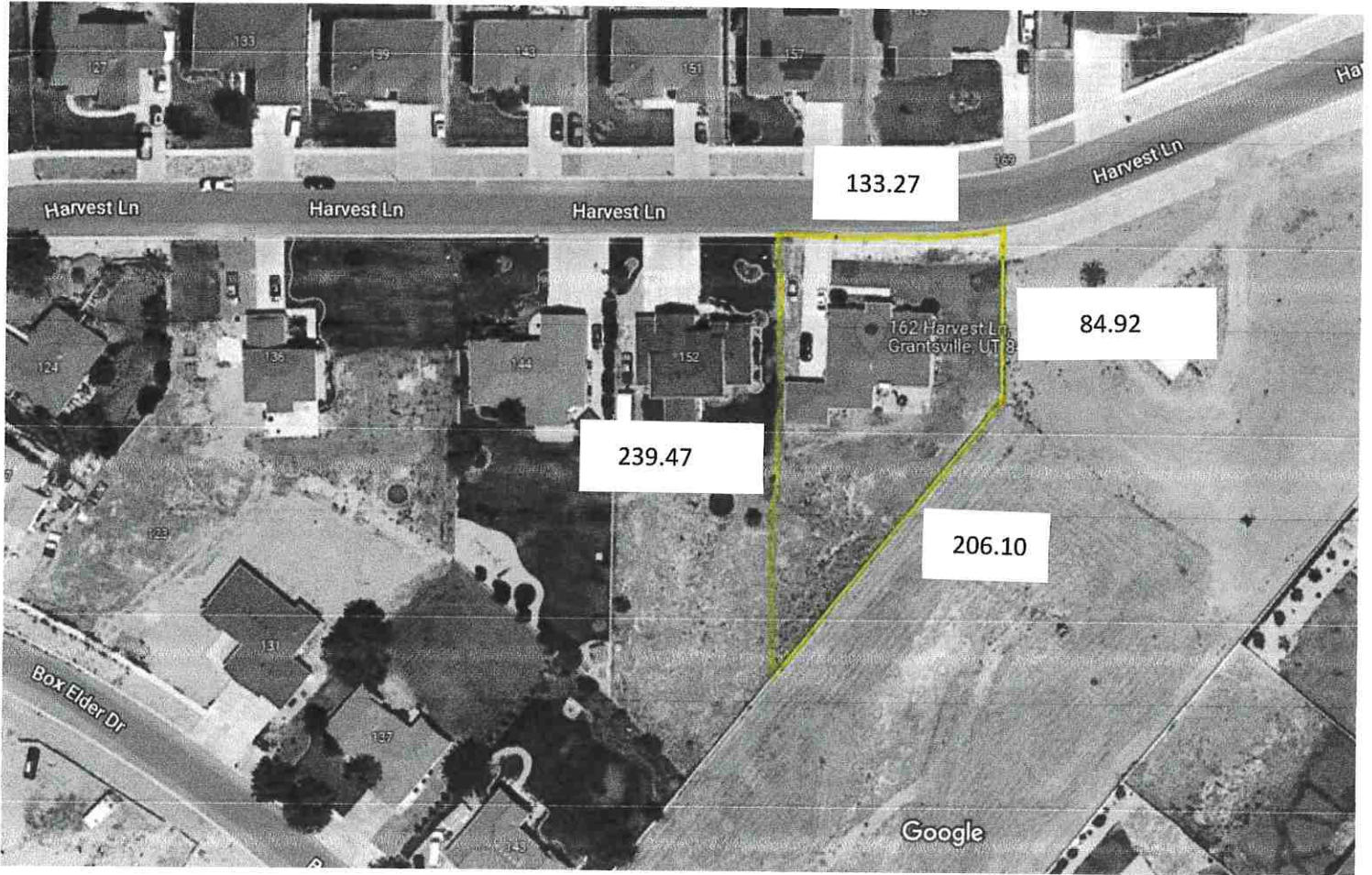
entrance

office

M Bed

M. Bath





Imagery ©2022 Maxar Technologies, State of Utah, Map data ©2022 Google 50 ft



Home

162 Harvest Ln
Grantsville, UT 84029
Building



Directions



Save



Nearby



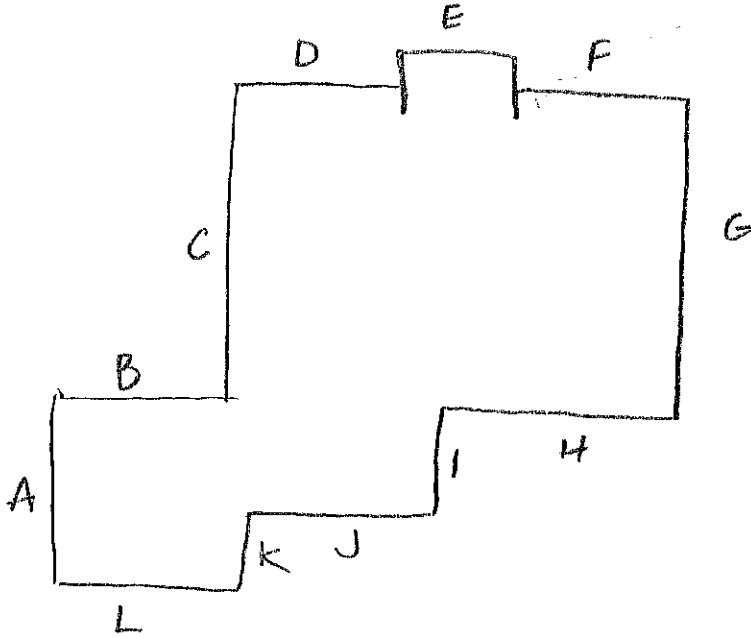
Send to your
phone



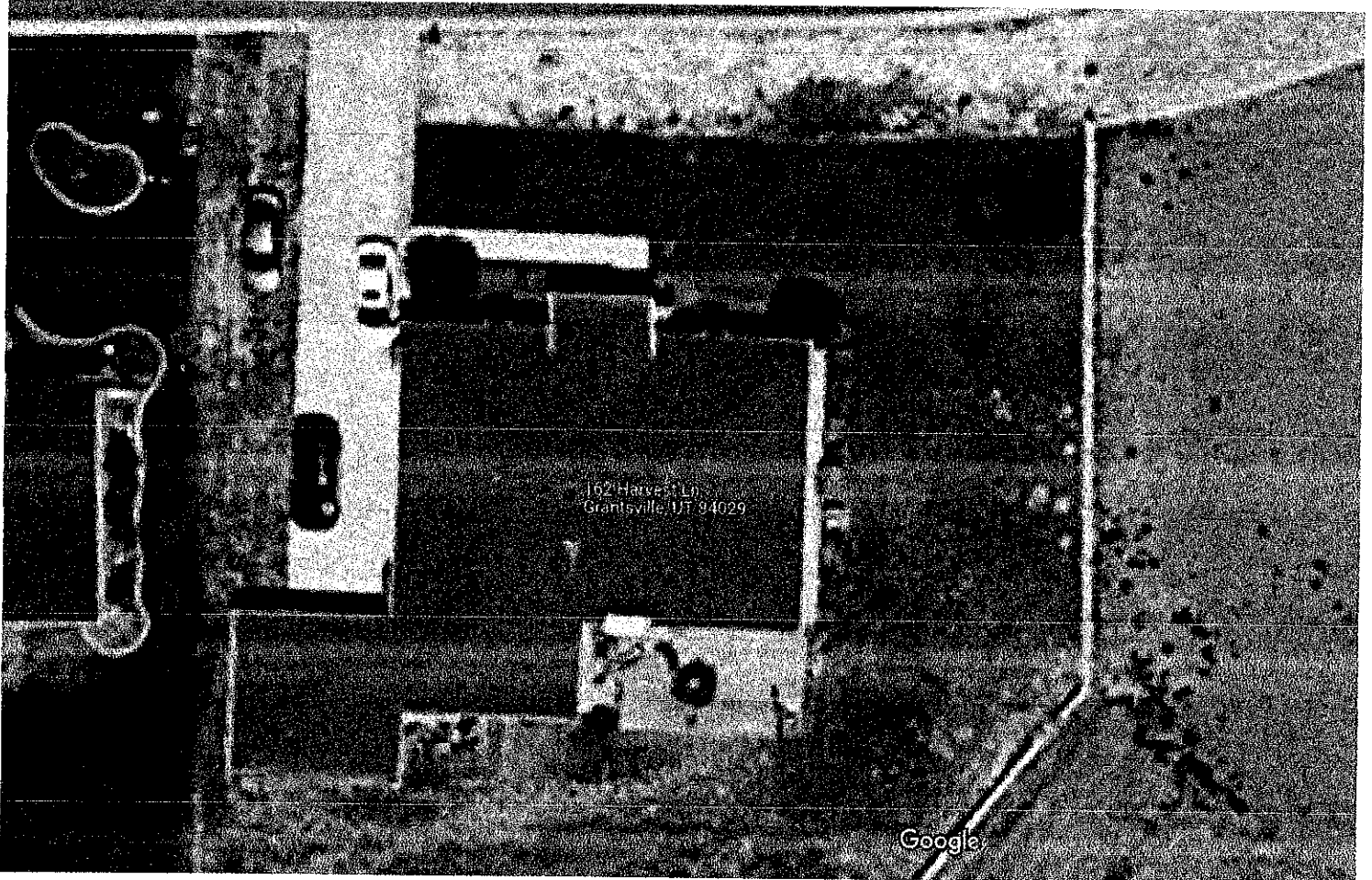
Share

Photos

↑ N



- A 24'6"
- B 22'6"
- C 43'
- D 21'6"
- E 13'8"
- F 22'6"
- G 43'
- H 32'6"
- I 14'
- J 25'6"
- K 10'6"
- L 22'6"



Google

Map data ©2022, Map data ©2022 Google 20 ft



Home

162 Harvest Ln
Grantsville, UT 84029
Building



Directions



Save



Nearby



Send to your
phone



Share

Photos

MAILING CERTIFICATE

I, Kristy Clark, the Zoning Administrator for Grantsville City, a municipal corporation of the State of Utah, do hereby certify that on the 20th day of May, 2022, I have verified the attached addresses and mailed the attached notice concerning the Public Hearing for the Grantsville City Planning Commission to be held on the 2nd day of June, 2022, to all affected entities listed on the attached sheet. Said entities have an interest in matters being heard at the public meeting, or are within one mile of the borders of Grantsville City, Utah

Mailed 44 of 47 total letters.

6 Certified Mailings

3 issues with addresses/recipient

0 duplicates

 Returned Letters/Certified Mail

Dated this day of , 20 .



Kristy Clark

Grantsville City Zoning Administrator

**APPLICATION FOR A
HOME OCCUPATION - CONDITIONAL USE
PERMIT
CONSIDERATION BY GRANTSVILLE CITY
PLANNING COMMISSION**

This is to inform you that an application has been received in our office for consideration of a home occupation conditional use permit for:

Mickaela Hawkley to own and operate a Children's Choir business out of her home located at 162 Harvest Lane in the RR-1 zone.

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

Thursday June 2, 2022 at 7:00 p.m.

You are invited to request a copy of the application and detail description for the business by emailing me at kclark@grantsvilleut.gov.

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Thank you,


Kristy Clark
Zoning Administrator

Join Zoom Meeting

<https://us02web.zoom.us/j/81282128821>

Meeting ID: 812 8212 8821

One tap mobile

+16699009128,,81282128821# US (San Jose)

+12532158782,,81282128821# US (Tacoma)

Dial by your location

+1 669 900 9128 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 646 558 8656 US (New York)

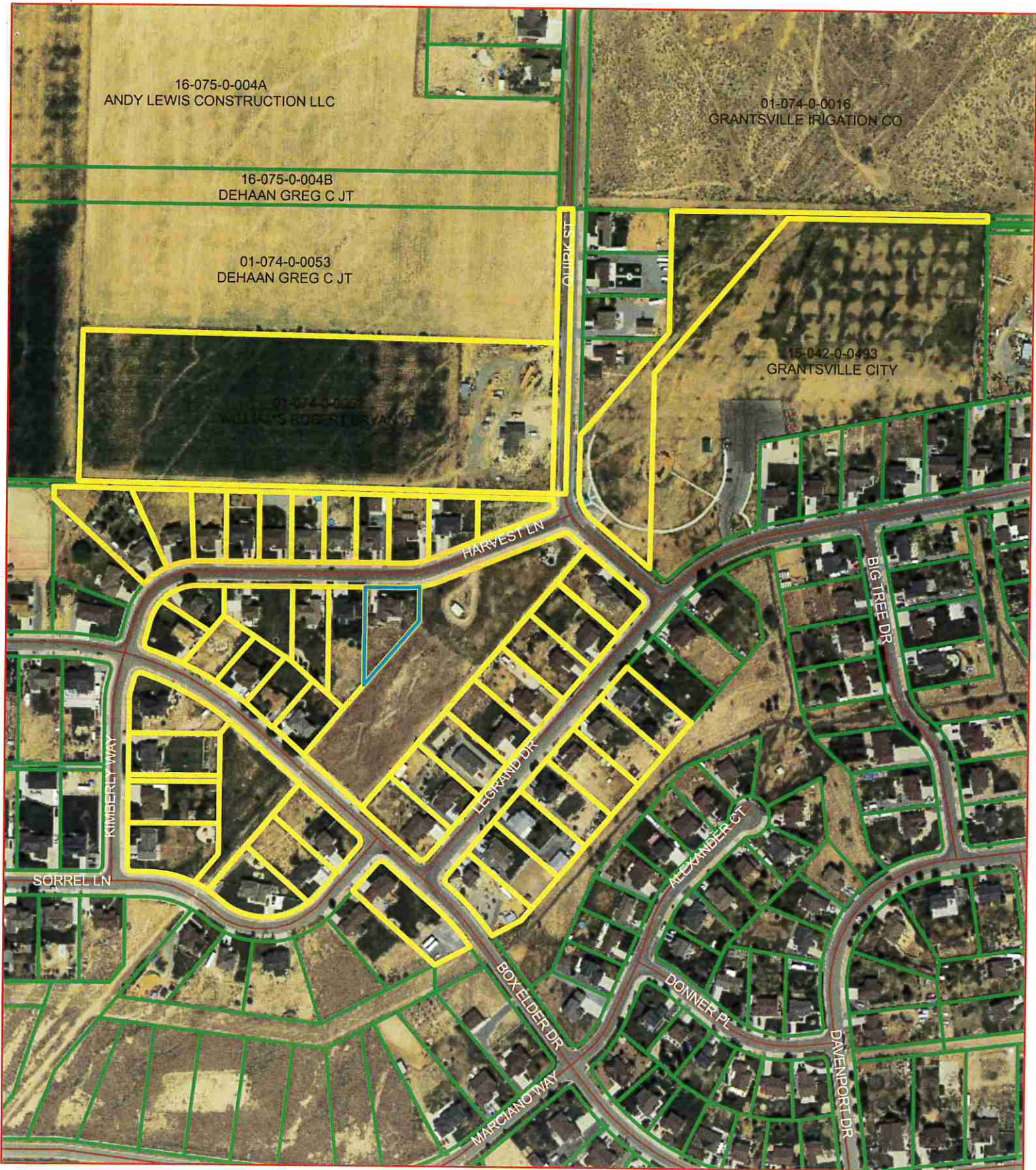
+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

Meeting ID: 812 8212 8821

Find your local number:

<https://us02web.zoom.us/j/81282128821>



16-075-0-004A
ANDY LEWIS CONSTRUCTION LLC

01-074-0-0016
GRANTSVILLE IRRIGATION CO

16-075-0-004B
DEHAAN GREG C JT

01-074-0-0053
DEHAAN GREG C JT

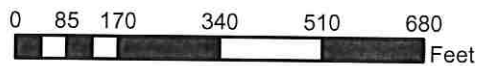
15-042-0-0493
GRANTSVILLE CITY

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.

Mickaela Hawley
15-040-0-0117



Date: 5/6/2022
blanca.rodriguez

DISCUSSION ITEM #3 AND PUBLIC
HEARING AGENDA ITEM #C

GRANTSVILLE CITY CONDITIONAL USE APPLICATION
(Home Occupation)

DATE PAID 5-19-22
AMOUNT PAID 200.00
HEARING DATE June 2, 2022
PERMIT # _____

FEE IS \$75.00 IF
REVIEWED IN
HOUSE, \$200.00 IF
REVIEWED BY
COMMISSION

Card

Name Leinaala Salanoa Phone # _____
Address of subject property 89 S West St
Mailing Address _____
E-mail address of applicant leisalanoa@msn.com
Do you own subject property? yes
Current zone of property RM-7

Required Items to be Submitted with your Application for an In-House/Planning Commission Approval:

- 1) A complete detailed description of the type of business proposed, which includes:
 - a) the expected number of clients per day;
 - b) a list of the individuals at the home who will be working in the business;
 - c) the expected hours of operation of the business; and
 - d) storage of material (tools, product, etc), what and where.
- 2) Approval letter from the owner of the property if you are renting or leasing.
- 3) Vicinity map of area with North indicated.
- 4) A site plan which includes actual dimensions of the property, the size and location of all existing buildings, and all driveways and areas for and number of parking spaces. Also, include in the site plan, the work area location and where the tools and materials needed for the business will be stored.
- 5) **A plat of the parcel and a Radius Report obtained from Tooele County Recorder's office, self-sealing envelopes, mailing labels and first class postage for all property owners located within 500 feet of subject property boundary. DON'T PUT MAILING ADDRESSES ON ENVELOPES! THANK YOU! Addresses must be from Tooele County Recorder's Office!**

Leinaala Salanoa
SIGNATURE OF APPLICANT

SIGNATURE OF CO-APPLICANT

OHANA RESELLERS LLC

Leinaala Salanoa-Owner

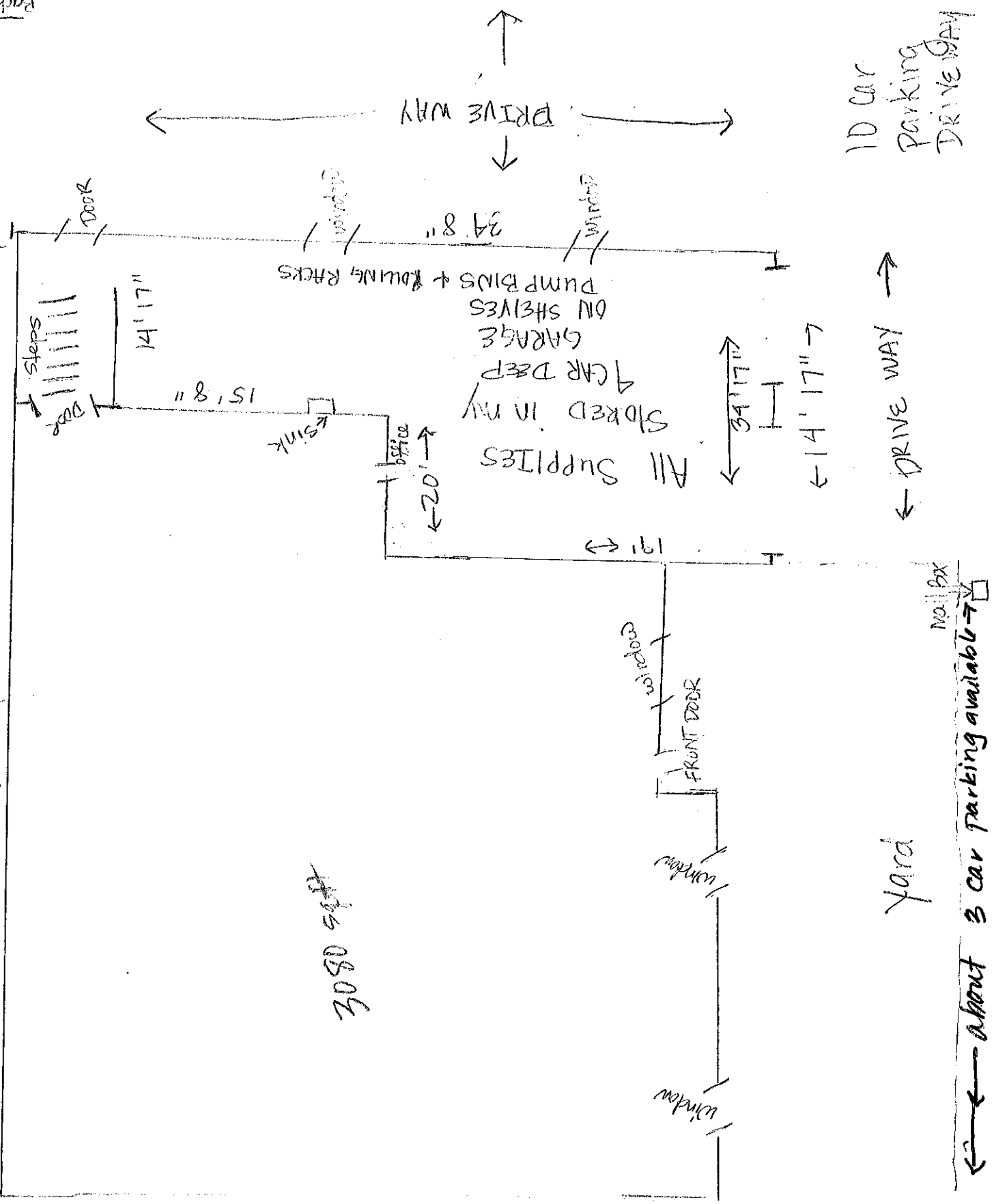
1. Business will consist of online sales with occasional local pickups. Estimate local pick ups 1 to 5 daily.
2. Patrons will park on the driveway.
3. Product consisting of toys, household items, tools, etc. will be stored in the garage. No hazardous chemicals will be on site.
4. Only two garage sales per year will be conducted according to Grantsville City zoning ordinances. These will consist of liquidation of old stock or personal items. These restrictions will minimize the traffic in the area.
5. Leinaala Salanoa will be the only individual running the business, no employees needed until the business is moved to a commercial location.
6. Hours of operation 8 am to 8 pm.
7. I am looking for a retail space to rent in order to move this business to a commercial space. I am currently on a wait list for Tooele Market Place.

Back yard

Back yard

Back yard

3080 sq ft



about 3 car parking available

89 S WEST ST ROAD



MAILING CERTIFICATE

I, Kristy Clark, the Zoning Administrator for Grantsville City, a municipal corporation of the State of Utah, do hereby certify that on the 20th day of May, 2022, I have verified the attached addresses and mailed the attached notice concerning the Public Hearing for the Grantsville City Planning Commission to be held on the 20th day of June, 2022, to all affected entities listed on the attached sheet. Said entities have an interest in matters being heard at the public meeting, or are within one mile of the borders of Grantsville City, Utah

Mailed 35 of 41 total letters.

5 Certified Mailings

13 issues with addresses/recipient

3 duplicates

 Returned Letters/Certified Mail

Dated this day of , 20 .



Kristy Clark

Grantsville City Zoning Administrator

**APPLICATION FOR A
HOME OCCUPATION - CONDITIONAL USE
PERMIT
CONSIDERATION BY GRANTSVILLE CITY
PLANNING COMMISSION**

This is to inform you that an application has been received in our office for consideration of a home occupation conditional use permit for:

Leinaala Salanoa to own and operate an Online Sales business out of her home located at 89 South West Street in the RM-7 zone.

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

Thursday June 2, 2022 at 7:00 p.m.

You are invited to request a copy of the application and detail description for the business by emailing me at kclark@grantsvilleut.gov.

We will continue to broadcast the Planning Commission meetings electronically on Zoom. If you choose to attend, please wear a face covering. Comments through email or by mail must be received no later than 5:00 p.m. on June 2, 2022. For more information, please call me at 435-884-4604 or email me.

Thank you,


Kristy Clark
Zoning Administrator

Join Zoom Meeting

<https://us02web.zoom.us/j/81282128821>

Meeting ID: 812 8212 8821

One tap mobile

+16699009128,,81282128821# US (San Jose)

+12532158782,,81282128821# US (Tacoma)

Dial by your location

+1 669 900 9128 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 646 558 8656 US (New York)

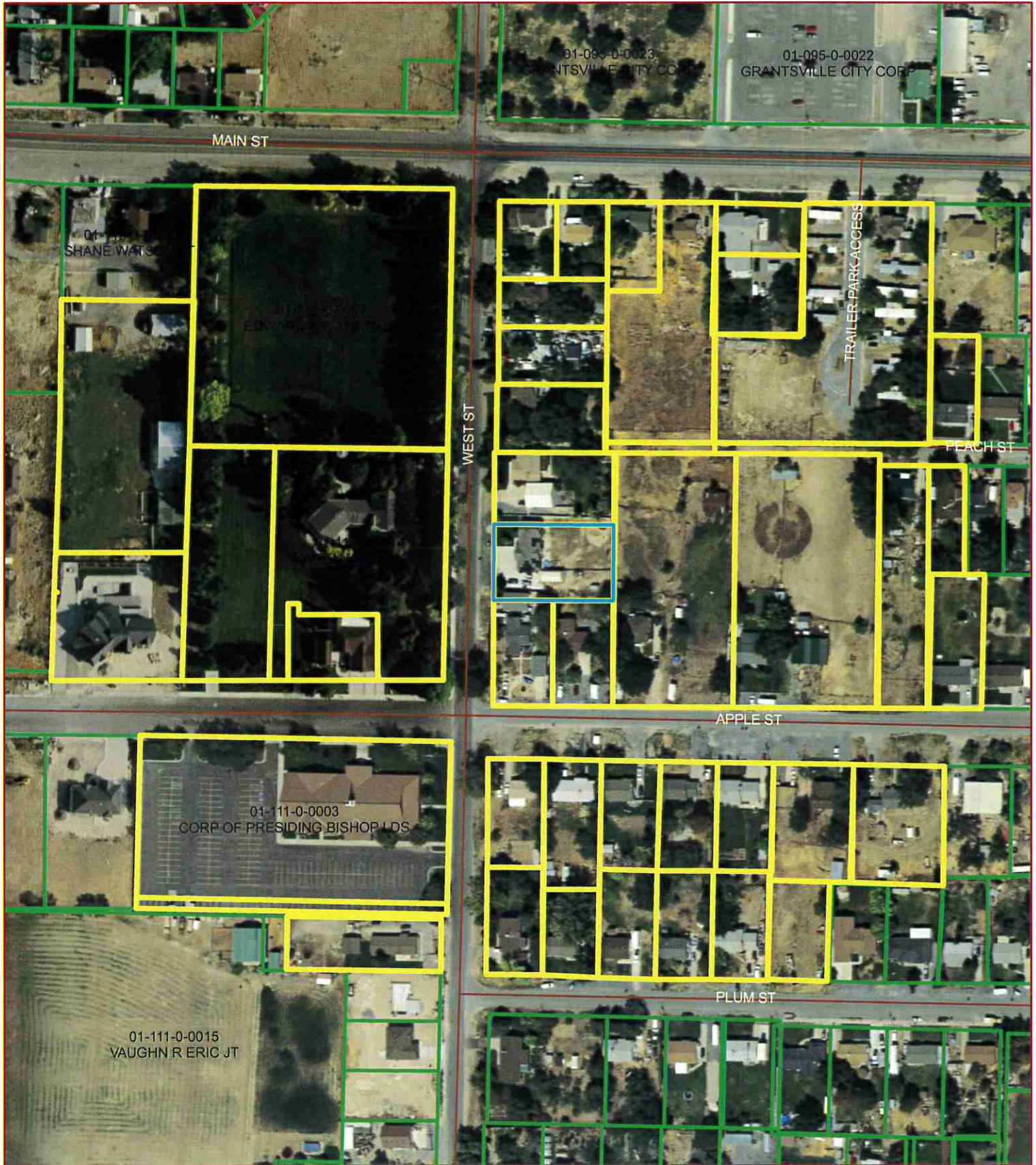
+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

Meeting ID: 812 8212 8821

Find your local number:

<https://us02web.zoom.us/j/kd3R8RGC9h>

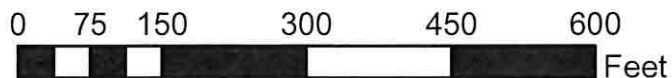


Leinaala Salanoa
01-097-0-0037

GIS Map Disclaimer:



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Date: 5/16/2022
blanca.rodriguez

DISCUSSION ITEM #4 AND PUBLIC
HEARING AGENDA ITEM #D

GRANTSVILLE CITY CONDITIONAL USE APPLICATION
(Home Occupation)

DATE PAID 5-9-03
AMOUNT PAID 25.00
HEARING DATE _____
PERMIT # _____


FEE IS \$75.00 IF REVIEWED IN HOUSE, \$200.00 IF REVIEWED BY COMMISSION
--

.....

Name Karla Lee Phone # _____
Address of subject property 869 silver spur rd. Grantsville UT. 84029
Mailing Address 869 Silver spur rd. Grantsville Ut 84029
E-mail address of applicant Karlalee4343@gmail.com
Do you own subject property? yes
Current zone of property R-1-21

You must have an appointment to submit the following. Please email kclark@grantsvilleut.gov to schedule your appointment.

Required Items to be Submitted with your Application for an In-House/Planning Commission Approval:

- 1) A complete detailed description of the type of business proposed, which includes:
 - a) the expected number of clients per day;
 - b) a list of the individuals at the home who will be working in the business;
 - c) the expected hours of operation of the business; and
 - d) storage of material (tools, product, etc), what and where.
- 2) Approval letter from the owner of the property if you are renting or leasing. **NA**
- 3) Vicinity map of area with North indicated. 
- 4) A site plan which includes actual dimensions of the property, the size and location of all existing buildings, and all driveways and areas for and number of parking spaces. Also, include in the site plan, the work area location and where the tools and materials needed for the business will be stored.
- 5) **A plat of the parcel and a Radius Report obtained from Tooele County Recorder's office, self-sealing envelopes, mailing labels and first class postage for all property owners located within 500 feet of subject property boundary. DON'T PUT MAILING ADDRESSES ON ENVELOPES! THANK YOU! Addresses must be from Tooele County Recorder's Office!** ✓

Karla Lee
SIGNATURE OF APPLICANT

SIGNATURE OF CO-APPLICANT

Business Proposal

Salon Da’Paw Pet Grooming: Location of salon is in the downstairs southwest corner of the basement of 869 Silver Spur rd. Grantsville.

Pearson’s working in salon are Karla Lee and Joshua Lee.

Duties that will be performed for this business include the following:

- Bathing dogs and/or cats
- Trimming and filing nails of pets
- Trimming hair on the pads of the paws of pets
- Trimming hair on body, legs, head of pets
- Cleaning and plucking ears as needed of pets
- Blow drying pets with high velocity dryer used for pets
- Taking the pets outside to go to the bathroom if needed
- Supplying water dishes filled with fresh water for pets

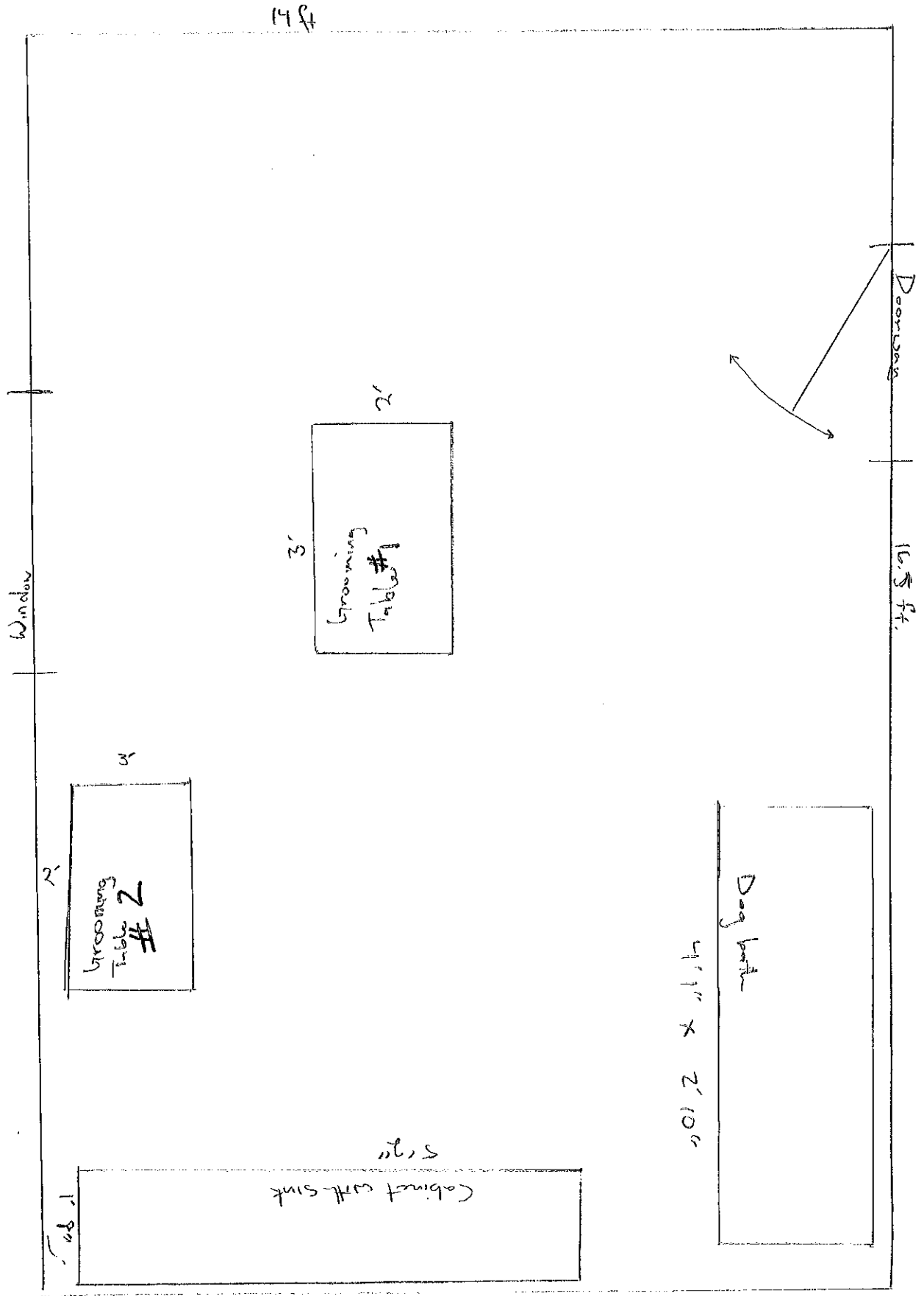
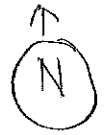
Expected clients per day will average between 2 and 6 on days of operation.

Open days and hours are Sundays and Mondays weekly from 9am to 3pm, with an occasional day or two opening during Tuesday through Friday depending on the need from the public.

Material, Products, and tools used and where they will be stored

- Shampoos and conditioners are stored on the sink next to the bathing station.
- Towels are stored on a shelf above the bathing station
- Cleaning supplies such as disinfectant sprays, disinfectant wipes, hand soap and dish soap are stored underneath the sink in a closed cupboard
- Leashes, muzzles, and groomers helpers (small leash used to keep the pet from falling or jumping out of tubs or off of grooming table) are stored in a drawer attached to the sink
- Bathing station with ramp
- High velocity dryer and shop vac used to clean up hair are stored in between grooming table #2 and sink with cabinet.
- One large kennel and one small kennel are in the room next to the salon if needed.

• one client at a time.



MAILING CERTIFICATE

I, Kristy Clark, the Zoning Administrator for Grantsville City, a municipal corporation of the State of Utah, do hereby certify that on the 20th day of May, 2022, I have verified the attached addresses and mailed the attached notice concerning the Public Hearing for the Grantsville City Planning Commission to be held on the 2nd day of June, 2022, to all affected entities listed on the attached sheet. Said entities have an interest in matters being heard at the public meeting, or are within one mile of the borders of Grantsville City, Utah

Mailed 26 of 29 total letters.

4 Certified Mailings

0 issues with addresses/recipient

1 duplicates

 Returned Letters/Certified Mail

Dated this day of , 20 .



Kristy Clark

Grantsville City Zoning Administrator

**APPLICATION FOR A
HOME OCCUPATION - CONDITIONAL USE
PERMIT
CONSIDERATION BY GRANTSVILLE CITY
PLANNING COMMISSION**

This is to inform you that an application has been received in our office for consideration of a home occupation conditional use permit for:

Karla Lee to own and operate a Dog Grooming business out of her home located at 869 Silver Spur Road in the R-1-21 zone.

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

Thursday June 2, 2022 at 7:00 p.m.

You are invited to request a copy of the application and detail description for the business by emailing me at kclark@grantsvilleut.gov.

We will continue to broadcast the Planning Commission meetings electronically on Zoom. If you choose to attend, please wear a face covering. Comments through email or by mail must be received no later than 5:00 p.m. on June 2, 2022. For more information, please call me at 435-884-4604 or email me.

Thank you,


Kristy Clark
Zoning Administrator

Join Zoom Meeting

<https://us02web.zoom.us/j/81282128821>

Meeting ID: 812 8212 8821

One tap mobile

+16699009128,,81282128821# US (San Jose)

+12532158782,,81282128821# US (Tacoma)

Dial by your location

+1 669 900 9128 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 646 558 8656 US (New York)

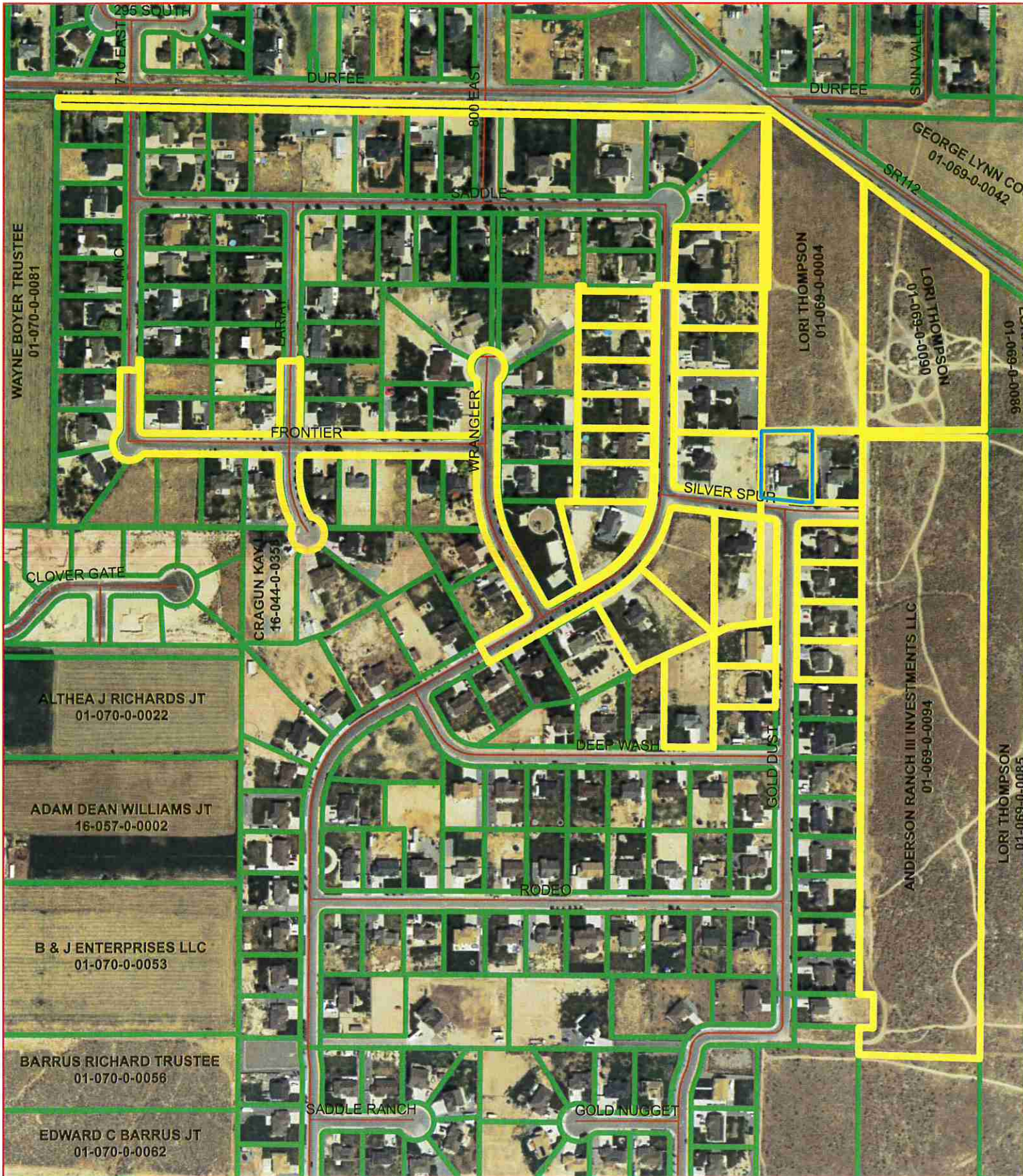
+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

Meeting ID: 812 8212 8821


Find your local number:

<https://us02web.zoom.us/j/kd3R8RGC9h>



Karla Lee
16-044-0-0301

GIS Map Disclaimer:

 **TOOELE COUNTY**

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.



emily.jones
Date: 5/3/2022



Gina Mecham <gmecham@grantsvilleut.gov>

CUP- 869 Silver Spur Rd

4 messages

Gina Mecham <gmecham@grantsvilleut.gov>

Tue, May 10, 2022 at 3:47 PM

To: James Waltz <jwaltz@grantsvilleut.gov>, Andy Jensen <ajensen@grantsvilleut.gov>, Grantsville Fire Marshal <firemarshal@grantsvilleut.gov>, Kristy Clark <kclark@grantsvilleut.gov>

Attached you will find the Conditional use permit application from Karla Lee for a dog grooming salon.

Gina Mecham-Woodall
Administrative Assistant
435-884-1691



Karla Lee-869 Silver Spur Rd.pdf
2777K

Andy Jensen <ajensen@grantsvilleut.gov>

Wed, May 11, 2022 at 8:18 AM

To: Gina Mecham <gmecham@grantsvilleut.gov>

Cc: James Waltz <jwaltz@grantsvilleut.gov>, Grantsville Fire Marshal <firemarshal@grantsvilleut.gov>, Kristy Clark <kclark@grantsvilleut.gov>

No concerns.

Andy Jensen
Grantsville Building Official
ajensen@grantsvilleut.gov
435-884-4617

[Quoted text hidden]

James Waltz <jwaltz@grantsvilleut.gov>

Wed, May 11, 2022 at 12:53 PM

To: Andy Jensen <ajensen@grantsvilleut.gov>

Cc: Gina Mecham <gmecham@grantsvilleut.gov>, Grantsville Fire Marshal <firemarshal@grantsvilleut.gov>, Kristy Clark <kclark@grantsvilleut.gov>

No animal waste allowed in the City's sewer system. Animal waste must be hauled away.

James Waltz
Public Works Director
Grantsville City
336 West Main Street
Grantsville, UT 84029
jwaltz@grantsvilleut.gov
Office: (435) 884-0621
Cell: (435) 849-1636



[Quoted text hidden]

5/16/22, 8:40 AM

The City of Grantsville Mail - CUP- 869 Silver Spur Rd

Grantsville Fire Marshal <firemarshal@grantsvilleut.gov>

Fri, May 13, 2022 at 3:59 PM

To: James Waltz <jwaltz@grantsvilleut.gov>

Cc: Andy Jensen <ajensen@grantsvilleut.gov>, Gina Mecham <gmecham@grantsvilleut.gov>, Kristy Clark <kclark@grantsvilleut.gov>

No concerns for Fire.

Jason Smith
Fire Marshal
Grantsville Fire Department.
[Quoted text hidden]

DISCUSSION ITEM #5 AND PUBLIC
HEARING AGENDA ITEM #E

GRANTSVILLE CITY CONDITIONAL USE APPLICATION
(Home Occupation)

DATE PAID 5-3-22
AMOUNT PAID 5000.00
HEARING DATE 6-2-22
PERMIT # _____

FEE IS \$75.00 IF
REVIEWED IN
HOUSE, \$200.00 IF
REVIEWED BY
COMMISSION

.....

Name Mckenzie Anderson Phone # _____
Address of subject property 746 Frontier Road Grantsville UT 84029
Mailing Address 746 Frontier Road Grantsville UT 84029
E-mail address of applicant mckenzie.anderson26@gmail.com
Do you own subject property? yes
Current zone of property Residential

You must have an appointment to submit the following. Please email kclark@grantsvilleut.gov to schedule your appointment.

Required Items to be Submitted with your Application for an In-House/Planning Commission Approval:

- 1) A complete detailed description of the type of business proposed, which includes:
 - a) the expected number of clients per day;
 - b) a list of the individuals at the home who will be working in the business;
 - c) the expected hours of operation of the business; and
 - d) storage of material (tools, product, etc), what and where.
- 2) Approval letter from the owner of the property if you are renting or leasing.
- 3) Vicinity map of area with North indicated.
- 4) A site plan which includes actual dimensions of the property, the size and location of all existing buildings, and all driveways and areas for and number of parking spaces. Also, include in the site plan, the work area location and where the tools and materials needed for the business will be stored.
- 5) **A Radius Report obtained from Tooele County Recorder's office. The radius requirement is 500 feet from the property boundary. The Recorder's office will provide you with the mailing labels. You will need to provide self-sealing envelopes and first class postage for all property owners that are listed on the mailing labels. DON'T PUT MAILING ADDRESSES ON ENVELOPES! THANK YOU! Addresses must be from Tooele County Recorder's Office!**

Mckenzie Anderson
SIGNATURE OF APPLICANT

SIGNATURE OF CO-APPLICANT

M.A.D. Nails Business proposal

Clients to be seen per day:

- Maxim 3 to 4.

Individuals at the home who will be working in the Business:

- One (McKenzie Anderson).

Expected hours of operation:

- 7:00 am to 8:00 pm Mon-Sat

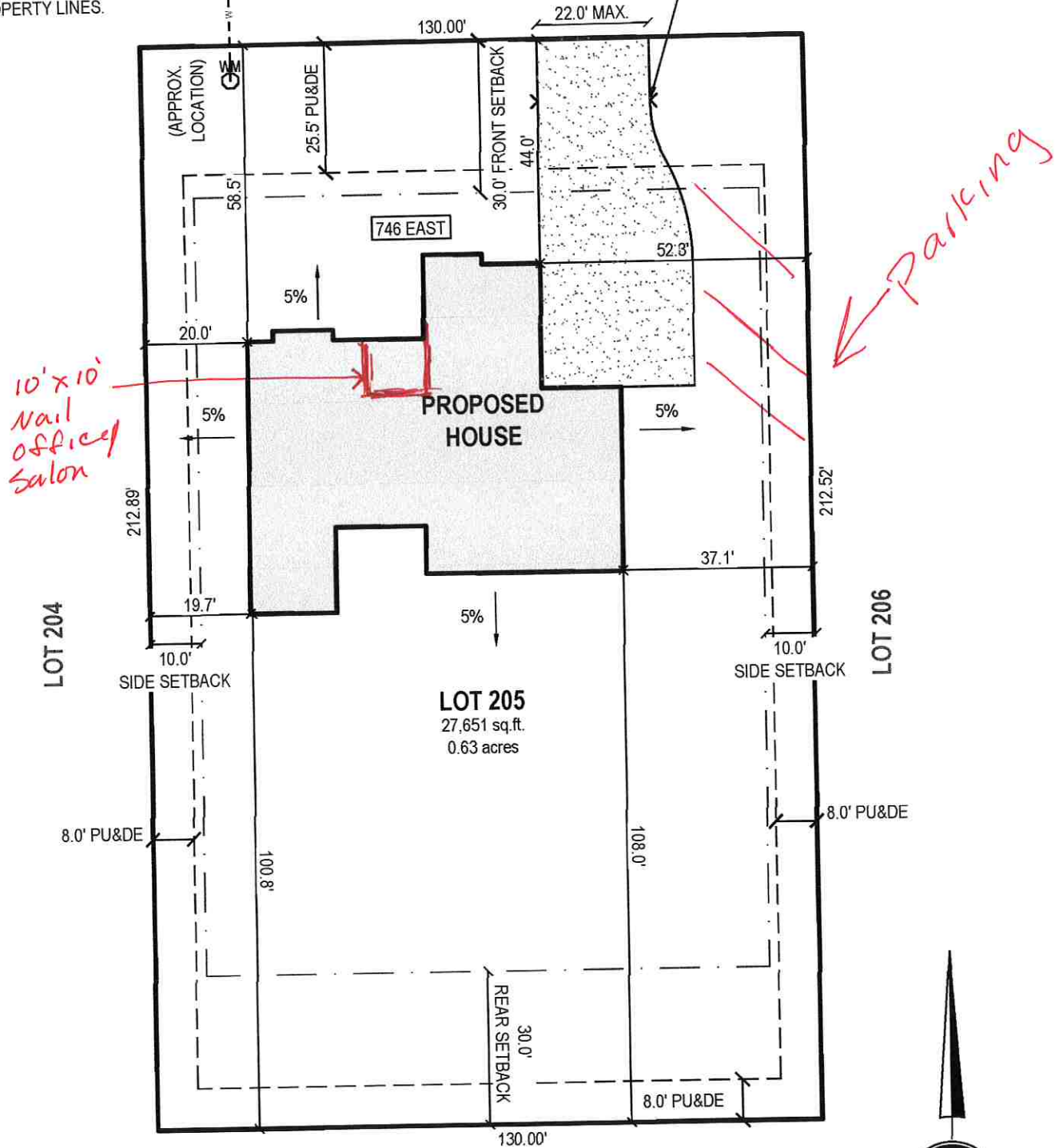
Storage of Material (tools, product, etc.) what and where:

- Nail polish will be stored on wall shelving.
- Cleaner and remover will be stored in bottles on top of the nail desk.
- Nail e-file in/on the nail desk.
- The dust collector will be stored inside the nail desk.
- Other supplies (nail wipes, glitter, clippers, e-file bits) will be placed inside the nail desk.

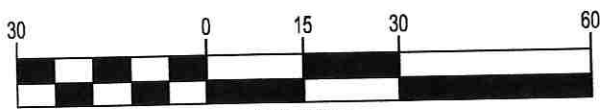
NOTE: LOT TO SLOPE AWAY FROM HOME 6" IN 10', MIN. LOT SHALL NOT DRAIN ACROSS PROPERTY LINES.

FRONTIER ROAD

INSTALL CULVERT UNDER DRIVEWAY PER GRANTSVILLE CITY STANDARDS IN EXISTING SWALE



HORIZONTAL GRAPHIC SCALE



(IN FEET)
HORZ: 1 inch = 30 ft.

SITE PLAN

SCALE: 1"=30'



PROJECT # 9786 DATE 5/20/2020

1 of 1

FILE:

ANDERSON RANCH PHASE 2 SUBDIVISION

GRANTSVILLE CITY, UTAH

FOR:
VINCE ANDERSON
PO BOX 1181
GRANTSVILLE, UTAH 84029
VINCE ANDERSON
435-241-8028

169 N. Main Street, Unit 1
Tooele, Utah 84074
Phone: 435.843.3590
Fax: 435.578.0108
www.ensign.com



STATE OF UTAH
DEPARTMENT OF COMMERCE
ACTIVE LICENSE

McKenzie Eliza Anderson

EFFECTIVE
04/22/2022

EXPIRATION
09/30/2023

REFERENCE NUMBER(S), CLASSIFICATION(S) & DETAIL(S)

12777676-1112 Nail Technician

SIGNATURE OF HOLDER

IMPORTANT LICENSURE REMINDERS:

- Your license is valid until the expiration date listed on this form. Approximately 60 days prior to this expiration you will receive an email with renewal information.
- Please note the address listed below is your public address of record for the Division. All future correspondence from the Division will be mailed to this address or emailed to the email on record. If you move or change your email, it is your responsibility to keep DOPL informed. Maintaining a current address AND email with DOPL is the easiest way to ensure continuous licensure.

MCKENZIE ELIZA ANDERSON
 746 FRONTIER RD
 GRANTSVILLE UT 84029


Please visit our web site at
www.dopl.utah.gov should you have any
 questions in the future.

STATE OF UTAH
DEPARTMENT OF COMMERCE
DIVISION OF OCCUPATIONAL & PROFESSIONAL LICENSING
ACTIVE LICENSE

EFFECTIVE DATE: **04/22/2022**


EXPIRATION DATE: **09/30/2023**

ISSUED TO: **McKenzie Eliza Anderson**



REFERENCE NUMBER(S), CLASSIFICATION(S) & DETAIL(S)

12777676-1112 Nail Technician


 SIGNATURE OF HOLDER

MAILING CERTIFICATE

I, Kristy Clark, the Zoning Administrator for Grantsville City, a municipal corporation of the State of Utah, do hereby certify that on the 20th day of May, 2022,

I have verified the attached addresses and mailed the attached notice concerning the Public Hearing for the Grantsville City Planning Commission to be held on the 2nd day of June, 2022, to all affected entities listed on the attached sheet.

Said entities have an interest in matters being heard at the public meeting, or are within one mile of the borders of Grantsville City, Utah

Mailed 41 of 42 total letters.

5 Certified Mailings

7 issues with addresses/recipient

1 duplicates

 Returned Letters/Certified Mail

Dated this day of , 20 .



Kristy Clark

Grantsville City Zoning Administrator

**APPLICATION FOR A
HOME OCCUPATION - CONDITIONAL USE
PERMIT
CONSIDERATION BY GRANTSVILLE CITY
PLANNING COMMISSION**

This is to inform you that an application has been received in our office for consideration of a home occupation conditional use permit for:

McKenzie Anderson to own and operate a Nail Salon out of her home located at 746 Frontier Road in the R-1-21 zone.

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

Thursday June 2, 2022 at 7:00 p.m.

You are invited to request a copy of the application and detail description for the business by emailing me at kclark@grantsvilleut.gov.

We will continue to broadcast the Planning Commission meetings electronically on Zoom. If you choose to attend, please wear a face covering. Comments through email or by mail must be received no later than 5:00 p.m. on June 2, 2022. For more information, please call me at 435-884-4604 or email me.

Thank you,


Kristy Clark
Zoning Administrator

Join Zoom Meeting

<https://us02web.zoom.us/j/81282128821>

Meeting ID: 812 8212 8821

One tap mobile

+16699009128,,81282128821# US (San Jose)

+12532158782,,81282128821# US (Tacoma)

Dial by your location

+1 669 900 9128 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 646 558 8656 US (New York)

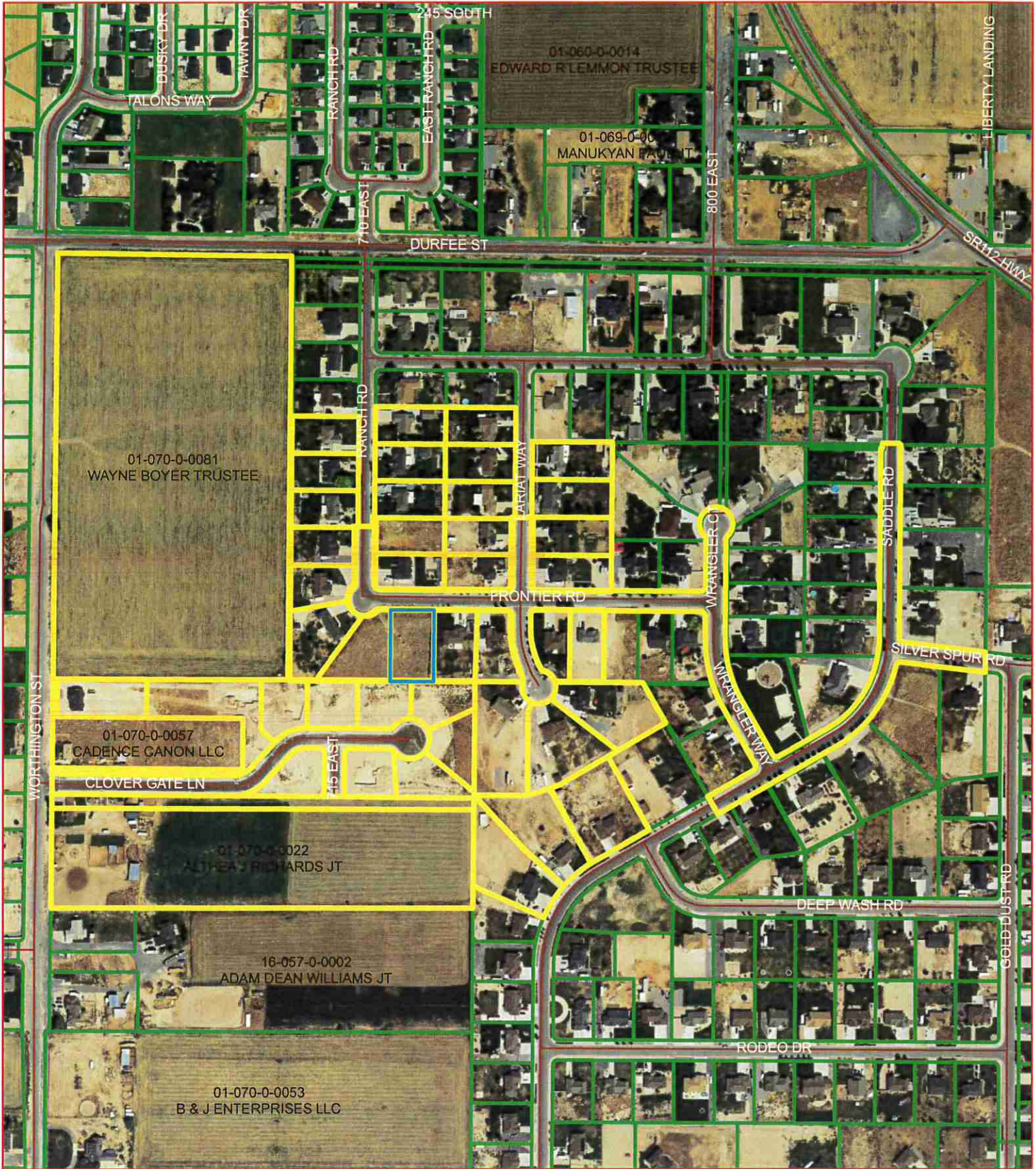
+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

Meeting ID: 812 8212 8821

Find your local number:

<https://us02web.zoom.us/j/81282128821>



GIS Map Disclaimer:



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McKenzie Anderson
15-067-0-0205



Date: 4/28/2022
 blanca.rodriquez



Gina Mecham <gmecham@grantsvilleut.gov>

CUP 746 Frontier rd

4 messages

Gina Mecham <gmecham@grantsvilleut.gov> Wed, May 4, 2022 at 12:12 PM
To: Grantsville Fire Marshal <firemarshal@grantsvilleut.gov>, Andy Jensen <ajensen@grantsvilleut.gov>, James Waltz <jwaltz@grantsvilleut.gov>, Kristy Clark <kclark@grantsvilleut.gov>

Attached is a Home Occupation Conditional Use Permit application for you to review for McKenzie Anderson for a nail salon.

Gina Mecham-Woodall
Administrative Assistant
435-884-1691



McKenzie Anderson-746 Frontier rd.pdf
4601K

James Waltz <jwaltz@grantsvilleut.gov> Thu, May 5, 2022 at 1:31 PM
To: Gina Mecham <gmecham@grantsvilleut.gov>
Cc: Grantsville Fire Marshal <firemarshal@grantsvilleut.gov>, Andy Jensen <ajensen@grantsvilleut.gov>, Kristy Clark <kclark@grantsvilleut.gov>

No concerns.
[Quoted text hidden]

Andy Jensen <ajensen@grantsvilleut.gov> Tue, May 10, 2022 at 3:04 PM
To: James Waltz <jwaltz@grantsvilleut.gov>
Cc: Gina Mecham <gmecham@grantsvilleut.gov>, Grantsville Fire Marshal <firemarshal@grantsvilleut.gov>, Kristy Clark <kclark@grantsvilleut.gov>

If this is a space she is remodeling for her salon, the required code items can be addressed during her remodel permit. If it is existing, she needs to verify she has the correct ventilation system in place.

Andy Jensen
Grantsville Building Official
ajensen@grantsvilleut.gov
435-884-4617

[Quoted text hidden]

Grantsville Fire Marshal <firemarshal@grantsvilleut.gov> Fri, May 13, 2022 at 3:58 PM
To: Andy Jensen <ajensen@grantsvilleut.gov>
Cc: James Waltz <jwaltz@grantsvilleut.gov>, Gina Mecham <gmecham@grantsvilleut.gov>, Kristy Clark <kclark@grantsvilleut.gov>

No concerns for Fire.

Jason Smith
Fire Marshal
Grantsville Fire Department.

[Quoted text hidden]

DISCUSSION ITEM #6 AND PUBLIC
HEARING AGENDA ITEM #F

APPLICATION FOR AMENDING THE ZONING MAP (REZONING)

DATE PAID May 16, 2022

HEARING DATE June 2, 2022
& June 16, 2022

\$500.00 FEE
NON-
REFUNDABLE

APPLICANT'S NAME SKYLER BAILEY

MAILING ADDRESS 10032 SOUTH 3345 WEST SO. JORDAN, UTAH 84095

E-MAIL BAILEYSKYLER@YMAIL.COM

APPLICANT'S PHONE _____

LOCATION OF SUBJECT PROPERTY 481 East Main Street

DO YOU OWN THE PROPERTY? YES

NUMBER OF ACRES INVOLVED .30

CURRENT ZONE OF PROPERTY neighborhood commercial CN

REQUESTED ZONE CG

PROPOSED USE FOR NEW ZONE, IF APPROVED BUSINESSES WITH DRIVE THROUGH

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

Skyler Bruce Bailey dotloop verified
05/12/22 1:32 PM MDT
ZPFP-XWBB-C69F-NZBA

SIGNATURE OF APPLICANT

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

DATE PAID May 16, 2022

HEARING DATE June 2, 2022
or June 16, 2022

**\$500.00 FEE
NON-
REFUNDABLE**

APPLICANT'S NAME SKYLER BAILEY

MAILING ADDRESS 10032 South 3345 West
South Jordan, Utah 84095

E-MAIL bailey.skylar@gmail.com

APPLICANT'S PHONE _____

LOCATION OF SUBJECT PROPERTY 497 East Main Street

DO YOU OWN THE PROPERTY? yes

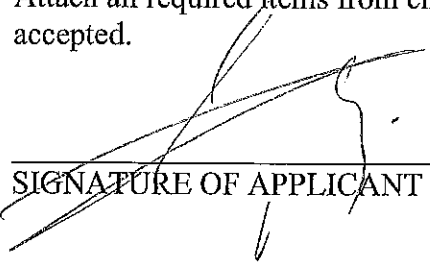
NUMBER OF ACRES INVOLVED .65

CURRENT ZONE OF PROPERTY CN

REQUESTED ZONE CG

PROPOSED USE FOR NEW ZONE, IF APPROVED Business w/ drive
through

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


SIGNATURE OF APPLICANT

MAILING CERTIFICATE

I, Kristy Clark, the Zoning Administrator for Grantsville City, a municipal corporation of the State of Utah, do hereby certify that on the 20th day of May, 2022.

I have verified the attached addresses and mailed the attached notice concerning the Public Hearing for the Grantsville City Planning Commission to be held on the 2nd day of June, 2022, to all affected entities listed on the attached sheet.

Said entities have an interest in matters being heard at the public meeting, or are within one mile of the borders of Grantsville City, Utah

Mailed 29 of 33 total letters.

4 Certified Mailings

6 issues with addresses/recipient

0 duplicates

 Returned Letters/Certified Mail

Dated this day of , 20 .



Kristy Clark

Grantsville City Zoning Administrator

**APPLICATION FOR A
REZONE
CONSIDERATION BY GRANTSVILLE CITY
PLANNING COMMISSION**

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

.65 acres of land located at 497 East Main Street and .30 acres of land located at 481 East Main Street. The request is to go from a CN zone – Neighborhood Commercial District to a CG zone – General Commercial District for Skylar Bailey.

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

Thursday, June 2, 2022 at 7:00pm

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

We will continue to broadcast the Planning Commission meetings electronically on Zoom. If you choose to attend, please wear a face covering. Comments through email or by mail must be received no later than 5:00 p.m. on June 2, 2022. For more information, please call me at 435-884-4604 or email me.

Thank you,



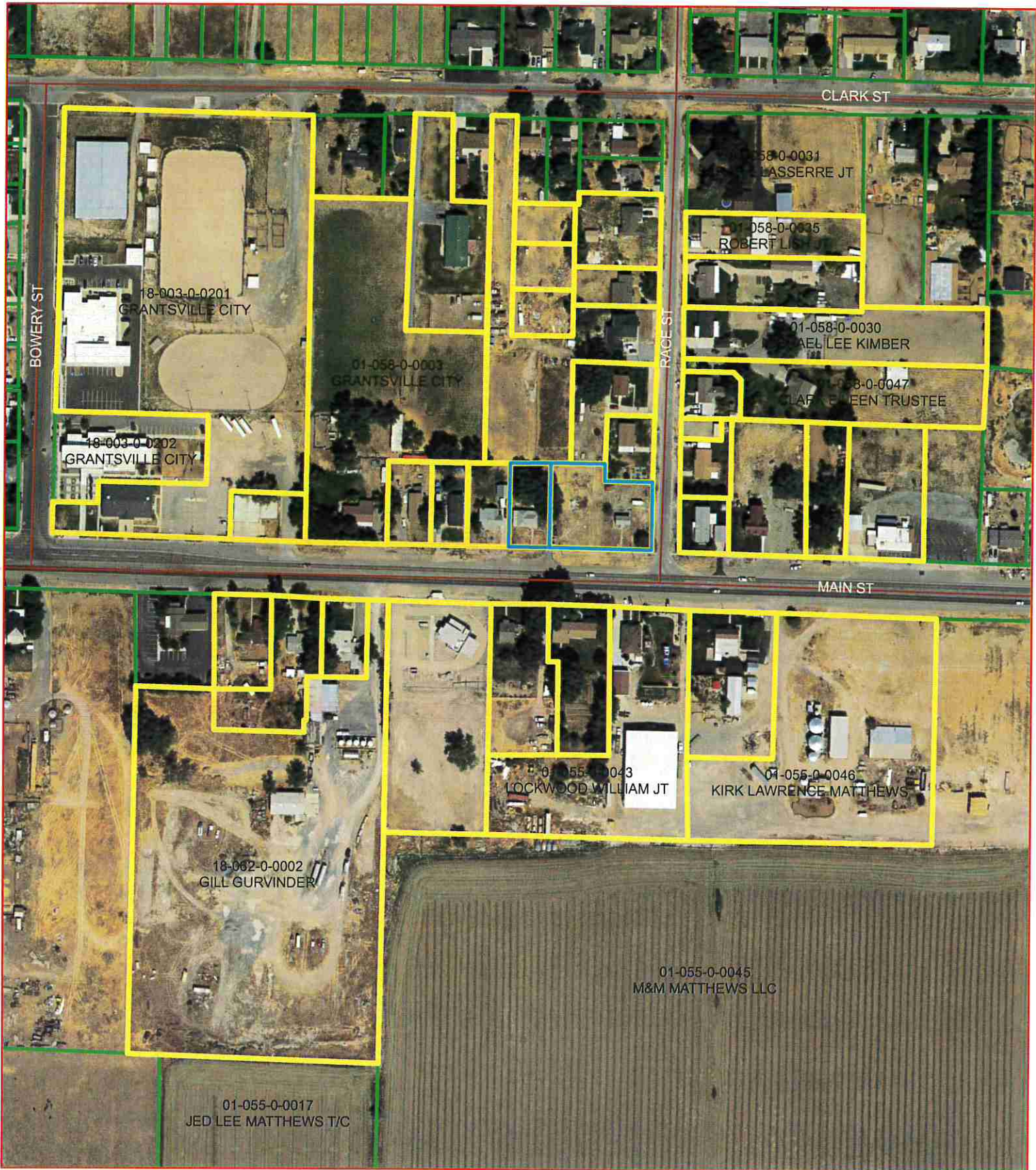
Kristy Clark
Zoning Administrator

Join Zoom Meeting
<https://us02web.zoom.us/j/81282128821>

Meeting ID: 812 8212 8821
One tap mobile
+16699009128,,81282128821# US (San Jose)
+12532158782,,81282128821# US (Tacoma)

Dial by your location
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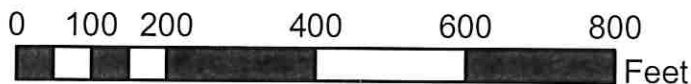
GIS Map Disclaimer:



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.

Skyler Bailey

01-058-0-0052 & 01-058-0-0014



Date: 5/11/2022
blanca.rodriguez

DISCUSSION ITEM #7 AND PUBLIC
HEARING AGENDA ITEM #G

GRANTSVILLE CITY PLANNING COMMISSION

NOTICE OF DISCUSSION AND PUBLIC HEARING ON A PROPOSED AMENDMENT OF CHAPTER 2 DEFINITIONS OF THE GRANTSVILLE CITY LAND USE MANAGEMENT AND DEVELOPMENT CODE.

Pursuant to the provisions of Section §10-9A-205 and §10-9a-502 of the Utah Code. Notice is hereby given that the Grantsville Planning Commission will hold a discussion and public hearing on June 2, 2022 at 7:00 p.m. at Grantsville City Hall. The meeting will also be broadcast on Zoom. The discussion, public hearing and meeting are to receive public input and consider action on the proposed amendment of Chapter 2 Definitions of the Grantsville City Land Use Management and Development Code and make a recommendation to the City Council. You are invited to request a copy of the proposed amendment by emailing me at kclark@grantsvilleut.gov. All comments and concerns need to be sent in writing through email or mail and received no later than 5:00 p.m. June 2, 2022.

Dated this 20th day of May, 2022.

**BY ORDER OF THE GRANTSVILLE
PLANNING COMMISSION**

Kristy Clark
Zoning Administrator
Email: kclark@grantsvilleut.gov

Join Zoom Meeting
<https://us02web.zoom.us/j/81282128821>

Meeting ID: 812 8212 8821
One tap mobile
+16699009128,81282128821# US (San Jose)
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Dial by your location
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+1 346 248 7799 US (Houston)
+1 646 558 8656 US (New York)
+1 301 715 8592 US (Washington DC)
+1 312 626 6799 US (Chicago)

Find your local number: <https://us02web.zoom.us/j/kd3R8RGC9h>

PROPOSED CODE REVISIONS TO CHAPTER 2 GRANTSVILLE LAND USE AND MANAGEMENT CODE

There appears to be several definitions in section 2, Definitions, of the code to make them compatible with other sections of the code or to make them make sense.

1. Number 24 – Truck Wash – the size needs to be revised to 1 ½ ton to be compatible with number 18.
2. Number 25 – Average Slope – the slope is not calculated properly. It should be the vertical rise over the horizontal distance between two points expressed in percentage.
3. Number 30 – Basements – what do we call and how do we address a basement that has greater than half its height in the ground?
4. Number 54 – Clear View Zone – this 40' dimension does not meet our code for clear view of 30'. One or the other needs to be revised.
5. Numbers 74 vs. 37 – the percent of slope in each of these definitions should be consistent with each other. As we move into the foothills a 15% slope will be quite common.
6. Number 90 – Dwelling Units – clean up the language.
7. Number 104 - - our conditional use code contains different area requirements than this. Delete it out of the definition and refer to the code.
8. Number 127 – General Plan – refers to 2.1.9. there is no 2.1.9.
9. Number 136 – Handicap Residence – refers to a Part 6. There is no Part 6.
10. Numbers 180 and 180 – Restricted and Unrestricted Lots – these definitions conflict with each other.
11. Number 247 – Private Street – does this definition need to be revised along with the code for driveways?
12. Number 310 – Minor Subdivision – add a statement that the code for minor subdivisions has been deleted.
13. Number 317 – Twin Home – refers to 21.10. There is no 21.10.

RETAINING WALLS

MULTI UNIT ATTACHED (SHAY'S COMMENT)

DEFINITION FROM LAST NIGHT'S REVIEW.

DISCUSSION ITEM #8 AND PUBLIC
HEARING AGENDA ITEM #H

GRANTSVILLE CITY PLANNING COMMISSION

NOTICE OF DISCUSSION AND PUBLIC HEARING ON A PROPOSED AMENDMENT OF THE GRANTSVILLE CITY LAND USE MANAGEMENT AND DEVELOPMENT CODE CHAPTER 4.

Pursuant to the provisions of Section §10-9A-205 and §10-9a-502 of the Utah Code. Notice is hereby given that the Grantsville Planning Commission will hold a discussion and public hearing on June 2, 2022 at 7:00 p.m. at Grantsville City Hall. The meeting will also be broadcast on Zoom. The discussion, public hearing and meeting is to receive public input and to discuss and consider action on the proposed amendment of the Grantsville City Land Use Management and Development Code Chapter 4 and make a recommendation to the City Council. You are invited to request a copy of the proposed amendment by emailing me at kclark@grantsvilleut.gov. All comments and concerns need to be sent in writing through email or mail and received no later than 5:00 p.m. June 2, 2022.

Dated this 20th of May, 2022.

**BY ORDER OF THE GRANTSVILLE
PLANNING COMMISSION**

Kristy Clark
Zoning Administrator
Email: kclark@grantsvilleut.gov

Join Zoom Meeting

<https://us02web.zoom.us/j/81282128821>

Meeting ID: 812 8212 8821

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+1 312 626 6799 US (Chicago)

Find your local number: <https://us02web.zoom.us/j/81282128821>

DRAFT

Chapter 4 – 4.34 MULTI UNIT RESIDENTIAL DEVELOPMENT

1.0 Multi unit residential units shall include any structure that provides for more than one place of residence. The combined units in each structure will be set on one lot meeting the requirements of Section 2.0. The structure shall be constructed to comply with all current building and fire codes.

2.0 The minimum size requirements for a multi unit lot is;

(1) As specified in section 15.4 and 15.5 if the development is located in those zones.

(2) For developments approved by the City to be constructed in other zones, the minimum size requirements are;

(a) Minimum lot size for the first unit will be 7,000 sf and 4,000 sf for each additional ground level unit in the structure. The minimum lot size for corner lots will be 10,000 sf.

(b) The maximum number of units per acre of lot size shall be 15 units.

(c) Minimum frontage will be 50 feet.

(d) Minimum setback for the front yard will be 25 feet.

(e) Minimum rear setback will be 20 feet.

(f) Minimum side yard setback will be 20 feet.

(g) For corner lots there shall be two front yard setbacks.

(h) If two or more structures are located on one lot, the minimum distance between structures will be 30 feet.

3.0 Streets and Parking;

(1) All streets shall be designed and constructed to meet the City's standard for streets

(2) There shall be a minimum of two parking spaces provided for each unit.

(3) There shall be a minimum of one parking space per 2 units provided for separated designated visitor parking.

(4) If sufficient separated designated visitor parking is not available in approved curbside locations, off street parking shall be provided.

(5) Additional parking for recreational, commercial, and other types of units will be required if the residents are not required to store them off site by their rental/owner agreement.

(6) Parking for the first 10 units shall provide 1 separate designated visitor stall per dwelling unit. For each unit over the first 10 dwelling units, one (1) additional stall for each two (2) dwelling units shall be provided. For any partial stalls calculated, the designer shall round up to the next higher number of stalls.

4.0 Building Requirements;

(1) Maximum height is two stories or 35 feet whichever is less.

DRAFT

(2) Ground floor units shall be ADA accessible.

5.0 The portion of the lot not covered by improvements shall be fully landscaped in accordance with Section 9 of this code.

Chapter 2 Definitions

(168) LOT AREA. The area contained within the property lines of the individual parcels of land shown on a subdivision plat or required by this Code, excluding any area within an existing or proposed street right-of-way, or any area required as open space under this Code, and including the area of any easements.

(277) SIDE YARD SETBACK. That part of a lot that adjoins another lot, between the side line of the building and the side lot line, and extending from the fFront yard setback to the rRear yard setback. The width of the side yard is measured from the lot line to any portion of the building (roof eaves, footings, window wells, building pop-outs, whichever is less) the end of the eaves or the side line of a building whichever is closer to the side lot line. Unenclosed stoops of six foot by six foot or less is not considered the side line of a building.

DISCUSSION ITEM #9 AND PUBLIC
HEARING AGENDA ITEM #I

GRANTSVILLE CITY PLANNING COMMISSION

NOTICE OF DISCUSSION AND PUBLIC HEARING ON A PROPOSED AMENDMENT OF CHAPTER 14, CHAPTER 15, CHAPTER 16, AND CHAPTER 19A OF THE GRANTSVILLE CITY LAND USE MANAGEMENT AND DEVELOPMENT CODE.

Pursuant to the provisions of Section §10-9A-205 and §10-9a-502 of the Utah Code. Notice is hereby given that the Grantsville Planning Commission will hold a discussion and public hearing on June 2, 2022 at 7:00 p.m. at Grantsville City Hall. The meeting will also be broadcast on Zoom. The discussion, public hearing and meeting is to receive public input and to discuss and consider action on the proposed amendment of Chapter 14, Chapter 15, Chapter 16, and Chapter 19a of the Grantsville City Land Use Management and Development Code and make a recommendation to the City Council. You are invited to request a copy of the proposed amendment by emailing me at kclark@grantsvilleut.gov. All comments and concerns need to be sent in writing through email or mail and received no later than 5:00 p.m. June 2, 2022.

Dated this 20th day of May, 2022.

**BY ORDER OF THE GRANTSVILLE
PLANNING COMMISSION**

Kristy Clark
Zoning Administrator
Email: kclark@grantsvilleut.gov

Join Zoom Meeting
<https://us02web.zoom.us/j/81282128821>

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Meeting ID: 812 8212 8821

Find your local number: <https://us02web.zoom.us/j/81282128821>

Chapter 14 Multiple Use, Agriculture And Rural Residential Districts

14.1 Agricultural Districts - A

14.2 Purpose Of Rural Residential Districts - RR

14.3 RR-5 Development Restrictions

14.4 RR-2.5 Development Restrictions

14.5 RR-1 Development Restrictions

14.6 Codes And Symbols, Use Table 14.1

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

14.1 Agricultural Districts - A

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

(1) Minimum Lot Size:10 acres.

(2) Minimum Width at Front and Rear Setback165 feet.

(3) Minimum Frontage (at the property line on a public street or an approved private street)
.....100 feet.

(4) Minimum Yard Setback Requirements: (Amended 9/01)

Front Yard40 feet.

Rear Yard60 feet

Side Yard20 feet

Rear Yard for Accessory Buildings7.5 feet

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

(5) Maximum Building Height45 feet

(6) Required Improvements:

Street grading, Street base, Street Pavement to centerline or minimum paved width (per chapter 21.6.3 of City Land Use Ordinances) whichever is greater, Surface drainage facilities, Waste water disposal, Culinary water facilities, Street name signs.

14.2 Purpose Of Rural Residential Districts - RR

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

Amended 04/04 by Ordinance 2004-08

14.3 RR-5 Development Restrictions

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

(1) Minimum Lot Size5 acres.

(2) Minimum Width at Front and Rear Setback165 feet.

(3) Minimum Frontage (at the property line on a public street or an approved private street).....70 feet.

(4) Minimum Yard Setback Requirements:

Front Yard40 feet.

Rear Yard50 feet

Side Yard20 feet

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

(5) Maximum Building Height35 feet
Or a basement and 2 floors whichever is less.

(6) Maximum Building Coverage10 percent

(7) Required Improvements:

Street grading, Street base, Street Pavement to centerline or minimum paved width (per chapter 21.6.3 of City Land Use Ordinances) whichever is greater, Surface drainage facilities, Waste water disposal, Culinary water facilities, Street name signs, Fire hydrants, Street monuments

14.4 RR-2.5 Development Restrictions

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

(1) Minimum Lot Size2.5 acres

(2) Minimum Width at Front and Rear Setback165 feet

(3) Minimum Frontage (at the property line on a public street or an approved private street)
.....70 feet

(4) Minimum Yard Setback Requirements:

Front Yard	40 feet
Rear Yard for Main Structures	30 feet
Rear Yard for Accessory Bldg.	7.5 feet
Side Yard	15 feet
Total Width of Both Side Yards	40 feet

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

(5) Maximum Bldg. Height35 feet
Or a basement and 2 floors whichever is less.

(6) Maximum Bldg. Coverage20 %

(7) Required Improvements:

Street grading, Street base, Street Pavement to centerline or minimum paved width (per chapter 21.6.3 of City Land Use Ordinances) whichever is greater, Surface drainage facilities, Waste water disposal, Culinary water facilities, Street name signs, Fire hydrants, Street monuments.

14.5 RR-1 Development Restrictions

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

(1) Minimum Lot size	1 acre
(2) Minimum Width at Front and Rear Setback	125 feet
(3) Minimum Frontage (at the property line on public street or an approved private street)	70 feet

(4) Minimum yard Setbacks Requirements

Front Yard	40 feet
Rear Yard for Main Structures	30 feet
Rear Yard for Accessory Bldg.	2 feet *
Side Yard for Accessory Buildings	4 feet *
Side Yard for Main Structures	15 feet
Total width of both Side Yards	40 feet

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

* (Setback shall be as listed or match the easement width whichever is greater)

(5) Maximum Bldg. Height35 feet

Or a basement and 2 floors whichever is less.

(6) Maximum Bldg. Coverage20 %

(7) Required Improvements:

Street grading, Street base, Street Pavement to centerline or minimum paved width (per chapter 21.6.3 of City Land Use Ordinances) whichever is greater, Surface drainage facilities, Waste water disposal, Culinary water facilities, Street name signs, Fire hydrants, Street monuments

Amended 06/11 by Ordinance 2011-20

14.6 Codes And Symbols, Use Table 14.1

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

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

Chapter 15 Residential And Multiple Residential Districts

15.1 Residential District R-1-21

15.2 Residential District R-1-12

15.3 Residential District R-1-8

15.4 Multiple Residential District RM-7

15.5 Multiple Residential District RM-15

15.6 Multiple Residential District RM-30

15.7 Codes And Symbols And Use Table 15.1

Amended 09/18 by Ordinance 2018-16

15.1 Residential District R-1-21

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

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

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

Minimum Frontage (at the property line on a public street or an approved private street)70 feet

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

Rear Yard30 feet

Side Yard for Main Buildings5*/15 feet

Side Yard (Amended 4/98)4 feet *

Rear Yard for Accessory Buildings1 foot *

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

* (Setback shall be as listed or match the easement width whichever is greater)

Maximum Building Height35 feet Maximum
or a basement and 2 floors whichever is less.

Building Coverage20 %

Required Improvements:

Street grading, Street base, Street Pavement to centerline or minimum paved width (per chapter 21.6.3 of City Land Use Ordinances) whichever is greater, Surface drainage facilities, Curb and Gutter, Sidewalk,

Culinary water facilities, Waste water disposal, Street name signs, Fire hydrants, Street monuments, Shade trees (along public streets), ~~Street lights.~~

15.2 Residential District R-1-12

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

Minimum Lot Size:12,000 sq. feet

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

Minimum Frontage (at the property line on a public street or an approved private street)70 feet

Minimum Yard Setback Requirements:

Front Yard40 feet

Rear Yard30 feet

Side Yard for Main Buildings Each Side5 */15 feet

Side Yard for Accessory Buildings4 feet *

Rear Yard for Accessory Buildings1 foot *

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

* (Setback shall be as listed or match the easement width whichever is greater)

Maximum Building Height35 feet
or a basement and 2 floors whichever is less.

Maximum Building Coverage20 %

Required Improvements:

Street grading, Street base, Street Pavement to centerline or minimum paved width (per chapter 21.6.3 of City Land Use Ordinances) whichever is greater, Surface drainage facilities, Curb and Gutter, Sidewalk, Culinary water facilities, Waste water disposal, Street name signs, Fire hydrants, Street monuments, Shade trees (along public streets), ~~Street lights~~

15.3 Residential District R-1-8

(1) Effective July 10, 1999 no application to extend, enlarge or re-zone property to a R-1 -8 zoning district designation will be considered by Grantsville City. Areas previously designated with a R-1 -8

zoning district designation may continue after July 9, 1999 and the uses in existing R-1 -8 districts may continue subject to the regulations applicable to this District.

Minimum Lot Size:8,000 sq. feet
Minimum Lot Size for Corner Lots10,000 sq. feet

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

Minimum Frontage (at the property line on a public street or an approved private street)60 feet

Minimum Yard Setback Requirements: (Amended 9/01)

Front Yard30 feet

Rear Yard for Main Buildings25 feet

Rear Yard for Accessory Buildings1 foot *

Side Yard for Main Buildings Each Side 5 */15 feet

Side Yard for Accessory Buildings on a Corner Lot10 feet

Side Yard for Accessory Buildings.....4 feet *

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

* (Setback shall be as listed or match the easement width whichever is greater)

Maximum Building Height35 feet
or a basement and 2 floors whichever is less.

Maximum Building Coverage35 %

Required Improvements:

Street grading, Street base, Street Pavement to centerline or minimum paved width (per chapter 21.6.3 of City Land Use Ordinances) whichever is greater, Surface drainage facilities, Curb and Gutter Sidewalk Culinary water facilities Waste water disposal, Street name signs, Fire hydrants, Street monuments, Shade trees (along public streets), ~~Street lights~~

Amended 11/13 by Ordinance 2013-23

15.4 Multiple Residential District RM-7

Effective June 4, 1999 no application to extend, enlarge or re-zone property to a RM-7 zoning district designation will be considered by Grantsville City. Areas previously designated with a RM-7 zoning district designation may continue after June 4, 1999 and the uses in these district's may continue subject to the following regulations.

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

Minimum Lot Size (Lot area):7,000 sq. feet
 Minimum Lot Size for Corner Lots10,000 sq. feet
 Additional lot area for each additional dwelling unit on the lot.....6,000 sq. feet
 Maximum Density7 d.u./acre of lot
 area as defined in Land Use Ordinance Chapter 2

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

For multiuse residential development shall comply with Chapter 4: Supplementary and Qualifying Regulations - Section 4.34 Multi Unit Residential Development.

Minimum Frontage (along curb face on a public street or an approved private street)60 feet.

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

Front Yard25 feet.

Rear Yard for Main Buildings20 feet

Rear Yard for Accessory Buildings1 foot (or match the easement width whichever is greater)

Side Yard for Main Building, Each Side5*/15 feet
 (if duplex buildings are attached at the property line, a setback of 15 feet on each side)

Side Yard for Accessory Buildings4 feet *

Setbacks for Accessory Buildings on a corner lot:

On the side of the Main Building4 feet *

On the rear of the Main Building1 foot *

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

* (Setback shall be as listed or match the easement width whichever is greater)

Maximum Building Height35 feet
 or a basement and 2 floors whichever is less.

Maximum Building Coverage35 %

Required Improvements:

Street grading, Street base, Street Pavement to centerline or minimum paved width (per chapter 21.6.3 of City Land Use Ordinances) whichever is greater, Surface drainage facilities, Curb and Gutter, Sidewalk, Culinary water facilities, Waste water disposal, Street name signs, Fire hydrants, Street monuments, Shade trees (along public streets), ~~Street lights~~

15.5 Multiple Residential District RM-15

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

Minimum Lot Size (lot area):8,000 sq. feet
Minimum Lot Size for Corner Lots10,000 sq. feet
Additional lot area for each additional dwelling unit on the lot.....4000 sq. feet
Maximum Density15 d.u./acre of the lot area. To achieve this density, housing units would need to be built above other housing units.

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

For multiuse residential development shall comply with Chapter 4: Supplementary and Qualifying Regulations - Section 4.34 Multi Unit Residential Development.

Minimum Frontage (at the property line on a public street or an approved private street)60 feet

Minimum Yard Setback Requirements:

Front Yard25 feet

Rear Yard for Main Buildings20 feet

Rear Yard for Accessory Buildings1 foot *

Side Yard for Main Buildings, Each Side7.5 feet

Side Yard for Accessory Buildings4 feet *

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

* (Setback shall be as listed or match the easement width whichever is greater)

Maximum Building Height35 feet

A maximum of 55' above grade at street may be approved with special considerations of landscaping, buffering, and architectural design that fits the scale of the surrounding properties in the zone.

Maximum Building Coverage of the lot area.....50 %

Required Improvements:

Street grading, Street base, Street Pavement to centerline or minimum paved width (per chapter 21.6.3 of City Land Use Ordinances) whichever is greater, Surface drainage facilities, Curb and Gutter, Sidewalk, Culinary water facilities, Waste water disposal, Street name signs, Fire hydrants, Street monuments, Shade trees (along public streets), ~~Street lights~~

15.6 Multiple Residential District RM-30

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

15.7 Codes And Symbols And Use Table 15.1

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

Table 15.1 Use Regulations

Chapter 16 Commercial And Industrial Districts

16.1 Neighborhood Commercial District (C-N)

16.2 Commercial Shopping District (C-S)

16.3 General Commercial District (C-G)

16.4 Central Development District (C-D)

16.5 Light Manufacturing And Distribution District (M-D)

16.6 General Manufacturing District (M-G)

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

16.8 Codes And Symbols And Use Table 16.1

Amended 09/18 by Ordinance 2018-16

16.0 Vehicle queuing length requirements

(1) Companies with drive-up windows will need to provide a queuing area for vehicles to be approved with their improvement plans.

(2) The plan needs to show room for 5 to 20 vehicles (20 feet per vehicle) to queue up at the drive-up window based on documentation of similar businesses. Vending for copy and general business will need to que fewer vehicle while fast food, coffee, and soda businesses will need a lot more queuing for vehicles.

16.1 Neighborhood Commercial District (C-N)

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

Front or Corner Yard15 feet

Interior Side YardNone If an Interior Side Yard is provided it shall not be less than4 feet (or match the easement width whichever is greater)

Rear Yard10 feet

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

Maximum Building Height35 feet or a basement and 2 floors whichever is less.

16.2 Commercial Shopping District (C-S)

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

Minimum Lot Size:60,000 sq. ft.

Minimum Width at Front and Rear Setback150 feet

Minimum Yard Setback Requirements:

Front Yard and Corner Side Yard30 feet Interior

Side Yard15 feet

Rear Yard30 feet

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

Maximum Building Height45 feet Access restriction of one driveway per 150 feet of frontage on arterial or major collector streets in order to maintain safe traffic conditions.

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

16.3 General Commercial District (C-G)

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

Minimum Lot Size:10,000 sq. ft.

Minimum Width at Front and Rear Setback60 feet

Minimum Yard Setback Requirements:

Front Yard and Corner Side Yard10 feet

Interior Side YardNone

If an Interior Side Yard is provided it shall not be less than4 feet (or match the easement width whichever is greater)

Rear Yard10 feet

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

Maximum Building Height45 feet

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

16.4 Central Development District (C-D)

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

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

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

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

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

Minimum Width at Front and Rear Setbackby approval

Minimum Yard Setback Requirements:

Front Yard and Corner Side Yardby approval

Interior Side Yardby approval

Rear Yardby approval

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

Maximum Building Height.....by approval

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

16.5 Light Manufacturing And Distribution District (M-D)

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

Minimum Lot Size:20,000 sq. ft.

Minimum Width at Front and Rear Setback80 feet

Minimum Yard Setback Requirements:

Front Yard and Corner Side Yard25 feet

Interior Side Yard10 feet Rear Yard
.....25 feet

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

Maximum Building Height65 feet

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

16.6 General Manufacturing District (M-G)

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

Minimum Lot Size:20,000 sq. ft.

Minimum Width at Front and Rear Setback80 feet

Minimum Yard Setback Requirements:

Front Yard and Corner Side Yard35 feet

Interior Side Yard20 feet

Rear Yard35 feet

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

Maximum Building Height80 feet Except chimneys and smokestacks shall be permitted up to 120 feet in height.

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

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

16.7.1 Conditional Uses

16.7.2 Operation Categories

16.7.3 Application

16.7.4 Minimum Requirements

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

Minimum Lot Size:20,000 sq. ft.

Minimum Width at Front and Rear Setback80 feet

Minimum Yard Setback Requirements:

Front Yard and Corner Side Yard35 feet

Interior Side Yard20 feet

Rear Yard35 feet

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

Maximum Building Height80 feet.

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

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

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

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

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

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

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

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

(a) application form;

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

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

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

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

(iii) Liability insurance coverage;

(d) a site plan showing:

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

(ii) dimensions;

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

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

(v) Ingress and egress;

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

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

(e) a reclamation plan addressing:

(i) types of existing dominant vegetation;

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

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

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

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

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

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

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

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

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

(f) an operations plan that outlines:

(i) proposed hours of operation;

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

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

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

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

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

(vii) appropriation and use of necessary water rights;

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

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

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

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

(xi) UDOT permit if accessing a state highway;

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

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

All operations shall comply with the following requirements:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

16.7.1 Conditional Uses

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

16.7.2 Operation Categories

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

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

16.7.3 Application

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

(a) application form;

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

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

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

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

(iii) Liability insurance coverage;

(d) a site plan showing:

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

(ii) dimensions;

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

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

(v) Ingress and egress;

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

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

(e) a reclamation plan addressing:

(i) types of existing dominant vegetation;

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

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

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

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

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

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

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

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

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

(f) an operations plan that outlines:

(i) proposed hours of operation;

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

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

- (iv) an open and closure plan stating the phasing, acreage and duration of the operation involved, with the maps and narratives that describe the expected sequence of disturbed areas, processing and material treatment;
- (v) the extent of the land previously disturbed as well as the proposed extent of land disturbance;
- (vi) areas of overburden and/or topsoil removal and storage areas, also the location of disposal and stockpile areas for reject materials, waste, and useable materials;
- (vii) appropriation and use of necessary water rights;
- (viii) onsite control of surface and storm water drainage;
- (ix) evidence that all required federal and state requirements for environmental health, occupational safety, and reclamation are completed and approved as required by each of the following entities:
 - (A) Tooele County Health Department; (B) OSHA, State of Utah OGM, and MSHA (C) Soil Conservation District (D) UDOT (E) the State archeologist and paleontologist.
- (x) a statement identifying mitigation of hazards to the public safety and welfare, including test hole closures, fencing, slopes, disposal of trash, scrap metal, wood, extraneous debris, waste oil, solvents, fuels, chemicals, explosives and sewage;
- (xi) UDOT permit if accessing a state highway;
- (xii) methods of fugitive dust suppression for processing and site operations.

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

16.7.4 Minimum Requirements

All operations shall comply with the following requirements:

- (1) warning signs, fences, trees, and berms shall be placed on the perimeter of the property to protect the public and act as barriers to access, fugitive dust, noise, glare, and/or view shall be indicated;
- (2) no adverse drainage which would create soil instability or erosion shall be permitted. All drainage shall be contained on site;
- (3) maximum slopes shall be in accordance with MSHA;
- (4) the applicant shall post a reclamation guarantee for the area of disturbance giving financial assurance in a form approved by the Grantsville City Attorney and City Council, guaranteeing the satisfactory reclamation of all disturbed areas. The amount of reclamation shall not be less than \$1,000.00 per acre, with a \$10,000.00 minimum and shall be adjusted upon the renewal of the operations plan to meet projected costs of reclamation based upon time, material and equipment needed to clean-up and remove structures, backfill, slopes (to include mine dumps) shall be graded to no greater than a 3:1 finished slope or in relation to the contour of adjacent undisturbed land. The

release of the financial assurance and obligations for reclamation shall not be made until Grantsville City staff consults with the Soil Conservation District, the Grantsville City Attorney and approves the release in writing.

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

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

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

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

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

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

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

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

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

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

16.8 Codes And Symbols And Use Table 16.1

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

Table 16.1 Use Regulations

Chapter 19a Mixed Use District

- [19a.1 Purpose And Intent](#)
- [19a.2 Permitted Uses](#)
- [19a.3 Minimum Lot Sizes](#)
- [19a.4 Setbacks/Yard Requirements](#)
- [19a.5 Minimum Lot Frontage](#)
- [19a.6 Maximum Height Of Structures](#)
- [19a.7 Minimum Dwelling Size](#)
- [19a.8 Landscaping Requirement](#)
- [19a.9 Exceptions](#)

Enacted 02/11 by Ordinance 2011-04, amended 09/18 by Ordinance 2018-16

19a.1 Purpose And Intent

- (1) The purpose of the Mixed-Use District is to allow for the establishment of medium density residential neighborhoods mixed with commercial properties. Planned Unit Developments are required in this zone such that open space, neighborhood parks, natural areas, trails, and other amenities are required as part of these types of development. Developments in the Mixed-Use zone shall be designed so as to integrate the residential and commercial components into one harmonious development and to be compatible with the existing or anticipated use on the surrounding properties.
- (2) While achieving a mix of commercial and residential uses in Mixed Use developments is the goal, the City will review proposals on an individual basis in determining an acceptable ratio for the residential and commercial components. Project designs that fail to sufficiently integrate commercial and residential uses will not be considered for approval. Creativity in both site design and architecture is expected. Master planning of multiple contiguous properties is encouraged in order to integrate the proposed development harmoniously into the surrounding neighborhood.
- (3) This land use district, in conjunction with the City's Land Use Element, recognizes that in order for the City to be a well-rounded community, many different housing styles, types and sizes should be permitted. Where surrounding uses are compatible, the mixed-use development may allow residential uses up to ten (10) units per acre.
- (4) 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 fits the scale of the surrounding properties in the zone.~~ (SEE 19a.9)

HISTORY

Amended by Ord. [2021-13](#) on 4/28/2021
Amended by Ord. [2021-35](#) on 8/18/2021

19a.2 Permitted Uses

- (1) This district shall allow residential developments and those uses allowed in the C-N, C-S, and C-G districts as permitted or conditional uses as specified in the regulations for these districts.

19a.3 Minimum Lot Sizes

- (1) The minimum lot size for single family dwellings is 4,000 square feet per unit.
- (2) The minimum lot size for any non-residential use in this zone is one-half (1/2) acre.

(3) MINIMUM LOT SIZE FOR MULTI-UNIT DWELLINGS IS 4000 SF FOR EACH UNIT.

19a.4 Setbacks/Yard Requirements

(1) Setbacks/yard requirements are intended to describe the amount of space required between buildings and property lines. All buildings in this zone, including accessory buildings, are required to maintain a minimum distance from property lines as follows:

(a) Front: ²⁵20 feet. The front setback may be reduced to 12 feet if the garage is setback from the front plane of the home, but in no case shall the garage be located closer than ²⁰20 feet to the front property line.

(b) Sides: ^{7.5}5/10 feet (minimum ~~combined~~). *(1 SIDE / SECOND SIDE) 25*

(c) Rear: 20 feet.

(d) Corner lots: There shall be a minimum setback on corner lots as follows: ²⁵20 feet on each side fronting a street, with 10 foot setbacks for the other two sides.

(e) All accessory buildings in this zone are required to maintain distances from property lines and other dwelling units as follows: sides and rear ^{7.5}5 feet.

(f) Mixed use buildings fronting Main Street and containing main floor commercial uses may allow the commercial uses to abut the street side property line with a portion of the building containing the main entrance to the commercial use ^x if an adjacent street side property is currently similarly configured.

HISTORY
Amended by Ord. 2021-13 on 4/28/2021

19a.5 Minimum Lot Frontage

(1) For single family homes, the minimum lot frontage shall be not less than ⁵⁰35 feet. All other uses in this zone shall have at least 100 feet of frontage along a public street.

19a.6 Maximum Height Of Structures

(1) No structure in this zone shall exceed a maximum of two (2) stories in height for residential and four (4) stories in height or 35 feet above grade at street. *2 STORIES ABOVE STREET OR 35' WHATEVER IS LESS.*

HISTORY
Amended by Ord. 2021-13 on 4/28/2021

19a.7 Minimum Dwelling Size

(1) Every dwelling unit in this zone shall contain a minimum of 900 square feet of living space.

19a.8 Landscaping Requirement

(1) There shall be a minimum requirement of 25% of the total project area to be used for landscaping. All sensitive lands shall be protected as part of the landscaped area of any development.

19a.9 Exceptions

(1) Heights of three (3) stories above grade at street and fifteen ¹⁵ units per acres may be approved with special considerations of landscaping, buffering and architectural design that fit the scale of the surrounding properties in the zone. To be considered landscaping and buffering, area and design must exceed the minimum requirements found in Chapter 9, Landscaping and Buffers and Chapter 12, Planned Unit Developments.

HISTORY

Adopted by Ord. 2021-13 on 4/28/2021

DISCUSSION ITEM #10 AND PUBLIC
HEARING AGENDA ITEM #J

GRANTSVILLE CITY PLANNING COMMISSION

NOTICE OF A DISCUSSION, PUBLIC HEARING AND CONSIDERATION ON A PROPOSAL TO AMEND GRANTSVILLE CITY'S GENERAL PLAN FUTURE TRANSPORTATION MAP AND STREET MASTER PLAN.

Pursuant to the provisions of Section §10-9A-205 and §10-9a-502 of the Utah Code. Notice is hereby given that the Grantsville Planning Commission will hold a discussion, public hearing and consideration on June 2, 2022 at 7:00 p.m. at Grantsville City Hall. The meeting will also be broadcast on Zoom. The discussion and public hearing are to receive public input and to discuss and consider action on the proposed amendment of the Grantsville City General Plan Future Transportation Map and Street Master Plan and make a recommendation to the City Council. You are invited to request a copy of the proposed amendment by emailing me at kclark@grantsvilleut.gov. All comments and concerns need to be sent in writing through email or mail and received no later than 5:00 p.m. June 2, 2022.

Dated this 23rd day of May, 2022.

BY ORDER OF THE GRANTSVILLE PLANNING COMMISSION

Kristy Clark
Zoning Administrator
Email: kclark@grantsvilleut.gov

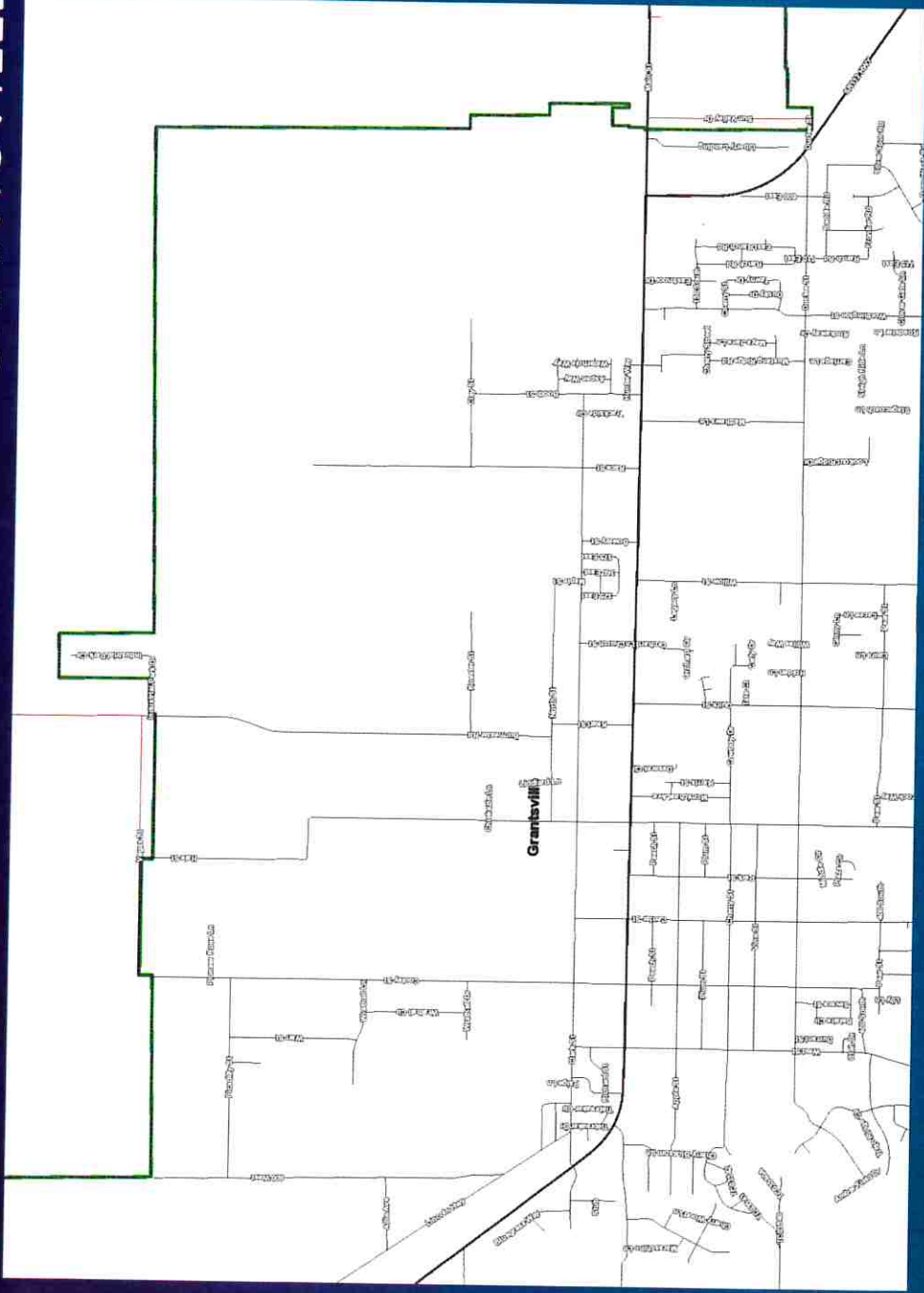
Join Zoom Meeting
<https://us02web.zoom.us/j/81282128821>

Meeting ID: 812 8212 8821
One tap mobile
+16699009128,81282128821# US (San Jose)
+12532158782,81282128821# US (Tacoma)

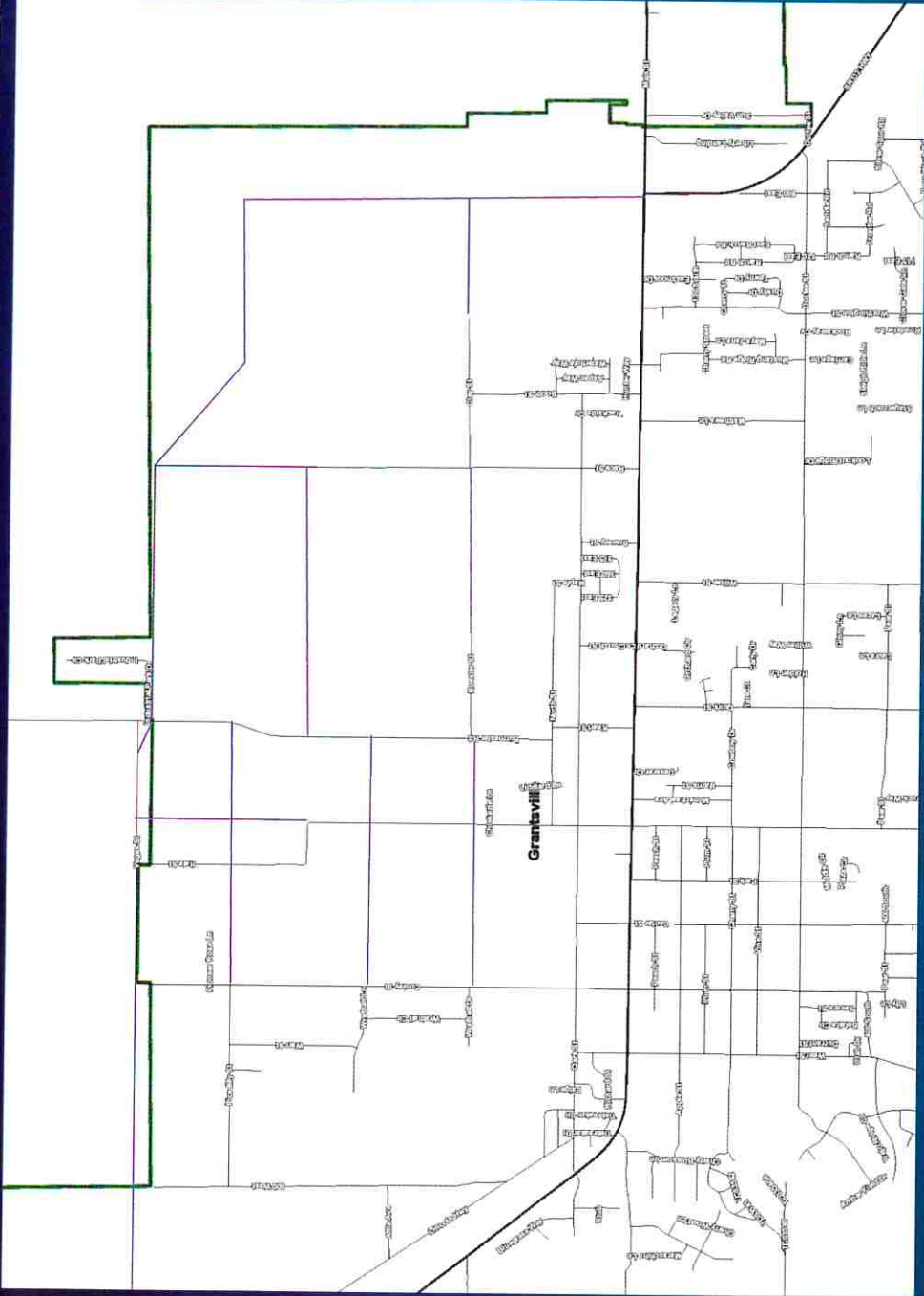
Dial by your location
+1 669 900 9128 US (San Jose)
+1 253 215 8782 US (Tacoma)
+1 346 248 7799 US (Houston)
+1 646 558 8656 US (New York)
+1 301 715 8592 US (Washington DC)
+1 312 626 6799 US (Chicago)

Find your local number: <https://us02web.zoom.us/j/81282128821>

GRANTSVILLE STREETS



GRANTSVILLE STREETS



DESIGN: SSS
 DRAWN: TMC
 CHECKED: SSS
 SCALE: 1" = 1300' N
 DATE: SEPT 2001

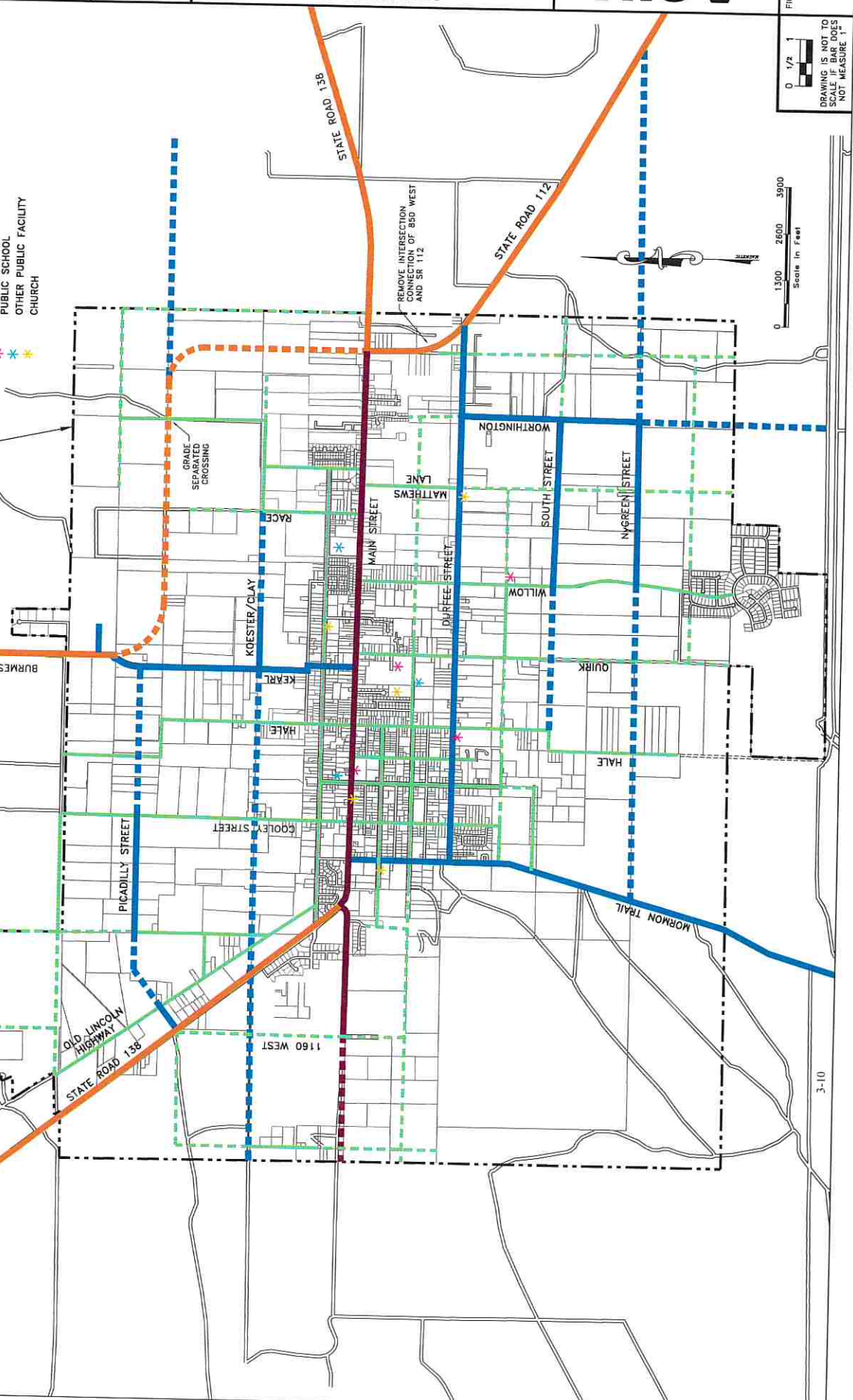
NO.	DATE	REVISIONS

GRANTSVILLE CITY
 STREET MASTER PLAN
 EXISTING AND PROPOSED
 STREET CLASSIFICATIONS

Aqua
 ENGINEERING, INC.
 533 W. 2600 S., SUITE 275 BOUNTIFUL, UT 84010
 PHONE (801) 299-1327
 FAX (801) 299-0153

FIGURE
3.4

- LEGEND**
- GRANTSVILLE CITY ROAD CLASSIFICATIONS
- ARTERIAL ROAD SYSTEM
 - COLLECTOR ROAD SYSTEM
 - LOCAL STREETS
 - RESIDENTIAL STREETS
 - MAIN STREETS
 - (DASHED LINES DENOTE FUTURE)
- CRITERIA
- OVER 400 DHV
 - UNDER 400 DHV
 - UNDER 200 DHV
 - UNDER 100 DHV
 - N/A
- PUBLIC SCHOOL
 OTHER PUBLIC FACILITY
 CHURCH



0 1/2 1
 Scale in Feet
 0 1300 2600 3900
 DRAWING IS NOT TO SCALE IF BAR DOES NOT MEASURE 1"

AGENDA ITEM #1

GRANTSVILLE CITY CONDITIONAL USE APPLICATION
(Home Occupation)

DATE PAID April 29, 2022
AMOUNT PAID \$ 75.00
HEARING DATE _____
PERMIT # _____

FEE IS \$75.00 IF
REVIEWED IN
HOUSE, \$200.00 IF
REVIEWED BY
COMMISSION

.....

Name Westscape Equipment LLC Phone # _____
Address of subject property 505 Dutton Way, Grantsville UT 84037
Mailing Address 505 Dutton Way, Grantsville UT 84037
E-mail address of applicant Lydia.Wagner@westscape.com
Do you own subject property? yes
Current zone of property R-1-21

You must have an appointment to submit the following. Please email kclark@grantsvilleut.gov to schedule your appointment.

Required Items to be Submitted with your Application for an In-House/Planning Commission Approval:

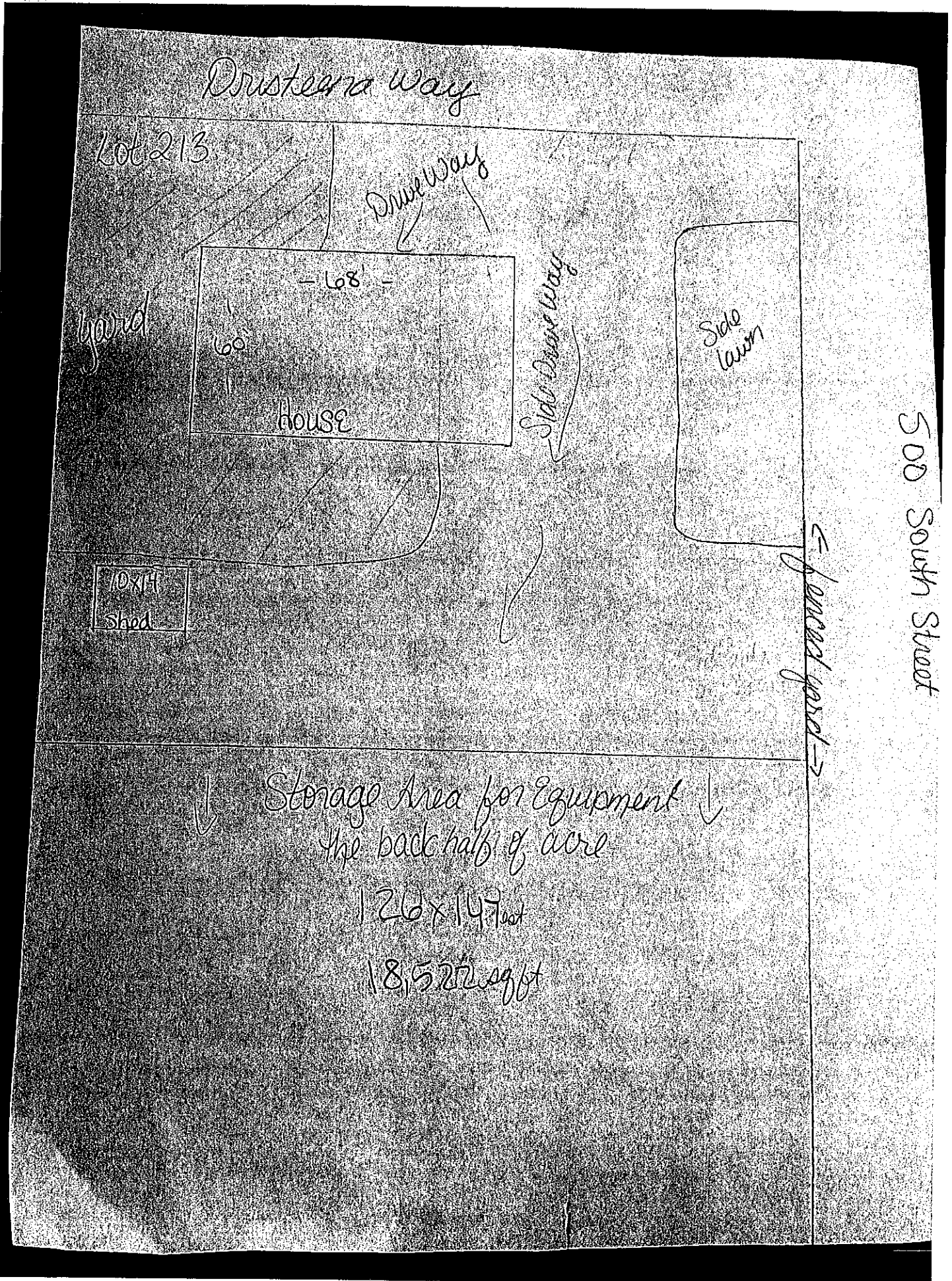
- 1) A complete detailed description of the type of business proposed, which includes:
 - a) the expected number of clients per day;
 - b) a list of the individuals at the home who will be working in the business;
 - c) the expected hours of operation of the business; and
 - d) storage of material (tools, product, etc), what and where.
- 2) Approval letter from the owner of the property if you are renting or leasing.
- 3) Vicinity map of area with North indicated.
- 4) A site plan which includes actual dimensions of the property, the size and location of all existing buildings, and all driveways and areas for and number of parking spaces. Also, include in the site plan, the work area location and where the tools and materials needed for the business will be stored.
- 5) **A Radius Report obtained from Tooele County Recorder's office. The radius requirement is 500 feet from the property boundary. The Recorder's office will provide you with the mailing labels. You will need to provide self-sealing envelopes and first class postage for all property owners that are listed on the mailing labels. DON'T PUT MAILING ADDRESSES ON ENVELOPES! THANK YOU! Addresses must be from Tooele County Recorder's Office!**

Lydia Wagner
SIGNATURE OF APPLICANT

[Signature]
SIGNATURE OF CO-APPLICANT

Detailed Description for Westscape Equipment:

- Rental of machinery or equipment used for, but not limited to, landscaping.
- Equipment will be delivered to clients or estimated 2-3 clients per week on site for pick up.
- This business will have a limited impact to surrounding neighbors. There will not be a significant increase in traffic, nor any parking on the street or outside of residence property.
- Hours of Operations are 8:00 am - 7:00pm
- Limited number of employees to Robert Wageman and Lydia Wageman
- Equipment will be stored on the back half of the acre property. Equipment is a dumb trailer and skid steer, with potential for additional equipment based on need.



MAILING CERTIFICATE

I, Kristy Clark, the Zoning Administrator for Grantsville City, a municipal corporation of the State of Utah, do hereby certify that on the 20th day of May, 2022, I have verified the attached addresses and mailed the attached notice concerning the Public Hearing for the Grantsville City Planning Commission to be held on the 2nd day of June, 2022, to all affected entities listed on the attached sheet.

Said entities have an interest in matters being heard at the public meeting, or are within one mile of the borders of Grantsville City, Utah

Mailed 33 of 33 total letters.

5 Certified Mailings

1 issues with addresses/recipient

0 duplicates

 Returned Letters/Certified Mail

Dated this _____ day of _____, 20____.



Kristy Clark

Grantsville City Zoning Administrator

**APPLICATION FOR A
HOME OCCUPATION - CONDITIONAL USE
PERMIT
CONSIDERATION BY GRANTSVILLE CITY
PLANNING COMMISSION**

This is to inform you that an application has been received in our office for consideration of a home occupation conditional use permit for:

Robert and Lydia Wageman to own and operate an Equipment Rental business out of her home located at 505 Dristeena Way in the R-1-21 zone.

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

Thursday June 2, 2022 at 7:00 p.m.

You are invited to request a copy of the application and detail description for the business by emailing me at kclark@grantsvilleut.gov.

We will continue to broadcast the Planning Commission meetings electronically on Zoom. If you choose to attend, please wear a face covering. Comments through email or by mail must be received no later than 5:00 p.m. on June 2, 2022. For more information, please call me at 435-884-4604 or email me.

Thank you,


Kristy Clark
Zoning Administrator

Join Zoom Meeting

<https://us02web.zoom.us/j/81282128821>

Meeting ID: 812 8212 8821

One tap mobile

+16699009128,,81282128821# US (San Jose)

+12532158782,,81282128821# US (Tacoma)

Dial by your location

+1 669 900 9128 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 646 558 8656 US (New York)

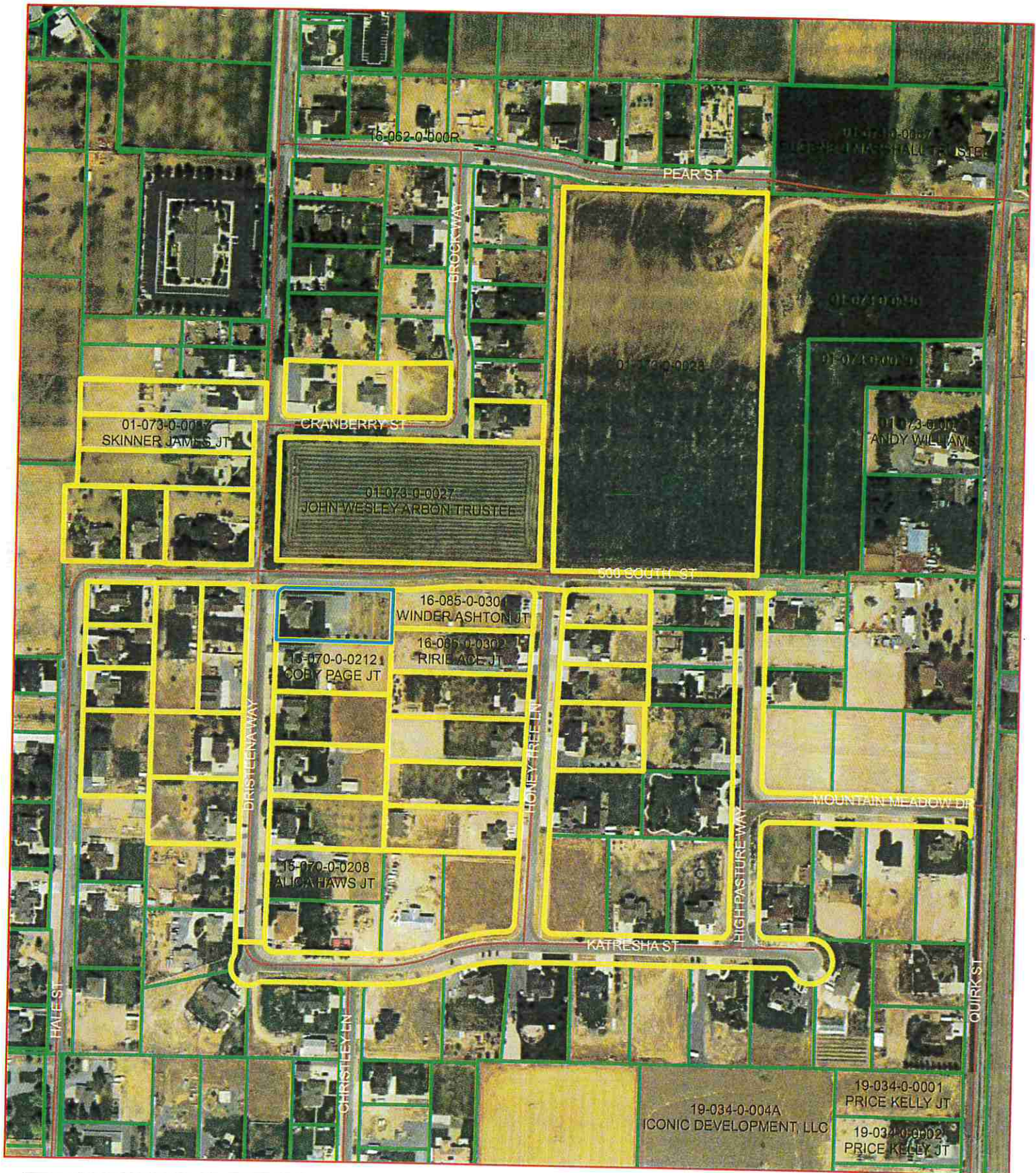
+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

Meeting ID: 812 8212 8821

Find your local number:

<https://us02web.zoom.us/j/kd3R8RGC9h>

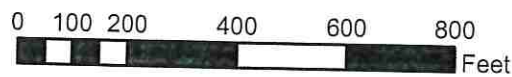


GIS Map Disclaimer:



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.

Lydia Wageman
15-070-0-0213



Date: 4/27/2022
blanca.rodriguez

HOME OCCUPATION CHECKLIST

- NAME Robert Wageman PHONE 801-703-6370
- ADDRESS 505 Dristeena Way
- APPLICATION RECEIVED 4-29-22
- EMAILED BUILDING, PUBLIC WORKS, FIRE 5-4-22
- EMAIL RESPONSES ATTACHED
- ADDRESSES COPIED
- LETTER SENT 5-4-22
- PROJECTED APPROVAL DATE _____
- CONCERNS RECEIVED _____ HEARING DATE June 2, 2022
- APPROVAL DATE _____
- APPLICATION DELIVERED TO COUNTY RECORDER _____



Gina Mecham <gmecham@grantsvilleut.gov>

CUP 505 Dristeen Way

4 messages

Gina Mecham <gmecham@grantsvilleut.gov>

Wed, May 4, 2022 at 12:09 PM

To: Andy Jensen <ajensen@grantsvilleut.gov>, Grantsville Fire Marshal <firemarshal@grantsvilleut.gov>, James Waltz <jwaltz@grantsvilleut.gov>, Kristy Clark <kclark@grantsvilleut.gov>

Attached is a Home Occupation Conditional Use Permit application for you to review for Robert Wagman for an equipment rental business.

Gina Mecham-Woodall
Administrative Assistant
435-884-1691



ROBERT WAGMAN-505 DRISTEENA WAY.pdf
3922K

James Waltz <jwaltz@grantsvilleut.gov>

Thu, May 5, 2022 at 1:31 PM

To: Gina Mecham <gmecham@grantsvilleut.gov>

Cc: Andy Jensen <ajensen@grantsvilleut.gov>, Grantsville Fire Marshal <firemarshal@grantsvilleut.gov>, Kristy Clark <kclark@grantsvilleut.gov>

Any hazardous materials on-site for equipment, must be stored with secondary containment. No haz-mat to be disposed of on the premises, specifically the not in the sewer system. Thank you

James Waltz
Public Works Director
Grantsville City
336 West Main Street
Grantsville, UT 84029
jwaltz@grantsvilleut.gov
Office: (435) 884-0621
Cell: (435) 849-1636



[Quoted text hidden]

Andy Jensen <ajensen@grantsvilleut.gov>

Fri, May 6, 2022 at 9:03 AM

To: James Waltz <jwaltz@grantsvilleut.gov>

Cc: Gina Mecham <gmecham@grantsvilleut.gov>, Grantsville Fire Marshal <firemarshal@grantsvilleut.gov>, Kristy Clark <kclark@grantsvilleut.gov>

The building code doesn't regulate what is stored in someone's yard. No concern with a home office.

Andy Jensen
Grantsville Building Official
ajensen@grantsvilleut.gov
435-884-4617

[Quoted text hidden]

Grantsville Fire Marshal <firemarshal@grantsvilleut.gov>

Fri, May 13, 2022 at 3:55 PM

To: Andy Jensen <ajensen@grantsvilleut.gov>

Cc: James Waltz <jwaltz@grantsvilleut.gov>, Gina Mecham <gmecham@grantsvilleut.gov>, Kristy Clark <kclark@grantsvilleut.gov>

No concerns for Fire.

Jason Smith
Fire Marshal
Grantsville Fire Department
[Quoted text hidden]

AGENDA ITEM #2

GRANTSVILLE CITY CONDITIONAL USE APPLICATION
(Home Occupation)

DATE PAID 5-16-22
AMOUNT PAID 200⁰⁰
HEARING DATE June 2, 2022
PERMIT # _____

FEE IS ~~\$75.00~~ IF
REVIEWED IN
HOUSE, ~~\$200.00~~ IF
REVIEWED BY
COMMISSION

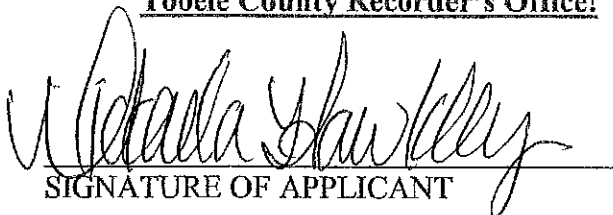
.....

Name Mickaela Hawkey Phone # _____
Address of subject property 162 Harvest Ln.
Mailing Address " " _____
E-mail address of applicant hawkleyhandful@gmail.com
Do you own subject property? yes
Current zone of property RR-1

You must have an appointment to submit the following. Please email kclark@grantsvilleut.gov to schedule your appointment.

Required Items to be Submitted with your Application for an In-House/Planning Commission Approval:

- 1) A complete detailed description of the type of business proposed, which includes:
 - a) the expected number of clients per day;
 - b) a list of the individuals at the home who will be working in the business;
 - c) the expected hours of operation of the business; and
 - d) storage of material (tools, product, etc), what and where.
- Approval letter from the owner of the property if you are renting or leasing.
- Vicinity map of area with North indicated.
- 4) A site plan which includes actual dimensions of the property, the size and location of all existing buildings, and all driveways and areas for and number of parking spaces. Also, include in the site plan, the work area location and where the tools and materials needed for the business will be stored.
- ✓5) **A Radius Report obtained from Tooele County Recorder's office. The radius requirement is 500 feet from the property boundary. The Recorder's office will provide you with the mailing labels. You will need to provide self-sealing envelopes and first class postage for all property owners that are listed on the mailing labels. DON'T PUT MAILING ADDRESSES ON ENVELOPES! THANK YOU! Addresses must be from Tooele County Recorder's Office!**


SIGNATURE OF APPLICANT

SIGNATURE OF CO-APPLICANT

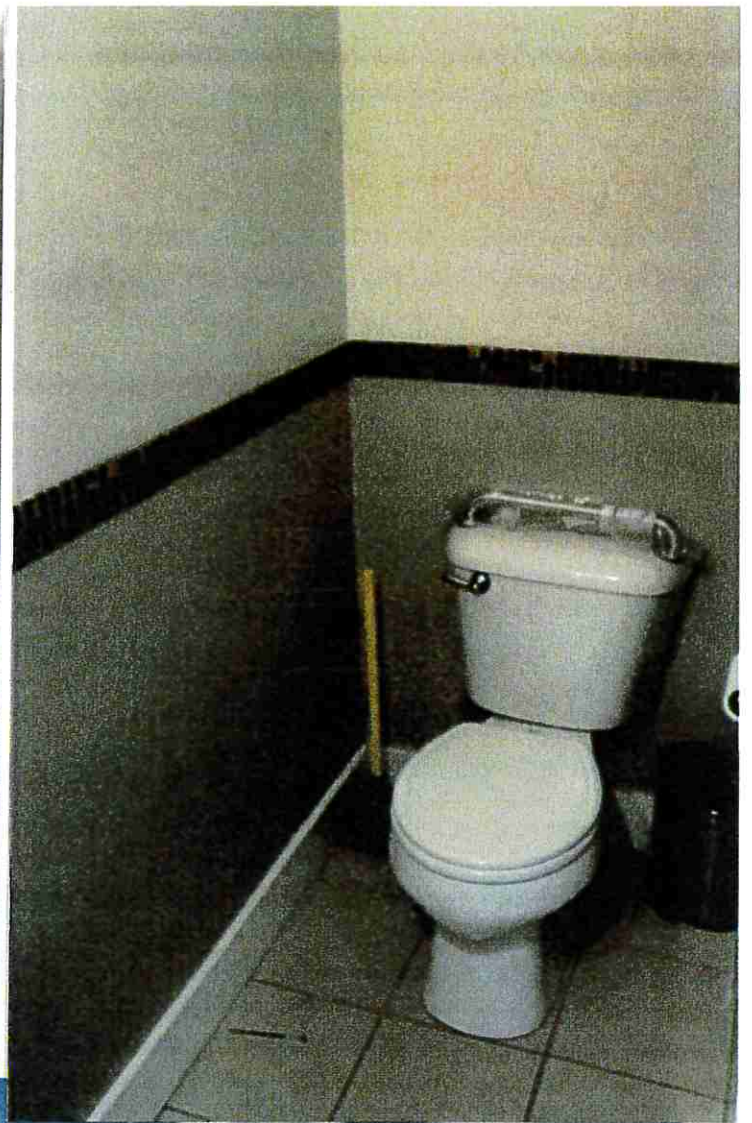
Business Description

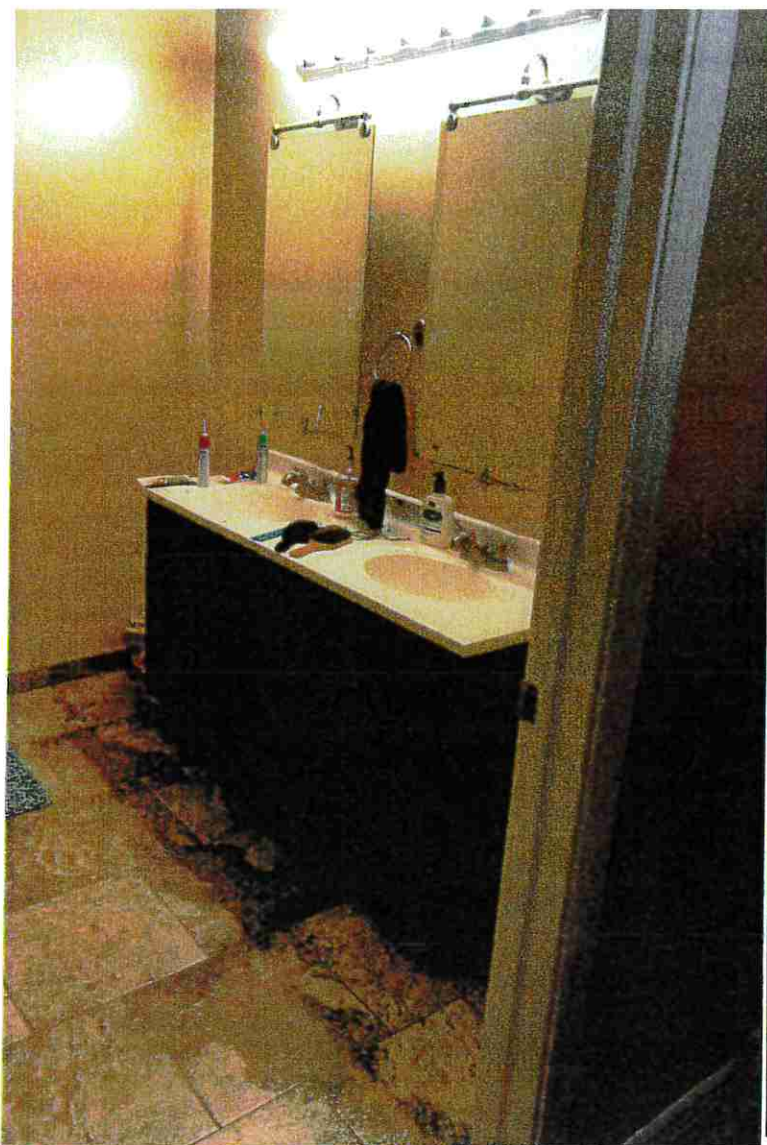
Grantsville Tavaci is a children's choir for ages 4-10. I will be the director and I have no employees working for me. I plan on having three age groups: pre-k-kinder, 1-2 grade and 3-4 grade. Each age group will have one weekly 45 minute to an hour practice on Tuesday, Wednesday or Thursday. I am planning on having the classes start at 4pm. Each class is expected to be a minimum of 7 and a maximum of 20 students. Class time will be spent learning songs and choreography for a concert at the end of a five-month semester. Semesters will run from August-December and January-May.

The space I plan on using for classes is a 21'6" x 18'2" room in the basement of my home. Picture included. There are two large window wells in which we will have ladders and a 4'10" x 2' storage closet in the room. My supplies are two large speakers and a microphone, which will be stored in the closet and used for class time. There is a 10'7" x 7'9" bathroom right off of this room, I also have a 3' x 4' bathroom on the first floor off the mud room in which I will be installing grab bars. Pictures included.

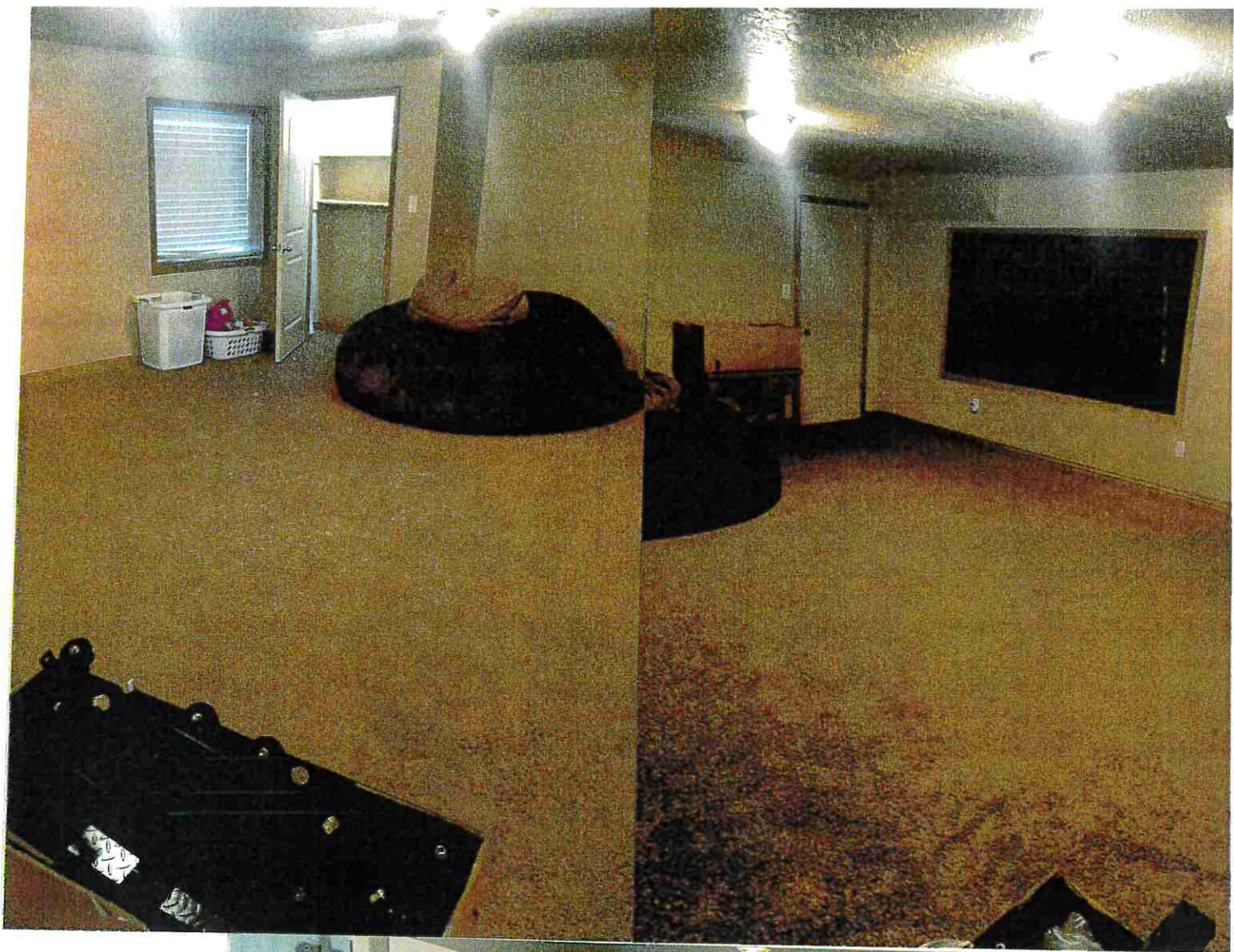
I have a large 33'4" x 86' driveway to accommodate parents' parking for drop-off and pick up times. I have room for five cars to diagonally park on the gravel and back out of the driveway. Picture included.

I will be doing all of my office work in a 12' x 11' office on the east side of the entrance to the house. Picture included.

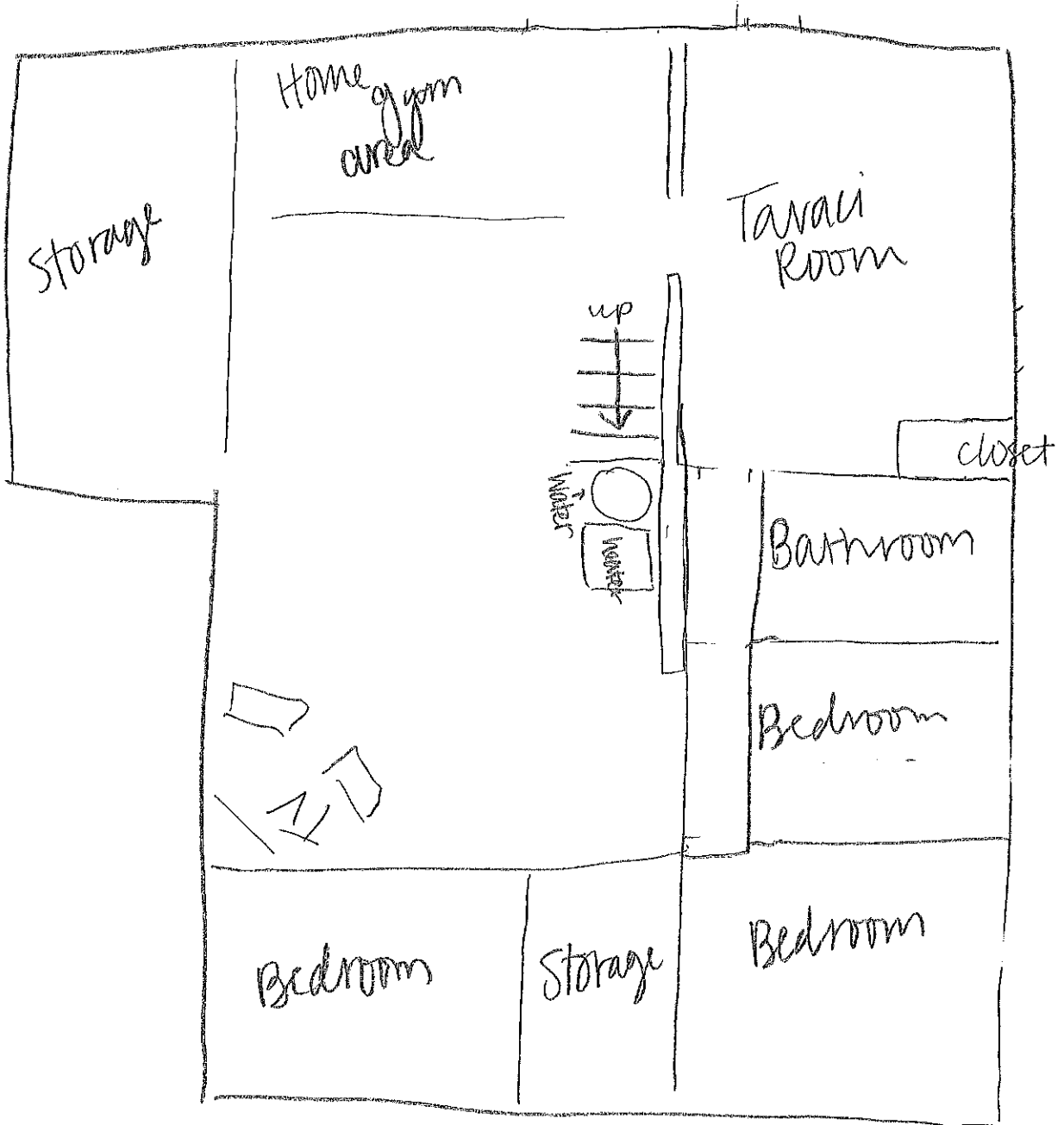


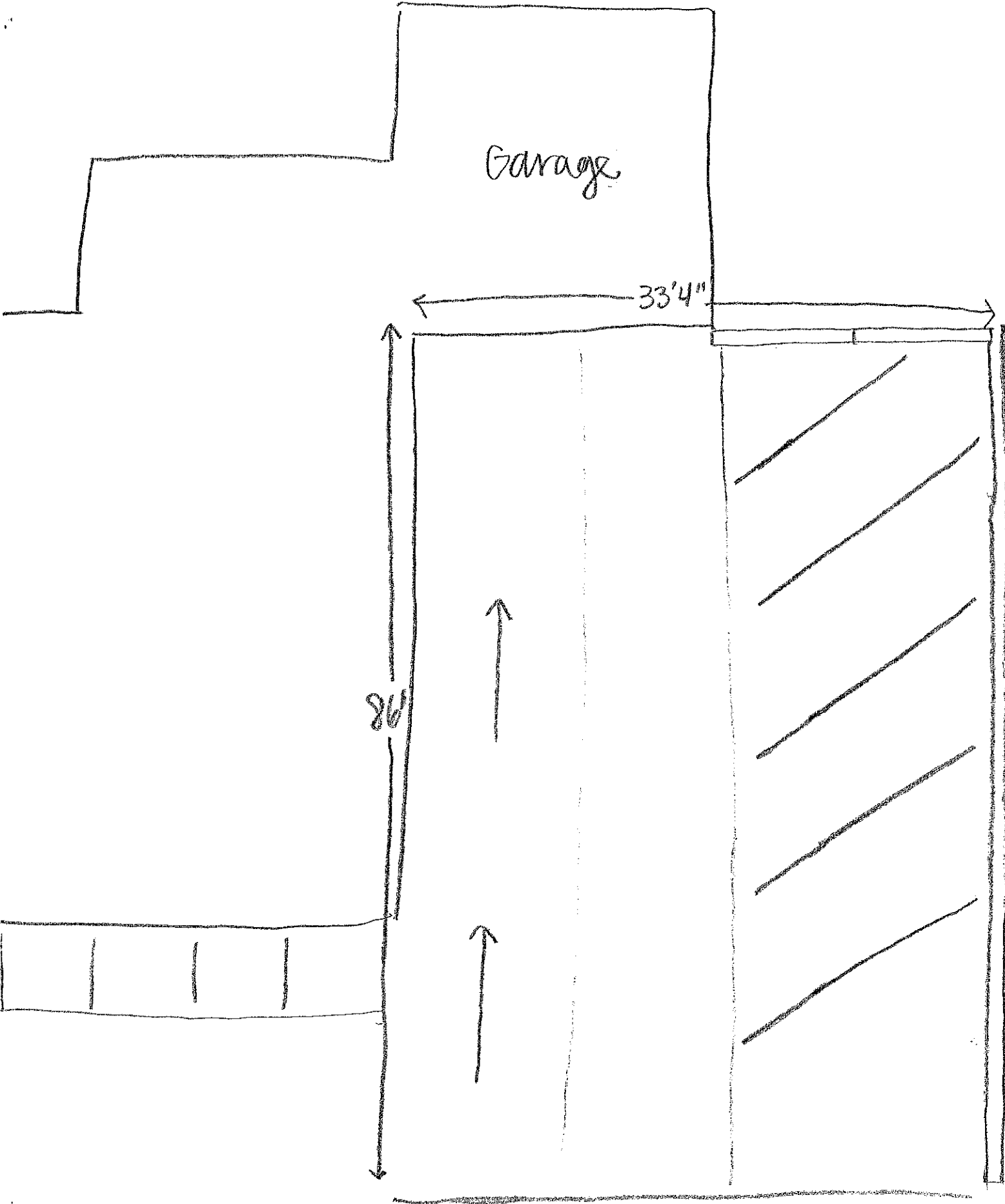






Basement





Garage

33'4"

86"

N ↓

Garage

Main level

Mud

Bath

Dining

Bath

Broom

Kitchen

Sitting room



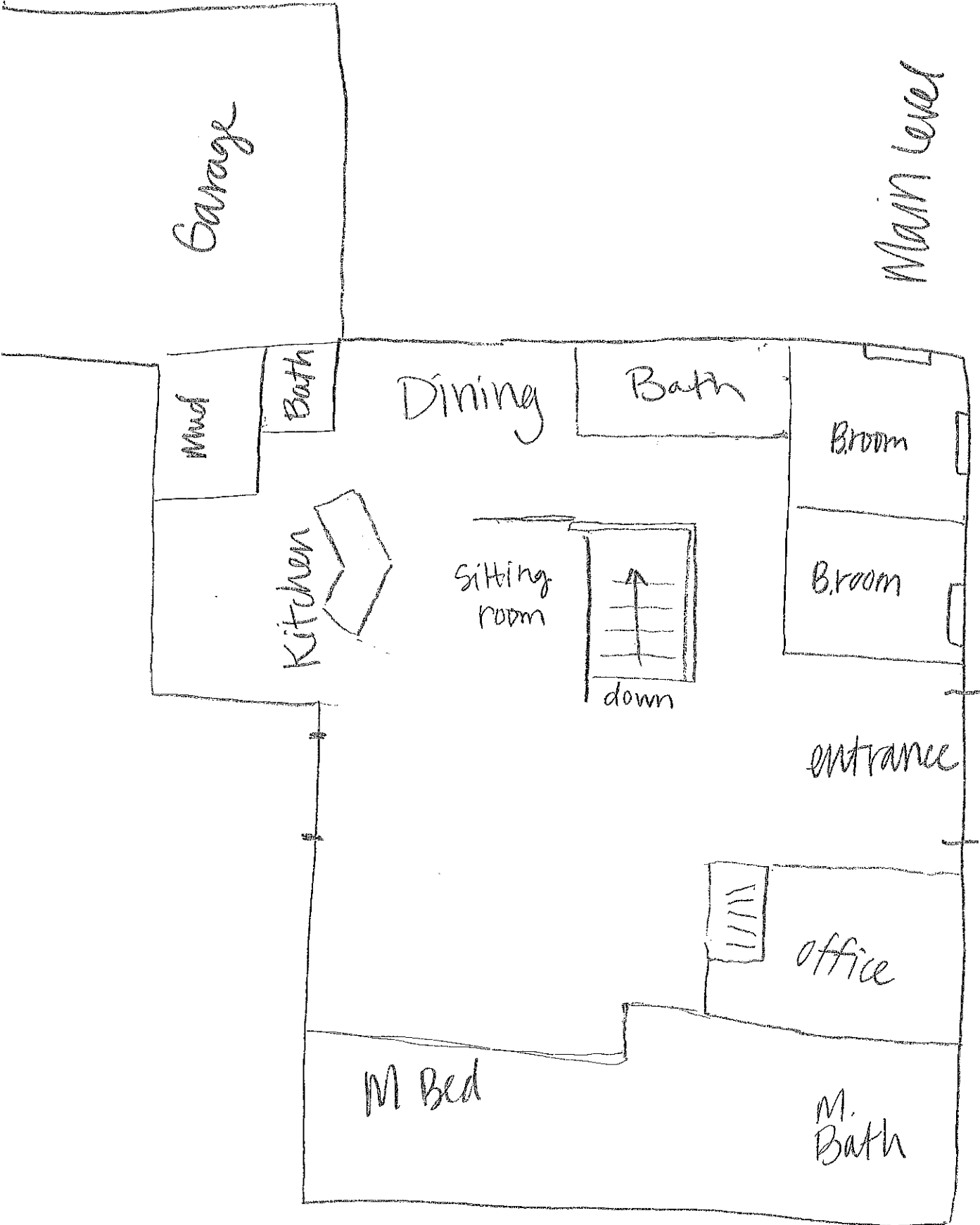
Broom

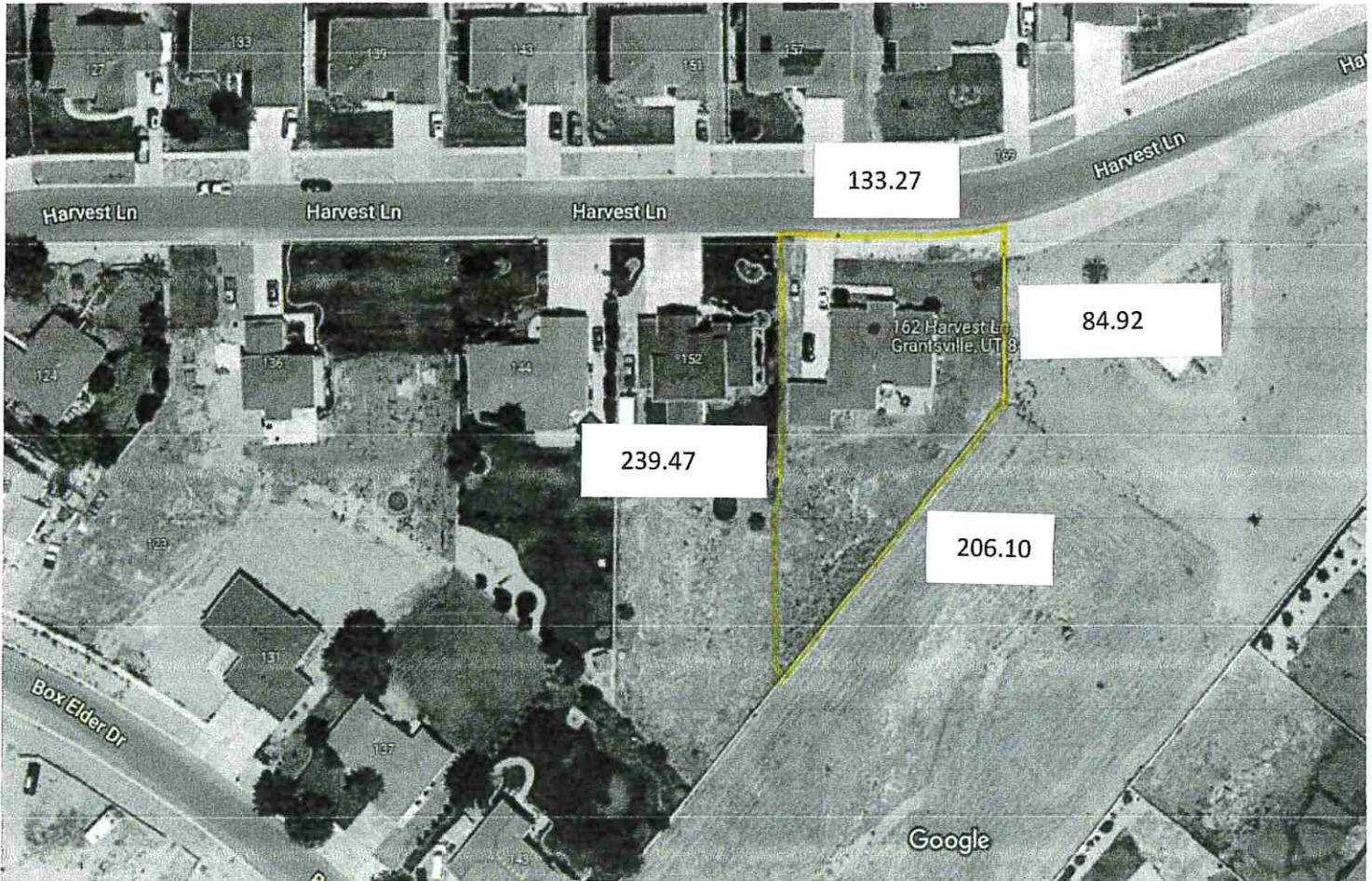
entrance

office

M Bed

M. Bath





Imagery ©2022 Maxar Technologies, State of Utah, Map data ©2022 Google 50 ft



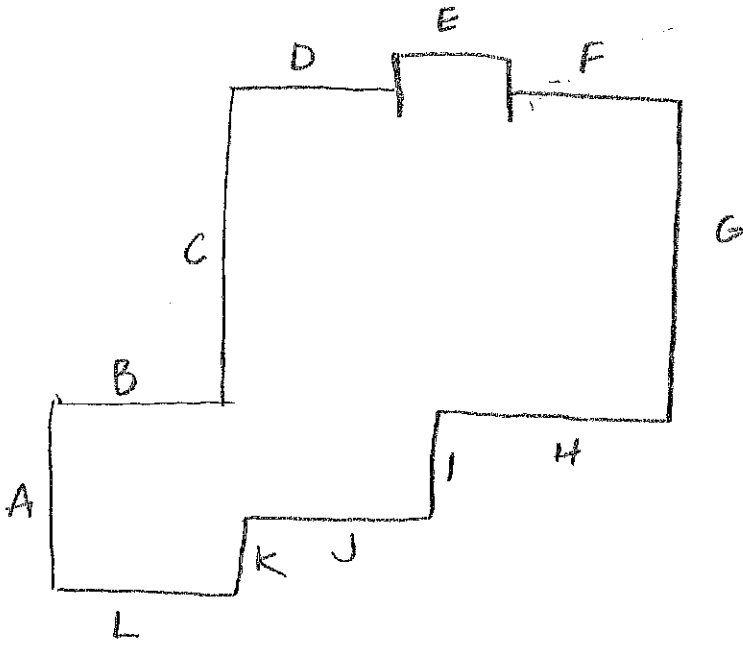
Home

162 Harvest Ln
Grantsville, UT 84029
Building

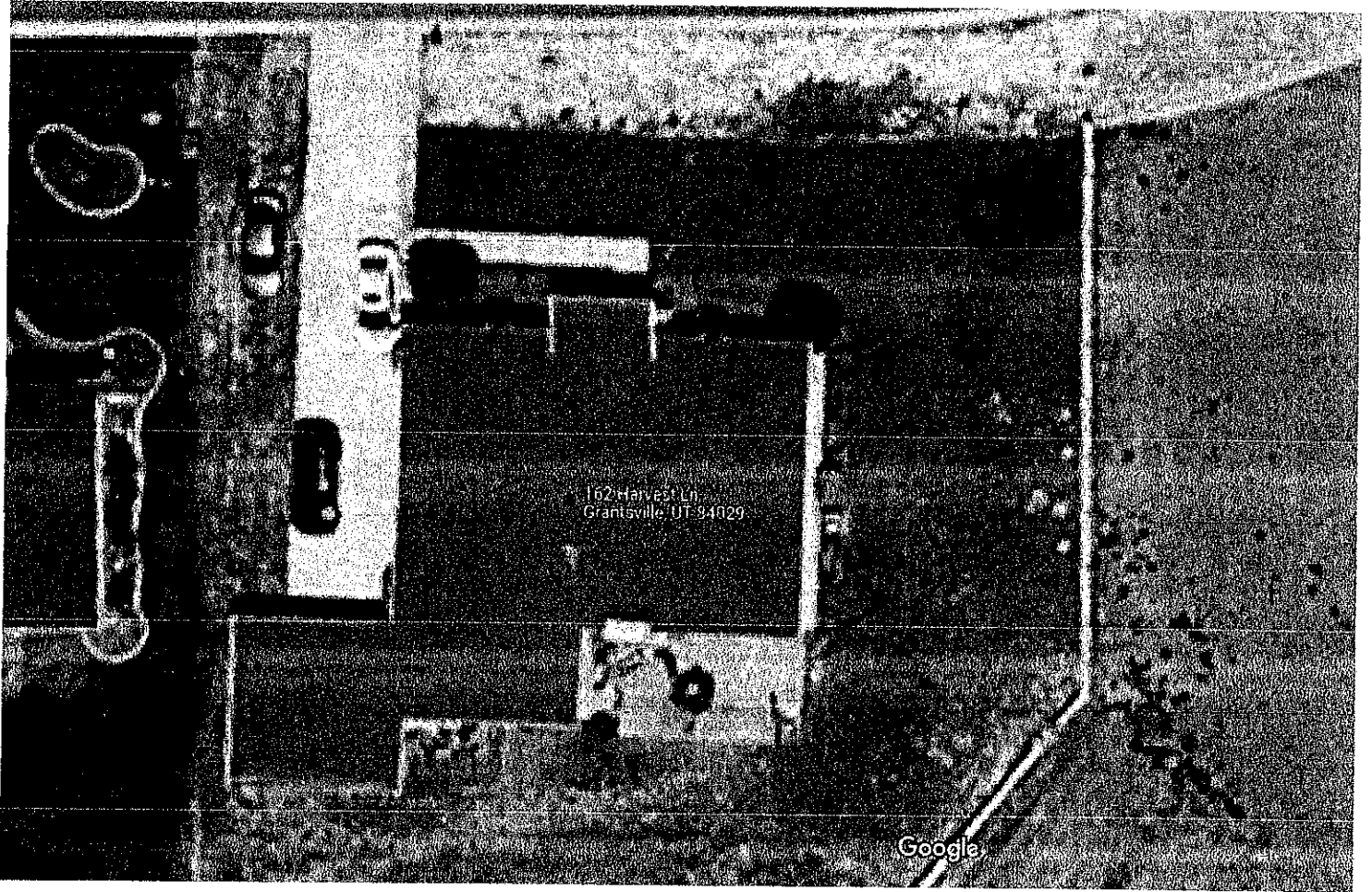
- 
Directions
- 
Save
- 
Nearby
- 
Send to your phone
- 
Share

Photos

↑ N



- A 24'6"
- B 22'6"
- C 43'
- D 21'6"
- E 13'8"
- F 22'6"
- G 43'
- H 32'6"
- I 14'
- J 25'6"
- K 10'6"
- L 22'6"



Map data ©2022, Map data ©2022 Google 20 ft



Home

162 Harvest Ln
Grantsville, UT 84029
Building



Directions



Save



Nearby



Send to your
phone



Share

Photos

MAILING CERTIFICATE

I, Kristy Clark, the Zoning Administrator for Grantsville City, a municipal corporation of the State of Utah, do hereby certify that on the 20th day of May, 2022, I have verified the attached addresses and mailed the attached notice concerning the Public Hearing for the Grantsville City Planning Commission to be held on the 2nd day of June, 2022, to all affected entities listed on the attached sheet.

Said entities have an interest in matters being heard at the public meeting, or are within one mile of the borders of Grantsville City, Utah

Mailed 44 of 47 total letters.

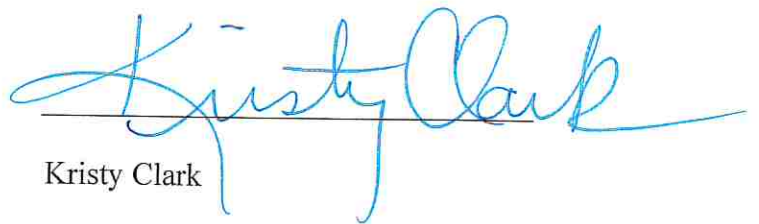
6 Certified Mailings

3 issues with addresses/recipient

0 duplicates

 Returned Letters/Certified Mail

Dated this _____ day of _____, 20____.



Kristy Clark

Grantsville City Zoning Administrator

**APPLICATION FOR A
HOME OCCUPATION - CONDITIONAL USE
PERMIT
CONSIDERATION BY GRANTSVILLE CITY
PLANNING COMMISSION**

This is to inform you that an application has been received in our office for consideration of a home occupation conditional use permit for:

Mickaela Hawkley to own and operate a Children's Choir business out of her home located at 162 Harvest Lane in the RR-1 zone.

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

Thursday June 2, 2022 at 7:00 p.m.

You are invited to request a copy of the application and detail description for the business by emailing me at kclark@grantsvilleut.gov.

We will continue to broadcast the Planning Commission meetings electronically on Zoom. If you choose to attend, please wear a face covering. Comments through email or by mail must be received no later than 5:00 p.m. on June 2, 2022. For more information, please call me at 435-884-4604 or email me.

Thank you,

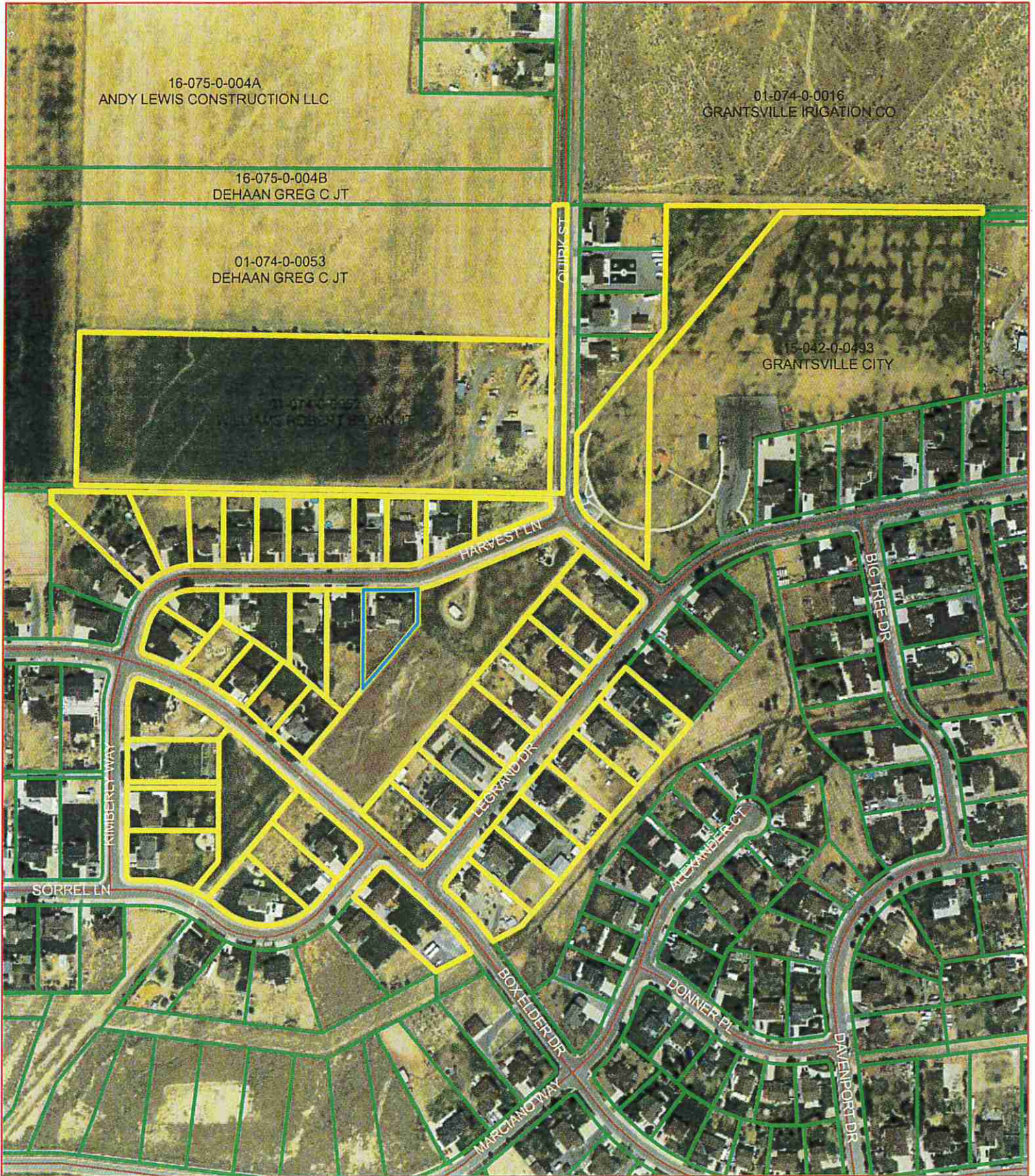

Kristy Clark
Zoning Administrator

Join Zoom Meeting
<https://us02web.zoom.us/j/81282128821>

Meeting ID: 812 8212 8821
One tap mobile
+16699009128,,81282128821# US (San Jose)
+12532158782,,81282128821# US (Tacoma)

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

Meeting ID: 812 8212 8821
Find your local number:
<https://us02web.zoom.us/j/kd3R8RGC9h>



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.

Mickaela Hawkey
15-040-0-0117



Date: 5/6/2022
blanca.rodriguez

AGENDA ITEM #3

GRANTSVILLE CITY CONDITIONAL USE APPLICATION
(Home Occupation)

DATE PAID 5-19-22
AMOUNT PAID 200.00
HEARING DATE June 2, 2022
PERMIT # _____

FEE IS \$75.00 IF
REVIEWED IN
HOUSE, \$200.00 IF
REVIEWED BY
COMMISSION

Card

Name Leinaala Salanoa Phone # _____
Address of subject property 89 S West St
Mailing Address _____
E-mail address of applicant leisalanoa@msn.com
Do you own subject property? YES
Current zone of property RM-7

Required Items to be Submitted with your Application for an In-House/Planning Commission Approval:

- 1) A complete detailed description of the type of business proposed, which includes:
 - a) the expected number of clients per day;
 - b) a list of the individuals at the home who will be working in the business;
 - c) the expected hours of operation of the business; and
 - d) storage of material (tools, product, etc), what and where.
- 2) Approval letter from the owner of the property if you are renting or leasing.
- 3) Vicinity map of area with North indicated.
- 4) A site plan which includes actual dimensions of the property, the size and location of all existing buildings, and all driveways and areas for and number of parking spaces. Also, include in the site plan, the work area location and where the tools and materials needed for the business will be stored.
- 5) **A plat of the parcel and a Radius Report obtained from Tooele County Recorder's office, self-sealing envelopes, mailing labels and first class postage for all property owners located within 500 feet of subject property boundary. DON'T PUT MAILING ADDRESSES ON ENVELOPES! THANK YOU! Addresses must be from Tooele County Recorder's Office!**

Leinaala Salanoa
SIGNATURE OF APPLICANT

SIGNATURE OF CO-APPLICANT

OHANA RESELLERS LLC

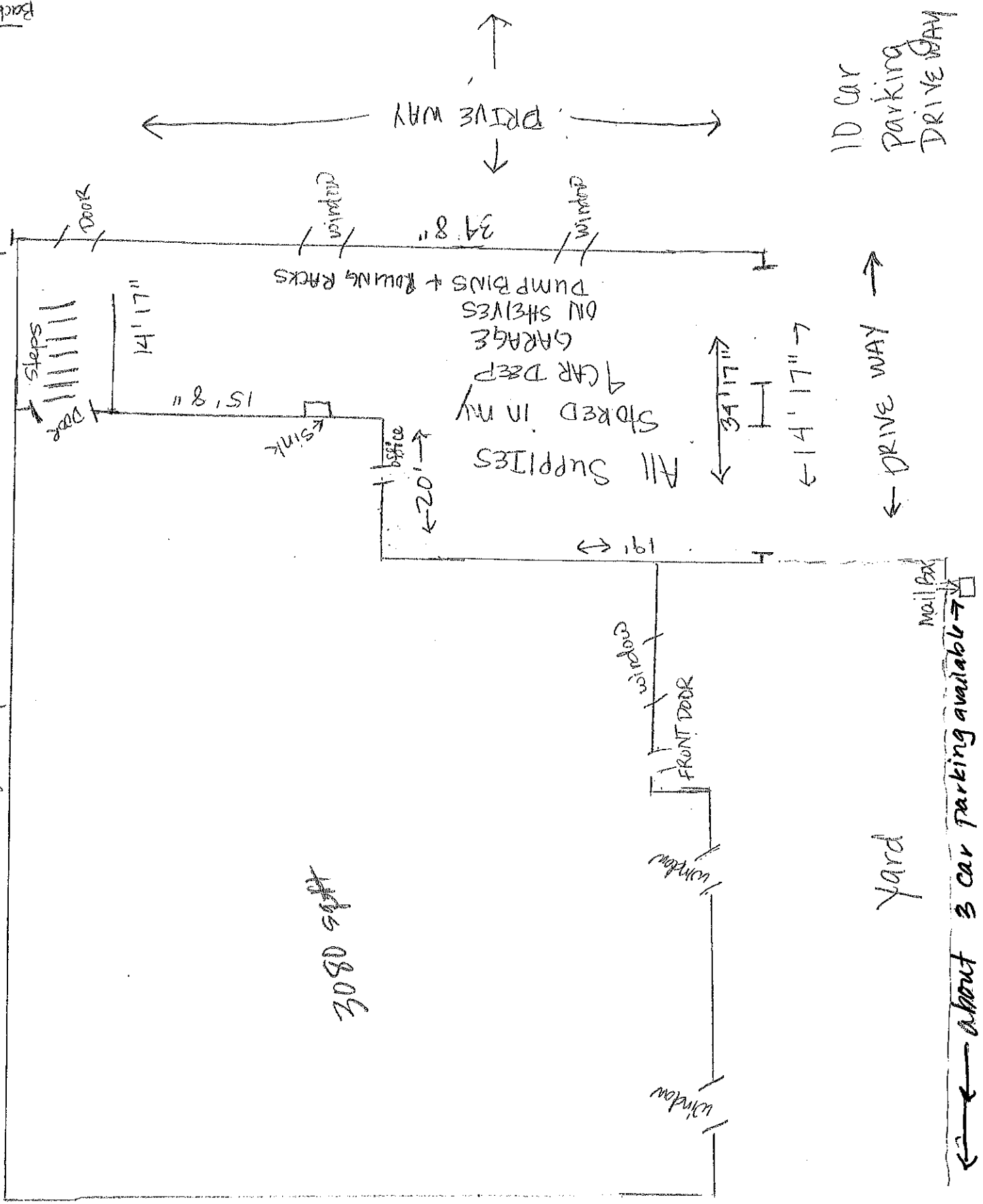
Leinaala Salanoa-Owner

1. Business will consist of online sales with occasional local pickups. Estimate local pick ups 1 to 5 daily.
2. Patrons will park on the driveway.
3. Product consisting of toys, household items, tools, etc. will be stored in the garage. No hazardous chemicals will be on site.
4. Only two garage sales per year will be conducted according to Grantsville City zoning ordinances. These will consist of liquidation of old stock or personal items. These restrictions will minimize the traffic in the area.
5. Leinaala Salanoa will be the only individual running the business, no employees needed until the business is moved to a commercial location.
6. Hours of operation 8 am to 8 pm.
7. I am looking for a retail space to rent in order to move this business to a commercial space. I am currently on a wait list for Tooele Market Place.

Back yard

Back yard

Back yard



3080 sqft

89 S WEST ST ROAD



MAILING CERTIFICATE

I, Kristy Clark, the Zoning Administrator for Grantsville City, a municipal corporation of the State of Utah, do hereby certify that on the 20th day of May, 2022,

I have verified the attached addresses and mailed the attached notice concerning the Public

Hearing for the Grantsville City Planning Commission to be held on the 20th day of

June, 2022, to all affected entities listed on the attached sheet.

Said entities have an interest in matters being heard at the public meeting, or are within one mile of the borders of Grantsville City, Utah

Mailed 35 of 41 total letters.

5 Certified Mailings

13 issues with addresses/recipient

3 duplicates

 Returned Letters/Certified Mail

Dated this day of , 20 .



Kristy Clark

Grantsville City Zoning Administrator

**APPLICATION FOR A
HOME OCCUPATION - CONDITIONAL USE
PERMIT
CONSIDERATION BY GRANTSVILLE CITY
PLANNING COMMISSION**

This is to inform you that an application has been received in our office for consideration of a home occupation conditional use permit for:

Leinaala Salanoa to own and operate an Online Sales business out of her home located at 89 South West Street in the RM-7 zone.

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

Thursday June 2, 2022 at 7:00 p.m.

You are invited to request a copy of the application and detail description for the business by emailing me at kclark@grantsvilleut.gov.

We will continue to broadcast the Planning Commission meetings electronically on Zoom. If you choose to attend, please wear a face covering. Comments through email or by mail must be received no later than 5:00 p.m. on June 2, 2022. For more information, please call me at 435-884-4604 or email me.

Thank you,

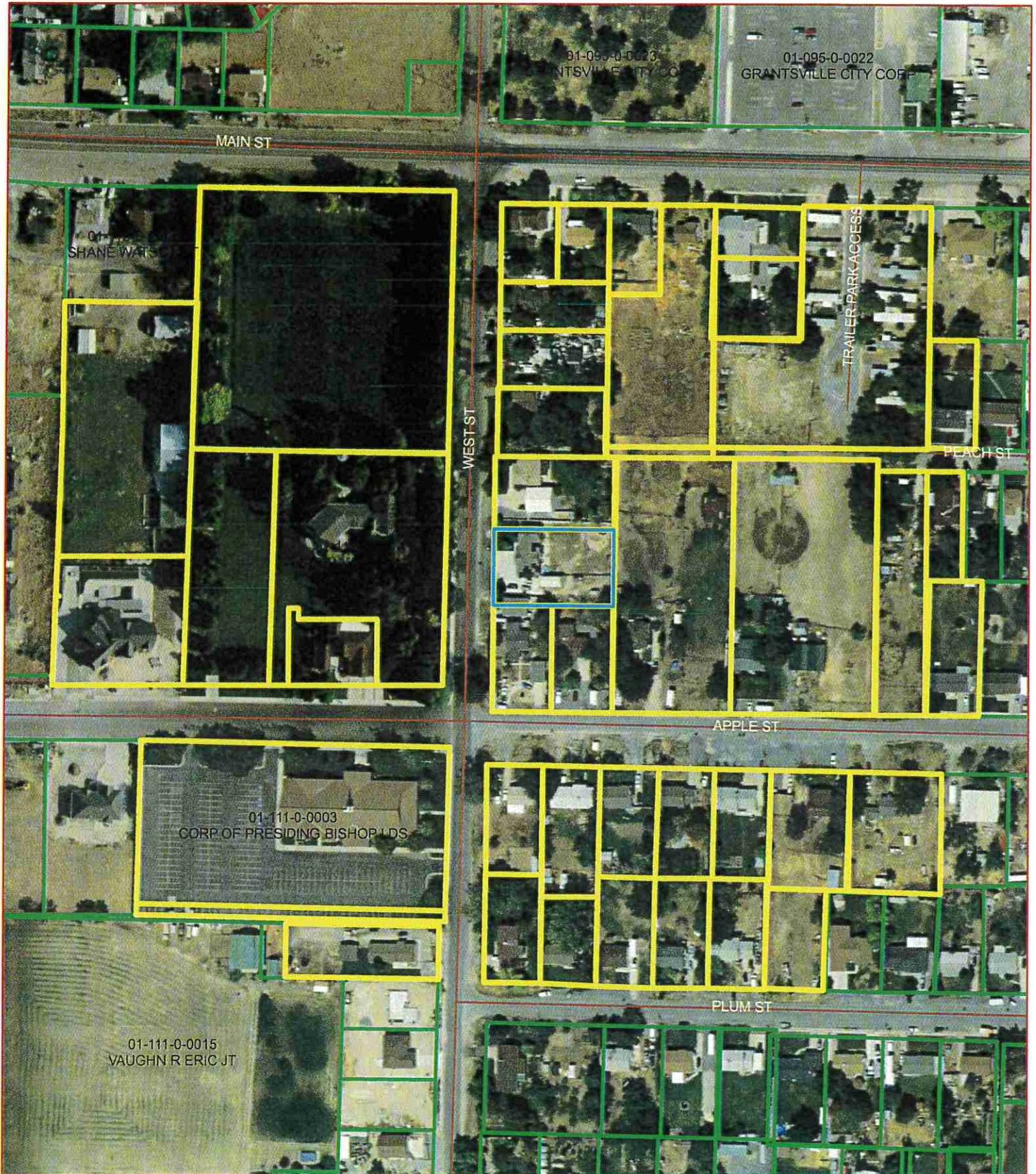

Kristy Clark
Zoning Administrator

Join Zoom Meeting
<https://us02web.zoom.us/j/81282128821>

Meeting ID: 812 8212 8821
One tap mobile
+16699009128,,81282128821# US (San Jose)
+12532158782,,81282128821# US (Tacoma)

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

Meeting ID: 812 8212 8821
Find your local number:
<https://us02web.zoom.us/j/81282128821>

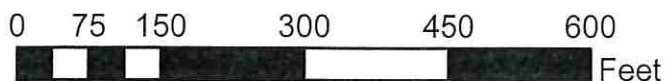


Leinaala Salanoa
01-097-0-0037

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.



Date: 5/16/2022
blanca.rodriguez

AGENDA ITEM #4

GRANTSVILLE CITY CONDITIONAL USE APPLICATION
(Home Occupation)

DATE PAID 5-9-08
AMOUNT PAID 25.00
HEARING DATE _____
PERMIT # _____

**FEE IS \$75.00 IF
REVIEWED IN
HOUSE, \$200.00 IF
REVIEWED BY
COMMISSION**

.....

Name Karla Lee Phone # _____
Address of subject property 869 silver spur rd. Grantsville UT. 84029
Mailing Address 869 silver spur rd. Grantsville Ut 84029
E-mail address of applicant karlalee4343@gmail.com
Do you own subject property? yes
Current zone of property R-1-21

You must have an appointment to submit the following. Please email kclark@grantsvilleut.gov to schedule your appointment.

Required Items to be Submitted with your Application for an In-House/Planning Commission Approval:

- 1) A complete detailed description of the type of business proposed, which includes:
 - a) the expected number of clients per day;
 - b) a list of the individuals at the home who will be working in the business;
 - c) the expected hours of operation of the business; and
 - d) storage of material (tools, product, etc), what and where.
- 2) Approval letter from the owner of the property if you are renting or leasing. NA
- 3) Vicinity map of area with North indicated. ✓
- 4) A site plan which includes actual dimensions of the property, the size and location of all existing buildings, and all driveways and areas for and number of parking spaces. Also, include in the site plan, the work area location and where the tools and materials needed for the business will be stored.
- 5) A plat of the parcel and a Radius Report obtained from Tooele County Recorder's office, self-sealing envelopes, mailing labels and first class postage for all property owners located within 500 feet of subject property boundary. **DON'T PUT MAILING ADDRESSES ON ENVELOPES! THANK YOU! Addresses must be from Tooele County Recorder's Office!** ✓

Karla Lee
SIGNATURE OF APPLICANT

SIGNATURE OF CO-APPLICANT

Business Proposal

Salon Da'Paw Pet Grooming: Location of salon is in the downstairs southwest corner of the basement of 869 Silver Spur rd. Grantsville.

Pearson's working in salon are Karla Lee and Joshua Lee.

Duties that will be performed for this business include the following:

- Bathing dogs and/or cats
- Trimming and filing nails of pets
- Trimming hair on the pads of the paws of pets
- Trimming hair on body, legs, head of pets
- Cleaning and plucking ears as needed of pets
- Blow drying pets with high velocity dryer used for pets
- Taking the pets outside to go to the bathroom if needed
- Supplying water dishes filled with fresh water for pets

Expected clients per day will average between 2 and 6 on days of operation.

Open days and hours are Sundays and Mondays weekly from 9am to 3pm, with an occasional day or two opening during Tuesday through Friday depending on the need from the public.

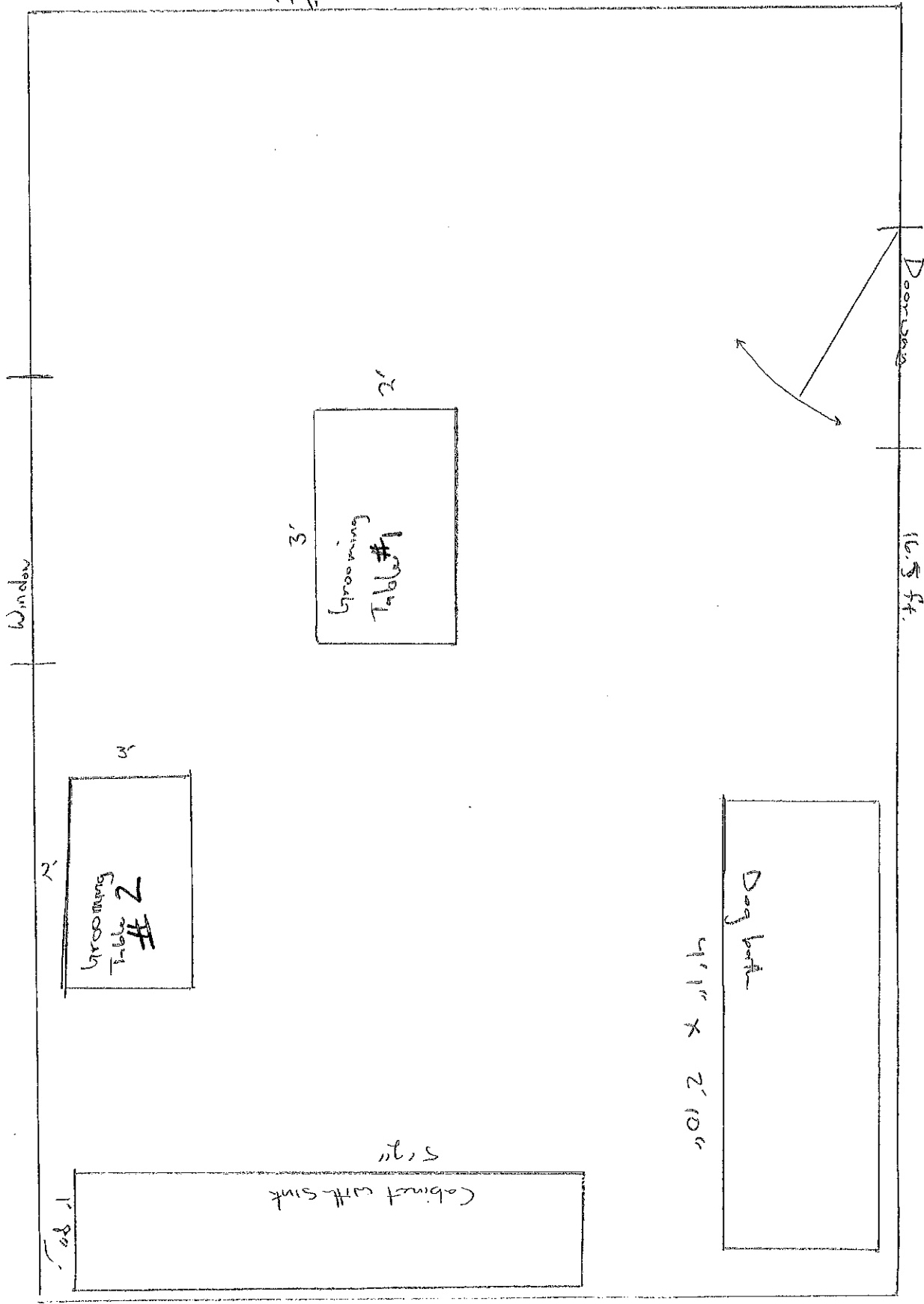
Material, Products, and tools used and where they will be stored

- Shampoos and conditioners are stored on the sink next to the bathing station.
- Towels are stored on a shelf above the bathing station
- Cleaning supplies such as disinfectant sprays, disinfectant wipes, hand soap and dish soap are stored underneath the sink in a closed cupboard
- Leashes, muzzles, and groomers helpers (small leash used to keep the pet from falling or jumping out of tubs or off of grooming table) are stored in a drawer attached to the sink
- Bathing station with ramp
- High velocity dryer and shop vac used to clean up hair are stored in between grooming table #2 and sink with cabinet.
- One large kennel and one small kennel are in the room next to the salon if needed.

• one client at a time.



14 ft



Window

2'

3'

Brooming Table #2

Cabinet with sink

1' 8"

5' 7"

Brooming Table #1

3'

2'

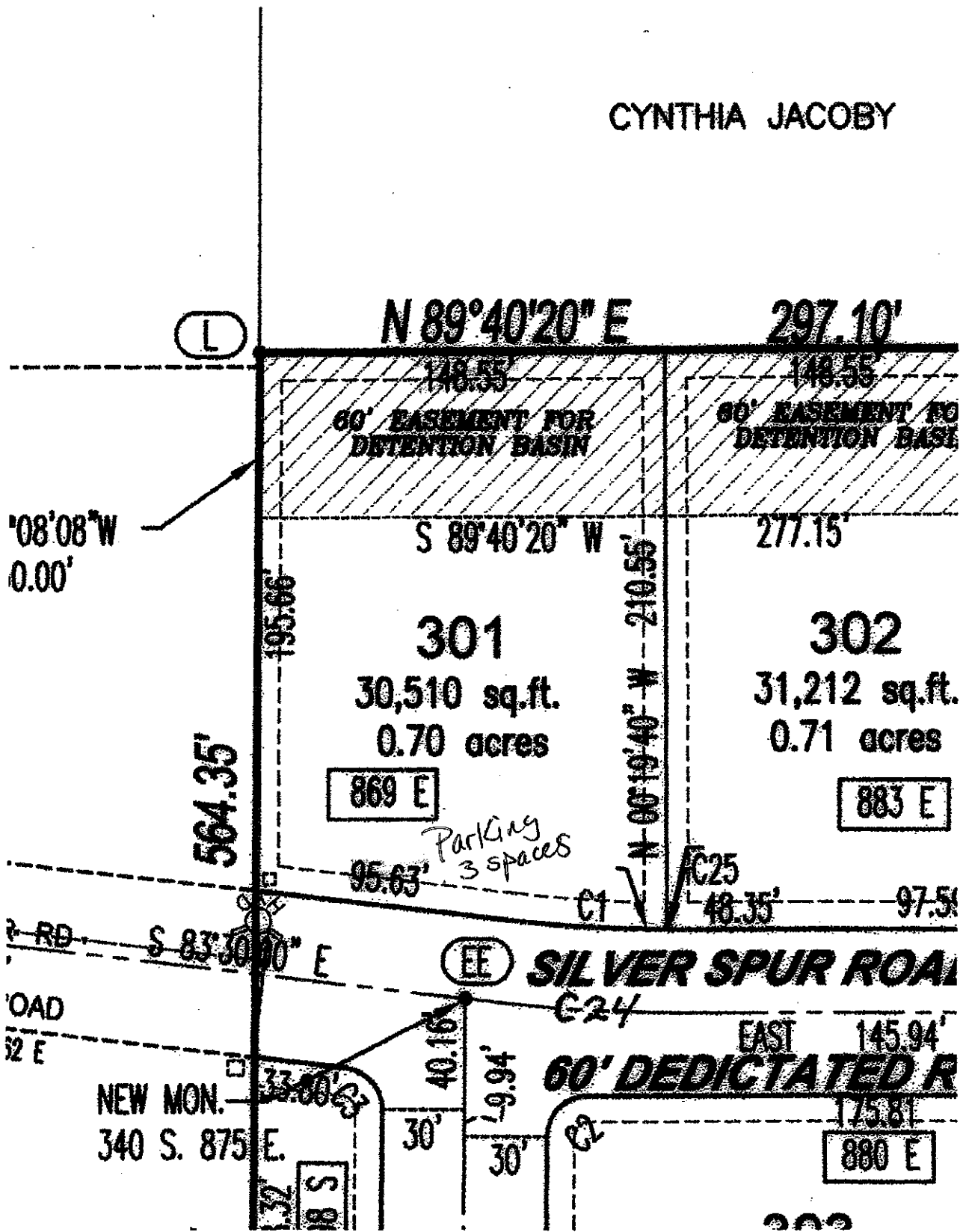
16.5 ft

Doorway

Dog bath

4' 1" x 2' 10"

CYNTHIA JACOBY



MAILING CERTIFICATE

I, Kristy Clark, the Zoning Administrator for Grantsville City, a municipal corporation of the State of Utah, do hereby certify that on the 20th day of May, 2022, I have verified the attached addresses and mailed the attached notice concerning the Public Hearing for the Grantsville City Planning Commission to be held on the 2nd day of June, 2022, to all affected entities listed on the attached sheet. Said entities have an interest in matters being heard at the public meeting, or are within one mile of the borders of Grantsville City, Utah

Mailed 26 of 29 total letters.

4 Certified Mailings

0 issues with addresses/recipient

1 duplicates

 Returned Letters/Certified Mail

Dated this day of , 20 .



Kristy Clark

Grantsville City Zoning Administrator

**APPLICATION FOR A
HOME OCCUPATION - CONDITIONAL USE
PERMIT
CONSIDERATION BY GRANTSVILLE CITY
PLANNING COMMISSION**

This is to inform you that an application has been received in our office for consideration of a home occupation conditional use permit for:

Karla Lee to own and operate a Dog Grooming business out of her home located at 869 Silver Spur Road in the R-1-21 zone.

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

Thursday June 2, 2022 at 7:00 p.m.

You are invited to request a copy of the application and detail description for the business by emailing me at kclark@grantsvilleut.gov.

We will continue to broadcast the Planning Commission meetings electronically on Zoom. If you choose to attend, please wear a face covering. Comments through email or by mail must be received no later than 5:00 p.m. on June 2, 2022. For more information, please call me at 435-884-4604 or email me.

Thank you,


Kristy Clark
Zoning Administrator

Join Zoom Meeting

<https://us02web.zoom.us/j/81282128821>

Meeting ID: 812 8212 8821

One tap mobile

+16699009128,,81282128821# US (San Jose)

+12532158782,,81282128821# US (Tacoma)

Dial by your location

+1 669 900 9128 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 646 558 8656 US (New York)

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

Meeting ID: 812 8212 8821

Find your local number:

<https://us02web.zoom.us/j/kd3R8RGC9h>



Gina Mecham <gmecham@grantsvilleut.gov>

CUP- 869 Silver Spur Rd


4 messages

Gina Mecham <gmecham@grantsvilleut.gov> Tue, May 10, 2022 at 3:47 PM
To: James Waltz <jwaltz@grantsvilleut.gov>, Andy Jensen <ajensen@grantsvilleut.gov>, Grantsville Fire Marshal <firemarshal@grantsvilleut.gov>, Kristy Clark <kclark@grantsvilleut.gov>

Attached you will find the Conditional use permit application from Karla Lee for a dog grooming salon.

Gina Mecham-Woodall
Administrative Assistant
435-884-1691



 Karla Lee-869 Silver Spur Rd.pdf
2777K

Andy Jensen <ajensen@grantsvilleut.gov> Wed, May 11, 2022 at 8:18 AM
To: Gina Mecham <gmecham@grantsvilleut.gov>
Cc: James Waltz <jwaltz@grantsvilleut.gov>, Grantsville Fire Marshal <firemarshal@grantsvilleut.gov>, Kristy Clark <kclark@grantsvilleut.gov>

No concerns.

Andy Jensen
Grantsville Building Official
ajensen@grantsvilleut.gov
435-884-4617

[Quoted text hidden]

James Waltz <jwaltz@grantsvilleut.gov> Wed, May 11, 2022 at 12:53 PM
To: Andy Jensen <ajensen@grantsvilleut.gov>
Cc: Gina Mecham <gmecham@grantsvilleut.gov>, Grantsville Fire Marshal <firemarshal@grantsvilleut.gov>, Kristy Clark <kclark@grantsvilleut.gov>

No animal waste allowed in the City's sewer system. Animal waste must be hauled away.

James Waltz
Public Works Director
Grantsville City
336 West Main Street
Grantsville, UT 84029
jwaltz@grantsvilleut.gov
Office: (435) 884-0621
Cell: (435) 849-1636



[Quoted text hidden]

5/16/22, 8:40 AM

The City of Grantsville Mail - CUP- 869 Silver Spur Rd

Grantsville Fire Marshal <firemarshal@grantsvilleut.gov>

Fri, May 13, 2022 at 3:59 PM

To: James Waltz <jwaltz@grantsvilleut.gov>

Cc: Andy Jensen <ajensen@grantsvilleut.gov>, Gina Mecham <gmecham@grantsvilleut.gov>, Kristy Clark <kclark@grantsvilleut.gov>

No concerns for Fire.

Jason Smith
Fire Marshal
Grantsville Fire Department.

[Quoted text hidden]

AGENDA ITEM #5

GRANTSVILLE CITY CONDITIONAL USE APPLICATION
(Home Occupation)

DATE PAID 5-3-22
AMOUNT PAID \$200.00
HEARING DATE 6-2-22
PERMIT # _____

FEE IS \$75.00 IF
REVIEWED IN
HOUSE, \$200.00 IF
REVIEWED BY
COMMISSION



Name Mckenzie Anderson Phone # _____
Address of subject property 746 Frontier Road Grantsville UT 84029
Mailing Address 746 Frontier Road Grantsville UT 84029
E-mail address of applicant mckenzie.anderson26@gmail.com
Do you own subject property? YES
Current zone of property Residential

You must have an appointment to submit the following. Please email kclark@grantsvilleut.gov to schedule your appointment.

Required Items to be Submitted with your Application for an In-House/Planning Commission Approval:

- 1) A complete detailed description of the type of business proposed, which includes:
 - a) the expected number of clients per day;
 - b) a list of the individuals at the home who will be working in the business;
 - c) the expected hours of operation of the business; and
 - d) storage of material (tools, product, etc), what and where.
- 2) Approval letter from the owner of the property if you are renting or leasing.
- 3) Vicinity map of area with North indicated.
- 4) A site plan which includes actual dimensions of the property, the size and location of all existing buildings, and all driveways and areas for and number of parking spaces. Also, include in the site plan, the work area location and where the tools and materials needed for the business will be stored.
- 5) **A Radius Report obtained from Tooele County Recorder's office. The radius requirement is 500 feet from the property boundary. The Recorder's office will provide you with the mailing labels. You will need to provide self-sealing envelopes and first class postage for all property owners that are listed on the mailing labels. DON'T PUT MAILING ADDRESSES ON ENVELOPES! THANK YOU! Addresses must be from Tooele County Recorder's Office!**

Mckenzie Anderson
SIGNATURE OF APPLICANT

SIGNATURE OF CO-APPLICANT

M.A.D. Nails Business proposal

Clients to be seen per day:

- Maxim 3 to 4.

Individuals at the home who will be working in the Business:

- One (McKenzie Anderson).

Expected hours of operation:

- 7:00 am to 8:00 pm Mon-Sat

Storage of Material (tools, product, etc.) what and where:

- Nail polish will be stored on wall shelving.
- Cleaner and remover will be stored in bottles on top of the nail desk.
- Nail e-file in/on the nail desk.
- The dust collector will be stored inside the nail desk.
- Other supplies (nail wipes, glitter, clippers, e-file bits) will be placed inside the nail desk.

NOTE: LOT TO SLOPE AWAY FROM HOME 6" IN 10', MIN. LOT SHALL NOT DRAIN ACROSS PROPERTY LINES.

FRONTIER ROAD

INSTALL CULVERT UNDER DRIVEWAY PER GRANTSVILLE CITY STANDARDS IN EXISTING SWALE

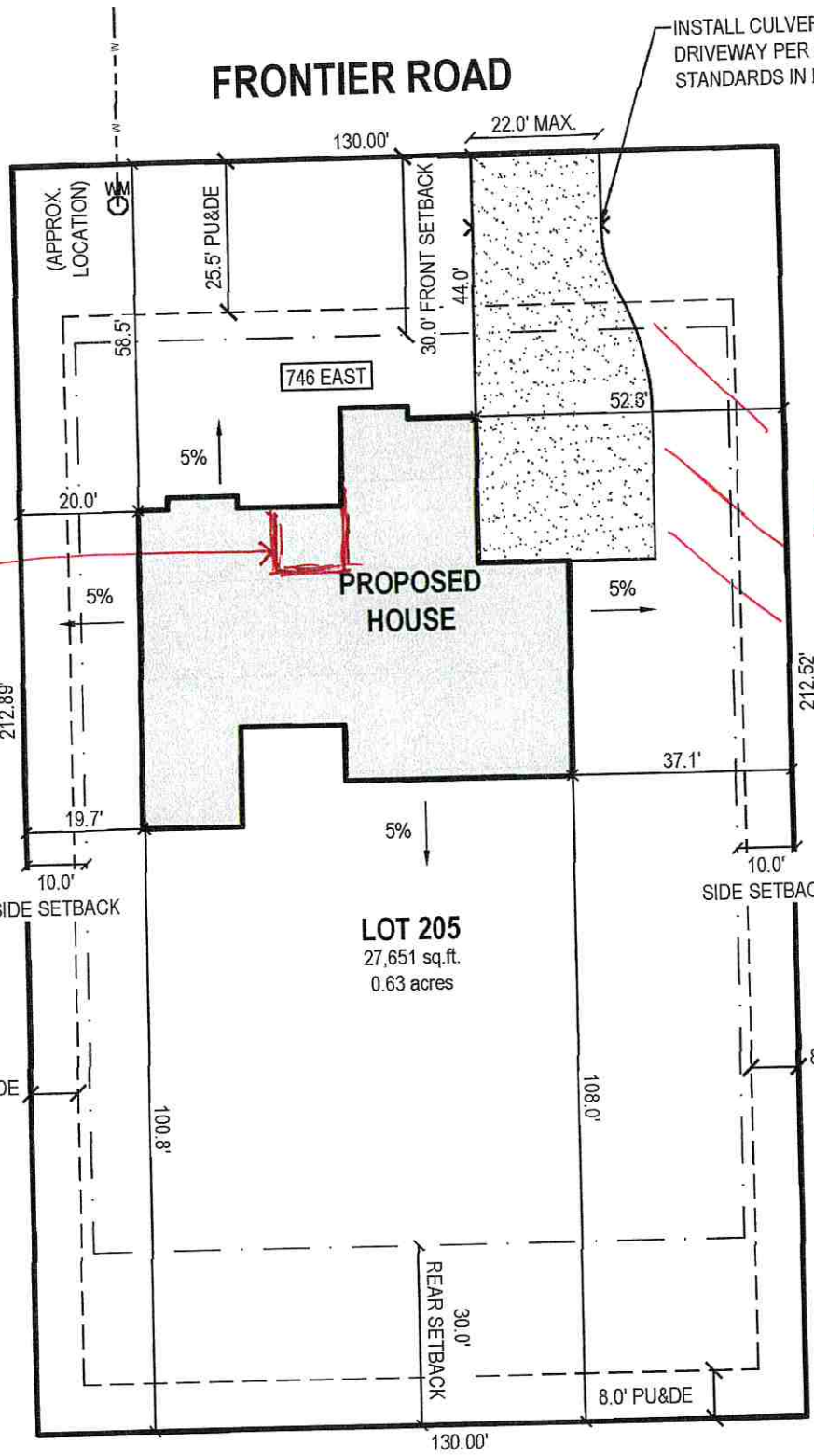
10' x 10' Nail office/ Salon

parking

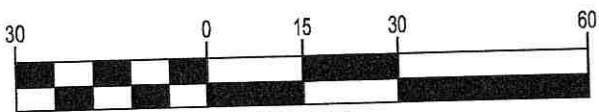
LOT 204

LOT 206

LOT 205
27,651 sq.ft.
0.63 acres



HORIZONTAL GRAPHIC SCALE



(IN FEET)
HORZ: 1 inch = 30 ft.

SITE PLAN

SCALE: 1"=30'



PROJECT # 9786 DATE 5/20/2020

1 of 1

FILE:

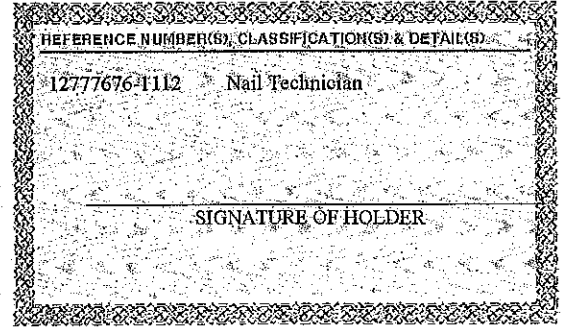
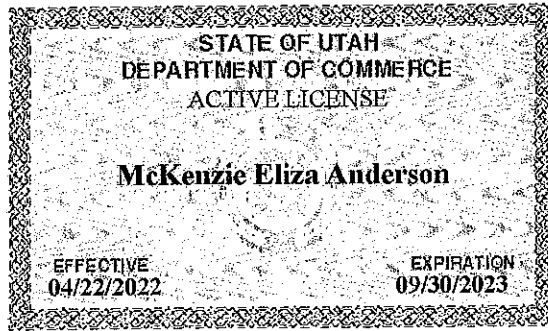
**ANDERSON RANCH PHASE 2
SUBDIVISION**

GRANTSVILLE CITY, UTAH

FOR:
VINCE ANDERSON
PO BOX 1181
GRANTSVILLE, UTAH 84029
VINCE ANDERSON
435-241-8028

169 N. Main Street, Unit 1
Tooele, Utah 84074
Phone: 435.843.3590
Fax: 435.578.0108
www.ensign.com



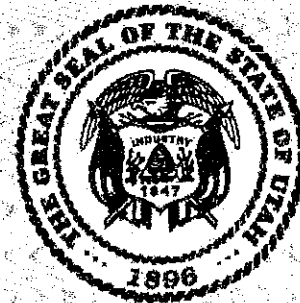
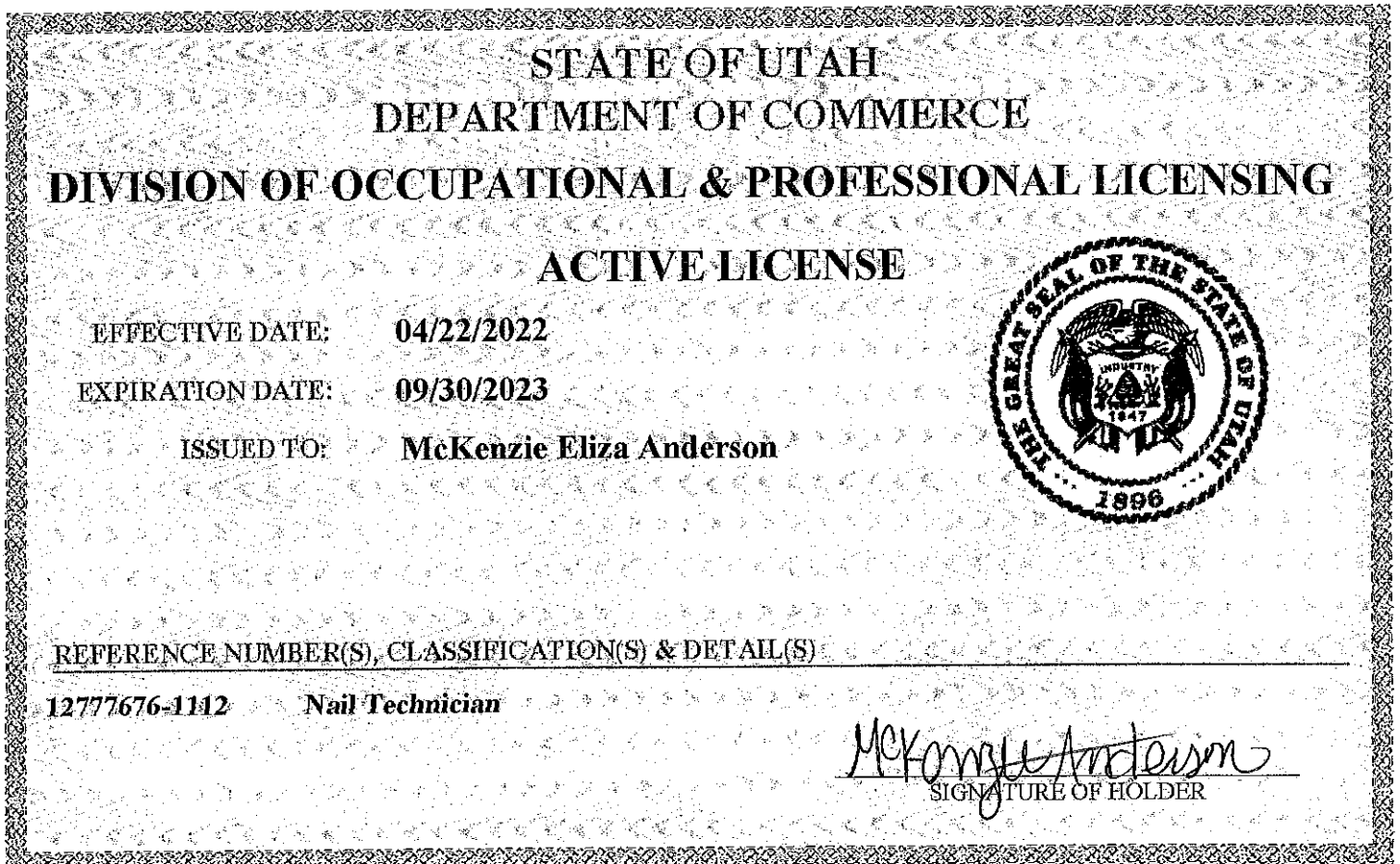


IMPORTANT LICENSURE REMINDERS:

- Your license is valid until the expiration date listed on this form. Approximately 60 days prior to this expiration you will receive an email with renewal information.
- Please note the address listed below is your public address of record for the Division. All future correspondence from the Division will be mailed to this address or emailed to the email on record. If you move or change your email, it is your responsibility to keep DOPL informed. Maintaining a current address AND email with DOPL is the easiest way to ensure continuous licensure.

MCKENZIE ELIZA ANDERSON
 746 FRONTIER RD
 GRANTSVILLE UT 84029

Please visit our web site at
www.dopl.utah.gov should you have any
 questions in the future.



MAILING CERTIFICATE

I, Kristy Clark, the Zoning Administrator for Grantsville City, a municipal corporation of the State of Utah, do hereby certify that on the 20th day of May, 20 22,

I have verified the attached addresses and mailed the attached notice concerning the Public Hearing for the Grantsville City Planning Commission to be held on the 2nd day of June, 20 22, to all affected entities listed on the attached sheet.

Said entities have an interest in matters being heard at the public meeting, or are within one mile of the borders of Grantsville City, Utah

Mailed 41 of 42 total letters.

5 Certified Mailings

7 issues with addresses/recipient

1 duplicates

 Returned Letters/Certified Mail

Dated this day of , 20 .



Kristy Clark

Grantsville City Zoning Administrator

**APPLICATION FOR A
HOME OCCUPATION - CONDITIONAL USE
PERMIT
CONSIDERATION BY GRANTSVILLE CITY
PLANNING COMMISSION**

This is to inform you that an application has been received in our office for consideration of a home occupation conditional use permit for:

McKenzie Anderson to own and operate a Nail Salon out of her home located at 746 Frontier Road in the R-1-21 zone.

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

Thursday June 2, 2022 at 7:00 p.m.

You are invited to request a copy of the application and detail description for the business by emailing me at kclark@grantsvilleut.gov.

We will continue to broadcast the Planning Commission meetings electronically on Zoom. If you choose to attend, please wear a face covering. Comments through email or by mail must be received no later than 5:00 p.m. on June 2, 2022. For more information, please call me at 435-884-4604 or email me.

Thank you,

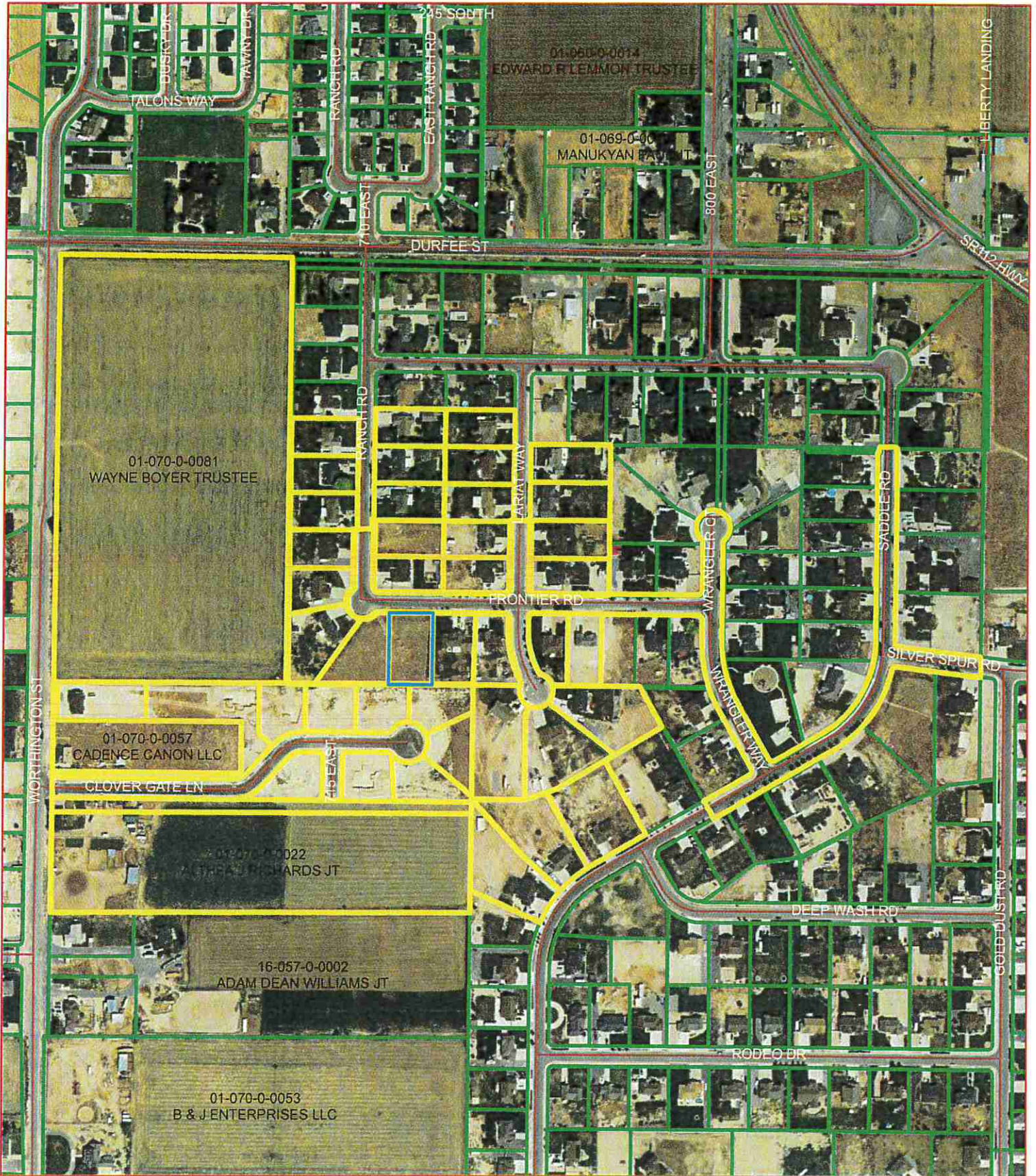

Kristy Clark
Zoning Administrator

Join Zoom Meeting
<https://us02web.zoom.us/j/81282128821>

Meeting ID: 812 8212 8821
One tap mobile
+16699009128,,81282128821# US (San Jose)
+12532158782,,81282128821# US (Tacoma)

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

Meeting ID: 812 8212 8821
Find your local number:
<https://us02web.zoom.us/j/81282128821>



GIS Map Disclaimer:



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McKenzie Anderson
15-067-0-0205



Date: 4/28/2022
blanca.rodriguez



Gina Mecham <gmecham@grantsvilleut.gov>

CUP 746 Frontier rd

4 messages

Gina Mecham <gmecham@grantsvilleut.gov>


Wed, May 4, 2022 at 12:12 PM

To: Grantsville Fire Marshal <firemarshal@grantsvilleut.gov>, Andy Jensen <ajensen@grantsvilleut.gov>, James Waltz <jwaltz@grantsvilleut.gov>, Kristy Clark <kclark@grantsvilleut.gov>

Attached is a Home Occupation Conditional Use Permit application for you to review for McKenzie Anderson for a nail salon.

Gina Mecham-Woodall
Administrative Assistant
435-884-1691



 **McKenzie Anderson-746 Frontier rd.pdf**
4601K

James Waltz <jwaltz@grantsvilleut.gov>

Thu, May 5, 2022 at 1:31 PM

To: Gina Mecham <gmecham@grantsvilleut.gov>

Cc: Grantsville Fire Marshal <firemarshal@grantsvilleut.gov>, Andy Jensen <ajensen@grantsvilleut.gov>, Kristy Clark <kclark@grantsvilleut.gov>

No concerns.

[Quoted text hidden]

Andy Jensen <ajensen@grantsvilleut.gov>

Tue, May 10, 2022 at 3:04 PM

To: James Waltz <jwaltz@grantsvilleut.gov>

Cc: Gina Mecham <gmecham@grantsvilleut.gov>, Grantsville Fire Marshal <firemarshal@grantsvilleut.gov>, Kristy Clark <kclark@grantsvilleut.gov>

If this is a space she is remodeling for her salon, the required code items can be addressed during her remodel permit. If it is existing, she needs to verify she has the correct ventilation system in place.

Andy Jensen
Grantsville Building Official
ajensen@grantsvilleut.gov
435-884-4617

[Quoted text hidden]

Grantsville Fire Marshal <firemarshal@grantsvilleut.gov>

Fri, May 13, 2022 at 3:58 PM

To: Andy Jensen <ajensen@grantsvilleut.gov>

Cc: James Waltz <jwaltz@grantsvilleut.gov>, Gina Mecham <gmecham@grantsvilleut.gov>, Kristy Clark <kclark@grantsvilleut.gov>

No concerns for Fire.

Jason Smith
Fire Marshal
Grantsville Fire Department.

[Quoted text hidden]

AGENDA ITEM #6

AGENDA ITEM #7

AGENDA ITEM #8

RESPONSE LETTER TO PUBLIC
COMMENTS FROM APPLICANT
FOR
AGENDA ITEMS # 9, 10, 11, & 12

May 27, 2022

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

Honorable Commission Members,

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

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

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

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


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

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

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

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

Sincerely,



Mike Wagstaff

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

AGENDA ITEM #9

Legal Description:

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

360 W Apple and 374 W Apple General Plan Amendment Request

Current Future Land Use Designation

Mixed Use Density Designation and High Single Family Density Residential Designation

Mixed – Use Density

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

High Single Family Density Residential

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

Proposed Future Land Use Designation

Mixed-Use Density

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

MAIN STREET

TRENTON HUNT
01-097-0-0041
R006400

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

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

NOLAN P CRITCHLOW
01-097-0-0010
R010887

TRUREAL ESTATE INVESTMENT LLC
01-097-0-0007
Trailer Park Access

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

LINDA WATSON TRUSTEE
01-097-0-0003
R007433

ROBERT WISDOM JT
01-097-0-0041
R006076

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

West St

HAMMOND KYLE JT
01-097-0-0028
R003828

CURRENT FUTURE LAND USE DESIGNATION

374 W APPLE

360 W APPLE

SALANCA CHAD JT
01-097-0-0037
R023183

MIXED USE AND

HIGH SINGLE FAMILY DENSITY

CHERYL KING JT
01-097-0-0025
R025988

CAMERON WARD
01-097-0-0016
R025916

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

ANDREW CHRISTENSEN JT
11-087-0-0001
R007154

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

Coolley St

APPLE STREET

MAXE PHILIP JT
01-100-0-0016
R013650

JENNIE ROWE
01-100-0-0015
R012353

GUNN KAYLAR JT
01-100-0-0018
R010299

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

JAMISON DAVID
20-000-0-0001
R051782

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

STARLEY SCOTT J
01-100-0-0001
R021052

HILDEBRAND JOHN
01-100-0-0017
R013631

FLOYD JEUTLER JT
01-100-0-0012
R024367

GROPER DUSTIN L
01-100-0-0010
R017257

DIANAD SUTTON
01-100-0-0039
R023163

JOYCE A BERRY
01-100-0-0008
R003362

SARALEE YOUNG
01-100-0-0004
R005729

BLAINE MECHEM
01-100-0-0003
R020620

MAIN STREET

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01-097-0-0011
R000400

JAMES B GARREAU JT
01-097-0-0014
R020549

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

HAMMOND KYLE JT
01-097-0-0028
R003828

SALANOA CHAD JT
01-097-0-0037
R02118

MOSE HAYLEE JT
01-097-0-0015
R010987

NOLAN P CRITCHLOW
01-097-0-0016
R010987

CASTAGNO KELLY JT
01-097-0-0027
R017804

TRUREALE SYDNEY INVESTMENTS LLC
01-097-0-0017
R000000
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R001670

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01-097-0-0003
R007493

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R006076

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

PROPOSED
MIXED USE
DESIGNATION

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CAMERON WARD
01-097-0-0015
R025916

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

Cooley St

APPLE STREET

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01-100-0-0016
R019550

JEANNE ROWE
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20-000-0-0001
R001782

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

STARLEY SCOTT J
01-100-0-0001
R021052

West St

GRANTSVILLE CITY PLANNING COMMISSION

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

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

Dated this 6th day of May, 2022.

BY ORDER OF THE GRANTSVILLE PLANNING COMMISSION

Kristy Clark
Zoning Administrator
Email: kclark@grantsvilleut.gov

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

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

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

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50 EAST NORTH TEMPLE
SALT LAKE CITY, UT 84150

KAREN WATSON JT
82 S WEST ST
GRANTSVILLE, UT 84029

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

Dup

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

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

HILDEBRAND JOHN
147 S WEST ST
GRANTSVILLE, UT 84029

JEANNIE ROWE
385 W APPLE ST
GRANTSVILLE, UT 84029

JOHNSON MICHAEL
35 SOUTH COOLEY ST
GRANTSVILLE, UT 84029

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

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

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

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

S.C.

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

TRENTON HUNT
385 W MAIN ST
GRANTSVILLE, UT 84029

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

NOLAN P CRITCHLOW
371 W MAIN ST
GRANTSVILLE, UT 84029

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

DUSTIN JAY TATE JT
349 W MAIN
GRANTSVILLE, UT 84029

*Sent.
Certified*

HARVEY CHARLEY B JR
46 S COOLEY
GRANTSVILLE, UT 84029

ROBERT WISDOM JT
310 W PEACH ST
GRANTSVILLE, UT 84029

LINDA WATSON TRUSTEE
P O BOX 979
GRANTSVILLE, UT 84029

BALDWIN P JAMES JT
PO BOX 997
GRANTSVILLE, UT 84029

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

S.C.

CROPPER DUSTIN L
360 W PLUM ST
GRANTSVILLE, UT 84029

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

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

JAMISON DAVID
349 W APPLE ST
GRANTSVILLE, UT 84029

JNT LANDHOLDINGS LLC
P O BOX 325
GRANTSVILLE, UT 84029

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

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

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89 S. WEST STREET
GRANTSVILLE, UT 84029CAMERON WARD
325 W PEACH ST
GRANTSVILLE, UT 84029DAVID R TATTERSALL JT
62 S COOLEY ST
GRANTSVILLE, UT 84029DONALD A SPARKS JT
315 W PEACH ST
GRANTSVILLE, UT 84029*Sent
Certified*LARAE SPARKS JT
PO BOX 291
GRANTSVILLE, UT 84029KENNETH L NEIDERHEISER
384 W APPLE ST
GRANTSVILLE, UT 84029BECKSTEAD ROBERT JT
80 S COOLEY ST
GRANTSVILLE, UT 84029VAN DER MEIDE JAMES RICHARD JT
72 S COOLEY ST
GRANTSVILLE, UT 84029BLAINE MECHAM
144 S COOLEY ST
GRANTSVILLE, UT 84029BRACKEN BRADFORD C
130 COOLEY ST
GRANTSVILLE, UT 84029STARLEY SCOTT J
114 S. COOLEY ST
GRANTSVILLE, UT 84029ROGER KENNETH GREEN JT
390 W PLUM ST
GRANTSVILLE, UT 84029CHARLOTTE A GOURLEY JT
P O BOX 983
GRANTSVILLE, UT 84029GUNN KAYLA R JT
381 W APPLE ST
GRANTSVILLE, UT 84029*S.C.*FLOYD J BUTLER JT
949 E MAIN ST
GRANTSVILLE, UT 84029DIAZ JESUS SALVADOR ROBLES JT
375 A APPLE ST
GRANTSVILLE, UT 84029JOYCE A BERRY
320 W PLUM ST
GRANTSVILLE, UT 84029*S.C.*DIANA D SUTTON
332 W PLUM ST
GRANTSVILLE, UT 84029JOHN R WILLIAMSON JT
381 W PLUM ST
GRANTSVILLE, UT 84029JERRY T EDWARDS JT
367 W PLUM ST
GRANTSVILLE, UT 84029STEFFANY DORMAN JT
P O BOX 826
GRANTSVILLE, UT 84029BRYAN S DURFEE
343 W PLUM ST
GRANTSVILLE, UT 84029BRET L WELLS JT
331 W PLUM ST
GRANTSVILLE, UT 84029CAPLE JOHN
286 W APPLE ST
GRANTSVILLE, UT 84029*S.C.*DOUGLAS G NICHOLS
321 W PLUM ST
GRANTSVILLE, UT 84029MICHAEL S MARTIN JT
326 W PLUM ST
GRANTSVILLE, UT 84029SMITH RANDALL L JT
367 WEST APPLE STREET
GRANTSVILLE, UT 84029KENDAL A ANDERSON JT
385 W PLUM ST
GRANTSVILLE, UT 84029MARLIN M YATES JT
P O BOX 1177
GRANTSVILLE, UT 84029MOSER HAYLEE JT
396 W APPLE ST
GRANTSVILLE, UT 84029



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CUNNINGHAM GREGORY
335 W PEACH ST
GRANTSVILLE, UT 84029

CHARLES MARY TRUSTEE
357 W MAIN
GRANTSVILLE, UT 84029

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

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

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

CASTAGNO KELLY JT
374 W APPLE ST
GRANTSVILLE, UT 84029

HAMMOND KYLE JT
77 SOUTH WEST STREET
GRANTSVILLE, UT 84029

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

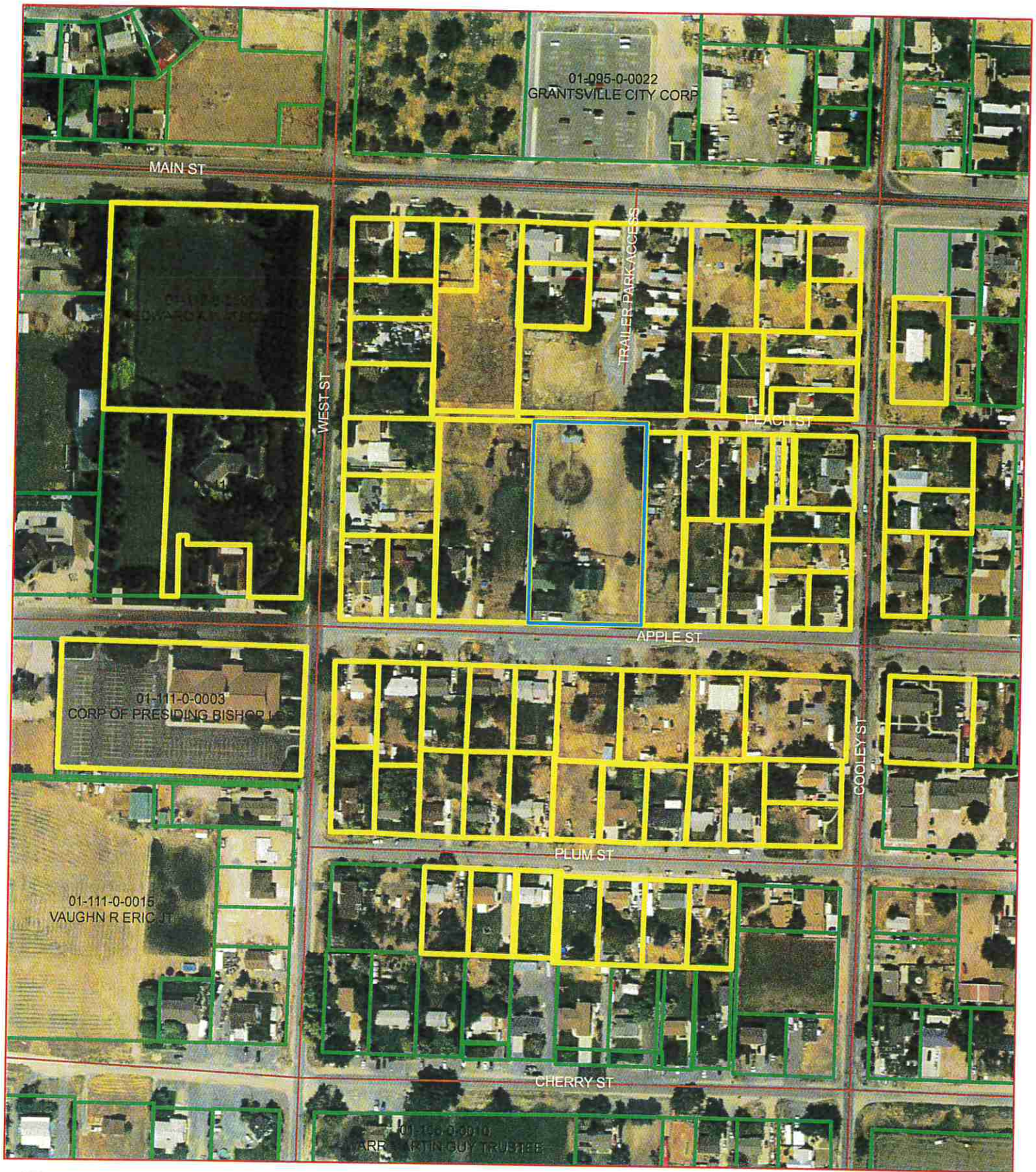
ALBERTSON RALPH W JT
316 W APPLE ST
GRANTSVILLE, UT 84029

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

ANDREW CHRISTIANSEN JT
332 W APPLE ST
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DREWERY MICHAEL DOUGLAS
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DORMAN RICHARD D JT
PO BOX 826
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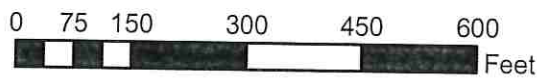


GIS Map Disclaimer:



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




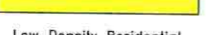



Michael Wagstaff
01-097-0-0026

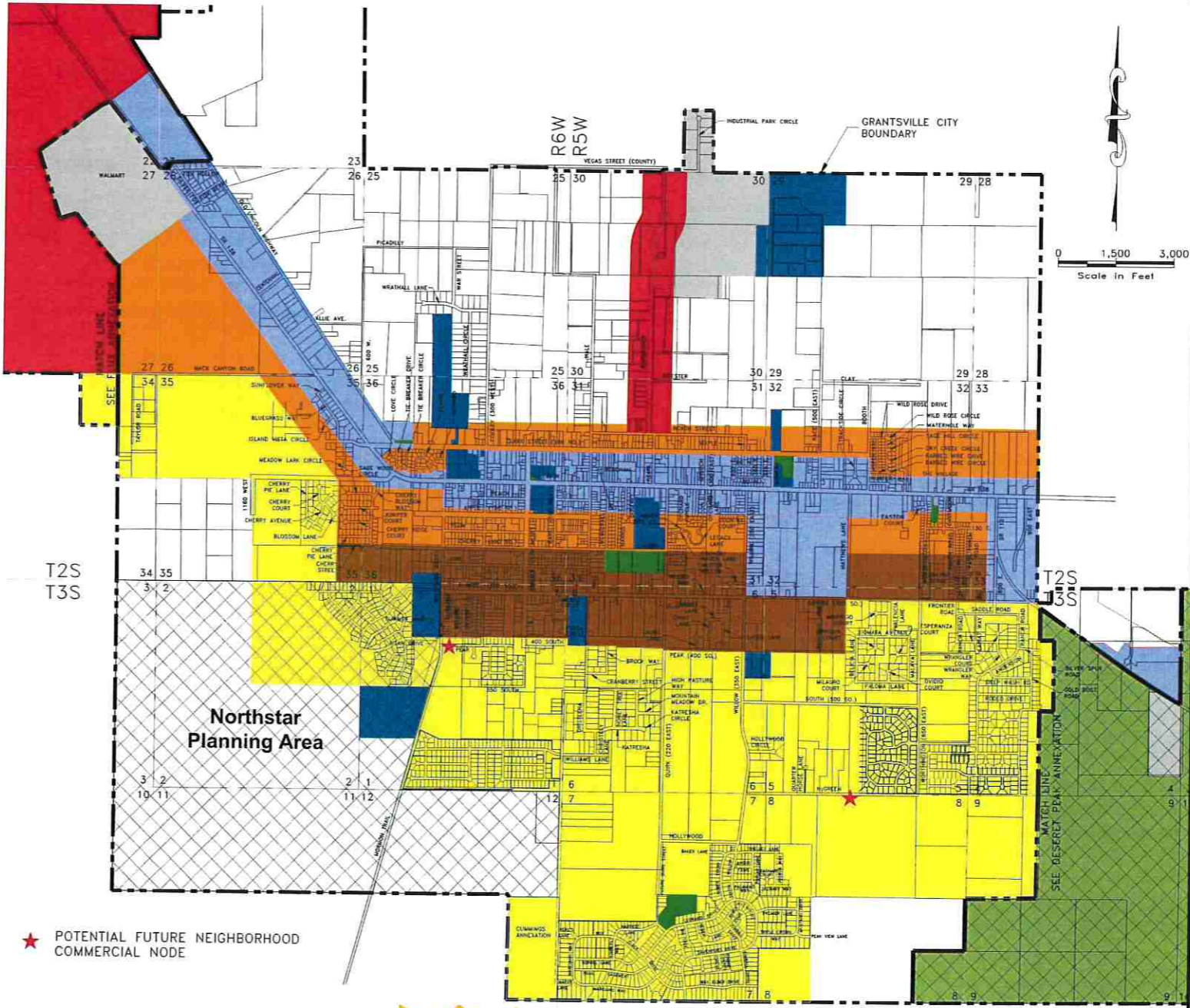


Date: 4/19/2022
blanca.rodriguez

LEGEND
Future Land Use Designations

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

-  **Commercial**
(A variety of commercial, retail, office and light industrial associated with a retail presence fronting street with special approval)
-  **Mixed-Use Density**
(A mixture of commercial/retail and residential uses, allowing up to 10 units per acre where surrounding uses are compatible. Heights are limited to two stories or a maximum of 35' above grade at street. Three stories above grade at street and/or 15 units per acre may be approved with special considerations of landscaping, buffering and architectural design that fit the scale of the surrounding properties in the zone.)
-  **High Single Family Density Residential**
(Residential uses, allowing a maximum of 6 dwelling units per acre)
-  **Medium Density Residential**
(Residential uses, allowing a maximum of 3 dwelling units per acre)
-  **Low Density Residential**
(Residential use, allowing a maximum of 2 dwelling units per acre)
-  **Rural Residential - 1**
(Residential use with applicable rural land uses, allowing 1 dwelling unit per one to ten acres)
-  **Rural Residential 2**
(Residential use with applicable rural land uses, allowing 1 dwelling unit per five to ten acres)
-  **Industrial**
(Allowing industrial, light industrial and mining)
-  **Municipal/School:** This land use designates city-owned school district owned property serving a public purpose.
-  **Parks & Open Space:** Designates public parks, open space and recreational areas.



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



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

GENERAL PLAN AMENDMENT APPLICATION

\$500.00 APPLICATION FEE (NON REFUNDABLE)

DATE PAID April 20, 2022

HEARING DATE May 19, 2022

OWNER / APPLICANTS NAME Mike Wagstaff

MAILING ADDRESS _____

PHONE _____

E-MAIL michaeldalewagstaff@gmail.com

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

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

WHAT IS THE PURPOSE FOR THE REQUESTED CHANGE? _____

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

****ITEMS TO BE SUBMITTED WITH APPLICATION**

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


SIGNATURE OF APPLICANT _____

Legal Description:

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

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R003828

SALANOA CHAD JT
01-097-0-0037
R023133

MOSE HAYNEE JT
01-097-0-0043
R010937

MOLANIP CRITCHLOW
01-097-0-0010
R010537

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Cooley St

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R012453

GUNN KAYLAR JT
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R010299

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R004189

STARLEY SCOTT J
01-100-0-0001
R021052

HILDEBRAND JOHN
01-100-0-0017
R018163

FLOYD JEANETTE JT
01-100-0-0012
R023307

GROFFER DUSTIN L
01-100-0-0010
R017257

DIANA D SUTTON
01-100-0-0009
R023103

JOYCE A BERRY
01-100-0-0003
R006382

SARALEE YOUNG
01-100-0-0004
R006729

BLAINE MEGHAM
01-100-0-0003
R020520

MAIN STREET

West St

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R006400

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R026548

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

HAMMOND KYLE JT
01-097-0-0028
R003828

SALANOA CHAD JT
01-097-0-0037
R023183

MOSER HAYLEE JT
01-097-0-0045
R016987

PROPOSED
MIXED USE
DESIGNATION

374 W APPLE

NOLAN P CRITCHLOW
01-097-0-0010
R010687

TRU REAL ESTATE INVESTMENTS, LLC
01-097-0-0000
R000000
Trailer Park Access

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

LINDAWATSON TRUSTEE
01-097-0-0003
R007453

ROBERT WISDOM JT
01-097-0-0041
R006076

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

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

CHERYL A KING JT
01-097-0-0025
R025968

ANDREW CHRISTIANSEN JT
11-097-0-0001
R007154

TERRY D BENSON JT
11-097-0-0002
R016581

CAMERON WARD
01-097-0-0016
R025916

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

APPLE STREET

Coolley St

MAGE PHILIP H JT
01-100-0-0016
R019650

JENNIE ROWE
01-100-0-0015
R012253

GUNN KAYLAR JT
01-100-0-0018
R010299

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

JAMISON DAVID
20-000-0-0001
R094782

ATLAND HOLDINGS LLC
01-100-0-0007
R004160

STARLEY SCOTT J
01-100-0-0001
R021052

HILDEBRAND JOHN
01-100-0-0007
R018063

FLOYD J BUTLER JT
01-100-0-0012
R021667

CROPPER DUSTIN L
01-100-0-0010
R019257

DIANAD SUITON
01-100-0-0019
R023103

JOYCE A BERRY
01-100-0-0006
R006382

SARALEE YOUNG
01-100-0-0004
R005720

BLAINE MECHAM
01-100-0-0003
R020620

GRANTSVILLE CITY PLANNING COMMISSION

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

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

Dated this 6th day of May, 2022.

BY ORDER OF THE GRANTSVILLE PLANNING COMMISSION

Kristy Clark
Zoning Administrator
Email: kclark@grantsvilleut.gov

Join Zoom Meeting

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

Meeting ID: 839 2021 1799

One tap mobile

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+1 669 900 9128 US (San Jose)

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+1 312 626 6799 US (Chicago)

+1 646 558 8656 US (New York)

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

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

SARA LEE YOUNG
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P O BOX 921
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JOHNSON MICHAEL
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JAMES B CARREAU JT
35 S WEST ST
GRANTSVILLE, UT 84029

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

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GRANTSVILLE, UT 84029

YEAMAN CHISM LORIN JT
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NOLAN P CRITCHLOW
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TRU REAL ESTATE INVESTMENTS, LLC
756 N MAIN STREET
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BALDWIN P JAMES JT
PO BOX 997
GRANTSVILLE, UT 84029

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305 W MAIN ST
GRANTSVILLE, UT 84029 *S.C.*

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360 W PLUM ST
GRANTSVILLE, UT 84029

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

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

JAMISON DAVID
349 W APPLE ST
GRANTSVILLE, UT 84029

JNT LANDHOLDINGS LLC
P O BOX 325
GRANTSVILLE, UT 84029

NORMAN BLAIN ADAMS JR
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GRANTSVILLE, UT 84029

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

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

CAMERON WARD
325 W PEACH ST
GRANTSVILLE, UT 84029

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

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

*Sent.
Certified*

LARAE SPARKS JT
PO BOX 291
GRANTSVILLE, UT 84029

KENNETH L NEIDERHEISER
384 W APPLE ST
GRANTSVILLE, UT 84029

BECKSTEAD ROBERT JT
80 S COOLEY ST
GRANTSVILLE, UT 84029

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

BLAINE MECHAM
144 S COOLEY ST
GRANTSVILLE, UT 84029

BRACKEN BRADFORD C
130 COOLEY ST
GRANTSVILLE, UT 84029

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

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

CHARLOTTE A GOURLEY JT
P O BOX 983
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GUNN KAYLA R JT
381 W APPLE ST
GRANTSVILLE, UT 84029

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GRANTSVILLE, UT 84029

DIAZ JESUS SALVADOR ROBLES JT
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GRANTSVILLE, UT 84029

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GRANTSVILLE, UT 84029

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381 W PLUM ST
GRANTSVILLE, UT 84029

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367 W PLUM ST
GRANTSVILLE, UT 84029

STEFFANY DORMAN JT
P O BOX 826
GRANTSVILLE, UT 84029

BRYAN S DURFEE
343 W PLUM ST
GRANTSVILLE, UT 84029

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

CAPLE JOHN
286 W APPLE ST
GRANTSVILLE, UT 84029

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GRANTSVILLE, UT 84029

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

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385 W PLUM ST
GRANTSVILLE, UT 84029

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P O BOX 1177
GRANTSVILLE, UT 84029

MOSER HAYLEE JT
396 W APPLE ST
GRANTSVILLE, UT 84029

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GRANTSVILLE, UT 84029

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GRANTSVILLE, UT 84029

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374 W APPLE ST
GRANTSVILLE, UT 84029

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

DREWERY MICHAEL DOUGLAS
318 W PEACH ST
GRANTSVILLE, UT 84029

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AURORA, UT 80016

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GRANTSVILLE, UT 84029

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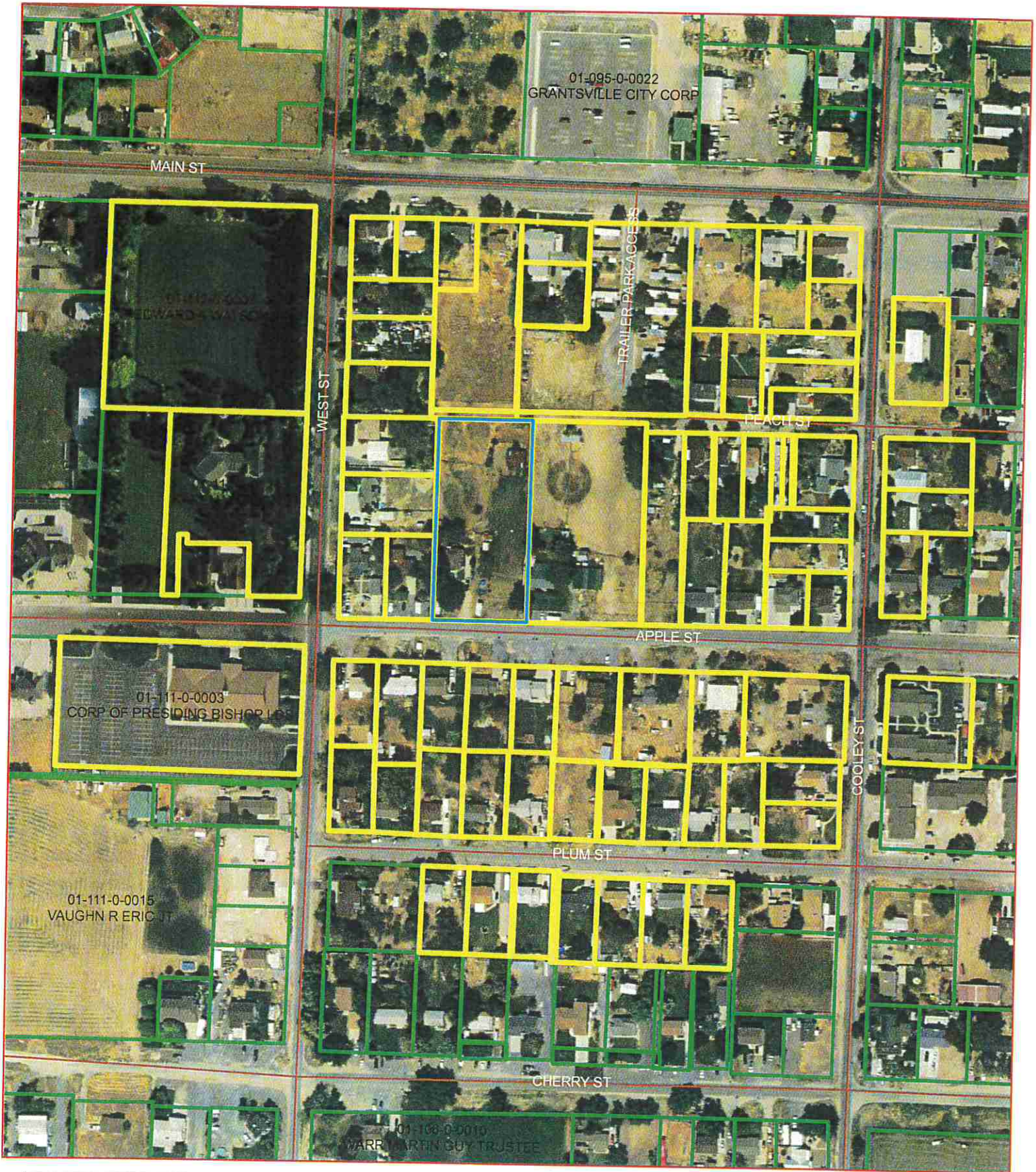
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ANDREW CHRISTIANSEN JT
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GRANTSVILLE, UT 84029

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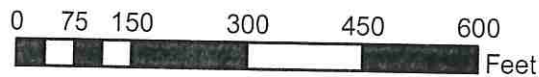


GIS Map Disclaimer:













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

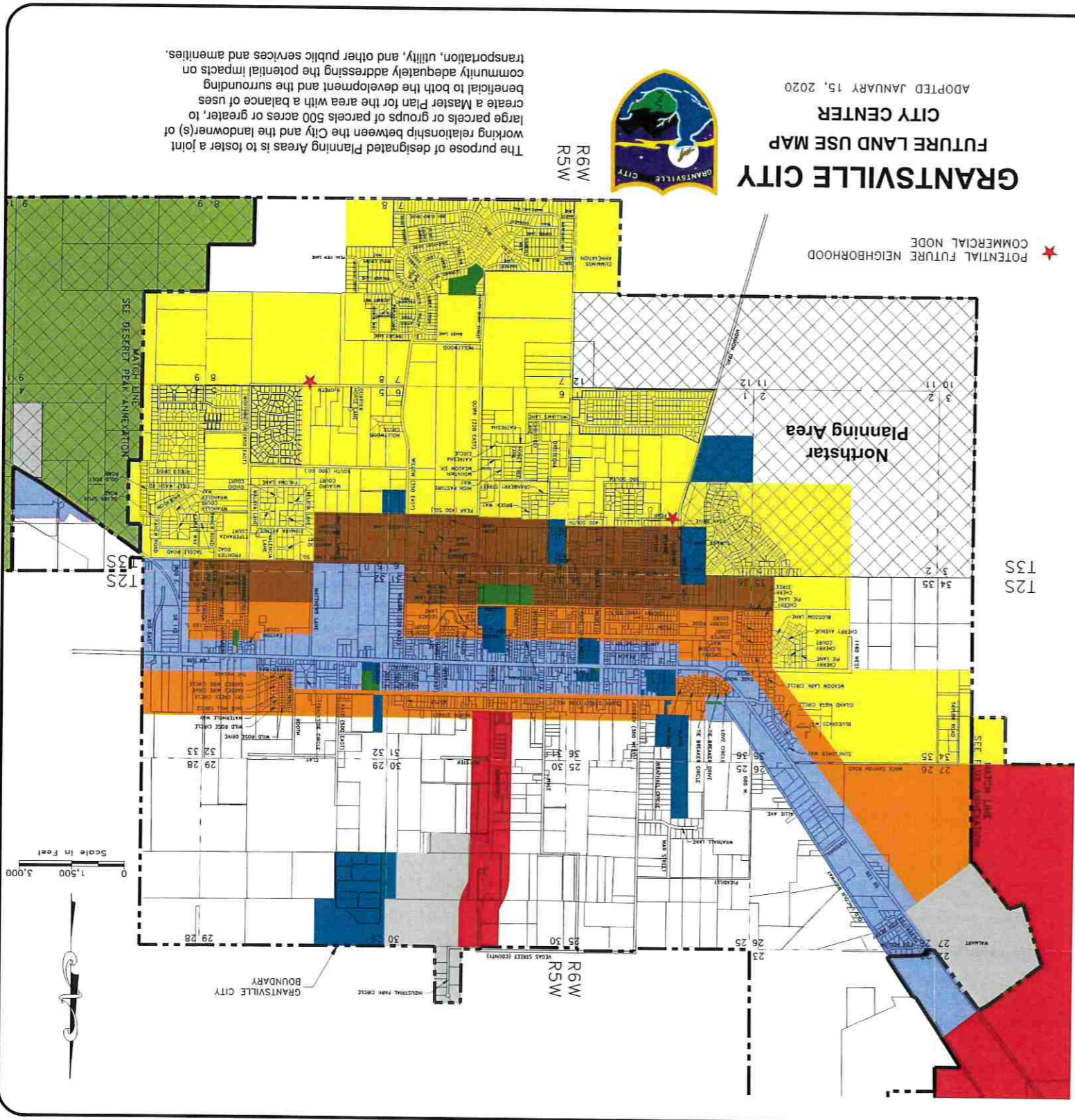
Michael Wagstaff
01-097-0-0027



Date: 4/19/2022
blanca.rodriquez

LEGEND
Future Land Use Designations

	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 limited to two stories or a maximum of 35' above grade of street. These stories above grade of 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.
	Forks & Open Space: Designates public parks, open space and recreational areas.



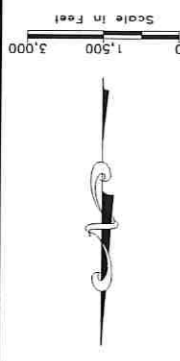
GRANTSVILLE CITY
FUTURE LAND USE MAP
CITY CENTER



ADOPTED JANUARY 15, 2020

RSW
RSW

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



AGENDA ITEM #11

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

DATE PAID April 20, 2022

HEARING DATE May 19, 2022

**\$500.00 FEE
NON-
REFUNDABLE**

APPLICANT'S NAME Mike Wagstaff

MAILING ADDRESS _____

E-MAIL michaeldalewagstaff@gmail.com

APPLICANT'S PHONE _____

LOCATION OF SUBJECT PROPERTY 360 W Apple St, Grantsville, UT 84029

DO YOU OWN THE PROPERTY? Under contract

NUMBER OF ACRES INVOLVED 1.88

CURRENT ZONE OF PROPERTY RM-7

REQUESTED ZONE Mixed Use Density

PROPOSED USE FOR NEW ZONE, IF APPROVED _____

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

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



SIGNATURE OF APPLICANT

Legal Description:

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

360 W Apple and 374 W Apple *Rezone* Request

Current Zoning

RM-7 Zone

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

Proposed Zoning

Mixed Use Zone

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

MAIN STREET

TRENTON HUNT
01-097-0-0004
R000400

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

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

NOLAN P CRITCHLOW
01-097-0-0010
R010687

TRUREAL ESTATE INVESTMENTS Access
01-097-0-0009
Trailer Park, LLC

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

LINDAWATSON TRUSTEE
01-097-0-0003
R007493

ROBERT WISDOM JT
01-097-0-0041
R006076

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

West St

HAMMOND KYLE JT
01-097-0-0028
R003828

CURRENT ZONING

RM-7

SALANCA CHAD JT
01-097-0-0037
R029183

CASTAGNO KELLY JT
01-097-0-0027
R047804

SHOEMAKER MARK JT
01-097-0-0026
R004436

CHERRLA KING JT
01-097-0-0025
R026988

CAMERON WARD
01-097-0-0045
R025916

SANDRAL GILLEY JT
01-097-0-0022
R005337

MOSER HAYLEE JT
01-097-0-0045
R010987

374 W APPLE

360 W APPLE

ANDREW CHRISTANSEN JT
11-037-0-0001
R007654

TERESA DENSON JT
11-037-0-0002
R016364

Cooley St

APPLE STREET

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

JEANNIE ROWE
01-100-0-0015
R012153

GUNN KAYLAR JT
01-100-0-0018
R010299

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

JAMISON DAVID
20-000-0-0001
R091792

JNTLAND HOLDINGS LLC
01-100-0-0007
R004109

STARLEYS SCOTT J
01-100-0-0001
R021052

HILDEBRAND JOHN
01-100-0-0017
R013663

FLOYD J BUTLER JT
01-100-0-0012
R021567

GROFFER DUSTIN L
01-100-0-0010
R047237

DIANA D SUTTON
01-100-0-0009
R022103

JOYCE A BERRY
01-100-0-0006
R003342

SARALEE YOUNG
01-100-0-0004
R005720

BLAINE MECHAM
01-100-0-0003
R020620

MAIN STREET

TRENTON HUNT
01-097-0-0014
R006400

JAMES B GARREAU JT
01-097-0-0014
R020549

BRUCE L GILBERT JT
01-097-0-0020
R004110

NOLAN P CRITCHLOW
01-097-0-0010
R010687

TRUPEAL ESTATE INVESTORS LLC
01-097-0-0007
R000000
Trailer Park Access

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

LINDA WATSON TRUSTEE
01-097-0-0003
R007493

ROBERT WISDOM JT
01-097-0-0041
R006076

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

HAMMOND KYLE JT
01-097-0-0028
R003828

SALANCA CHAD JT
01-097-0-0037
R023183

MOSER HAYLEE JT
01-097-0-0045
R010897

PROPOSED ZONING
MIXED USE

CASTAGNO KELLI JT
01-097-0-0027
R0047804

SHOEMAKER RAE JT
01-097-0-0022
R0047808

CHERYL A KING JT
01-097-0-0026
R025988

CAMERON WARD
01-097-0-0016
R025916

SANDRAL GILLY JT
01-097-0-0022
R005367

ANDREW CHRISTIANSEN JT
11-037-0-0001
R007454

TERRY D BENSON JT
11-037-0-0002
R010561

374 W APPLE

360 W APPLE

APPLE STREET

MAXE PHILIP JT
01-100-0-0010
R018550

JENNIE ROWE
01-100-0-0015
R012263

CUNN KAYLAR JT
01-100-0-0013
R010299

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

JAMISON DAVID
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R091792

JT LAND HOLDINGS LLC
01-100-0-0007
R004189

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01-100-0-0001
R021052

HILDEBRAND JOHN
01-100-0-0007
R011963

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

GROFFER DUSTIN L
01-100-0-0010
R017297

DAN AD SUTTON
01-100-0-0009
R023163

JOYCE ABERY
01-100-0-0006
R003982

SARALEE YOUNG
01-100-0-0004
R005720

BLAINE MEGHAM
01-100-0-0008
R020620

West St

Cooley St

APPLICATION FOR A REZONE CONSIDERATION BY GRANTSVILLE CITY PLANNING COMMISSION

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

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


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

Thursday, May 19, 2022 at 7:00pm

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

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

Thank you,



Kristy Clark
Zoning Administrator

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+13462487799,,83920211799# US (Houston)

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

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<https://us02web.zoom.us/j/kEv3wZGBc>

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82 S. WEST STREET
GRANTSVILLE, UT 84029-9023 *Dup*SANDRA L GILLY JT
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147 S WEST ST
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53 S WEST ST
GRANTSVILLE, UT 84029JAMES B CARREAU JT
35 S WEST ST
GRANTSVILLE, UT 84029SPENCER L PETERSON JT
33 S WEST ST
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GRANTSVILLE, UT 84029ROBERT WISDOM JT
310 W PEACH ST
GRANTSVILLE, UT 84029LINDA WATSON TRUSTEE
P O BOX 979
GRANTSVILLE, UT 84029BALDWIN P JAMES JT
PO BOX 997
GRANTSVILLE, UT 84029KENNETH FRANK ATKINSON TRUSTEE
305 W MAIN ST
GRANTSVILLE, UT 84029 *S.C.*CROPPER DUSTIN L
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SALT LAKE CITY, UT 84124JAMISON DAVID
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GRANTSVILLE, UT 84029ADAMS DANIEL WAYNE
55 S. COOLEY ST.
GRANTSVILLE, UT 84029

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62 S COOLEY ST
GRANTSVILLE, UT 84029

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

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LARAE SPARKS JT
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KENNETH L NEIDERHEISER
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GRANTSVILLE, UT 84029

CHARLES MARY TRUSTEE
357 W MAIN
GRANTSVILLE, UT 84029

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

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

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

CASTAGNO KELLY JT
374 W APPLE ST
GRANTSVILLE, UT 84029

HAMMOND KYLE JT
77 SOUTH WEST STREET
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ANDREW CHRISTIANSEN JT
332 W APPLE ST
GRANTSVILLE, UT 84029

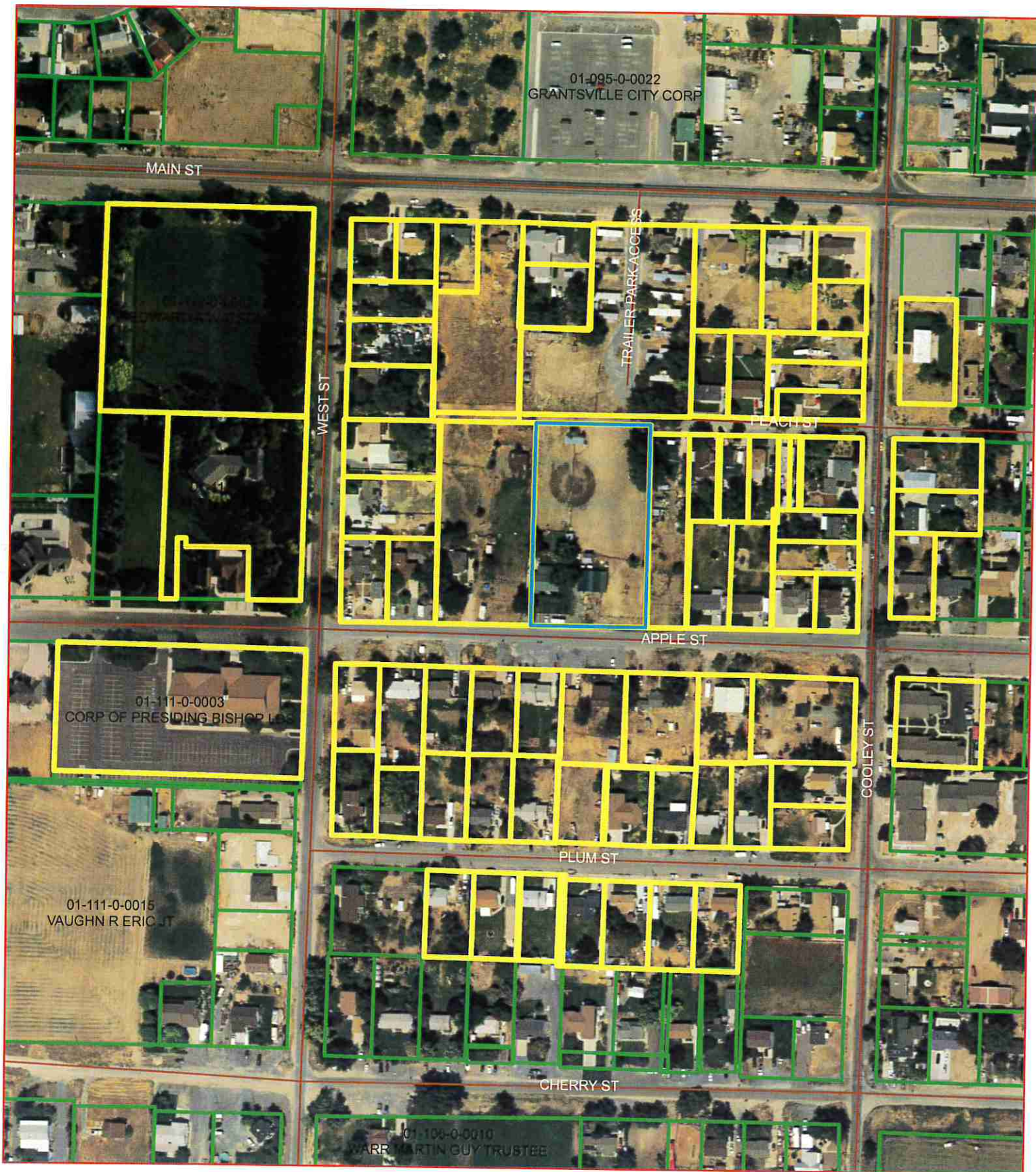
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318 W PEACH ST
GRANTSVILLE, UT 84029

DORMAN RICHARD D JT
PO BOX 826
GRANTSVILLE, UT 84029

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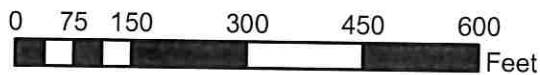


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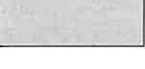





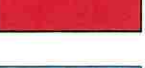


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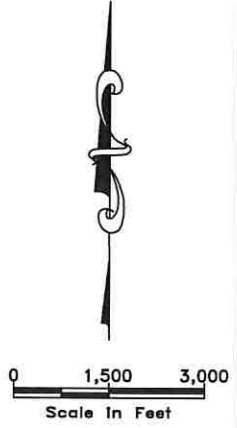
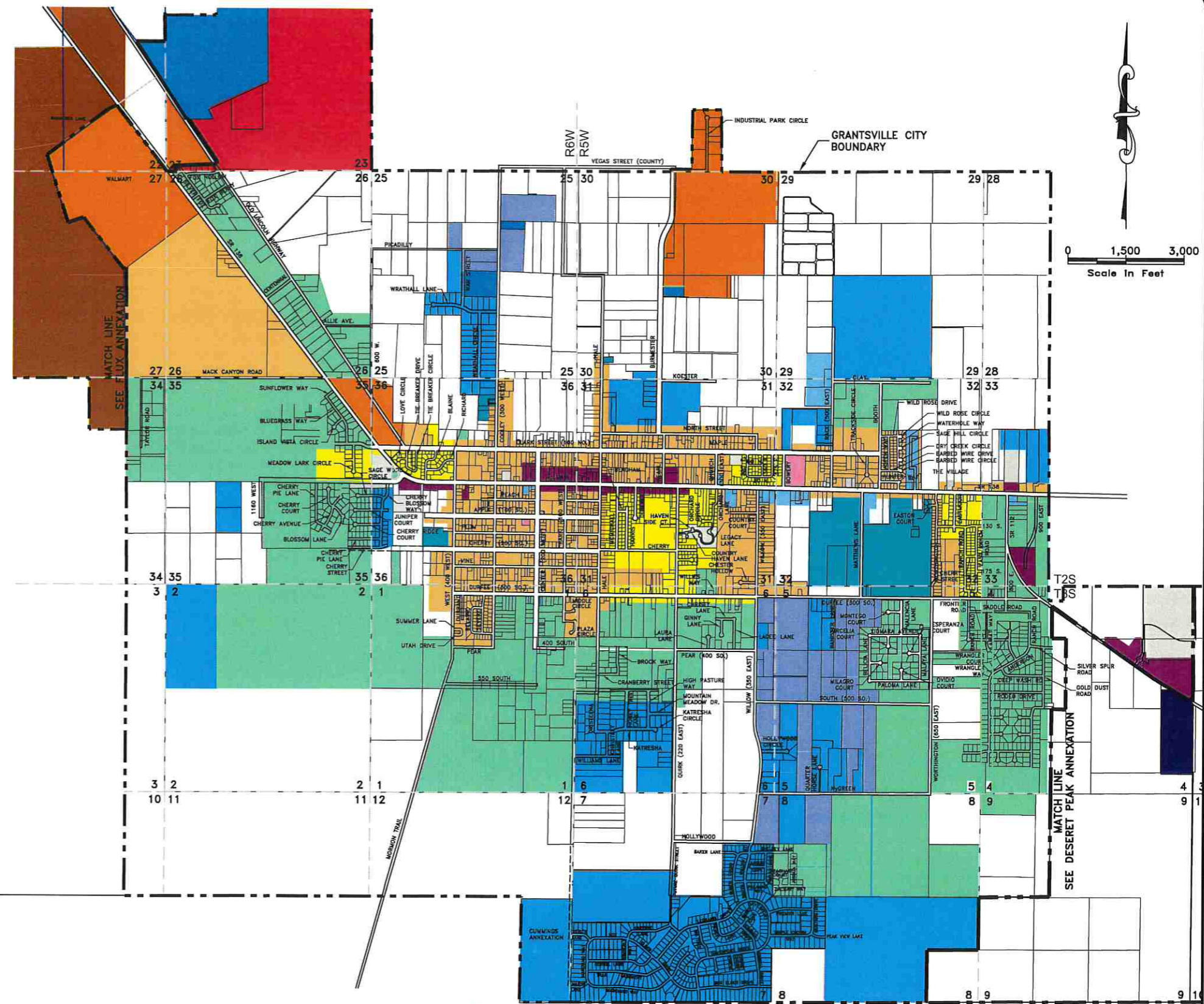
Michael Wagstaff
01-097-0-0026



Date: 4/19/2022
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



593 W. 2600 S. SUITE 205, BOUNTIFUL UT 84010
PHONE (801) 293-1327 FAX (801) 293-8725

AGENDA ITEM #12

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

DATE PAID April 20, 2022

HEARING DATE May 19, 2022

**\$500.00 FEE
NON-
REFUNDABLE**

APPLICANT'S NAME Mike Wagstaff

MAILING ADDRESS _____

E-MAIL michaeldalewagstaff@gmail.com

APPLICANT'S PHONE _____

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

DO YOU OWN THE PROPERTY? Under Contract

NUMBER OF ACRES INVOLVED 1.62

CURRENT ZONE OF PROPERTY RM-7

REQUESTED ZONE Mixed Use Density

PROPOSED USE FOR NEW ZONE, IF APPROVED _____

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

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



SIGNATURE OF APPLICANT

Legal Description:

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

360 W Apple and 374 W Apple *Rezone* Request

Current Zoning

RM-7 Zone

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

Proposed Zoning

Mixed Use Zone

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

MAIN STREET

TRENTON HUNT
01-097-0-0011
R009400

JAMES B GARREAU JT
01-097-0-0014
R020549

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

NOLAN P CRITCHLOW
01-097-0-0016
R010667

TRU REAL ESTATE INVESTMENT
01-097-0-0007
R0092007
Trailer Park Access
LLC

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

LINDA WATSON TRUSTEE
01-097-0-0003
R007453

ROBERT WISDOM JT
01-097-0-0041
R006076

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

West St

HAMMOND KYLE JT
01-097-0-0028
R003828

CURRENT ZONING

SALANCA CHAD JT
01-097-0-0037
R023183

CASTAGNO GILLY JT
01-097-0-0027
R017801

RM-7

SHOEMAKER MARK JT
01-097-0-0026
R004438

CHERLAK KING JT
01-097-0-0025
R025988

CAMERON WARD
01-097-0-0016
R025916

SANDRAL GILLY JT
01-097-0-0022
R005337

MOSER HAYLEE JT
01-097-0-0043
R010667

374 W APPLE

360 W APPLE

ANDREW CHRISTENSEN JT
11-087-0-0001
R007164

TERRY D BENSON JT
11-087-0-0002
R016531

Cooley St

APPLE STREET

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

JEANNIE ROWE
01-100-0-0015
R012353

GUNN KAYLAR JT
01-100-0-0018
R010299

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

JANISON DAVID
20-000-0-0001
R051782

JNTLAND HOLDINGS LLC
01-100-0-0007
R004169

STARLEY SCOTT J
01-100-0-0001
R021052

HILDEBRAND JOHN
01-100-0-0017
R01268

FLOYD J BUTLER JT
01-100-0-0012
R021667

CROPPER DUSTIN L
01-100-0-0010
R017237

BLAIR D SUTTON
01-100-0-0009
R023183

JOYCE A BERRY
01-100-0-0008
R009182

SARA LEE YOUNG
01-100-0-0004
R005720

BLAINE MECHEM
01-100-0-0003
R020620

West St

MAIN STREET

TRENTON HUNT
01-097-0-0011
R008400

JAMES B CARREAU JT
01-097-0-0014
R026549

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

HAMMOND KYLE JT
01-097-0-0028
R003828

SALANOA CHAD JT
01-097-0-0037
R023183

MOSER HAYLER JT
01-097-0-0045
R010337

NOLAN P CRITCHLOW
01-097-0-0010
R016667

TRU REAL ESTATE INVESTMENT LLC
01-097-0-0007
R0072000
Trailer Park Access

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

LINDA WATSON TRUSTEE
01-097-0-0003
R007493

ROBERT WISDOM JT
01-097-0-0041
R006076

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

PROPOSED ZONING
MIXED USE

374 W APPLE

360 W APPLE

CASHA WENDEL JT
01-097-0-0027
R000609

EBDENIAE RYAN JT
01-097-0-0027
R000483

CHERLA KING JT
01-097-0-0026
R025908

ANDREW CHRISTIANSEN JT
11-087-0-0011
R007154

TERRY DIBENSON JT
11-087-0-0002
R006581

CAMERON WARD
01-097-0-0015
R025916

SANDRAL GILLEY JT
01-097-0-0022
R005337

Coolley St

APPLE STREET

MAGE PHILIP JT
01-100-0-0016
R013650

JEANNIE ROWE
01-100-0-0015
R012933

GUNN KAYLAR JT
01-100-0-0018
R010299

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

JANISON DAVID
20-000-0-0001
R091702

JNTLAND HOLDINGS LLC
01-100-0-0007
R004169

STARLEY SCOTT J
01-100-0-0001
R021052

HILDEBRAND JOHN
01-100-0-0017
R011203

FLOYD J BUTLER JT
01-100-0-0012
R023807

CROPPER DUSTIN L
01-100-0-0010
R017257

DIANAD SUTTON
01-100-0-0009
R023183

JOYCE ABERY
01-100-0-0000
R006682

SARALEE YOUNG
01-100-0-0004
R005720

BLAINE MECHEM
01-100-0-0003
R020620

**APPLICATION FOR A
REZONE
CONSIDERATION BY GRANTSVILLE CITY
PLANNING COMMISSION**

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

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

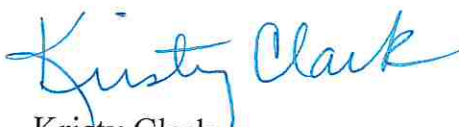
This site is in the area of, or adjoins property you own, according to the tax rolls of Tooele County. A public hearing to receive public input and meeting to discuss and consider action on the proposed project and make a recommendation to the City Council will be held in the Grantsville City Hall Council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

Thursday, May 19, 2022 at 7:00pm

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

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

Thank you,



Kristy Clark
Zoning Administrator

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

Meeting ID: 839 2021 1799

One tap mobile

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

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

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

HILDEBRAND JOHN
147 S WEST ST
GRANTSVILLE, UT 84029

JEANNIE ROWE
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NOLAN P CRITCHLOW
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GRANTSVILLE, UT 84029

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

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

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

JAMISON DAVID
349 W APPLE ST
GRANTSVILLE, UT 84029

JNT LANDHOLDINGS LLC
P O BOX 325
GRANTSVILLE, UT 84029

NORMAN BLAIN ADAMS JR
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GRANTSVILLE, UT 84029

ADAMS DANIEL WAYNE
55 S. COOLEY ST.
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CASTAGNO KELLY JT
374 W APPLE ST
GRANTSVILLE, UT 84029

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

DREWERY MICHAEL DOUGLAS
318 W PEACH ST
GRANTSVILLE, UT 84029

Easy Peel Address Labels
Bend along line to expose Pop up Edge

CUNNINGHAM GREGORY
335 W PEACH ST
GRANTSVILLE, UT 84029

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

HAMMOND KYLE JT
77 SOUTH WEST STREET
GRANTSVILLE, UT 84029

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

DORMAN RICHARD D JT
PO BOX 826
GRANTSVILLE, UT 84029

Go to avery.com/templates
Use Avery Template 5160

CHARLES MARY TRUSTEE
357 W MAIN
GRANTSVILLE, UT 84029

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

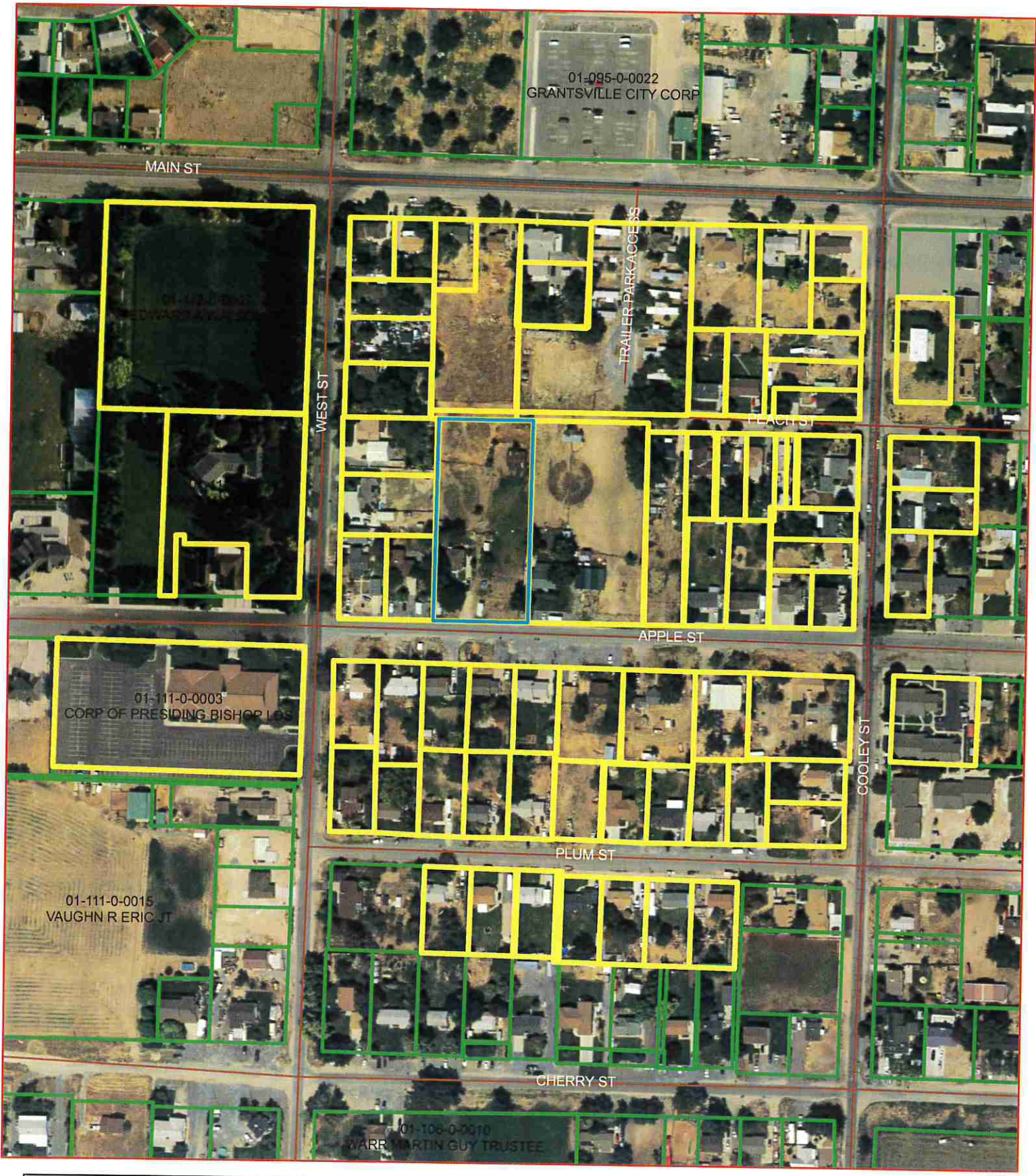
BALDWIN MICAH LEE JT
308 W APPLE STREET
GRANTSVILLE, UT 84029

ANDREW CHRISTIANSEN JT
332 W APPLE ST
GRANTSVILLE, UT 84029

Pat: avery.com/patents

Étiquettes d'adresse Easy Peel
Repliez à la hachure afin de révéler le rebord Pop up

Allez à avery.ca/gabarits
Utilisez le Gabarit Avery 5160

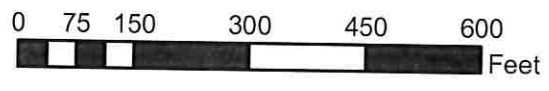


GIS Map Disclaimer:

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

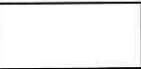



















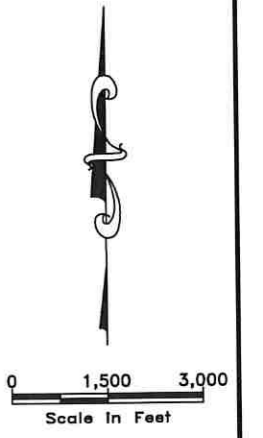
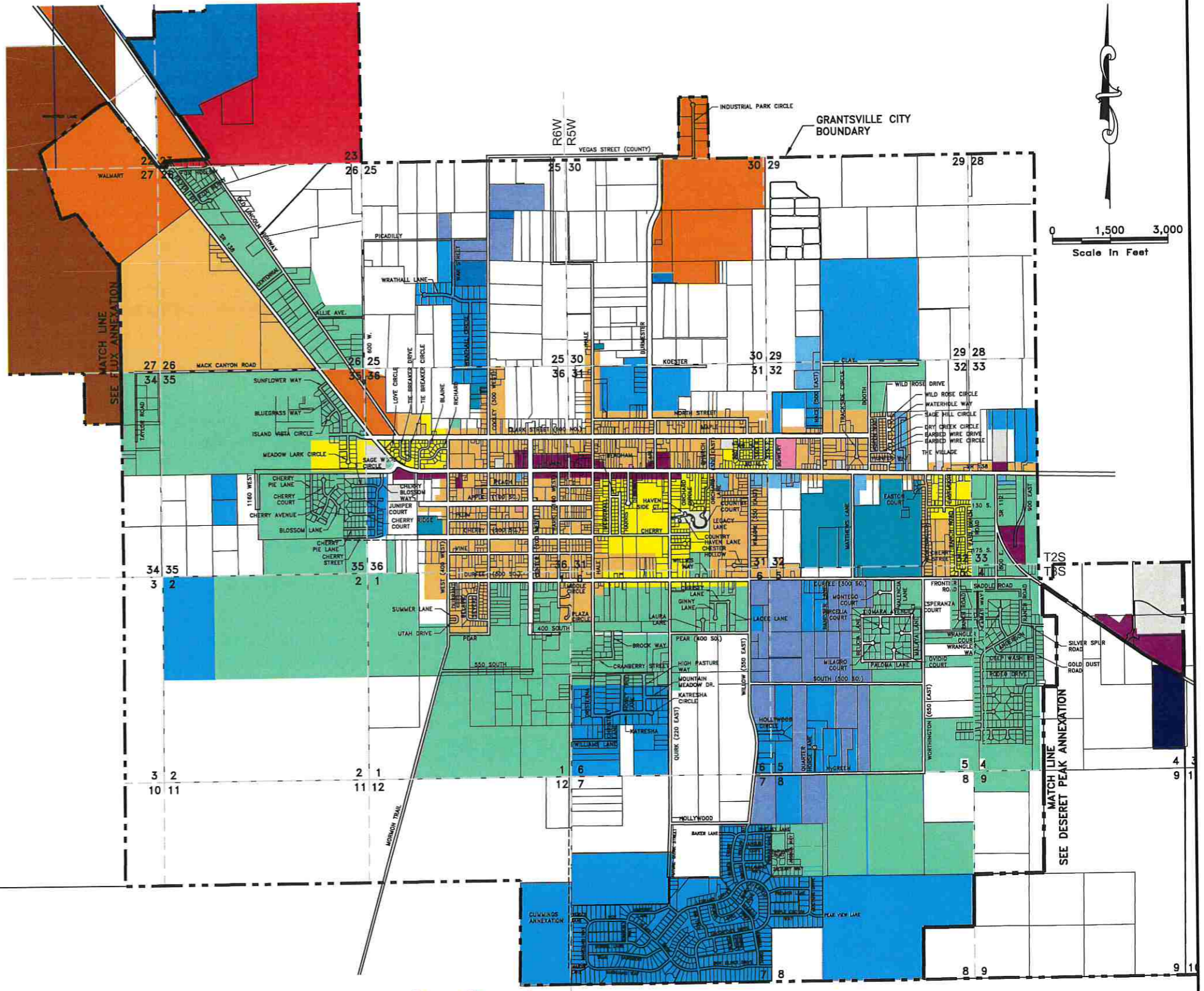
Michael Wagstaff
01-097-0-0027



Date: 4/19/2022
blanca.rodriguez

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



910 W. 2400 S., SUITE 215, BOONVILLE, UT 84019
 PHONE (801) 299-1337 FAX (801) 299-0123

AGENDA ITEM #13

PROPOSED CODE REVISIONS TO CHAPTER 2 GRANTSVILLE LAND USE AND MANAGEMENT CODE

There appears to be several definitions in section 2, Definitions, of the code to make them compatible with other sections of the code or to make them make sense.

1. Number 24 – Truck Wash – the size needs to be revised to 1 ½ ton to be compatible with number 18.
2. Number 25 – Average Slope – the slope is not calculated properly. It should be the vertical rise over the horizontal distance between two points expressed in percentage.
3. Number 30 – Basements – what do we call and how do we address a basement that has greater than half its height in the ground?
4. Number 54 – Clear View Zone – this 40' dimension does not meet our code for clear view of 30'. One or the other needs to be revised.
5. Numbers 74 vs. 37 – the percent of slope in each of these definitions should be consistent with each other. As we move into the foothills a 15% slope will be quite common.
6. Number 90 – Dwelling Units – clean up the language.
7. Number 104 - - our conditional use code contains different area requirements than this. Delete it out of the definition and refer to the code.
8. Number 127 – General Plan – refers to 2.1.9. there is no 2.1.9.
9. Number 136 – Handicap Residence – refers to a Part 6. There is no Part 6.
10. Numbers 180 and 180 – Restricted and Unrestricted Lots – these definitions conflict with each other.
11. Number 247 – Private Street – does this definition need to be revised along with the code for driveways?
12. Number 310 – Minor Subdivision – add a statement that the code for minor subdivisions has been deleted.
13. Number 317 – Twin Home – refers to 21.10. There is no 21.10.

RETAINING WALLS

MULTI UNIT ATTACHED (SHAY'S COMMENT)

DEFINITION FROM LAST NIGHT'S REVIEW.

GRANTSVILLE CITY PLANNING COMMISSION

NOTICE OF DISCUSSION AND PUBLIC HEARING ON A PROPOSED AMENDMENT OF CHAPTER 2 DEFINITIONS OF THE GRANTSVILLE CITY LAND USE MANAGEMENT AND DEVELOPMENT CODE.

Pursuant to the provisions of Section §10-9A-205 and §10-9a-502 of the Utah Code. Notice is hereby given that the Grantsville Planning Commission will hold a discussion and public hearing on June 2, 2022 at 7:00 p.m. at Grantsville City Hall. The meeting will also be broadcast on Zoom. The discussion, public hearing and meeting are to receive public input and consider action on the proposed amendment of Chapter 2 Definitions of the Grantsville City Land Use Management and Development Code and make a recommendation to the City Council. You are invited to request a copy of the proposed amendment by emailing me at kclark@grantsvilleut.gov. All comments and concerns need to be sent in writing through email or mail and received no later than 5:00 p.m. June 2, 2022.

Dated this 20th day of May, 2022.

**BY ORDER OF THE GRANTSVILLE
PLANNING COMMISSION**

Kristy Clark
Zoning Administrator
Email: kclark@grantsvilleut.gov

Join Zoom Meeting
<https://us02web.zoom.us/j/81282128821>

Meeting ID: 812 8212 8821
One tap mobile
+16699009128,81282128821# US (San Jose)
+12532158782,81282128821# US (Tacoma)

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

Find your local number: <https://us02web.zoom.us/j/81282128821>

AGENDA ITEM #14

DRAFT

Chapter 4 – 4.34 MULTI UNIT RESIDENTIAL DEVELOPMENT

1.0 Multi unit residential units shall include any structure that provides for more than one place of residence. The combined units in each structure will be set on one lot meeting the requirements of Section 2.0. The structure shall be constructed to comply with all current building and fire codes.

2.0 The minimum size requirements for a multi unit lot is;

(1) As specified in section 15.4 and 15.5 if the development is located in those zones.

(2) For developments approved by the City to be constructed in other zones, the minimum size requirements are;

(a) Minimum lot size for the first unit will be 7,000 sf and 4,000 sf for each additional ground level unit in the structure. The minimum lot size for corner lots will be 10,000 sf.

(b) The maximum number of units per acre of lot size shall be 15 units.

(c) Minimum frontage will be 50 feet.

(d) Minimum setback for the front yard will be 25 feet.

(e) Minimum rear setback will be 20 feet.

(f) Minimum side yard setback will be 20 feet.

(g) For corner lots there shall be two front yard setbacks.

(h) If two or more structures are located on one lot, the minimum distance between structures will be 30 feet.

3.0 Streets and Parking;

(1) All streets shall be designed and constructed to meet the City's standard for streets

(2) There shall be a minimum of two parking spaces provided for each unit.

(3) There shall be a minimum of one parking space per 2 units provided for separated designated visitor parking.

(4) If sufficient separated designated visitor parking is not available in approved curbside locations, off street parking shall be provided.

(5) Additional parking for recreational, commercial, and other types of units will be required if the residents are not required to store them off site by their rental/owner agreement.

(6) Parking for the first 10 units shall provide 1 separate designated visitor stall per dwelling unit. For each unit over the first 10 dwelling units, one (1) additional stall for each two (2) dwelling units shall be provided. For any partial stalls calculated, the designer shall round up to the next higher number of stalls.

4.0 Building Requirements;

(1) Maximum height is two stories or 35 feet whichever is less.

DRAFT

(2) Ground floor units shall be ADA accessible.

5.0 The portion of the lot not covered by improvements shall be fully landscaped in accordance with Section 9 of this code.

Chapter 2 Definitions

(168) LOT AREA. The area contained within the property lines of the individual parcels of land shown on a subdivision plat or required by this Code, excluding any area within an existing or proposed street right-of-way, or any area required as open space under this Code, and including the area of any easements.

(277) SIDE YARD SETBACK. That part of a lot that adjoins another lot, between the side line of the building and the side lot line, and extending from the fFront yard setback to the rRear yard setback. The width of the side yard is measured from the lot line to any portion of the building (roof eaves, footings, window wells, building pop-outs, whichever is less) the end of the eaves or the side line of a building whichever is closer to the side lot line. Unenclosed stoops of six foot by six foot or less is not considered the side line of a building.

GRANTSVILLE CITY PLANNING COMMISSION

NOTICE OF DISCUSSION AND PUBLIC HEARING ON A PROPOSED AMENDMENT OF THE GRANTSVILLE CITY LAND USE MANAGEMENT AND DEVELOPMENT CODE CHAPTER 4.

Pursuant to the provisions of Section §10-9A-205 and §10-9a-502 of the Utah Code. Notice is hereby given that the Grantsville Planning Commission will hold a discussion and public hearing on June 2, 2022 at 7:00 p.m. at Grantsville City Hall. The meeting will also be broadcast on Zoom. The discussion, public hearing and meeting is to receive public input and to discuss and consider action on the proposed amendment of the Grantsville City Land Use Management and Development Code Chapter 4 and make a recommendation to the City Council. You are invited to request a copy of the proposed amendment by emailing me at kclark@grantsvilleut.gov. All comments and concerns need to be sent in writing through email or mail and received no later than 5:00 p.m. June 2, 2022.

Dated this 20th of May, 2022.

**BY ORDER OF THE GRANTSVILLE
PLANNING COMMISSION**

Kristy Clark
Zoning Administrator
Email: kclark@grantsvilleut.gov

Join Zoom Meeting

<https://us02web.zoom.us/j/81282128821>

Meeting ID: 812 8212 8821

One tap mobile

+16699009128,,81282128821# US (San Jose)

+12532158782,,81282128821# US (Tacoma)

Dial by your location

+1 669 900 9128 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 646 558 8656 US (New York)

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

Find your local number: <https://us02web.zoom.us/j/81282128821>

AGENDA ITEM #15

Chapter 14 Multiple Use, Agriculture And Rural Residential Districts

14.1 Agricultural Districts - A

14.2 Purpose Of Rural Residential Districts - RR

14.3 RR-5 Development Restrictions

14.4 RR-2.5 Development Restrictions

14.5 RR-1 Development Restrictions

14.6 Codes And Symbols, Use Table 14.1

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

14.1 Agricultural Districts - A

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

(1) Minimum Lot Size:10 acres.

(2) Minimum Width at Front and Rear Setback165 feet.

(3) Minimum Frontage (at the property line on a public street or an approved private street)
.....100 feet.

(4) Minimum Yard Setback Requirements: (Amended 9/01)

Front Yard40 feet.

Rear Yard60 feet

Side Yard20 feet

Rear Yard for Accessory Buildings7.5 feet

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

(5) Maximum Building Height45 feet

(6) Required Improvements:

Street grading, Street base, Street Pavement to centerline or minimum paved width (per chapter 21.6.3 of City Land Use Ordinances) whichever is greater, Surface drainage facilities, Waste water disposal, Culinary water facilities, Street name signs.

14.2 Purpose Of Rural Residential Districts - RR

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

Amended 04/04 by Ordinance 2004-08

14.3 RR-5 Development Restrictions

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

(1) Minimum Lot Size5 acres.

(2) Minimum Width at Front and Rear Setback165 feet.

(3) Minimum Frontage (at the property line on a public street or an approved private street).....70 feet.

(4) Minimum Yard Setback Requirements:

Front Yard40 feet.

Rear Yard50 feet

Side Yard20 feet

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

(5) Maximum Building Height35 feet
Or a basement and 2 floors whichever is less.

(6) Maximum Building Coverage10 percent

(7) Required Improvements:

Street grading, Street base, Street Pavement to centerline or minimum paved width (per chapter 21.6.3 of City Land Use Ordinances) whichever is greater, Surface drainage facilities, Waste water disposal, Culinary water facilities, Street name signs, Fire hydrants, Street monuments

14.4 RR-2.5 Development Restrictions

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

(1) Minimum Lot Size2.5 acres

(2) Minimum Width at Front and Rear Setback165 feet

(3) Minimum Frontage (at the property line on a public street or an approved private street)
.....70 feet

(4) Minimum Yard Setback Requirements:

Front Yard	40 feet
Rear Yard for Main Structures	30 feet
Rear Yard for Accessory Bldg.	7.5 feet
Side Yard	15 feet
Total Width of Both Side Yards	40 feet

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

(5) Maximum Bldg. Height35 feet
Or a basement and 2 floors whichever is less.

(6) Maximum Bldg. Coverage20 %

(7) Required Improvements:

Street grading, Street base, Street Pavement to centerline or minimum paved width (per chapter 21.6.3 of City Land Use Ordinances) whichever is greater, Surface drainage facilities, Waste water disposal, Culinary water facilities, Street name signs, Fire hydrants, Street monuments.

14.5 RR-1 Development Restrictions

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

(1) Minimum Lot size	1 acre
(2) Minimum Width at Front and Rear Setback	125 feet
(3) Minimum Frontage (at the property line on public street or an approved private street)	70 feet
(4) Minimum yard Setbacks Requirements	
Front Yard	40 feet
Rear Yard for Main Structures	30 feet
Rear Yard for Accessory Bldg.	2 feet *
Side Yard for Accessory Buildings	4 feet *
Side Yard for Main Structures	15 feet
Total width of both Side Yards	40 feet

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

* (Setback shall be as listed or match the easement width whichever is greater)

(5) Maximum Bldg. Height35 feet

Or a basement and 2 floors whichever is less.

(6) Maximum Bldg. Coverage20 %

(7) Required Improvements:

Street grading, Street base, Street Pavement to centerline or minimum paved width (per chapter 21.6.3 of City Land Use Ordinances) whichever is greater, Surface drainage facilities, Waste water disposal, Culinary water facilities, Street name signs, Fire hydrants, Street monuments

Amended 06/11 by Ordinance 2011-20

14.6 Codes And Symbols, Use Table 14.1

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

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

Chapter 15 Residential And Multiple Residential Districts

15.1 Residential District R-1-21

15.2 Residential District R-1-12

15.3 Residential District R-1-8

15.4 Multiple Residential District RM-7

15.5 Multiple Residential District RM-15

15.6 Multiple Residential District RM-30

15.7 Codes And Symbols And Use Table 15.1

Amended 09/18 by Ordinance 2018-16

15.1 Residential District R-1-21

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

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

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

Minimum Frontage (at the property line on a public street or an approved private street)70 feet

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

Rear Yard30 feet

Side Yard for Main Buildings5*/15 feet

Side Yard (Amended 4/98)4 feet *

Rear Yard for Accessory Buildings1 foot *

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

* (Setback shall be as listed or match the easement width whichever is greater)

Maximum Building Height35 feet Maximum
or a basement and 2 floors whichever is less.

Building Coverage20 %

Required Improvements:

Street grading, Street base, Street Pavement to centerline or minimum paved width (per chapter 21.6.3 of City Land Use Ordinances) whichever is greater, Surface drainage facilities, Curb and Gutter, Sidewalk,

Culinary water facilities, Waste water disposal, Street name signs, Fire hydrants, Street monuments, Shade trees (along public streets), ~~Street lights.~~

15.2 Residential District R-1-12

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

Minimum Lot Size:12,000 sq. feet

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

Minimum Frontage (at the property line on a public street or an approved private street)70 feet

Minimum Yard Setback Requirements:

Front Yard40 feet

Rear Yard30 feet

Side Yard for Main Buildings Each Side5 */15 feet

Side Yard for Accessory Buildings4 feet *

Rear Yard for Accessory Buildings1 foot *

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

* (Setback shall be as listed or match the easement width whichever is greater)

Maximum Building Height35 feet
or a basement and 2 floors whichever is less.

Maximum Building Coverage20 %

Required Improvements:

Street grading, Street base, Street Pavement to centerline or minimum paved width (per chapter 21.6.3 of City Land Use Ordinances) whichever is greater, Surface drainage facilities, Curb and Gutter, Sidewalk, Culinary water facilities, Waste water disposal, Street name signs, Fire hydrants, Street monuments, Shade trees (along public streets), ~~Street lights~~

15.3 Residential District R-1-8

(1) Effective July 10, 1999 no application to extend, enlarge or re-zone property to a R-1 -8 zoning district designation will be considered by Grantsville City. Areas previously designated with a R-1 -8

zoning district designation may continue after July 9, 1999 and the uses in existing R-1 -8 districts may continue subject to the regulations applicable to this District.

Minimum Lot Size:8,000 sq. feet
Minimum Lot Size for Corner Lots10,000 sq. feet

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

Minimum Frontage (at the property line on a public street or an approved private street)60 feet

Minimum Yard Setback Requirements: (Amended 9/01)

Front Yard30 feet

Rear Yard for Main Buildings25 feet

Rear Yard for Accessory Buildings1 foot *

Side Yard for Main Buildings Each Side 5 */15 feet

Side Yard for Accessory Buildings on a Corner Lot10 feet

Side Yard for Accessory Buildings.....4 feet *

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

* (Setback shall be as listed or match the easement width whichever is greater)

Maximum Building Height35 feet
or a basement and 2 floors whichever is less.

Maximum Building Coverage35 %

Required Improvements:

Street grading, Street base, Street Pavement to centerline or minimum paved width (per chapter 21.6.3 of City Land Use Ordinances) whichever is greater, Surface drainage facilities, Curb and Gutter Sidewalk Culinary water facilities Waste water disposal, Street name signs, Fire hydrants, Street monuments, Shade trees (along public streets), ~~Street lights~~

Amended 11/13 by Ordinance 2013-23

15.4 Multiple Residential District RM-7

Effective June 4, 1999 no application to extend, enlarge or re-zone property to a RM-7 zoning district designation will be considered by Grantsville City. Areas previously designated with a RM-7 zoning district designation may continue after June 4, 1999 and the uses in these district's may continue subject to the following regulations.

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

Minimum Lot Size (Lot area):7,000 sq. feet
 Minimum Lot Size for Corner Lots10,000 sq. feet
 Additional lot area for each additional dwelling unit on the lot.....6,000 sq. feet
 Maximum Density7 d.u./acre of lot
 area as defined in Land Use Ordinance Chapter 2

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

For multiuse residential development shall comply with Chapter 4: Supplementary and Qualifying Regulations - Section 4.34 Multi Unit Residential Development.

Minimum Frontage (along curb face on a public street or an approved private street)60 feet.

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

Front Yard25 feet.

Rear Yard for Main Buildings20 feet

Rear Yard for Accessory Buildings1 foot (or match the easement width whichever is greater)

Side Yard for Main Building, Each Side5*/15 feet
 (if duplex buildings are attached at the property line, a setback of 15 feet on each side)

Side Yard for Accessory Buildings4 feet *

Setbacks for Accessory Buildings on a corner lot:

On the side of the Main Building4 feet *

On the rear of the Main Building1 foot *

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

* (Setback shall be as listed or match the easement width whichever is greater)

Maximum Building Height35 feet
 or a basement and 2 floors whichever is less.

Maximum Building Coverage35 %

Required Improvements:

Street grading, Street base, Street Pavement to centerline or minimum paved width (per chapter 21.6.3 of City Land Use Ordinances) whichever is greater, Surface drainage facilities, Curb and Gutter, Sidewalk, Culinary water facilities, Waste water disposal, Street name signs, Fire hydrants, Street monuments, Shade trees (along public streets), ~~Street lights~~

15.5 Multiple Residential District RM-15

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

Minimum Lot Size (lot area):8,000 sq. feet
Minimum Lot Size for Corner Lots10,000 sq. feet
Additional lot area for each additional dwelling unit on the lot.....4000 sq. feet
Maximum Density15 d.u./acre of the lot
area. To achieve this density, housing units would need to be built above other housing units.

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

For multiuse residential development shall comply with Chapter 4: Supplementary and Qualifying Regulations - Section 4.34 Multi Unit Residential Development.

Minimum Frontage (at the property line on a public street or an approved private street)60 feet

Minimum Yard Setback Requirements:

Front Yard25 feet

Rear Yard for Main Buildings20 feet

Rear Yard for Accessory Buildings1 foot *

Side Yard for Main Buildings, Each Side7.5 feet

Side Yard for Accessory Buildings4 feet *

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

* (Setback shall be as listed or match the easement width whichever is greater)

Maximum Building Height35 feet

A maximum of 55' above grade at street may be approved with special considerations of landscaping, buffering, and architectural design that fits the scale of the surrounding properties in the zone.

Maximum Building Coverage of the lot area.....50 %

Required Improvements:

Street grading, Street base, Street Pavement to centerline or minimum paved width (per chapter 21.6.3 of City Land Use Ordinances) whichever is greater, Surface drainage facilities, Curb and Gutter, Sidewalk, Culinary water facilities, Waste water disposal, Street name signs, Fire hydrants, Street monuments, Shade trees (along public streets), ~~Street lights~~

15.6 Multiple Residential District RM-30

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

15.7 Codes And Symbols And Use Table 15.1

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

Table 15.1 Use Regulations

Chapter 16 Commercial And Industrial Districts

16.1 Neighborhood Commercial District (C-N)

16.2 Commercial Shopping District (C-S)

16.3 General Commercial District (C-G)

16.4 Central Development District (C-D)

16.5 Light Manufacturing And Distribution District (M-D)

16.6 General Manufacturing District (M-G)

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

16.8 Codes And Symbols And Use Table 16.1

Amended 09/18 by Ordinance 2018-16

16.0 Vehicle queuing length requirements

(1) Companies with drive-up windows will need to provide a queuing area for vehicles to be approved with their improvement plans.

(2) The plan needs to show room for 5 to 20 vehicles (20 feet per vehicle) to queue up at the drive-up window based on documentation of similar businesses. Vending for copy and general business will need to que fewer vehicle while fast food, coffee, and soda businesses will need a lot more queuing for vehicles.

16.1 Neighborhood Commercial District (C-N)

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

Front or Corner Yard15 feet

Interior Side YardNone If an Interior Side Yard is provided it shall not be less than4 feet (or match the easement width whichever is greater)

Rear Yard10 feet

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

Maximum Building Height35 feet or a basement and 2 floors whichever is less.

16.2 Commercial Shopping District (C-S)

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

Minimum Lot Size:60,000 sq. ft.

Minimum Width at Front and Rear Setback150 feet

Minimum Yard Setback Requirements:

Front Yard and Corner Side Yard30 feet Interior

Side Yard15 feet

Rear Yard30 feet

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

Maximum Building Height45 feet Access restriction of one driveway per 150 feet of frontage on arterial or major collector streets in order to maintain safe traffic conditions.

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

16.3 General Commercial District (C-G)

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

Minimum Lot Size:10,000 sq. ft.

Minimum Width at Front and Rear Setback60 feet

Minimum Yard Setback Requirements:

Front Yard and Corner Side Yard10 feet

Interior Side YardNone

If an Interior Side Yard is provided it shall not be less than4 feet (or match the easement width whichever is greater)

Rear Yard10 feet

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

Maximum Building Height45 feet

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

16.4 Central Development District (C-D)

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

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

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

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

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

Minimum Width at Front and Rear Setbackby approval

Minimum Yard Setback Requirements:

Front Yard and Corner Side Yardby approval

Interior Side Yardby approval

Rear Yardby approval

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

Maximum Building Height.....by approval

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

16.5 Light Manufacturing And Distribution District (M-D)

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

Minimum Lot Size:20,000 sq. ft.

Minimum Width at Front and Rear Setback80 feet

Minimum Yard Setback Requirements:

Front Yard and Corner Side Yard25 feet
Interior Side Yard10 feet Rear Yard
.....25 feet

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

Maximum Building Height65 feet

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

16.6 General Manufacturing District (M-G)

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

Minimum Lot Size:20,000 sq. ft.

Minimum Width at Front and Rear Setback80 feet

Minimum Yard Setback Requirements:

Front Yard and Corner Side Yard35 feet

Interior Side Yard20 feet

Rear Yard35 feet

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

Maximum Building Height80 feet Except chimneys and smokestacks shall be permitted up to 120 feet in height.

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

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

16.7.1 Conditional Uses

16.7.2 Operation Categories

16.7.3 Application

16.7.4 Minimum Requirements

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

Minimum Lot Size:20,000 sq. ft.

Minimum Width at Front and Rear Setback80 feet

Minimum Yard Setback Requirements:

Front Yard and Corner Side Yard35 feet

Interior Side Yard20 feet

Rear Yard35 feet

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

Maximum Building Height80 feet.

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

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

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

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

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

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

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

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

(a) application form;

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

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

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

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

(iii) Liability insurance coverage;

(d) a site plan showing:

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

(ii) dimensions;

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

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

(v) Ingress and egress;

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

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

(e) a reclamation plan addressing:

(i) types of existing dominant vegetation;

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

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

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

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

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

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

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

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

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

(f) an operations plan that outlines:

(i) proposed hours of operation;

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

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

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

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

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

(vii) appropriation and use of necessary water rights;

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

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

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

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

(xi) UDOT permit if accessing a state highway;

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

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

All operations shall comply with the following requirements:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

16.7.1 Conditional Uses

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

16.7.2 Operation Categories

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

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

16.7.3 Application

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

(a) application form;

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

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

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

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

- (iii) Liability insurance coverage;
- (d) a site plan showing:
 - (i) all prominent man made and geologic features within the surrounding areas that will be affected by the operation;
 - (ii) dimensions;
 - (iii) locations, clearances, and rights-of-ways, easements, utility lines; and
 - (iv) Property lines and names of adjoining property owners;
 - (v) Ingress and egress;
 - (vi) General geologic and top soils data from a qualified source;
 - (vii) A contour map in intervals of five feet showing existing water courses, drainage and calculations.
- (e) a reclamation plan addressing:
 - (i) types of existing dominant vegetation;
 - (ii) segregation and stockpiling of materials capable of supporting vegetation as determined by soils analysis or practical re-vegetation experience;
 - (iii) figures outlining depths of and volumes of topsoil to be stockpiled, measures to protect topsoil from wind and water erosion, and pollutants;
 - (iv) method of depths, volumes, removal and storage of other overburden, plus a description of the procedures to be used in overburden replacement and stabilization and high wall elimination, including:
 - (1) Slope factors; (2) Lift heights; (3) Terracing; and (4) Any testing procedures employed.
 - (v) methods of processing and disposing of waste and reject material, including toxicity analysis explaining in detail means for containment and long range stability;
 - (vi) existing site and post-contour cross sections typical of regrading designs;
 - (vii) redistribution of topsoil and subsoil on the regraded area, indicating final depth of soil cover;
 - (viii) re-seeding, types or species to be used, the rate of application. Reseeding shall be based upon recommendations from the Soil Conservation District;
 - (ix) a description of the reclamation which shall include reasoning for the leaving of roads, pads or other similar structures and features; and
- (f) an operations plan that outlines:
 - (i) proposed hours of operation;
 - (ii) traffic safety measures proposed on existing roads and streets adjoining the site;
 - (iii) the location, arrangement and dimensions of loading and processing facilities;

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

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

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

(vii) appropriation and use of necessary water rights;

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

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

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

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

(xi) UDOT permit if accessing a state highway;

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

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

16.7.4 Minimum Requirements

All operations shall comply with the following requirements:

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

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

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

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

release of the financial assurance and obligations for reclamation shall not be made until Grantsville City staff consults with the Soil Conservation District, the Grantsville City Attorney and approves the release in writing.

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

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

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

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

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

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

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

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

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

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

16.8 Codes And Symbols And Use Table 16.1

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

Table 16.1 Use Regulations

Chapter 19a Mixed Use District[19a.1 Purpose And Intent](#)[19a.2 Permitted Uses](#)[19a.3 Minimum Lot Sizes](#)[19a.4 Setbacks/Yard Requirements](#)[19a.5 Minimum Lot Frontage](#)[19a.6 Maximum Height Of Structures](#)[19a.7 Minimum Dwelling Size](#)[19a.8 Landscaping Requirement](#)[19a.9 Exceptions](#)

Enacted 02/11 by Ordinance 2011-04, amended 09/18 by Ordinance 2018-16

19a.1 Purpose And Intent

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

(2) While achieving a mix of commercial and residential uses in Mixed Use developments is the goal, the City will review proposals on an individual basis in determining an acceptable ratio for the residential and commercial components. Project designs that fail to sufficiently integrate commercial and residential uses will not be considered for approval. Creativity in both site design and architecture is expected. Master planning of multiple contiguous properties is encouraged in order to integrate the proposed development harmoniously into the surrounding neighborhood.

(3) This land use district, in conjunction with the City's Land Use Element, recognizes that in order for the City to be a well-rounded community, many different housing styles, types and sizes should be permitted. Where surrounding uses are compatible, the mixed-use development may allow residential uses up to ten (10) units per acre.

(4) 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 fits the scale of the surrounding properties in the zone.~~ (SEE 19a.9)

HISTORY

Amended by Ord. [2021-13](#) on 4/28/2021

Amended by Ord. [2021-35](#) on 8/18/2021

19a.2 Permitted Uses

(1) This district shall allow residential developments and those uses allowed in the C-N, C-S, and C-G districts as permitted or conditional uses as specified in the regulations for these districts.

19a.3 Minimum Lot Sizes

(1) The minimum lot size for single family dwellings is 4,000 square feet per unit.

(2) The minimum lot size for any non-residential use in this zone is one-half (1/2) acre.

(3) MINIMUM LOT SIZE FOR MULTI-UNIT DWELLINGS IS 4000 SQ FT FOR EACH UNIT.

19a.4 Setbacks/Yard Requirements

(1) Setbacks/yard requirements are intended to describe the amount of space required between buildings and property lines. All buildings in this zone, including accessory buildings, are required to maintain a minimum distance from property lines as follows:

(a) Front: ²⁵20 feet. The front setback may be reduced to 12 feet if the garage is setback from the front plane of the home, but in no case shall the garage be located closer than ²⁰20 feet to the front property line.

(b) Sides: ^{7.5}5/10 feet (~~minimum combined~~). (²⁵1 SIDE / SECOND SIDE)

(c) Rear: 20 feet.

(d) Corner lots: There shall be a minimum setback on corner lots as follows: ²⁵20 feet on each side fronting a street, with 10 foot setbacks for the other two sides.

(e) All accessory buildings in this zone are required to maintain distances from property lines and other dwelling units as follows: sides and rear ^{7.5}5 feet.

(f) Mixed use buildings fronting Main Street and containing main floor commercial uses may allow the commercial uses to abut the street side property line with a portion of the building containing the main entrance to the commercial use, ^x if an adjacent street side property is currently similarly configured.

HISTORY

Amended by Ord. [2021-13](#) on 4/28/2021

19a.5 Minimum Lot Frontage

(1) For single family homes, the minimum lot frontage shall be not less than ⁵⁰35 feet. All other uses in this zone shall have at least 100 feet of frontage along a public street.

19a.6 Maximum Height Of Structures

~~2 STORIES ABOVE STREET OR 35' W/EVER 7.5' LESS.~~

~~(1) No structure in this zone shall exceed a maximum of two (2) stories in height for residential and four (4) stories in height or 35 feet above grade at street.~~

HISTORY

Amended by Ord. [2021-13](#) on 4/28/2021

19a.7 Minimum Dwelling Size

(1) Every dwelling unit in this zone shall contain a minimum of 900 square feet of living space.

19a.8 Landscaping Requirement

(1) There shall be a minimum requirement of 25% of the total project area to be used for landscaping. All sensitive lands shall be protected as part of the landscaped area of any development.

19a.9 Exceptions

¹⁵15

(1) Heights of three (3) stories above grade at street and fifteen (15) units per acres may be approved with special considerations of landscaping, buffering and architectural design that fit the scale of the surrounding properties in the zone. To be considered landscaping and buffering, area and design must exceed the minimum requirements found in Chapter 9, Landscaping and Buffers and Chapter 12, Planned Unit Developments.

HISTORY

Adopted by Ord. 2021-13 on 4/28/2021

GRANTSVILLE CITY PLANNING COMMISSION

NOTICE OF DISCUSSION AND PUBLIC HEARING ON A PROPOSED AMENDMENT OF CHAPTER 14, CHAPTER 15, CHAPTER 16, AND CHAPTER 19A OF THE GRANTSVILLE CITY LAND USE MANAGEMENT AND DEVELOPMENT CODE.

Pursuant to the provisions of Section §10-9A-205 and §10-9a-502 of the Utah Code. Notice is hereby given that the Grantsville Planning Commission will hold a discussion and public hearing on June 2, 2022 at 7:00 p.m. at Grantsville City Hall. The meeting will also be broadcast on Zoom. The discussion, public hearing and meeting is to receive public input and to discuss and consider action on the proposed amendment of Chapter 14, Chapter 15, Chapter 16, and Chapter 19a of the Grantsville City Land Use Management and Development Code and make a recommendation to the City Council. You are invited to request a copy of the proposed amendment by emailing me at kclark@grantsvilleut.gov. All comments and concerns need to be sent in writing through email or mail and received no later than 5:00 p.m. June 2, 2022.

Dated this 20th day of May, 2022.

**BY ORDER OF THE GRANTSVILLE
PLANNING COMMISSION**

Kristy Clark
Zoning Administrator
Email: kclark@grantsvilleut.gov

Join Zoom Meeting
<https://us02web.zoom.us/j/81282128821>

Meeting ID: 812 8212 8821
One tap mobile
+16699009128,81282128821# US (San Jose)
+12532158782,81282128821# US (Tacoma)

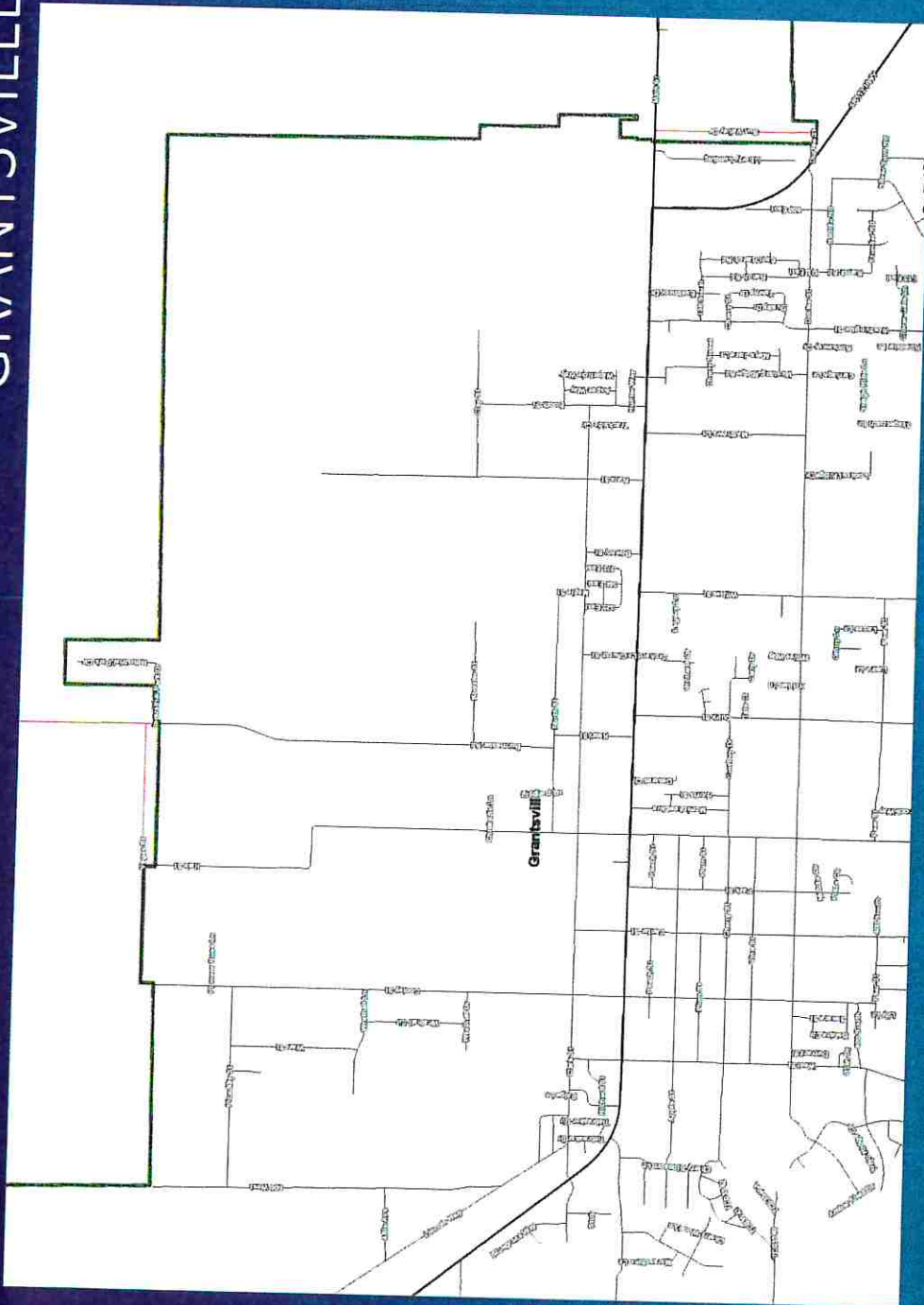
Dial by your location
+1 669 900 9128 US (San Jose)
+1 253 215 8782 US (Tacoma)
+1 346 248 7799 US (Houston)
+1 646 558 8656 US (New York)
+1 301 715 8592 US (Washington DC)
+1 312 626 6799 US (Chicago)

Meeting ID: 812 8212 8821

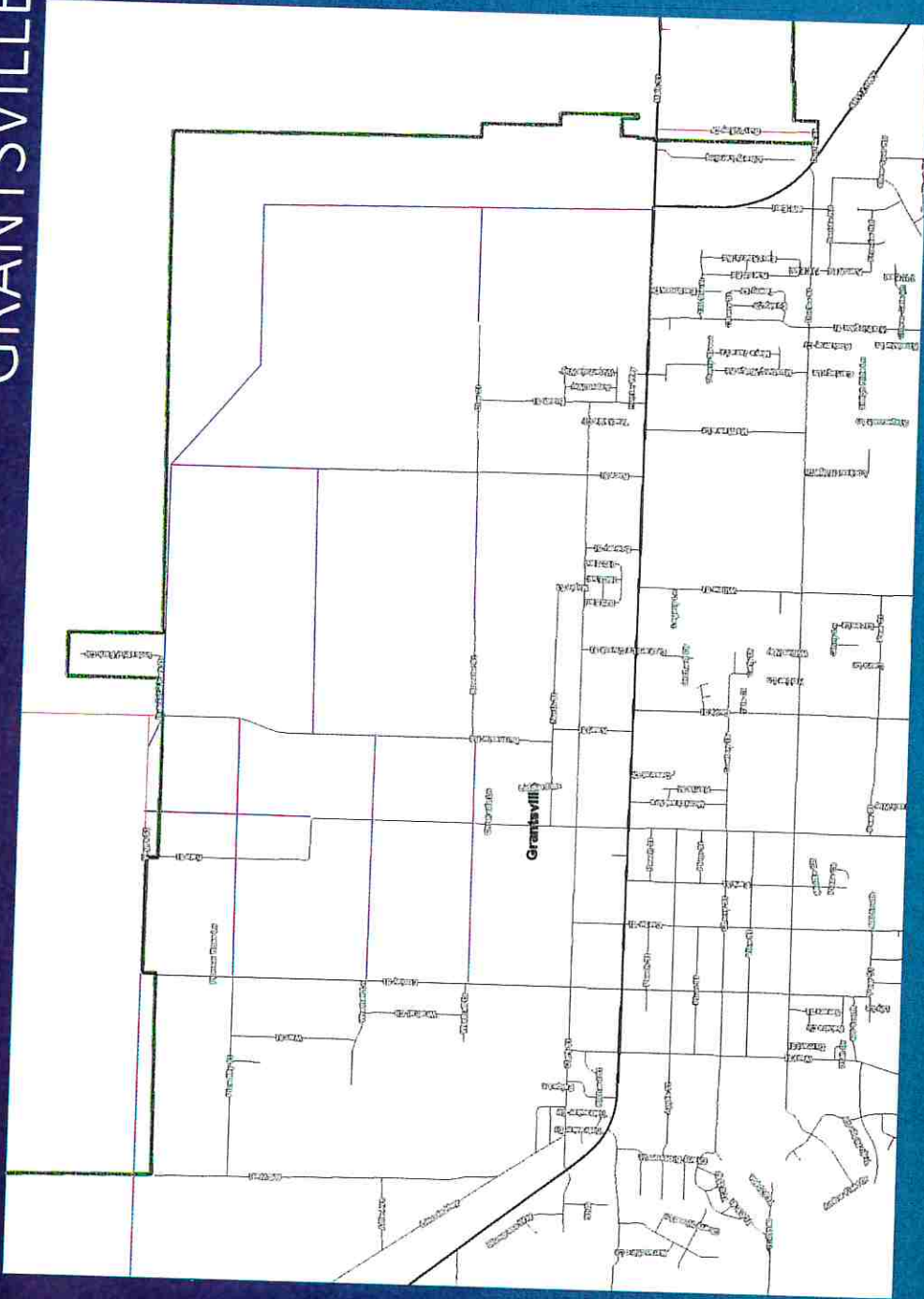
Find your local number: <https://us02web.zoom.us/j/kd3R8RGC9h>

AGENDA ITEM #16

GRANTSVILLE STREETS



GRANTSVILLE STREETS





533 W. 2500 S. SUITE 275 BOUNTIFUL, UT 84010
 PHONE (801) 296-1237 FAX (801) 299-0153

GRANTSVILLE CITY
 STREET MASTER PLAN
 EXISTING AND PROPOSED
 STREET CLASSIFICATIONS

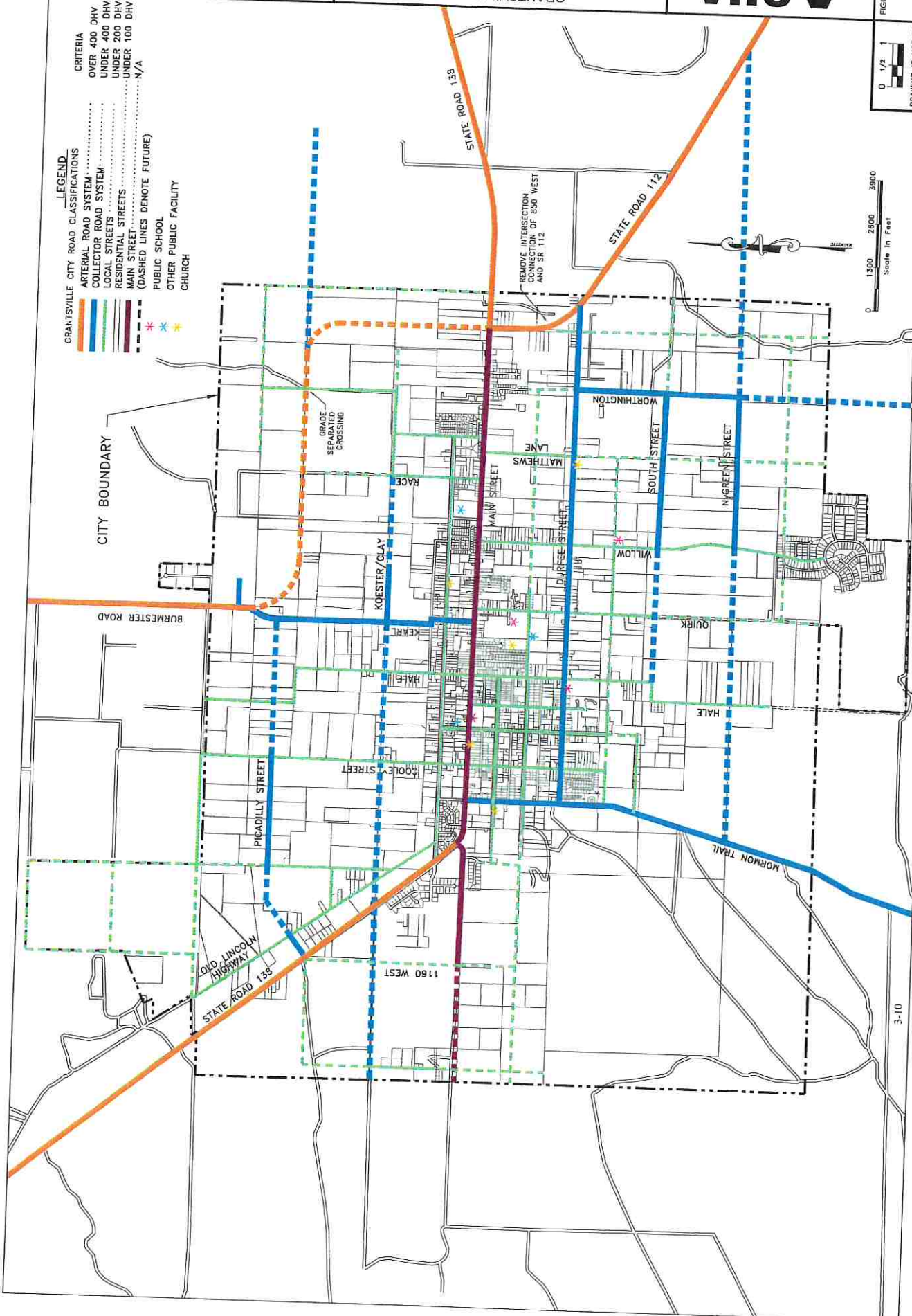
NO.	DATE

DESIGN: SSS	DATE: SEPT 2001
DRAWN: TME	SCALE: HORIZ. 1" = 1000' H.
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FIGURE 3.4

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 Scale in Feet
 DRAWING IS NOT TO SCALE
 DIMENSIONS NOT MEASURED

- LEGEND**
- GRANTSVILLE CITY ROAD CLASSIFICATIONS**
- ARTERIAL ROAD SYSTEM
 - COLLECTOR ROAD SYSTEM
 - LOCAL STREETS
 - RESIDENTIAL STREETS
 - MAIN STREETS
 - OTHER PUBLIC FACILITY
 - CHURCH
- CRITERIA**
- OVER 400 DHV
 - UNDER 400 DHV
 - UNDER 200 DHV
 - UNDER 100 DHV
 - N/A
- (DASHED LINES DENOTE FUTURE)
- * PUBLIC SCHOOL
 * OTHER PUBLIC FACILITY
 * CHURCH



GRANTSVILLE CITY PLANNING COMMISSION

NOTICE OF A DISCUSSION, PUBLIC HEARING AND CONSIDERATION ON A PROPOSAL TO AMEND GRANTSVILLE CITY'S GENERAL PLAN FUTURE TRANSPORTATION MAP AND STREET MASTER PLAN.

Pursuant to the provisions of Section §10-9A-205 and §10-9a-502 of the Utah Code. Notice is hereby given that the Grantsville Planning Commission will hold a discussion, public hearing and consideration on June 2, 2022 at 7:00 p.m. at Grantsville City Hall. The meeting will also be broadcast on Zoom. The discussion and public hearing are to receive public input and to discuss and consider action on the proposed amendment of the Grantsville City General Plan Future Transportation Map and Street Master Plan and make a recommendation to the City Council. You are invited to request a copy of the proposed amendment by emailing me at kclark@grantsvilleut.gov. All comments and concerns need to be sent in writing through email or mail and received no later than 5:00 p.m. June 2, 2022.

Dated this 23rd day of May, 2022.

BY ORDER OF THE GRANTSVILLE PLANNING COMMISSION

Kristy Clark
Zoning Administrator
Email: kclark@grantsvilleut.gov

Join Zoom Meeting
<https://us02web.zoom.us/j/81282128821>

Meeting ID: 812 8212 8821
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+1 646 558 8656 US (New York)
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+1 312 626 6799 US (Chicago)

Find your local number: <https://us02web.zoom.us/j/81282128821>

AGENDA ITEM #17

MINUTES OF THE GRANTSVILLE CITY PLANNING COMMISSION HELD 05/19/2022. THE MEETING WAS HELD IN THE GRANTSVILLE CITY HALL AT 429 EAST MAIN STREET AND ON ZOOM.

Commission Members Present: Commission Chair, Brian Pattee, Commission Member, Gary Pinkham, Commission Member, Erik Stromberg, and Commission Member, John Limburg

Commission Members that were present on Zoom: Commission Member, Jaime Topham

Commission Members that were absent:

Appointed Officers and Employees Present: Zoning Administrator, Kristy Clark; Grantsville City Attorney, Brett Coombs; City Engineer Dan England; Christy Montierth; Jesse Wilson; Mayor Critchlow

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

Citizens and Guests Present: Paul Watson, Andy Jensen, Mike Wagstaff

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

PLEDGE OF ALLEGIANCE

DISCUSSIONS:

- 1. Discussion to recommend approval to amend the Grantsville City General Plan and Future Land Use Map for Mike Wagstaff to go from a Mixed-Use Density Designation and Medium Density Residential Designation to a Mixed-Use Density Designation for the properties located at 360 West Apple Street and 374 West Apple Street.**

Mike Wagstaff was present for this discussion.

Gary Pinkham asked, what is your intention here?

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

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

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

that's the general idea of what's being thrown around right now.

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

Mike Wagstaff answered, no. It dead ends.

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

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

2. Discussion to recommend approval to rezone 1.88 acres of land located at 360 West Apple Street and 1.62 acres of land located at 374 West Apple Street to go from an RM-7 zone to a Mixed Use zone for Mike Wagstaff.

Mike Wagstaff was present for this discussion.

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

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

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

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

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

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

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

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

Mike Wagstaff answered, when you bring it up, I want to double check that, make sure

that insurance is in place.

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

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

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

Attorney Coombs answered, yes it would.

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

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

3. Discussion to recommend approval to adopt a Retaining Wall ordinance in the Grantsville City Land Use Management and Development Code.

Andy Jensen was present for this discussion and stated to the Commission: from the last discussion with this, the changes that we discussed, I've implemented them into the proposed ordinance. Not sure if you've had a minute to read over that. I'm not sure if there's anything else to address, as far as a concern at this point with the proposal.

Gary Pinkham asked, this is the ordinance itself, but we're still going to have to go into chapter two and add a definition to the ordinance. That's not here in this stuff. We'll have to make a change to Chapter two, definitions.

Andy Jensen answered, correct.

Kristy Clark stated, we can add them to Chapter 2 for the June 2nd meeting. Based on the discussion we had on chapter 14, 15 and 16, there were changes to the definitions that we need to add from that discussion. So, we can add the definitions needed for the retaining wall also. If you're okay with that?

Andy Jensen stated, one of the things that we discussed last time, was adding to the pictorial drainage, filter fabric, behind the wall. That was one of the corrections that I corrected.

Erik Stromberg stated, one thing I had concern with, is in your exemptions to permits, number four. Retaining walls less than one foot in height, with a fence less than six feet.

Where did we come up with those numbers?

Andy Jensen answered, well, currently per the ordinance, there's a discrepancy between the city ordinance and the building code. City ordinance is a maximum of six-foot-high fence. The building code allows seven, but chapter one of the code also requires the most restricted to govern. City ordinances state that if you go over six feet, you're required to get a building permit.

Erik Stromberg stated, this says less than six. If you go six feet you have to get a building permit.

Dan England stated, this is a combination of the two. So, if you have one that is one foot or greater and one that's six foot or greater.

Erik Stromberg stated, that not what this says. We just need to clean this up.

Shay Stark asked, can we switch this language just slightly and just say, "Retaining walls one foot or less in height, with a fence of six feet or less in height." That way, if you're doing the standard six-foot fence, you're not coming in for a building permit.

Erik Stromberg answered, that's all I'm looking for, because the less than six, I mean, every fence that's put in around town, is going to be a six-foot fence. I mean, if you want to stick to a retaining wall being one foot, that's fine, but it needs say equal to or less than six feet, your exempt.

Dan England stated, we have another spot in this that talks about, the wall must be over four-foot-high if it's just the wall itself, in order to have to come in for a building permit. The six-foot fence by itself, isn't going to have to come in. It's just if it's a six-foot fence in combination with the wall. If you want to switch it for that inch, that's fine.

Andy Jensen stated, I see the concern, because if you built that wall directly on the top of whatever that is, if it's concrete or the stacked block walls or whatever, if that's literally mounted to the top of that, will the wind be loading now that's generated on that, is a different concern. Well, if that fence is set back a couple of feet, I mean, I'm not an engineer, but does it still have the same effect as if they're trying to plant that right on top of the wall? That was my intent, that if you're trying to have them both contiguous, we're playing with engineering a lot quicker. If they set that fence back, and maybe that's something that needs to be discussed, that if the fence is a couple of feet back from the top of the wall, does that stay away?

Erik Stromberg asked, what's our intent of making someone come get a building permit?
Andy Jensen answered, Structural stability.

Gary Pinkham stated, the building permit would then have them get an engineer to design

the wall.

Erik Stromberg asked, so we're just forcing them to bring engineering.

Andy Jensen answered, no, there's guidelines in here for what they can do for a retaining wall to stay away from engineering.

Erik Stromberg stated, I guess that's what I'm trying to understand though. I mean, Gary's saying we're doing this, so they have to engineer it.

Andy Jensen stated, if they exceed certain height and proximity parameters, they would be forced to get engineering, correct. If they build walls that are less than four feet and they're offset two to one from each other-

Erik Stromberg asked, I'm just talking about, with these requirements for a building permit, why is it we've said, "Okay, when you go past this point, you have to have a building permit"?

Dan England answered, people don't realize the forces of wind on a fence and the forces that come with that. Then when you put that on top of a retaining wall, that retaining wall already has a little bit of force on it. One foot's not a lot, and the six-foot fence is normally protected up by what's surrounding it, so it's not going to get a full wind force on it. However, if those are out in the open, there's a great chance of that failing. Having an engineer look at that to make sure it's okay, we're looking at something over one foot and six-foot fence on it, it needs to be looked at.

Andy Jensen stated, the fence is only one aspect of it. The concern is, when we're on the hillside, we're going to have a neighbor that builds first. It's just inevitably going to happen. Well, then the lower neighbor coming in second, to maintain the slope that doesn't require retaining, they're probably going to likely cut into that. Whether it's to park a vehicle or an RV or recoup more of the yard to be able to be flat. As soon as you exceed two to one slope, you're required retaining. This is an attempt to give parameters, that once they've cut into a hillside, there's parameters to follow in regard to options that they have to stay away from engineering. If they want to cut right to the property line, worst case example, let's say that's an eight-foot cut, that needs to be engineered to make sure that's not going to tip over and cause structural issues for the uphill property.

Erik Stromberg stated, I'm not disputing why we're doing a retaining wall, I'm just saying, the reason for forcing a building permit is so they have to have engineered documents that come with it.

Dan England stated, under certain circumstances when it's possible that the fence or wall could fail or cause problems.

Andy Jensen stated, the reason for the building permit is to, for one, have documentation as a city that a permit was issued and verified that it was built per engineering standards, so that if there's a failure, their insurance company isn't coming after the city. That's the intent.

Shay Stark stated, I think there's a really simple answer to this. The building code has a set of requirements for retaining walls for various situations. If it's required in the building code that it's supposed to be engineered and it's supposed to have a permit, then we, as a city, we've adopted the building code. We need to be enforcing that.

Member of the Public stated, I would say the reason that you would want a permit, is to get an inspection. Instead of having Joe out here in his backyard building a retaining wall that's over such and such heights that should have a footing on it, the fence post should be set at a certain depth. Well, at a certain point, it becomes dangerous if they don't know what they're doing. An inspection would be required. That be my thoughts on that issue. Thank you.

Andy Jensen stated, you're correct. There would be inspections to make sure what's been proposed by the engineer is what's being built. This is just trying to give some latitude for things that they can do without a permit and keep things safe. When they cross those parameters that have been outlined, then they do specifically get into an engineer being involved.

Brian Pattee asked, so number four, are we going to change the wording?

Andy Jensen answered, I understand the concern. To me, that clarity is worth the change.

Shay Stark stated, just one more quick thing here. It would be really nice to put right up front in this, at the very first of this code, we define what a retaining wall is in general terms in those first couple of paragraphs. It would be really nice to define what these measurements are. Are they from the bottom of footing? Are they from the bottom of where the wall's exposed at the ground to the top of the wall? Just something to clarify that.

Brian Pattee stated, That's a good point. Are there any drawings? Will there be anything in there, like showing the cross section of footing and the measurement type?

Shay Stark answered, I think there's a statement further down in the code, if I remember right, reading through here. I just see a lot of dimensions being thrown out right at the first, and somebody might not get down that far because they may look at it and go, "Oh, well, it doesn't apply to me."

PUBLIC HEARINGS:

- a. **Proposed General Plan and Future Land Use Map Amendment for Mike Wagstaff to go from a Mixed-Use Density Designation and Medium Density Residential Designation to a Mixed-Use Density Designation for the properties located at 360 West Apple Street and 374 West Apple Street.**

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

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

Bruce Gilbert stated to the Commission: I'm Bruce Gilbert, 53 Southwest Street, I just basically want to echo what Kyle said. I mean, and all we're talking about is the zoning changed tonight,

but tonight that is our only protection we have as homeowners. We moved there knowing what zoning is. We knew there was bigger lots and that was our expectation. We would like it to stay that way. Don't think it's right that someone can come in and for their profit ruin our quality of life. I mean, we all know Grantsville, you don't go moving next to a pig farm and then complain that it stinks. For the same thing, you don't take a pig farm and move it into a residential and not expect the neighbors to complain. And so, that's all we ask you, that you protect our property if you're zoning, because we don't have any other protection once you guys do that. And that's it.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Kristy Clark answered, yes.

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

c. Proposed Adoption of a Retaining Wall ordinance in the Grantsville City Land Use Management and Development Code.

Chairman, Brian Pattee opened the public hearing at 7:49 p.m. and called for comments.

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

COMMISSION CHAIR BRIAN PATTEE OFFICIALLY CALLED THE MEETING TO ORDER AT 7:49 P.M.

1. Consideration to recommend approval to adopt a Retaining Wall Ordinance in the Grantsville City Land Use Management and Development Code.

Andy Jensen was present for this agenda item:

There weren't any additional comments from the Commission on this agenda item.

Gary made a motion to table to adopt a Retaining Wall Ordinance in the Grantsville City Land Use Management and Development Code. John seconded the motion. All voted in favor and the motion carried unanimously.

2. Discussion of a Concept Plan for Greg and Cheryl DeHaan, Paul Watson and Nate Brockbank for 68 acres located approximately 4685 East Hwy 112 in the Mixed Use zone.

Paul Watson was present for this agenda item and stated to the Commission: Paul Watson, project engineer. And so, we're on the very front end of this project. And really, I wanted to get your thoughts on it. We're under contract to buy it. We haven't bought it yet. It's in the mixed-use zone and tell me if I'm misspeaking. So, we believe that we have something that qualifies for the mixed use zone, but we're really on the front end of all this and just wanted to get your thoughts on everything. It is a lot of density. It's over on State Road 112.

Dan England stated, I mentioned to this firm earlier that this is the location where Nygreen would come through and tie in to 112, it's going pretty much right through the middle of the property. And you can see where those two roads come out? Across the street is where the other development that's being done by the Romney Group, that's the location where they are putting Nygreen to continue to Lambs Lane and onto 138.

Brian Pattee asked, Nygreen is planned to cross 112 and then to go through that other development?

Dan England answered, it's designed to come in and tie into 112 at the location of Lambs Lane which will continue north. sometime in the next 30 years, it's not a signal in the near future. But we're planning for that far out if we can. And so, as development comes in, we need to plan for where these roads are going to come and how it's going to work. And so, with this one, if they shifted farther to the west, that would be possible, but that would need to adjust what's across the street from them. So, there's going to need to be some coordination with the development on the other side.

Attorney Coombs asked, so, Paul, the products that are being proposed here are there, is it town homes or single-family homes? What's the layout that we're looking at? What's the colors?

Paul Watson answered, so, everything you see in red are four plexes and six plexes. Everything that you see in green are single family residential.

Dan England asked, what are the sizes of those lots?

Paul Watson answered, so, on there, so the lots they're very tiny at 45 by 92. Or if you have any other ideas, things I should consider.

UNAPPROVED P&Z MINUTES

Attorney Coombs asked, do you foresee any issues getting permits for access to 112, from UDOT?

Paul Watson answered, we do know that we do have to work with UDOT. We have worked with them on several other projects, so I think that we can work with them. If we are all in agreement with what's happening here across the street and with the city, I think that we can work through our stuff with UDOT.

Christy Montierth asked, what's our minimum width size of the lot? Is 45 feet wide enough.

Attorney Coombs answered, 35 feet.

Christy Montierth asked, what is your intention on parking through the duplexes?

Paul Watson answered, two car garages plus the driveway in the front.

Dan England stated, we're in the process right now of trying to increase that parking. We've talked to several other developers who are trying to come in with town halls. And the one thing that we found in other areas is that there's never enough parking for town halls. And we're asking to get additional parking in those areas.

Paul Watson stated, I think I could do that. Is there a recommendation of parking?

Dan England stated, we're discussing this tonight and we are going to request one additional one for the first 10 and then one additional for every room two beyond those first 10 for those parking's. I think that was what we were looking at for the parking lot.

Paul Watson stated, all right. I've got some room for visitor parking.

Shay Stark asked, is that park supposed to be HOA or is that supposed to be a city park?

Paul Watson answered, I believe it was to be a city park

Shay Stark stated, it needs to be a minimum of five acres for the city to maintain it

Paul Watson asked, is there a preference where the city would like the park or whether they prefer to have it has a private HOA park? Remember, I'm still on the front end of everything. So, I can change things now.

Shay Stark answered, in the general plan, I believe there are park locations shown for where the city would like city parks.

Christy Montierth stated, we would prefer a larger park rather than a smaller one. Maybe like a 10-acre park. If it's smaller than 10 acres, our preference would be for an HOA to maintain it.

Paul Watson stated, 10 acres probably kills our thing, but I understand. The five is doable or a five and a half or something.

Attorney Coombs stated, well, if it's five and it's an improved park, the city might be more interested in something like that.

Shay Stark asked, is there another option to move the park over against a property line that would allow it to be able to expand so when future development comes in the City would be more interested in maintaining it?

Paul Watson answered, at one point we talked about putting next to the commercial because we thought the same thing. But we were thinking about people walking vs driving so we moved to a more central location.

Brian Pattee stated, any further discussion? Paul just work this out with staff through any concerns that they may have.

3. Discussion to amend the Grantsville City Land Use Management and Development Code by adopting Chapter 25 - Accessory Dwelling Units.

Kristy Clark was present for this agenda item and stated to the Commission: I did go through the discussions that we've had on this, and we may need to maybe do a little bit tonight and then put it back onto an agenda for more discussion before we put it out for public hearing. One of the comments was on 25.9, impact fee reductions. I did strike that out.

Brian Pattee stated, there's some things that highlighted in blue.

Kristy Clark stated, those are my questions. One of my questions refers to the zoning districts. Looking at the CN, CS, CD, PUD and Mixed-Use zones I highlighted that in blue because I would like to get your thoughts on allowing or not allowing accessory dwellings in these zones.

Erik Stromberg stated, to me mixed use is new, anyone who's coming in a mixed use should already have some residential, whether there's enough room or not. I guess when I think of the commercial, though, as we do that, if we started getting this idea of mixed use happening, does someone want to take their commercial and add the accessory dwelling unit to their business?

Kristy Clark asked, like an apartment on top?

Erik Stromberg answered, so rather than now go through the process of rezoning to mixed use where it would be allowed, they want to come in and say, "I'm commercial, but I want to build an apartment for me to live behind my business as an accessory dwelling unit."

Brian Pattee stated, I'm just looking at this and thinking "No" on all of them.

Jamie Topham stated, I think you need to allow it in the CD zone because that specifically talks about residential, but it's by conditional use, maybe it needs to be allowed, and then the planned unit development, that applies to a bunch of different residential things.

Brian Pattee stated, I'm thinking when we approve a PUD, I think that would need to be spelled out at that time as part of the PUD agreement. Not that they could do it after the fact.

Gary Pinkham stated, we've got a couple of proposals in here under the PUD format for town homes. I would hate to see someone come in and double the density on us there. Trust me, somebody's going to try it. The doors open, so I think we should shut the door. I keep thinking about the book that our attorney gave us last. If it doesn't say you can't, then you may. And if we leave it open, technically they have the right to do it. We might be able to put conditions on it, but someone could walk in here and give us a high density, town home development plan like we just saw. We approve it and then they come in and want to do an accessory dwelling on top of each one of those and instead of having 202 units on that development, we just looked at we've now got 404. And that development, when he gets here, it's not going to be size big enough for the 202. But anyway, if the door is open, they're going to walk through it, and we can't stop them. So, we need to say no.

Erik Stromberg stated, that comes down to zoning. This what we just looked at, it's not a PUD, that's all the zones. Yes, it mixed use, it's not a PUD, that's just all the straight zoning.

Shay Stark stated, let me throw out just a couple thoughts with this. Number one, the state's tied our hands and told us we have to allow internal accessory dwelling units. And so, they've required that we have to allow that, so I guess if you had one of those town homes and they had a basement and figured out some way to build one in the basement, we can't say one way or the other. That one's cut and dry. And so just thinking about this, my recommendation is don't allow them in any of the commercial main street where we've got residential, and we have commercial. All of that on the future land use plan is shown as mixed use. If somebody wants to build a residence on their commercial lot, in their commercial building. If somebody who has residence wants to add an accessory dwelling unit, next year you're probably looking at also separate accessory dwelling units. They keep working on it every year, it's going to go through. Let them rezone the mixed use for that commercial property, if he rezones to mixed use, there's nothing that says he can't come in and say, "I would like to add residential to that commercial property." And it doesn't have to be done underneath this, because once he's onto this mixed use he can do that. So, you can take that out of the equation and just totally pull it out of these commercial areas and allow that zoning to determine whether they can or can't. But then the other point I was going to make is if we're going to create situations where we're going to make it conditional, we need to be very explicit on what those conditions are. It can't be arbitrary at all. We've got to, we've got to have a very clear list, and frankly, that's one of the problems with our PUD ordinance as it stands right now is because, and I know as Gary said, many times, I think a lot of people view this as, okay, from the city side, we look at it and say, "Well, the purpose of the PUD is so that they are asking for some exceptions, but then they should provide us some extra benefit for it." The only benefit that's stated in there is

10% open space, which is the exact same amount of open space that everybody's required to provide, anyway. And so, we need to spell out clearly what exceptions can they get and will be allowed under that? We've now got three developments that come through with the street cross sections, they're all slightly different than each other, that does not match our standards. We've set a precedence, we're going to have more coming in, and they're going to say you pass those. We need to clearly spell out if there are lines in the sand that they can't cross in that PUD things they can't ask for. We need to clearly spell it out.

Attorney Coombs stated, Shay's correct and one note to go towards Gary's point, with the town homes and the accessory dwellings, the state law does allow us to prohibit any accessory dwellings if the lot is 6,000 square feet or less.

Gary Pinkham asked, section 25.2 general ADU provisions. Can we add a line of 11 that says minimum lot size is 6,000 in per state law?

Erik Stromberg stated, if we're going to do that, we probably need to change the 7,000 to 6,000, because otherwise you have a thousand square foot lot size that's in no man's land that we're not accounting for.

Attorney Coombs stated, what I can propose is if you guys wouldn't mind tabling this, I'd like to go through the state law some more. I've done it once, but some of our discussion here is keyed off a few more things that I'd like to review well and consult the law again and a couple think that the property rights on the Ombudsman's office, I think, would be good for me to review again, as well, if you guys wouldn't mind.

4. Discussion to amend Chapter 14, 15, and 16 of the Grantsville City Land Use Management and Development Code.

Dan England was present for this agenda item and stated to the Commission: For those of you who weren't here last time, we are redoing several the lots in the zones to try to make them larger, to give us room on the side of the house so that there's room for RVs and for side by sides and whatever giving us at least 15 feet. There's some lots and you probably noticed in the one that was here earlier that they're going 45 feet wide with some of those lots and we're having a lot of town homes and so what we're trying to do with this is trying to address the code so that it gives it a larger lot area that they can't go below. Right now, we can't stop them from going on those larger or the smaller lots when they're in these RM seven and Mixed-use zones. For that reason, we've looked into those and tried to make it so that we have a better lot size. I think we've addressed all the comments. Shay, Gary, and I went through the whole thing top to bottom and felt like we addressed most of those things. I feel like we've addressed most of those things, but hopefully if there's something that's missing, we want to catch it now, before we go any farther.

Gary Pinkham stated, in addition to what Dan's mentioned, the issue I brought up some time ago about driveway widths, especially in the cul-de-sacs, this also addresses that issue to

getting sufficient width on the driveways on these pie shaped lots of cul-de-sacs. It also brings the various dimensions into compliance with the three times as deep as wide restriction. We had some of these where if you built them the way the code showed they were in violation of that three to one. So, we've conformed that, we've taken care of the driveway width the issue by getting a little more room so the cul-de-sacs will be able get utilities and driveway both in. Then cleaned up a little bit of the wording. There were some areas in here that Dan caught where things were said twice, he's struck the duplicates, and cleaned this up to take care of most of all the issues we've been talking about for the last several months.

Dan England stated, I also added a couple things at the end, cleaned up just a couple definitions. I also added in just a couple lines that we can probably build upon and correct. At the very end, I added a queuing length for drive through's, such as Guzzle, which of course we understand now but we didn't understand at the time. So having this code will require fast food restaurants and soda areas and coffee places that would require at least 10 cars to queue up on their property and so that makes it a little bit better. In some of the other areas I've heard that there might be a drive through coffee place or something, in that case, it wouldn't need it 10 but maybe, just five or something. I tried to leave some leeway for you guys to do it, but I didn't want to leave it wide open so that you're put on the pressure to be the bad guys every time a development comes in. I know the code can help protect us in that way.

Brian Pattee asked, so, when you say ten cars, what are you counting?

Dan England answered, typically, it's 25 feet for each car and as it comes through.

Brian Pattee asked, so a total of 250 feet from the window, back around as it circles around?

Dan England answered, we might even be able to get by with 20 feet. It's not specified in here, what that length is. I know that there's a lot of vehicles that are, 20 feet is the length of the vehicle and so that's why I said 25. But we also have some of those little smart cars that are in that line all the time, too and it might average out 20 feet.

Brian Pattee asked, so what do we need to do with this, Dan? Do you want us just to review it some more, look at your changes or what do we need to do with this?

Dan England answered, if you guys haven't had a chance to look through it, please look through it. I think it's about ready to go.

John Limburg stated, one thing I would say is, I think that maybe on the length of the driveway, you should put a certain amount of feet, not vehicles because somebody's going to come in and say, "Hey, you know, vehicles are eight feet or seven feet, and try to compact that in there. You're not going to get what you want out of it. You're saying 20 feet, but you're just using that, but somebody could come in and say, "Hey, we think vehicles are eight feet and you only need two feet between them you only need 10 feet and you're only going to get half of the distance you think we get,"

Dan England stated, good call because we just call out two vehicles. We don't call out the 20 feet, do we? You're right. We should fix that. Thank you.

Shay Stark stated, I just had one item that I just wanted to bring up that wasn't in here that I've been thinking about since we created this and, in the table, and I'll use the example of chapter 15. We have a section in that table for various residential uses and residential uses. I mean, just go down quickly through a couple single-family dwellings, detached. Single family dwellings, attached. Two-family dwellings, twin-home dwellings, multiple family dwellings. And we've kind of run into a situation a couple of times where we've had things that have come forward and we go to look in the definitions and not all of these are defined in the definitions. The one that is particularly an issue is the single of family attached dwellings. What I would like to do or propose to do with this is add an additional definition in the definitions and that I can just throw out quickly, there's a website out there, it's called Law Insider. They have a little definition section, and you can type any set of words in there. It'll give you definitions that they go out and find for those. Some of the examples with single family attached means, a building containing two or more dwelling units. We need a little bit more than that. So, some of these others, I think are a little bit better. A single family attached dwelling means a dwelling unit on an individual lot attached to another dwelling unit on an adjoining lot by a common party wall. I like this last one a little bit better. A single family attached, willing means one-unit structure, which has one or more walls extending from the ground to roof, separating it from adjoining structures in town homes or twin homes. Each house is separate attached structure if dividing or common wall goes from the ground to the roof, but that's one we need to tie in there. It also kind of comes into play with these people coming in and saying, they want to do these accessory units also. Under the town homes is we read through those. I mean, this is what makes sense, but it's not defined, and we'd like to have that in the definitions.

Gary Pinkham asked, do we want to bring forward the definition section?

Kristy Clark answered, yes. Dan already asked me to.

Gary Pinkham asked, do we want to have another discussion or bring it back for consideration?

Dan England answered, it depends on if you guys have, can you guys get comments to me before the next meeting? We can add any comments you might have, or do you want to give me comments in the next meeting? The one thing that I'm concerned about is all these developments that are coming in like that one we had today. 45 feet lots all the way through and that was for all the residential, and then they had town homes. Right now, I can't do anything about the town homes except for adding some of the parking spaces. I think we address some of that in here, but as soon as we get this in code, we can enforce it but until it's in code, which means it needs approval here. Then I need to go to the city council. We can't change what they're submitting. If they submit before we get this in, then they're under those

codes that were in place when we submitted them. So sooner than better, as far as I'm concerned so that we can get bigger lots and reduce all the tiny lots that are coming.

Gary Pinkham mentioned, we haven't talked about the Chapter 4 changes yet.

Dan England stated, this is the one that was a new one that we added. You didn't see this before. Gary had provided this, and we looked at, Shay had suggested that we put it in the 4.34 for multiuse residential development so we got a little bit of it.

Gary Pinkham stated, what it does is within the RM-7, the RM-15. As Dan mentioned, we've had some folks come in at 10 acres and say, "Well, I can do 70 lots because it says I can do seven per acre." But if you look at the RM-7, the way it's currently written it allows them one unit on the first 7,000 square feet and one unit for each additional 6,000 square feet, which works out to seven units per acre but it's on the lot, not on the development. So, our code currently we can very easily apply that position to these guys and say, "No, you got to take the streets out. You get seven per acre after that. What this does is kind of clean it up and then it takes care of some of the other loose items in there that we're starting to see. One guy called me up with lot sizes of just a fuzz over a thousand square feet. I don't think anybody here thinks that's reasonable. So, we've kind of looked at putting some minimum sizing on lots, looking at setback issues. We've had people come in with setbacks where you'd be hard pressed to park a contact car on the driveway. The issue of additional parking, people come in with these high-density developments. Our code requires one and a half spaces per unit. What we're looking at is, whether it's an apartment or whatever, just about every unit is going to have residents there with at least two cars. So, we're not in our parking code, planning enough for these multi-family high density deals because when you crowd these homes side by side, you lose the curbside parking. The curbside parking is gone and so there's no visitor parking. And so, we've written a little bit in here about additional parking for visitors. So, this kind of answers a lot of the issues that we're struggling with these guys to get them to address when they come in with these multifamily, whether it be apartment condo or town home type development. This takes care of a lot of those items and gives them a clear idea of what we're going to allow them to do. And at the same time, make them responsible for providing adequate parking and so on throughout their development. And that kind of goes along with Shay's comment on what is a town home or a multi-family, attached type deal. Along with the definition areas there at the bottom for law area. Cleaning that definition up so they know that the development is based on the net area. They're going to develop out of that project. They don't get credit for density by applying it to our streets, which is what they're trying to do now. They're taking the gross area in the development, which includes our streets and then saying, we're going to give them seven units per acre on our streets.

Dan England stated, then they come back and say that they're doing us a favor because they couldn't fit as much density as they could get away with. Because of our code. And that code about the parking was the one that I referred to with the one developer that was here. And asking for more parking, that's the one that we're proposing right here.

Gary Pinkham stated, right now, our current parking code, saying we got one and a half units per, spaces per unit. Down at the bottom it says that if the land use administrator, land use authority believes additional parking should be required, we can direct them to do that. So that's what we're doing right now. We're coming back and saying, hey guys, you must do it. If they ask us where it says that we tell them go right at the bottom of the chart, it's spelled out there very clearly. We have the right under our code to tell them you got to have more parking for visitors and so. And I guess the question would come, does this need to come back under chapter four?

Kristy Clark answered, I will do an agenda and do notices amending chapter 4, chapter 2, and chapter 14, 15, 16. Since we're talking about 14, 15, 16. Since we've got some new verbiage in these chapters should we include that to the mixed-use chapter also?

Shay Stark answered, I think 19a should reference back to this.

Gary Pinkham stated, as Dan mentioned, time is of the essence here. Just like we saw here this evening, we've got proposals coming into us that are under the existing situation, which in many cases is very poorly defined if at all. And, again referring to a fine book I was given last meeting, if it isn't defined, they have the right to do as they please. So, we need to get these definitions codified as quickly as possible.

5. Consideration to approve the meeting minutes for the previous P&Z Meeting that was held May 5, 2022.

Erik Stromberg stated, I wasn't here, so I did not second the motion to adjourn.

Kristy Clark stated, you're right. Sorry about that I will fix that.

John made a motion to approve the meeting minutes for the previous P&Z Meeting that was held May 5, 2022. Gary seconded the motion. All voted in favor and the motion carried unanimously.

- 6. Report from City Council Liaison, Mayor Neil Critchlow.** Mayor Critchlow asked the Commission for a meeting with City Council for June 22nd at 7:00 pm. He also mentioned that he would like the Commission to start looking at the park strip ordinance. There's a lot of things we can do besides planting grass there. So, review that, think about that. Would like to start reviewing the General Plan by October 2022. Shay Stark asked, do this have to do with the moderate-income housing? Mayor Critchlow answered, I'm not sure. Shay Stark stated, you must review the moderate income housing every two years. Gary Pinkham asked, so we just must look at the moderate-income housing. Shay Stark answered, well, you can open everything up and review everything, but that's what's driving this initially. The general plan itself is, I think the state law requirement is every five years for the whole thing, but this section is every two years.

UNAPPROVED P&Z MINUTES

7. Adjourn. Jaime made the motion to adjourn the meeting. Erik seconded the motion. The meeting was adjourned at 9:30 pm.

Kristy Clark
Zoning Administrator