



September 5, 2024
Planning Commission
Regular Meeting
Information Packet

PUBLIC NOTICE

The Grantsville City Planning Commission will hold a Regular Meeting at 7:00 p.m. on Thursday, September 5, 2024 at 429 East Main Street, Grantsville, UT 84029. The agenda is as follows:

ROLL CALL

PLEDGE OF ALLEGIANCE

PUBLIC HEARING

- a) Proposed conditional use permit for JC Marble LLC/ Julio Giron to manufacture and store countertops, on 0.53 acre at 648 E. Cedar Ct. in the R-1-21 zone.
- b) Proposed amendment to the conditional use permit for Staker Parson Materials & Construction currently allowing a sand and gravel excavation business, to expand the area of disturbance from 50 acres to the highest allowable acreage at one time, within the parcel boundary which is approximately 560 acres.
- c) Proposed PUD for the Deseret Meadows (formerly Deseret Commons) subdivision, located at approximately 1079 W. Hwy 112, including the consideration of the concept plan and variance table.

AGENDA

1. Consideration of the proposed conditional use permit for JC Marble LLC/ Julio Giron to manufacture and store countertops, on 0.53 acre at 648 E. Cedar Ct. in the R-1-21 zone.
2. Consideration of the proposed amendment to the conditional use permit for Staker Parson Materials and Construction currently allowing a sand and gravel excavation business, to expand the area of disturbance from 50 acres to the highest allowable acreage at one time, within the parcel boundary which is approximately 560 acres.
3. Discussion of the proposed Master Development Agreement for the Matthews Landing subdivision, located West of Matthews Lane.
4. Discussion of the proposed PUD for the Deseret Meadows (formerly Deseret Commons) subdivision, located at approximately 1079 W. Hwy 112, including the consideration of the concept plan and variance table.
5. Approval of minutes from the August 1, 2024 Planning Commission Regular Meeting.
6. Approval of minutes from the August 15, 2024 Planning Commission Regular Meeting.
7. Report from Zoning Administrator.
8. Open Forum for Planning Commissioners.
9. Report from City Council.
10. Adjourn.

Shelby Moore
Zoning Administrator
Grantsville City Community & Economic Development

Join Zoom Meeting

<https://us02web.zoom.us/j/88916387639>

Meeting ID: 889 1638 7639

In compliance with the Americans with Disability Act, Grantsville City will accommodate reasonable requests to assist persons with disabilities to participate in meetings. Requests for assistance may be made by calling City Hall (435) 884-3411 at least 3 days in advance of a meeting.

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

PUBLIC HEARINGS

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- b) Proposed amendment to the conditional use permit for Staker Parson Materials & Construction currently allowing a sand and gravel excavation business, to expand the area of disturbance from 50 acres to the highest allowable acreage at one time, within the parcel boundary which is approximately 560 acres.
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Grantsville City Planning Commission

**September 5, 2024
Public Hearing**

**Proposed conditional use permit for JC Marble LLC/ Julio Giron to
manufacture and store countertops, on 0.53 acre at 648 E. Cedar Ct. in the R-
1-21 zone.**

Notice is hereby given that in accordance with the provisions of Section §10-9A-205 and §10-9a-502 of the Utah Code, the Grantsville Planning Commission will hold a discussion and public hearing on **September 5, 2024 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 **Public Hearing of the Proposed conditional use permit for JC Marble LLC/ Julio Giron to manufacture and store countertops, on 0.53 acre at 648 E. Cedar Ct. in the R-1-21 zone** and make a recommendation to the City Council.

You can view a copy of the agenda and packet online by 5:00pm on August 30, 2024 at the link below:

https://grantsvilleut.gov/departments/community_economic_development/planning_commission.php

Or by emailing jbassett@grantsvilleut.gov. All comments and concerns need to be sent in writing through email or mail and received no later than 12:00pm on September 5, 2024.

Dated this 23rd day of August, 2024

**BY ORDER OF THE GRANTSVILLE
PLANNING COMMISSION**

Shelby Moore
Zoning Administrator



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<https://us02web.zoom.us/j/88916387639>

Meeting ID: 889 1638 7639



Grantsville City Planning Commission

September 5, 2024
Public Hearing

Proposed amendment to the conditional use permit for Staker Parson Materials & Construction currently allowing a sand and gravel excavation business, to expand the area of disturbance from 50 acres to the highest allowable acreage at one time, within the parcel boundary which is approximately 560 acres.

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Dated this 15th day of August, 2024



**BY ORDER OF THE GRANTSVILLE
PLANNING COMMISSION**

Shelby Moore
Zoning Administrator

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<https://us02web.zoom.us/j/88916387639>

Meeting ID: 889 1638 7639



Grantsville City Planning Commission

September 5, 2024
Public Hearing

Proposed PUD for the Deseret Meadows (formerly Deseret Commons) subdivision, located at approximately 1079 W. Hwy 112, including the consideration of the concept plan and variance table.

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[https://grantsvilleut.gov/departments/community__economic_development/planning_commission .php](https://grantsvilleut.gov/departments/community__economic_development/planning_commission.php)

Or by emailing jbassett@grantsvilleut.gov. All comments and concerns need to be sent in writing through email or mail and received no later than 12:00pm on September 5, 2024.

Dated this 26th day of August, 2024

**BY ORDER OF THE GRANTSVILLE
PLANNING COMMISSION**



Shelby Moore
Zoning Administrator

Scan QR code above or use the link below to join Zoom meeting.

<https://us02web.zoom.us/j/88916387639>

Meeting ID: 889 1638 7639

AGENDA ITEM #1

Consideration of the proposed conditional use permit for JC Marble LLC/ Julio Giron to manufacture and store countertops, on 0.53 acre at 648 E. Cedar Ct. in the R-1-21 zone.

Community & Economic Development
336 W. Main St.
Grantsville, UT 84029
Phone: (435) 884-1674



Permit # 2024063

Planning Commission Staff Report for Julio Giron/ JC Marble Conditional Use Permit

Applicant Name: Julio Giron

Meeting Date: September 5, 2024

Property Address: 648 E. Cedar Ct.

Current Zone: R-1-21

Parcel ID(s): 22-050-0-0405

Total Acreage: 0.53

Land Use Ordinance: 15.1 Residential District R-1-21

Prepared By: Shelby M.

AGENDA:

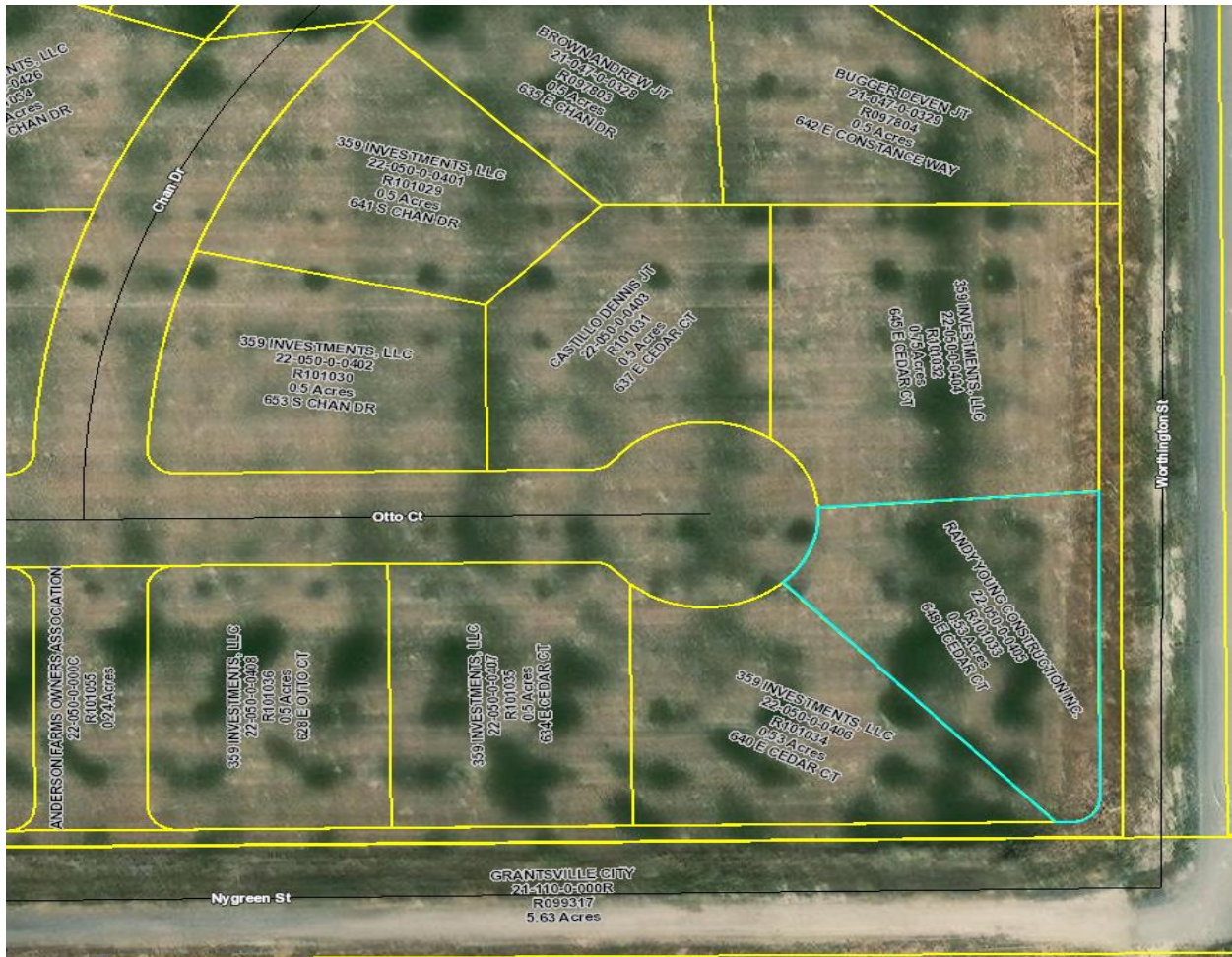
Consideration to approve the Conditional Use Permit for “JC Marble”, to manufacture and store countertops in the detached shop, located at 648 E. Cedar Ct.

REQUEST:

The Planning Commission is holding a meeting for the Conditional Use Permit request by Julio Giron, who is the homeowner at 648 E. Cedar Ct. The request is for Julio Giron to build countertops in the detached garage, which will store the manufacturing equipment and countertops.

Julio Owns a commercial store where the countertops will be on display and sold. No customers will come to the home.





ZONE CONSIDERATIONS

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

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	Yard
.....	30 feet	Side
Yard for Main Buildings		5*/15 feet
Yard (Amended 4/98)		4 feet*
Yard for Accessory Buildings		1 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 two (2) floors, whichever is less

Maximum Building Coverage20%

Anderson Ranch Regulations:

SECTION 3.04 – Prohibited Building/Uses. No trailer or other vehicle, tent, shack, garage, accessory building or out-building shall be used as a temporary or permanent residence. No noxious or offensive activities shall be conducted on an Lot nor shall anything be done or any use made thereon or thereof which may be or become an unreasonable annoyance or nuisance to the Occupant(s) of the other Lots within the Property by reason of unsightliness or the excessive emission of fumes, odors, glare, vibration, gases, radiation, dust, liquid water, smoke, or noise.

9 | Page

Livestock, including horses, cattle, pigs, goats and sheep and also including exotic animals typically kept outdoors, as well as other agricultural or farm animals (such as ducks, chickens and geese) are prohibited .

SECTION 3.05 – Set-Backs. The Declarant has established building setbacks for the residences and structures, of Anderson Farms which are more restrictive than the applicable governmental requirements.

- The front building set-back line shall be thirty feet (30').
- Side yard set-backs for any garage, barn, out building, home or other structure shall be at least ten feet (10') or more (if Grantsville ordinances are more restrictive).
- Rear and side yard fencing shall be set-back a minimum of ten feet (10') from any street right-of-way.

PLANNING STAFF FINDINGS

After careful consideration, the Planning staff have determined that the lot is situated within a Homeowners Association (HOA) area. It is important to note that the HOA has specific requirements that differ from those set by the City.

The owners are requesting a Conditional Use Permit to have a home business to manufacture and store countertops.

No customers will come to the property to conduct business. This includes, purchasing, storing, picking up, or dropping off items.

2024063 Business Details

Business Type

- Countertop business- manufacturing and storage of countertops.
- Manufacturing and storing of the countertops will be inside the shop/ detached garage.

Equipment Used & Stored

- They have 2 CNC machines that do all cutting and fabrication for them. These are excellent machines that make the fabrication dustless. They also have a forklift that they use to move the slabs. The CNCs will not move, they are professionally installed and are fastened to the concrete. The forklift, also will be stored within the shop. This shop will be on 6 inches of concrete footing. And the building will be insulated and sound proofed.
- They do have 2 trucks they use for work. They are ford trucks (not commercial) that we use to transport the material.
- They have a flatbed trailer they use to move the material fabricated to the customer's home. They would store these inside the shop when not in use or in front of the shop (all of which will be fenced and not visible). There would not be any commercial size vehicles delivering material, as they get the materials themselves.

Hours of Operation & Employees

- 8am-5pm. M-F and some Saturdays.
- Family owned small business consisting of only 2 employees- Julio and Christian Giron, working together and both living at the residence.

Other Details

- No customers will be coming to the home. There is a showroom in Tooele for their customers to view and purchase products.



Grantsville City Planning Commission

September 5, 2024
Public Hearing

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Dated this 15th day of August, 2024



**BY ORDER OF THE GRANTSVILLE
PLANNING COMMISSION**

Shelby Moore
Zoning Administrator

Scan QR code above or use the link below to join Zoom meeting.

<https://us02web.zoom.us/j/88916387639>

Meeting ID: 889 1638 7639

AGENDA ITEM #2

Approval of minutes from the June 6,
2024 Planning Commission Regular
Meeting.



Conditional Use Permit – Commercial Application

Date: 06/24/2024

Applicant / Owner

Applicant Name: Staker Parson Materials & Construction
Address: 89 West 13490 South
City, State, Zip: 84020
Phone: 3859854631
Email: richard.ahadjie@stakerparson.com
Own Property: Yes

Owner Name: Staker Parson Materials & Construction
Address:
City, State, Zip:
Phone: 3859854631
Email: richard.ahadjie@stakerparson.com

Location Information

Permit Type: Conditional Use Permit – Commercial
Site Address: 1100 N SR 138
Site Parcel: 01-119-0-0006

Development: Grantsville Quarry
of Acres: 560.00
Current Zoning: MG-EX

Complete Description: Construction Aggregates Surface Mining (We want to amend the existing CUP to expand the area of disturbance from 50 acres to the highest allowable at a time within our parcel boundary. (The parcel boundary is approximately 560 acres.)

I (We) understand that the Planning Commission shall not authorize a CUP / PUD unless the evidence presented is such as to establish that such use will not, under the circumstances of the particular case, be detrimental to the health, safety or general welfare of persons residing or working in the vicinity, and the proposed use will comply with the regulations and conditions specified in the Grantsville City zoning ordinance for such use.

Richard Ahadjie

Name

06/24/2024

Date

Planning and Zoning
336 W. Main St.
Grantsville, UT 84029
Phone: (435) 884-1674



Permit # 2024077

**Staff Report Summary for
Staker Parson, Rock Quarry Condition Use Permit**

Parcel ID(s): 01-119-0-0006

Property Address: 1100 N. SR.138

Applicant Name: Staker Parson

Request: Consideration

Prepared By: Shelby Moore

Meeting Date: 09/05/2024

Public Hearing Date: 09/05/2024

Current Zone: MG-EX

Acres: 560

Planning Staff Explanation and Recommendation: Consideration for
Staker Parson, Rock Quarry Condition Use Permit.

PLANNING STAFF ANALYSIS AND COMMENTS

Background:

What follows is a description of the applicant's response, along with City Staff's analysis of the development.

The applicant wants to amend the existing CUP to expand the area of disturbance from 50 acres to the highest allowable at a time within our parcel boundary. (The parcel boundary is approximately 560 acres.)

CONDITIONS & CONCLUSIONS

Project Benefits to the City and the Project Residents:

- 1) Tax income
- 2) Material for landscaping and projects

Mitigation Efforts:

- 1) Reclamation plan for completed project
- 2) The impact project area of a maximum of 50 acres needs to be reclaimed before the next 50 acres can commence.
 - A letter of completions needs to be provided to Planning and Zoning once reclamation of each 50 acres has been completed.
- 3) SWPPP
- 4) Dust Mitigation

Conditions of Approval:

- 1) Provide Planning and zoning with a copy of the following application.
 - a) SWPPP
 - b) Dust Mitigation application with the state
 - c) Reclamation Bond needs to be posted with the state of Utah
- 2) Owner must maintain an all-weather, dustless road with all-year access off of SR.138.
- 3) Any equipment must utilize the I-80 and SR.138 north route to access the project. The applicant must notify the City if continued access of more than 24 hours is needed to travel through Grantsville City Main St.
- 4) Provide evidence to the City of the necessary water rights and can maintain adequate water onsite.

Conclusion:

The applicant has submitted all applicable information for this proposed project.

It is at the Planning Commission discretion to determine the approval of this application, with the above conditions.

BUSINESS DESCRIPTION

Staker Parson Materials & Construction currently allowing a sand and gravel excavation business, to expand the area of disturbance from 50 acres to highest allowable acreage at one time, within the parcel boundary which is approximately 560 acres.

NEIGHBORHOOD RESPONSE

GRANTSVILLE CITY CONDITIONAL USE PERMIT

C.U.P. # 22-34-1479

Staker Parson Materials & Construction
A CRH Company
2350 South 1900 West
Ogden, UT 84401

Description of Project: Sand and Gravel Excavation Business

FACTS & FINDINGS OF ZONING ADMINISTRATOR

FINDINGS

1. Temporary Approval is to be able to obtain their agency permits to be able to conduct a sand and gravel excavation at approximately 1100 North SR 138.
2. City approves the application and site plan including all actions to be taken listed on site plan.
3. Owner must obtain and keep current all state approvals and permits and provide current copies to the City.
4. Reclamation bond needs to be posted with the State of Utah and a provide copy to the City.
5. Area of impact will be fifty acres of excavation at a time, land reclaimed, at which time the next fifty acres will be commenced.
6. Owner must maintain an all-weather, all-year access off of SR 138.
7. The trucks utilizing the site must use I-80 and SR138 north when possible. Must notify the City if needing to come through town.
8. Provide the City evidence that there are the necessary water rights and can maintain adequate water on site.

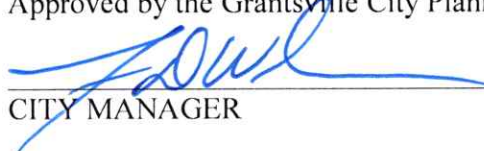
CONCLUSIONS OF LAW

1. This is in compliance with the General Plan of Grantsville City.
2. This is in harmony with the surrounding uses in this area.
3. This is in keeping with the regulations for the MD-EX zone.
4. Activity will not impact the use of property for surrounding owners.

THIS PERMIT HAS BEEN ISSUED WITH THE FOLLOWING CONDITIONS

1. Must obtain all necessary building permits.
2. Must have a current business license at all times.
3. May not expand the use without approval.
4. Must stay within the parameters of the application and site plan.
5. This permit shall be periodically reviewed administratively by Zoning Administrator and/or if any complaints are received.
6. This permit shall be reviewed by the Planning Commission every five (5) years.

Approved by the Grantsville City Planning Commission on August 25, 2022.


CITY MANAGER

GRANTSVILLE CITY CONDITIONAL USE PERMIT APPLICATION
(Commercial Use in a CD Zone)

DATE PAID _____

HEARING DATE _____

PERMIT # _____

NAME Staker & Parson Companies PHONE 801-409-2404

MAILING ADDRESS 2350 S. 1900 W., Ste 100, Ogden, UT 84401

EMAIL ADDRESS dmaxfield@stakerparson.com

ADDRESS OF SUBJECT PROPERTY Parcel # 01-119-0-0006

DO YOU OWN THE PROPERTY? Yes

ZONING and TOTAL ACRES INVOLVED Commercial / 560.93 acres

PRESENT USE OF PROPERTY Agricultural

PROVIDE A COMPLETE DESCRIPTION OF USE BEING APPLIED FOR UNDER THE
CONDITIONAL USE (may require multiple sheets.):

Sand and gravel extraction, processing, sales.

Dak Maxfield
SIGNATURE OF APPLICANT

Dak Maxfield, Real Estate Mgr.

SIGNATURE OF CO-APPLICANT

No. 1596

From August 30, 2022

Expires December 31, 2022



BUSINESS LICENSE

Staker & Parson Companies

In conformity with the Ordinances of Grantsville City, the above-named entity is licensed to carry on business at

1100 Highway 138

Grantsville City, State of Utah, from August 30, 2022 to December 31, 2022 ,

subject to the provisions of the Ordinances of said Grantsville City relating to Licenses,

having paid the required fees in accordance with said Ordinances, and the same is hereby duly authorized.



Given under my hand and the seal of said Grantsville City, this

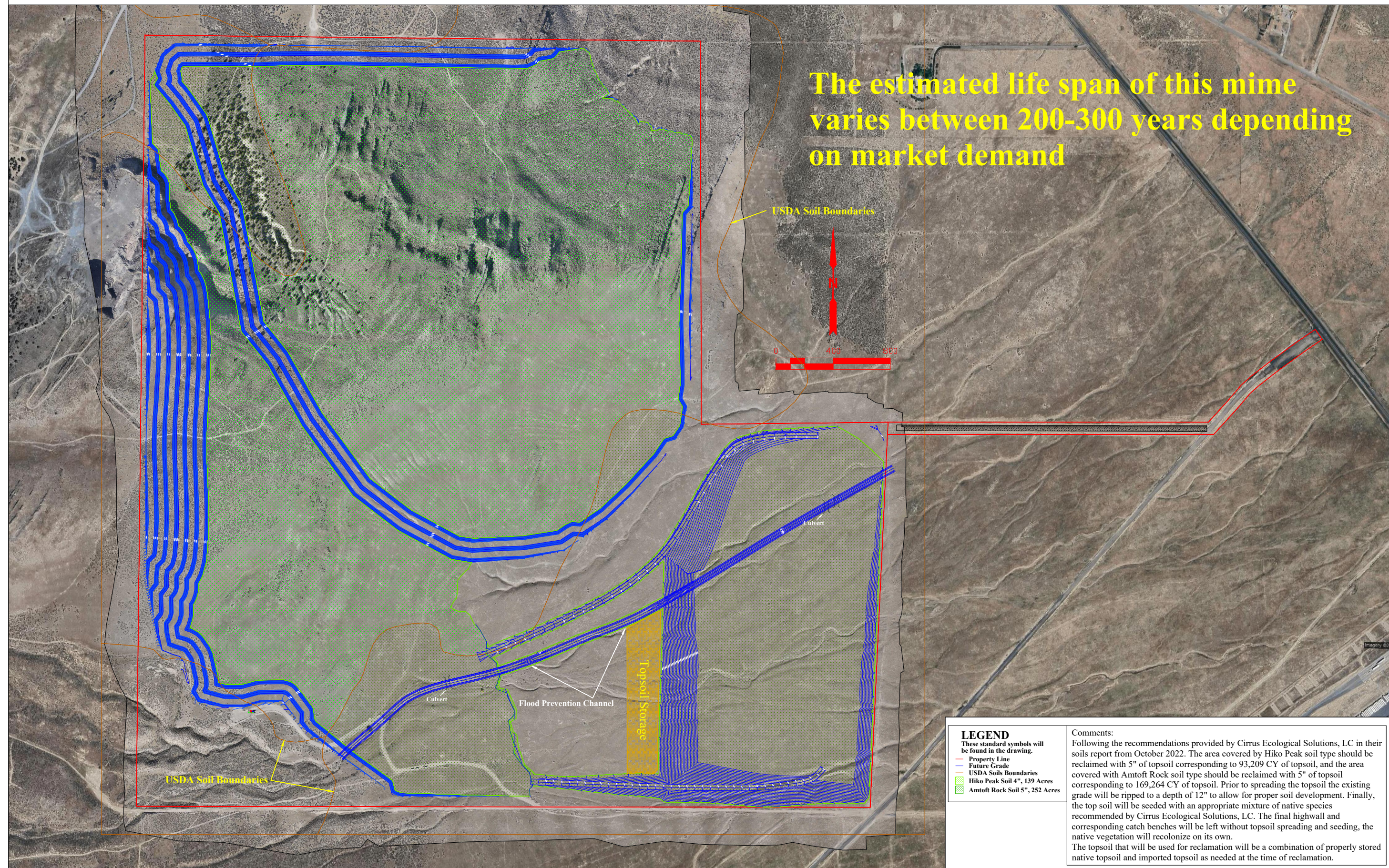
30 day of August A.D. 2022

By

gna@dracom

City Clerk

Grantsville Quarry Reclamation Plan



Quarry Entrance location
40°37'48.9"N 112°30'47.21"W



GENERAL NOTES: Image from UAV flight 10/17/2022
and Google Earth 2024. Topography from 10/17/2022

UT-138, Grantsville
UT 84029

Drawn by: Gabriel Gavidia

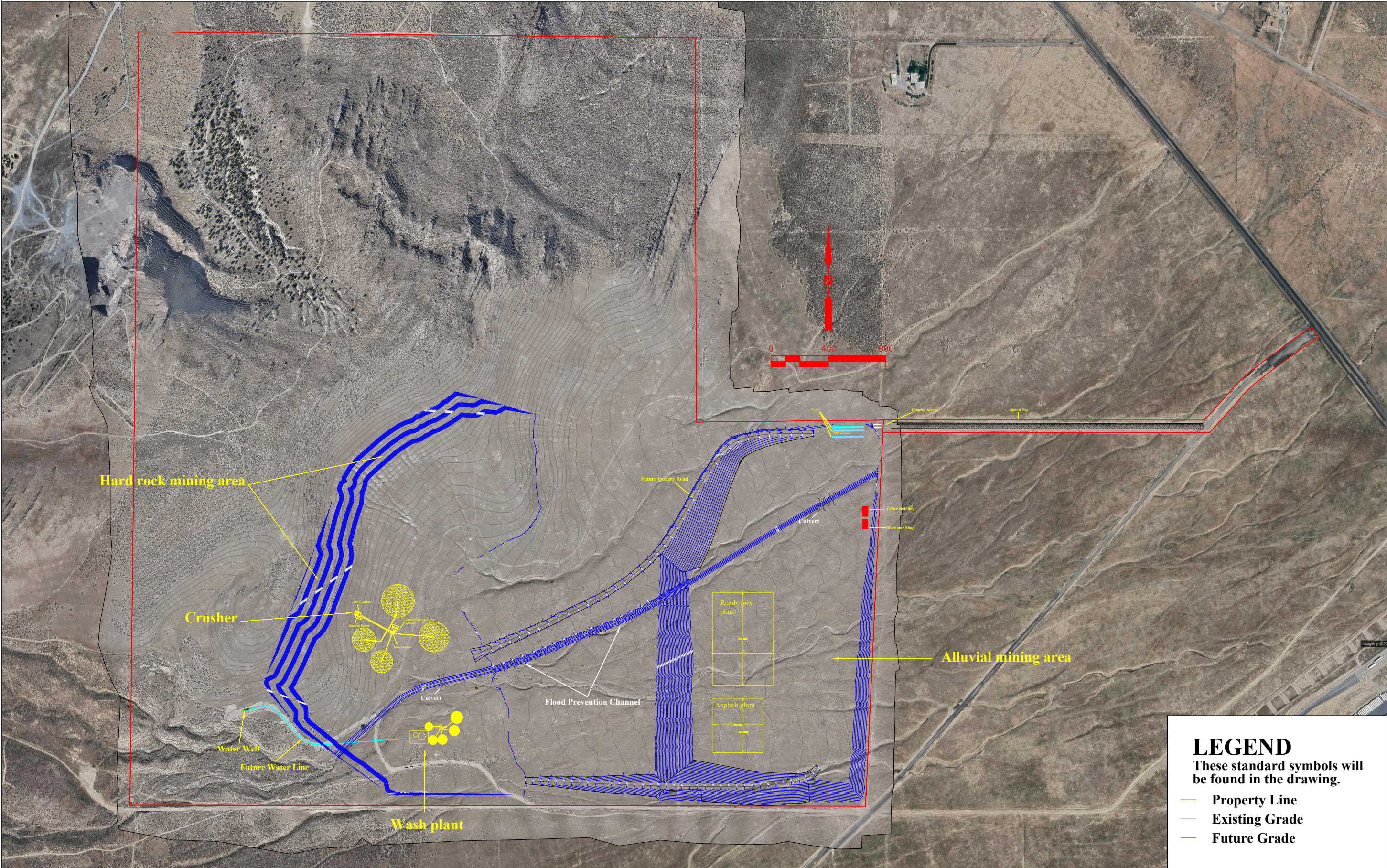
Drawn date: 07/23/2024

Ph: 385-285-6197

gabriel.gavidia@stakerparson.com

SHEET
1 OF 1

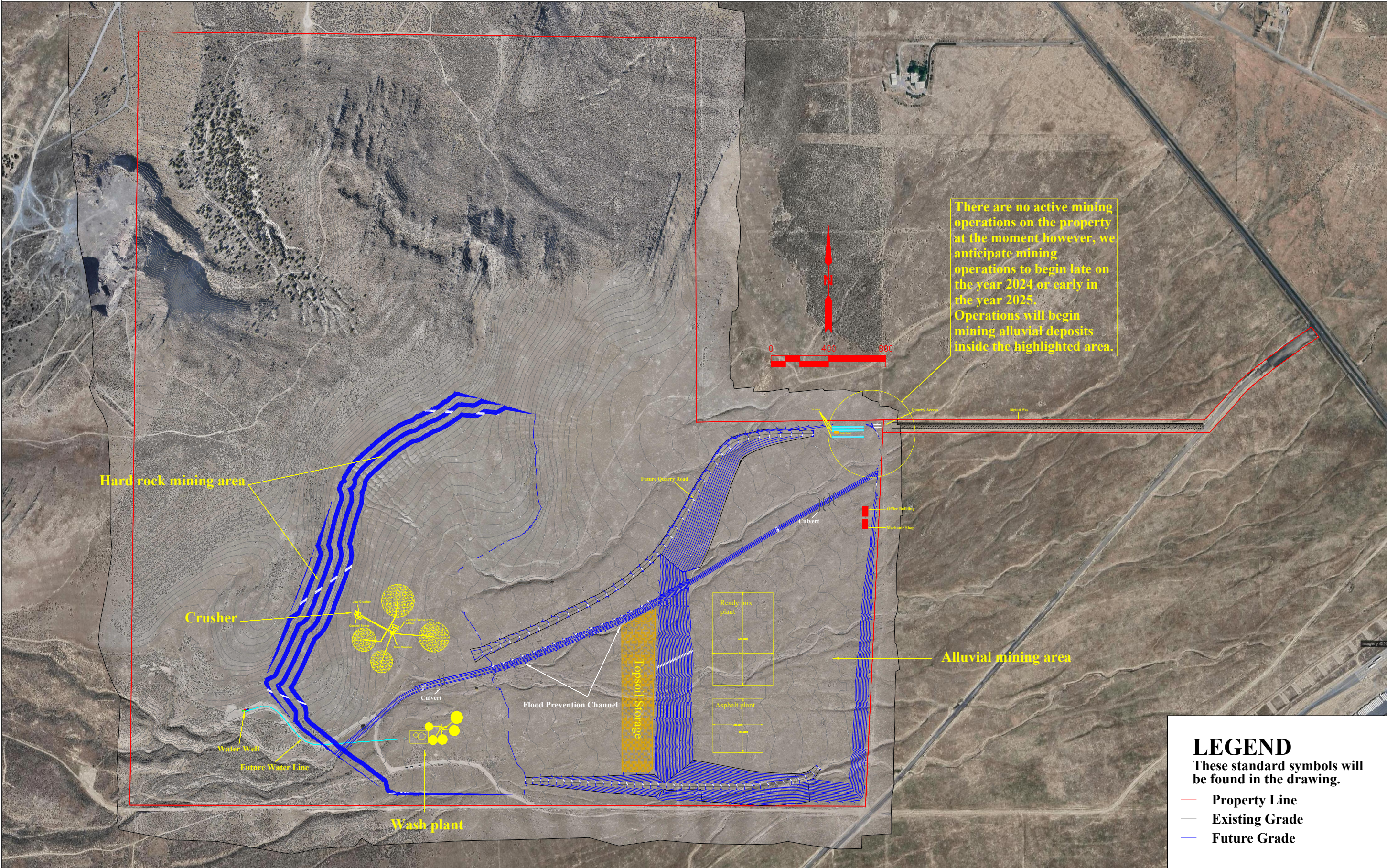
Grantsville Quarry Site Plan



LEGEND
These standard symbols will be found in the drawing.

- Property Line
- Existing Grade
- Future Grade

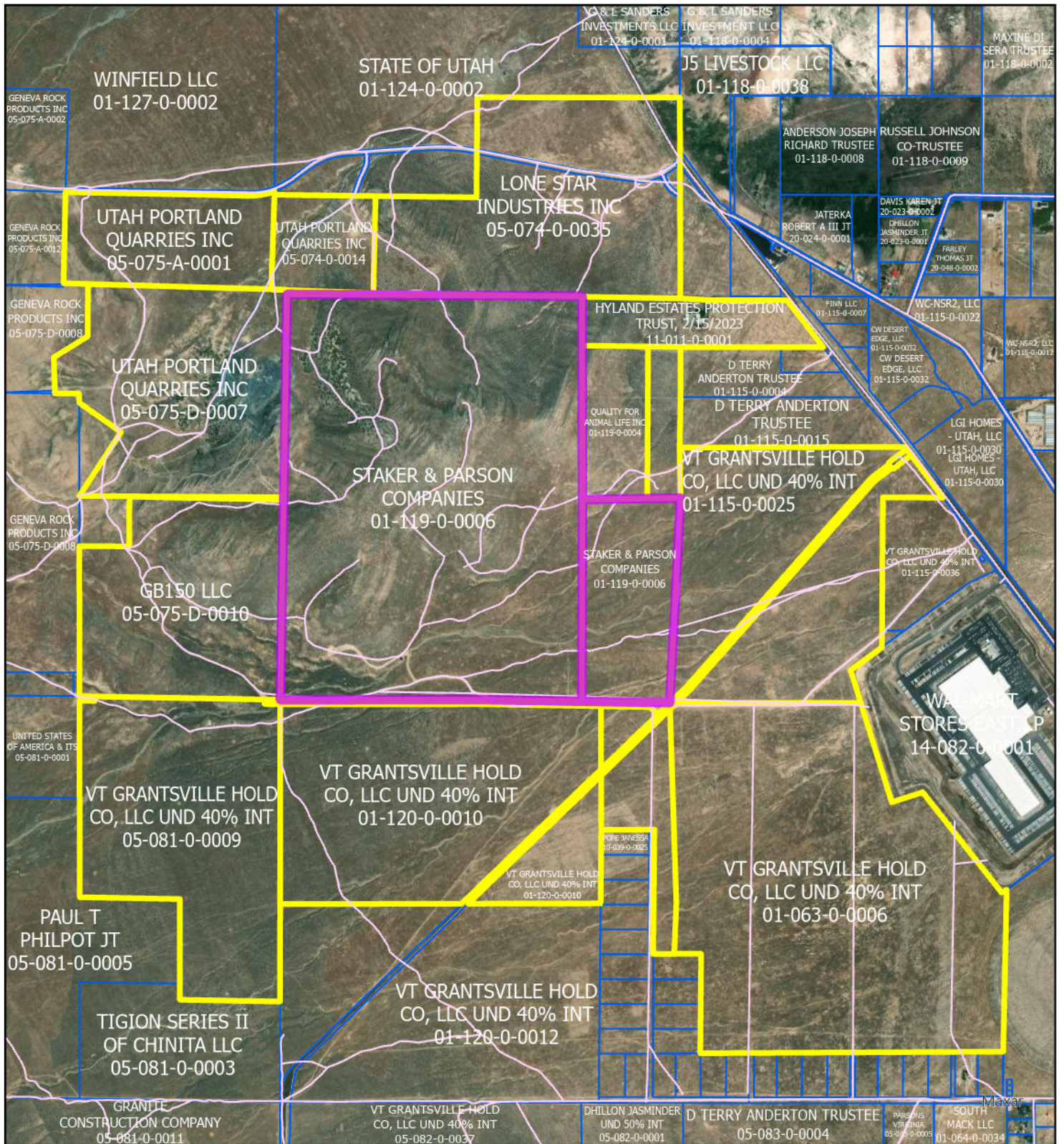
Grantsville Quarry Site Plan



LEGEND

These standard symbols will be found in the drawing.

- Property Line
- Existing Grade
- Future Grade



RADIUS REPORT

RICHARD AHADJIE
01-119-0-0006



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.

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AGENDA ITEM #3

Discussion of the proposed Master Development Agreement for the Matthews Landing subdivision, located West of Matthews Lane.



**Staff Report Summary for
Matthews Landing Master Development Agreement**

Parcel ID(s): 01-055-0-0040, 01-055-0-0045,
01-070-0-0103, 01-070-0-0102

Applicant Name: Mary and Marlo

Request: Discussion of the Master Development Agreement

Prepared By: Shelby Moore

Meeting Date: 09/05/2024

Public Hearing Date: 09/05/2024

Current Zone: MU

Proposed Density: 4 lots

Allowed Density: NA

Key Objective: Discussion of Matthews Landing Master Development Agreement.

PLANNING STAFF ANALYSIS AND COMMENTS

What follows is City Staff's analysis of the development.

ENGINEERING STAFF ANALYSIS & COMMENTS

Comments have been provided by the City Engineer addressing concerns that will need to be considered if the proposed project moves forward.

1. ROW Dedication (Refer to Letter dated February 15, 2024)
 - a. Matthews Lane – Between 20 to 21 feet of right-of-way width will need to be dedicated to the City within the property frontage.
 - b. Durfee Lane – Anticipated 15-feet of right-of-way width will need to be dedicated to the City within the property frontage.
 - c. This right-of-way dedication widths will need to be confirmed with a right-of-way survey.
2. Street Improvements (Refer to Letter dated February 15, 2024)
 - a. Matthews Lane is a Conditional Collector.
 - b. Durfee Street is a Standard Collector Roadway.
 - c. Main Street – Curb, gutter, and right turn lane required.
 - d. Matthews Lane and Durfee Street intersection may require relocating at least one power pole at intersection.
 - e. Access needs to meet UDOT (Main Street) and AASHTO Green book (City Street) spacing requirements.
3. City Water
 - a. 12-inch diameter water main stubbed into Matthews Lane, but needs to be extended and connected to Durfee Street 8-inch diameter water main.

- b. 12-inch diameter water main located in Main Street.
 - c. City is in the process of working with Ivory and EDM for a new water source, Bates Well.
 - d. City is in the process of additional drinking water storage, 2.0 million gallons, located in Northstar Ranch supplying pressure zones 3, 2, and 1.
 - e. Fire hydrant locations will need to be reviewed and approved at the appropriate time by the City's Fire Department.
4. Wastewater
- a. 15-inch diameter sewer main in Matthews Lane, 8-inch diameter sewer main in Main Street, and 12-inch sewer main in Durfee Street.
 - b. No offsite sewer collection system upgrades required.
 - c. WWTF is currently under design to increase capacity and meet nutrients treatment requirements.
5. Storm water
- a. Storm water currently drains within Main Street. Development will require surface or underground retention of the 1-percent AEP storm, 24-hour duration and retention pond will require a spillway which overflows into existing Main Street right-of-way without impacting downstream properties.
 - b. Matthews Meadows over flow is located on the north side of Durfee Street and Matthews Landing will need to incorporate this into their development.
6. Grantsville Irrigation Company
- a. 8-inch Irrigation Main Line in Durfee Street and through property. The line through the property will need to be relocated into right-of-way.
 - b. 10-inch Irrigation Main Line in Matthews Lane with 8-inch Main Branch to Dollar General and 3-inch to Main Street.

CITY CONSULTANT ANALYSIS & COMMENTS

Comments have been provided by the City Consultant addressing concerns that will need to be considered if the proposed project moves forward.

February 15, 2024

Ms. Chappell
Email:

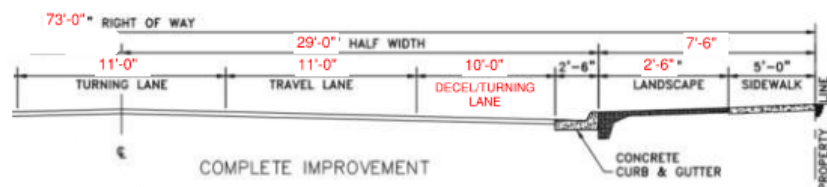
RE: Matthews Ranch – Right-of-Way (ROW) Dedication
Matthews Lane, Grantsville UT

Dear Ms. Chappell,

Grantsville City staff met at 11 am on February 15th, 2024 to discuss the right-of-way (ROW) requirements for Matthews Lane and Durfee Street associated with the Matthews Ranch development. Below are the requirements we determined for the “Conditional Collector” of Matthews Lane, see Figure 1.

Figure 1 - Matthews Lane (Complete Improvement)

CONDITIONAL COLLECTOR ROADWAY (73'-0" RIGHT OF WAY)

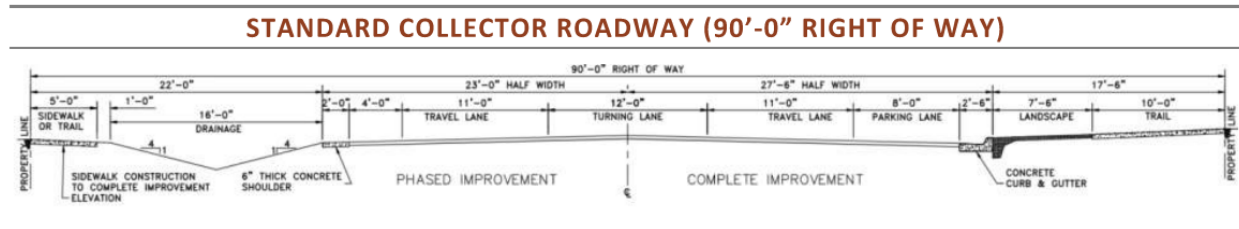


Our understanding is the existing Matthews Lane right-of-way is 49 to 49.5 feet wide on the north end and then shifts to 32 feet wide south of the Jamie Hall property. The Jamie Hall property is located on the east side of Matthews Lane. Based on the best available information we have, the west side of the right-of-way from the center line of Matthews Lane appears to vary from 16-feet to 16.5-feet wide. **Between 20 to 21-feet of ROW width will need to be dedicated to the City for Matthews Lane within your property frontage.** A right-of-way survey of Matthews Lane is highly recommended to confirm the exact amount of ROW dedication required along your property frontage.

In addition to this ROW dedication, at least a 10-foot wide public utility easement (PUE) will be required along the Matthews Lane property line frontage. The appropriate width of this PUE will be determined during the plan review process and will be dependent on the utilities located in the PUE.

Durfee Street is classified as a Standard Collector Roadway which requires 90-feet of right-of-way, see Figure 2.

Figure 2 - Durfee Street (Complete Improvement)



Our understanding is the existing Durfee Street right-of-way is 60 feet wide west of the Durfee Street and Matthews Lane intersection, but it appears to vary along your property frontage. We are limited on existing surveys in our records confirming the actual right-of-way width and width from the ROW centerline to the north ROW line. To provide the 45-feet of half ROW width, it is **anticipated 15-feet of ROW width will need to be dedicated to the City for Durfee Street within your property frontage.** Similar to Matthews Lane, a right-of-way survey of Durfee Street is highly recommended to confirm the exact amount of ROW dedication required along your property frontage.

In addition to this ROW dedication, at least a 10-foot wide PUE will be required along the Durfee Street property line frontage. The appropriate width of this PUE will be determined during the plan review process and will be dependent on the utilities located in the PUE.

If you have any questions concerning the information noted above, feel free to contact us at any time.

Sincerely,

Robert Rousselle, PE
Interim City Contract
Engineer



Project Memorandum

To Shelby Moore, Grantsville City Planning and Zoning Administrator
From Shay Stark, Contract City Planner
Date August 29, 2024
CC
Subject Matthews Landing Subdivision - Commercial – Planning Commission Memo



An application has been submitted to Grantsville City for the Matthews Landing Subdivision to divide the property to provide four commercial lots and a fifth lot to be developed with other uses in the future. The proposed project is a component of a mixed-use project that will include a residential component and possibly additional commercial uses if the commercial is warranted.

The purpose of this application is to take advantage of some opportunities for commercial development that are currently available.

Project Overview

Project Location: The project is located at the northwest corner of Durfee Street and Matthews Lane. The project runs the full length of Matthews Lane to the corner of Main Street.

Zoning: Mixed Use

Lots: Four commercial lots and one lot that will be further divided in the future.

Commercial Acreage Proposed in this application: 16.752 acres.

Total Acreage: 69.259 acres

Density: This application is only considering commercial lots. The residential density is unknown at this point.

General Plan and Future Land Use Map

The current Grantsville City General Plan includes seven elements that define a desired outcome for the physical growth of the community. Those elements include: Land Use, Community Design, Economic Development, Transportation, Housing, Recreation & Open Space and Infrastructure. The proposed application applies more to some elements than others. The following comments are not meant to be comprehensive but try to address key aspects of the General Plan that this project may affect. As much of the language in the General Plan is qualitative, it is subject to personal interpretation.

Land Use and Future Land Use Map: The property is located in an area bounding Main Street that is proposed as a Mixed-Use area. This property is unique in that it is a relatively large piece

that is located in the downtown area and thus may allow for significant commercial development. The proposed use of one of the lots as a grocery store will act as an anchor to attract other commercial development in this area.

Community Design: The purpose of the Mixed-Use land use along the Main Street corridor is to twofold: It recognizes that the downtown corridor contains significant residential uses as well as commercial uses and the idea of the mixed use development in this area is to support both types of use to preserve this mix that is the character of the Grantsville downtown area. The second purpose is to promote commercial development in the downtown to help create a vibrant city center that is easily accessible to the residents of the community.

The Matthews Landing application is an infill project in the downtown area that if properly designed will help to make the area more cohesive and vibrant. Design utilizing the concepts of Community Design described in the General Plan as well as the Main Street (Downtown) Plan will enhance the streetscape and provide for a walkable more pedestrian friendly environment.

Economic Development: The application is proposing four commercial properties which support the goals and policies proposed in the General Plan to enhance the Downtown Core and attract future commercial development in the Downtown Core.

Transportation: The application recognizes the increased traffic that the development will bring to Matthews Lane and Durfee Street and includes the dedication of additional right-of-way width that will be improved to help address the additional traffic. Being a mixed-use project future residential associated with the project will put additional people downtown which will support the proposed commercial development and existing commercial development but also reminds us of the need for careful consideration of design elements to provide for safe pedestrian friendly pathways and efficient circulation systems to ensure accessibility and minimize congestion.

Housing: While this application is focused on the commercial lots, it is important to note that various elements of the General Plan support a variety of housing uses and specifically spells out the concept of smaller and more dense housing in the Downtown Area. Being a mixed-use project, this application lends itself to the opportunity to allow for smaller denser housing options that help to meet the goal to fill the need for multi-generational housing that allow residents of the community to stay in the community at all stages of life. Residents located close to commercial necessities such as a grocery store also will take less trips by car.

Recreation and Open Space: This application is focused on the commercial aspect of the mixed-use project and thus does not include recreation or open space elements.

Infrastructure: The General Plan is focused on providing adequate infrastructure and is especially concerned about development in areas that do not have adequate infrastructure. This applies to the proposed project as Matthews Lane is in essence a paved over cow path. The street width needs to be widened to handle the traffic that the proposed application will create. A collector sewer line was constructed on Matthews Lane a couple of years ago which should take

care of this development. Water and other utilities will need to be improved to provide adequate service.

Zoning and Land Use Code

Zoning: The property is zoned Mixed-Use this was a change in zoning that took place after the current General Plan was approved which allowed the area to go mixed-use.

GLUDMC Chapter 19a Mixed Use:

19a.1 Purpose and Intent:

This application is purely commercial and prioritizes the commercial component as is desired in the language of the Purpose and Intent section. The commercial area in this application comprises of approximately 24.19% of the property. Term H. and term 2.4 in the proposed MDA allows for the option for the landowner to provide additional commercial in the future. However, term I. of the proposed MDA states that the four commercial lots satisfies the commercial component of the mixed-use zoning.

19a.2 Permitted Uses

Since this application is strictly dealing with commercial lots, the uses of these lots will be subject to the appropriate commercial zoning requirements for the type of use.

19a.3 Minimum Lot Sizes

This section does not apply to this application as this section governs residential lot sizes.

19a.4 Setbacks/ Yard Requirements

The development of these lots will be subject to this section as far as it applies to commercial uses. Specifically, f. allowing commercial buildings to build up to the lot line on Main Street thus allowing the entrance to be on the sidewalk, and g. requiring the setbacks in the applicable commercial zoning district to be followed.

19a.5 Minimum Lot Frontage

The proposed lots meet requirement 3. They have a minimum of 100 feet frontage along a street.

19a.6 Maximum Height of Structures

At this point it is assumed that all structures will fit within the 35-foot maximum height. If a commercial use is proposed that does not meet this requirement it will have to be dealt with on a separate case by case basis as is the case in the commercial zones.

19a.7 Minimum Dwelling Size

Not Applicable to this application.

19a.8 Landscaping Requirement

This requirement for 25% landscaping is applied across the mixed-use project. Again, commercial properties are subject to requirements of the applicable commercial zone so there may be a little conflict here, but the application of the commercial requirements are reasonable and more befitting to the intent of the commercial lots.

Chapter 12 Planned Unit Development

As this project is Mixed-Use it is required to go through the PUD process. Since this application is strictly to divide lots for future commercial development, and the development of each of these lots will be subject to additional applicable development approval processes the PUD application has not been required at this time.

Since this application is purely the division of lots for future commercial development it is presumed and is indeed required by the proposed MDA that the development will be subject to the Grantsville Land Use Development and Management Code and City Construction Standards.

-END-

PLANNING and ZONING CONSULTANT ANALYSIS & COMMENTS

Comments have been provided by the staff's consultant addressing concerns that will need to be considered if the proposed project moves forward.

- 1) The agreement is placing the cost of the public infrastructure construction required for the development on the City. Only upsizing required by the City should be reimbursed by the City through pioneering agreements.
- 2) The existing verbiage sizes the infrastructure for the current phase, not future phases. Future phasing should be considered.

PUBLIC WORKS ANALYSIS & COMMENTS

Comments have been provided by the City Public Works Department addressing concerns that will need to be considered if the proposed project moves forward.

- 1) Public Works Concern with the MDA is the City's responsibility to construct without reimbursement the underground utilities, water, electrical, telecommunications, road improvements, paving, curb, gutter and sidewalk. If the City agrees to put in these improvements, the new parcel owners should be required to reimburse the City their portion of the improvements made.

PLANNING and ZONING ADMINISTRATORS ANALYSIS & COMMENTS

Comments have been provided by the City Planning and Zoning Administrator addressing concerns that will need to be considered if the proposed project moves forward.

- 1) Application Completeness:
 - i. The application is incomplete in accordance to the City's ordinances Chapter 3.8. The applicant shall be required to go through the correct application procedures, before binding the City to a Development Agreement.
- 2) Key Features and Amenities:
 - i. The Matthews Landing Development boasts a prime location and includes four commercial lots. This strategic positioning not only enhances accessibility for potential customers but also serves as a catalyst for economic activity in the area.
- 3) Green Spaces and Natural Habitats:
 - i. Upon reviewing the layout and the development agreement, it is important to note that there are currently no plans to incorporate green spaces or preserve natural habitats. The design primarily focuses on the four commercial lots, and discussions regarding open space applicability are addressed within the context of the development agreement.
- 4) Economic Impact:
 - ii. One of the promising aspects of this project is its potential to create jobs and support local businesses. The development is expected to not only generate employment

opportunities but also to foster an environment conducive to attracting additional commercial investments, thus stimulating the local economy.

5) What Conditions have been placed on this development?

- ii. At this time, there are no specific conditions placed on the Matthews Landing Development.

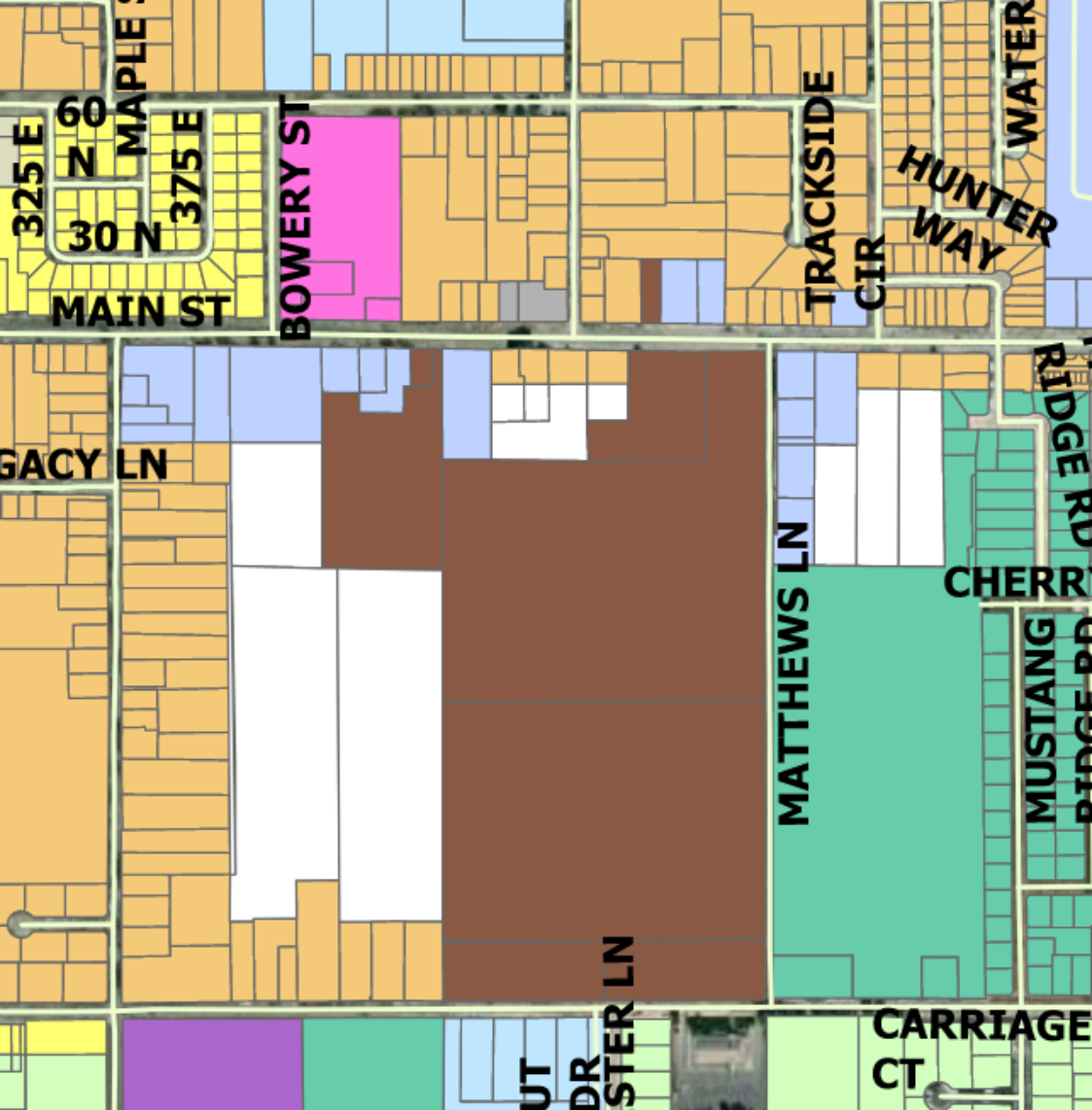
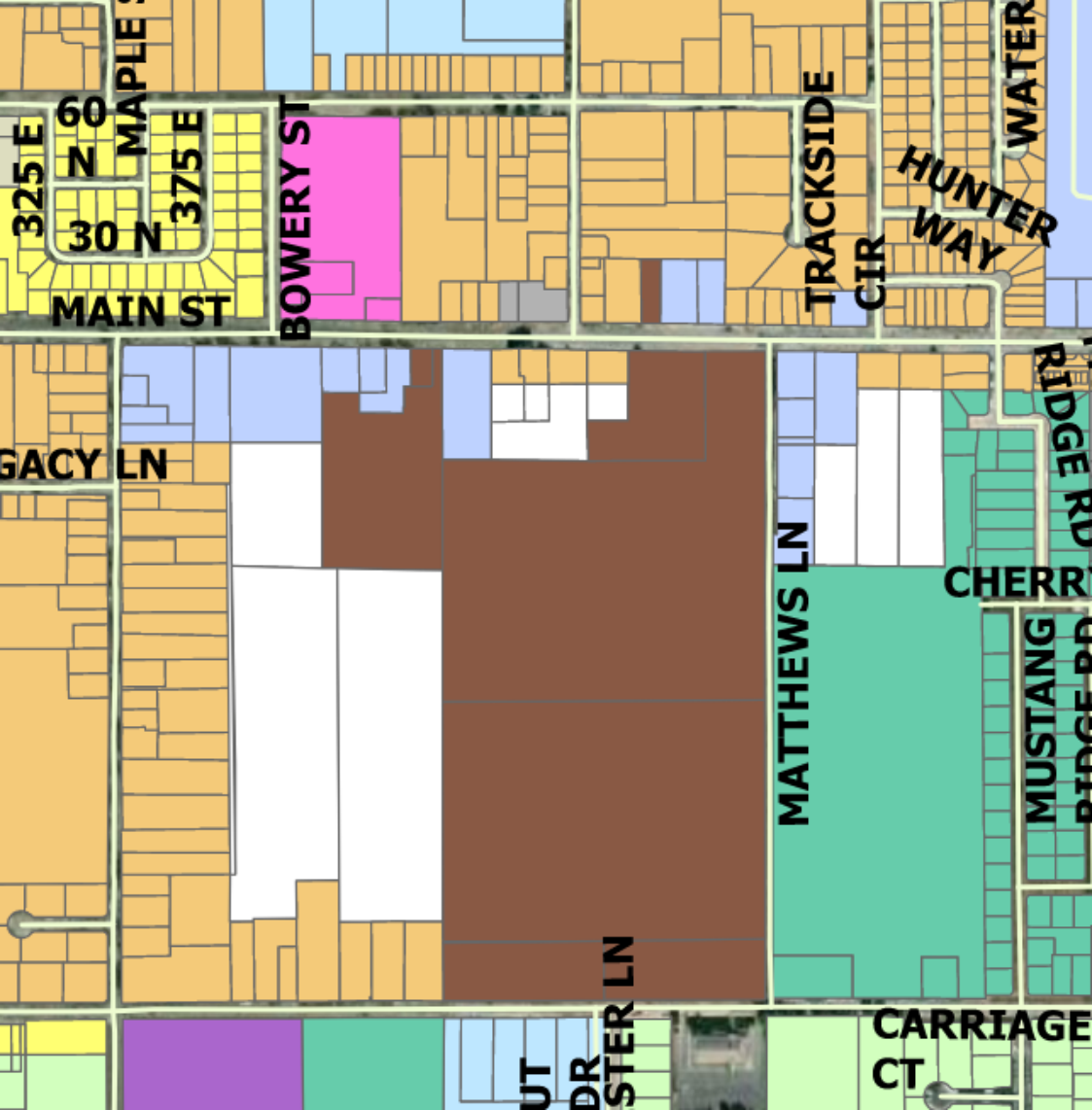
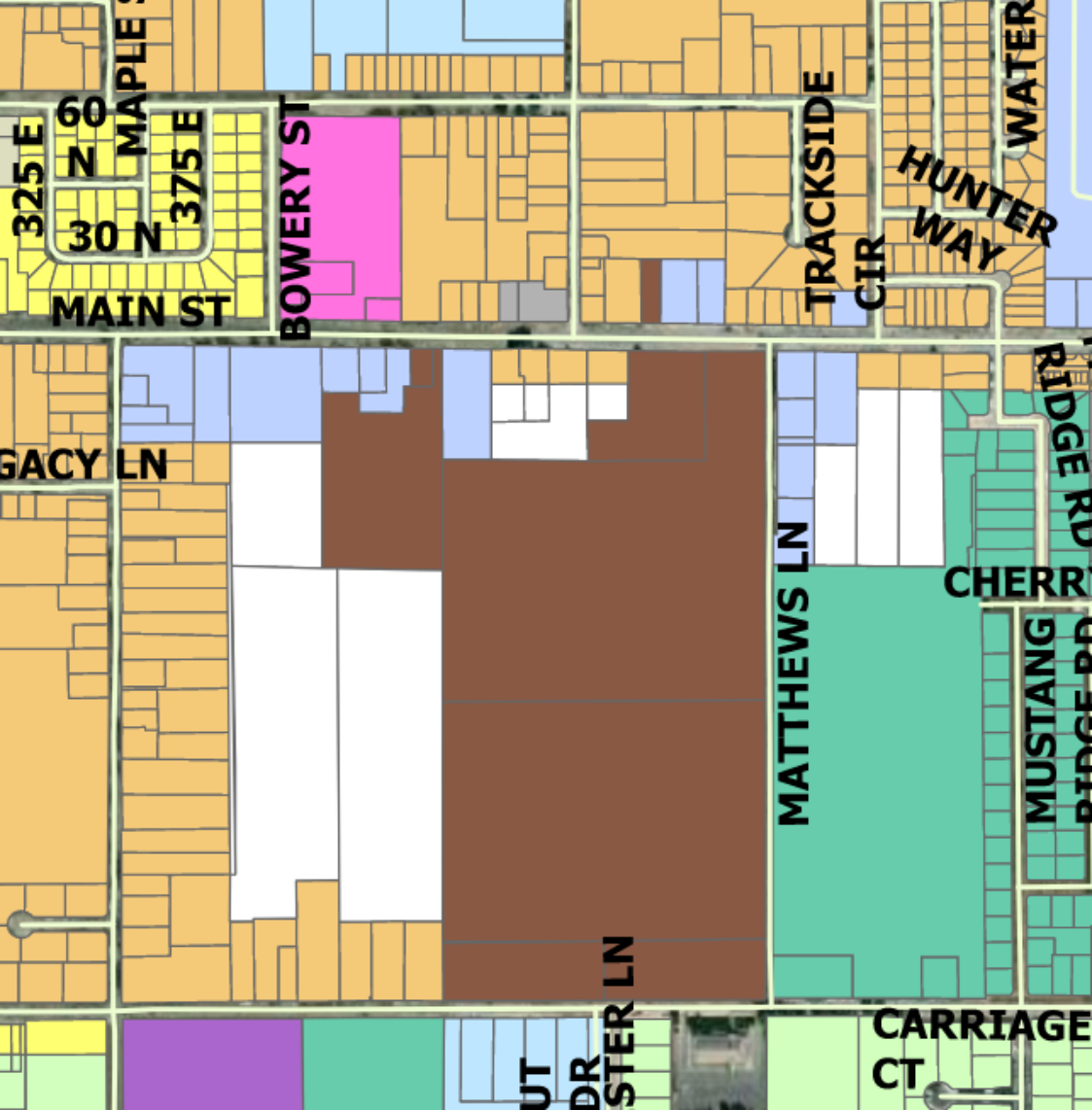
CONDITIONS and CONCLUSION

1. The applicant shall be required to follow the development process as outlines in the GLUMDC.

In conclusion, while the Matthews Landing Development holds significant promise for commercial opportunities and potential job creation, we must address the challenges tied to the residential component specified in the development agreement.

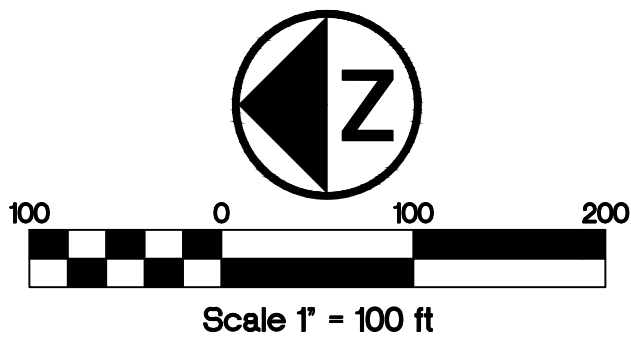
It is essential for the developer to submit a Planned Unit Development (PUD) application and comply with the application process mandated by the Mixed-Use (MU) District. Unfortunately, the application is currently incomplete, and there are notable errors in the Master Development Agreement that must be rectified. Additionally, the requirements placed on the City necessitate careful consideration before we move forward.

It is also concerning that the developer has requested to present the Master Development Agreement for consideration without incorporating staff input, which is critical for a comprehensive review.

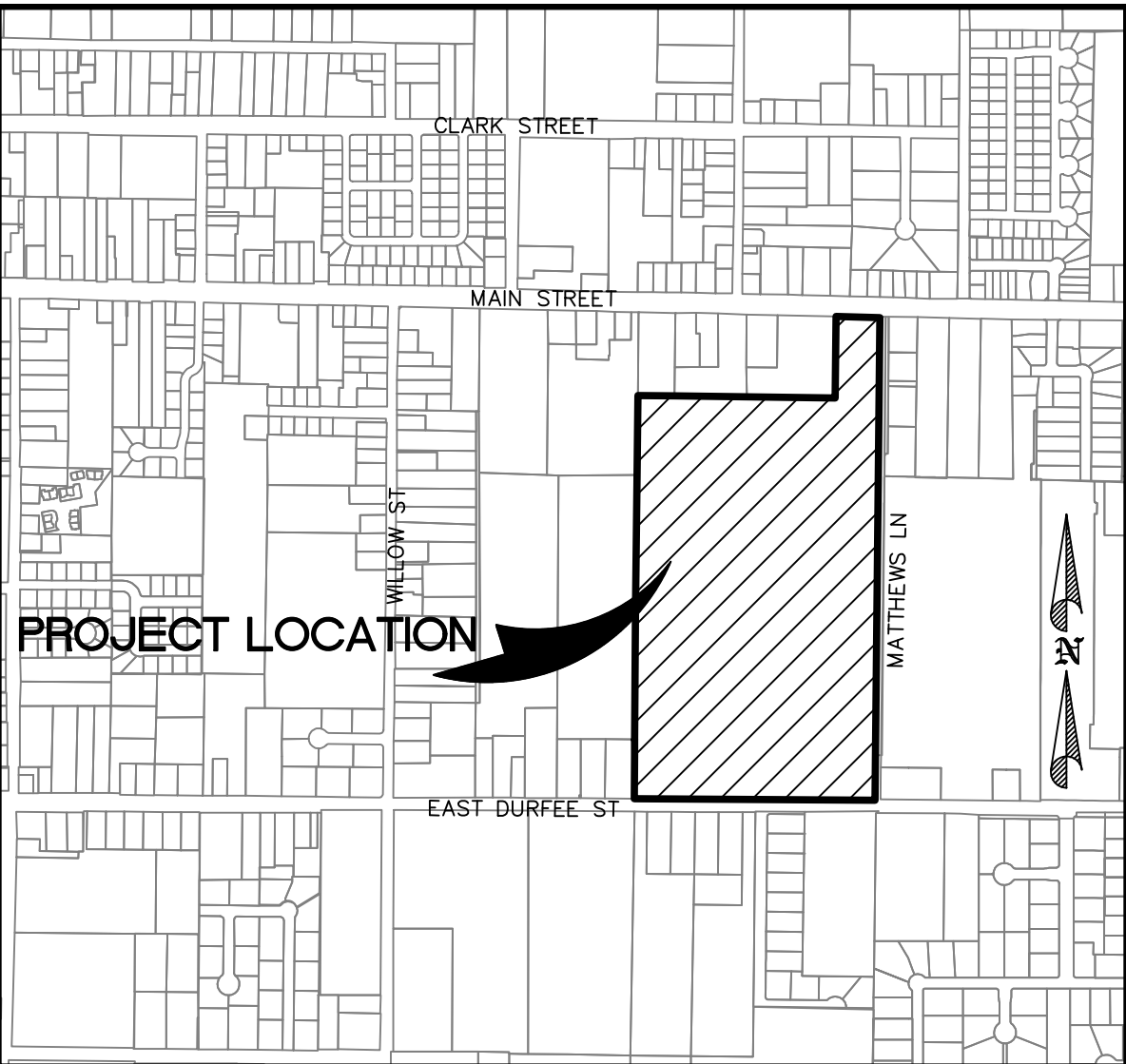


MATTHEWS LANDING

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 32,
TOWNSHIP 2 SOUTH, RANGE 5 WEST,
SALT LAKE BASE AND MERIDIAN
GRANTSVILLE CITY, TOOELE COUNTY, UTAH
PRELIMINARY PLAT
JULY 2024



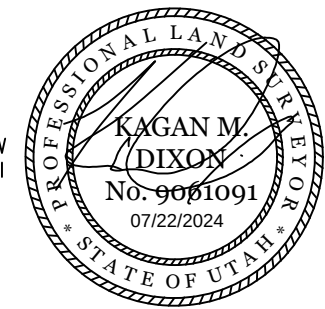
WITNESS MONUMENT TO
THE SOUTHWEST CORNER
OF SECTION 32
FOUND MONUMENT
NAD83 GRID COORDINATES
N: 7385808.90
E: 1379920.67



VICINITY MAP
SCALE 1" = 1000'
GRANTSVILLE, UTAH

SURVEYOR'S CERTIFICATE:

I, KAGAN M. DIXON, DO HEREBY CERTIFY THAT I AM A
PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO.
9061091 IN ACCORDANCE WITH TITLE 58, CHAPTER 22,
PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS
LICENSING ACT OF THE STATE OF UTAH. I FURTHER CERTIFY THAT,
BY THE AUTHORITY OF THE OWNER, I HAVE MADE A SURVEY OF
THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW
IN ACCORDANCE WITH UTAH CODE SECTION 17-23-17, AND THAT I
HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS,
HEREAFTER TO BE KNOWN AS:



MATTHEWS LANDING

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND
STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

BOUNDARY DESCRIPTION:

BEGINNING AT A POINT IN AN ANCIENT FENCE LINE WHICH LINES NORTH 89°49'41"E EAST 857.25
FEET ALONG THE TOOELE COUNTY DEPENDENT RESURVEY SECTION LINE FROM THE UNMARKED
LOCATION ESTABLISHED BY THE TOOELE COUNTY DEPENDENT RESURVEY FOR THE SOUTHWEST
CORNER OF SECTION 32, TOWNSHIP 2 SOUTH, RANGE 5 WEST, SALT LAKE BASE AND MERIDIAN,
SAID UNMARKED SOUTHWEST CORNER OF SECTION 32 LIES NORTH 00°03'05" EAST 261.86 FEET
FROM A TOOELE COUNTY DEPENDENT RESURVEY WITNESS MONUMENT IN DURFEE STREET AND
NORTH 89°49'23" EAST 492.53 FEET FROM A TOOELE COUNTY DEPENDENT RESURVEY WITNESS
MONUMENT IN SOUTH WILLOW STREET; THENCE FROM SAID POINT OF BEGINNING, ALONG SAID
ANCIENT FENCE LINES THE FOLLOWING FIVE (5) COURSES: (1) NORTH 00°15'00" EAST 87.61 FEET;
(2) NORTH 00°29'00" EAST 720.44 FEET; (3) NORTH 00°39'00" EAST 713.50 FEET; (4) NORTH
00°37'00" EAST 450.50 FEET; (5) SOUTH 89°25'00" EAST 203.75 FEET TO AN ANCIENT FENCE
CORNER; THENCE SOUTH 89°15'55" EAST 876.47 FEET; THENCE NORTH 00°33'29" EAST 446.70
FEET TO THE SOUTH LINE OF MAIN STREET; THENCE ALONG SAID SOUTH LINE, SOUTH 88°45'11"
EAST 240.00 FEET TO THE WEST LINE OF MATTHEWS LANE; THENCE ALONG SAID WEST LINE,
SOUTH 00°33'29" EAST 264.02 FEET TO THE NORTH LINE OF DURFEE STREET; THENCE ALONG
SAID NORTH LINE NORTH 89°37'24" WEST 1318.34 FEET TO AN ANCIENT FENCE CORNER; THENCE
ALONG AN ANCIENT FENCE LINE, NORTH 00°15'00" EAST 236.39 FEET TO THE POINT OF
BEGINNING.

CONTAINS AN AREA OF 69.259 ACRES.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED ARE THE OWNERS OF THE HEREON
DESCRIBED TRACT OF LAND AND HEREBY CAUSE THE SAME TO BE DIVIDED INTO LOTS AND STREETS
TOGETHER WITH EASEMENTS AS SET FORTH HEREFTER TO BE KNOWN AS

MATTHEWS LANDING

THE UNDERSIGNED OWNERS HEREBY DEDICATE TO GRANTSVILLE CITY ALL THOSE PARTS OR
PORTIONS OF SAID TRACT OF LAND ON SAID PLAT DESIGNATED HEREON AS STREETS, THE SAME TO
BE USED AS PUBLIC THOROUGHFARES FOREVER. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY
TO ANY AND ALL PUBLIC AND PRIVATE UTILITY COMPANIES PROVIDING SERVICE TO THE HEREON
DESCRIBED TRACT A PERPETUAL NON-EXCLUSIVE EASEMENT OVER THE STREETS AND PUBLIC UTILITY
EASEMENTS SHOWN ON THIS PLAT, THE SAME TO BE USED FOR DRAINAGE AND THE INSTALLATION,
MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICES LINES AND FACILITIES.

IN WITNESS WHEREOF I/WE HEREUNTO SET OUR HAND(S) THIS ____ DAY OF _____, A.D., 202__.

M & M MATTHEWS PROPERTIES, LLC A UTAH LIMITED LIABILITY COMPANY
BY: MARY CHAPPELL
TITLE: _____

ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF _____

ON THIS ____ DAY OF _____, A.D., _____, PERSONALLY APPEARED
BEFORE ME _____, WHO BEING DULY SWORN OF AFFIRMED, DID
SAY THAT (S)HE IS THE MANAGING MEMBER OF _____, AND
THAT THE WITHIN OWNER'S DEDICATION WAS SIGNED BY HIM/HER ON BEHALF OF SAID LLC
BY AUTHORITY OF ITS BYLAWS, OR BOARD OF DIRECTORS, AND THAT SAID CORPORATION
EXECUTED THE SAME.

SIGNATURE _____ PRINTED NAME, A NOTARY PUBLIC
COMMISSIONED IN UTAH

COMMISSION NUMBER _____ EXPIRATION DATE _____

MATTHEWS LANDING

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 32,
TOWNSHIP 2 SOUTH, RANGE 5 WEST,
SALT LAKE BASE AND MERIDIAN
GRANTSVILLE CITY, TOOELE COUNTY, UTAH

TOOELE COUNTY RECORDER

STATE OF UTAH, COUNTY OF TOOELE, RECORDED AND FILED AT THE
REQUEST OF _____
DATE _____ ENTRY _____ BOOK _____ PAGE _____

FEE _____ TOOELE COUNTY RECORDER

TOOELE COUNTY SURVEYOR

APPROVED THIS ____ DAY OF _____, 2022.

RECORD OF SURVEY FILING NO.: 2021-0102

TOOELE COUNTY SURVEYOR

GRANTSVILLE CITY PUBLIC WORKS

APPROVED FOR CONSTRUCTION THIS ____ DAY OF _____, 2022.

GRANTSVILLE CITY PUBLIC WORKS DIRECTOR

PLANNING COMMISSION

APPROVED THIS ____ DAY OF _____, 2022
BY THE GRANTSVILLE PLANNING COMMISSION.

CHAIR, GRANTSVILLE CITY PLANNING COMMISSION

CITY ENGINEER

I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED
THIS PLAT AND THAT IT IS CORRECT AND IN
ACCORDANCE WITH INFORMATION ON FILE IN THIS
OFFICE AND IS HEREBY APPROVED FOR
CONSTRUCTION.

GRANTSVILLE CITY ENGINEER OR DESIGNEE DATE _____

CITY ATTORNEY

APPROVED THIS ____ DAY OF _____, 2022
BY THE GRANTSVILLE CITY ATTORNEY.

GRANTSVILLE CITY ATTORNEY

TOOELE COUNTY TREASURER

I HEREBY CERTIFY THAT PROPERTY TAXES DUE AND
OWING HAVE BEEN PAID IN FULL THIS ____ DAY OF _____, 2022.

SIGNED _____

CITY FIRE DEPARTMENT

APPROVED THIS ____ DAY OF _____, A.D. 20____,
BY THE GRANTSVILLE CITY FIRE DEPARTMENT

GRANTSVILLE CITY FIRE MARSHALL

CITY MAYOR APPROVAL

PRESENTED TO MURRAY CITY THIS ____ DAY OF _____, A.D. 20____, AT WHICH TIME THIS
SUBDIVISION PLAT WAS APPROVED AND ACCEPTED.

ATTEST: _____ MAYOR OR DESIGNEE

G:\DATA\23167 Matthews Property\dwg\23167 Final Plat 7.22.24.dwg
PLOT DATE: Jul 22, 2024



NOTES:
1. ALL COORDINATES SHOWN ARE NAD83 STATE PLANE
COORDINATES, UTAH CENTRAL ZONE, U.S. SURVEY FOOT.

EXHIBIT D SITE DELIVERY CONDITIONS



UTILITIES

The utilities stated below shall be stubbed (by Landlord or Developer) to the parcel line. It is critical that all utility points as delivered by the Landlord or Developer must be identified above grade by adequate survey staking and utility designation, with depths to utilities noted. Written certification of utilities shall be completed by Landlord or Landlord's engineer of record prior to pad acceptance by Tenant's Project Manager or Tenant's General Contractor.

All utilities shall be stubbed to the parcel line:

Electrical

- 1000 Amp with expansion to 1200 Amp service
- Provide and pay for any other electric utility requirement and/or installation fees relating to Landlord's Work only, Tenant being responsible for all fees related to its improvements and the connection thereof.
- Provide access to 100 Amp temporary power service for construction activities.

Domestic Potable Water

- 2 ½" diameter line @ 65 PSI stubbed to the parcel line and cap off.
- Provide and pay installation fees related to Landlord's work, excluding impact fees.
- Provide access to temporary water for construction activities. Tenant to obtain its own temporary water meter from water line provided by Landlord.

Irrigation

- Irrigation to be installed by Tenant utilizing the water line brought to the parcel line, at a location specified by Tenant to Landlord.

Fire Sprinkler Supply

- If local jurisdictions require Tenant to provide fire sprinklers in our restaurant, provide a separate water supply line (minimum 4" or as specified by the local fire authority) to the parcel line, at a location specified by Tenant.
- Provide all required fire hydrants located in the ROW outside of Leased Space as designed by the local fire department (inclusive of those on Tenant's Leased Space).

Natural Gas

- Provide a minimum 3" gas piping to the parcel line, at location specified by Tenant. Values of natural gas supplied shall be as follows:
- Heating Value: 1400 Btu/cu. Ft.

- Specific Gravity: 0.6.
- Service Line Pressure: 15 to 20 psig.
- Provide and pay for installation fees relating to Landlord's Work only.

Sanitary Sewer

- Provide a minimum 6" sanitary sewer lateral with capped end stubbed to the parcel line, at a location specified by Tenant. Sewer lateral invert elevation to be a minimum of 48" below finished floor.
- Provide and pay installation fees related to Landlord's work only.

Telephone

- Provide a minimum 2" conduit with a pull rope to the parcel line, at a location specified by Tenant.
- Provide and pay installation fees relating to Landlord's Work only.

Storm Sewer/Site Drainage

Storm Drainage

- Provide offsite storm water detention and water quality treatment as required by governing jurisdiction suitable to handle tenant's needs and provide lateral with capped stubbed end to within five feet inside of Tenant's parcel line. Invert elevations to be coordinated with Tenant's design documents.
- If applicable: Landlord will provide onsite storm water detention and water quality treatment as required by governing jurisdiction.

GENERAL SITE REQUIREMENTS

Earthwork

- Any fill on Tenant's Leased Space shall be compacted to a minimum of 90% of the maximum dry soil density as defined by ASTM 1557-91 typical and to a minimum of 95% of the maximum dry soil density at the proposed building pad. Soil reports and compaction testing shall be certified and signed by a licensed civil/geotechnical engineer prior to pad acceptance by Tenant.
- Finished grade shall be per the Landlord/Developer's approved grading plan. This shall be certified by a licensed civil engineer prior to pad acceptance by Tenant.
- Any undocumented fill on Tenant's Leased Space shall be removed and recompacted to minimum standards as defined by Tenant's soils report.
- Fill material shall be acceptable soil free of rock or gravel greater than 2" in any dimension. Backfill or fill locations shall be placed in 8" layers in loose depth for heavy equipment or 4" in loose depth for material compacted by hand-operated tampers.
- Soils with a UBC Expansion Index greater than 15 within the upper 2 feet of pad subgrade (soil grade) shall be removed and replaced with non-expansive material. Imported non-expansive fill should consist of a well graded, slightly cohesive, fine silty sand or sandy silt soil, with relatively impervious characteristics when compacted. This material should typically possess the following characteristics:

Percent Passing No. 200 Sieve	20 to 50
Plasticity Index	10 maximum
UBC Standard 29-2 Expansion Index	15 maximum

- On-site soil with a UBC Expansion Index between 15 and 50 may be utilized below 2 feet of soil grade.

ADA Access

- Landlord/Developer to provide the required ADA access way from the public right of way to the property line of Tenant's Leased parcel as part of the access improvements, including all necessary sidewalks and ramps.

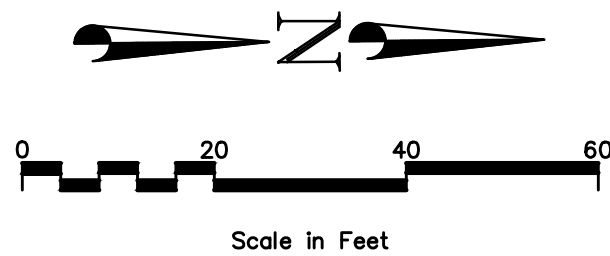
Landscaping

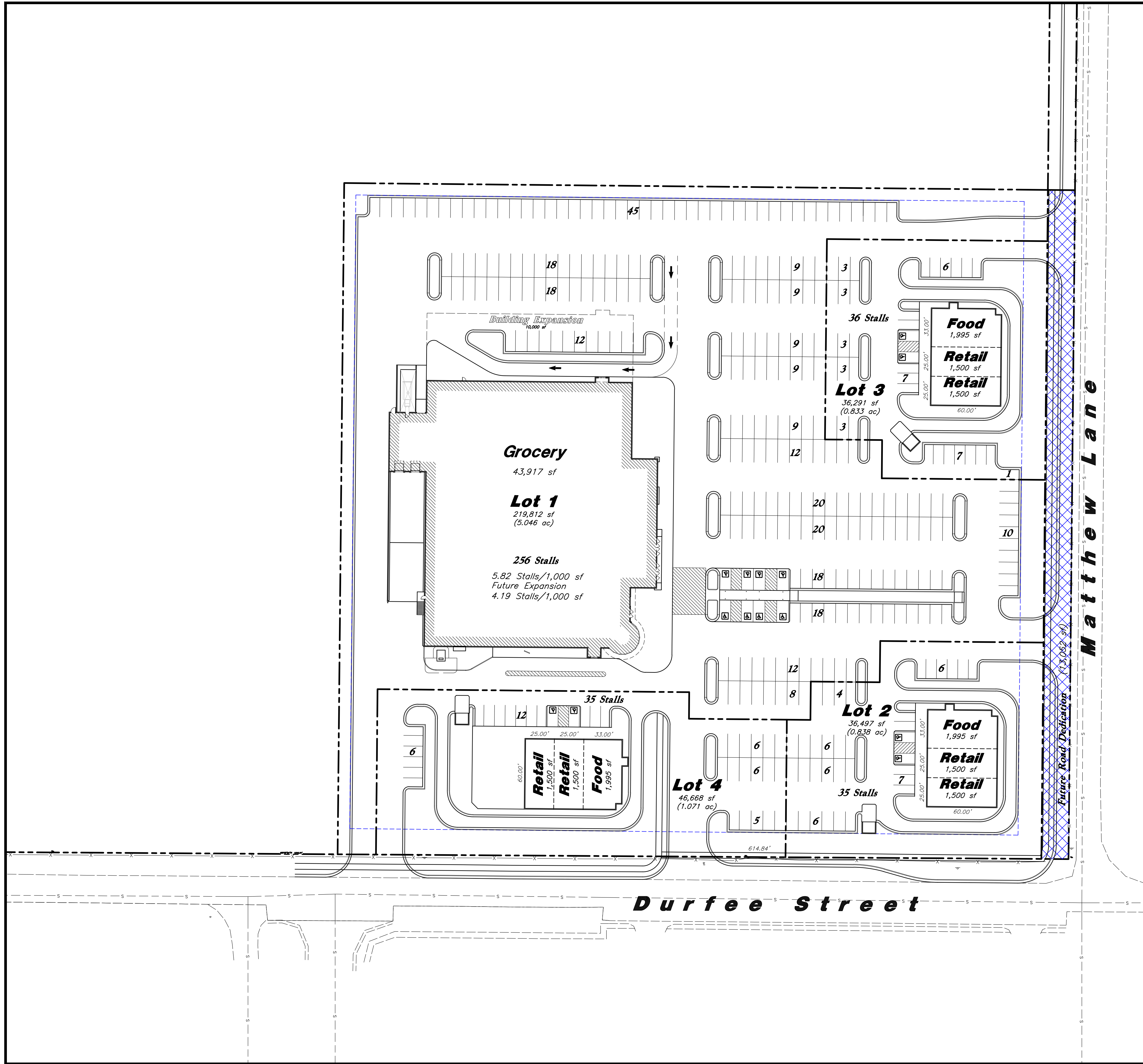
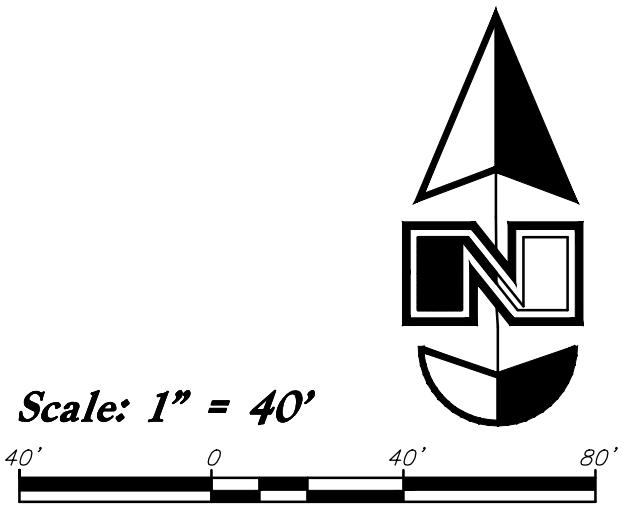
- Landlord/Developer to furnish and install all landscaping outside the Leased Space to meet City specifications at such time as Landlord develops and improves such property.

R.O.W. Improvements

- Except as to any separate agreements that may be entered into by Tenant with an adjacent land owner, Landlord/Developer to provide all right of way frontage improvements on or adjacent to Landlord's property as required by jurisdiction having authority not limited to but including curb and gutter, sidewalks, landscaping, street lighting, paving, striping, traffic signals, and driveway aprons.
- Improvements to be completed in conjunction with or prior to start of Tenant's construction activities.

PROJECT: GRANTSVILLE, UTAH		PROJECT NO. 3729		FOR: STATE SITE NO. 43-0357		SEAL	
SHEET: CONCEPT 1C		ISSUE DATE: 04/10/2024		LOCATION: 550 E MAIN ST		DESIGNER: DOM MANAGER: DOM FILE NAME: CONCEPT1-C.dwg	
				© COPYRIGHT 2020 THIS DOCUMENT IS THE PROPERTY OF DOMINION ENGINEERING L.C. AND NO PART HEREIN SHALL BE USED EXCEPT FOR THIS SPECIFIC PROJECT WITHOUT PRIOR WRITTEN CONSENT OF DOMINION ENGINEERING.			
Dominion Engineering Associates, L.C. 5684 South Green Street Murray, Utah 84123 801-713-3000				NO. REVISIONS BY DATE			





Site Data
 Gross Site Area = 352,320 s.f. (8.088 ac.)
 Future Road Dedication Area = 13,052 s.f.
 Net Site Area = 339,268 s.f. (7.789)

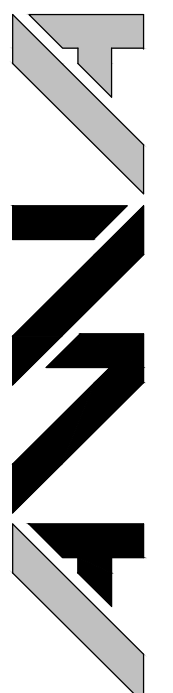
Lot 1
 Grocery Site Area = 219,812 s.f. (5.046 ac)
 Grocery Building Area = 43,917 s.f.
 Parking Required = 4.5/1,000 s.f. = 198 stalls
 Parking Provided = 256 stalls (5.82/1,000)
 Building w/ Future Expansion = 53,917 s.f.
 Parking Required = 4.0/1,000 s.f. = 216 stalls
 Parking Provided = 226 stalls (4.19/1,000)

Lot 2
 Site Area = 36,497 s.f. (0.838 ac)
 Building Area = 4,995 s.f.
 Parking Required = Food 10.0/1,000 s.f. = 20 stalls
 Parking Required = Retail 5.0/1,000 s.f. = 15 stalls
 Parking Provided = 35 stalls

Lot 3
 Site Area = 36,291 s.f. (0.833 ac)
 Building Area = 4,995 s.f.
 Parking Required = Food 10.0/1,000 s.f. = 20 stalls
 Parking Required = Retail 5.0/1,000 s.f. = 15 stalls
 Parking Provided = 36 stalls

Lot 4
 Site Area = 46,668 s.f. (1.071 ac)
 Building Area = 4,995 s.f.
 Parking Required = Food 10.0/1,000 s.f. = 20 stalls
 Parking Required = Retail 5.0/1,000 s.f. = 15 stalls
 Parking Provided = 35 stalls

NOTE:
 This plan has been prepared without benefit of a complete survey. This plan has also been prepared without a full review of City Ordinances and requirements. It is conceptual in nature and no guarantee of its accuracy or compliance with City codes is implied.

 ANDERSON WAHLEN & ASSOCIATES 2010 North Redwood Road, Salt Lake City, Utah 84116 801.521.8529 - AWengineering.net	
Conceptual Site Plan AFS Grantsville Durfee Street & Matthew Lane Grantsville, Utah	
12 Mat, 2022	
SHEET NO. F	

WHEN RECORDED, RETURN TO:

**Grantsville City Attorney
429 East Main Street
Grantsville City, Utah 84029**

**GRANTSVILLE CITY
MASTER DEVELOPMENT AGREEMENT
FOR
MATTHEWS PROPERTY**

THIS MASTER DEVELOPMENT AGREEMENT (“**MDA**”) is made and entered as of the ____ day of September, 2024, by and between Grantsville City, a municipal corporation of the State of Utah (“**City**”), and M & M Matthews Properties, LLC, a Utah limited liability company (“**Land Owner**”), each a “**Party**” and collectively “**Parties**” herein.

RECITALS

A. The capitalized terms used in this MDA and these Recitals are defined in Section 1 below.

B. Land Owner is proposing a Master Development Agreement for 69.25 acres of Property as a mixed-use development project (collectively, the “**Project**”). Land Owner and the City desire the Project to be developed in a unified and consistent fashion pursuant to a Preliminary Plat and Final Plat for each phase. The Parties desire to enter into this MDA to specify the rights and responsibilities of the Land Owner, the Developers/Subdevelopers of the Property as expressed in this MDA, and the rights and responsibilities of the City to allow and regulate such development pursuant to the requirements of this MDA and subsequent development applications and plats. Development of the Project as a master planned Project pursuant to this MDA is acknowledged by the Parties to be consistent with LUDMA and to operate for the benefit of the City, Land Owner and the general public.

C. The Planning Commission reviewed and made a recommendation of this MDA on _____, 2024.

D. The City Council has reviewed this MDA and determined that it is consistent with LUDMA.

E. The Parties acknowledge that development of the Property pursuant to this MDA will result in planning and economic benefits to the Land Owner and subsequent Developers/Subdevelopers of individual phases within the Project by providing assurances to Land Owner and Developers/Subdevelopers.

F. The Land Owner entered into discussions and negotiations with the City regarding the

parameters of the Project in [_____, 2021]. Land Owner and the City have cooperated in the preparation of this MDA.

G. The Parties desire to enter into this MDA to specify the rights and responsibilities of Land Owner and subsequent individual Developers/Subdevelopers of individual phases within the Project to develop the Property as parts of the Project as expressed in this MDA and the rights and responsibilities of the City to allow and regulate such development pursuant to the requirements of this MDA.

H. The Parties anticipate that the Project will be developed in phases over time. The initial phase to which this MDA applies, and which has pursuant to GLUDMC been approved by the Planning Commission concurrently herewith shall consist of four (4) commercial parcels, with the remainder of the Property within the Project to be developed in the future as residential properties, potentially including a combination of single family residential, multi-family residential senior living and assisted living, and at Land Owner's option, as potential additional commercial, pursuant to future Development Applications and Final Plats. Allowable densities for the future residential developments shall be governed by the City's ordinances which were in effect as of January 1, 2024, or the City's future ordinances if they then allow for additional Residential density or product types.

I. The Parties acknowledge that the platting of the initial phase of four (4) commercial parcels satisfies the commercial component of the "mixed use" zoning of the Property, and at Land Owner's option, the development of the remainder of the Property besides the initial commercial phase (e.g., the approximately 52.498 acres) shall consist of future residential phases.

J. The Parties understand and intend that this MDA is a "development agreement" within the meaning of, and entered into pursuant to the terms of Utah Code Ann. §10-9a-102 and 532, as amended.

K. The Zoning of the Property consistent with the Project was authorized by the adoption of Resolution #2021-24 on June 02, 2021.

L. The City's entry into this MDA is authorized by the adoption of Resolution No. _____ on _____, 2024.

NOW, THEREFORE, in consideration of the mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the City and Land Owner hereby agree to the following:

Definitions

1. **Definitions.** As used in this MDA, the words and phrases specified below shall have the following meanings:

1.1. **Agreement** or MDA mean this Master Development Agreement including all of its Exhibits and Addendums.

1.2. **Applicant** means a person or entity submitting a Development Application for a portion of the Project.

1.3. **Building Permit** means a permit issued by the City to allow the construction or alteration of a building, structure, private or public infrastructure within the City's jurisdiction.

1.4. **Buildout** means the completion of all Phases and all Residential Dwelling Units permitted within the Project in accordance with this MDA.

1.5. **City** means Grantsville City, a political subdivision of the State of Utah.

1.6. **City's Future Laws** means the Zoning, policies, standards, and procedures which may be in effect as of a particular time in the future when a Development Application is submitted for a part of the Project, and which may or may not be applicable to the Project or the Development Application depending upon the provisions of this MDA.

1.7. **Commercial Phase** means the four commercial lots or parcels to be platted by Land Owner in the area adjoining Matthews Lane, generally as depicted on the site plan prepared by Wilding Engineering and attached hereto as Exhibit "A" attached hereto and incorporated herein (the "Site Plan").

1.8. **Council** means the elected City Council of the City.

1.9. **Default** means a material breach of this MDA as specified herein.

1.10. **Development** means the development of a portion of the Property pursuant to an approved Development Application.

1.11. **Development Application** means any application to the City for final approval of any phase of the Project, including a subdivision plan, Preliminary Plat, Final Plat, commercial site plan, Building Permit or any other permit, approval, certificate or other authorization from the City required for a Development within the Project.

1.12. **Final Plat** means the recordable map or other graphical representation of land prepared in accordance with Utah Code Ann. § 10-9a-603, as amended, and approved by the City, subdividing any portion of the Planned Community.

1.13. **General Plan** means the General Plan of Grantsville City in effect as of January 1, 2024 adopted pursuant to LUDMA and GLUDMC Chapter 3 Section 10.

1.14. **GLUDMC** means the Grantsville Land Use Development and Management Code.

1.15. **LUDMA** means the Land Use, Development, and Management Act, Utah Code Ann. § 10-9a-101, *et seq.*, as amended.

1.16. **Land Owner** means M & M Matthews Properties, LLC, a Utah limited liability company, and its successors, assignees, transferees, and any related or affiliated entities as permitted by this MDA.

1.17. **Master Plan Area** means a specified portion of the Project, which shall be developed in logical sequence as determined by the Land Owner and/or successor Developers/Subdevelopers and the City as identified in the Master Plan by land use, as supplemented and amended from time to time.

1.18. **Site Map** means a future annotated overall Concept Plan for the Project, which provides for the future residential parcels to be included in the Project by future approved plats, and any additional commercial parcel(s) if Land Owner chooses to develop any at its option. The Site Plan for the Project contemplates the following approximate acreage and approved phased development for the Project:

1.18.1. **Commercial Phase** of four commercial lots (Lots 1-4 of Exhibit “A”) to be located on approximately 16.752 acres of the Property, which Commercial Phase of the Project presently constitutes not less than 24.19% of the total acreage of developable Property (e.g., excluding open space, roads, parks, etc.) within the Project.

1.18.2. **Future Residential** consisting of mixed use residential products and density including a combination of one or more of the following, as set forth in Final Plats: single family; multi-family; senior living; assisted living, and related appurtenances to all of the foregoing as set forth in future Development Applications. The maximum allowable number of residential units which may be developed in the future shall be determined in accordance with the City’s laws and ordinances in effect as of January 1, 2024.

1.18.3. **Open Space and Park** if required under future approved Development Applications, a City park.

1.18.4. **Time For Completion of Project**. It is acknowledged by the Parties that Developers/Subdevelopers, as applicable, will be completing the Project as contemplated by the Site Plan in phases, and that the time frame for total Buildout of the Future Residential Units allowed under existing zoning as of the date this MDA is executed may take up to forty (40) years to fully complete, depending on market conditions and the timing of submittal of Development Applications.

1.19. **Maximum Residential Units** means the vested rights for the development on the Property of the number of Residential Dwelling Units allowed under zoning in effect as of January 1, 2024, as approved in Final Plats, on the portions of the Property not developed as the Commercial Phase, or dedicated as Open Space and Park.

1.20. **Notice** means any notice to or from any Party to this MDA that is either required or permitted to be given to another Party, or to their respective successors in interest, or assigns.

1.21. **Party/Parties** means, in the singular, Land Owner or the City; in the plural Land Owner and the City, and may include Developers and Subdevelopers who are successors or assigns of Land Owner.

1.22. **Preliminary Plat** means those plans which may be submitted for evaluating a proposed Development and/or Subdivision for compliance with City Laws, in effect as of the date of this MDA and which may be submitted to the City for review and approval.

1.23. **Project** means the mixed use multi-phase commercial and residential subdivisions to be constructed on the Property, in phases, pursuant to this MDA with the associated Public Infrastructure and private facilities, and all of the other appurtenances approved as part of this MDA.

1.24. **Property** means Parcel ID's: 01-055-0-0045; 01-055-0-0040; 01-070-0-0102; and 01-070-0-0103 (Tooele County, Utah) more fully described in Exhibit "B" attached hereto and incorporated herein.

1.25. **Public Infrastructure** means those elements of infrastructure that are planned to be dedicated to the City or other public entities as a condition of the approval of a MDA, or required in connection with subsequent Development Applications and Final Plats by successor Developers and Subdevelopers. Costs of the Public Infrastructure shall be allocated between future Developers/Subdevelopers and the City or other public entities as set forth in Section 7 below.

1.26. **Residential Dwelling Unit** means a structure or portion thereof, designed and intended for use as a detached or attached residence.

1.27. **Developer or Subdeveloper** means a person or entity who is acting to develop a portion or phase of the Property, and who is not the Land Owner (unless Land Owner desires to develop any portion of the Property).

1.28. **Subdivision** means a portion of the Property which is divided or proposed to be divided into two or more lots, units or other division of land for the purpose of development, sale or lease.

1.29. **Zoning** means the mixed use zoning in effect as of January 1, 2024, which facilitates the implementation of the Project.

2. Development of the Planned Community.

2.1. **Planned Community Compliance.** The City has reviewed the applicable law, including GLUDMC, LUDMA and has determined that the Site Plan and the Project, including the development of the Future Residential portion of the Project in phases, substantially complies with the provisions thereof which are applicable to the Project. The City hereby finds that the Site Plan and the Project is consistent with the Zoning and the purpose and intent of the General Plan.

2.2. Subdivision Compliance. Development of a Subdivision within the Project shall be in accordance with LUDMA, GLUDMC, the City’s Future Laws (to the extent they are applicable as specified in this MDA), the Site Plan, and this MDA. The terms of this MDA shall bind all Developers/Subdevelopers. Notwithstanding the foregoing, the allowed density of the Future Residential portion of the Project shall not be less than that allowed by Zoning and GLUDMC in effect as January 1, 2024, provided however, such density may be greater than currently allowed if future Zoning or changes to GLUDMC so permit.

2.3. Maximum Residential Units. At Buildout, Developers/Subdevelopers shall be entitled to develop on the Future Residential portions of the Project the Maximum Residential Dwelling Units allowed as of the date of this MDA and the Site Plan, or by future Zoning and GLUDMC, whichever is greater, consistent with the Final Plat for each phase of the Project.

2.4. Additional Commercial Parcels. In addition to the Maximum Residential Units, Land Owner may in the future elect to develop additional commercial property in the Project pursuant to future plat(s) to be submitted to the City. The City may also permit the construction of additional buildings and structures for non-residential use, within the Future Residential area as may be necessary or desirable for the public benefit.

2.5. Land Owner Discretion. This MDA shall not obligate the Land Owner to construct the Project or any Subdivision or phase therein. The Land Owner and successor and assignee future Developers/Subdevelopers shall have business discretion whether or not to construct a Development. However, once construction of a Development has begun in accordance with approval of a Final Plat, the Developer/Subdeveloper successor shall be required to complete the Development including any required Public Infrastructure within the boundaries of such Final Plat (or required as a condition of approval of such Final Plat) within the time required by LUDMA and GLUDMC, or a time as specified in this MDA, or by the City prior to or in connection with the approval of a Development Application.

3. Vested Rights.

3.1. Vested Rights Granted by Approval of this MDA. To the maximum extent permissible under the laws of Utah and the United States and at equity, the Parties intend that this MDA grant Land Owner and Land Owner’s successors and assigns as future Developers/Subdevelopers of specific portions of the Project, all rights to develop the Project in fulfillment of this MDA, LUDMA, and GLUDMC, except as specifically provided herein. The Parties specifically intend that this MDA grant to the Land Owner and/or future Developers/Subdevelopers the “vested rights” to develop not less than the density and Maximum Residential Units allowed as of January 1, 2024, as that term “vested rights” is construed in Utah’s common law and pursuant to Utah Code Ann. § 10-9a-509, as amended, subject to potential increase in density if allowed under applicable Future Laws.

3.2. Exceptions. The vested rights and the restrictions on the applicability of the City’s Future Laws to the Project as specified in Section 3.1 are subject to the following

exceptions:

3.2.1. MDA. The City's Future Laws or other regulations to which the Land Owner or successor Developer/Subdevelopers agree in writing;

3.2.2. State and Federal Compliance. The City's Future Laws or other regulations which are generally applicable to all properties in the City and which are required to comply with State and Federal laws and regulations affecting the Project;

3.2.3. Codes. Any City's Future Laws that are updates or amendments to existing building, fire, plumbing, mechanical, electrical, dangerous buildings, drainage, or similar construction or safety related codes, such as the International Building Code, the APWA Specifications, AAHSTO Standards, the Manual of Uniform Traffic Control Devices or similar standards that are generated by a nationally or statewide recognized construction/safety organization, or by the State or Federal governments and are required to meet legitimate concerns related to public health, safety or welfare;

3.2.4. Taxes. Taxes, or modifications thereto, so long as such taxes are lawfully imposed and charged uniformly by the City to all properties, applications, persons and entities similarly situated;

3.2.5. Fees. Changes to the amounts of fees for the processing of Development Applications that are generally applicable to all development within the City (or a portion of the City as specified in the lawfully adopted fee schedule) and which are adopted pursuant to State law;

3.2.6. Impact Fees. Impact Fees or modifications thereto which are lawfully adopted, and imposed by the City pursuant to Utah Code Ann. § 11-36a-101, *et seq*, as amended;

3.2.7. Planning and Zoning Modification. Changes by the City to its planning principles and design standards as permitted by Local, State or Federal law which do not conflict with this MDA or materially interfere with, or materially increase the costs of development of the Project, or reduce the permitted maximum allowed residential densities as set forth herein; and

3.2.8. Compelling, Countervailing Interest. Laws, rules or regulations that the City's land use authority finds on the record are necessary to avoid jeopardizing a compelling, countervailing public interest pursuant to Utah Code Ann. § 10-9a-509(1)(a)(i), as amended.

4. **Term of MDA**. Unless earlier terminated as provided for herein, the term of this MDA shall be until January 1, 2065. If, as of that date, Land Owner has not been declared to be currently in default pursuant to this MDA, then this MDA shall be automatically extended until January 1, 2070. If upon the expiration of the automatic extension, Land Owner or its successor Developers/Subdevelopers have not been declared to be currently in default pursuant to this MDA and there are unfinished Developments on the Property, the City has the option to extend this MDA for a time reasonably necessary to complete such Developments, not to exceed ten (10) years. This

MDA shall also terminate automatically upon Buildout of all Property within the Project.

5. **Building Permits.** The City shall reasonably accept complete Building Permit applications for all buildings and structures identified in an approved Final Plat for each phase of the Project. The City shall issue all required Building Permits after construction by Land Owner or its successor Developers/Subdevelopers of all necessary public infrastructure within and required by such Final Plat including public safety access in accordance with Grantsville Municipal Code section 5-1-11 is provided and approved by the City, and adequate fire protection is in place as certified by the fire marshal. The City will promptly issue a certificate of occupancy for each building or structure that satisfies the City requirements to obtain a certificate of occupancy.

6. **Project and Subdivision Development**

6.1. **Preliminary Plats.** The Land Owner or as applicable, successor Developer(s) and/or Subdeveloper(s) shall prepare and submit to the City for its review, Preliminary Plats for each phase or Subdivision. There shall be no limit on the number Preliminary Plats within the Property which may be submitted to the City for review. Preliminary plat approval shall be valid for an initial period of twelve months, and may be extended subject to the limitations of GLUDMC.

6.2. **Combined Public Infrastructure.** It is intended that the Project share Public Infrastructure and other items (including a public park and utilities) between Subdivisions. Each Developer/Subdeveloper may provide design drawings for each Development depicting the Public Infrastructure or any other items necessary for the Subdivision. Such drawings must be incorporated into the Final Plat for any Subdivision or Development. Public Infrastructure requirements for each Subdivision shall be calculated based only on the Public Infrastructure identified on the Final Plat for that Subdivision.

6.3. **Open Space.** The Project shall contain Open Spaces as set forth in this MDA and the approved Final Plats. It is presently anticipated by the Parties that approximately 10% of the total Future Residential Project acreage will qualify as Open Space ("Required Open Space").

6.3.1. **Open Space Uses.** Public open space shall be counted toward the Required Open Space, and include impervious surfaces in the planned public park, and potentially other uses such as sports courts, pavilions, walking paths, trails, parking areas, and other recreational facilities. Unless otherwise paid for by a Public Infrastructure District bond, if the Land Owner or the successor Developer or Subdeveloper dedicates a portion of the Property or other real property, including improvements, to the City for public use, such Party shall be credited the fair market value of such dedicated property toward a reduction in impact fees.

6.3.2. **Subdivision Open Space Exemption.** Because the Project shall share Required Open Space, individual Subdivisions shall be exempt from the Open Space requirements established in GLUDMC, so long as the Required Open Space is otherwise provided by the Project.

6.3.3. If required by the City, the Open Space shall be dedicated to the City prior to the recordation of the [first?] residential phase of the Project as approved by the City for use by the City as a park or other open space as the City deems appropriate.

6.4. Water Retention Areas. Portions of the Public Park and other Open Space may also serve as stormwater detention areas for the benefit of the Project, and the depth and capacity of such areas are subject to review and approval by the City.

6.5. Approval of Final Plats. The Project and each Site Plan Area may contain multiple Subdivisions, each of which may be eligible for Final Plat approval subject to GLUMDC.

7. Public Infrastructure.

7.1. Construction of Public Infrastructure. The Parties acknowledge and agree that the Public Infrastructure contemplated for the Project includes certain Public Infrastructure which constitutes a “System Improvement” and which provides benefits to the City beyond what is required for the development of the Project, and other Public Infrastructure that is required solely for the development of this Project. With regard to Public Infrastructure which provides a System Improvement, the City and other property owners shall bear an equitable portion of such costs. With regard to the Public Infrastructure required solely for the Project, the Developer/Subdeveloper who is a successor or assign of Land Owner shall be responsible for each Subdivision, and shall, unless otherwise agreed by the City, construct and install all Public Infrastructure lawfully required as a condition of approval of a Development Application pursuant to GLUDMC. Such construction must meet all applicable standards and requirements and must be approved by the City’s engineer, and comply with shared infrastructure drawings for the Project as established in Section 6.2. More specifically the Parties acknowledge and agree that the following allocations with regard to public infrastructure are required:

7.1.1. Land Owner Responsibility. Land Owner agrees to dedicate and/or otherwise convey to the City without monetary consideration, the following real property adjacent to the Project for improvement by the City of public roads and rights of way and installation of utilities:

- (a) twenty-one (21) feet of property along and contiguous to the west side of Matthews Lane; and
- (b) fifteen (15) feet of property along and contiguous to the north side of Durfee Street; and
- (c) either directly, or through successors in interest or title, a non-exclusive public utilities easement ten (10) feet in width, along and contiguous to the frontage owned by Land Owner at the time adjacent to Matthews Lane [and adjacent to Main Street and to and including the planned commercial lot within the Project located on the northwest corner of Matthews Lane and Main Street].

7.1.2. **City Responsibility.** City, in return for the Land Owner covenants set forth in Section 7.1.1 above, agrees to pay to construct at City expense, and without requirement of reimbursement or contribution by Land Owner or its successors in interest, the following described Public Infrastructure. Within twelve (12) months of the execution of this MDA, the following shall be completed by the City:

- (a) all underground utilities, including water lines and pipes, sewer lines and pipes, electrical and telecommunications, road improvements, paving, curb, gutter and sidewalk necessary for the installation, widening and improvements to Matthews Lane and Durfee Street;
- (b) all road utility improvements including water lines and pipes, sewer lines and pipes, electrical and telecommunications, as required to the intersection of Main Street and Matthews Lane, and Durfee Street and Matthews Lane, including road widening, paving, curb, gutter, sidewalk, and if required, the traffic signal;
- (c) any other portion of the Public Infrastructure which consists of a System Improvement (upsizing, etc.) beyond the Public Infrastructure required for the Project;
- (d) perform and pay for all engineering work and master utility plans related to the work described in this Section 7.1.2;
- (e) require properties on the other side of Matthews Lane to dedicate to the City a fair and equitable width of road (equivalent to that to be dedicated by Land Owner) for such roads at the time such properties are developed or approved for development; and
- (f) any required utility installations or upgrades required to meet the utility requirements for commercial Lot 4 as set forth in Exhibit "C".

7.2. **Responsibility Before Acceptance.** The future Developer or Subdeveloper who has commenced construction of any Public Infrastructure within the Project shall be responsible for all Public Infrastructure within that Subdivision covered by this MDA until final inspection of the same has been performed by the City, and a final acceptance and release has been issued by the City. The City shall not, nor shall any officer or employee thereof, be liable or responsible for any accident, loss or damage happening or occurring to the Public Infrastructure, nor shall any officer or employee thereof, be liable for any persons or property injured by reason of said Public Infrastructure; all of such liabilities shall be assumed by the future Developers/Subdevelopers until conveyed to or accepted by the City.

7.3. **Warranty.** The future Developer(s) or Subdeveloper(s) of each Subdivision shall repair any defect in the design, workmanship or materials in all Public Infrastructure within such Subdivision which becomes evident during a period of one year following the acceptance of the improvements by the City or its designee (Durability Testing Period). If

during the Durability Testing Period, any Public Infrastructure shows unusual depreciation, or if it becomes evident that required work was not done, or that the material or workmanship used does not comply with accepted standards, said condition shall, within a reasonable time, be corrected by the responsible Party.

7.4. Timing of Completion of Public Infrastructure. In accordance with the diligence requirements for the various types of approvals as described in the GLUDMC, construction of the required Public Infrastructure within a Subdivision shall be completed within one (1) year following Final Plat approval for that phase and prior to recordation of the mylar for that phase, subject to the terms of the subdivision improvement MDA between the future Developer(s)/or Subdeveloper(s) and the City. Upon a showing of good and sufficient cause future Developers/Subdevelopers the City shall, in accordance with the provisions of GLUDMC, extend the time of performance if requested prior to expiration of the completion date.

7.5. Bonding. In connection with any Development Application, future Developer(s) or Subdeveloper(s) shall provide bonds or other development security, including warranty bonds, to the extent required by GLUDMC, unless otherwise provided by Utah Code § 10-9a-101, *et seq.*, as amended. The Applicant shall provide such bonds or security in a form acceptable to the City or as specified in GLUDMC. Partial releases of any such required security shall be made as work progresses based on GLUDMC.

7.6. City Completion. The future Developer or Subdeveloper shall agree that in the event they do not: (a) complete all improvements on a Subdivision within the time period specified in this MDA or in an approved Development Application, or secure an extension of said completion date, (b) construct said improvements in accordance with City standards and as set forth in Section 7.1.1 above, and (c) pay all legitimate claims for material and labor used in the construction of said improvements, the City shall be entitled to declare the Subdivision in default, request and receive the funds, if any, held by the applicable guarantor, if any, as surety and utilize the monies obtained to install or cause to be installed any uncompleted improvements and/or to pay any outstanding claims, as applicable. Provided however, that the City shall not be responsible for any work beyond the amount of funds so provided. Any funds remaining after completion of the improvements shall be returned to the applicable guarantor, if any.

7.7. Culinary and Other Water. City shall not require the conveyance or dedication of any water shares or water rights or irrigation water or water shares for the Commercial Phase of or the Open Space within the Project. [Developer or Subdeveloper shall be responsible for providing adequate culinary water rights if required by GLUMDC in effect as of January 1, 2024 to service the residential portions of the Project.]

8. Upsizing/Reimbursements to Land Owner or Future Developer(s)/Subdeveloper(s).

8.1. Upsizing. Except as otherwise described herein, the City shall not require “upsizing” of any future Public Infrastructure (i.e., to construct the infrastructure to a size larger than required to service the Subdivision) unless financial arrangements (such as credits to

otherwise applicable City fees, or pioneering or reimbursement agreements) reasonably acceptable to Developer or Subdeveloper of that Subdivision are made to compensate the Land Owner, Developer/Subdeveloper for the incremental or additive costs of such upsizing to the extent required by law.

9. Default.

9.1. **Notice.** If Land Owner, future Developers/Subdevelopers or the City fails to perform their respective obligations hereunder or to comply with the terms hereof, the Party believing that a default has occurred shall provide Notice to the other Party.

9.2. **Contents of the Notice of Default.** The Notice of Default shall:

9.2.1. Specific Claim. Specify the claimed event of Default;

9.2.2. Applicable Provisions. Identify with particularity the provisions of any applicable law, rule, regulation or provision of this MDA that is claimed to be in Default; and

9.2.3. Optional Cure. If the City chooses, in its discretion, it may propose a method and time for curing the Default which shall be of no less than sixty (60) days duration, if weather conditions permit.

9.3. **Remedies.** Upon the occurrence of any Default, and after notice as required above, then the parties may have the following remedies:

9.3.1. Law and Equity. All rights and remedies available at law and in equity, including, but not limited to, injunctive relief and/or specific performance.

9.3.2. Security. The right to draw on any security posted or provided in connection with the Subdivision and relating to remedying of the particular Default.

9.4. **Public Meeting.** Before any remedy in Section 9.3 may be imposed by the City the party allegedly in Default shall be afforded the right to attend a public meeting before the City Council and address the City Council regarding the claimed Default.

9.5. **Default of Assignee.** A default of any obligations expressly assumed by future Developer/Subdeveloper who is an assignee of Land Owner shall not be deemed or constitute a default of Land Owner.

9.6. **Limitation on Recovery for Default – No Damages against the City.** Anything in this MDA notwithstanding Land Owner shall not be entitled to any claim for any monetary damages as a result of any breach of this MDA and Land Owner, future Developers/Subdevelopers, except for claims sounding in fraud, waive any claims thereto. The sole remedy available to Land Owner and any Developer(s)/Subdeveloper(s) or assignee shall be that of specific performance.

10. **Notices.** All notices required or permitted under this MDA shall, in addition to any other means of transmission, be given in writing by certified mail and regular mail to the following address:

To the Land Owner:

M & M Matthews Properties, LLC
1297 S Hoytsville Road
Hoytsville, UT 84017

with a required copy by email to:

marymchappell@gmail.com
menoppmproperties@gmail.com

To the City:

Grantsville City
Attn: Mayor
429 East Main Street
Grantsville, Utah 84029

11. **Dispute Resolution.**

11.1. **Meet and Confer.** The City and Land Owner, or the applicable future Developer(s) and Subdeveloper(s) which owns the portion of the Property relevant to such dispute shall meet within fifteen (15) business days of any dispute under this MDA to resolve the dispute.

11.2. **Mediation.**

11.2.1. **Mediation Process.** If the City and Future Land Owner(s) are unable to resolve a disagreement the Parties shall be subject to mediation. The Parties shall attempt within ten (10) business days to appoint a mutually acceptable mediator with knowledge of the legal issue in dispute. If the Parties are unable to agree on a single acceptable mediator, they shall each, within ten (10) business days, appoint their own representative. These two representatives shall, between them, choose the single mediator. Parties shall split the fees of the chosen mediator. The chosen mediator shall, within fifteen (15) business days from selection, or such other time as is reasonable under the circumstances, review the positions of the Parties regarding the mediation issue and promptly attempt to mediate the issue between the Parties. If the Parties are unable to reach an agreement, the Parties shall request that the mediator notify the Parties in writing of the resolution that the mediator deems appropriate. The mediator's opinion shall not be binding on the Parties.

12. **Incorporation of Recitals and Exhibits.** The Recitals and Exhibits "A" - "D" are hereby

incorporated into this MDA.

13. **Headings.** The captions used in this MDA are for convenience only and are not intended to be substantive provisions or evidences of intent.

14. **No Third-Party Rights/No Joint Venture.** This MDA does not create a joint venture relationship, partnership or agency relationship between the City, or Land Owner. Except as specifically set forth herein (e.g., as to Subdevelopers and/or assignees), the parties do not intend this MDA to create any third-party beneficiary rights.

15. **Assignability.** The rights and responsibilities of Land Owner under this MDA may be assigned in whole or in part, respectively, by Land Owner with the consent of the City as provided herein.

15.1. **Sale of Lots.** Land Owner selling or conveying any Site within the Property shall not be deemed to be an assignment.

15.2. **Related Entity.** Land Owner may transfer of all or any part of the Property to any entity “related” to Land Owner or its managers or members (as defined by regulations of the Internal Revenue Service in Section 165), and Land Owner’s entry into a joint venture for the development of the Subdivision or Land Owner’s pledging of part or all of the Subdivision as security for financing shall also not be deemed to be an assignment. Land Owner shall give the City Notice of any event specified in this sub-section within ten (10) days after the event has occurred. Such Notice shall include providing the City with all necessary contact information for the newly responsible party.

15.3. **Process for Assignment.** Land Owner shall give Notice to the City of any proposed assignment to a Developer/Subdeveloper or assignee of any portion of the Project and provide such information regarding the proposed assignee that the City may reasonably request in making the evaluation permitted under this Section. Such Notice shall include providing the City with all necessary contact information for the proposed Developer/Subdeveloper or assignee. Unless the City objects in writing within twenty (20) business days of notice, the City shall be deemed to have approved of and consented to the assignment with respect to such portion of the Project. The City shall not unreasonably withhold consent.

15.4. **Partial Assignment.** If any proposed assignment is for less than all of Land Owner’s rights and responsibilities, then the future Developer/Subdeveloper or assignee shall be responsible for the performance of each of the obligations contained in this MDA to which the assignee succeeds. Upon any such approved partial assignment Land Owner shall be released from any future obligations as to those obligations which are assigned but shall remain liable to perform the other remaining obligations under the terms of this MDA which are specified to be performed by Land Owner.

15.5. **Complete Assignment.** Land Owner may request the written consent of the City of an assignment of Land Owner’s complete interest in this MDA. In such cases, the proposed assignee shall have the qualifications and financial responsibility necessary and adequate,

as required by the City, to fulfill all obligations undertaken in this MDA by Land Owner. The City shall be entitled to review and consider the ability of the proposed assignee to perform, including financial ability, past performance and experience. After review, if the City gives its written consent to the assignment, Land Owner shall be released from its obligations under this MDA for that portion of the Property for which such assignment is approved.

16. **No Waiver.** Failure of any Party hereto to exercise any right hereunder shall not be deemed a waiver of any such right and shall not affect the right of such party to exercise at some future date any such right or any other right it may have.

17. **Severability.** If any provision of this MDA is held by a court of competent jurisdiction to be invalid for any reason, the Parties consider and intend that this MDA shall be deemed amended to the extent necessary to make it consistent with such decision and the balance of this MDA shall remain in full force and affect.

18. **Force Majeure.** Any prevention, delay or stoppage of the performance of any obligation under this MDA which is due to strikes, labor disputes, inability to obtain labor, materials, equipment or reasonable substitutes therefor; acts of nature, governmental restrictions, regulations or controls, judicial orders, enemy or hostile government actions, wars, civil commotions, fires or other casualties or other causes beyond the reasonable control of the Party obligated to perform hereunder shall excuse performance of the obligation by that Party for a period equal to the duration of that prevention, delay or stoppage.

19. **Time is of the Essence.** Time is of the essence to this MDA and every right or responsibility shall be performed within the times specified.

20. **Appointment of Representatives.** To further the commitment of the Parties to cooperate in the implementation of this MDA, the City and Land Owner each shall designate and appoint a representative to act as a liaison between the City and its various departments and the Land Owner. The initial representative for the City shall be the City Manager. The initial representative for Land Owner shall be _____. The Parties may change their designated representatives by Notice. The representatives shall be available at all reasonable times to discuss and review the performance of the Parties to this MDA and the development of the Subdivision.

21. **Applicable Law.** This MDA is entered into in Tooele County in the State of Utah and shall be construed in accordance with the laws of the State of Utah irrespective of Utah's choice of law rules.

22. **Venue.** Any action to enforce this MDA shall be brought only in the Third District Court for the State of Utah.

23. **Entire Agreement.** This MDA, and all Exhibits thereto, documents referenced herein, is the entire agreement between the Parties and may not be amended or modified except either as provided herein or by a subsequent written amendment signed by all Parties.

24. **Mutual Drafting.** Each Party has participated in negotiating and drafting this MDA and

therefore no provision of this MDA shall be construed for or against any Party based on which Party drafted any particular portion of this MDA.

25. **No Relationship.** Nothing in this MDA shall be construed to create any partnership, joint venture, agency, or fiduciary relationship between the parties.

26. **Amendment.** This MDA may be amended only in writing signed by the parties hereto.

27. **Recordation and Running with the Land.** This MDA shall be recorded in the chain of title for the Property. This MDA shall be deemed to run with the land.

28. **Priority.** This MDA shall be recorded against the Property senior to any respective covenants and any debt security instruments encumbering the Property.

29. **Authority.** The Parties to this MDA each warrant that they have all of the necessary authority to execute this MDA. Specifically, on behalf of the City, the signature of the City Manager is affixed to this MDA lawfully binding the City pursuant to Resolution No. ____ adopted by the City on _____, 2024.

30. **Additional Provisions.** The following additional provisions are part of this MDA:

30.1. **Existing Fencing.** Land Owner may leave all existing fencing in the Project in place until actual construction requires its removal. All existing fencing materials shall remain the personal property of Land Owner and may be removed and retained by Land Owner.

30.2. **Continued Farming.** Land Owner or Land Owner's lessee or licensee shall have the right to continue to farm the Property included within the Project until such time as actual construction and development of the applicable portion of the Project with continued farming becomes impracticable, or otherwise interferes when the development of the Project. Land Owner shall have the right to run irrigation pipelines and utility lines under, and to have and retain a non-exclusive access easement over, under or across, any portion of the Property conveyed to the City or to a utility provider for Public Infrastructure.

30.3. **Existing Culinary Well.** Land Owner shall retain sole ownership of any existing culinary wells located on the Property, and shall retain easements to access, operate, maintain, repair and replace any such culinary wells on the Property, and to transport water via underground pipe to other real property owned or operated by Land Owner or its assignee.

31. **Right of First Offer.** In the event that Land Owner in its sole discretion elects to sell a portion of the remaining Property other than the portion of the Property included in the initial phase four (4) of commercial parcels to an unrelated third party for residential development of such portion of the Property (the "Offer Property"), Land Owner agrees to first offer to sell the Offer Property to the City for use by the City for City purposes, prior to offering it for sale to third party potential developers. Such offer by Land Owner to the City shall specify the price per acre and total price that Land Owner is willing to accept for the Offer Property. The City shall have thirty (30) days to notify Land Owner in writing of the City's intent to purchase the Offer Property

at the offered price (the “Purchase Notice”). If Land Owner and the City have not entered into a binding purchase contract on terms acceptable to both Parties within an additional thirty (30) days after the City has delivered the Purchase Notice to Land Owner, the right of first offer shall be of no further force or effect, and Land Owner shall be free to sell the Offer Property to any third party for such price, and on such terms and conditions as Land Owner shall determine in its discretion. Notwithstanding the foregoing, the right of first offer shall not apply to any sale, lease or other conveyance or development of any portion of the Property for commercial or other non-residential purposes, nor shall it apply to any conveyance or development of any portion of the remaining property for any use (e.g., commercial, residential, or other uses) by Land Owner, its members managers or principals, or its affiliated entities, or family members, relatives or heirs of any principals of Land Owner.

32. **Further Assurances.** Each party shall execute and deliver such additional documents and take such further actions as may reasonably be necessary to effectuate the transactions contemplated by this Agreement.

33. **No Boycott.** The undersigned Land Owner certifies that it is not currently engaged in a boycott of the State of Israel and agrees not to engage in a boycott of the State of Israel during the term of this Agreement. The Land Owner further acknowledges that its engagement in a boycott of the State of Israel would be in violation of Utah Code Section 63G-27-201 and could result in a default under this Agreement.

[Signatures and Authorizations to follow]

IN WITNESS WHEREOF, the parties hereto have executed this MDA by and through their respective, duly authorized representatives as of the day and year first herein above written.

LAND OWNER

GRANTSVILLE CITY

M & M Matthews Properties, LLC

By: Mary Chappell
Its: Manager

By: _____,
Its: Mayor

By: Marlo Meno
Its: Manager

Approved as to form and legality:

Attest:

City Attorney

City Recorder

EXHIBITS

Exhibit "A" Commercial Site Plan
Exhibit "B" Legal Description of the Property
Exhibit "C" Utility Requirements for Commercial Lot 4

CITY ACKNOWLEDGMENT

STATE OF UTAH)
 :SS.
COUNTY OF TOOELE)

On the _____ day of _____, 2024, personally appeared before me _____
_____, who being by me duly sworn, did say that he is the City Manager of
Grantsville City, a political subdivision of the State of Utah, and that said instrument was signed
in behalf of the City by authority of its City Council and said Mayor acknowledged to me that
the City executed the same.

NOTARY PUBLIC

My Commission Expires: _____

Residing at: _____

LAND OWNER ACKNOWLEDGMENT

STATE OF UTAH)
 :SS.
COUNTY OF _____)

On the _____ day of _____, 2024, personally appeared before me Mary
Chappell and Marlo Meno, who being by me duly sworn, did say that they are the Managers of
M & M Matthews Properties, LLC, a Utah limited liability company and are duly authorized by
said company to sign this instrument on its behalf.

NOTARY PUBLIC

My Commission Expires: _____

Residing at: _____

1666223v8

Exhibit “A”

Site Plan

Exhibit “B”

Legal Description of Property

Tooele County Parcel Nos.: 01-055-0-0045; 01-055-0-0040; 01-070-0-0102; and 01-070-0-0103

Exhibit “C”

(Utility and Site Requirements for Commercial Lot 4)

Exhibit “C”

(Utility and Site Requirements for Commercial Lot 4)

WHEN RECORDED, RETURN TO:

Grantsville City Attorney
429 East Main Street
Grantsville City, Utah 84029

**GRANTSVILLE CITY
MASTER DEVELOPMENT AGREEMENT
FOR
MATTHEWS PROPERTY**

Commented [SM1]: Matthews Property or Matthews Landing?

THIS MASTER DEVELOPMENT AGREEMENT (“MDA”) is made and entered as of the ____ day of September, 2024, by and between Grantsville City, a municipal corporation of the State of Utah (“City”), and M & M Matthews Properties, LLC, a Utah limited liability company (“Land Owner”), each a “Party” and collectively “Parties” herein.

Commented [SM2]: Need to leave blank

RECITALS

A. The capitalized terms used in this MDA and these Recitals are defined in Section 1 below.

B. Land Owner is proposing a Master Development Agreement for 69.25 acres of ~~p~~Property as a mixed-use development project (collectively, the “Project”). Land Owner and the City desire the Project to be developed in a unified and consistent fashion pursuant to a Preliminary Plat and Final Plat for each phase. The Parties desire to enter into this MDA to specify the rights and responsibilities of the Land Owner, the Developers/Sub-developers of the Property as expressed in this MDA, and the rights and responsibilities of the City to allow and regulate such development pursuant to the requirements of this MDA and subsequent development applications and plats. -Development of the Project as a ~~M~~master ~~P~~lanned Project pursuant to this MDA is acknowledged by the Parties to be consistent with LUDMA and to operate for the benefit of the City, Land Owner, and the general public.

Commented [SM3]: Exact acreage needs to be determined

C. The Planning Commission reviewed and made a recommendation of this MDA on _____, 2024.

D. The City Council has reviewed this MDA and determined that it is consistent with LUDMA.

E. The Parties acknowledge that development of the Property pursuant to this MDA will result in planning and economic benefits to the Land Owner and subsequent Developers/Sub-developers of individual phases within the Project by providing assurances to Land Owner and Developers/Sub-developers.

F. The Land Owner entered into discussions and negotiations with the City regarding the

parameters of the Project in [REDACTED], 2021]. [REDACTED] Land Owner and the City have cooperated in the preparation of this MDA.

G. The Parties desire to enter into this MDA to specify the rights and responsibilities of Land Owner and subsequent individual Developers/Sub-developers of individual phases within the Project to develop the Property as parts of the Project as expressed in this MDA and the rights and responsibilities of the City to allow and regulate such development pursuant to the requirements of this MDA.

H. The Parties anticipate that the Project will be developed in phases over time. The initial phase to which this MDA applies to, and which has pursuant to GLUDMC been approved by the Planning Commission concurrently herewith shall consist of four (4) commercial parcels, with the remainder of the Property within the Project to be developed in the future as residential properties, potentially including a combination of single family residential, multi-family residential senior living and assisted living, and at Land Owner's option, as potential additional commercial, pursuant to future Development Applications and Final Plats. Allowable densities for the future residential developments shall be governed by the City's ordinances which were in effect as of January 1, 2024, or the City's future ordinances if they then allow for additional Residential density or product types.

I. The Parties acknowledge that the platting of the initial phase of four (4) commercial parcels satisfies the commercial component of the "mixed use" zoning of the Property, and at Land Owner's option, the development of the remainder of the Property besides the initial commercial phase (e.g., the approximately 52.498 acres) shall consist of future residential phases.

J. The Parties understand and intend that this MDA is a "development agreement" within the meaning of, and entered into pursuant to the terms of Utah Code Ann. §10-9a-102 and 532, as amended.

K. The Zoning of the Property consistent with the Project was authorized by the adoption of Resolution #2021-24 on June 02, 2021.

L. The City's entry into this MDA is authorized by the adoption of Resolution No. [REDACTED] on [REDACTED], 2024.

NOW, THEREFORE, in consideration of the mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the City and Land Owner hereby agree to the following:

Definitions

1. **Definitions.** As used in this MDA, the words and phrases specified below shall have the following meanings:

1.1. **Agreement** or MDA mean this Master Development Agreement including all of its Exhibits and Addendums.

Commented [SM4]: This needs corrected

Commented [SM5]: This is not correct. The developers did not want to discuss changes to the MDA with staff prior to going to Planning Commission or City Council. See email from applicant to waive the review from staff.

Staff and Developer have met prior to this Development agreement, but nothing was decided on as the MDA was incomplete and the Developer had asked the City to pay for the infrastructure and widening of Matthews Lane.

Commented [SM6]: A level 3 only needs PC approval not CC. Level three is only applicable to Single Family Residential Units not Commercial.

Commented [SM7]: •As written, it appears that this is intended to apply to all phases of development and applications, including building permits. That may be too broad especially given the timeframe. The initial application appears to only set up the four lots for commercial (but with no obligation to develop), and the park, residential, and other components are still all in one big lot.
•Any changes from the code need to be expressly spelled out, especially changes in use and density.

Commented [SM8R7]: If they want to include development density then they will need to complete a level 5 application and a PUD as required by the MU District.

Commented [SM9]: This should be removed

Commented [SM10]: A PUD Application has not been made. A level 5 application would apply.

Commented [SM11R10]: If the developer does not want to file a PUD application. The commercial lots can be rezoned.

Commented [SM12]: . Consideration of Ordinance 2021-24 amending the official zoning map of Grantsville City, Utah to rezone 73.22 acres for Marlo Meno, Mary Chappell, and Kirk Matthews located at approximately 550 East Main Street to go from an RM-7, R-1-12, and A-10 zones to a Mixed Use zone. 5. Consideration of Ordinance 2021-25 amending the official zoning map of Grantsville City, Utah to rezone 17.23 acres for Mary Chappell located on the west corner of Willow and Pear Streets to go from an A-10 zone to an R-1-21 zone. 6. Consideration of Ordinance 2021-26 amending the official zoning map of Grantsville City, Utah to rezone 17.53 acres for Marlo Meno and Kathryn Ferris located near the east corner of Willow and Durfee Streets to go from an RR-5 zone to an R-1-12 zone.

1.2. **Applicant** means a person or entity submitting a Development Application for a portion of the Project.

1.3. **Building Permit** means a permit issued by the City to allow the construction or alteration of a building, structure, private or public infrastructure within the City's jurisdiction.

1.4. **Buildout** means the completion of all Phases and all Residential Dwelling Units permitted within the Project in accordance with this MDA.

1.5. **City** means Grantsville City, a political subdivision of the State of Utah.

1.6. **City's Future Laws** means the Zoning, policies, standards, and procedures which may be in effect as of a particular time in the future when a Development Application is submitted for a part of the Project, and which may or may not be applicable to the Project or the Development Application depending upon the provisions of this MDA.

1.7. **Commercial Phase** means the four commercial lots or parcels to be platted by Land Owner in the area adjoining Matthews Lane, generally as depicted on the site plan prepared by Wilding Engineering and attached hereto as Exhibit "A" attached hereto and incorporated herein (the "Site Plan").

1.8. **Council** means the elected City Council of the City.

1.9. **Default** means a material breach of this MDA as specified herein.

1.10. **Development** means the development of a portion of the Property pursuant to an approved Development Application.

1.11. **Development Application** means any application to the City for final approval of any phase of the Project, including a subdivision plan, Preliminary Plat, Final Plat, commercial site plan, Building Permit or any other permit, approval, certificate or other authorization from the City required for a Development within the Project.

1.12. **Final Plat** means the recordable map or other graphical representation of land prepared in accordance with Utah Code Ann. § 10-9a-603, as amended, and approved by the City, subdividing any portion of the Planned Community.

1.13. **General Plan** means the General Plan of Grantsville City in effect as of January 1, 2024 adopted pursuant to LUDMA and GLUDMC Chapter 3 Section 10.

1.14. **GLUDMC** means the Grantsville Land Use Development and Management Code.

1.15. **LUDMA** means the Land Use, Development, and Management Act, Utah Code Ann. § 10-9a-101, *et seq.*, as amended.

Commented [SM13]: MU District requires a PUD, do they plan on rezoning the lots?
Development process Levels 1 through 4 are only applicable for use with single use residential development applications as defined in GLUDMC Chapter 2, Definitions, and shall meet all requirements of Utah Code Ann. 10-9a-604.1 (2023) and Utah Code Ann. 10-9a-604.2 (2023).
(286.1) SINGLE USE RESIDENTIAL DEVELOPMENT. A development that contains only single family dwellings, two family dwellings, or townhomes which are subject to the processes prescribed in Utah Code Ann. 10-9a-604.1 (2023) and 10-9a-604.2 (2023).

1.16. **Land Owner** means M & M Matthews Properties, LLC, a Utah limited liability company, and its successors, assignees, transferees, and any related or affiliated entities as permitted by this MDA.

1.17. **Master Plan Area** means a specified portion of the Project, which shall be developed in logical sequence as determined by the Land Owner and/or successor Developers/Sub-developers and the City as identified in the Master Plan by land use, as supplemented and amended from time to time.

1.18. **Site Map** means a future annotated overall Concept Plan for the Project, which provides for the future residential parcels to be included in the Project by future approved plats, and any additional commercial parcel(s) if Land Owner chooses to develop any at its option. The Site Plan for the Project contemplates the following approximate acreage and approved phased development for the Project:

1.18.1. **Commercial Phase** of four commercial lots (Lots 1-4 of Exhibit “A”) to be located on approximately 16.752 acres of the Property, which Commercial Phase of the Project presently constitutes not less than 24.19% of the total acreage of developable Property (e.g., excluding open space, roads, parks, etc.) within the Project.

1.18.2. **Future Residential** consisting of mixed use residential products and density including a combination of one or more of the following, as set forth in Final Plats: single family; multi-family; senior living; assisted living, and related appurtenances to all of the foregoing as set forth in future Development Applications. The maximum allowable number of residential units which may be developed in the future shall be determined in accordance with the City’s laws and ordinances in effect as of January 1, 2024.

1.18.3. **Open Space and Park** if required under future approved Development Applications, a City park.

1.18.4. **Time For Completion of Project**. It is acknowledged by the Parties that Developers/Sub-developers, as applicable, will be completing the Project as contemplated by the Site Plan in phases, and that the time frame for total Buildout of the Future Residential Units allowed under existing zoning as of the date this MDA is executed may take up to forty (40) years to fully complete, depending on market conditions and the timing of submittal of Development Applications.

1.19. **Maximum Residential Units** means the vested rights for the development on the Property of the number of Residential Dwelling Units allowed under zoning in effect as of January 1, 2024, as approved in Final Plats, on the portions of the Property not developed as the Commercial Phase, or dedicated as Open Space and Park.

1.20. **Notice** means any notice to or from any Party to this MDA that is either required or permitted to be given to another Party, or to their respective successors in interest, or assigns.

Commented [SM14]: 10 percent of the acreage is required.

Commented [SM15R14]: Anything less than 10 acres needs to be HOA maintained.
Buildout needs to be addressed. What amenity’s will go in the park?

Commented [SM16]: This is a really long time.

Commented [SM17]: Why are we committing to max units when we do not know the layout and a PUD has not been applied for?

1.21. **Party/Parties** means, in the singular, Land Owner or the City; in the plural Land Owner and the City, and may include Developers and Sub-developers who are successors or assigns of Land Owner.

1.22. **Preliminary Plat** means those plans which may be submitted for evaluating a proposed Development and/or Subdivision for compliance with City Laws, in effect as of the date of this MDA and which may be submitted to the City for review and approval.

1.23. **Project** means the mixed use multi-phase commercial and residential subdivisions to be constructed on the Property, in phases, pursuant to this MDA with the associated Public Infrastructure and private facilities, and all of the other appurtenances approved as part of this MDA.

1.24. **Property** means Parcel ID's: 01-055-0-0045; 01-055-0-0040; 01-070-0-0102; and 01-070-0-0103 (Tooele County, Utah) more fully described in Exhibit "B" attached hereto and incorporated herein.

1.25. **Public Infrastructure** means those elements of infrastructure that are planned to be dedicated to the City or other public entities as a condition of the approval of a MDA, or required in connection with subsequent Development Applications and Final Plats by successor Developers and Sub-developers. Costs of the Public Infrastructure shall be allocated between future Developers/Sub-developers and the City or other public entities as set forth in Section 7 below.

1.26. **Residential Dwelling Unit** means a structure or portion thereof, designed and intended for use as a detached or attached residence.

1.27. **Developer or ~~Subdeveloper~~Sub-developer-** means a person or entity who is acting to develop a portion or phase of the Property, and who is not the Land Owner (unless Land Owner desires to develop any portion of the Property).

1.28. **Subdivision** means a portion of the Property which is divided or proposed to be divided into two or more lots, units or other division of land for the purpose of development, sale or lease.

1.29. **Zoning** means the mixed use zoning in effect as of January 1, 2024, which facilitates the implementation of the Project.

Commented [SM18]: Needs to specify the MU district not a particular date of when the district was amended.

2. Development of the Planned Community.

2.1. **Planned Community Compliance.** The City has reviewed the applicable law, including GLUDMC, LUDMA and has determined that the Site Plan and the Project, including the development of the Future Residential portion of the Project in phases, substantially complies with the provisions thereof which are applicable to the Project. The City hereby finds that the Site Plan and the Project is consistent with the Zoning and the purpose and intent of the General Plan.

2.2. **Subdivision Compliance.** Development of a Subdivision within the Project shall be in accordance with LUDMA, GLUDMC, the City's Future Laws (to the extent they are applicable as specified in this MDA), the Site Plan, and this MDA. The terms of this MDA shall bind all Developers/Sub-developers. Notwithstanding the foregoing, the allowed density of the Future Residential portion of the Project shall not be less than that allowed by Zoning and GLUDMC in effect as January 1, 2024, provided however, such density may be greater than currently allowed if future Zoning or changes to GLUDMC so permit.

Commented [SM19]: Section 1.6 conflicts with this section

2.3. **Maximum Residential Units.** At Buildout, Developers/Sub-developers shall be entitled to develop on the Future Residential portions of the Project the Maximum Residential Dwelling Units allowed as of the date of this MDA and the Site Plan, or by future Zoning and GLUDMC, whichever is greater, consistent with the Final Plat for each phase of the Project.

2.4. **Additional Commercial Parcels.** In addition to the Maximum Residential Units, Land Owner may in the future elect to develop additional commercial property in the Project pursuant to future plat(s) to be submitted to the City. The City may also permit the construction of additional buildings and structures for non-residential use, within the Future Residential area as may be necessary or desirable for the public benefit.

2.5. **Land Owner Discretion.** This MDA shall not obligate the Land Owner to construct the Project or any Subdivision or phase therein. The Land Owner and successor and assignee future Developers/Sub-developers shall have business discretion whether or not to construct a Development. However, once construction of a Development has begun in accordance with approval of a Final Plat, the Developer/~~Subdeveloper~~~~Sub-developersub-developersub-developer~~ successor shall be required to complete the Development including any required Public Infrastructure within the boundaries of such Final Plat (or required as a condition of approval of such Final Plat) within the time required by LUDMA and GLUDMC, or a time as specified in this MDA, or by the City prior to or in connection with the approval of a Development Application.

3. Vested Rights.

3.1. **Vested Rights Granted by Approval of this MDA.** To the maximum extent permissible under the laws of Utah and the United States and at equity, the Parties intend that this MDA grant Land Owner and Land Owner's successors and assigns as future Developers/Sub-developers of specific portions of the Project, all rights to develop the Project in fulfillment of this MDA, LUDMA, and GLUDMC, except as specifically provided herein. The Parties specifically intend that this MDA grant to the Land Owner and/or future Developers/Sub-developers the "vested rights" to develop not less than the density and Maximum Residential Units allowed as of January 1, 2024, as that term "vested rights" is construed in Utah's common law and pursuant to Utah Code Ann. § 10-9a-509, as amended, subject to potential increase in density if allowed under applicable Future Laws.

Commented [SM20]: All dates referencing the zoning needs to be removed

3.2. **Exceptions.** The vested rights and the restrictions on the applicability of the City's

Future Laws to the Project as specified in Section 3.1 are subject to the following exceptions:

Commented [SM21]: This is completed through a PUD.

3.2.1. MDA. The City's Future Laws or other regulations to which the Land Owner or successor Developer/Sub-developers agree in writing;

3.2.2. State and Federal Compliance. The City's Future Laws or other regulations which are generally applicable to all properties in the City and which are required to comply with State and Federal laws and regulations affecting the Project;

3.2.3. Codes. Any City's Future Laws that are updates or amendments to existing building, fire, plumbing, mechanical, electrical, dangerous buildings, drainage, or similar construction or safety related codes, such as the International Building Code, the APWA Specifications, AAHSTO Standards, the Manual of Uniform Traffic Control Devices or similar standards that are generated by a nationally or statewide recognized construction/safety organization, or by the State or Federal governments and are required to meet legitimate concerns related to public health, safety or welfare;

3.2.4. Taxes. Taxes, or modifications thereto, so long as such taxes are lawfully imposed and charged uniformly by the City to all properties, applications, persons and entities similarly situated;

3.2.5. Fees. Changes to the amounts of fees for the processing of Development Applications that are generally applicable to all development within the City (or a portion of the City as specified in the lawfully adopted fee schedule) and which are adopted pursuant to State law;

3.2.6. Impact Fees. Impact Fees or modifications thereto which are lawfully adopted, and imposed by the City pursuant to Utah Code Ann. § 11-36a-101, *et seq*, as amended;

3.2.7. Planning and Zoning Modification. Changes by the City to its planning principles and design standards as permitted by Local, State or Federal law which do not conflict with this MDA or materially interfere with, or materially increase the costs of development of the Project, or reduce the permitted maximum allowed residential densities as set forth herein; and

3.2.8. Compelling, Countervailing Interest. Laws, rules or regulations that the City's land use authority finds on the record are necessary to avoid jeopardizing a compelling, countervailing public interest pursuant to Utah Code Ann. § 10-9a-509(1)(a)(i), as amended.

4. **Term of MDA**. Unless earlier terminated as provided for herein, the term of this MDA shall be until January 1, 2065. If, as of that date, Land Owner has not been declared to be currently in default pursuant to this MDA, then this MDA shall be automatically extended until January 1, 2070. If upon the expiration of the automatic extension, Land Owner or its successor Developers/Sub-developers have not been declared to be currently in default pursuant to this MDA and there are unfinished Developments on the Property, the City has the option to extend this MDA

for a time reasonably necessary to complete such Developments, not to exceed ten (10) years. This MDA shall also terminate automatically upon Buildout of all Property within the Project.

Commented [SM22]: This is an extremely long time.

5. **Building Permits.** The City shall reasonably accept complete Building Permit applications for all buildings and structures identified in an approved Final Plat for each phase of the Project. The City shall issue all required Building Permits after construction by Land Owner or its successor Developers/Sub-developers of all necessary public infrastructure within and required by such Final Plat including public safety access in accordance with Grantsville Municipal Code section 5-1-11 is provided and approved by the City, and adequate fire protection is in place as certified by the fire marshal. The City will promptly issue a certificate of occupancy for each building or structure that satisfies the City requirements to obtain a certificate of occupancy.

6. **Project and Subdivision Development**

6.1. **Preliminary Plats.** The Land Owner or as applicable, successor Developer(s) and/or Sub-developer(s) shall prepare and submit to the City for its review, Preliminary Plats for each phase or Subdivision. There shall be no limit on the number Preliminary Plats within the Property which may be submitted to the City for review. Preliminary plat approval shall be valid for an initial period of twelve months, and may be extended subject to the limitations of GLUDMC.

6.2. **Combined Public Infrastructure.** It is intended that the Project share Public Infrastructure and other items (including a public park and utilities) between Subdivisions. Each Developer/Sub-developer may provide design drawings for each Development depicting the Public Infrastructure or any other items necessary for the Subdivision. Such drawings must be incorporated into the Final Plat for any Subdivision or Development. Public Infrastructure requirements for each Subdivision shall be calculated based only on the Public Infrastructure identified on the Final Plat for that Subdivision.

6.3. **Open Space.** The Project shall contain Open Spaces as set forth in this MDA and the approved Final Plats. It is presently anticipated by the Parties that approximately 10% of the total Future Residential Project acreage will qualify as Open Space ("Required Open Space").

6.3.1. **Open Space Uses.** Public open space shall be counted toward the Required Open Space, and include impervious surfaces in the planned public park, and potentially other uses such as sports courts, pavilions, walking paths, trails, parking areas, and other recreational facilities. Unless otherwise paid for by a Public Infrastructure District bond, if the Land Owner or the successor Developer or Sub-developer dedicates a portion of the Property or other real property, including improvements, to the City for public use, such Party shall be credited the fair market value of such dedicated property toward a reduction in impact fees.

6.3.2. **Subdivision Open Space Exemption.** Because the Project shall share Required Open Space, individual Subdivisions shall be exempt from the Open Space requirements established in GLUDMC, so long as the Required Open Space is

otherwise provided by the Project.

6.3.3. If required by the City, the Open Space shall be dedicated to the City prior to the recordation of the [first?] residential phase of the Project as approved by the City for use by the City as a park or other open space as the City deems appropriate.

Commented [SM23]: This will need to be specified.

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Commented [SM24]: Why are we referencing open space in multiple locations?

Commented [SM25]: This is not allowed if the basin is 3 feet or deeper and the City has moved away from counting retention basins as open space.

6.4. **Water Retention Areas.** Portions of the Public Park and other Open Space may also serve as storm water detention areas for the benefit of the Project, and the depth and capacity of such areas are subject to review and approval by the City.

6.5. **Approval of Final Plats.** The Project and each Site Plan Area may contain multiple Subdivisions, each of which may be eligible for Final Plat approval subject to GLUMDC.

7. **Public Infrastructure.**

7.1. **Construction of Public Infrastructure.** The Parties acknowledge and agree that the Public Infrastructure contemplated for the Project includes certain Public Infrastructure which constitutes a "System Improvement" and which provides benefits to the City beyond what is required for the development of the Project, and other Public Infrastructure that is required solely for the development of this Project. With regard to Public Infrastructure which provides a System Improvement, the City and other property owners shall bear an equitable portion of such costs. With regard to the Public Infrastructure required solely for the Project, the Developer/Sub-developer who is a successor or assign of Land Owner shall be responsible for each Subdivision, and shall, unless otherwise agreed by the City, construct and install all Public Infrastructure lawfully required as a condition of approval of a Development Application pursuant to GLUDMC. Such construction must meet all applicable standards and requirements and must be approved by the City's engineer, and comply with shared infrastructure drawings for the Project as established in Section 6.2. More specifically the Parties acknowledge and agree that the following allocations with regard to public infrastructure are required:

Commented [SM26]: This is required for all developments. Read chapter 21 and the requirements.

Commented [SM27R26]: Comments from City Engineer.

On the MDA, Section 7.1.1 (a) & (b) the MDA mentions they will be dedicating 21 feet of property on Matthews Lane and 15-feet on Durfee Street, but a response was never received from their engineer if the ROW has been surveyed and if this dedicated width is accurate. We might want to have them update this language to state something such as "(a) approximately twenty-one (21) feet of property along and contiguous to the west side of Matthews Lane to provide thirty-six and one half (36.5) foot half width right-of-way from the centerline of the Matthews Lane as determined by a right-of-way survey; and (b) approximately fifteen (15) feet of property along and contiguous to the north side of Durfee Street to provide forty-five (45) foot half width right-of-way from the centerline of Durfee Street as determined by a right-of-way survey; and" If I remember correctly it appears the centerline of Matthews Lane or the east right-of-way line was not parallel to the west right-of-way line so this dedication may vary along Matthews.

Is the City still okay with completing the road and utility improvements of Matthews Lane and Durfee Street and the waiving of water rights dedication for the commercial component?

7.1.1. **Land Owner Responsibility.** Land Owner agrees to dedicate and/or otherwise convey to the City without monetary consideration, the following real property adjacent to the Project for improvement by the City of public roads and rights of way and installation of utilities:

- (a) twenty-one (21) feet of property along and contiguous to the west side of Matthews Lane; and
- (b) fifteen (15) feet of property along and contiguous to the north side of Durfee Street; and
- (c) either directly, or through successors in interest or title, a non-exclusive public utilities easement ten (10) feet in width, along and contiguous to the frontage owned by Land Owner at the time adjacent to Matthews Lane [and adjacent to Main Street and to and including the planned commercial lot within the Project located on the northwest corner of Matthews Lane and Main Street].

7.1.2. **City Responsibility.** City, in return for the Land Owner covenants set forth in Section 7.1.1 above, agrees to pay to construct at City expense, and without requirement of reimbursement or contribution by Land Owner or its successors in interest, the following described Public Infrastructure. Within twelve (12) months of the execution of this MDA, the following shall be completed by the City:

- (a) all underground utilities, including water lines and pipes, sewer lines and pipes, electrical and telecommunications, road improvements, paving, curb, gutter and sidewalk necessary for the installation, widening and improvements to Matthews Lane and Durfee Street;
- (b) all road utility improvements including water lines and pipes, sewer lines and pipes, electrical and telecommunications, as required to the intersection of Main Street and Matthews Lane, and Durfee Street and Matthews Lane, including road widening, paving, curb, gutter, sidewalk, and if required, the traffic signal;
- (c) any other portion of the Public Infrastructure which consists of a System Improvement (upsizing, etc.) beyond the Public Infrastructure required for the Project;
- (d) perform and pay for all engineering work and master utility plans related to the work described in this Section 7.1.2;
- (e) require properties on the other side of Matthews Lane to dedicate to the City a fair and equitable width of road (equivalent to that to be dedicated by Land Owner) for such roads at the time such properties are developed or approved for development; and
- (f) any required utility installations or upgrades required to meet the utility requirements for commercial Lot 4 as set forth in Exhibit "C".

Commented [SM28]: This is opening the door up for developers.

The City's ordinances state the developer is responsible for this.

Commented [SM29]: This alone is required by all applicants.

7.2. **Responsibility Before Acceptance.** The future Developer or Sub-developer who has commenced construction of any Public Infrastructure within the Project shall be responsible for all Public Infrastructure within that Subdivision covered by this MDA until final inspection of the same has been performed by the City, and a final acceptance and release has been issued by the City. The City shall not, nor shall any officer or employee thereof, be liable or responsible for any accident, loss or damage happening or occurring to the Public Infrastructure, nor shall any officer or employee thereof, be liable for any persons or property injured by reason of said Public Infrastructure; all of such liabilities shall be assumed by the future Developers/Sub-developers until conveyed to or accepted by the City.

7.3. **Warranty.** The future Developer(s) or Sub-developer(s) of each Subdivision shall repair any defect in the design, workmanship or materials in all Public Infrastructure within such Subdivision which becomes evident during a period of one year following the acceptance of the improvements by the City or its designee (Durability Testing Period). If

during the Durability Testing Period, any Public Infrastructure shows unusual depreciation, or if it becomes evident that required work was not done, or that the material or workmanship used does not comply with accepted standards, said condition shall, within a reasonable time, be corrected by the responsible Party.

Commented [SM30]: This does not make sense if the City is required to install the infrastructure.

7.4. Timing of Completion of Public Infrastructure. In accordance with the diligence requirements for the various types of approvals as described in the GLUDMC, construction of the required Public Infrastructure within a Subdivision shall be completed within one (1) year following Final Plat approval for that phase and prior to recordation of the ~~mylar~~ Mylar for that phase, subject to the terms of the subdivision improvement MDA between the future Developer(s)/or Sub-developer(s) and the City. Upon a showing of good and sufficient cause future Developers/Sub-developers the City shall, in accordance with the provisions of GLUDMC, extend the time of performance if requested prior to expiration of the completion date.

7.5. Bonding. In connection with any Development Application, future Developer(s) or Sub-developer(s) shall provide bonds or other development security, including warranty bonds, to the extent required by GLUDMC, unless otherwise provided by Utah Code § 10-9a-101, *et seq.*, as amended. The Applicant shall provide such bonds or security in a form acceptable to the City or as specified in GLUDMC. Partial releases of any such required security shall be made as work progresses based on GLUDMC.

7.6. City Completion. The future Developer or Sub-developer shall agree that in the event they do not: (a) complete all improvements on a Subdivision within the time period specified in this MDA or in an approved Development Application, or secure an extension of said completion date, (b) construct said improvements in accordance with City standards and as set forth in Section 7.1.1 above, and (c) pay all legitimate claims for material and labor used in the construction of said improvements, the City shall be entitled to declare the Subdivision in default, request and receive the funds, if any, held by the applicable guarantor, if any, as surety and utilize the monies obtained to install or cause to be installed any uncompleted improvements and/or to pay any outstanding claims, as applicable. Provided however, that the City shall not be responsible for any work beyond the amount of funds so provided. Any funds remaining after completion of the improvements shall be returned to the applicable guarantor, if any.

7.7. Culinary and Other Water. City shall not require the conveyance or dedication of any water shares or water rights or irrigation water or water shares for the Commercial Phase of or the Open Space within the Project. [Developer or Sub-developer shall be responsible for providing adequate culinary water rights if required by GLUDMC in effect as of January 1, 2024 to service the residential portions of the Project.]

Commented [SM31]: Remove reference to date. Is the City fine with this? If that is the case then acquisition fees are to be paid.

8. Upsizing/Reimbursements to Land Owner or Future Developer(s)/Sub-developer(s).

8.1. Upsizing. Except as otherwise described herein, the City shall not require “upsizing” of any future Public Infrastructure (i.e., to construct the infrastructure to a size larger than required to service the Subdivision) unless financial arrangements (such as credits to

otherwise applicable City fees, or pioneering or reimbursement agreements) reasonably acceptable to Developer or Sub-developer of that Subdivision are made to compensate the Land Owner, Developer/Sub-developer for the incremental or additive costs of such upsizing to the extent required by law.

9. Default.

9.1. **Notice.** If Land Owner, future Developers/Sub-developers or the City fails to perform their respective obligations hereunder or to comply with the terms hereof, the Party believing that a default has occurred shall provide Notice to the other Party.

9.2. **Contents of the Notice of Default.** The Notice of Default shall:

9.2.1. Specific Claim. Specify the claimed event of Default;

9.2.2. Applicable Provisions. Identify with particularity the provisions of any applicable law, rule, regulation or provision of this MDA that is claimed to be in Default; and

9.2.3. Optional Cure. If the City chooses, in its discretion, it may propose a method and time for curing the Default which shall be of no less than sixty (60) days duration, if weather conditions permit.

9.3. **Remedies.** Upon the occurrence of any Default, and after notice as required above, then the parties may have the following remedies:

9.3.1. Law and Equity. All rights and remedies available at law and in equity, including, but not limited to, injunctive relief and/or specific performance.

9.3.2. Security. The right to draw on any security posted or provided in connection with the Subdivision and relating to remedying of the particular Default.

9.4. **Public Meeting.** Before any remedy in Section 9.3 may be imposed by the City the party allegedly in Default shall be afforded the right to attend a public meeting before the City Council and address the City Council regarding the claimed Default.

9.5. **Default of Assignee.** A default of any obligations expressly assumed by future Developer/Sub-developer who is an assignee of Land Owner shall not be deemed or constitute a default of Land Owner.

9.6. **Limitation on Recovery for Default – No Damages against the City.** Anything in this MDA notwithstanding Land Owner shall not be entitled to any claim for any monetary damages as a result of any breach of this MDA and Land Owner, future Developers/Sub-developers, except for claims sounding in fraud, waive any claims thereto. The sole remedy available to Land Owner and any Developer(s)/Sub-developer(s) or assignee shall be that of specific performance.

10. **Notices.** All notices required or permitted under this MDA shall, in addition to any other means of transmission, be given in writing by certified mail and regular mail to the following address:

To the Land Owner:

M & M Matthews Properties, LLC
1297 S Hoytsville Road
Hoytsville, UT 84017

~~with~~ With a required copy by email to:

marymchappell@gmail.com
menoppmproperties@gmail.com

To the City:

Grantsville City
Attn: Mayor
429 East Main Street
Grantsville, Utah 84029

11. **Dispute Resolution.**

11.1. **Meet and Confer.** The City and Land Owner, or the applicable future Developer(s) and Sub-developer(s) which owns the portion of the Property relevant to such dispute shall meet within fifteen (15) business days of any dispute under this MDA to resolve the dispute.

11.2. **Mediation.**

11.2.1. **Mediation Process.** If the City and Future Land Owner(s) are unable to resolve a disagreement the Parties shall be subject to mediation. The Parties shall attempt within ten (10) business days to appoint a mutually acceptable mediator with knowledge of the legal issue in dispute. If the Parties are unable to agree on a single acceptable mediator, they shall each, within ten (10) business days, appoint their own representative. These two representatives shall, between them, choose the single mediator. Parties shall split the fees of the chosen mediator. The chosen mediator shall, within fifteen (15) business days from selection, or such other time as is reasonable under the circumstances, review the positions of the Parties regarding the mediation issue and promptly attempt to mediate the issue between the Parties. If the Parties are unable to reach an agreement, the Parties shall request that the mediator notify the Parties in writing of the resolution that the mediator deems appropriate. The mediator's opinion shall not be binding on the Parties.

12. **Incorporation of Recitals and Exhibits.** The Recitals and Exhibits "A" - "D" are hereby

incorporated into this MDA.

13. **Headings.** The captions used in this MDA are for convenience only and are not intended to be substantive provisions or evidences of intent.

14. **No Third-Party Rights/No Joint Venture.** This MDA does not create a joint venture relationship, partnership or agency relationship between the City, or Land Owner. Except as specifically set forth herein (e.g., as to Sub-developers and/or assignees), the parties do not intend this MDA to create any third-party beneficiary rights.

15. **Assignability.** The rights and responsibilities of Land Owner under this MDA may be assigned in whole or in part, respectively, by Land Owner with the consent of the City as provided herein.

15.1. **Sale of Lots.** Land Owner selling or conveying any Site within the Property shall not be deemed to be an assignment.

15.2. **Related Entity.** Land Owner may transfer of all or any part of the Property to any entity “related” to Land Owner or its managers or members (as defined by regulations of the Internal Revenue Service in Section 165), and Land Owner’s entry into a joint venture for the development of the Subdivision or Land Owner’s pledging of part or all of the Subdivision as security for financing shall also not be deemed to be an assignment. Land Owner shall give the City Notice of any event specified in this sub-section within ten (10) days after the event has occurred. Such Notice shall include providing the City with all necessary contact information for the newly responsible party.

15.3. **Process for Assignment.** Land Owner shall give Notice to the City of any proposed assignment to a Developer/Sub-developer or assignee of any portion of the Project and provide such information regarding the proposed assignee that the City may reasonably request in making the evaluation permitted under this Section. Such Notice shall include providing the City with all necessary contact information for the proposed Developer/Sub-developer or assignee. Unless the City objects in writing within twenty (20) business days of notice, the City shall be deemed to have approved of and consented to the assignment with respect to such portion of the Project. The City shall not unreasonably withhold consent.

15.4. **Partial Assignment.** If any proposed assignment is for less than all of Land Owner’s rights and responsibilities, then the future Developer/Subdeveloper or assignee shall be responsible for the performance of each of the obligations contained in this MDA to which the assignee succeeds. Upon any such approved partial assignment Land Owner shall be released from any future obligations as to those obligations which are assigned but shall remain liable to perform the other remaining obligations under the terms of this MDA which are specified to be performed by Land Owner.

15.5. **Complete Assignment.** Land Owner may request the written consent of the City of an assignment of Land Owner’s complete interest in this MDA. In such cases, the proposed assignee shall have the qualifications and financial responsibility necessary and adequate,

as required by the City, to fulfill all obligations undertaken in this MDA by Land Owner. The City shall be entitled to review and consider the ability of the proposed assignee to perform, including financial ability, past performance and experience. After review, if the City gives its written consent to the assignment, Land Owner shall be released from its obligations under this MDA for that portion of the Property for which such assignment is approved.

16. **No Waiver.** Failure of any Party hereto to exercise any right hereunder shall not be deemed a waiver of any such right and shall not affect the right of such party to exercise at some future date any such right or any other right it may have.

17. **Severability.** If any provision of this MDA is held by a court of competent jurisdiction to be invalid for any reason, the Parties consider and intend that this MDA shall be deemed amended to the extent necessary to make it consistent with such decision and the balance of this MDA shall remain in full force and affect.

18. **Force Majeure.** Any prevention, delay or stoppage of the performance of any obligation under this MDA which is due to strikes, labor disputes, inability to obtain labor, materials, equipment or reasonable substitutes therefor; acts of nature, governmental restrictions, regulations or controls, judicial orders, enemy or hostile government actions, wars, civil commotions, fires or other casualties or other causes beyond the reasonable control of the Party obligated to perform hereunder shall excuse performance of the obligation by that Party for a period equal to the duration of that prevention, delay or stoppage.

19. **Time is of the Essence.** Time is of the essence to this MDA and every right or responsibility shall be performed within the times specified.

20. **Appointment of Representatives.** To further the commitment of the Parties to cooperate in the implementation of this MDA, the City and Land Owner each shall designate and appoint a representative to act as a liaison between the City and its various departments and the Land Owner. The initial representative for the City shall be the City Manager. The initial representative for Land Owner shall be [REDACTED]. The Parties may change their designated representatives by Notice. The representatives shall be available at all reasonable times to discuss and review the performance of the Parties to this MDA and the development of the Subdivision.

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21. **Applicable Law.** This MDA is entered into in Tooele County in the State of Utah and shall be construed in accordance with the laws of the State of Utah irrespective of Utah's choice of law rules.

22. **Venue.** Any action to enforce this MDA shall be brought only in the Third District Court for the State of Utah.

23. **Entire Agreement.** This MDA, and all Exhibits thereto, documents referenced herein, is the entire agreement between the Parties and may not be amended or modified except either as provided herein or by a subsequent written amendment signed by all Parties.

24. **Mutual Drafting.** Each Party has participated in negotiating and drafting this MDA and

therefore no provision of this MDA shall be construed for or against any Party based on which Party drafted any particular portion of this MDA.

25. **No Relationship.** Nothing in this MDA shall be construed to create any partnership, joint venture, agency, or fiduciary relationship between the parties.

26. **Amendment.** This MDA may be amended only in writing signed by the parties hereto.

27. **Recordation and Running with the Land.** This MDA shall be recorded in the chain of title for the Property. This MDA shall be deemed to run with the land.

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Commented [SM32]: This will allow the developers to sell portions of the property to multiple developers/builders.

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28. **Priority.** This MDA shall be recorded against the Property senior to any respective covenants and any debt security instruments encumbering the Property.

29. **Authority.** The Parties to this MDA each warrant that they have all of the necessary authority to execute this MDA. Specifically, on behalf of the City, the signature of the **City Manager** is affixed to this MDA lawfully binding the City pursuant to Resolution No. ____ adopted by the City on _____, 2024.

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30. **Additional Provisions.** The following additional provisions are part of this MDA:

30.1. **Existing Fencing.** Land Owner may leave all existing fencing in the Project in place until actual construction requires its removal. All existing fencing materials shall remain the personal property of Land Owner and may be removed and retained by Land Owner.

30.2. **Continued Farming.** Land Owner or Land Owner's lessee or licensee shall have the right to continue to farm the Property included within the Project until such time as actual construction and development of the applicable portion of the Project with continued farming becomes impracticable, or otherwise interferes when the development of the Project. Land Owner shall have the right to run irrigation pipelines and utility lines under, and to have and retain a non-exclusive access easement over, under or across, any portion of the Property conveyed to the City or to a utility provider for Public Infrastructure.

30.3. **Existing Culinary Well.** Land Owner shall retain sole ownership of any existing culinary wells located on the Property, and shall retain easements to access, operate, maintain, repair and replace any such culinary wells on the Property, and to transport water via underground pipe to other real property owned or operated by Land Owner or its assignee.

Commented [SM33]: Does the City want to allow this?

31. **Right of First Offer.** In the event that Land Owner in its sole discretion elects to sell a portion of the remaining Property other than the portion of the Property included in the initial phase four (4) of commercial parcels to an unrelated third party for residential development of such portion of the Property (the "Offer Property"), Land Owner agrees to first offer to sell the Offer Property to the City for use by the City for City purposes, prior to offering it for sale to third party potential developers. Such offer by Land Owner to the City shall specify the price per acre and total price that Land Owner is willing to accept for the Offer Property. The City shall have thirty (30) days to notify Land Owner in writing of the City's intent to purchase the Offer Property

at the offered price (the "Purchase Notice"). If Land Owner and the City have not entered into a binding purchase contract on terms acceptable to both Parties within an additional thirty (30) days after the City has delivered the Purchase Notice to Land Owner, the right of first offer shall be of no further force or effect, and Land Owner shall be free to sell the Offer Property to any third party for such price, and on such terms and conditions as Land Owner shall determine in its discretion. Notwithstanding the foregoing, the right of first offer shall not apply to any sale, lease or other conveyance or development of any portion of the Property for commercial or other non-residential purposes, nor shall it apply to any conveyance or development of any portion of the remaining property for any use (e.g., commercial, residential, or other uses) by Land Owner, its members managers or principals, or its affiliated entities, or family members, relatives or heirs of any principals of Land Owner.

32. **Further Assurances.** Each party shall execute and deliver such additional documents and take such further actions as may reasonably be necessary to effectuate the transactions contemplated by this Agreement.

33. **No Boycott.** The undersigned Land Owner certifies that it is not currently engaged in a boycott of the State of Israel and agrees not to engage in a boycott of the State of Israel during the term of this Agreement. The Land Owner further acknowledges that its engagement in a boycott of the State of Israel would be in violation of Utah Code Section 63G-27-201 and could result in a default under this Agreement.

[Signatures and Authorizations to follow]

IN WITNESS WHEREOF, the parties hereto have executed this MDA by and through their respective, duly authorized representatives as of the day and year first herein above written.

LAND OWNER

GRANTSVILLE CITY

M & M Matthews Properties, LLC

By: Mary Chappell
Its: Manager

By: _____,
Its: Mayor

By: Marlo Meno
Its: Manager

Approved as to form and legality:

Attest:

City Attorney

City Recorder

EXHIBITS

Exhibit "A" Commercial Site Plan
Exhibit "B" Legal Description of the Property
Exhibit "C" Utility Requirements for Commercial Lot 4

CITY ACKNOWLEDGMENT

STATE OF UTAH)
 :SS.
COUNTY OF TOOELE)

On the ____ day of _____, 2024, personally appeared before me _____
_____, who being by me duly sworn, did say that he is the City Manager of
Grantsville City, a political subdivision of the State of Utah, and that said instrument was signed
in behalf of the City by authority of its City Council and said Mayor acknowledged to me that
the City executed the same.

NOTARY PUBLIC

My Commission Expires: _____

Residing at: _____

LAND OWNER ACKNOWLEDGMENT

STATE OF UTAH)
 :SS.
COUNTY OF _____)

On the ____ day of _____, 2024, personally appeared before me Mary
Chappell and Marlo Meno, who being by me duly sworn, did say that they are the Managers of
M & M Matthews Properties, LLC, a Utah limited liability company and are duly authorized by
said company to sign this instrument on its behalf.

NOTARY PUBLIC

My Commission Expires: _____

Residing at: _____

1666223v8

Exhibit “A”

Site Plan

Exhibit “B”

Legal Description of Property

Tooele County Parcel Nos.: 01-055-0-0045; 01-055-0-0040; 01-070-0-0102; and 01-070-0-0103

Commented [SM34]: This is not a legal description.

Exhibit “C”

(Utility and Site Requirements for Commercial Lot 4)

AGENDA ITEM #4

Discussion of the proposed PUD for the Deseret Meadows (formerly Deseret Commons) subdivision, located at approximately 1079 W. Hwy 112, including the consideration of the concept plan and variance table.



Subdivision Application

Date: 07/08/2024

Developer / Engineer

Developer Name: RG Grantsville 112, LLC
Address: 2265 E. Murray Holladay
Road
City, State, Zip: Holladay, UT 84117
Phone: [REDACTED]
Email: [REDACTED]

Engineer Name: Focus Engineering &
Surveying, LLC
Address:
City, State, Zip:
Phone: [REDACTED]
Email: [REDACTED]

Owner Information

Owner Name: RG Grantsville 112, LLC
Address:
City, State, Zip:

Phone: [REDACTED]
Email: [REDACTED]

Location

Contact Type: Property Owner
Permit Type: Subdivision
Development Type: PUD
Site Address: 1079 W. Hwy 112
City, State, Zip:
Site Parcel #: 01-069-0-0103; 19-081-0-
0001; 19-081-0-0002; 19-081-
0-0003; 19-081-0-004C

Development: Deseret Meadows
of Acres: 119.70
Total Lots: 810
Lot Sizes: -1.00
Current Zoning:

Project Description: Zoned MU R-1-21 and RM7.

I (We) understand that the Planning Commission shall not authorize a CUP / PUD unless the evidence presented is such as to establish that such use will not, under the circumstances of the particular case, be detrimental to the health, safety or general welfare of persons residing or working in the vicinity, and the proposed use will comply with the regulations and conditions specified in the Grantsville City zoning ordinance for such use.

Thane Smith
Name

07/08/2024
Date

Planning and Zoning
336 W. Main St.
Grantsville, UT 84029
Phone: (435) 884-1674



**Staff Report Summary for
Deseret Meadows Planned Unit Development**

Parcel ID(s):
Property Address: SR-112
Applicant Name: Thane Smith
Request: Discussion
Prepared By: Shelby Moore

Meeting Date: 09/05/2024
Public Hearing Date: 09/05/2024
Current Zone: MU, R-1-21, RM-15
Proposed Density: 925 DU
Total Acreage: 119.63

Planning Staff Explanation and Recommendation: Discussion for Deseret Meadows Planned Unit Development.

PLANNING STAFF ANALYSIS AND COMMENTS

Background:

What follows is a description of the applicant's response, along with City Staff's analysis of the development and the exception requested, to aid in understanding the PUD application.

Land Use: Planned Unit Development

Zoning: MU, R-1-21, RM-15

PUD Objectives 12.1:

1. Objective A:

- a. *Creation of a more desirable environment than would be possible through strict application of other City land use regulations through promotion of a creative approach to the use of land and related physical facilities resulting in better design and development, including aesthetic amenities. The developer shall detail the proposed variation from Grantsville City ordinance requirements and explain how this variation will lead to a more desirable environment;*
- b. *Response:* As described in the Deseret Meadows Master Development Plan, the contemplated PUD will allow the land, which is currently zoned RM-15, Mixed Use, and R-1-21 to become a well-designed mixed use community which reduces the overall allowable density by a minimum of 34%, increases the flexibility of the residential product mix and layout, provides for usable and aggregated open space to be maintained by an HOA, and incorporates that latest design principles, building standards, and community elements to allow future residents a smaller lot, more affordable housing product near a major employment center (Lakeview Business Park) within Grantsville City and the Tooele Valley.

2. Objective B:

- a. *The use of design, landscape or architectural features to create a pleasing environment while preserving desirable site characteristics such as natural topography, vegetation and geologic features as open space and providing recreational facilities. For projects containing a residential component containing more than a single dwelling unit at least 10% of the total parcel acreage shall be open space. All Planned Unit Development projects shall conform at a minimum with open space and improved open space requirements found in Chapter 21. Topography with slopes greater than 30% on average with a site area greater than 5,000 square feet, natural water bodies and drainages shall be protected;*
- b. *Response:* The Property gently slopes to the North West and is located on the outskirts of the City's General Plan's contemplated residential development and abuts the industrially zoned employment base known and Lakeview Business Park. Lambs lane will provide an immediate buffer between most of the contemplated higher density residential development and Lakeview Business Park. The intentional design avoids roadway interconnections between the industrial truck and rail traffic and the residential traffic, trails and open spaces, thus providing a safe environment for residential pedestrian and automobile traffic. The front yards are to be landscaped with xeriscape and low water usage vegetation in order to preserve the City's precious water resources. The large park provides a central element for community gathering and recreation and could accommodate youth sports programs and activities. Pages 20 through 23 of the Master Development Plan describe and illustrate the contemplated Open Space Type and Open Space Amenities which allows for community parks, linear parks, playgrounds, pavilions, playfields and courts.

3. Objective C:

- a. *Preservation of buildings which are architecturally or historically significant contribute to the character of the City;*
- b. *Response:* The land has historically been used for agriculture and grazing uses and the contemplate changes of use are consistent with current zoning and General Plan uses.

4. Objective D:

- a. *Establishment of interconnecting paths and trails for alternative transportation routes which lead to common and popular destinations and interface with automobile traffic at few and specific points. Onsite paths and trails shall connect to the citywide trail system. Trails connecting to the citywide system shall be considered public trails allowing for public use; and*
- b. *Response:* The Pedestrian Connectivity described on page 24 of the Master Development Agreement and partially illustrated on the Example Conceptual Plan stipulates design standards, lighting requirements, trash receptacles spacing, tree canopy and plantings along trails and pedestrian walkways. Additionally, sidewalks along roadways will provide connectivity to the trails within the contemplated Open Space and Park areas.

5. Objective E:

- a. *Elimination of blighted structures or incompatible uses through redevelopment or rehabilitation.*

- b. *Response:* There are no blighted structures or incompatible uses existing on the Property or nearby.

6. **Objective F:**

- a. *No planned unit development approval (that does not include a subdivision) shall be valid for a period longer than one year unless a building permit has been issued, construction has actually begun within that period and construction has been diligently pursued. Upon written request of the applicant, the one year period may be extended by the Planning Commission for such time as it shall determine for good cause shown, without further hearing.*

PUD Standards for Determination 12-14-2:

The PUD is a type of conditional use, it is required to consider the standards for determination found in Section 7.8 of the Conditional Use Ordinance. The applicant's responses to the standards are located in the attached PUD Application Worksheet. The applicant has addressed all of the standards that they feel are applicable. Standards H and I are determined by the Planning Commission. Those standards are:

- (h) That some form of a guarantee is made assuring compliance to all conditions that are imposed;*
- (i) That the conditions imposed are not capricious, arbitrary or contrary to any precedence set by the Planning Commission on prior permits, which are similar in use and district, unless prior approvals were not in accordance with the provisions and standards of this ordinance*

Exceptions Requested:

The applicant has provided a table of deviations to the ordinances (see attached) and noted some of the same deviations on the PUD Application Worksheet.

It is recognized that the specific exceptions requested are referencing specific ordinances. Many of these items may be addressed in multiple ordinances and by considering the specific request without reference to a specific ordinance, it will apply to any ordinance that inadvertently did not get referenced. This will lessen the conflicts as each of these exceptions is specific to the item requested, not the remainder of the language in the ordinance.

Please review the table and discuss which exceptions on the applicant's table are acceptable, and which are not.

Buffer:

GLUDMC Chapter 9 discusses Landscaping and buffers between disparate uses. GLUDMC Section 4.17 discusses the need for fencing. This will also require a landscaped buffer, fencing and controls on lights and types of uses to mitigate the potential negative effects on the neighboring residents.

Parking:

Per GLUDMC Chapter 12.2 notes that the Planning Commission does not have authority to waive public health and safety issues such as the quantity of parking required by the code. Parking is considered a public health and safety issue because inadequate parking availability typically leads to vehicles parking in restricted areas such as in front of fire hydrants, driveways, sticking out in the street blocking sidewalks and impeding traffic and other restricted areas which impedes the ability for emergency ingress and egress. Therefore, it will be important that the proposed development comply with the necessary parking requirements found in GLUDMC Chapter 6 off-street parking and loading and GLUDMC Section 4.34 Multi-Unit Residential Development.

Site Triangle:

The site triangle is another public health and safety issue that Planning Commission is not allowed to waive. GLUDMC 4.16 regulates this requirement. At intersections the site triangle must be 30 feet along the inside of the sidewalk running both directions. A driveway may not encroach in the site triangle. Public Utility and Access Easements: Provision of utilities and services public services requires easements on lots. The easement requirements are described in GLUDMC Section 21.6.8 As there is not a great deal of detail and specificity at this point it is assumed that the proposed project will comply with dimensions found in the code for the required easements. This again is considered a public health and safety issue that Planning Commission is not allowed to waive.

ENGINEERING STAFF ANALYSIS & COMMENTS

Comments have been provided by the City Engineer concerning issues that will need to be considered if the proposed project moves forward.

1. ROW Dedication
 - a. Right-of-way will need to be dedicated to Grantsville City as required to meet City section standards found in Grantsville City Transportation Master Plan.
2. Street Improvements
 - a. Lamb Lane is a Standard Collector Roadway.
 - b. Durfee Street is a Standard Collector Roadway.
 - c. East access to SR 112 is a full intersection and signalized.
 - d. West access to SR 112 is right-in/right-out.
 - e. All streets will need to meet City section standards found in Grantsville City Transportation Master Plan. Any streets not meeting City standard street sections shall be privately owned and maintained.

- f. Driveways need to be a minimum 22-feet long.
 - g. Access needs to meet UDOT (SR-112) spacing requirements and these locations are to be coordinated with Twenty Wells.
- 3. City Water
 - a. 12-inch diameter water main shall be extended from Durfee Street to project and looped with SR 112 water line extension, all 12-inch diameter.
 - i. Ultimately, as development occurs east of Deseret Meadows the water system will need to be looped with the 16-inch diameter water main in Sheep Lane.
 - b. City is in the process of working with Ivory and EDM for a new water source, Bates Well.
 - c. City is in the process of additional drinking water storage, 2.0 million gallons, located in Northstar Ranch supplying pressure zones 3, 2, and 1.
 - d. Fire hydrant locations will need to be reviewed and approved at the appropriate time by the City's Fire Department.
- 4. Wastewater
 - a. 18-inch diameter Lakeview Business Park gravity sewer line located on the north side of the project which will need to be connected to via development sewer gravity lines.
 - b. No offsite sewer collection system upgrades required.
 - c. WWTF is currently under design to increase capacity and meet nutrients treatment requirements.
- 5. Storm water
 - a. Development will require surface or underground retention of the 1-percent AEP, 24-hour duration storm and retention basin will require a spillway without impacting downstream properties. Since the site will require retention, the storm drain collection system will need to be sized to convey the 1-percent AEP, 24-hour duration storm.
 - b. Any drainages south of SR 112 and culverts under SR 112 shall be passed through development and not impact downstream properties.
- 6. Grantsville Irrigation Company
 - a. Developer to coordinate with Grantsville Irrigation Company for irrigation improvements, if requested.

CITY CONSULTANT ANALYSIS & COMMENTS



Project Memorandum

To Shelby Moore, Grantsville City Planning and Zoning Administrator
From Shay Stark, Contract City Planner
Date August 29, 2024
CC
Subject Deseret Meadows PUD – Planning Commission Memo



An application has been submitted to Grantsville City for the Deseret Meadows PUD. Since this is a PUD application it is expected that there are variances requested as part of the application. The purpose of this review is simply to provide the Planning Commission information about how the application fits into the guidance provided by the Grantsville City General Plan and provide some information concerning a few key issues in the Grantsville City Land Use and Development Code (GLUDMC). It is my understanding that the Planning Commission has received a copy of the Master Plan that was provided as part of the PUD application which contains staff comments and notes along with responses to those comments from the applicant. The comments provided in that document include review comments with respect to the GLUDMC and therefore are not addressed further in this memo.

Project Overview

The proposed project is a mixed-use project that includes multiple sizes of single-family lots and townhouses. There are 925 residential units proposed. The split between single family lots and townhouses is roughly 60% townhomes to 40% single family lots. The project has also proposed a six-acre commercial area fronting SR-112 and a ten acre public park.

Project Location: The project is located on the north side of SR-112 between William Castagno's farm and the west boundary of the Lakeview Business Park.

Zoning: R-1-21 (29.98 Acres), RM-15 (45.47 Acres) and Mixed Use (44.18 Acres)

Lots: 925 residential lots

Commercial Acreage Proposed: 6 acres.

Total Acreage: 119.7 acres

General Plan and Future Land Use Map

The current Grantsville City General Plan includes seven elements that define a desired outcome for the physical growth of the community. Those elements include: Land Use, Community Design, Economic Development, Transportation, Housing, Recreation & Open Space and Infrastructure. The proposed application applies more to some elements than others.

The following comments are not meant to be comprehensive but try to address a few key aspects of the General Plan that this project may affect. As much of the language in the General Plan is qualitative, it is subject to personal interpretation.

Land Use and Future Land Use Map:

The property is located in the Deseret Peak Planning Area. As stated on the Future Land Use Map: *The purpose of designated planning areas is to foster a joint working relationship between the City and the landowners 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.*

The proposed PUD application includes a Master Plan.

Community Design:

The project Master Plan provides a narrative that discusses anticipated layout and design features. It includes many photographic illustrations that are rightfully noted as conceptual only. However, the language also notes that these design issues will be addressed with preliminary application. The Master Plan language discusses different villages and throughout the Master Plan it is written in such a way that seems to leave the door open to various parts of the project being sold to different developers or home builders. Again, this is not a problem but it will be important for the City to tie down key aspects of the community design in the PUD approval or in an MDA so that there is consistency as different portions of the project come forward for consideration and that the City will not need to have the same discussions over and over again due to vague or generic conceptual language in the Master Plan and the PUD approval.

Economic Development:

The application is proposing six acres for commercial development.

Transportation:

The application includes the development of Lamb Lane which eventually is slated to connect to both SR-138 and SR-112. The connection to SR-138 is very likely far off in the future, beyond the development timeframe of this project and thus should not be factored into traffic considerations. As proposed, Lamb Lane acts as the main entrance to the proposed development. It is understood that this intersection on SR-112 will be signalized at some point. A second entrance, accessing SR-112 is located to the west of Lamb Lane approximately midway through the project. It is understood that this intersection is unlikely to be signalized unless development along SR-112 causes the state to reclassify SR-112.

The Master Plan does address Pedestrian Connectivity discussing the provision of both pedestrian and bicycle pathways and safe crossings where these must intersect with vehicle

traffic. The plan does not physically show this network on a map as the internal layout is subject to change. It is important these trails and pathways provide each neighborhood access to public spaces such as parks and commercial areas and provide for future off site connections such as to Lakeview Business Park which will allow residents the opportunity to utilize the system for more than just recreational and health purposes.

Housing:

Various elements of the General Plan support a variety of housing uses that help to meet the goal of filling the need for multi-generational housing that allow residents of the community to stay in the community at all stages of life. The City has a mandate from the State to promote moderate income housing meeting the States definition that provides housing options for those who's household income is 80% or less of the Tooele County median household income. Every year the city is required to reassess the goals and policies in the Housing Element of the General Plan and report to the State the results of the moderate-income housing goals and policies. The City loses access to state funds such as transportation funding if they do not show positive progress toward provision of additional moderate-income housing in the community in each yearly report. To this end Grantsville has codified the need to provide moderate-income housing in the Planned Unit Development requirements. The Master Plan does not address this issue and should be discussed.

Recreation and Open Space:

The Master Plan explains how they propose to provide for open space and what amenities may be provided. This is an area where the City will want to clarify what is being provided to make sure that the project is not short changed as neighborhoods are brought in under separate applications.

Infrastructure:

The General Plan is focused on providing adequate infrastructure and is especially concerned about development in areas that do not have adequate infrastructure. Currently, there is a sewer line running along the north side of the property that is claimed in the Master Plan to be adequate to serve this project as well as the Lakeview Business Park. The plan shows a 10" water line that currently ends at the end of Durfee Street that may be available to provide water for the project. This line is a terminal line that would not be looped if it is the only connection to the development. It is questionable whether or not this line can provide the capacity necessary to meet peak flows and fire flows. This needs to be further explored. There will be a water line as part of the 20 Wells project that feeds from the 16" water line at the south boundary of town, which will extend along SR-112. It would be very beneficial to tie into this line to help provide a loop to serve the proposed development. With this consideration it would also be beneficial for connections from the proposed development to the east into Lakeview Business Park which at this point is currently served only from the 16" water line on the south boundary. These points of

connection would provide beneficial redundancy for both Deseret Meadows and Lakeview Business Park.

Zoning and Land Use Code

Zoning:

R-1-21, 29.98 Acres, Zoning Approval May 5, 2021 Ordinance # 2021-16;

RM-15, 45.47 Acres, Zoning Approval June 3, 2015 Ordinance # 2015-09;

Mixed Use, 44.18 Acres, Zoning Approval May 5, 2021 Ordinance # 2021-16.

GLUDMC Planned Unit Development Ordinance Chapter 12:

The proposed PUD application seeks to apply the proposed concept and requested variances to the full 120 acres. The variances being requested are noted on tables in the Master Plan on pages 14 and 15 titled Deviations to the City Code – Single Family and Deviations to the City Code – Multi-Family.

The applicant has provided responses to the Chapter 12 requirements on the Planned Unit Development Worksheet. Purpose F. *“Provide residential housing that conforms with the State moderate income requirements”*. is not on the form that the applicant filled out. This is a timing issue as the form has not been updated due to ongoing discussion of what this form should include. As mentioned in the Housing element of the General Plan moderate income housing is a very important goal that the City is accountable to the State to provide moderate income housing that meets the state criteria. The intention of the applicant with respect to moderate income housing needs further clarification.

GLUDMC Chapter 19a Mixed Use:

Under Chapter 19a Section 1 Purpose and Intent, 50% of the Mixed-Use property is required to be developed as commercial. The project is providing 6 acres (approximately 13.5%) out of the 44.18 acres of Mixed-Use property as commercial. While there may be legitimate reasons why this requirement is not reasonable on this particular property it does need to be discussed and the outcome noted for the record.

Streets: Please note that in the Master Plan on page 27 streets that do not conform to the city standard cross sections are noted as private streets and will be maintained by the HOA.

-END-

PLANNING and ZONING CONSULTANT ANALYSIS & COMMENTS

- 1) The letter from Kristy Clark, dated December 7, 2020, advises that the parcels identified are zoned as RM-15 and CS. There is nothing in the letter that grants, implies, or in any way gives the applicant any rights. The letter only gives them the zoning designation as of that date.

PUBLIC WORKS ANALYSIS & COMMENTS

- 1) Public Works has expressed a preference for commercial properties to front the entire length of the development project along SR-112.

CITY STAFF ANALYSIS & COMMENTS

- 1) The Deseret Meadows development is designed to enhance the community while offering various amenities to its residents. Key features will include a mix of housing options, shopping and dining experiences in the commercial area, and community gathering spaces. Additionally, plans include recreational facilities such as parks, playgrounds, and walking trails, all of which aim to promote an active lifestyle and foster a sense of community among residents.
- 2) In recognition of the importance of green spaces, a comprehensive plan to incorporate parks and open areas within the development including a 10 acre park in the middle of the development. Efforts are underway to ensure the development aligns with environmental sustainability practices, promoting responsible land use and protecting the existing ecosystems in the area.
- 3) With the introduction of new residential units and commercial spaces, the development will create job opportunities during both construction and ongoing operation phases. Furthermore, the new commercial areas will provide a platform for local businesses to thrive, ultimately supporting the local economy and encouraging entrepreneurship within the community.

CONDITIONS & CONCLUSIONS

Conditions of Approval:

- 1) This project shall comply with all 2024 development application requirements and ordinances.
- 2) Comply with the Moderate Income Housing Requirements located in Chapter 19a.

Conclusion:

Deseret Meadows Planned Unit Development is a significant project proposing 925 units, with a crucial requirement to consider lots dedicated to Moderate Income Housing as outlined in the Planned Unit Development Requirements. A letter from Christy, dated December 7, 2020,

outlines that the identified parcels are zoned as RM-15 and CS. It is important to note that this letter does not grant or imply any rights to the applicant; it merely states the zoning designation as of that date.

Public Works has indicated a preference for commercial properties to line the entire length of the development along SR-112. This alignment not only promotes the economic vitality of the area but also enhances accessibility for residents.

The Deseret Meadows development is intended to improve the community with a range of appealing amenities for residents. It features a diverse selection of housing options, alongside shopping and dining experiences within the commercial area, and community gathering spaces designed to connect residents. The plans also encompass recreational facilities such as parks, playgrounds, and walking trails to promote an active lifestyle and a strong sense of community among those who live there.

Importantly, there is a commitment to incorporating green spaces throughout the development. This includes a substantial 10-acre park centrally located within the project.

Additionally, the introduction of new residential and commercial units is expected to generate job opportunities throughout both the construction phase and the ongoing operations. The new commercial spaces will create a conducive environment for local businesses to flourish, ultimately supporting the local economy and stimulating entrepreneurship within the community.

In conclusion, while the development comes with challenges, particularly regarding the allocation for Moderate Income Housing, it presents a promising opportunity to elevate the community through thoughtful planning, sustainable practices, and economic growth.

*** Disclaimer: Please be advised that at no point should the comments and conclusions made by The City staff or the conclusions drawn from them be quoted, misconstrued, or interpreted as recommendations. These inputs are intended solely for the legislative body to interpret as deemed appropriate.*

The information provided is purely for the legislative body to interpret in their own right and context. It is crucial to maintain the integrity and context of the information shared, as it is meant to assist in the decision-making process without implying any endorsement or directive, but it is essential that it is understood within the appropriate scope.

NEIGHBORHOOD RESPONSE

GRANTSVILLE CITY

DRAFT PUD APPLICATION WORKSHEET

The purpose of this worksheet is to guide your responses to the application requirements. If something is not applicable to your project, please note "Not Applicable" in the response box. If a response requires more space than is provided on this application or additional information is necessary, attach on separate pages and provide reference to the attachment in the response box.

Project Name	- DESERET MEADOWS
Applicant	- RG GRANTSVILLE 112, LLC
Project Location	- HWY 112 GRANTSVILLE
Project Acreage	- 119.73 ACRES
Current Zoning	- RM-15, MIXED USE, R-1-21 AS SEEN IN THE MASTER DEVELOPMENT PLAN

PUD PURPOSE AND OBJECTIVES (GLUDMC Section 12-1-1):

Describe how the proposed project will meet each of the following Objectives:

Objective (a):

(a) Creation of a more desirable environment than would be possible through strict application of other City land use regulations through promotion of a creative approach to the use of land and related physical facilities resulting in better design and development, including aesthetic amenities. The developer shall detail the proposed variation from Grantsville City ordinance requirements and explain how this variation will lead to a more desirable environment;

Response

As described in the Deseret Meadows Master Development Plan, the contemplated PUD will allow the land, which is currently zoned RM-15, Mixed Use, and R-1-21 to become a well-designed mixed use community which reduces the overall allowable density by a minimum of 34%, increases the flexibility of the residential product mix and layout, provides for usable and aggregated open space to be maintained by an HOA, and incorporates that latest design principles, building standards, and community elements to allow future residents a smaller lot, more affordable housing product near a major employment center (Lakeview Business Park) within Grantsville City and the Tooele Valley.

Objective (b):

(b) The use of design, landscape or architectural features to create a pleasing environment while preserving desirable site characteristics such as natural topography, vegetation and geologic features as open space and providing recreational facilities. For projects containing a residential component containing more than a single dwelling unit at least 10% of the total parcel acreage shall be open space. All Planned Unit Development projects shall conform at a minimum with open space and improved open space requirements found in Chapter 21. Topography with slopes greater than 30% on average with a site area greater than 5,000 square feet, natural water bodies and drainages shall be protected;

Response

The Property gently slopes to the north west and is located on the outskirts of the City's General Plan's contemplated residential development and abuts the industrially zoned employment base known and Lakeview Business Park. Lambs land will provide an immediate buffer between most of the contemplated higher density residential development and Lakeview Business Park. The intentional design avoids roadway interconnections between the industrial truck and rail traffic and the residential traffic, trails and open spaces, thus providing a safe environment for residential pedestrian and automobile traffic. The front yards are to be landscaped with xeriscape and low water usage vegetation in order to preserve the City's precious water resources. The large park provides a central element for community gathering and recreation and could accommodate youth sports programs and activities. Pages 20 through 23 of the Master Development Plan describe and illustrate the contemplated Open Space Type and Open Space Amenities which allows for community parks, linear parks, playgrounds, pavilions, playfields and courts.

Objective (c):

(c) Preservation of buildings which are architecturally or historically significant contribute to the character of the City;

Response

The land has historically been used for agriculture and grazing uses and the contemplate changes of use are consistent with current zoning and General Plan uses.

Objective (d):

(d) Establishment of interconnecting paths and trails for alternative transportation routes which lead to common and popular destinations and interface with automobile traffic at few and specific points. Onsite paths and trails shall connect to the citywide trail system. Trails connecting to the citywide system shall be considered public trails allowing for public use; and

Response

The Pedestrian Connectivity described on page 24 of the Master Development Agreement and partially illustrated on the Example Conceptual Plan stipulates design standards, lighting requirements, trash receptacles spacing, tree canopy and plantings along trails and pedestrian walkways. Additionally, sidewalks along roadways will provide connectivity to the trails within the contemplated Open Space and Park areas.

Objective (e):

(e) Elimination of blighted structures or incompatible uses through redevelopment or rehabilitation.

Response

There are no blighted structures or incompatible uses existing on the Property or nearby.

STANDARDS (GLUDMC Section 12-14-2 (a)):

Per GLUDMC Section 12-1-1 (a) *A planned development is a distinct category of conditional use.*

(a) At the preliminary phase, the applicant shall submit a written statement addressing each of the standards set forth in Section 7.8 herein entitled, Determination, when applicable and how the proposed development will promote the objectives set forth in Section 12.1 of this Chapter. The statement shall explain specifically how the proposed planned unit development relates to each such standard and promotes a listed objective;

7.8 Determination

(1) The Planning Commission, or upon authorization, the Zoning Administrator, may permit a use to be located within a zoning district in which a conditional use permit is required by the use regulations of that zoning district or elsewhere in these ordinances. The Zoning Administrator is also authorized to issue conditional use permits for family food production and the raising of animals, when appropriate, but may also defer any such application to the Planning Commission for its determination, in the sole discretion of the Zoning Administrator. In authorizing any conditional use the Planning Commission or Zoning Administrator shall impose such requirements and conditions as are necessary for the protection of adjacent properties and the public welfare. The Planning Commission or Zoning Administrator shall only approve with conditions, or deny a conditional use based upon written findings of fact with regard to each of the standards set forth below and, where applicable, any special standards for conditional uses set forth in a specific zoning district. The Planning Commission or Zoning Administrator shall not authorize a conditional use permit unless the evidence presented is such as to establish:

Describe how the proposed project will meet each of the following Standards:

The Applicants descriptions will help City Staff and Planning Commission make the determination for each of these standards. Some points may not be applicable to a specific project.

Standard (a):

(a) The proposed use is one of the conditional uses specifically listed in the zoning district in which it is to be located;

This information is found in the Use Tables found at the end of each Zoning District Chapter in the GLUDMC.

Chapter 14 Multiple Use, Agriculture and Rural Residential Districts

Chapter 15 Residential and Multiple Residential Districts

Chapter 16 Commercial and Industrial Districts

If the project is located in Chapters 17 Downtown Commercial Districts, 19 Sensitive area District, SA or 19a Mixed Use Districts Check Not Applicable

Response (Check the Applicable Box):

Permitted	☒	Conditional	☐	-	Not Allowed	☐	Not Applicable	☒
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Standard (b):

(b) That such use will not, under the circumstances of the particular case, be detrimental to the health, safety, comfort, order or general welfare of persons residing or working in the vicinity;

Response

The contemplated uses and design standards within the Master Development Plan will not be detrimental to the health safety comforts, order or general welfare of those residing or working within the vicinity of the Property, but instead will positively enhance the safety, comfort, order and welfare of persons withing the area by incorporating the design elements, trails, roadways, landscaping, active and passive open space and other state of the art design standards which the current housing market desires.

Standard (c):

(c) That the use will comply with the intent, spirit, and regulations of these ordinances and is compatible with and implements the planning goals and objectives of the City, including applicable City master plans;

Response

The proposed design elements described in the Master Development Plan are generally consistent with the contemplated residential and mixed uses described in the City's General Plan and zoning ordinances with the exception of the deviations to the City Code as described on pages 14 and 15 of the Master Development Plan. The requested deviations will allow for the development of the property in a manner that is consistent with state-of-the-art housing types and product mixes with the general Utah market. The proposed development is consistent with the spirit of the City's development code, goals and objectives of the City and will provide desirable housing product types and mixes which will complement the workforce required by the large employment center next door known as Lakeview Business Park.

Standard (d):

(d) Make the use harmonious with the neighboring uses in the zoning district in which it is to be located;

Response

The Master Development Plan illustrates and describes the planning and development elements involved in the contemplated community.

Standard (e):

(e) That nuisances which would not be in harmony with the neighboring uses, will be abated by the conditions imposed;

Response

The contemplated Deseret Meadows community is a mix of primarily residential and some commercial uses. This community will be compatible with the uses of the surrounding properties to the north, south and west and will be a buffer between the business park uses and the existing and future larger lot residential uses nearby.

Standard (f):

(f) That protection of property values, the environment, and the tax base for Grantsville City will be assured;

Response

The contemplated layout and uses within the Master Development Plan illustrated on page 17 and described through the document is a well-designed master plan with an overall average density of 7.7 units which will, by virtue of the value of the improvements, increase the tax base which is currently based on agricultural grazing uses. The community is adjacent to industrial zoning and future industrial and business park uses contemplated in Lakeview Business Park. The types of housing and densities proposed within the master plan help buffer the larger residential lots located further west of the community from the business park uses. The commercial portion of the community will also provide additional sales tax base as commercial retail business locate within this area.

Standard (g):

(g) That the conditions shall be in compliance with the current comprehensive General Plan of Grantsville City;

Response

The City's current zoning maps and general plan contemplate the primary use of this property to be residential and mixed use which includes commercial uses as illustrated on page 8 of the Master Development Plan. The Example Conceptual Layout on page 17 illustrates the contemplated mix of housing units, product types and commercial uses.

Standard (h):

(h) That some form of a guarantee is made assuring compliance to all conditions that are imposed;

No Response From Applicant. (This statement is directed to the body considering any conditions that may be imposed.)

Standard (i):

(i) That the conditions imposed are not capricious, arbitrary or contrary to any precedence set by the Planning Commission on prior permits, which are similar in use and district, unless prior approvals were not in accordance with the provisions and standards of this ordinance;

No Response From Applicant. (This statement is directed to the body considering any conditions that may be imposed.)

Standard (j):

(j) The internal circulation system of the proposed development is properly designed;

Response

The Example conceptual layout shown on page 17 illustrates the roadway network which affords multiple paths between internal neighborhoods, lots sizes and product types and pages 25 and 26 of the Master Development Plan illustrate the contemplated external connections to Hwy 112, Lamb Lane and adjacent property owners.

Standard (k):

(k) Existing and proposed utility services are adequate for the proposed development;

Response

All utility services contemplated to serve the Property are noted on Pages 28, 29, and 30 of the Master Development Plan which illustrate and address utility services including an 18-inch sewer trunk line along the northern boundary of the Property, a 10-inch water line located at the end of Durfee Street, and an on-site storm water retention facility. Power and gas services are also near the property along Hwy 112 near Durfee Street.

Standard (l):

(l) Appropriate buffering is provided to protect adjacent land uses from light, noise and visual impacts;

Response

The contemplated community is primarily residential in nature with approximately 6 acres of commercial along Hwy 112. All porch lights, garage lights and street lights will generally be directed downward to reduce the light impact to surrounding property owners.

Standard (m):

(m) Architecture and building materials are consistent with the development and compatible with the adjacent neighborhood;

Response

The commercial building materials will be typical for the type of commercial building which may include masonry, stucco, glass curtain walls, while the residential building materials will include various siding combinations of Hardie plank, stucco, stone, and brick.

Standard (n):

(n) Landscaping is appropriate for the scale of the development;

Response

Xeriscape will largely be required for front and side yards reducing the amount of water which would otherwise be required to irrigate traditional sod areas.

Standard (o):

(o) The proposed use preserves historical, architectural and environmental features of the property;

Response

There are no existing structures on the Property.

Standard (p):

(p) Operating and delivery hours are compatible with adjacent land uses.

Response

The commercial acreage which would have normal operating and deliver hours is concentrated along Hwy 112 to encourage only local traffic to enter the community. All regional traffic may enter and exit the commercial property directly from Hwy 112 without entering the community.

REQUESTED DEVIATIONS FROM DEVELOPMENT REGULATIONS (GLUDMC Section 12-14-2 (b)):

(b) At the preliminary phase, the applicant shall submit a written statement indicating specifically what change, alteration, modification or waiver of any zoning or development regulations is being sought by the developer, if any.

Describe how the proposed project will meet each of the following Objectives:

Requested Deviation #1

Cite Reference to Regulation and Describe Specific Requirement in Regulation That Requested Deviation Would Affect.
Please see the Master Development Plan, pages 14 and 15 for a table showing each of the requested deviations proposed by Deseret Meadows PUD compared to the Grantsville City Code.
Describe Requested Deviation to Regulation.
Please see the Master Development Plan, pages 14 and 15 for a table showing each of the requested deviations proposed by Deseret Meadows PUD compared to the Grantsville City Code.
Describe How Requested Deviation Benefits the Project and the Community.
These deviations allow for well-designed master planned community accommodating several different product types while aggregating the majority of the open space in a central park with connecting pedestrian access from the surrounding neighborhoods while incorporating roadway cross sections, building setbacks and lot sizes which affords an integrated community with more affordable housing alternatives than is largely available within Grantsville City.
Describe Mitigation Proposed to Maintain <i>the general purposes, goals and objectives of this Code and of any plans adopted by the Planning Commission or the City Council. (12-2-1-(b))</i>
The current underlying zoning for approximately 90 acres of land allows for a up to 15 units per acre. The proposed Master Development Plan contemplated under this PUD would reduce the density by a minimum of 34% from a total of 1404 units to 925 units. A large central park with along with additional programmed open space areas including trails and storm retention facilities will provide for a walkable community that affords recreation activities for surrounding residents.

Requested Deviation #2

Cite Reference to Regulation and Describe Specific Requirement in Regulation That Requested Deviation Would Affect.
Describe Requested Deviation to Regulation.
Describe How Requested Deviation Benefits the Project and the Community.
Describe Mitigation Proposed to Maintain <i>the general purposes, goals and objectives of this Code and of any plans adopted by the Planning Commission or the City Council. (12-2-1-(b))</i>

Requested Deviation #3

Cite Reference to Regulation and Describe Specific Requirement in Regulation That Requested Deviation Would Affect.
Describe Requested Deviation to Regulation.

Describe How Requested Deviation Benefits the Project and the Community.
Describe Mitigation Proposed to Maintain <i>the general purposes, goals and objectives of this Code and of any plans adopted by the Planning Commission or the City Council. (12-2-1-(b))</i>

Requested Deviation #4

Cite Reference to Regulation and Describe Specific Requirement in Regulation That Requested Deviation Would Affect.
Describe Requested Deviation to Regulation.
Describe How Requested Deviation Benefits the Project and the Community.
Describe Mitigation Proposed to Maintain <i>the general purposes, goals and objectives of this Code and of any plans adopted by the Planning Commission or the City Council. (12-2-1-(b))</i>

Requested Deviation #5

Cite Reference to Regulation and Describe Specific Requirement in Regulation That Requested Deviation Would Affect.
Describe Requested Deviation to Regulation.
Describe How Requested Deviation Benefits the Project and the Community.
Describe Mitigation Proposed to Maintain <i>the general purposes, goals and objectives of this Code and of any plans adopted by the Planning Commission or the City Council.</i> (12-2-1-(b))

SPECIAL CONSIDERATIONS:

This section allows consideration of anything unique to the proposed project that may not have been addressed in previous sections but is essential for consideration.

--



December 7, 2020

This Letter does not imply that they will be allowed 15 units to the acre. They have yet to show proof as to why they will be allowed 15 units per acre.

RE: Grantsville City Zoning Verification for Parcel Nos. 1908100001, 1908100002, 1908100003, and 190810004C

To Whom It May Concern:

The parcels that are considered as lots 1, 2, 3, and 4 of the Oquirrh Estates Minor Subdivision located at approximately 4900 East SR 112, Grantsville, Utah are located in a split zone. The zones are an RM-15 and a CS zone. The purpose of the CS Commercial Shopping District is to provide an environment for efficient and attractive shopping center development at a community level scale. The purpose of the RM-15 is to provide areas for medium high density residential with the opportunity for varied housing styles and character.

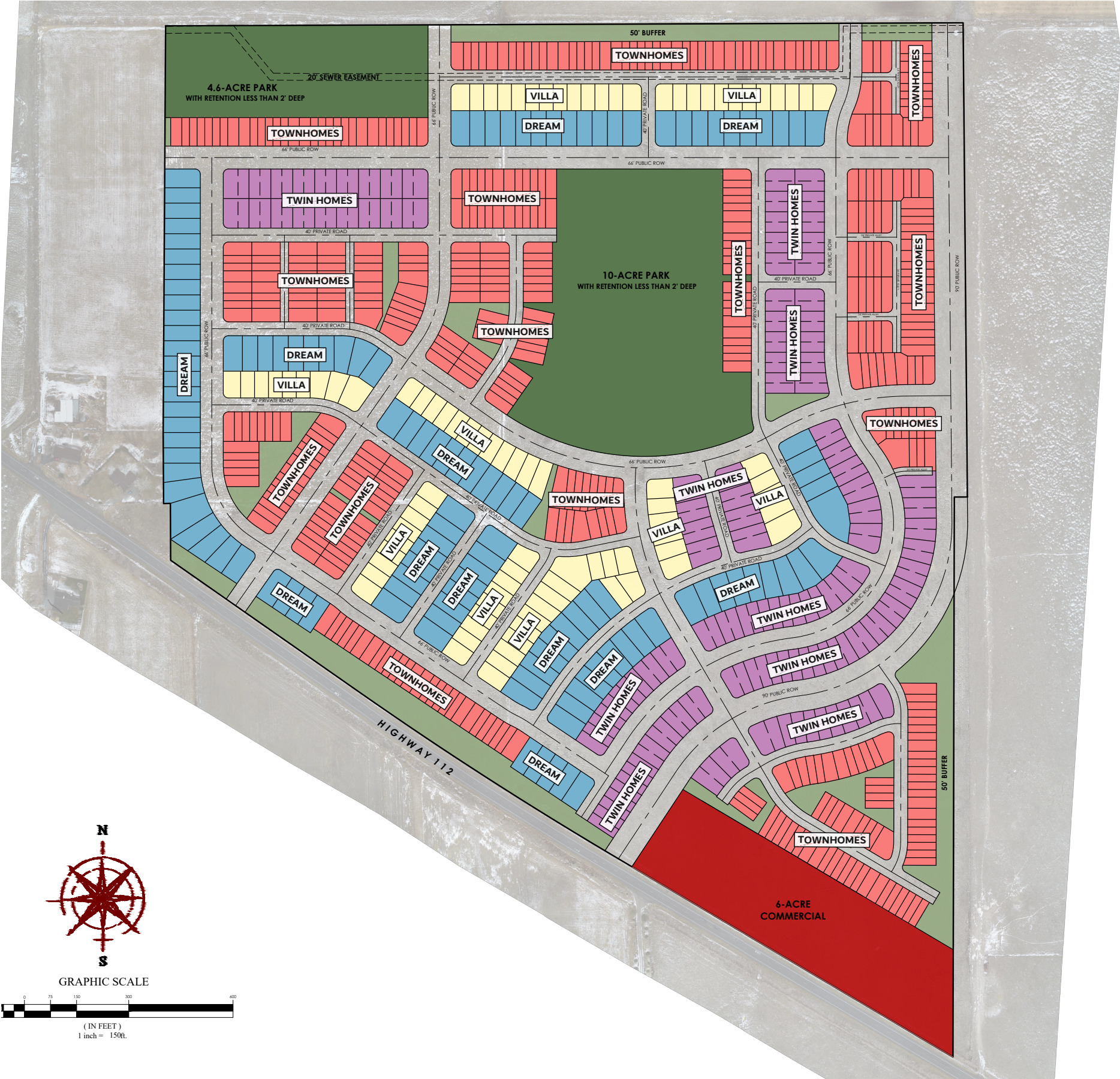
Our entire land use and development code and maps can be accessed online at www.grantsvilleut.gov. If you have any questions or concerns, please feel free to contact me at (435) 884-4604.

Sincerely,

A handwritten signature in blue ink that reads "Kristy Clark". The signature is fluid and cursive, with the first name and last name clearly distinguishable.

Kristy Clark
Zoning Administrator

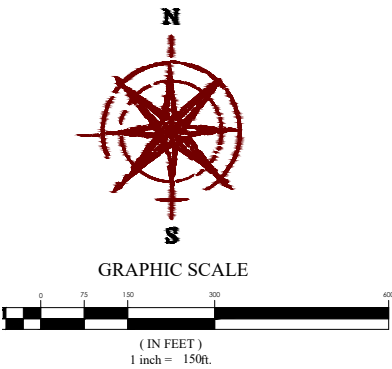
EXAMPLE CONCEPT LAYOUT



LEGEND

- 22' x 50' TOWNHOMES
- 49' x 48' TWIN HOMES
- DREAM LOTS
- VILLA LOTS
- PARK OPEN SPACE
- PRIVATE OPEN SPACE

NOTE: ALL GRAPHICS SHOWN ARE CONCEPTUAL ONLY. ACTUAL FORM, UNIT TYPES, OPEN SPACE, DESIGN AND LAYOUT WILL BE DETERMINED AT PRELIMINARY SUBDIVISION APPROVAL.



BULK & INTENSITY TABLES

	Single-Family				Townhomes	
	29-39' Lot	40-49' Lot	50-59' Lot	60-69' Lot	Alley Load Townhomes	Front-Load Townhomes
Max. Density	10 du/ac	8 du/ac	6 du/ac	5 du/ac	16 du/ac	15 du/ac
Min. Lot Area	2,400 sq. ft.	3,200 sq. ft.	4,500 sq. ft.	6,000 sq. ft.	800 sq. ft.	900 sq. ft.
Minimum Lot Width (Measured at Setback)	30'	40'	50'	60'	12'	16'
Min. Front Yard Setback	11'	11'	11'	11'	11'	11'
Min. Garage Setback	22' for full-length driveways; 5' for drive approaches	20'	20'	20'	22' for full-length driveways; 5' for drive approaches	20'
Minimum Side Yard Setback (Interior Lots)	5'; 0' for shared wall of twin homes	5'	5'	5'	15' between buildings	15' between buildings
Minimum Side Yard Setback (Corner Lots)	11'	11'	11'	11'	15'	15'
Minimum Rear Yard Setback (Interior Lots)	22' for full-length driveways; 5' for drive approaches	10'	10'	10'	22' for full-length driveways; 5' for drive approaches	10'
Maximum Building Height	35'	35'	35'	35'	35'	35'

DEVIATIONS TO THE CITY CODE - SINGLE-FAMILY

Development Standards																	
	Zone	Maximum Density	Minimum Lot Size	Minimum Lot Frontage (at property line on street)	Front Yard	Rear Yard Main Building	Rear Yard Accessory Bldg.	Side Yard Main Bldg.	Side Yard Accessory Bldg.	Side Yard Corner Side Yard	Building Height	Maximum Building Coverage	Open Space Requirement (2)	Landscape Requirement	Minimum dwelling size	Parking	Perimeter Buffer
GRANTSVILLE ZONES	R-1-21 SFD		21,780 sq. ft. (1/2 ac)	70-feet	40-feet	30-feet	1-foot	5 and 15 feet, or width of easement if greater	1-foot	2 front yards and 2 side yards required	35 feet or basement and 2 floors (whichever is less)	20%	10%	NA	NA	2 spaces per dwelling unit	50'
	RM-15 SFD	15 DU/Ac	8,000 sq. ft. 10,000 sq. ft. Corner Lots	60-feet	25-feet	20-feet	1-foot	7.5-feet	4-feet	25-feet on each side fronting a street.	35-feet	50%					
	Mixed-Use SFD		4,000 sq. ft.	50-feet	25-feet	20-feet	7.5-feet	7.5/10-feet	7.5-feet	25-feet on each side fronting a street.	35-feet	NA	10%	25% of total project area			30-feet along HWY 112
PROPOSED STANDARDS	29-39' Lot	10 DU/Ac	2,400 sq. ft.	30-feet	11-feet; 22' garage setback	22' for full-length driveways; 5' for drive approaches	NA	5-feet; 0' for shared wall of twin homes	NA	11-feet	35-feet	75%	10 acres min. or 10% of area, whichever is greater	10%			Lamb Lane acts as buffer from planned industrial uses. Most other adjacent uses are planned to be residential and therefore buffers are not needed for these compatible uses. Where this is not applicable, a 30-foot buffer will be used along HWY-112 and a 50-foot buffer will separate adjacent incompatible uses.
	40-49' Lot	8 DU/Ac	3,200 sq. ft.	40-feet		10-feet	NA	5-feet	NA	11-feet	35-feet	55%					
	50-59' Lot	6 DU/Ac	4,500 sq. ft.	50-feet		10-feet	NA	5-feet	NA	11-feet	35-feet	55%					
	60-69' Lot	5 DU/Ac	6,000 sq. ft.	60-feet		10-feet	NA	5-feet	NA	11-feet	35-feet	55%					

Footnotes

1. Parking for the first ten (10) units shall provide one (1) separate designate visitor parking stall per dwelling unit. For each unit over the first ten (10) dwelling units, one (1) additional parking stall for each two (2) dwelling units shall be provided. For any partial stalls calculated, the applicant shall round up to the next whole number of stalls.
2. Open space is based on an overall project wide basis

Permitted encroachments (subject to building code requirements)

- Encroachments shall not be permitted on any setback equal to or less than 5-feet
- Encroachments within all setbacks of up to two (2) feet are allowed for roof eaves/overhangs, brick ledges, bay/box windows, fireplaces/chimneys, entertainment center bump outs, counterforts, cantilevers, exterior post/columns, solar panels, mechanical equipment including HVAC, brick ledges, light fixtures, and like features may be closer than 2-feet to the property line.
- Encroachments within all setbacks of up to three -six inches (3'-6") is allowed for window wells, and like features of the structure. Ramps for handicap accessibility may encroach as needed.
- Stairs or steps from the home may encroach to the back of sidewalk outside of the private lot and including encroachments into public rights of way. Decks and covered patios may encroach up to seven (7) feet into the rear setback with the provision they are never enclosed.
- Only decks and covered patios less than 30-inches above grade may encroach into the side yard setback, but must be a minimum of 5-feet from the side property line.
- Steps, walks, screen walls, trash structures, structures used for ADA compliance and life safety measures are excluded from setback restrictions.

DEVIATIONS TO THE CITY CODE - MULTI-FAMILY

Development Standards

	Zone	Maximum Density	Minimum Lot Size	Minimum Lot Frontage (at property line on street)	Front Yard	Rear Yard Main Building	Rear Yard Accessory Bldg.	Side Yard Main Bldg.	Side Yard Accessory Bldg.	Side Yard Corner Side Yard	Building Height	Min. Distance btwn structures on same lot	Maximum Building Coverage	Open Space Requirement (2)	Landscaping Requirement	Minimum dwelling size	Parking	Perimeter Buffer
GRANTSVILLE ZONES	Mixed-Use Commercial		½ acre	100-feet	25-feet	20-feet	7.5-feet	7.5/10-feet	7.5-feet	25-feet each side on the street 10-feet other two sides	35-feet	NA	NA		25% of total Project area	NA	4.1 spaces per 1,00 sq. ft. of gross floor area	50'
	Mixed-Use Multi- family	15 DU/ac	7,000 sq. ft. 1st unit + 4,000 sq. ft. for each additional ground level unit in the structure. Lot size for units in a structure on a corner is 10,000 sq. ft.	50-feet	25-feet	20-feet	7.5-feet	20-feet	7.5-feet	2 front yard setback	35-feet or 2-stories whichever is less	30-feet	NA	10 acres min. or 10% of area, whichever is greater	25% of total Project area	900 sq. ft. of Living space	2 spaces per du+ Guest parking (1)	50'
PROPOSED STANDARDS	Alley-Load Townhomes	16 DU/Ac	800 sq. ft.	12-feet	11-feet	22' for full-length driveways; 5' for drive approaches	NA	15-feet between buildings		15-feet	35-feet	15-feet	90%	10 acres min. or 10% of area, whichever is greater	10%		20-feet adjacent to collector street Lamb Ln.	
	Front-Load Townhomes	15 DU/Ac	900 sq. ft.	16-feet	11-feet; 22' garage setback	20-feet	NA	15-feet between buildings		15-feet	35-feet	15-feet	90%					20-feet adjacent to collector street Lamb Ln.

Footnotes

1. Parking for the first ten (10) units shall provide one (1) separate designate visitor parking stall per dwelling unit. For each unit over the first ten (10) dwelling units, one (1) additional parking stall for each two (2) dwelling units shall be provided. For any partial stalls calculated, the applicant shall round up to the next whole number of stalls.
2. Open space is based on an overall project wide basis

Permitted encroachments (subject to building code requirements)

- Encroachments shall not be permitted on any setback equal to or less than 5-feet
- Encroachments within all setbacks of up to two (2) feet are allowed for roof eaves/overhangs, brick ledges, bay/box windows, fireplaces/chimneys, entertainment center bump outs, counterforts, cantilevers, exterior post/columns, solar panels, mechanical equipment including HVAC, brick ledges, light fixtures, and like features may be closer than 2-feet to the property line.
- Encroachments within all setbacks of up to three -six inches (3’-6”) is allowed for window wells, and like features of the structure. Ramps for handicap accessibility may encroach as needed.
- Stairs or steps from the home may encroach to the back of sidewalk outside of the private lot and including encroachments into public rights of way. Decks and covered patios may encroach up to seven (7) feet into the rear setback with the provision they are never enclosed.
- Only decks and covered patios less than 30-inches above grade may encroach into the side yard setback, but must be a minimum of 5-feet from the side property line.
- Steps, walks, screen walls, trash structures, structures used for ADA compliance and life safety measures are excluded from setback restrictions.

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

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 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, or a
basement and two (2) floors, whichever is less

Maximum Building Coverage20%

Required Improvements:

Street grading

Street base

Street Pavement to centerline or minimum paved width (per GLUMDC 21.6.3), 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

HISTORY

Amended by Ord. [2022-14](#) on 8/3/2022

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 apartment 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 lot4,000 sq. feet of the lot area.

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

All multi-use Attached Dwelling Unit residential development shall comply with GLUMDC 4.34 (Multi-Use 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*

In order to maintain an adequate site triangle, there shall be street
a minimum setback on corner lots as follows:

25 feet on each side fronting a .

*Setback shall be as listed or match the easement, whichever is greater

Maximum Building Height35 feet
Maximum Building Coverage of the lot area50%

Required Improvements:

Street grading
Street base

Street Pavement to centerline or minimum paved width (per GLUMDC 21.6.3), 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

HISTORY

Amended by Ord. [2022-14](#) on 8/3/2022

Amended by Ord. [2023-07](#) on 7/19/2023

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 (Repealed)

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 commercial properties integrated with subordinate residential uses. Planned Unit Developments are required in this zone. 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.

(2) While achieving a mix of commercial and residential uses in Mixed Use developments is the goal, the priority is to create a commercial core that is located on the City's major streets, and specifically along Main Street. To accomplish this goal, properties of less than one acre fronting major streets such as Main Street shall be developed as commercial only or a commercial/residential mix with the commercial fronting the street. All properties developed under the Mixed Use District that are one acre or greater shall include at least 50% of the land area as commercial fronting the major street. 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.

(4) Architectural design, scale and heights of development are designed to fit the scale and aesthetics of the surrounding properties in the district..

HISTORY

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

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

Amended by Ord. [2022-14](#) on 8/3/2022

Amended by Ord. [2023-07](#) on 7/19/2023

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 and twin-home dwellings is 4,000 square feet per unit.

(2) Attached dwelling unit residential development shall meet the minimum lot requirements found in GLUMDC 4.34.

HISTORY

Amended by Ord. [2022-14](#) on 8/3/2022

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: 25 feet.

(b) Sides (single family and twin homes): 7.5/10 feet or PUE dimension, whichever is greater. If twin-homes are attached to the property line, a setback of 15 feet (15') on each side.

(c) Rear: 20 feet.

(d) Corner lots (single family and twin homes): In order to maintain an adequate site triangle, there shall be a minimum setback on corner lots as follows: 25 feet on each side fronting a street, with 10 foot setback for the interior side.

(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 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, if an adjacent street side property is currently similarly configured.

(g) Commercial buildings (excluding residential) shall conform to the commercial requirements found in the applicable commercial district (CN, CS & CG) for the equivalent type of use and size.

(h) Attached dwelling unit residential development shall meet the setbacks/yard requirements found in GLUMDC 4.34.

HISTORY

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

Amended by Ord. [2022-14](#) on 8/3/2022

19a.5 Minimum Lot Frontage

(1) For single family and twin homes, the minimum lot frontage/lot width shall be not less than 50 feet.

(2) Attached dwelling unit residential development shall meet the requirements found in GLUMDC 4.34.

(3) All other uses in this district shall have at least 100 feet of frontage along a public street.

HISTORY

Amended by Ord. [2022-14](#) on 8/3/2022

19a.6 Maximum Height Of Structures

(1) No structure in this zone shall exceed a maximum of three (3) stories in height or 35 feet above grade at street.

HISTORY

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

Amended by Ord. [2022-14](#) on 8/3/2022

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. This requirement may be calculated by including open space, landscaped setback areas and landscaped common areas.

19a.9 (Repealed)

HISTORY

Adopted by Ord. [2021-13](#) on 4/28/2021

Chapter 12 Planned Unit Developments

12.1 Purpose

12.2 Authority To Modify Regulations

12.4 Application Procedure

12.5 Adjustments To Development Plan

Amended 02/09 by Ordinance 2009-05, 09/18 by Ordinance 2018-16

12.1 Purpose

(1) A planned unit development is a distinct category of conditional use. As such, it is intended to encourage the efficient use of land and resources, promote greater efficiency in public and utility services, preservation of open space, efficient use of alternative transportation and encouraging innovation in the planning and building of all types of development. Through the flexibility of the planned unit development technique, the City and developer will seek to achieve the following specific objectives:

- (a) Creation of a more desirable environment than would be possible through strict application of other City land use regulations through promotion of a creative approach to the use of land and related physical facilities resulting in better design and development, including aesthetic amenities. The developer shall detail the proposed variation from Grantsville City ordinance requirements and explain how this variation will lead to a more desirable environment;
- (b) The use of design, landscape or architectural features to create a pleasing environment while preserving desirable site characteristics such as natural topography, vegetation and geologic features as open space and providing recreational facilities. For projects containing a residential component containing more than 4 dwelling units defined as Lebel 4 and Level 5 subdivisions in Chapter 21 of this code at least 10% of the total parcel acreage shall be improved, fully landscaped, amenity rich, active open space. All planned unit development projects shall conform at a minimum with open space and improved open space requirements found in Chapter 21. Topography with slopes greater than 30% on average with a site area greater than 5,000 square feet, natural water bodies and drainages shall be protected;
- (c) Preservation of buildings which are architecturally or historically significant contribute to the character of the City;
- (d) Establishment of interconnecting paths and trails for alternative transportation routes which lead to common and popular destinations and interface with automobile traffic at few and specific points. Onsite paths and trails shall connect to the citywide trail system. Trails connecting to the citywide system shall be considered public trails allowing for public use; and
- (e) Elimination of blighted structures or incompatible uses through redevelopment or rehabilitation.
- (f) Provide residential housing that conforms with the State moderate income requirements.

HISTORY

Amended by Ord. [2019-08](#) on 4/17/2019

Amended by Ord. [2019-18](#) on 8/7/2019

Amended by Ord. [2024-05](#) on 1/31/2024

12.2 Authority To Modify Regulations

(1) The Planning Commission shall have the authority to recommend to the City Council reasonable and appropriate conditions in any planned development including recommendations to change, alter, modify or waive of the land use Code as they applies to the proposed planned development. Public

health and safety issued including but not limited to; line of site, public utilities and associated easements, secondary and emergency access, and quantity of required parking are outside of the Planning Commission authority to recommend for modification or waiver. No such change, alteration, modification or waiver shall be approved unless the City Council shall find that the proposed planned unit development:

(a) Will achieve all of the applicable purposes for which a planned development may be approved pursuant to Section 12.1. It is recognized that not all properties include historic or blighted structures, nor will all purposes specifically apply to non-residential uses and thus may be considered "Not Applicable". Residential projects that do not seek to increase the overall density allowed within the applicable district shall not be required to provide a moderate-income housing element unless the applicant otherwise desires to provide moderate income or affordable housing. For residential projects requesting density, at least 50% of the requested increased density shall meet state moderate income standards.

(b) Will not violate the general purposes, goals and objectives of this Code and of any plans adopted by the Planning Commission or the City Council.

HISTORY

Amended by Ord. [2024-05](#) on 1/31/2024

Amended by Ord. [2024-06](#) on 2/21/2024

12.4 Application Procedure

1. If required by code or the applicant is seeking proposed variations to a Grantsville City Ordinance, a PUD application shall be submitted and approved prior to the submittal of a development application such as, but not limited to, Preliminary Plan and Final Plat applications as detailed in Chapter 21.
2. In addition to the application requirements for subdivisions, an applicant for a planned unit development shall submit the following information with the Preliminary Plat application:
 - a. (a) The applicant shall submit a concept plan, that is drawn to scale and is legible if printed on an 11 x 17 sheet. At a minimum, the concept plan shall include:
 - i. The proposed configuration of lots and types of uses proposed for the property.
 - ii. Streets rights-of-way, open spaces and other proposed common area or public use spaces shall be shown.
 - iii. Information shall be provided detailing minimum lot sizes, number of proposed lots for each type of use and calculations for over all areas for each type of use.
 - iv. Where proposed uses do not match uses on adjoining properties, a continuation of the adjoining use shall be implemented for lots against the lot boundary, or a passive use landscaped buffer of at least 50 feet wide containing trees and privacy fencing shall be included. No lighting shall be allowed to reside in the 50 foot buffer and no light shall escape onto adjacent properties. Landscaped buffer areas may be counted as open space if the open space complies with the requirements found in GLUDMC Section 21.1. For commercial properties that are not in use at night, parking may encroach into the buffer area but trees and fencing are still required between the parking and the property boundary. Properties smaller than three acres or containing narrow areas of less than 200 feet may be granted modifications to the buffer width in those narrow areas if applicants and Planning Commission agree on an acceptable alternative such as transitions in architectural design that complement the neighboring issues.

- b. The applicant shall submit a written statement addressing each of the standards set forth in GLUDMC Section 7.8 herein entitled, Determination, when applicable and how the proposed development will promote the objectives set forth in Section 12.1 of this Chapter. The statement shall explain specifically how the proposed planned unit development relates to each such standard and promotes a listed objective;
- c. The applicant shall submit a written statement indicating specifically what change, alteration, modification or waiver of any zoning or development regulations is being sought by the developer, if any. The proposed variations shall include specific references to the affected ordinances and a comparison of the requirement and proposed variations. The applicant shall also provide an explanation of how the proposed variation benefits the development and the surrounding community and explain the steps that are proposed to mitigate the effects of the proposed variation on the ordinance.
- d. The approval of the PUD applicaiton final plan or final plat (if required) shall include approval of all special conditions applicable to the planned unit development. All special conditions and approved variations to the GLUDMC shall be included in a Development Agreement which shall be approved by Planning Commission and City Council.
- e. Any party aggrieved by the final decision of the Planning Commission, regarding a planned unit development, with respect to changes, alterations, modifications or waivers either granted or denied, may appeal such decision to the City Council, whose decision shall then be final. All appeals to the City Council must be in writing and filed with the Zoning Administrator within thirty (30) days of the date of the decision appealed from and prior to any further consideration by the Planning Commission of a subsequent step in the planned unit development approval process. Only the final decision of the City Council with respect to the Final Plan or plat, Development Plan or changes, alterations, modifications or waivers either granted or denied may be appealed to the District Court, provided such appeal is filed within thirty (30) days of the decision of the City Council. Said appeal shall be filed with the City Recorder and with the Clerk of the District Court.
- f. No planned unit development approval (that does not include a subdivision) shall be valid for a period longer than one year unless a building permit has been issued, construction has actually begun within that period and construction has been diligently pursued. Upon written request of the applicant, the one year period may be extended by the Planning Commission for such time as it shall determine for good cause shown, without further hearing.

HISTORY

Amended by Ord. [2024-05](#) on 1/31/2024

12.5 Adjustments To Development Plan

(1) No major alteration or amendment to a development plan that would alter or expand the intent of the provisions in the approved PUD shall be made without a new application being filed and processed pursuant to the provisions of this Chapter. Minor alterations to a development plan that do not include a subdivision of land, may be made subject to written approval of the Planning Commission when such adjustments appear necessary in light of technical or engineering considerations. Such minor adjustments shall be limited to the following elements:

- (a) Adjusting the distance as shown on the approved Plan between any one structure or group of structures, and any other structure or group of structures, or any vehicular circulation element or any boundary of the site;
- (b) Adjusting the location of any open space. The size or amount of open space that was approved shall not be compromised.

(c) Adjusting any final grade, and

(d) Altering the types of landscaping elements and their arrangement within the required landscaping buffer area.

(2) Such minor adjustments shall be consistent with the intent and purpose of the Code and the PUD provisions as approved, and shall be the minimum necessary to overcome the particular difficulty and shall not be approved if such adjustments would result in a violation of any standard or requirement of this Code.

(3) Any adjustment to the Development Plan that would alter or expand the intent of the provisions in the approved PUD and is not authorized by this Section, shall be considered to be a major adjustment. The Planning Commission following notice to at least all adjoining property owners, may approve an application for a major adjustment of the Final Development Plan, not requiring a modification of written conditions of approval or recorded easements, upon finding that any changes in the plan as approved will be in substantial conformity with the final Development Plan. If the Planning Commission determines that a major adjustment is not in substantial conformity with the provisions of the approved PUD as approved, then the Planning Commission shall review the request in accordance with the procedures set forth in Section 12.4.

HISTORY

Amended by Ord. [2024-05](#) on 1/31/2024

Chapter 9 Landscaping And Buffers

9.1 Purpose

9.2 Enforcement Of Landscape Requirements

9.3 Landscape Plan

9.4 Selection, Installation, And Maintenance Of Plant Materials

9.5 Parkway Landscaping

Amended 11/05 by Ordinance 2005-19

9.1 Purpose

The landscaping and buffering requirements specified in this Chapter are intended to foster aesthetically pleasing development which will protect and preserve the appearance, character, health, safety, and welfare of the community. These regulations are intended to increase the compatibility of adjacent uses and, in doing so, minimize the harmful impacts of noise, dust and other debris, motor vehicle headlight glare or other artificial light intrusions, and other objectionable activities or impacts conducted or created by an adjoining or nearby use, thereby fostering compatibility among different land uses. These regulations are also intended to preserve, enhance and expand the urban forest and promote the prudent use of water and energy resources.

9.2 Enforcement Of Landscape Requirements

Whenever the submission and approval of a landscape plan is required by this Ordinance, such landscape plan shall be an integral part of any application for a building permit and occupancy permit. No permit shall be issued without City approval of a landscape plan as required herein. Failure to implement the approved landscape plan shall be cause for revocation of the occupancy permit. However, the requirements of this Chapter may be modified by the Zoning Administrator, on a case by case basis, in response to input from the City Police Department regarding the effects of required landscaping on crime prevention.

9.3 Landscape Plan

(1) Except for the construction of detached single-family residences and two-family residences a landscape plan shall be required for any change in use, building additions or increases in occupancy. Such landscape plan shall be drawn in conformance with the requirements specified in this chapter. Landscape plans must be approved by the Zoning Administrator prior to issuance of a building permit. Landscape plans for planned unit developments or conditional uses, or other uses requiring site plan approval shall be reviewed and approved by the Planning Commission.

(2) Unless specifically waived by the Zoning Administrator, all landscape plans submitted for approval shall contain the following information:

(a) The location and dimensions of all existing and proposed structures, property lines, easements, parking lots and drives, roadways and rights-of-way, sidewalks, bicycle paths, ground signs, refuge disposal and recycling areas, bicycle parking areas, fences, freestanding electrical equipment, tot lots and other recreational facilities, and other freestanding structural features as determined necessary by the Zoning Administrator;

(b) The location, quantity, size and name, both botanical and common names, of all proposed woody plant materials;

(c) The location, quantity, size (where applicable) and name, both botanical and common names, of all proposed herbaceous plant material including ground cover, annuals/perennials and turf;

- (d) The location, quantity, size and name, both botanical common names, of all existing plant materials, including trees and other material in the parkway, and indicating plant material to be retained and removed;
- (e) The location of existing buildings, structures and plant materials on adjacent property within 20 feet of the site, as determined necessary by the Zoning Administrator;
- (f) Existing and proposed grading of the site indicating contours at two foot intervals. Proposed berming shall be indicated using one-foot contour intervals;
- (g) Elevations of all fences and retaining walls proposed for location on the site;
- (h) Elevations, cross-sections and other details as determined necessary by the Zoning Administrator.
- (i) Water efficient irrigation system (separate plan required); and
- (j) Summary data indicating the area of the site in the following conditions:
 - i. Total area and percentage of the site in landscape area;
 - ii. Total area and percentage of the site in domestic turf grasses; and
 - iii. Total area and percentage of the site in drought tolerant plant species.

9.4 Selection, Installation, And Maintenance Of Plant Materials

(1) Planting materials used in conformance with the provisions of this Chapter shall be of good quality, of a species normally grown in Northern Utah, and capable of withstanding the extremes of individual site microclimates. Size and density of plant material, both at the time of planting and at maturity, are additional criteria which shall be considered when selecting plant materials. The use of drought tolerant plant material is preferred.

(2) All landscaping materials shall be installed in accordance with the current planning procedures established by the American Association of Nurserymen. The installation of all plant material required by this Chapter may be delayed until the next optimal planting season, as determined by the Zoning Administrator. The owner of the premises shall be responsible for the maintenance, repair, and replacement of all landscaping materials and barriers, including refuse disposal areas, as may be required by the provisions of this Chapter. All landscaping materials shall be maintained in good condition so as to present a healthy, neat and orderly appearance, and plant material not in this condition shall be replaced when necessary and shall be kept free of refuse and debris. Fences, wall and hedges shall be maintained in good repair. Irrigation systems shall be maintained in good operating condition to promote the conservation of water.

9.5 Parkway Landscaping

(1) The intent of these requirements is to maintain the appearance of parkways, protect the users of parkways, expand landscape design flexibility, accommodate drought tolerant design options and improve environmental conditions. The following requirements shall apply to all lots abutting parkways, the ground area within the street right-of-way situated between the back of curb (or edge of pavement) and the sidewalk. However, these requirements shall not apply to official beautification districts where exceptions to parkway standards are approved.

(2) All parkways shall be landscaped in conformance with the provisions of this Section. In general, this will involve improving the ground surface of the parkway with turf or other plant material, or hard

surface treatments where permitted. Parkway trees shall be required and meet the following specifications:

- (a) Parkway trees shall be provided at the equivalent of not more than 30 feet apart in the right-of-way adjacent to the parcel;
 - (b) Parkway trees may be clustered or spaced linearly in the right-of-way as determined appropriate by the Zoning Administrator;
 - (c) Parkway trees shall have a minimum trunk size of two and one-half inches in caliper;
 - (d) A variety of compatible species should be included in the planting plan for a specific site or development. The selecting of a tree species shall be reviewed and approved by the Zoning Administrator; and
 - (e) The Zoning Administrator may waive or otherwise modify the requirements of this Section to better achieve the intent of this Section and address site specific conditions. This could also include requiring the planting of parkway trees on the lot adjacent to the right-of-way if adequate space is not available in the parkway.
- (3) Materials prohibited in parkways referenced in Table 9-1 include rocks, gravel, bark, asphalt, thorn bearing plant species, ground cover and shrubs which exceed 18 inches in height at maturity. These materials are prohibited for the reasons stated below:
- (a) Rocks, gravel, and bark are hazardous to pedestrians and bicyclists, are difficult to walk across particularly when covered with snow, are kicked or washed into the street and sidewalk causing potential traffic hazards and clog storm drainage systems, and requires additional City street cleaning and maintenance costs;
 - (b) Asphalt is inconsistent with the City's urban design policy, and deteriorates quicker than concrete or pavers;
 - (c) Thorn bearing plant species are hazardous to pedestrians and bicyclists, and are difficult to walk across; and
 - (d) Ground cover and shrubs which exceed eighteen inches in height at maturity are hazardous to pedestrians due to sight distance problems, are difficult to walk across, provides a visual barrier to promote crime, and limits access to vehicles parked adjacent to the parkway.
 - (e) The developer in a subdivision or planned unit development is responsible for the planting of street trees.

Table 9-1, Parkway Design Standards *

Parkway Materials	Parkway
Turf ¹	Permitted
Evergreen Ground Cover ²	Permitted - less than 18" in height at maturity
Shrubs ³	Permitted - less than 18" in height at maturity
Trees	Permitted - See Section 9.5.6
Flowers ⁴	Permitted - flower bed not to exceed 24" in height at maturity

Bark and Mulch	Permitted
Driveway and Walkways (carriage to street)	Permitted
Other Impervious Materials (brick pavers, concrete)	Not to exceed 25% of the park strip area
Street Trees	Street trees shall be planted within one growing season from the date the certificate of occupancy was issued. The developer in a subdivision or P.U.D., is responsible for the planting of street trees.
Irrigation ⁵	Required for plant materials
Prohibited Materials ⁶	Large rocks, asphalt, thorny bearing plants, ground cover and shrubs exceeding 18" in height.

Notes:

* These standards apply to all properties in the City that have street curb and/or gutter. Owners of property on streets that do not have curb and gutter, and vacant lot owners do not have to maintain landscaping within the public right-of-way. However, these properties shall not maintain rocks, gravel, bark, or other similar materials within the public right-of-way. In addition, vacant property owners shall maintain native grasses and weeds to a maximum height of six (6) inches.

1 Turf is permitted on slope grades up to fifty percent. Turf is not recommended on slopes greater than fifty percent.

2 Ground covers are defined as any perennial evergreen plant material species that cover one hundred percent of the ground all year. Perennial is defined as a plant having a life span of more than two years. Evergreen is defined as a plant having foliage that remains on the plant throughout the year. Ground covers shall not exceed 18 inches in height at maturity. Flowers as permitted above are an exception to this definition and shall not exceed 36 inches in height at maturity. Thorn bearing ground covers are prohibited.

3 A limited variety of shrubs are available that will not exceed 18 inches in height at maturity. Thorn bearing shrubs are prohibited.

4 Flowers shall not include thorn bearing species.

5 Irrigation shall be provided to adequately maintain all plant materials in parkway areas. Irrigation may include a permanent "in-ground" system or manual hose and sprinkler application.

6 Retaining walls, fences, steps, and other similar structural encroachments shall be prohibited unless they are specifically approved through the City. Retaining wall is defined as a wall designed to resist the lateral displacement of soil or other material.

4.34 Multi Unit Residential Development

1. Multi unit residential units, also called attached dwelling units, shall include any structure that provides for more than one place of residence. The combined units in each structure shall meet the requirements of GLUMDC 4.34(2). The structure shall be constructed to comply with all current building and fire codes.
2. The minimum size requirements for a multi-unit lot is:
 - a. The minimum lot size per individual unit for townhouses, row houses and other attached but separately owned type units is 2,400 square feet including a minimum of 1,000 square foot unit footprint. As the unit footprint increases in area the overall lot size shall increase equivalently as necessary to allow the unit the meet minimum frontage width and all setbacks. Lot sizes for end units shall include additional lot area to meet corner side setbacks of 25 feet. The minimum building to building spacing of 30 feet overall between buildings. The side setback along property boundaries shall be 15 feet. Setback areas may be held in common ownership. The minimum lot size only includes the area within the setbacks and does not include: public/private streets, private drives/ alleyways serving multiple units, visitor parking, common use areas such as playgrounds, neighborhood recreational amenities, sidewalks, pathways, or trails..
 - b. The minimum lot size for attached apartments and condominiums shall be calculated based upon an area per individual unit of 2,400 square feet. The building footprint is not included in the lot size calculation. Open space requirements shall apply. This minimum area includes parking lots internal driveways, common use areas, amenities, internal sidewalks pathways or trails. Regardless of the minimum lot size calculation building setbacks shall remain in force when locating all buildings on a site. Interior amenities for utilization of all residents such as gyms, pools, group meeting areas including amenities typically found in a club house may be calculated as part of the lot size if they do not contain residential units, building maintenance or mechanical areas serving the residential portions of the complex either in, above or below the amenity. Interior amenities, sheds and covered or enclosed parking shall not encompass more than 1/3 of the area calculated as minimum lot size.
 - c. Setbacks
 - i. Front: 25 feet
 - ii. Sides (attached dwellings): 30 feet spacing between buildings containing dwelling units 15 feet side setback to property line
 - iii. Rear: 20 feet
 - iv. Corner lots (attached dwellings): In order to maintain an adequate site triangle, there shall be a minimum setback on corner lots as follows: 25 feet on each side fronting a street
 - d. Minimum Lot Frontage
 - i. Townhouses, rowhouses, and attached separately owned residential units shall have a lot frontage/lot width per unit of no less than 30 feet
 - e. Open Space Requirements: In recognition that attached dwelling and mixed-use housing typically includes limited personal outdoor space, all attached dwelling and mixed use projects shall provide a minimum of 10% of the total residential project area to be used for improved open space. There shall be no fee in lieu option for open space in these projects. The improved open space shall comply with the following requirements:

1. The open space area shall be part of the common area and shall be used to provide amenities and activity areas for the residents of the development.
2. Amenities shall include active and passive uses such as but not limited to play areas and equipment, exercise areas and equipment, and outdoor gathering areas that are conducive to the health, safety and welfare of the residents.
3. As open space areas are meant to provide outdoor amenities for the use of the residents, stormwater facilities shall not be considered as part of the open space area.
4. Open space shall not encroach on setback areas and adequate buffering shall be provided to shield residences, onsite and neighboring, from the light and noise of amenities.
5. Pathways and trails shall be provided that allow all residents to safely access the open space areas.
6. The attached dwelling and mixed use open space requirements shall supersede the open space requirements found in Chapter 21 Subdivision Regulations.

f. Street and Parking

1. All streets shall be designed and constructed to meet the City's standards for streets
2. Parking for Residents: Parking requirements found in Chapter 6 Off Street Parking and Loading shall apply with the following exceptions:
 - a. There shall be a minimum of two (2) parking spaces provided for each unit
 - b. Additional parking for recreational, commercial, and other types of units will be required if the residents are not required to park them off-site by a rental/owner agreement.
3. Residential Visitor Parking: Parking requirements found in Chapter 6 Off Street Parking and Loading shall apply with the following exceptions:
 - a. Parking for the first ten (10) units shall provide one (1) separate designated visitor parking stall per dwelling unit. each unit over the first ten (10) dwelling units, one (1) additional parking stall for each two (2) dwelling units shall be provided. For any partial stalls calculated, the applicant shall round up to the next whole number of stalls.
 - b. If sufficient separated designated visitor parking is not available in approved curbside locations, off-street parking shall be provided no more than 200 feet away from the units for which parking is serving.
4. Commercial Parking: Parking requirements found in Chapter 6 Off Street Parking and Loading shall apply

g. Building Requirements

1. Maximum height is three (3) or thirty-five feet (35'), whichever is less.
2. Ground floor units shall be ADA accessible.
1. The portion of the lot not covered by improvements shall be fully landscaped in accordance with Chapter 9 of GLUMDC.

HISTORY

Adopted by Ord. [2022-24](#) on 7/6/2022

Amended by Ord. [2023-07](#) on 7/19/2023

Chapter 6 Off-Street Parking And Loading

6.1 Purpose And Scope Of Off-Street Parking And Loading Requirements

6.2 Existing Parking And Loading Facilities

6.3 Damage Or Destruction Of Existing Facilities

6.4 Site Plan Requirements For A Building Permit

6.5 General Off-Street Parking Requirements

6.6 Parking For The Disabled

6.7 Off-Street Parking Dimensions

6.8 Design And Maintenance

6.9 Residential Districts

6.10 Main Street Parking

6.11 Transportation Demand Management

6.12 Recreational Vehicles Used As Dwelling Structures

6.13 Minimum Parking Requirements

6.14 Driveway Regulations

6.15 Access Requirements For Other Than Residential Lots

6.16 Maintenance Of Parking Lots

6.1 Purpose And Scope Of Off-Street Parking And Loading Requirements

(1) The requirements of this chapter are intended to promote the orderly use of land and buildings by identifying minimum and maximum standards for accessory parking and loading facilities that will promote safe and convenient vehicular transportation and movement of goods. These requirements are also intended to help lessen traffic congestion and promote a cleaner environment through reducing the number of vehicles trips. Encouraging non-motorized transportation and relating parking requirements to the local land use/transportation system are consistent with the objectives of this chapter.

(2) The off-street parking and loading provisions of this Code shall apply to all buildings and structures erected and all uses of land established after the effective date of this Code. Where a building permit has been issued prior to the effective date of this Code and provided that construction is begun within six months of such effective date and diligently pursued to completion (completion to be accomplished within 18 months of the effective date of this Code), parking and loading facilities in the amounts required for the issuance of said building permit may be provided in lieu of any different amounts required by this Code. If such building permit pertains to a stage of development only, and subsequent stage for which a building permit is required shall comply with the parking and loading requirements set forth in this chapter.

(3) When the intensity of any building, structure, or premises is increased through the addition of dwelling units, gross floor area, seating capacity, or other units of measurement specified herein for required parking or loading facilities, additional parking and loading facilities shall be provided in the amounts by which the requirements for the intensified use exceed those for the existing use.

6.2 Existing Parking And Loading Facilities

(1) Off-street parking and loading facilities in existence on the effective date of this Code shall not be reduced below the parking and loading requirements of this Code. If such facilities are already below these requirements, they shall not be further reduced below the requirements of this Code.

(2) When the use of an existing building or structure is changed to a new use, parking or loading facilities shall be provided in the amount required for such new use. However, if an existing building or structure was established prior to the effective date of this Code, any increase in the required parking or loading facilities shall be limited to the amount by which the new use exceeds the existing use.

6.3 Damage Or Destruction Of Existing Facilities

For any conforming or legally non-conforming building or use which is in existence on the effective date of this Code, which thereafter is damaged or destroyed by fire, collapse, explosion, or other cause, and which is reconstructed, reestablished, or repaired, off-street parking or loading facilities in compliance with the requirements of this chapter need not be provided, except that parking or loading facilities equivalent to any maintained at the time of such damage or destruction shall be restored or continued in operation. However, in no case shall it be necessary to restore or maintain parking or loading facilities in excess of those required by this Code for equivalent new uses or construction.

6.4 Site Plan Requirements For A Building Permit

Any application for a building permit shall include a site plan, drawn to scale and fully dimensioned, showing any off-street parking or loading facilities to be provided in compliance with this Code.

6.5 General Off-Street Parking Requirements

(1) All parking spaces required to serve buildings or uses erected or established after the effective date of this Code shall be located on the same lot as the building or use served, except that off-site parking spaces to serve business, commercial, industrial, and office buildings or uses may be permitted in districts which designate off-site parking spaces as permitted or conditional uses.

(2) All off-street parking facilities shall be designed with appropriate means of vehicular access to a street or alley in a manner which will least interfere with traffic movement. Parking lots in excess of five spaces shall be designed to allow vehicles to enter and exit the lot in a forward direction. All vehicular access roads/driveways shall be hard surfaced and shall be designed and constructed to conform to the parking design standards developed by Grantsville City.

(3) Except as otherwise provided in this chapter, required accessory off-street parking facilities provided for uses listed in sections 6.13 and 6.14 shall be solely used for parking of passenger automobiles of guests, patrons, occupants, or employees of such uses.

Amended 04/05 by Ordinance 2005-08, 11/05 by Ordinance 2005-21

HISTORY

Amended by Ord. [2021-23](#) on 5/19/2021

6.6 Parking For The Disabled

(1) Any parking area to be used by the general public shall provide parking spaces designated and located to adequately accommodate the disabled, and these shall be clearly marked as such. Parking spaces for the disabled shall be located in close proximity to the principal building. The designation of parking spaces for the disabled shall constitute consent by the property owner to the enforcement of the restricted use of such spaces to disabled motorists by the City. Parking spaces for the disabled shall conform to the standards of the Americans with Disabilities Act. The number of required parking spaces accessible to the disabled shall be as follows:

Table 6.1 Minimum Required Accessible Parking Spaces

Total parking lot spaces	Required Minimum # of Accessible Spaces	Required Minimum # of Van Accessible Spaces
1 to 25	1	1
26 to 50	2	1

51 to 75	3	1
76 to 100	4	2
101 to 150	5	2
151 to 200	6	2
201 to 300	7	3
301 to 400	8	3
401 to 500	9	4
501 to 1000	2% of total	30% of total accessible spaces with total # of spaces = 501 to 1001
1001 and over	20 + 1 for each 100 over 1000	30% of total accessible spaces with total # of spaces = 501 to 1001

Amended 04/05 by Ordinance 2005-08

6.7 Off-Street Parking Dimensions

(1) The dimensions for parking stalls and associated aisles are established in Table 6.2, Off-street parking dimensions, with the following modifications and additions to those dimensions:

- (a) parking stalls located adjacent to walls or columns shall be one foot wider to accommodate door opening clearance and vehicle maneuvering ability;
- (b) parking angles between 0 and 45 , and between 75 and 90 are not allowed. Requests for parking angles other than those shown on Table 6.2 may be made to the Planning Commission; and
- (c) If a public alley is used as a parking aisle, additional space shall be required on the subject lot to provide the full width of aisle required on Table 6.2.

Table 6.2, Off-street Parking Dimensions

Parking Angle	Stall Width	Vehicle Projection	Aisle Width	Wall to Wall Module Width	Interlock Reduction	Overhang Allowance
0	22'00"	9'00"	9'05"	27'05"	0'00"	2'00"
45	9'00"	16'10"	12'06"	46'04"	2'03"	2'00"
50	9'00"	17'05"	13'03"	48'01"	2'00"	2'00"
55	9'00"	17'11"	13'11"	49'09"	1'10"	2'01"
60	9'00"	18'03"	14'07"	51'01"	1'07"	2'02"
65	9'00"	18'06"	15'06"	52'06"	1'04"	2'03"
70	9'00"	18'07"	16'04"	53'06"	1'01"	2'04"
75	9'00"	18'06"	17'10"	54'10"	0'10"	2'05"
90	9'00"	17'06"	22'07"	57'07"	0'00"	2'06"

6.8 Design And Maintenance

(1) Parking lots shall be designed to ensure safe and easy ingress, egress and movement through the interior of the lot. The number of curb cuts onto major roads should be minimized. Shared access driveways between adjacent sites should be encouraged. Parking lot islands should be provided on the interior of the parking lot to help direct traffic flow and to provide landscaped areas within such lots. Parking lots shall be designed in accordance with applicable City codes, ordinances and guidelines with respect to:

- (a) minimum distances between curb cuts;
- (b) proximity of curb cuts to intersections;
- (c) provisions of shared driveways;
- (d) location, quantity and design of landscaped islands; and
- (e) design of parking lot interior circulation system.

(2) The design of parking facilities shall be subject to the approval of the Planning Commission and shall conform to the standards developed by the City. Landscaping and screening shall be provided in accordance with the requirements of this Code.

(3) Where a parking area or parking lot is illuminated, direct rays or light shall not shine into adjoining property or into a street. Accessory signs shall be permitted on parking areas in accordance with this Code. All open parking areas or lots shall be improved in accordance with regulations applicable to parking lot pavement thickness contained in applicable City codes and regulations.

(4) When determination of the number of off-street parking spaces required by this Code results in a requirement of a fractional space, any fraction of less than one-half may be disregarded, while a fraction of one-half or more, shall be counted as one parking space. Parking space requirements based on the number of employees or users shall be based on the maximum number of employees or users on the premises at any one time.

6.9 Residential Districts

(1) The following restrictions shall apply to single family detached, single family attached and two family dwellings:

- (a) Parking on driveways located between the front or corner side lot line and building shall not be allowed for satisfying the requirements stated in this chapter.
- (b) The provision of parking spaces elsewhere on the lot shall conform to the other applicable requirements of this chapter. Requirements for garages shall be as specified in each zoning district regulations.
- (d) No parkway or right-of-way area adjacent to or near the lot shall be used for parking.
- (e) A maximum of four outdoor parking spaces shall be permitted per lot. Parking spaces located within 30 feet of an alley, and taking access from such alley, shall be exempt. Recreational vehicle parking, where permitted, shall be included.

HISTORY

Amended by Ord. [2021-23](#) on 5/19/2021

6.10 Main Street Parking

The intent of this section is to establish short term parking requirements along the Main Street Retail Business District on Main Street and to limit the required parking increases resulting from a change in use. These regulations also apply to parking structures or lots created to serve uses located wholly or partially within the Main Street Retail Business District on Main Street. Parking spaces established to serve retail goods or retail service establishments located within the Main Street Retail Business District shall designate such spaces as short term parking spaces. These spaces shall have a two hour maximum time limit. Any legally established use may be changed to any other legal use without providing any additional off-street parking, provided no expansion of the existing principal structure has occurred.

6.11 Transportation Demand Management

(1) Because the purposes and intent of this Code includes the lessening of congestion on the streets and roads, as well as generally protecting the public health, safety and welfare, specific standards and regulations are outlined below which are intended to reduce traffic congestion and environmental pollution associated with vehicular transportation. The standards and regulations established below are intended to be components of an overall transportation demand management plan and reflect appropriate zoning control measures.

(2) Encouraging the use of bicycles is seen as an important non-motorized transportation alternative and a key component of a transportation demand management program. The minimum number of bicycle parking spaces provided for any use shall be equal to five percent of the vehicular parking spaces required for such use. The design of bicycle parking shall:

- (a) be located on the same lot as the principal use;
- (b) be designed to allow each bicycle to be supported by its frame;
- (c) be designed to allow the frame and wheels of each bicycle to be secured against theft;
- (d) be designed to avoid damage to the bicycles;
- (e) be anchored to resist rust or corrosion, or removal by vandalism;
- (f) accommodate a range of bicycle shapes and sizes and facilitate easy locking without interfering with adjacent bicycles;
- (g) be located to prevent damage to bicycles by cars;
- (h) be located in convenient, highly-visible, active, well-lighted areas;
- (i) be located so as to not interfere with pedestrian movements; and
- (j) be located as near the principal entrance of the building as practical.

6.12 Recreational Vehicles Used As Dwelling Structures

No towed or self-powered vehicle designed by the manufacturer to be used as a recreational vehicle shall be occupied as a dwelling for any length of time.

6.13 Minimum Parking Requirements

Shared parking. The zoning administrator may authorize a reduction in the total number of required parking spaces for two or more uses jointly providing off-street parking when their respective hours of

peak operation do not overlap. Shared parking shall be subject to the following conditions:

(1) **Computation:** The number of shared spaces for two or more distinguishable land uses shall be determined by the following procedure:

(a) Multiply the minimum parking required for each individual use, as set forth in Table 6.4 by the appropriate percentage indicated in Table 6.3 shared parking calculations, for each of the six designated time periods.

(b) Add the resulting sums for each of the six columns.

(c) The minimum-parking requirement shall be the highest sum among the six columns resulting from the above calculations.

(d) Select the time period with the highest total parking requirement and use that total as the shared parking requirement.

Other uses. If one or all of the land uses proposing to make use of shared parking facilities do not conform to the general land use classifications in Table 6.3, shared parking calculations, as determined by the zoning administrator, then the applicant shall submit sufficient data to indicate the principal operating hours of the uses. Based upon this information, the zoning administrator shall determine the appropriate shared parking requirement, if any, for such uses.

Process. An application for shared parking shall be submitted on a form approved by the zoning administrator.

Table 6.3 Parking Requirements

General Land Use Classification	Weekdays			Weekends		
	1:00 a.m. - 7:00 a.m.	7:00 a.m. - 6:00 p.m.	6:00 p.m. - 7:00 a.m.	1:00 a.m. - 7:00 a.m.	7:00 a.m. - 6:00 p.m.	6:00 p.m. - 1:00 a.m.
Office	5%	100%	5%	0%	15%	60%
Retail sales & services	0%	70%	100%	30%	75%	100%
Restaurant (not 24 hr)	20%	70%	100%	100%	75%	90%
Theater	0%	60%	100%	0%	80%	100%
Hotel - Guest Rooms	100%	55%	100%	100%	55%	100%
Hotel - Restaurant/ Lounge	40%	60%	100%	50%	45%	100%
Hotel - Conference Rooms	0%	100%	100%	0%	100%	100%
Religious Institution	0%	25%	50%	0%	100%	50%

Table 6.4 Parking Requirements

Use	Parking requirements
Athletic Club, Sports Club/Health Spa	4.37 spaces per 1,000 sq ft of gross floor area
Bank, Walk-In Only	0.63 spaces per 1,000 sq ft of gross floor area
Bank, Walk-In w/Drive-Up	4.23 spaces per 1,000 sq ft of gross floor area
Boarding House, Rooming House	1 space for each room for rent, +2 additional spaces if a portion of the bldg is used as a single dwelling unit
Bowling Alley	2.36 space per lane
Church	1.25 spaces for each 6 ft. of linear pew or 4 seats. However, (a) Where a church building is designed or intended to be used by two congregations at the same time, parking of 2.25 parking spaces shall be provided for each 6 ft. of linear pew or 4 seats. (b) For buildings designed or intended to be used for conferences or other special meetings involving more than the regular congregations, the necessary parking shall be determined by the Planning Commission.
Cleaning Services, Testing, or Repair of Material or Commodities	1 space for each 3 employees
Community Centers or Recreation Building	4 spaces per 1,000 sq ft of gross floor space
Daycare Facility	1 space for every 2 employees, + 2 additional parking space, +1 loading space for every 8 clients
Dwelling, Multi-Unit	2 spaces for each residential unit
Dwelling, Single Living Unit	2 spaces for each residential unit
Elderly- Disabled Housing/Nursing Home, and Assisted Living Facility	1 space for each 3 dwelling units
Furniture/Carpet/Appliance Store	1.22 spaces per 1,000 sq ft of gross floor area
Gas Station	2 spaces for each 2 employees, excluding spaces to serve gas pumps
Hospital	1.79 spaces per bed
Library, Art Gallery & Museum	2 spaces for each 1,000 sq ft of gross floor area
Light Industrial/Manufacturing (Wholesale Stores, Repair Shops for Household Equipment and Radio and Television, and Repair Establishment)	1.59 spaces per 1,000 sq ft of gross floor area
Machinery Sales	2.1 spaces per 1,000 sq ft floor area
Office, General	2.79 spaces per 1,000 sq ft floor area
Office, Government	3.84 spaces per 1,000 sq ft floor area
Office, Medical/Dental Clinic	4.11 spaces per 1,000 sq ft floor area
Paint/Home Improvements/Hardware Store	3.29 spaces per 1,000 sq ft gross floor area

Private Club and Lodge	1 space for each room for rent, +1 space for each 100 sq ft gross floor area + 1 space for each 4 employees
Production & Manufacturing Building	1.59 spaces per 1,000 sq ft floor area
Public Utility & Public Services Use	1 space for each 3 employees + 5 spaces for public use
Restaurant, Bar, Cafeteria and Other Eating and Drinking Places:	
Fast Food Restaurant w/less than 21 seats	0.5 spaces per seat
Fast Food Restaurant w/21 or more seats	14.14 spaces per 1,000 sq ft of gross floor area
Quality/Family Restaurant, Cafeteria and Bar/Lounge	15.89 spaces per 1,000 sq ft of gross floor area
Retail Sales Store, Personal Service Establishment, Shoe Repair, Barber and Beauty Store, etc.	4.1 spaces per 1,000 sq ft of gross floor area
School, Elementary, Jr. High or Boarding (Except High School)	1 space for each 3 employees + 5 spaces
High School	0.19 spaces per student
Supermarket	3.42 spaces per 1,000 sq ft floor area
Theater & Auditorium	0.26 spaces per seat
Warehousing or Storage Building (not to include self storage)	0.5 spaces per 1,000 sq ft of gross floor area
Warehousing or Storage of Uses Not Elsewhere Classified	1 space per 1,000 sq ft of gross floor area
Other Uses	
For any other use not specifically mentioned or provided for in this Section, the zoning administrator shall determine the standards to be applied	For parking, using as a guide the listed use which most closely resembles the use proposed.

Amended 12/04 by Ordinance 2004-25, 04/05 by Ordinance 2005-08

HISTORY

Amended by Ord. [2022-24](#) on 7/6/2022

6.14 Driveway Regulations

[6.14.1 Driveway Construction Requirements](#)

[6.14.2 Secondary Access Permit Required](#)

[6.14.3 Tempering With City Infrastructure](#)

[6.14.4 Driveway Location](#)

[6.14.5 Residential Districts](#)

[6.14.6 Commercial Or Industrial Districts](#)

[6.14.7 Public Safety Access Driveway](#)

6.14 Purpose

A. Purpose

1. The safety and efficiency of a roadway is impacted by the amount and type of interference experienced by the vehicles moving on it. Some interference may result from other vehicles on the roadway, moving in either the same or the opposite direction. The major form of interference, however, is from vehicles entering, leaving, or crossing the roadway at intersecting streets and driveways. In order to reduce interference with traffic flow, minimize accidents and assure the best overall utilization of the roadway of the motoring public, it is necessary to regulate vehicles entering and leaving roadside developments and intersecting streets.
2. Grantsville City recognizes the legal rights of abutting property owners to have access to their property. However, it must also consider the right of other roadway users to travel with relative safety and freedom from interference. Since these rights are at time in conflict, it is the City's responsibility to reconcile and, to the extent feasible, satisfy the needs and desires of all roadway users.

HISTORY

Amended by Ord. [2021-23](#) on 5/19/2021

6.14.1 Driveway Construction Requirements

A. Driveway Construction

1. Driveways hereinafter constructed in the City shall be designed and constructed in conformance with this Chapter.
2. All driveways shall be hard surfaced, with a material approved by the City Engineer, and shall be designed and constructed to conform to current American Public Works Association ("APWA") standards as well as all standards developed by the City.
3. No building permit shall be issued for the erection or construction of a building unless all proposed driveways are reviewed and approved by the City.
4. No driveway or driveway approach shall be permitted to encompass any municipal facility, including but not limited to traffic signal standards, catch basins, fire hydrants, crosswalks, loading zones, storm drains, utility poles, fire alarm supports, meter boxes, manholes and sewer cleanouts.
 - a. Any person, company, or enterprise found violating this Section shall be fined up to \$1,000 per violation, and subject to all other fines and penalties found in this Chapter and allowed by law, including GCC 17-1-6.
 - b. Any person, company or enterprise found violating this Section, in addition to any penalties found in 6.14(A)(4)(a), shall be liable for all costs repair or restore the municipal facility, all costs to remove, relocate, or bring into compliance the offending driveway or driveway approach, and all actual damages to real property caused by the offense.
5. Variations from the requirements of this Chapter may only be approved by the City Council.

HISTORY

Adopted by Ord. [2021-23](#) on 5/19/2021

6.14.2 Secondary Access Permit Required

A. Permit

1. A driveway permit is required prior to the construction of a secondary access to any lot.
2. Construction of a secondary driveway access may be permitted with a driveway approach permit and payment of applicable fees, as designated in the City's Fee Schedule.
3. Applicants shall demonstrate that traffic safety, sight distances, and character of the neighborhood is not adversely impacted and shall comply with the design standards set forth in this Chapter.
4. Grantsville City's Engineer may deny any proposed driveway that violates any part of this Chapter.
5. The driveway approach for a secondary access must be inspected by Grantsville City prior to driveway construction, including the pouring of concrete or road base. The construction requirements must be in compliance with APWA standards, as applicable.

HISTORY

Adopted by Ord. [2021-23](#) on 5/19/2021

6.14.3 Tempering With City Infrastructure

A. Damage to City Property

1. It shall be unlawful for any person or firm to construct, cut, break out, or remove any curb along a public street, alley or right-of-way without prior authorization by the City Engineer and City Public Works Director.
2. No person or firm shall remove, alter, or construct any curb, driveway, gutter, pavement or perform any other improvement in a public street or other property owned by or dedicated to the City without first obtaining a permit or prior authorization from the City Public Works Director authorizing such improvements.

B. Penalties

1. Failure to secure a permit of authorization as described in this Chapter, or failure to construct a driveway in the manner described herein, is a violation of this Chapter and may result in a penalty of fifty dollars (\$50.00) per violation, per day.
 - a. Prior to the issuance of any monetary penalty, the City shall provide the offender written notification of violation and permit the offender at least fourteen (14) days to come into compliance.
 - b. The City shall be required to notify the offender that he has the right to appeal the notice of violation to the Grantsville City Council. All decisions of the City Council shall be final.

HISTORY

Adopted by Ord. [2021-23](#) on 5/19/2021

6.14.4 Driveway Location

A. Streets and Roadways

1. Driveways for off-street parking shall be located on streets designated as local, residential, or main street unless otherwise permitted herein.
2. Driveways accessing arterial, rural, or collector streets require pre-authorization approval from the City Council prior to construction.
 - a. Approval will be granted only if access to the property off another road is impossible or overly burdensome.
3. Driveways shall not be constructed along the acceleration or deceleration lanes and tapers connecting to interchange ramp terminals.

B. Shared Access

1. Shared access driveways between adjacent lots are hereby encouraged.

C. Right-of-Way

1. Driveways, including the radii, but not including right-turn lanes, passing lanes, and tapers, shall be located entirely within the applicant's right-of-way frontage. This right-of-way frontage is determined by projecting the lot lines to the edge of pavement of the road. Encroachment of curb and radii on adjacent right-of-way frontage shall be permitted only upon written certifications from the adjacent property owner(s) (agreeing to such encroachment) and upon written confirmation from the City that the City has determined that such encroachment is necessary to preserve safe roadway conditions.

HISTORY

Adopted by Ord. [2021-23](#) on 5/19/2021

6.14.5 Residential Districts

A. Residential Districts

1. The following restrictions shall apply to single family detached, single family attached and two family dwellings:
 - a. Parking on driveways located between the front or corner side lot line and building shall not be allowed for satisfying the requirements stated in this Chapter.
 - b. Unless an exception is granted by the City Council, driveway approaches in front and corner yards shall not be greater than thirty feet (30') in width.
 - c. The provision of parking spaces elsewhere on the lot shall conform to the other applicable requirements of this Chapter. Requirements for garages shall be specified in each zoning district regulations.
 - d. No parkway right-of-way adjacent to or near the lot shall be used for parking.
 - e. For each single-family residential lot no more than two driveway approaches shall be permitted. In all instances, the total width of two or more driveway approaches may not exceed one-third of the lot frontage in which the drive approaches are constructed. A drive approach shall have a minimum width of twelve feet (12') between them, not including flares.
 - f. The second driveway cannot access an arterial or collector street, unless approved by the City Engineer and City Council.

g. Driveways shall not be closer than:

(1) Twelve feet (12') to each other; and

(2) Sixty feet (60') along the right of ways to a point of a road or street right-of-way intersection as measured from back of sidewalk or property line to edge of driveway.

h. Circular driveways shall only be permitted on local residential streets. A minimum lot frontage of one hundred feet (100') or greater is required of if located on a corner lot, at least thirty-five feet (35') of spacing from the curb line to the leading edge of the driveway.

i. Secondary driveways must be no closer than 10' from the adjacent property line, as measured from the property line to the edge of driveway, not including flares.

HISTORY

Adopted by Ord. [2021-23](#) on 5/19/2021

6.14.6 Commercial Or Industrial Districts

A. The following restrictions shall apply to all commercial or industrial district driveways:

1. All driveways shall be paved in their entirety, using either concrete or asphalt.

2. All driveways shall be constructed with concrete curb and gutter along the entire required entry and exit radii for the driveway.

3. No more than two (2) driveways are permitted per street frontage for any parcel, tract, or development, including access to any and all property designated as out parcels to be leased or sold for future development.

a. Exceptions: The City Engineer, in consultation with the City Public Works Director, may recommend to the City Planning Commission and City Council for their approval three driveways provided the parcel has at lease one thousand feet (1000') of frontage and a Traffic Impact Analysis is performed by a qualified engineer at the property owner's expense, justifying an additional driveway.

HISTORY

Adopted by Ord. [2021-23](#) on 5/19/2021

6.14.7 Public Safety Access Driveway

A. Public Safety Access Driveway Required

1. The owner or developer of any new residence, occupied structure or commercial building or facility or portion thereof which is hereafter constructed or moved into the City, which is located more than one-hundred and fifty feet (150') from the City street or from an approved private street, shall be required to construct and maintain a public safety access driveway from the City street or private street to within one-hundred feet (100') of the residence, structure, building or facility and each part thereof, pursuant to the following standards:

a. A public access driveway shall be constructed and maintained with an all-weather dustless surface that meets the requirements of the City for a standard residential street section. Said driveway shall also have constructed and maintained at its

terminus, an emergency vehicle apparatus turnaround which shall comply with City's standards and specifications for public cul-de-sacs or the minimum specifications of the current International Fire Code or its appendices for dead-end fire apparatus access road turnarounds.

- b. If the public safety access driveway is more than 500 feet in length, it shall be constructed and maintained as provided for above, except that the base course shall be at least 26 feet wide.
 - c. The distance from the public or private street to the residence, building, etc., shall be determined by a measurement along the private driveway from the street to the structure.
2. The public safety access driveway as required by this section shall be completed prior to the issuance of an occupancy permit. The owner of the property shall ensure that the public safety access driveway is maintained pursuant to the standards set forth in this Section and failure to maintain the same shall be guilty of an Infraction.

HISTORY

Adopted by Ord. [2021-23](#) on 5/19/2021

6.15 Access Requirements For Other Than Residential Lots

(1) In all cases where there is an existing curb and gutter or sidewalk on the street, the applicant for a permit shall provide a parking strip, with a minimum width of ten (10) feet, along the entire frontage of the property, except for the permitted driveways. On the street side of the parking strip a concrete curb shall be constructed, the height and type is a six (6) inch high back, unless another specification has been approved by the Planning Commission.

(4) In Planned Unit Developments (when required) and subdivisions that have a density greater than one (1) acre lots, and there is no existing curb and gutter or sidewalk, the applicant shall install a parking strip, sidewalk, curb and gutter, unless this requirement is waved by the Planning Commission.

Amended 04/05 by Ordinance 2005-08

HISTORY

Amended by Ord. [2021-23](#) on 5/19/2021

6.16 Maintenance Of Parking Lots

(1) Every parcel of land used as a public or private parking lot shall be developed and maintained in accordance with the following requirements:

(a) **Surfacing** - Each off-street parking lot shall be surfaced with an asphaltic or portland cement or other binder pavement so as to provide a dustless surface. The parking area shall be so graded as to contain all surface water, by an on site containment system. If such water is to be carried to adjacent streets, it shall be piped under sidewalks.

(b) **Screening** - The sides and rear of any non-residential off-street parking lot which faces or adjoins a residential district shall be screened from such district by a masonry wall or solid visual barrier fence not less than four (4) nor more than six (6) feet in height.

(c) **Landscaping** - Each parking lot shall be adequately landscaped and permanently maintained.

(d) **Lighting** - Lighting used to illuminate any parking lot shall be arranged to reflect the light away from adjoining premises in any Residential or Commercial district, and from street traffic.

Chapter 7 Conditional Uses

7.1 Definition Of Conditional Use

7.2 No Presumption Of Approval

7.3 Site Plan And Permit Required

7.4 Fee

7.5 Application

7.6 Staff Report And Site Plan Report

7.7 Public Hearing

7.8 Determination

7.9 Planning Commission Action

7.10 Effect Of Approval Of Conditional Use

7.11 Appeals Of Decision

7.12 Inspection

7.13 Time Limit

7.14 Notification Required

7.15 Amendment Of A Conditional Use Permit

7.16 Revocation

Amended 12/05 by Ordinance 2005-25

7.1 Definition Of Conditional Use

A conditional use permit is a land use that, because of its unique characteristics or potential impact on the city, surrounding neighbors or adjacent land uses, may not be compatible in some areas or may be compatible only if certain conditions are required that mitigate or eliminate the detrimental impacts.

7.2 No Presumption Of Approval

The listing of a conditional use in any table of permitted and conditional uses found at the end of each chapter of this ordinance for each category of zoning district or districts does not constitute an assurance or presumption that such conditional use will be approved. Rather, each proposed conditional use shall be evaluated on an individual basis, in relation to its compliance with the standards and conditions set forth in this chapter and with the standards for the district in which it is located, in order to determine if the conditional use is appropriate at the particular location.

7.3 Site Plan And Permit Required

(1) A conditional use permit shall be required for all uses listed as conditional uses in the zoning district regulations where they are, or will be located, and if the use is specified as conditional use elsewhere in this ordinance. Failure to comply with any of the conditions imposed in the permit will result in an order to show cause for revocation. The permit may be revoked by the planning commission upon evidence that any condition has not been met.

(2) A conditional use permit has the potential for adverse impacts if located and laid out on zoning lots without careful planning. Such impacts may interfere with the use and enjoyment of adjacent property uses. Site plan review is a process designed to address such adverse impacts and minimize them where possible. Site plan review of development proposals is required for all conditional uses in all districts.

7.4 Fee

The application for any conditional use permit shall be accompanied by the appropriate fee as determined by the City Council.

7.5 Application

(1) The Planning Commission may authorize the Zoning Administrator to grant, attach conditions to, or deny conditional use permits, subject to such limitations or qualifications as are deemed necessary. The Zoning Administrator is also authorized to issue conditional use permits for family food production, the raising of animals and commercial uses in existing buildings, when appropriate, but may also defer any such application to the Planning Commission for its determination, in the sole discretion of the Zoning Administrator.

(2) The Zoning Administrator shall send out the appropriate notification for all conditional use permits. If comments are received that indicate a concern about the proposed conditional use, the conditional use shall be sent to Planning Commission for its consideration.

(3) The Zoning Administrator does not have authority to approve commercial conditional use permits requiring construction of new facilities or requiring exceptions or variances to the city ordinances and standards.

(4) All applications for a conditional use permit shall include:

- (a) The applicant's name, address, telephone numbers and interest in the property;
- (b) The owner's name, address and telephone number, if different than the applicant, and the owner's signed consent to the filing of the application;
- (c) The street address and legal description of the subject property;
- (d) The zoning classification, zoning district boundaries and present use of the subject property;
- (e) A vicinity map with North, scale and date, indicating the zoning classifications and current uses of properties within 500 feet of the boundaries of the subject property. When a conditional use permit will be considered by the Planning Commission, the application shall also include a current plat map showing the names and addresses of all property owners appearing on the tax rolls of the Tooele County Assessor within 500 feet of the boundaries of the subject property.
- (f) A plat or a survey of the parcel of land, lots block, blocks, or parts or portions thereof, drawn to scale, showing the actual dimensions of the piece or parcel, lot, lots, block, blocks, or portions thereof, according to the registered or recorded plat of such land;
- (g) The proposed title of the project and the names, addresses and telephone numbers of the architect, landscape architect, planner or engineer on the project;
- (h) A complete description of the proposed conditional use;
- (i) A plan or drawing drawn to scale of twenty feet to the inch (20' = 1 inch) or larger which includes the following information of the proposed use:
 - i. actual dimensions of the subject property;
 - ii. exact sizes and location of all existing and proposed buildings or other structures;
 - iii. driveways;
 - iv. parking spaces;

- v. safety curbs;
- vi. landscaping;
- vii. location of trash receptacles; and
- viii. drainage features and environmental features.

(j) Traffic Impact Analysis;

(k) A statement indicating whether the applicant will require a variance in connection with the proposed conditional use permit;

(l) Envelopes, mailing labels and first class postage for all property owners located within 500 feet of the subject property when a conditional use permit will be considered by the Planning Commission; and

(m) Such other further information or documentation as the Zoning Administrator may deem to be necessary for a full and proper consideration and disposition of the particular application.

Amended 01/03 by Ordinance 2003-02

HISTORY

Amended by Ord. [2021-12](#) on 4/28/2021

Amended by Ord. [2022-06](#) on 5/4/2022

7.6 Staff Report And Site Plan Report

Once the Zoning Administrator has determined that the application is complete, a Staff Report evaluating the conditional use application shall be prepared by the Zoning Administrator and forwarded to the Planning Commission along with a Site Plan Review Report prepared by the Zoning Administrator.

7.7 Public Hearing

A public hearing may be held if the Chairman of the Planning Commission shall deem a hearing to be necessary and in the public interest.

7.8 Determination

(1) The Planning Commission, or upon authorization, the Zoning Administrator, may permit a use to be located within a zoning district in which a conditional use permit is required by the use regulations of that zoning district or elsewhere in these ordinances. The Zoning Administrator is also authorized to issue conditional use permits for family food production and the raising of animals,, when appropriate, but may also defer any such application to the Planning Commission for its determination, in the sole discretion of the Zoning Administrator. In authorizing any conditional use the Planning Commission or Zoning Administrator shall impose such requirements and conditions as are necessary for the protection of adjacent properties and the public welfare. The Planning Commission or Zoning Administrator shall only approve with conditions, or deny a conditional use based upon written findings of fact with regard to each of the standards set forth below and, where applicable, any special standards for conditional uses set forth in a specific zoning district. The Planning Commission or Zoning Administrator shall not authorize a conditional use permit unless the evidence presented is such as to establish:

- (a) The proposed use is one of the conditional uses specifically listed in the zoning district in which it is to be located;

- (b) That such use will not, under the circumstances of the particular case, be detrimental to the health, safety, comfort, order or general welfare of persons residing or working in the vicinity;
- (c) That the use will comply with the intent, spirit, and regulations of these ordinances and is compatible with and implements the planning goals and objectives of the City, including applicable City master plans;
- (d) Make the use harmonious with the neighboring uses in the zoning district in which it is to be located;
- (e) That nuisances which would not be in harmony with the neighboring uses, will be abated by the conditions imposed;
- (f) That protection of property values, the environment, and the tax base for Grantsville City will be assured;
- (g) That the conditions shall be in compliance with the current comprehensive General Plan of Grantsville City;
- (h) That some form of a guarantee is made assuring compliance to all conditions that are imposed;
- (i) That the conditions imposed are not capricious, arbitrary or contrary to any precedence set by the Planning Commission on prior permits, which are similar in use and district, unless prior approvals were not in accordance with the provisions and standards of this ordinance;
- (j) The internal circulation system of the proposed development is properly designed;
- (k) Existing and proposed utility services are adequate for the proposed development;
- (l) Appropriate buffering is provided to protect adjacent land uses from light, noise and visual impacts;
- (m) Architecture and building materials are consistent with the development and compatible with the adjacent neighborhood;
- (n) Landscaping is appropriate for the scale of the development;
- (o) The proposed use preserves historical, architectural and environmental features of the property; and
- (p) Operating and delivery hours are compatible with adjacent land uses.

HISTORY

Amended by Ord. [2022-06](#) on 5/4/2022

7.9 Planning Commission Action

The staff's written recommendation shall be considered at the meeting. At the conclusion of the meeting, the Planning Commission shall either

- (1) approve the conditional use;
- (2) approve the conditional use subject to specific modifications;
- (3) postpone a decision pending consideration of additional information to be submitted by the applicant; or

(4) deny the conditional use.

7.10 Effect Of Approval Of Conditional Use

The approval of a proposed conditional use by the Planning Commission or the Zoning Administrator shall not authorize the establishment or extension of any use nor the development, construction, reconstruction, alteration or moving of any building or structure, but shall merely authorize the preparation, filing and processing of applications for any permits or approvals that may be required by the regulations of the City, including but not limited to a Building Permit, Certificate of Occupancy and subdivision approval.

7.11 Appeals Of Decision

Any person aggrieved by a decision of the Planning Commission regarding the issuance, denial or revocation or amendment of a conditional use permit, may appeal such decision to the City Council, whose decision shall then be final. All appeals to the City Council must be in writing and filed with the Zoning Administrator within thirty (30) days of the date of the decision appealed from. The decision of the City Council may be appealed to the District Court provided such appeal is filed within thirty (30) days of the decision of the City Council. Said appeal shall be filed with the Zoning Administrator and with the Clerk of the District Court.

7.12 Inspection

(1) Following the issuance of a conditional use permit by the Planning Commission or the Zoning Administrator:

(a) The Zoning Administrator shall take in an application for approval of a building permit (if applicable), and shall insure that development is undertaken and completed in compliance with the conditional use permit, these ordinances, and the building codes.

(b) The Zoning Administrator shall make periodic inspections to insure that compliance with all conditions imposed are being complied with. An Investigation Report will be issued to those who are out of compliance and if the discrepancy is not corrected in an allotted time, an Order to Show Cause will be issued for action by the Planning Commission.

7.13 Time Limit

(1) A conditional use permit for temporary uses may be issued for a maximum period of six (6) months, with renewals at the discretion of the Planning Commission for no more than three (3) successive periods thereafter.

(2) Unless there is substantial action under a conditional use permit within a maximum period of one (1) year of its issuance, said permit shall expire. The Planning Commission may grant one extension up to six (6) months, when deemed in the public interest. The approval of a proposed conditional use permit by the Planning Commission shall authorize only the particular use for which it was issued.

7.14 Notification Required

When the Planning Commission considers an application for a conditional use permit at the work meeting, notification shall be sent by mail to all landowners appearing on the tax rolls of Tooele County Assessor that adjoin the property or within an area that the Planning Commission or the Zoning Administrator deems to be impacted. It is the intent to make notification to all landowners or residents in the area that may be directly impacted by the conditional use action.

Amended 01/03 by Ordinance 2003-02

7.15 Amendment Of A Conditional Use Permit

(1) Once granted, a conditional use permit shall not be enlarged, changed, extended, increased in intensity, or relocated unless an application is made to amend the existing permit, and approval is given by the Planning Commission, except as provided below:

(a) The Zoning Administrator may administratively consider, approve, or disapprove modifications or changes which are consistent with the purpose and intent of this ordinance. In addition, such administrative determinations may be made only where the following conditions exist:

- i. All additions, modifications, or changes are determined not to have significant impact beyond the site.
- ii. Any decision of the Zoning Administrator may be appealed within 30 days to the Planning Commission.

(b) The Planning Commission may consider, approve with modifications, or disapprove amendments to a conditional use permit where the Zoning Administrator determines not to make an administrative determination as provided in (a) above and where the following requirements are met:

- i. The proposed modification or amendment complies with the intent and purpose of these ordinances.
- ii. Reasonable conditions may be attached, where and to the extent that the Planning Commission finds, that the imposition of the conditions will directly mitigate or eliminate some aspect of the proposed amendment that violate the intent and requirements of this chapter. Impacts must be of the magnitude that without the mitigation or elimination thereof, the amendment to the conditional use permit could not be granted.
- iii. All decisions of the Planning Commission regarding approval, denial, the imposition of special conditions may be appealed to the City Council as provided in this Chapter.

7.16 Revocation

(1) The Planning Commission may revoke a conditional use permit if the conditions of a use permit are not fully complied with. Prior to the revocation of a use permit, the Chairman of the Planning Commission, after receiving information that there is reason to believe that the conditions of a use permit are not being complied with, shall issue an Order to Show Cause, to the owner or person(s) who are in control over the property or use in question. The order shall specify the alleged conditions that are not in compliance, inform the owner or other responsible party that the conditional use permit is in question and may be revoked, and any relevant evidence may be presented in support of the owner or responsible parties position. All persons wishing to present evidence shall be required to take an oath or affirmation to tell the truth, which shall be administered by or under the direction of the Chairman of the Planning Commission. The form of the oath or affirmation shall be as specified by Sections 78-24-17 or 78-24-18 of the Utah Code Annotated. The Chairman may be reversed on any procedural ruling, by a majority vote of the other Planning Commission members present. A decision of the Planning Commission shall include a findings of fact and it's ruling.

(2) The Planning Commission may after a hearing, revoke a conditional use permit, allow the use to continue, or add new terms and conditions to an existing permit. Furthermore, the Planning Commission shall have the right of action to compel offending structures or uses to be removed at the cost of the violator or owner. Nothing in this section shall be construed to prevent the Planning Commission from otherwise reviewing use permits or be construed to prevent persons from being

prosecuted under the criminal provision of this code for failure to comply with the terms of a conditional use permit.

(3) Any person or firm aggrieved by the decision of the Planning Commission regarding the revocation or amendment of a conditional use permit, may appeal such decision to the City Council whose decision shall then be final. The decision of the City Council shall be appealed to district court provided, that petition for such relief is presented to the court within 30 days after the filing of such decision in the office of the Grantsville City Council.

4.34 Multi Unit Residential Development

1. Multi unit residential units, also called attached dwelling units, shall include any structure that provides for more than one place of residence. The combined units in each structure shall meet the requirements of GLUMDC 4.34(2). The structure shall be constructed to comply with all current building and fire codes.
2. The minimum size requirements for a multi-unit lot is:
 - a. The minimum lot size per individual unit for townhouses, row houses and other attached but separately owned type units is 2,400 square feet including a minimum of 1,000 square foot unit footprint. As the unit footprint increases in area the overall lot size shall increase equivalently as necessary to allow the unit the meet minimum frontage width and all setbacks. Lot sizes for end units shall include additional lot area to meet corner side setbacks of 25 feet. The minimum building to building spacing of 30 feet overall between buildings. The side setback along property boundaries shall be 15 feet. Setback areas may be held in common ownership. The minimum lot size only includes the area within the setbacks and does not include: public/private streets, private drives/ alleyways serving multiple units, visitor parking, common use areas such as playgrounds, neighborhood recreational amenities, sidewalks, pathways, or trails..
 - b. The minimum lot size for attached apartments and condominiums shall be calculated based upon an area per individual unit of 2,400 square feet. The building footprint is not included in the lot size calculation. Open space requirements shall apply. This minimum area includes parking lots internal driveways, common use areas, amenities, internal sidewalks pathways or trails. Regardless of the minimum lot size calculation building setbacks shall remain in force when locating all buildings on a site. Interior amenities for utilization of all residents such as gyms, pools, group meeting areas including amenities typically found in a club house may be calculated as part of the lot size if they do not contain residential units, building maintenance or mechanical areas serving the residential portions of the complex either in, above or below the amenity. Interior amenities, sheds and covered or enclosed parking shall not encompass more than 1/3 of the area calculated as minimum lot size.
 - c. Setbacks
 - i. Front: 25 feet
 - ii. Sides (attached dwellings): 30 feet spacing between buildings containing dwelling units 15 feet side setback to property line
 - iii. Rear: 20 feet
 - iv. Corner lots (attached dwellings): In order to maintain an adequate site triangle, there shall be a minimum setback on corner lots as follows: 25 feet on each side fronting a street
 - d. Minimum Lot Frontage
 - i. Townhouses, rowhouses, and attached separately owned residential units shall have a lot frontage/lot width per unit of no less than 30 feet
 - e. Open Space Requirements: In recognition that attached dwelling and mixed-use housing typically includes limited personal outdoor space, all attached dwelling and mixed use projects shall provide a minimum of 10% of the total residential project area to be used for improved open space. There shall be no fee in lieu option for open space in these projects. The improved open space shall comply with the following requirements:

1. The open space area shall be part of the common area and shall be used to provide amenities and activity areas for the residents of the development.
2. Amenities shall include active and passive uses such as but not limited to play areas and equipment, exercise areas and equipment, and outdoor gathering areas that are conducive to the health, safety and welfare of the residents.
3. As open space areas are meant to provide outdoor amenities for the use of the residents, stormwater facilities shall not be considered as part of the open space area.
4. Open space shall not encroach on setback areas and adequate buffering shall be provided to shield residences, onsite and neighboring, from the light and noise of amenities.
5. Pathways and trails shall be provided that allow all residents to safely access the open space areas.
6. The attached dwelling and mixed use open space requirements shall supersede the open space requirements found in Chapter 21 Subdivision Regulations.

f. Street and Parking

1. All streets shall be designed and constructed to meet the City's standards for streets
2. Parking for Residents: Parking requirements found in Chapter 6 Off Street Parking and Loading shall apply with the following exceptions:
 - a. There shall be a minimum of two (2) parking spaces provided for each unit
 - b. Additional parking for recreational, commercial, and other types of units will be required if the residents are not required to park them off-site by a rental/owner agreement.
3. Residential Visitor Parking: Parking requirements found in Chapter 6 Off Street Parking and Loading shall apply with the following exceptions:
 - a. Parking for the first ten (10) units shall provide one (1) separate designated visitor parking stall per dwelling unit. each unit over the first ten (10) dwelling units, one (1) additional parking stall for each two (2) dwelling units shall be provided. For any partial stalls calculated, the applicant shall round up to the next whole number of stalls.
 - b. If sufficient separated designated visitor parking is not available in approved curbside locations, off-street parking shall be provided no more than 200 feet away from the units for which parking is serving.
4. Commercial Parking: Parking requirements found in Chapter 6 Off Street Parking and Loading shall apply

g. Building Requirements

1. Maximum height is three (3) or thirty-five feet (35'), whichever is less.
2. Ground floor units shall be ADA accessible.
1. The portion of the lot not covered by improvements shall be fully landscaped in accordance with Chapter 9 of GLUMDC.

HISTORY

Adopted by Ord. [2022-24](#) on 7/6/2022

Amended by Ord. [2023-07](#) on 7/19/2023

DESERET MEADOWS PLANNED UNIT DEVELOPMENT

AUGUST 2024 | GRANTSVILLE, UT

PREPARED BY



TABLE OF CONTENTS

INTRO	3
Preface	4
Executive Summary	4
Approval Matrix	5
Existing Conditions	6
LAND USES & DESIGN STANDARDS	7
Zoning And PUD Overlay Maps	8
Bulk & Intensity Tables	9
Front-Load Single-Family Homes	10
Rear-Load Single-Family Homes	11
Front-Load Townhomes	12
Rear-Load Townhomes	13
Deviations To The City Code - Single-Family	14
Deviations To The City Code - Multi-family	15
Bubble Plan	16
Example Concept Layout	17
Fencing	18
Private Vs. Public Maintenance	19
OPEN SPACE	20
Open Space Narrative	21
Open Space Types	22
Open Space Amenities	23
Pedestrian Connectivity	24
TRANSPORTATION	25
Future Master Transportation Plan	26
Cross Sections	27
UTILITIES	28
Utilities	29
Retention Narrative	30

NOTE: ALL GRAPHICS SHOWN ARE CONCEPTUAL ONLY- ACTUAL FORM, DESIGN AND LAYOUT WILL BE DETERMINED AT PRELIMINARY SUBDIVISION APPROVAL.

INTRO

PREFACE

The following Planned Unit Development document addresses the proposed improvements as they pertain to the proposed Deseret Meadows Community located in Grantsville, Utah. The property and the proposed improvements for the development are discussed in detail and follow the requirements set forth within the Planned Unit Development requirements of the City Code. This document and its subsequent Village plans supersede land development code and ordinances for the entirety of Deseret Meadows, however any issue not addressed in either the Planned Unit Development application or a future Village Plan will default to City standards. The purpose of the document is to inform the City (Staff, Planning, Commission, and City Council) and Public of the proposed general design elements, open space plans, guiding design principles, and land uses for Deseret Meadows. In addition, utility capacities, based on conceptual plans, will outline the methods used to anticipate the demands and service requirements necessary to provide adequate utility service and infrastructure for both the residences within the development and the City. Developer may request the creation of a Public Infrastructure District (PID) and may use the Utah Inland Port Authority (UIPA) Twenty Wells Project Area tax increment financing (TIF) for any eligible improvements.

EXECUTIVE SUMMARY

Deseret Meadows is an approximate 120-acre parcel located north of State Route 112 and adjacent to and west of the Lakeview Business Park. The project is ideally situated to provide more affordable housing options for this business park and the surrounding community. The central feature of the site is the 10-acre Community Park which is integrated into the overall development and is the focal point for the development. The proposed Planned Unit Development incorporates a maximum of 925 units with a minimum of 12 acres of open space and 6 acres of commercial development.

APPROVAL MATRIX

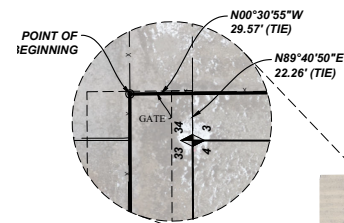
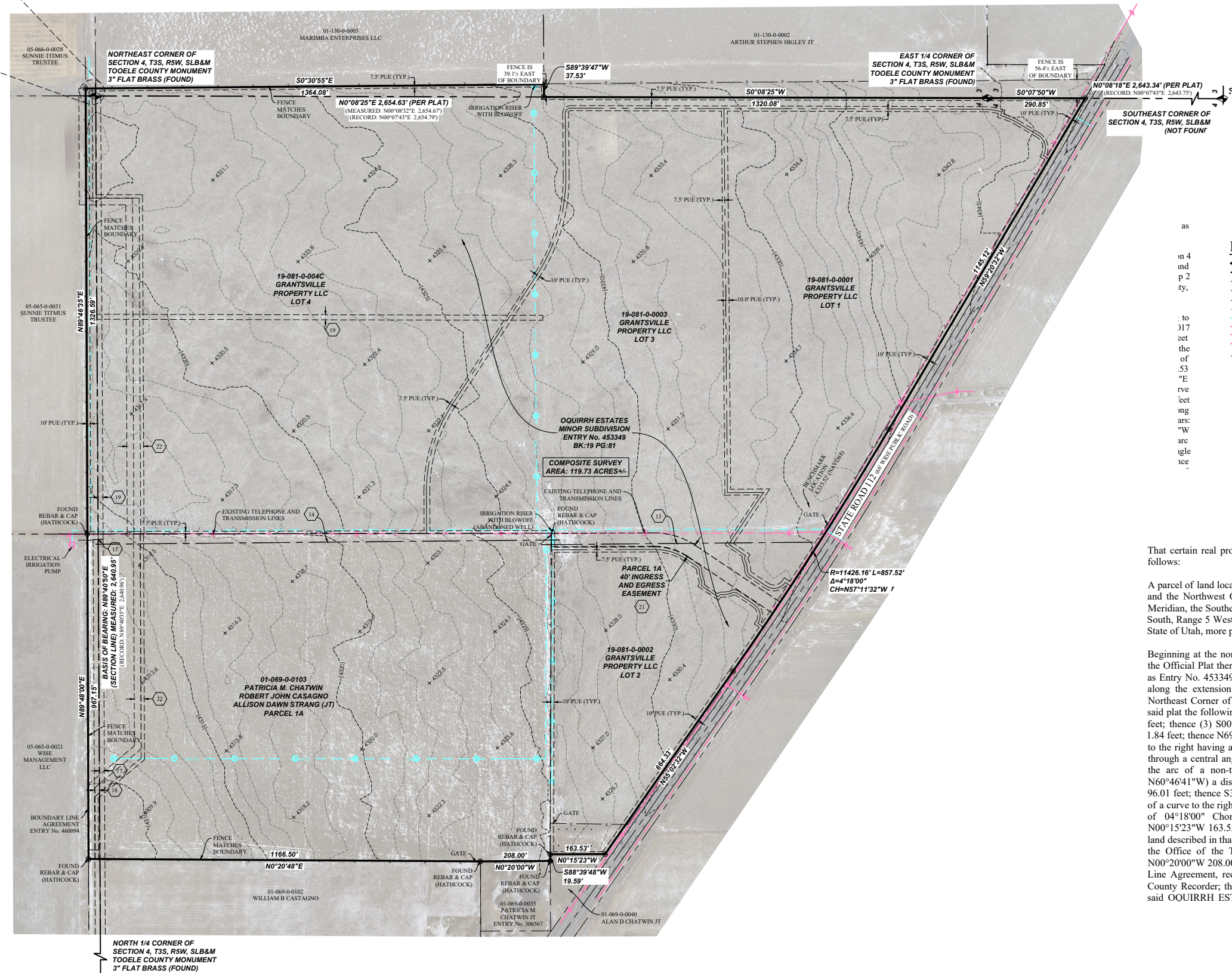
SUBMITTAL TYPE	PLANNING DIRECTOR APPROVAL	PLANNING COMMISSION PUBLIC HEARING	PLANNING COMMISSION RECOMMENDATION	CITY COUNCIL APPROVAL
Planned Unit Development		X	X	X
PUD Major Amendment		X	X	X
PUD Minor Amendment	X		■	X
Minor Subdivision ¹	X	■	■	■
Plat, Condominium or Final	X ²		■	■
Plat, Preliminary in MDP or VP	X ³	■	■	■
Site Plan	X ⁴		■	
Village Plan		X	X	X
Village Plan Major Amendment		X	X	X
Village Plan Minor Amendment	X		■	■

NOTES:

1. Minor subdivision to include subdividing land for the purposes of land sale based on no building lots being created. Amendment of lot created by minor subdivisions may be completed to allow development.
2. Planning Director approval if the condominium or final plat is consistent with the preliminary plat or as adjusted through the Village Plan Process. If not, City Council approval is required. Consistency of preliminary plat allows for adjustment of utilities based on final calculations and review, lot count decrease and lot dimension variance up to minimum established for applicable village.
3. Planning Director approval if the preliminary plat layout is contained in the PUD Application or Village Plan. If not, the preliminary plat shall be reviewed by the planning commission with a recommendation to the City Council.
4. Planning Director to approve if site plan layout is contained in the PUD Application or Village Plan.
5. Red box ■ represents optional measures to be taken at the discretion of the Planning Director.

The Planning Director is not in agreement with the applicant and the proposed approval table.

EXISTING CONDITIONS



(IN FEET)
1 inch = 150ft.

as

LEGEND

BOUNDARY LINE
 SECTION LINE
 EXIST. EASEMENT LINE
 EXIST. PROPERTY LINE
 (XXXX) - EXIST. CONTOUR MAJOR
 (XXXX) - EXIST. CONTOUR MINOR
 EXIST. IRRIGATION
 EXIST. COMMUNICATIONS
 EXIST. OVERHEAD POWER
 EXIST. UNDERGROUND POWER
 EXIST. FENCE
 SECTION MONUMENT (FOUND)
 SECTION MONUMENT (NOT FOUND)
 BOUNDARY MARKER
 EXIST. IRRIGATION RISERS
 EXIST. POWER POLE
 EXIST. ELECTRICAL BOX
 EXIST. COMMUNICATIONS BOX
 EXIST. SPOT ELEVATION
 TOOELE COUNTY PARCEL No.

LEGAL DESCRIPTION
(FROM TITLE REPORT)

That certain real property located in Tooele County, State of Utah, more particularly described as follows:

A parcel of land located within the Northeast Quarter of Section 4, the Southeast Quarter of Section 5 and the Northwest Quarter of Section 3, Township 3 South, Range 5 West, Salt Lake Base and Meridian, the Southeast Quarter of Section 33 and the Southwest Quarter of Section 34, Township 3 South, Range 5 West, Salt Lake Base and Meridian, also located in Grantsville City, Tooele County, State of Utah, more particularly described as follows:

Beginning at the northeast corner of OQUIRRH ESTATES MINOR SUBDIVISION, according to the Official Plat thereof on file in Office of the Tootle County Recorder, recorded August 16, 2017 as Entry No. 453349 in Book 19 at Page 81, said point also being located N89°40'50"E 22.26 feet along the extension of the Northernly line of Section 4 and N00°30'55"W 29.57 feet from the Northeast Corner of Section 4, T2S, R5W, SLB&M; and running thence along the easterly line of said plat the following Three (3) courses: (1) S00°30'55"E 1,364.08 feet; thence S89°39'47"W 37.53 feet; thence (3) S00°08'25"W 385.61 feet; thence N69°54'07"W 386.75 feet; thence N20°08'18"E 1.84 feet; thence N69°37'47"W 66.00 feet; thence Southwesterly along the arc of a non-tangent curve to the right having a radius of 1,467.00 feet (radius bears: N69°54'29"W) a distance of 269.73 feet through a central angle of 10°32'04" Chord: S25°21'33"W 269.35 feet; thence Southwesterly along the arc of a non-tangent curve to the right having a radius of 1,915.87 feet (radius bears: N60°46'41"W) a distance of 96.02 feet through a central angle of 02°52'17" Chord: S30°39'28"W 96.01 feet; thence S30°39'28"W 610.50 feet; thence N59°20'32"W 102.25 feet; thence along the arc of a curve to the right with a radius of 11,426.16 feet a distance of 857.52 feet through a central angle of 04°18'00" Chord: N57°11'32"W 857.32 feet; thence N55°02'32"W 664.33 feet; thence N00°15'23"W 163.53 feet; thence S88°39'48"W 19.59 feet to the southeast corner of that parcel of land described in that certain Special Warranty Deed recorded April 30, 2008 as Entry No. 306567 in the Office of the Tootle County Recorder; thence along the easterly boundary of said parcel N00°20'00"W 208.00 feet; thence N00°20'48"E 1,166.50 feet to a boundary established by Boundary Line Agreement, recorded December 15, 2017 as Entry No. 460094 in the Office of the Tootle County Recorder; thence along said boundary N89°48'00"E 967.15 feet to the northwest corner of said OQUIRRH ESTATES MINOR SUBDIVISION; thence along the northerly line of said plat

LAND USES & DESIGN STANDARDS

ZONING AND PUD OVERLAY MAPS



EXISTING ZONING

R-1-21, RM-15, and Mixed Use (MU)



PROPOSED PUD OVERLAY

Planned Unit Development

Density and Unit Counts per Zone

Zone	RM-15	Mixed Use	R-1-21	Total	Proposed Totals
Acreage	45.47	44.18	29.98	119.63	
Density	15	15	2	10.7	7.7
Max. Units	682.05	662.7	59.96	1404.71	925

As shown in the table, the proposed PUD overlay’s density is informed by the densities of the 2022 City Code underlying zones and their combined averages. Deseret Meadows proposes a minimum density reduction of 34% (479 fewer units than applicable zoning allowed).

LEGEND

- PROJECT BOUNDARY

GENERAL MANUFACTURING (MG)

PLANNED UNIT DEVELOPMENT OVERLAY
- RM-15

MIXED USE (MU)

MINING (MG-EX)
- A-10

RR-5

R-1-21

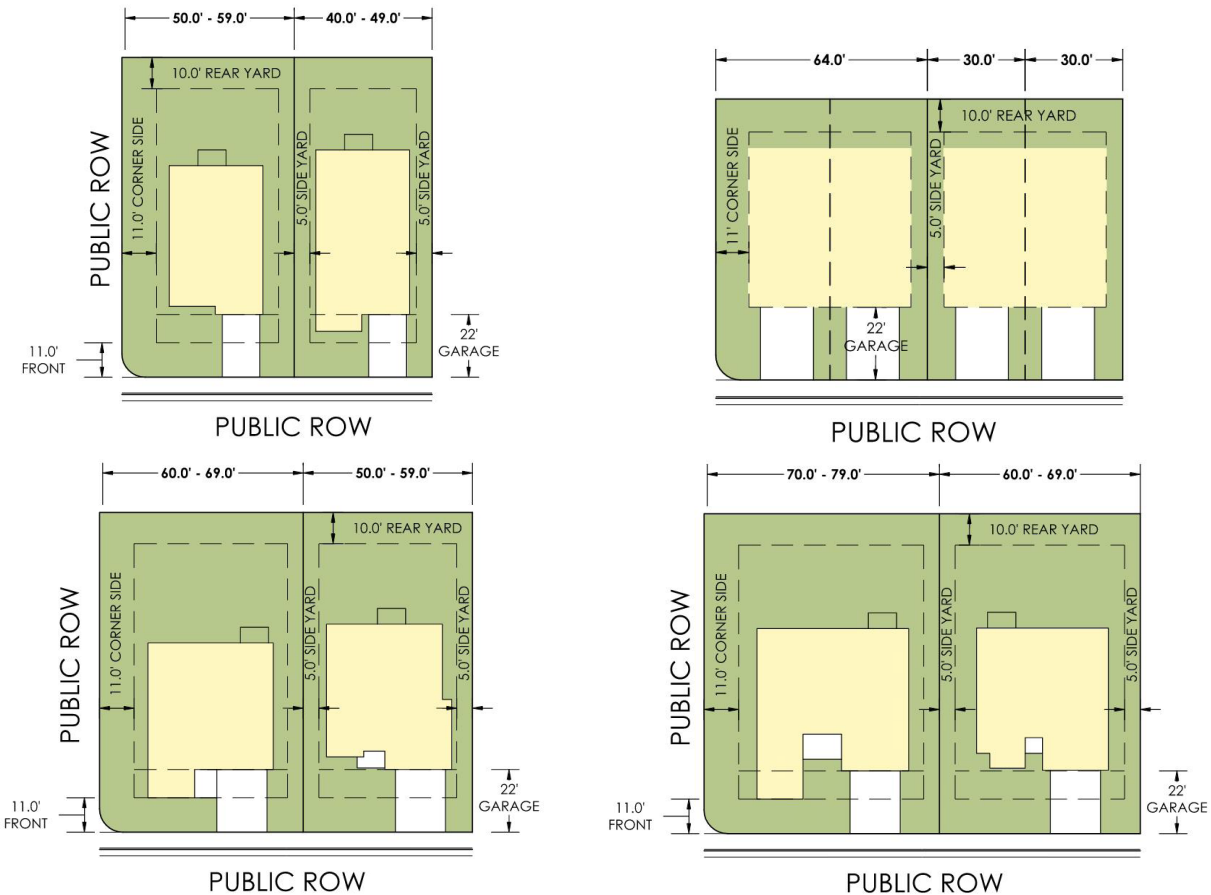
RR-1

BULK & INTENSITY TABLES

	Single-Family				Townhomes	
	29-39' Lot	40-49' Lot	50-59' Lot	60-69' Lot	Alley Load Townhomes	Front-Load Townhomes
Max. Density	10 du/ac	8 du/ac	6 du/ac	5 du/ac	16 du/ac	15 du/ac
Min. Lot Area	2,400 sq. ft.	3,200 sq. ft.	4,500 sq. ft.	6,000 sq. ft.	800 sq. ft.	900 sq. ft.
Minimum Lot Width (Measured at Setback)	30'	40'	50'	60'	12'	16'
Min. Front Yard Setback	11'	11'	11'	11'	11'	11'
Min. Garage Setback	22' for full-length driveways; 5' for drive approaches	20'	20'	20'	22' for full-length driveways; 5' for drive approaches	20'
Minimum Side Yard Setback (Interior Lots)	5'; 0' for shared wall of twin homes	5'	5'	5'	15' between buildings	15' between buildings
Minimum Side Yard Setback (Corner Lots)	11'	11'	11'	11'	15'	15'
Minimum Rear Yard Setback (Interior Lots)	22' for full-length driveways; 5' for drive approaches	10'	10'	10'	22' for full-length driveways; 5' for drive approaches	10'
Maximum Building Height	35'	35'	35'	35'	35'	35'

FRONT-LOAD SINGLE-FAMILY HOMES

Single-family lots in Deseret Meadows, including twin homes, will at a minimum range from 2,400 to 6,000 square feet and larger to offer a range of housing options for Grantsville residents. All single-family homes will follow the setbacks and other development standards outlined by the Deseret Meadows bulk and intensity table requirements. These homes will have a single or double-car garage.



Setback Exhibit

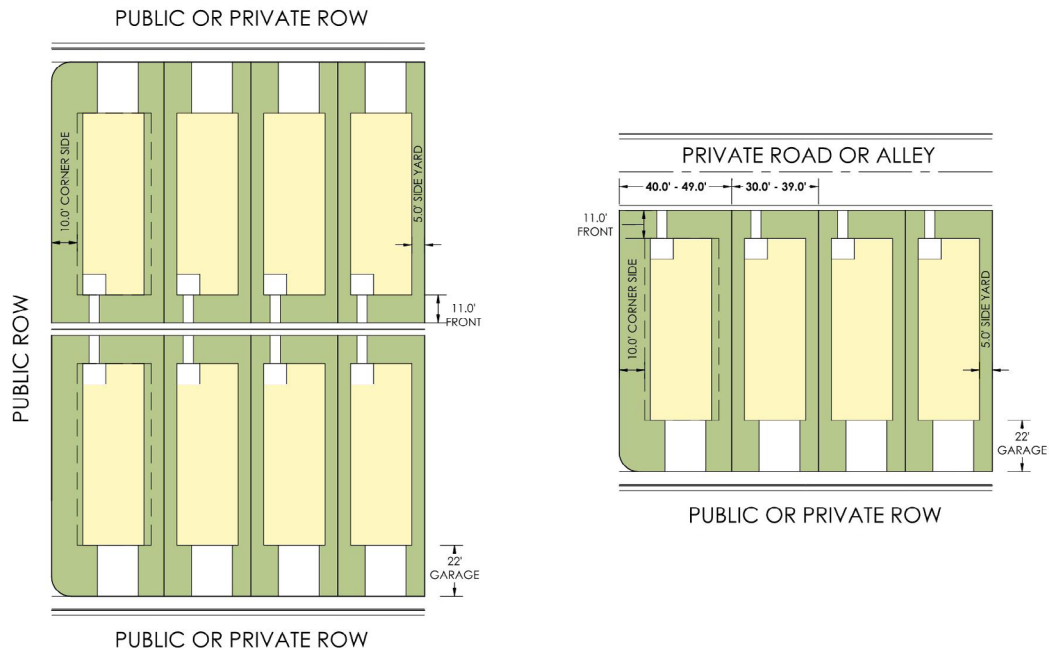


Home Examples

NOTE: ALL GRAPHICS SHOWN ARE CONCEPTUAL ONLY- ACTUAL FORM, DESIGN AND LAYOUT WILL BE DETERMINED AT PRELIMINARY SUBDIVISION APPROVAL.

REAR-LOAD SINGLE-FAMILY HOMES

Rear-load single family lots will be a minimum of 2,400 square feet. Front doors may face a shared open space or a road to create access to recreation opportunities and curb appeal. All single-family homes will follow the setbacks and other development standards outlined by the Deseret Meadows bulk and intensity table requirements. These homes will have a single or double-car garage.



Setback Exhibit

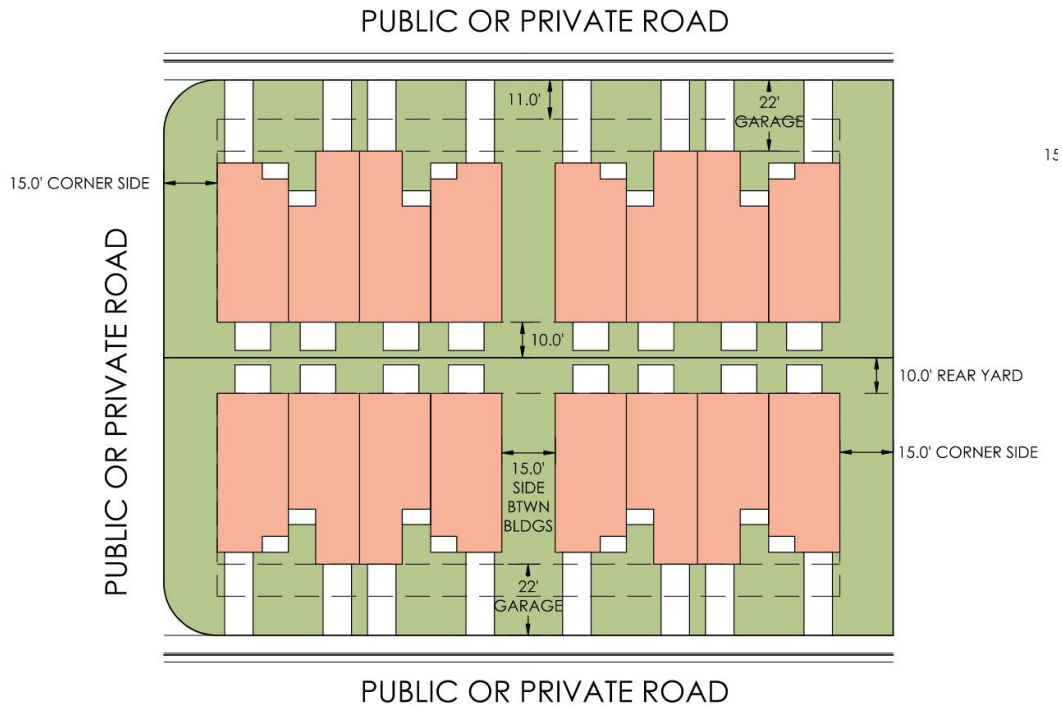


Home Examples

NOTE: ALL GRAPHICS SHOWN ARE CONCEPTUAL ONLY- ACTUAL FORM, DESIGN AND LAYOUT WILL BE DETERMINED AT PRELIMINARY SUBDIVISION APPROVAL.

FRONT-LOAD TOWNHOMES

Townhomes in Deseret Meadows will feature 3-8 units per 2-story building. All buildings will follow the setbacks and other development standards outlined by the Deseret Meadows bulk and intensity table requirements. These buildings will feature shared open spaces to provide recreational space to residents and will have a single or double-car garage.



Setback Exhibit

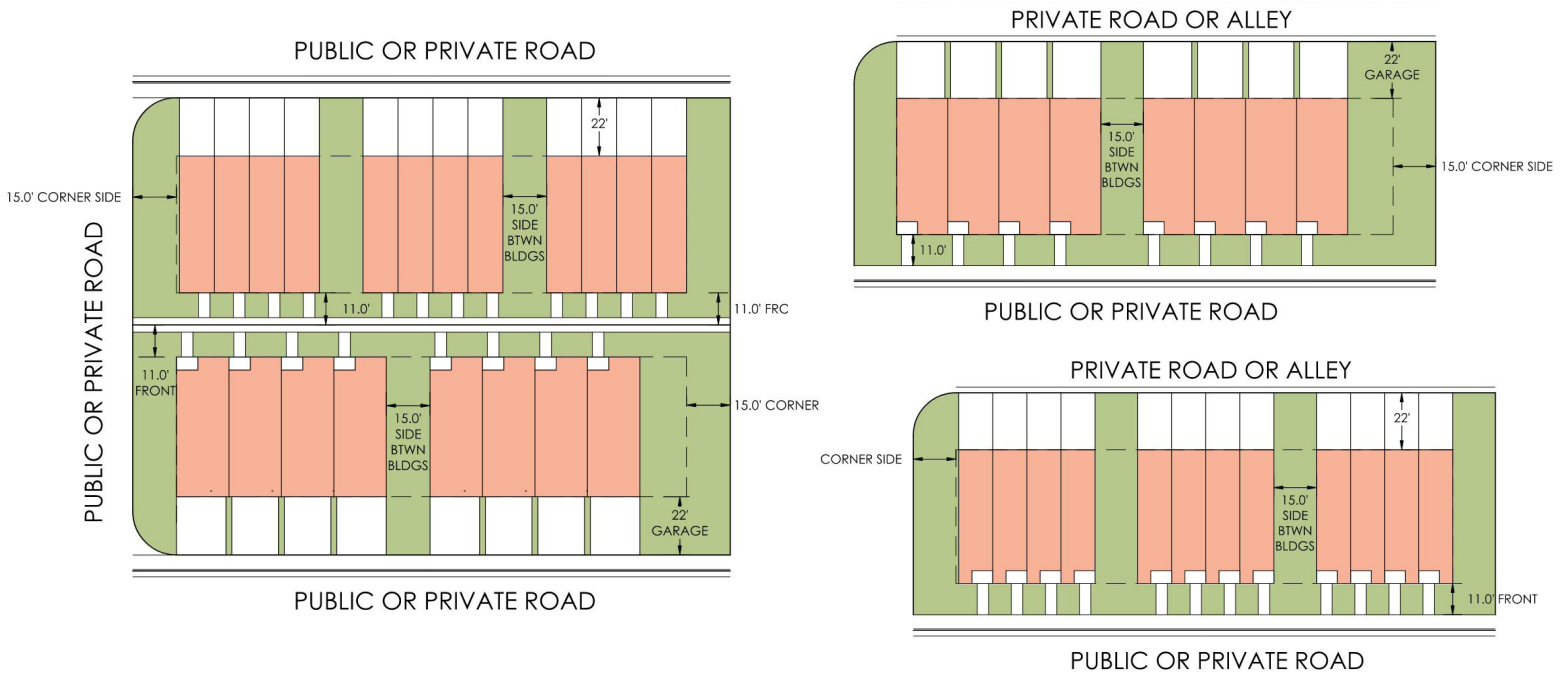


Home Examples

NOTE: ALL GRAPHICS SHOWN ARE CONCEPTUAL ONLY- ACTUAL FORM, DESIGN AND LAYOUT WILL BE DETERMINED AT PRELIMINARY SUBDIVISION APPROVAL.

REAR-LOAD TOWNHOMES

Rear-load townhomes in Deseret Meadows will feature 3-8 units in each 2-story building. Front doors may face a shared open space or a road to create access to recreation opportunities and curb appeal. All buildings will follow the setbacks and other development standards outlined by the Deseret Meadows bulk and intensity table requirements. These units will feature shared open spaces around each building and will have a single or double-car garage.



Setback Exhibit



Home Examples

NOTE: ALL GRAPHICS SHOWN ARE CONCEPTUAL ONLY- ACTUAL FORM, DESIGN AND LAYOUT WILL BE DETERMINED AT PRELIMINARY SUBDIVISION APPROVAL.

DEVIATIONS TO THE CITY CODE - SINGLE-FAMILY

Development Standards																	
	Zone	Maximum Density	Minimum Lot Size	Minimum Lot Frontage (at property line on street)	Front Yard	Rear Yard Main Building	Rear Yard Accessory Bldg.	Side Yard Main Bldg.	Side Yard Accessory Bldg.	Side Yard Corner Side Yard	Building Height	Maximum Building Coverage	Open Space Requirement (2)	Landscape Requirement	Minimum dwelling size	Parking	Perimeter Buffer
GRANTSVILLE ZONES	R-1-21 SFD		21,780 sq. ft. (1/2 ac)	70-feet	40-feet	30-feet	1-foot	5 and 15 feet, or width of easement if greater	1-foot	2 front yards and 2 side yards required	35 feet or basement and 2 floors (whichever is less)	20%	10%	NA	NA	2 spaces per dwelling unit	50'
	RM-15 SFD	15 DU/Ac	8,000 sq. ft. 10,000 sq. ft. Corner Lots	60-feet	25-feet	20-feet	1-foot	7.5-feet	4-feet	25-feet on each side fronting a street.	35-feet	50%					
	Mixed-Use SFD		4,000 sq. ft.	50-feet	25-feet	20-feet	7.5-feet	7.5/10-feet	7.5-feet	25-feet on each side fronting a street.	35-feet	NA	10%	25% of total project area			30-feet along HWY 112
PROPOSED STANDARDS	29-39' Lot	10 DU/Ac	2,400 sq. ft.	30-feet	11-feet; 22' garage setback	22' for full-length driveways; 5' for drive approaches	NA	5-feet; 0' for shared wall of twin homes	NA	11-feet	35-feet	75%	10 acres min. or 10% of area, whichever is greater	10%			Lamb Lane acts as buffer from planned industrial uses. Most other adjacent uses are planned to be residential and therefore buffers are not needed for these compatible uses. Where this is not applicable, a 30-foot buffer will be used along HWY-112 and a 50-foot buffer will separate adjacent incompatible uses.
	40-49' Lot	8 DU/Ac	3,200 sq. ft.	40-feet		10-feet	NA	5-feet	NA	11-feet	35-feet	55%					
	50-59' Lot	6 DU/Ac	4,500 sq. ft.	50-feet		10-feet	NA	5-feet	NA	11-feet	35-feet	55%					
	60-69' Lot	5 DU/Ac	6,000 sq. ft.	60-feet		10-feet	NA	5-feet	NA	11-feet	35-feet	55%					

Footnotes

1. Parking for the first ten (10) units shall provide one (1) separate designate visitor parking stall per dwelling unit. For each unit over the first ten (10) dwelling units, one (1) additional parking stall for each two (2) dwelling units shall be provided. For any partial stalls calculated, the applicant shall round up to the next whole number of stalls.
2. Open space is based on an overall project wide basis

Permitted encroachments (subject to building code requirements)

- Encroachments shall not be permitted on any setback equal to or less than 5-feet
- Encroachments within all setbacks of up to two (2) feet are allowed for roof eaves/overhangs, brick ledges, bay/box windows, fireplaces/chimneys, entertainment center bump outs, counterforts, cantilevers, exterior post/columns, solar panels, mechanical equipment including HVAC, brick ledges, light fixtures, and like features may be closer than 2-feet to the property line.
- Encroachments within all setbacks of up to three -six inches (3'-6") is allowed for window wells, and like features of the structure. Ramps for handicap accessibility may encroach as needed.
- Stairs or steps from the home may encroach to the back of sidewalk outside of the private lot and including encroachments into public rights of way. Decks and covered patios may encroach up to seven (7) feet into the rear setback with the provision they are never enclosed.
- Only decks and covered patios less than 30-inches above grade may encroach into the side yard setback, but must be a minimum of 5-feet from the side property line.
- Steps, walks, screen walls, trash structures, structures used for ADA compliance and life safety measures are excluded from setback restrictions.

DEVIATIONS TO THE CITY CODE - MULTI-FAMILY

Development Standards

	Zone	Maximum Density	Minimum Lot Size	Minimum Lot Frontage (at property line on street)	Front Yard	Rear Yard Main Building	Rear Yard Accessory Bldg.	Side Yard Main Bldg.	Side Yard Accessory Bldg.	Side Yard Corner Side Yard	Building Height	Min. Distance btwn structures on same lot	Maximum Building Coverage	Open Space Requirement (2)	Landscaping Requirement	Minimum dwelling size	Parking	Perimeter Buffer
GRANTSVILLE ZONES	Mixed-Use Commercial		½ acre	100-feet	25-feet	20-feet	7.5-feet	7.5/10-feet	7.5-feet	25-feet each side on the street 10-feet other two sides	35-feet	NA	NA		25% of total Project area	NA	4.1 spaces per 1,00 sq. ft. of gross floor area	50'
	Mixed-Use Multi- family	15 DU/ac	7,000 sq. ft. 1st unit + 4,000 sq. ft. for each additional ground level unit in the structure. Lot size for units in a structure on a corner is 10,000 sq. ft.	50-feet	25-feet	20-feet	7.5-feet	20-feet	7.5-feet	2 front yard setback	35-feet or 2-stories whichever is less	30-feet	NA	10 acres min. or 10% of area, whichever is greater	25% of total Project area	900 sq. ft. of Living space	2 spaces per du+ Guest parking (1)	50'
PROPOSED STANDARDS	Alley-Load Townhomes	16 DU/Ac	800 sq. ft.	12-feet	11-feet	22' for full-length driveways; 5' for drive approaches	NA	15-feet between buildings		15-feet	35-feet	15-feet	90%	10 acres min. or 10% of area, whichever is greater	10%			20-feet adjacent to collector street Lamb Ln.
	Front-Load Townhomes	15 DU/Ac	900 sq. ft.	16-feet	11-feet; 22' garage setback	20-feet	NA	15-feet between buildings		15-feet	35-feet	15-feet	90%					20-feet adjacent to collector street Lamb Ln.

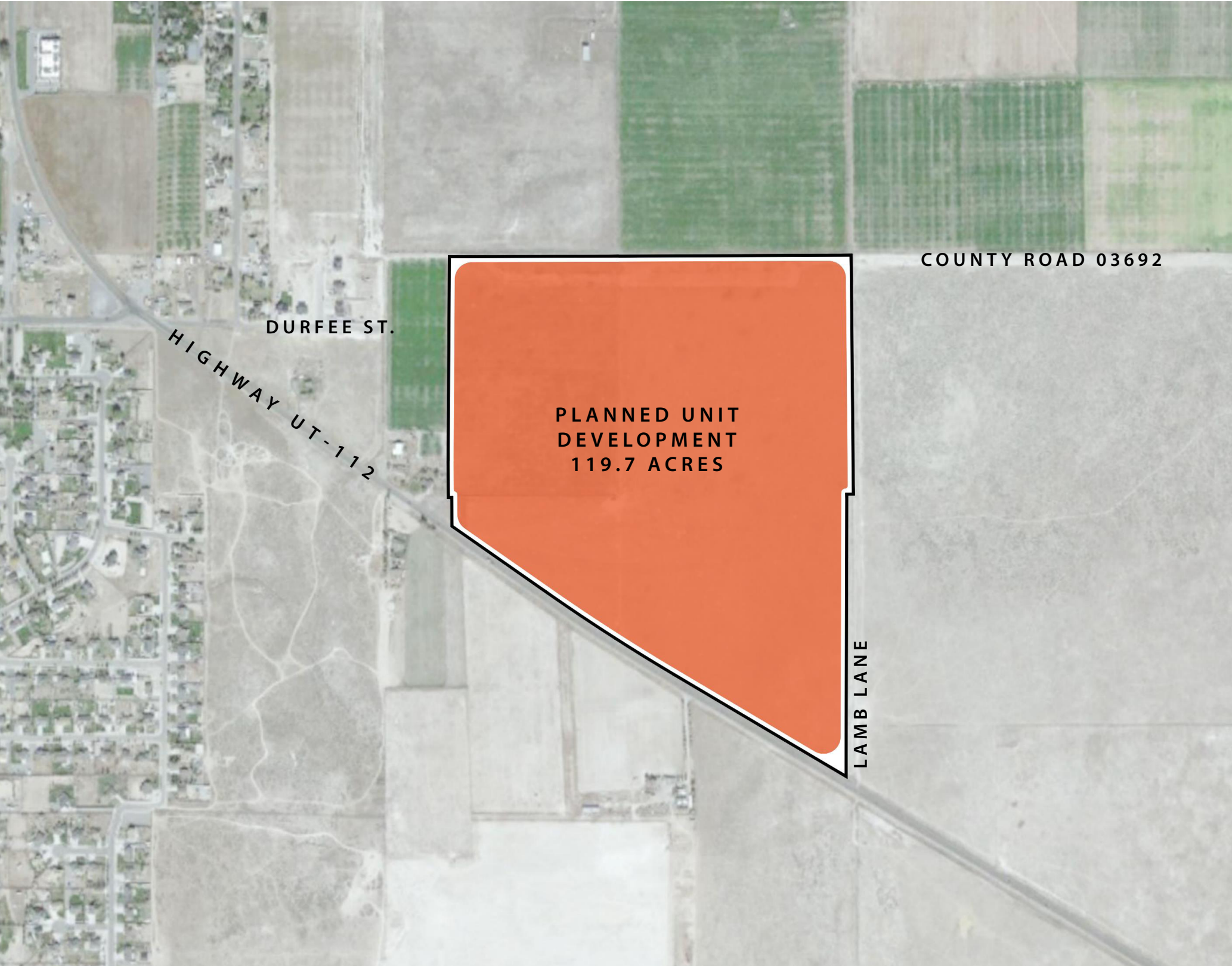
Footnotes

1. Parking for the first ten (10) units shall provide one (1) separate designate visitor parking stall per dwelling unit. For each unit over the first ten (10) dwelling units, one (1) additional parking stall for each two (2) dwelling units shall be provided. For any partial stalls calculated, the applicant shall round up to the next whole number of stalls.
2. Open space is based on an overall project wide basis

Permitted encroachments (subject to building code requirements)

- Encroachments shall not be permitted on any setback equal to or less than 5-feet
- Encroachments within all setbacks of up to two (2) feet are allowed for roof eaves/overhangs, brick ledges, bay/box windows, fireplaces/chimneys, entertainment center bump outs, counterforts, cantilevers, exterior post/columns, solar panels, mechanical equipment including HVAC, brick ledges, light fixtures, and like features may be closer than 2-feet to the property line.
- Encroachments within all setbacks of up to three -six inches (3’-6”) is allowed for window wells, and like features of the structure. Ramps for handicap accessibility may encroach as needed.
- Stairs or steps from the home may encroach to the back of sidewalk outside of the private lot and including encroachments into public rights of way. Decks and covered patios may encroach up to seven (7) feet into the rear setback with the provision they are never enclosed.
- Only decks and covered patios less than 30-inches above grade may encroach into the side yard setback, but must be a minimum of 5-feet from the side property line.
- Steps, walks, screen walls, trash structures, structures used for ADA compliance and life safety measures are excluded from setback restrictions.

BUBBLE PLAN



TABULATIONS

TOTAL PROJECT AREA	119.7 AC
MAX. ALLOWABLE DENSITY	7.7 DU/AC
TOTAL ALLOWABLE UNITS	925 UNITS
MIN. OPEN SPACE	12.0 AC - 10%

LEGEND

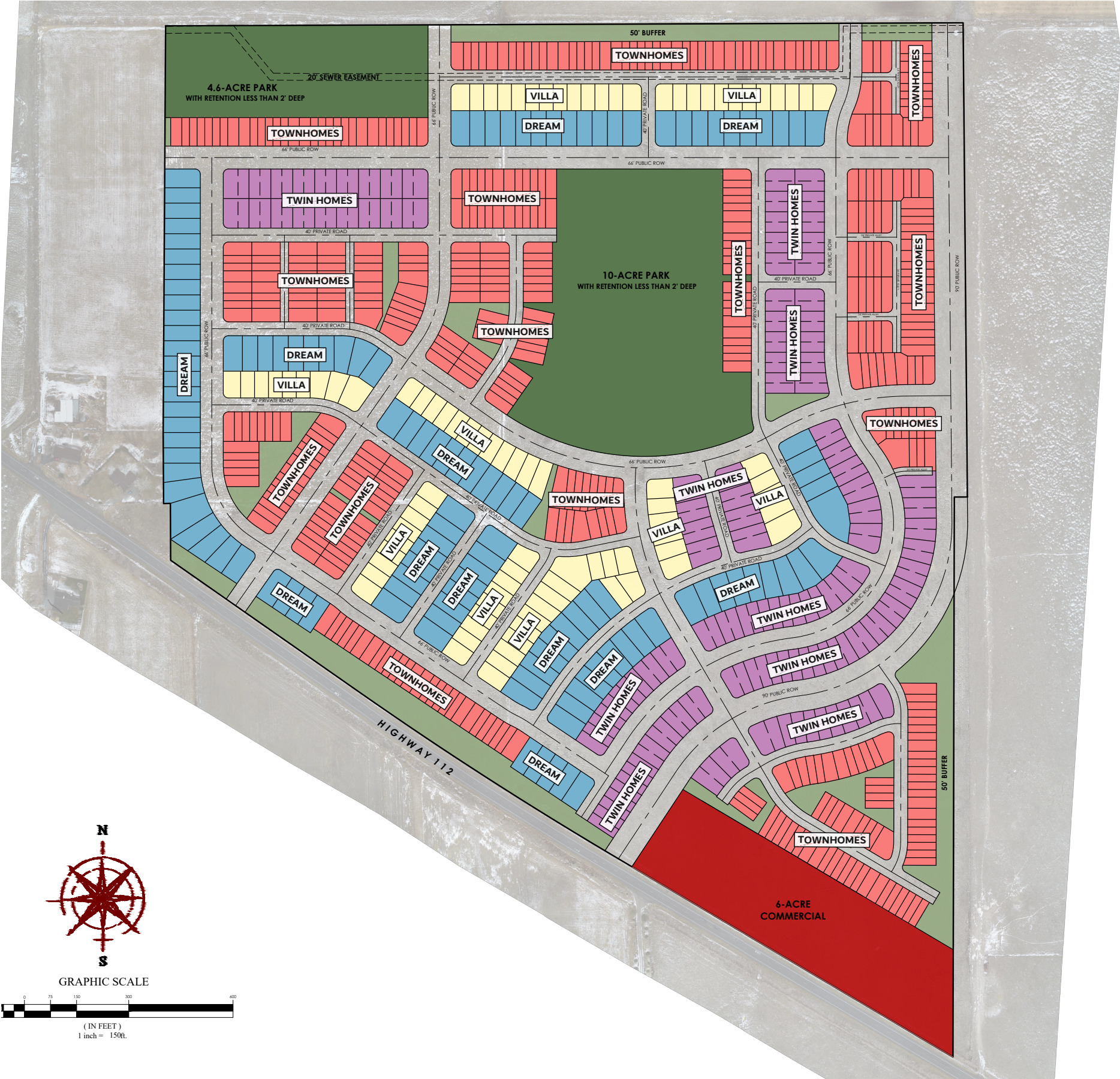
 PLANNED UNIT DEVELOPMENT

NOTES

- Deseret Meadows will meet all Grantsville City open space requirements for Planned Unit Developments. Boundaries and locations of all open space areas may be adjusted by developer, but shall not result in less than the overall 10% required open space.



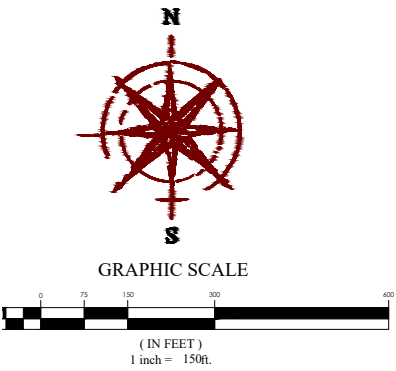
EXAMPLE CONCEPT LAYOUT



LEGEND

- 22' x 50' TOWNHOMES
- 49' x 48' TWIN HOMES
- DREAM LOTS
- VILLA LOTS
- PARK OPEN SPACE
- PRIVATE OPEN SPACE

NOTE: ALL GRAPHICS SHOWN ARE CONCEPTUAL ONLY. ACTUAL FORM, UNIT TYPES, OPEN SPACE, DESIGN AND LAYOUT WILL BE DETERMINED AT PRELIMINARY SUBDIVISION APPROVAL.



FENCING

Fences and walls help define public and private open space boundaries, but can detract from the character of a community without regulation. The Village Plans will elaborate on design standards for the perimeter of collector roads. Fence design should correspond to the style of the Architecture. Vinyl and precast concrete products will be allowed on a case-by-case basis as approved by the Architectural Review Committee.

Fences and perimeter walls should help delineate an open space from the adjacent properties. Subsequent Village Plans will elaborate on specific design standards and acceptable materials for this feature by location.

Minimal fencing should be incorporated into open space design except where required for certain sports fields/courts, dog parks, or swimming pools. Chain link is only acceptable around sports fields and for non-visible rear yard applications such as dog runs.

Visual permeability into open spaces invites the public to enter. The City is to accept operations, maintenance and replacements for all fencing surrounding City-owned and operated Open Space.

RESIDENTIAL PERIMETER

- Front Yard Height: maximum of 3 FT
- Back/Side Yard Height: maximum of 6 FT for privacy fencing between lots
- Fence styles should relate to the architectural style of the house
- Acceptable materials: wood, metal, brick, stone, architectural concrete, architectural vinyl, etc.

COMMERCIAL FENCING

- Height: maximum 6 FT
- Acceptable materials - Wood, Metal, Gabion, Trendstone, Architectural Concrete or equivalent.
- Avoid fencing except when adjacent to open space or residential property or to screen delivery alleys and dumpsters

OPEN SPACE FENCING

- Height: maximum 6 FT
- Acceptable materials - Wood, Metal, Architectural Vinyl, Architectural Concrete, etc.

MAJOR ROADWAYS FENCING

- Height: maximum 6 FT
- Acceptable materials - Masonry, Architectural Concrete, Architectural Vinyl, or equivalent.



Examples of residential fencing



Examples of commercial fencing



Examples of open space fencing



Example of roadway fencing

NOTE: ALL GRAPHICS SHOWN ARE CONCEPTUAL ONLY. ACTUAL FORM, DESIGN AND LAYOUT WILL BE DETERMINED AT PRELIMINARY SUBDIVISION APPROVAL.

PRIVATE VS. PUBLIC MAINTENANCE

Homeowners' Associations (HOA) will be established for ownership and maintenance of the common areas of individual villages. Any HOA will be established under the applicable Utah Law with all necessary authority and reserve accounts in order to ensure proper maintenance of all open spaces within each village. A Master Homeowners' Association will be created for the overall community for the maintenance of open space, whether public or private.

The City will own and be responsible for the maintenance of park strips along major roadways (collector, arterial, etc.) and any parks over 10 contiguous acres in size. The HOA will own and maintain all private streets, open spaces, retention basins deeper than 3 feet, and parks under 10 acres.

OPEN SPACE

OPEN SPACE NARRATIVE

INTRODUCTION

A key element in the livability and long-term desirability of a master-planned community is the provision and integration of open space, trail corridors, active recreation, and community amenities. Open space is integral to the success of a community, as it provides public areas of respite, gathering, and connection. Just as architectural guidelines provide a palette of materials, recommended scale, and building setbacks, this plan provides the necessary components for the development of all open spaces.

This plan aims to expand on the traditional suburban park ideals by creating a coherent vision of the variety of open spaces to be developed. Located strategically throughout the community— and with ample pedestrian and bicycle access—open space promotes social interaction and healthier, active lifestyles. Well-designed open space plans incorporate a range of settings for both active and passive uses that cater to a broad range of ages and interests.

Deseret Meadows will meet or exceed the open space requirements outlined in Grantsville City code. When possible, these areas should highlight scenic views of the natural environment in an effort to visually connect residents to the surrounding context of the City and valley at large. To encourage the ongoing use of the proposed open space throughout the community, a variety of open space categories should be implemented. Open space amenities will be defined with each Village Plan and installed by the Village Developer. The intent of each space is to make a memorable landmark and intriguing destination that contributes to a unique sense of place.

OPEN SPACE TYPES

- Linear Park, min. 25' wide
- Community Parks (with programming and related amenities acting as stormwater retention when less than 3' deep)
- Multi-Family Open Space, min. 25' wide

POTENTIAL OPEN SPACE AMENITIES

- | | |
|-----------------------|-------------------------|
| • Open play fields | • Walking/jogging paths |
| • Pickleball court(s) | • Pavilions |
| • Basketball court(s) | • Parking |
| • Playgrounds | • Grill picnic areas |

OPEN SPACE TYPES

Deseret Meadows will feature a variety of open space types to meet the recreational needs of residents of both this development and the City of Grantsville overall. The images shown on this page provide precedent imagery for each of these open space types and for example only. The design and layout of each of these open spaces will be determined at preliminary site plan submittal.

COMMUNITY PARK WITH STORMWATER RETENTION LESS THAN 3’ DEEP

This park area will be centrally located to the community. It is the intent of this park and associated trail corridors to meet the proportionate share of the level of service for a community park as detailed within the City’s adopted parks, recreation, trails, and related master plans. Details regarding the amenities are briefly discussed and illustrated in this MDP. The recreational intensity and programming of the open space will be refined with input from the City to best meet the needs of the surrounding community.



Brookside Park - South Jordan, UT



Blue Hole Park - Wimberly, TX

With the large contiguous areas and proximity to trail corridors and other public open space areas, dual-use retention areas with depths less than 3’ are to be installed by the developer and owned and maintained by the City.



Redfern Park - Minto, Australia



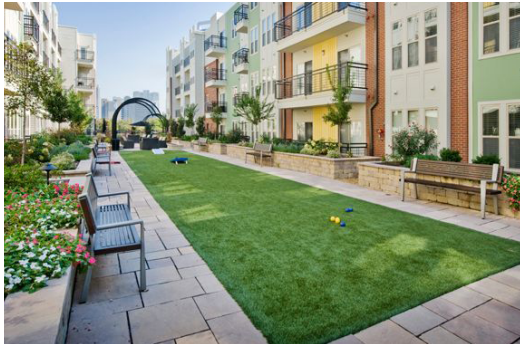
2nd St. Detention Basin - Champaign, IL

MULTI-FAMILY OPEN SPACE

These open space areas will provide connectivity and recreation throughout multi-family development areas.



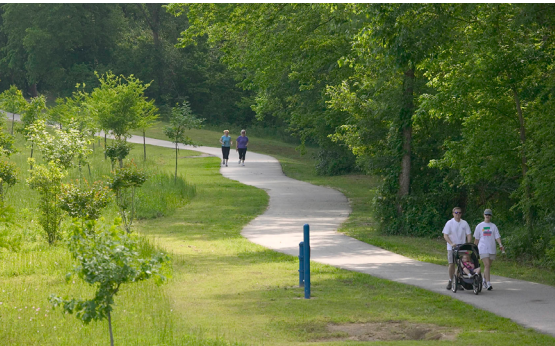
Hattontown Square - Herndon, VA



Church St. Apartments - Charlotte, NC

LINEAR PARKS

These park areas may parallel trails throughout the development to provide trailside amenities and utilize corridor areas to create connectivity and recreation opportunities for residents. They will have a minimum width of 25’.



Terry Hershey Park - Houston, TX



Cross Creek Ranch - Fulshear, TX

NOTE: ALL GRAPHICS SHOWN ARE CONCEPTUAL ONLY AND INTENDED TO CONVEY GENERAL CHARACTERISTICS OF THE DEVELOPMENT THROUGH PRECEDENT IMAGERY. ACTUAL FORM, DESIGN AND LAYOUT WILL BE DETERMINED AT PRELIMINARY SUBDIVISION APPROVAL.

OPEN SPACE AMENITIES

Deseret Meadows will provide a variety of amenities for residents to enjoy. These photos show examples of potential amenities that could be included in the open spaces and parks throughout the development.



NOTE: ALL GRAPHICS SHOWN ARE CONCEPTUAL ONLY- ACTUAL FORM, DESIGN AND LAYOUT WILL BE DETERMINED AT PRELIMINARY SUBDIVISION APPROVAL.

PEDESTRIAN CONNECTIVITY

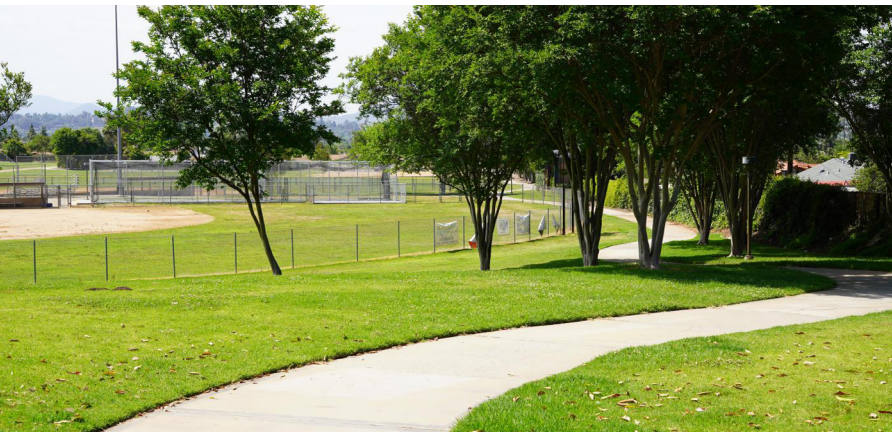
Deseret Meadows is intended to be a pedestrian-oriented community with streets constructed in scale with the community needs. Planning efforts documented in this MDP reiterate that the development layout should encourage pedestrian movement despite the anticipated prevalence of vehicles. Walkable districts will be a priority to reduce vehicle trips by allowing residents to park and be within walking distance of multiple destinations. Proximity to amenities combined with pedestrian/bike paths, on-street parking, and safe intersection crossings encourages multiple forms of travel.

The desire to accommodate various forms of transportation stems from the documented social and physical benefits associated with increased foot traffic within a community. Providing accessible and visible circulation routes for pedestrians and cyclists correlates to improved rates of physical activity. Providing the infrastructure that encourages physical activity also provides opportunities for social interaction between residents with leads to a higher reported quality of life. Increased interaction and pedestrian movement through a community fosters a sense of ownership and safety.

Site circulation will be refined as the street and trail layout for each village emerges. Temporary roadways may be required with each individual village for fire and secondary access purposes. These temporary roads will be addressed at the village plan level and be dependent on existing conditions at the time of development.

All trails currently proposed per the Existing and Planned City Trails plan for the City prior to the time of submittal will be taken into consideration. The proposed routes for trails extending through the development will be rerouted to align with internal features and connect to existing trails along the border of the project. Exact alignments will be determined along with each village plan. Trails shall be accessible and open, and designed to accomodate public safety needs and emergency services.

Connector trails will be incorporated with the other open space uses within the community and provide the connectivity needed between major corridors such as Hwy 112 and along Lamb Lane. Details regarding the landscaping of these connector trails can be found in the landscape plans with more detail at the Village Plan level. These trails are to be improved by the developer and owned and maintained by the City.



NOTE: ALL GRAPHICS SHOWN ARE CONCEPTUAL ONLY- ACTUAL FORM, DESIGN AND LAYOUT WILL BE DETERMINED AT PRELIMINARY SUBDIVISION APPROVAL.



DESIGN STANDARDS

City owned trails, including those adjacent to roadways, will be concrete. Privately maintained trails may use asphalt, concrete, paver, decomposed granite, or other compacted materials. Compacted materials should utilize a tackifier and be lined by steel edging on either side of the path to prevent vegetation from taking over pathways.

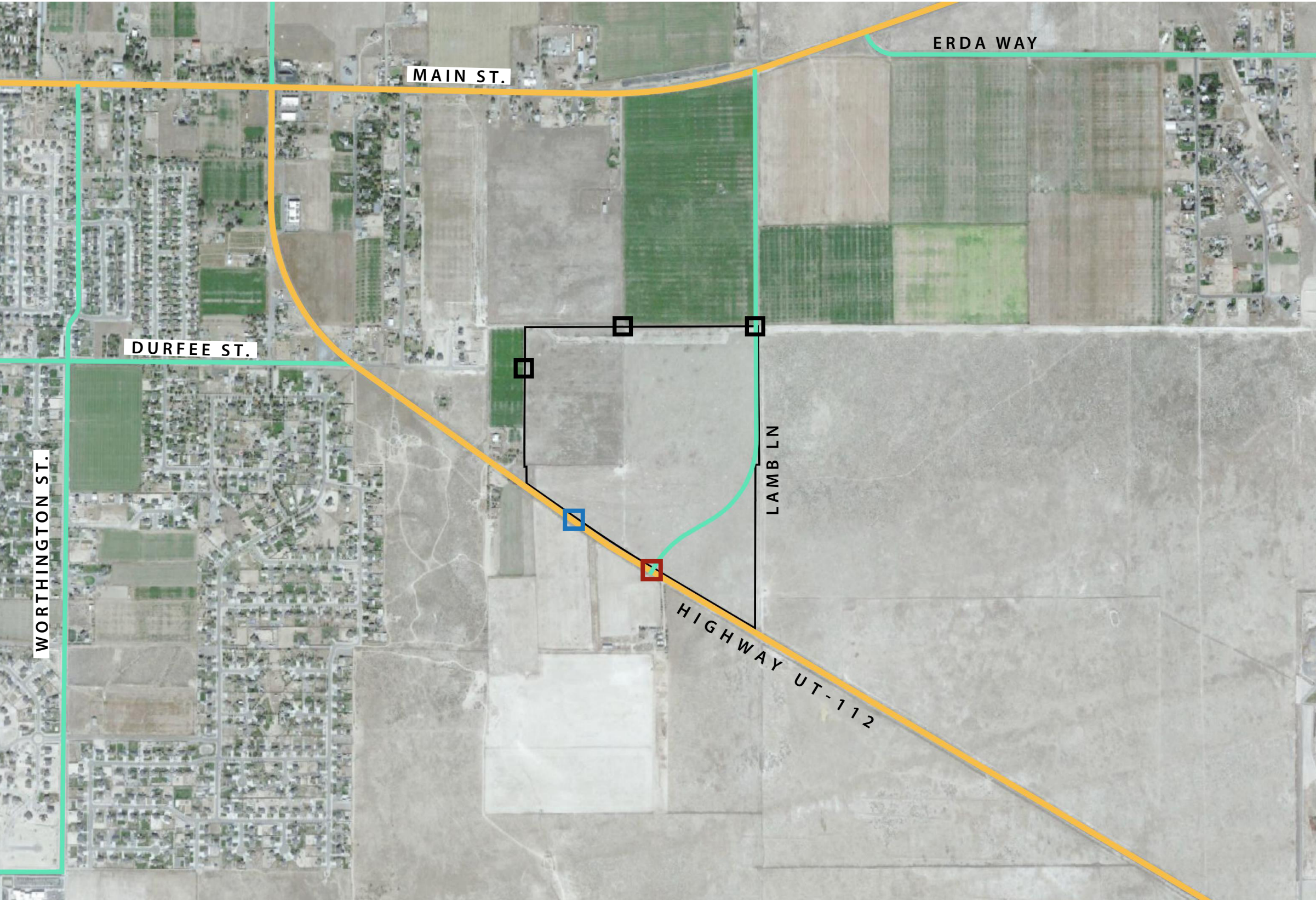
- Xeriscape should be incorporated as much as possible to encourage sparing use of water
- Adequate lighting, whether path or area lighting, should be provided for safe usage at night
- Trash receptacles and benches should be placed at a minimum of every ¼ mile
- Adjacent trees should provide continuous shade canopy at maturity
- Planting should be used to direct users to trailheads and add comfort to respite areas

TRAIL LANDSCAPE

- Trees should provide a continuous canopy at maturity
- Shrubs and ornamental grasses should be used to soften trail borders
- Trail entrances and respite zones should be accented with additional plantings
- Vegetation should be no higher than 24" for a distance of 3' on either side of the trail

TRANSPORTATION

FUTURE MASTER TRANSPORTATION PLAN



LEGEND

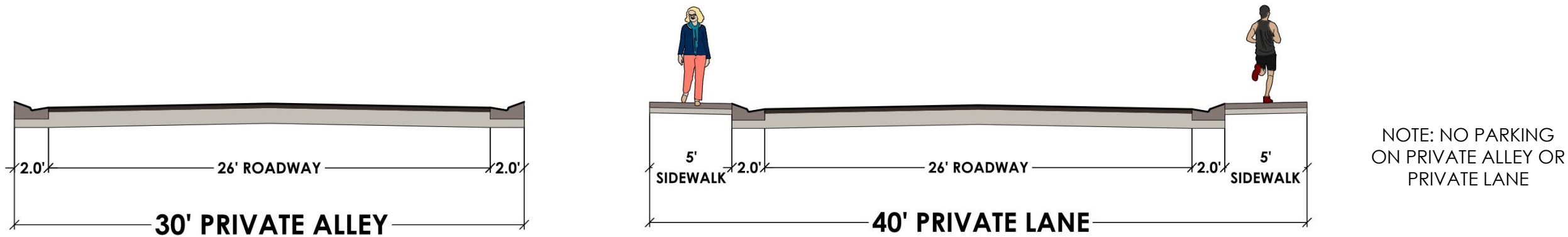
- PROJECT BOUNDARY
- COLLECTOR ROAD
- ARTERIAL ROAD
- FULL INTERSECTION, $\pm 100'$
(Future signalized UDOT intersection)
- FULL INTERSECTION, $\pm 100'$
(Future right-in/right-out intersection per UDOT standards)
- ACCESS POINT, $\pm 100'$
(Future intersection per City standards, location to be determined at preliminary)



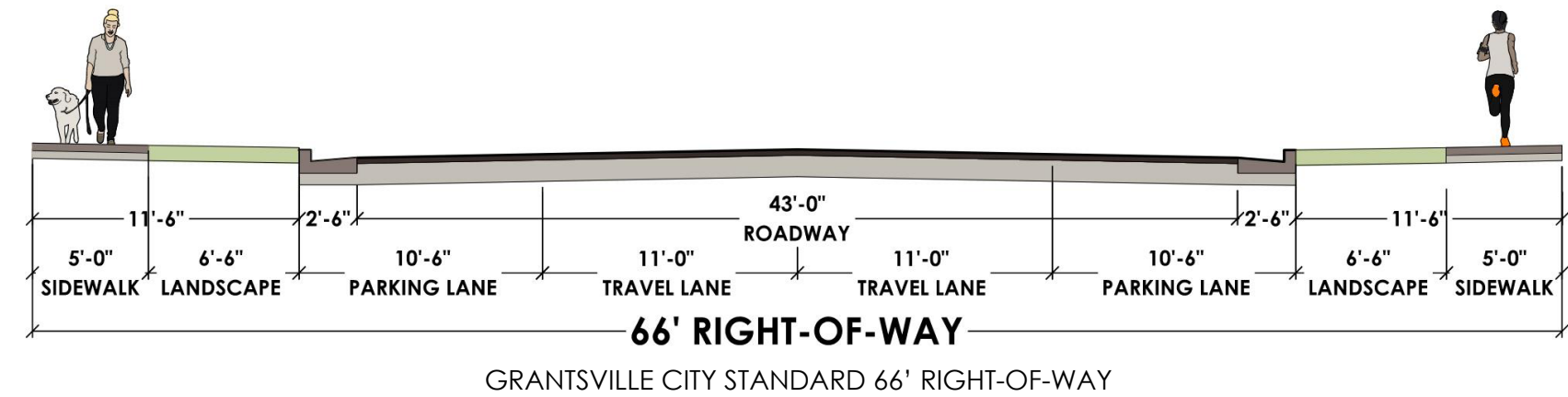
NOTE: ALL GRAPHICS SHOWN ARE CONCEPTUAL ONLY- ACTUAL FORM, DESIGN AND LAYOUT WILL BE DETERMINED AT PRELIMINARY SUBDIVISION APPROVAL.

CROSS SECTIONS

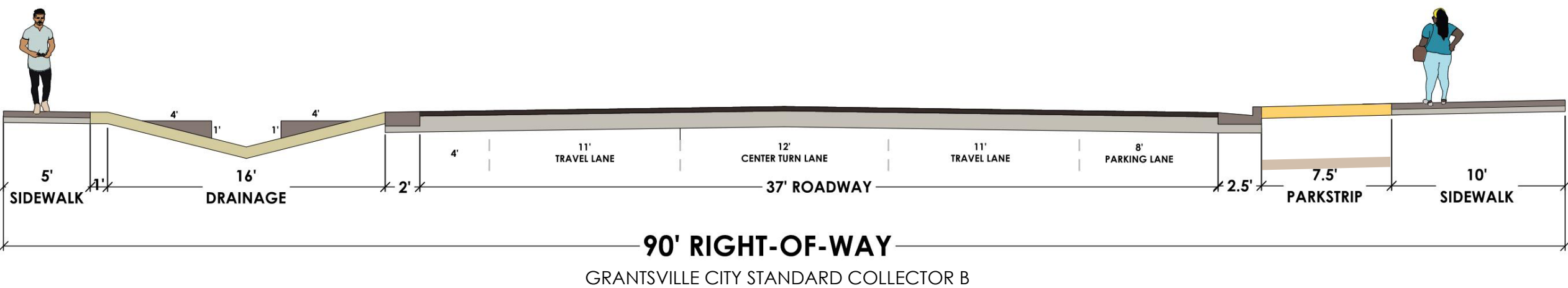
PRIVATE ROADWAYS (HOA MAINTAINED)



LOCAL ROADWAY (CITY MAINTAINED)



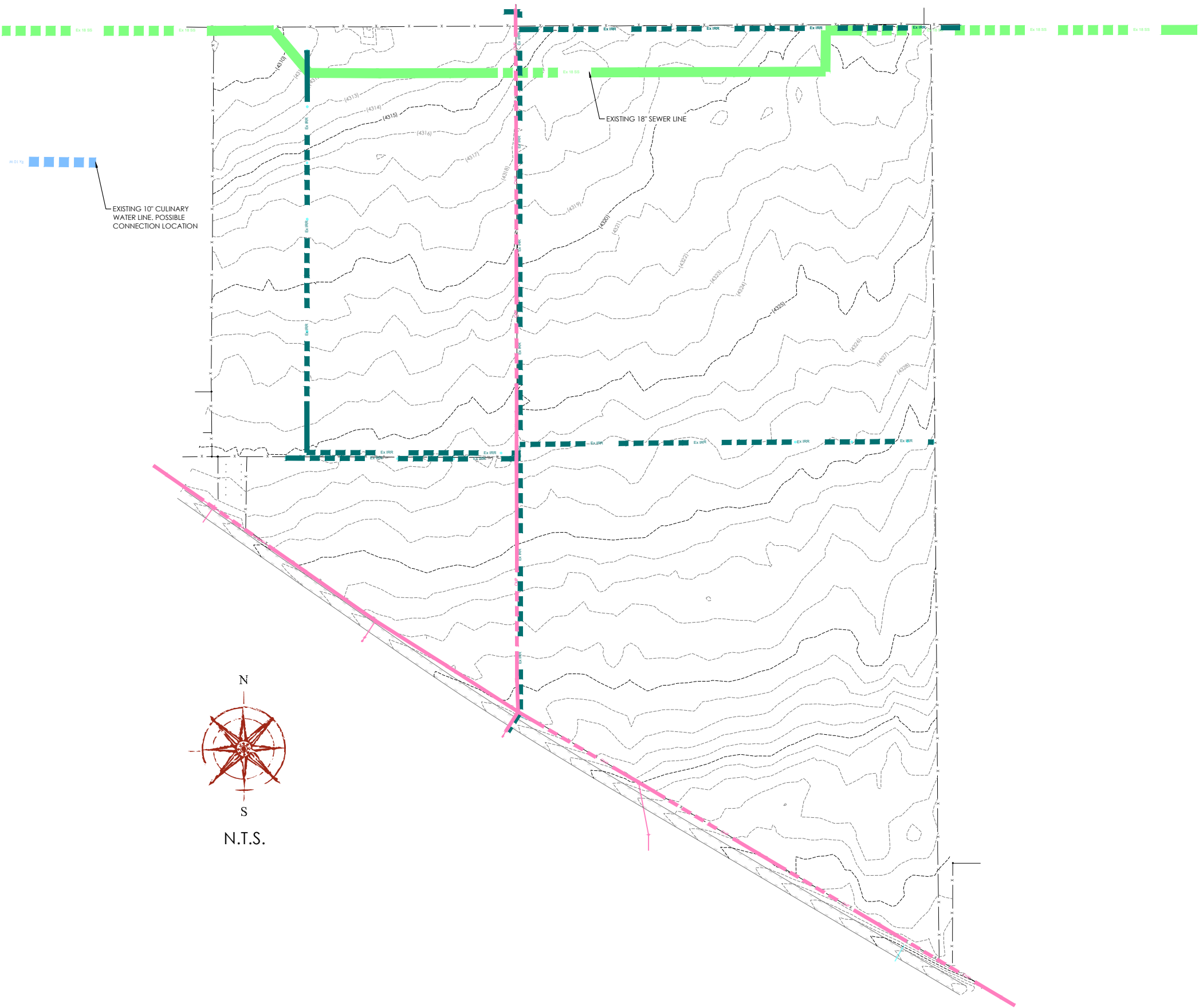
COLLECTOR ROADWAY (CITY MAINTAINED)



NOTE: ALL GRAPHICS SHOWN ARE CONCEPTUAL ONLY- ACTUAL FORM, DESIGN AND LAYOUT WILL BE DETERMINED AT PRELIMINARY SUBDIVISION APPROVAL.

UTILITIES

UTILITIES



LEGEND

- EXISTING 18" SEWER
- EXISTING 10" CULINARY WATER
- EXISTING IRRIGATION
- EXISTING OVERHEAD POWER

NOTES:

PROPERTY IS NOT IN FLOOD ZONE.

EXISTING 18" SEWER LINE HAS CAPACITY FOR THIS SUBDIVISION AND IS THE OUTFALL LOCATION FOR THE PROPOSED SUBDIVISION.

WATER HAS BEEN STUBBED AT THE END OF DURFEE STREET AND IS A POSSIBLE CONNECTION POINT. WATER CAN ALSO BE BROUGHT FROM THE EAST WITH OFFSITE IMPROVEMENTS FROM THE INDUSTRIAL PARK.

STORM DRAIN RETENTION BASIN WILL BE SIZED TO HOLD THE THE ANNUAL EXCEEDANCE PROBABILITY (AEP) 1-PERCENT (1%) STORM, 24-HOUR DURATION EVENT PER CITY CODE.

EXISTING IRRIGATION LINES WILL BE ABANDONED AND REMOVED. SECONDARY WATER WILL BE PROVIDED AS AVAILABLE.

EXISTING POWER LINES RUNNING NORTH-SOUTH TO BE BURIED AS NECESSARY (NOT APPLICABLE TO LINES ALONG HWY 112).

RETENTION NARRATIVE

Deseret Meadows is a 120-acre development located along the north side of HWY 112 in Grantsville, UT. The property will feature a mixed use of commercial, single-family, and multi-family units. The storm water system will be sized and designed during the preliminary stage of the development. There will be a retention pond that will be designed following Grantsville City retention standards and sized for the Annual Exceedance Probability (AEP) 1-percent storm. Stormwater pipes will be sized to convey the AEP 1-percent (1%) storm, 24-hour duration event to the retention basin. A storm water report detailing the storm water system and calculations will be provided with the preliminary approval. If the project is phased, storm water calculations will be provided for each phase, and the pond can be expanded as needed for the additional area that is added.

NORTHPOINT DEVELOPMENT

LAKEVIEW BUSINESS PARK
CULINARY WATER AND WASTEWATER MASTER PLAN
JUNE 2020



DRAFT REVISION 02
AUGUST 6, 2020

SECTION 0 - GLOSSARY OF TERMS AND ABBREVIATIONS.....	4
SECTION 1 - INTRODUCTION	6
1.1 PURPOSE AND SCOPE.....	6
1.2 CAPITAL FACILITIES PLAN OVERVIEW	6
1.2.1 Engineer’s Opinion of Probable Construction Costs	6
1.3 BACKGROUND.....	6
SECTION 2 - CULINARY WATER SYSTEM	10
2.1 MASTER PLANNING METHODOLOGY	10
2.2 WATER SYSTEM LEVEL OF SERVICE	10
2.3 INVENTORY OF EXISTING FACILITIES	11
2.3.1 Water Rights	12
2.3.2 Water Sources.....	12
2.3.3 Water Storage Facilities	13
2.3.4 Distribution System.....	14
2.4 EXISTING DEMANDS AND SURPLUS CAPACITY.....	14
2.4.1 Existing DPC/UMC Demands.....	15
2.4.2 Surplus Capacity	15
2.4.3 Surplus Source Capacity.....	15
2.4.4 Surplus Storage Facility Capacity	15
2.4.5 Surplus Distribution System Capacity	16
2.5 PROJECT WATER DEMANDS	16
2.5.1 ERC Calculation Methodology.....	16
2.5.2 Indoor Demand Estimation	16
2.5.3 Outdoor Demand Estimation	18
2.6 HYDRAULIC MODEL	19
2.7 CULINARY WATER SYSTEM RECOMMENDATIONS	23
2.7.1 Current System Deficiencies	23
2.7.2 Additional Facilities Required for the Project	23
2.7.3 Immediate Facilities Required for the Project – Source	23
2.7.4 Immediate Facilities Required for the Project – Storage.....	23
2.7.5 Immediate Facilities Required for the Project – Distribution	23
2.7.6 Future Facilities Required for the Project – Source	24
2.7.7 Future Facilities Required for the Project – Distribution	24

2.8 CULINARY WATER SYSTEM CAPITAL FACILITIES PLAN	24
SECTION 3 - WASTEWATER SYSTEM.....	29
3.1 MASTER PLANNING METHODOLOGY	29
3.2 DESIGN AND PERFORMANCE CRITERIA.....	29
3.3 INVENTORY OF EXISTING FACILITIES	30
3.3.1 Pipeline – Major Gravity Pipelines	32
3.3.2 Lift Stations	32
3.3.3 Wastewater Treatment Plant	32
3.4 EXISTING CONNECTIONS.....	33
3.5 PROJECT DEMANDS.....	33
3.5.1 ERC Calculation Methodology.....	33
3.6 HYDRAULIC MODEL	35
3.7 WASTEWATER SYSTEM RECOMMENDATIONS.....	35
3.7.1 Current System Deficiencies	35
3.7.2 Immediate Facilities Required for the Project	35
3.7.3 Future Facilities Required for the Project.....	36
3.8 WASTEWATER CAPITAL FACILITIES PLAN.....	36
SECTION 4 - APPENDIX	40

SECTION 0 - GLOSSARY OF TERMS AND ABBREVIATIONS

Several technical terms and abbreviations are used throughout this report, the following list shall serve as a point of reference to define those terms and abbreviations.

Average Day Demand: The total volume of water delivered to the system over a year divided by 365 days. The average use in a single day is expressed in gallons per day.

Average Year Demand: The total volume of water delivered to the system in a full year expressed in gallons.

Build-Out: The state of maximum development as permitted by a plan or regulations

Culinary Water: Water that is deemed fit for human consumption

Demand: The measure of the total amount of water used by the customers within the water system.

Distribution System: The part of the water supply network with components that carry potable water from a centralized treatment facility or wells to water customers in order to deliver water to satisfy residential, commercial, industrial, and firefighting requirements.

Equivalent Residential Connection (ERC): The unit for calculating the amount of water required to be available for use per typical residence by the Utah Division of Drinking Water.

Fire Flow Requirement: The rate of water flow, at a residual pressure of 20 psi and for a specified duration that is necessary to control a major fire in a specific structure.

Gallons Per Minute (GPM): A measure of how many gallons of water flow into or out of a given water system or component in one minute.

Gallons Per Capita Per Day (GPCD): The total number of gallons used by the city divided by the population.

Hydraulic Grade Line (HGL): The surface or profile of water flowing in an open channel or a pipe flowing full. If a pipe is under pressure, the hydraulic grade line is the level that water would rise to in a small, vertical tube connected to the pipe.

Kilogallon (KGAL): One-thousand gallons, as a unit of measure.

Million Gallon (MG): One-million gallons, as a unit of measure.

Peak Day: The day of the year in which the maximum amount of water is used in a 24-hour period.

Peak Day Demand: The average daily flow required to meet the needs imposed on a water system during the peak day of the year.

Peak Instantaneous Demand: The flow required to meet the needs imposed on a water system during maximum flow on a peak day.

Peaking Factor: The ratio of the maximum flow to the average daily flow in a water system.

Pounds per Square Inch (PSI): A unit of pressure resulting from a force of one pound-force applied to an area of one square inch.

SECTION 0 – GLOSSARY OF TERMS AND ABBREVIATIONS

Pressure Reducing Valve (PRV): A water system valve that reduces the pressure of the water that flows through it. A PRV is used to obtain a regulated and constant pressure at its outlet.

Pressure Zone: The area bounded by both a lower and upper elevation, all of which receives water from a given hydraulic grade line (HGL) or pressure from a set water surface.

Steady State: Refers to the condition where the fluid properties at any single point in the system do not change over time.

Square Feet (SQFT): The area of a square with sides of one foot.

Utah Department of Environmental Quality, Division of Drinking Water: The regulatory agency within the state of Utah that oversees the design and operation of public drinking water systems.

Wastewater: Water that has been used in the home, in a business, or as part of an industrial process.

DRAFT

SECTION 1 - INTRODUCTION

1.1 PURPOSE AND SCOPE

In February of 2020 NorthPoint Development retained AQUA Engineering to provide professional engineering services for culinary water and wastewater hydraulic modeling and master planning related to the proposed Lakeview Business Park Development located in Grantsville, Utah (the Project). This executive summary provides an overview of the efforts and recommendations provided within the Master Plan.

This report is intended to serve as a living document and should be updated over the timeframe of the development project. As both internal and external project related variables may change the outcome of the master planning effort it is important that this report be updated to reflect the changing conditions in order to preserve the appropriate capacities of the culinary water and sanitary sewer systems as they relate to the Project.

1.2 CAPITAL FACILITIES PLAN OVERVIEW

The purpose of this Culinary Water and Wastewater Master Plan is to evaluate the existing culinary water and wastewater systems and provide recommendations for capital facility improvements required to provide culinary water and wastewater service to the Project. The Master Plan will be a guide for development of water distribution facilities and wastewater collection facilities required to serve current and future needs of the Project.

The objectives of the Master Plan include:

- Identify existing infrastructure using City records, present master plans, and Capital Facilities Plan (CFP).
- Quantify present and future demands on the culinary water and wastewater systems
- Prepare a steady state simulation model of both culinary and wastewater systems
- Evaluate the existing system against the Project's needs
- Identify major capital facility improvements required for the Project
- Prepare an engineer's opinion of probable costs for the identified capital improvements
- Prepare a Capital Facilities Plan for the Project

1.2.1 Engineer's Opinion of Probable Construction Costs

This report provides the engineer's opinion of probable construction costs (the Opinion) for all identified improvements required for the Project. The Opinion is only that; it represents the engineer's best judgement as a design professional and is supplied only for the guidance of the client. AQUA Engineering has no control over the cost of labor and material, competitive bidding, or market conditions. The Opinion is based on AQUA's recent experience and is adjusted to accommodate for factors known to AQUA at the time the Opinion was prepared. AQUA Engineering does not guarantee the accuracy of the Opinion as compared to actual bids or costs to the Client.

1.3 BACKGROUND

Grantsville City (the City) is situated in the Tooele Valley within Tooele County and is located approximately 25 miles west from Salt Lake City as shown in **Figure 1**. Tooele Valley occupies a structural basin in the "Basin and Range" physiographic province and is a sub-basin of the Bonneville

Basin. The community is established at the base of the eastern foothills of the Stansbury Mountains on terrain that slopes gently northeasterly and then northerly toward the south side of the Great Salt Lake, which is two miles north of the City.

Agriculture has played a significant role in shaping the community and the Grantsville City General Plan endeavors to preserve its rural character. Until recently, there has been no significant commercial or industrial base in the City. This changed in 2004 when Wal-Mart Stores, Inc. completed a major distribution center located approximately one mile to the northwest of the City along State Route 138 on land annexed into the City. With approximately 1.3 million square feet of floor space, the project has created a significant positive economic impact to the City both in terms of tax base and increased housing development and has also generated spin-off projects and businesses.

Commercial and industrial development is expected to maintain and even build momentum but historically the majority of the non-agricultural workforce commuted southeast to the neighboring community of Tooele, or east to Salt Lake City for employment. This will certainly change as the amount of land available for urbanization along the Wasatch Front rapidly diminishes, the large tracts of undeveloped land in outlying communities such as Grantsville will draw ever-increasing attention.

Pursuant to these economic realities of the Wasatch Front and outlying communities, the Lakeview Business Park is a proposed project that will develop a large portion of previously undeveloped land within Grantsville City. The project consists of a 1,300 Acre business park located adjacent to the existing Deseret Peak Complex (DPC) and Utah Motorsports Campus (UMC) with 900 Acres of the development located east of Sheep Lane and 400 Acres located west of Sheep Lane and north of the DPC/UMC (**Figure 2**). The project will include a mix of office, retail, industrial and warehouse distribution facilities with the potential for the inclusion of an intermodal transit facility. The project adds significant demand to the Grantsville Culinary Water System and Wastewater systems and those impacts along with corresponding utility infrastructure improvements are identified in this report

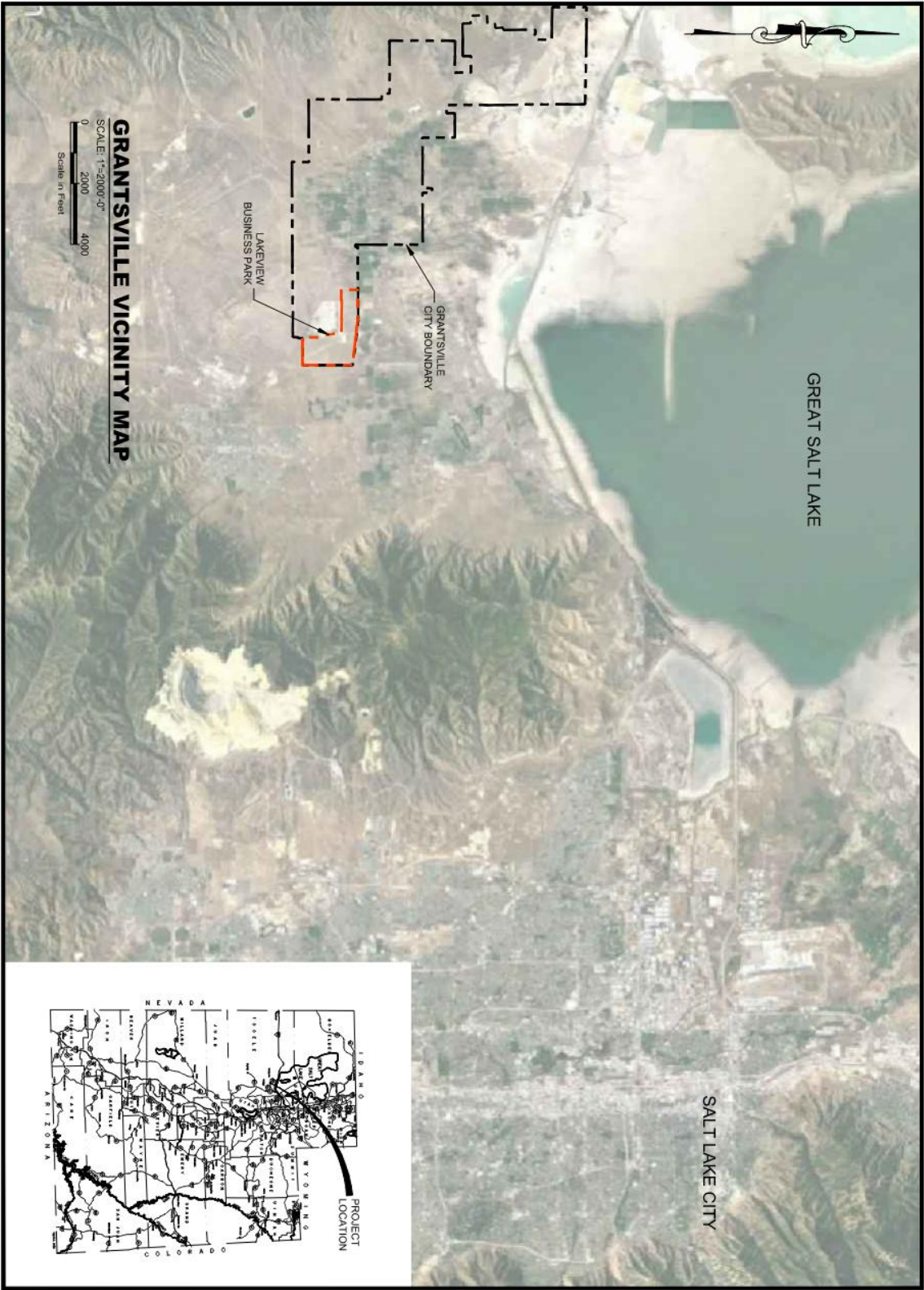


Figure 1: Grantsville Vicinity Map

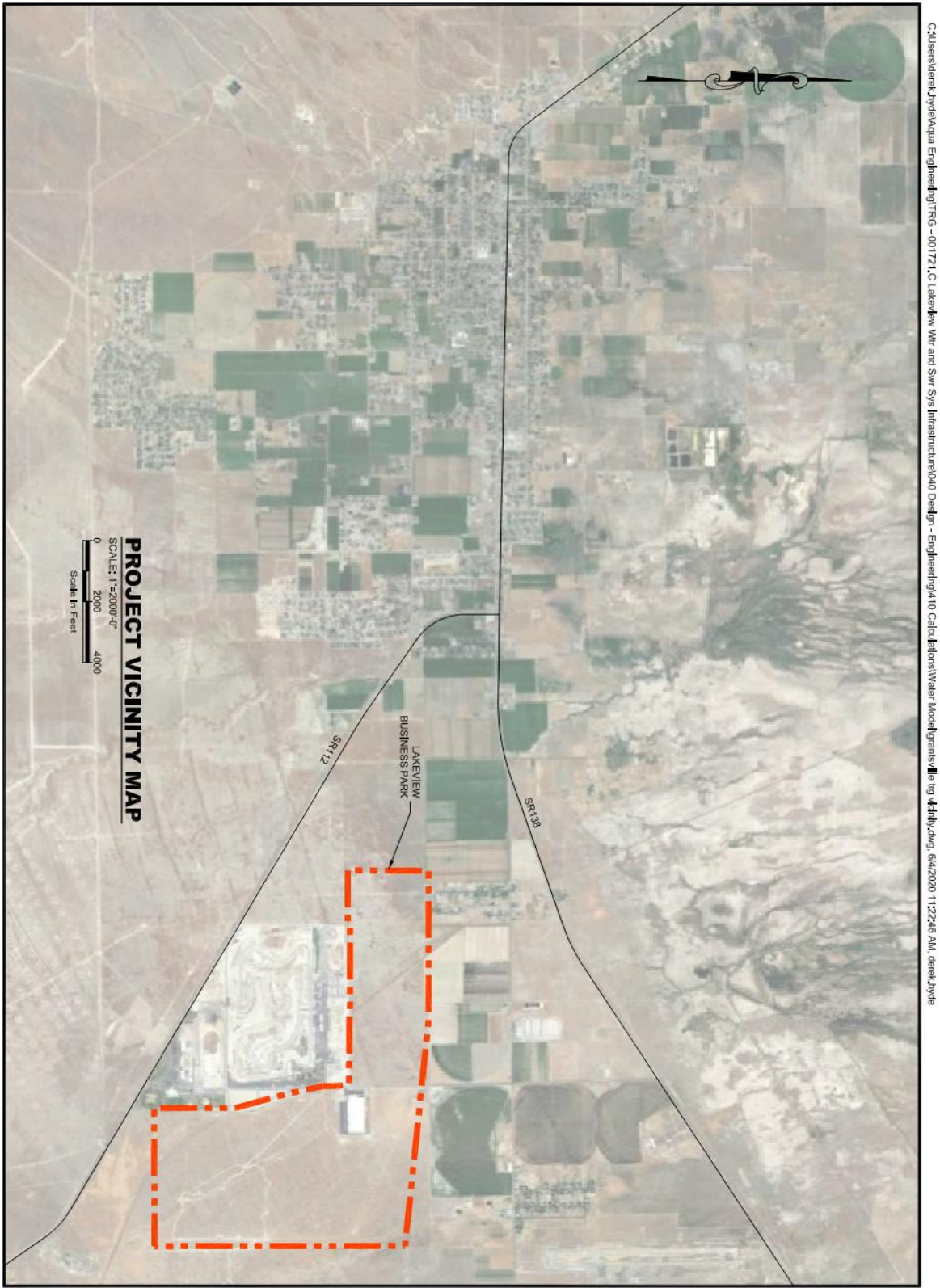


Figure 2: Project Vicinity Map

SECTION 2 - CULINARY WATER SYSTEM

2.1 MASTER PLANNING METHODOLOGY

Grantsville City's culinary water system consists of water sources, storage facilities, pump stations, valves, and pipes. The water system must be able to respond to daily and seasonal fluctuations in water demand while maintaining adequate capacity for firefighting and emergency needs. In order to satisfy these goals, each system component must be designed and operated properly. Careful planning is required and is needed to ensure the system is capable of meeting the City's and the Project's needs through full build-out.

Only future needs stemming from the Lakeview Business Park Project were evaluated in this Master Plan. Estimated water demands were calculated according to the Utah Department of Environmental Quality, Division of Drinking Water (DDW) requirements specified in the Utah Administrative Code.

To facilitate the analysis of the City's water system, a computerized hydraulic model was prepared using Bentley WaterGEMS V8i Connect Edition. The hydraulic model was analyzed in two phases, the first of which is to analyze existing system demands and evaluate system performance under the existing demand scenario. The second phase of the analysis includes the addition of all project related demands and evaluation of the existing system performance against requirements set forth by the City, the State, and the Project. Areas where system performance does not satisfy any requirements is indicative of a required capital improvement, where further analysis is performed to identify those projects at a master planning level.

Recommendations for water system improvements are based on the results of these analyses. This report follows the framework of the DDW requirements of section R309-510 of the Utah Administrative Code, "Facility Design and Operation: Minimum Sizing Requirements."

2.2 WATER SYSTEM LEVEL OF SERVICE

The Level of Service (LOS) for Grantsville City has been previously established by the Culinary Water and Wastewater System Master Plan prepared by AQUA Engineering dated June 2005 and the Culinary and Secondary Water Rights Forty-Year Master Plan prepared by AQUA Engineering dated October 2009 as follows:

- | | |
|--|---------------|
| • Unit Average Daily Demand | 475 GPD/ERC |
| • Peak Day Flow Peaking Factor | 1.9 |
| • Peak Instantaneous Flow Peaking Factor | 3.0 |
| • Unit Peak Day Demand | 870 GPD/ERC |
| • Unit Peak Instantaneous Demand | 1,425 GPD/ERC |

The culinary water level of service standards consist of source, storage and distribution components. The service standards used in the master plan are listed below:

Source: For a metered system with sufficient historical data (generally five years or more); sources should be capable of providing the peak use of 870 gallons per day (GPD)/ERC or 0.625 GPM/ERC.

Storage: For a metered system with sufficient historical data (generally five years or more); storage facilities should be capable of storing the annual average daily use of 475 GPD/ERC. Available storage must also include fire flow as required by the City Fire Marshal. Fire flow for the City is generally on the

order of 2,000 GPM for a two-hour duration or 240,000 gallons. Based on the proposed building size, materials of construction and included fire suppression system the International Fire Code requires a fire flow of 2,047 GPM for 4 hours or a fire flow storage volume of 491,280 gallons (See IFC Appendix B, Table 105.1(2) which notes that Type 1A and 1B structures with an area greater than 128,701 square feet require a fire flow duration of four hours. Table B 105.2 Required Fire Flow for Buildings Other Than One and Two Family Dwellings, Group R-3 and R-4 Buildings and Town Houses; details that with Automatic Sprinkler Systems based upon Design Standards Sections 903.3.1.1 and 903.3.1.2 of the IFC allows for 25% of the minimum fire flow value in Table B 105.1(2) but requires the duration to remain the same at the reduced flow.)

Distribution Systems: Distribution systems should be design and constructed to maintain a minimum pressure at all points in the system of 20 psi during peak day demand plus fire flow, 30 psi during peak instantaneous demand, and 40 psi during peak day demand scenarios. The required fire flow for the Lakeview Business Park project is unknown at the time of the creation of this report but is assumed to be 2,050 GPM as described in the above section of this report.

2.3 INVENTORY OF EXISTING FACILITIES

Grantsville City's culinary water system consists of five (5) water sources with associated water rights, four (4) water storage tanks, and a distribution system as detailed below. For existing locations of the sources, tanks, and distribution system layout refer to **Figure 3** below.

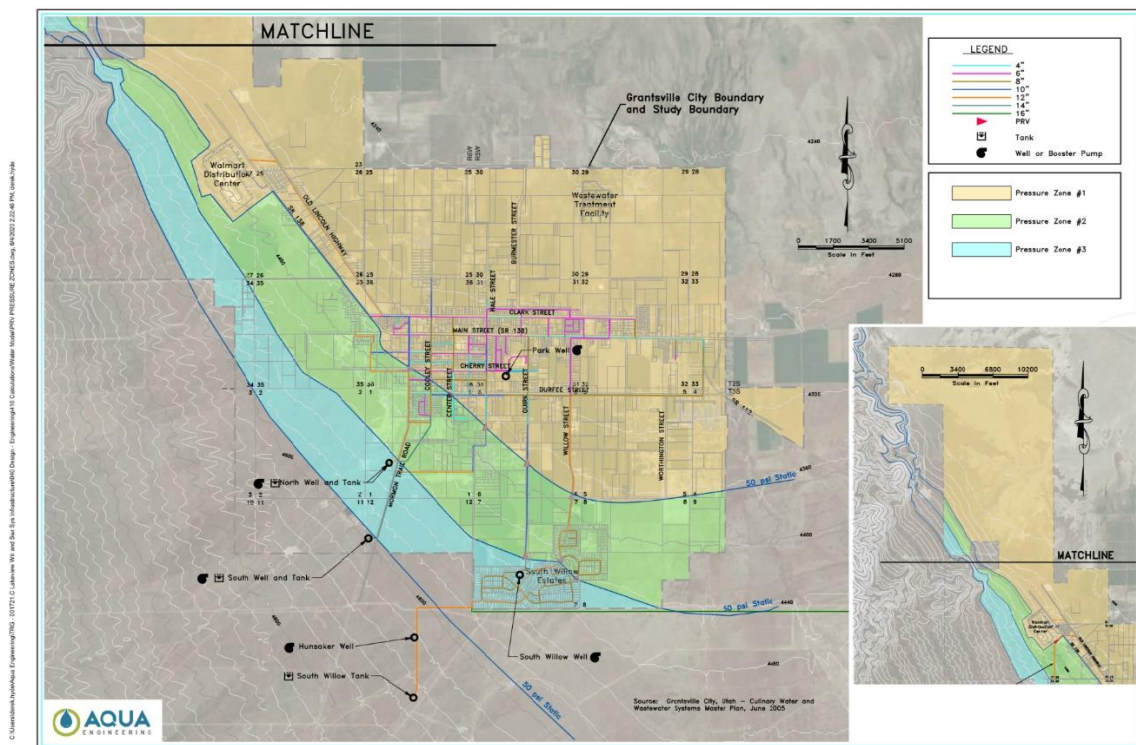


Figure 3: Existing Grantsville Water System

2.3.1 Water Rights

Grantsville City holds water rights available for municipal, recreational, and irrigation use. The City has also acquired other minor culinary water rights via standard development policy. In 2009, the City held 5,422.99 acre-feet of water rights approved for municipal and irrigation uses (Culinary and Secondary Water Rights Forty-Year Master Plan, AQUA Engineering, October 2009). A query of the Utah Division of Water Rights indicates the City now holds 5,565.99 acre-feet of municipal use water rights. Below is a summary of applicable water rights.

Table 1: Grantsville Water Rights

Water Right Classification	Duty Cap (acre-feet)	Water Right Numbers
Water Rights Held by the City and Approved for Municipal Use	5878.15	15-293, 15-376, 15-381, 15-635, 15-638, 15-639, 15-775, 15-776, 15-1060, 15-1139, 15-1382, 15- 1383, 15-1384, 15-1385, 15-4454, 15-4511, 15- 4524, 15-4525, 15-4528, 15-4654, 15-4525, 15- 4528, 15-4628, 15-4654, 15-4890, 15-5072, 15- 5148, 15-5149, 15-5173
Water Rights Held by Others and Approved for Municipal Use	621.3	15-408, 15-829, 15-4668
Water Rights Held by City and Approved for Other Uses	94.84	15-1989
Totals	6594.29	

2.3.2 Water Sources

Grantsville City currently has five (5) sources as detailed in the Master Plan which provide water to the City. The following table is a list of the City's culinary water sources.

Table 2: Existing Water Sources

Source	Location	Equipped Capacity (gpm)
Cherry Street (Park) Well	N 800 ft E 1200 ft from SW cor, Sec 31, T 2 S, R 5W, SLBM	1,000
South Willow Well	N 1720 ft E 2290 ft from SW cor, Sec 7, T 3 S, R 5W, SLBM	1,640
Hunsaker Well	S 1430 ft W 2760 ft from NE cor, Sec 13, T 3S, R 6W, SLBM	433
South Well	S 1800 ft E 185 ft from NW cor, Sec 12, T 3S, R 6W, SLBM	547
North Well	N 1500 ft W 4114 ft from SE cor, Sec 1, T 3S, R 6W, SLBM	1,133

2.3.3 Water Storage Facilities

Grantsville City currently has (4) storage tanks as detailed in the Master Plan which provide drinking water and fire suppression storage for the City. Each storage tank is supplied by either one or two sources as shown in the following table.

Table 3: Existing Water Storage Facilities

Facility Name	Diameter/Dimensions (feet)	Depth (feet)	Primary Supply Source(s)	Equipped Capacity (Million Gallons)
North Tank (Rect.)	49.5 x 50.5	12.5	North Well and Cherry Street Well	0.225
North Tank (Circ.)	80.0	14	North Well and Cherry Street Well	0.5
South Tank	94.0	21	South Well	1.0
South Willow Tank	83.0	25.5	South Willow Well and Hunsaker Well	1.0
Total				2.725

2.3.4 Distribution System

An inventory of the City's culinary water distribution facilities was completed in the 2005 Water Master Plan. The existing location of the sources, tanks, booster pump stations, and distribution system layout are shown in **Figure 3**. The City currently has one booster pump station called the West Bench Booster Pump Station which allows the City to supply water from the South Tank, lower pressure zone, to the South Willow Tank, higher pressure zone. The booster pump station also allows flow from the South Willow Tank to the South Tank. The characteristics of the booster pump station are listed in the table below.

Table 4: Existing Pump Stations

Facility Name	Primary Supply	Equipped Capacity (gpm)
West Bench Booster Pump Station	South Tank	1,350

The City's current distribution system meets the City's required level of service as detailed in subsequent sections of this report. The distribution system, as shown in Figure 8, consists of water main lines 4-inches to 16-inches in diameter.

2.4 EXISTING DEMANDS AND SURPLUS CAPACITY

In February of 2019 AQUA Engineering assisted the City with compiling the system demand information requested by the Division of Water Rights (DWRi) for calendar years 2016 through 2019 for the purpose of determining system-specific minimum water system sizing standards. Those water system demands are presented below.

Table 5: Water System Demands 2016-2019

Calendar Year	Total ERC	Annual Demand (KGAL)	Unit Annual Demand (KGAL/ERC)	Peak Day Demand (KGAL)	Peak Day Demand (GPM)	Unit Peak Day Demand (GPM/ERC)
2016	5,028	485,045	96.47	3,973	2759	0.5487
2017	5,340	518,383	97.07	4,353	3022	0.5659
2018	5,345	537,238	100.51	4,430	3076	0.5755
2019	5,858	506,251	86.12	3,695	2566	0.4380
Averages	5,393	511,729	95.0425	4,113	2,856	0.5320

Based on the water use data submitted to the DWRi, the following system-specific minimum sizing standards have been set for Grantsville City:

Peak Day Source Demand	870 gal/day/ERC
Average Annual Demand	124,749 gal/yr/ERC
Equalization Storage	341 gal/ERC
Fire Storage	240,000 gal

2.4.1 Existing DPC/UMC Demands

It is difficult to characterize the demands of the DPC/UMC in terms of ERC. During the summer months, DPC/UMC create significant demands for outdoor irrigation and special events. These demands do not fit the typical demand profile for the rest of the City.

Estimates and projections of peak day demand and average day demand for DPC/UMC are provided in the Grantsville City Capital Facilities Plan (Rev August 2016) (CFP). The estimates for calendar year 2012 are 672 GPM and 395.152 KGAL respectively. Due to minimal development at the DPC/UMC since 2012, despite higher projections in the CFP, a peak day demand of 700 GPM and an average day demand of 415 KGAL are used for this evaluation.

2.4.2 Surplus Capacity

Surplus capacity is the capacity of the system above that required by the current population to meet service standards. Surplus capacity is used to determine a buy-in cost for future development. The City's surplus capacity is compared with project specific demands to identify capital projects required to service the project.

2.4.3 Surplus Source Capacity

The City currently has an equipped capacity of 4,753 GPM/7,869 ERC from its sources and a corresponding Equivalent Residential Connection (ERC) commitment of 5959. Using the stated parameters, the following table shows the existing source requirements and the current surplus capacity.

Table 6: Grantsville Water Source Requirements and Surplus Capacity

Component	Demand (gpm)	Capacity (gpm)	Surplus (gpm)	Surplus (ERC)
Source	3600	4753	1153	1908.4

2.4.4 Surplus Storage Facility Capacity

The City currently has a capacity of 2.5 million gallons (MG) from its water storage tanks available for storage. The following table shows the existing storage requirements and current surplus storage capacity in volume and ERCs.

Table 7: Water Storage Requirements and Surplus Storage Capacity

Component	Demand (KGAL)	Capacity (KGAL)	Surplus (KGAL)	Surplus ERC
Equalization + Fire Storage	2272	2725	453	1,328.44

Although the City's water system does have a current surplus in equalization and fire flow storage capacity, the Project's required equalization and fire flow storage must be available within the immediate pressure zone and the project may not rely on water storage available in facilities located downstream from the Project and its' service tank. The existing storage tank slated to serve the Project, the South Willow Tank has been fully allocated to existing water system demands and has no surplus capacity to serve the Project.

2.4.5 Surplus Distribution System Capacity

Surplus capacity within the distribution system represents the system's ability to convey sufficient water to all areas of the distribution system while satisfying required levels of service. Since water demands are not homogeneously spread throughout the water distribution system and pipe sizes are different throughout the system, surplus capacity of the distribution system is highly dependent on the location within the system and can only be evaluated on a case by case basis by means of computerized hydraulic modeling.

2.5 PROJECT WATER DEMANDS

The Project includes the development of 36 new culinary water connections in the vicinity of the DPC/UMC totaling an estimated 579.8 ERCs which equates to a Project peak day demand of 350.3 GPM.

2.5.1 ERC Calculation Methodology

Total estimated ERCs for the project were calculated using proposed land use information and building footprints provided by the Project developer as well as DDW framework for estimating indoor and outdoor water use as described in *Utah Administrative Code Title R309-510. Facility Design and Operation: Minimum Sizing Requirements*. For a detailed summary of DDW requirements, refer to **Table 19** and **Table 20** within the Appendix of this report.

2.5.2 Indoor Demand Estimation

The project indoor demands are classified as Industrial Buildings with no showers as described in Utah Admin Code R309-510 Table 510-2, *Source Demand for Indoor Use – Individual Establishments*. The DDW table provides a unit demand of 15 gallons per day per shift employee assigned to each industrial building. Since the total number of employees was not available to include in the evaluation, the Project Developer has provided the following employee density estimation for the development:

Table 8: Employee Density by Building Size

Building Size (SQFT)	Employee Density (SQFT/Employee)
0-400,000	1500
400,000 - 600,000	2000
600,000+	2700

Building footprints have been provided by the project developer and were utilized in conjunction with the above table to calculate the number of shift employees assigned to each building, allowing for the DDW Table 510-2 to be utilized to estimate indoor water usage. This ERC estimation methodology provides a total of 8,920 employees assigned to the Project site across all 36 connections, which equates to a total project demand of 92.9 GPM or 167.3 ERC attributed to indoor demand. The following table illustrates the Project's indoor water demand allocated to each facility based on the assumptions made above.

Table 9: Project Water Demands, Indoor

Building No.	Building Footprint (SQFT)	Employee Density (SQFT/Employee)	Number of Employees	Peak Day Demand Indoor (GPM)	Average Day Demand (GPM)
1	1,032,000	2700	382.22	3.98	1.99
2	502,000	2000	251.00	2.61	1.31
3	595,000	2000	297.50	3.10	1.55
4	318,000	1500	212.00	2.21	1.10
5	359,000	1500	239.33	2.49	1.25
6	703,000	2700	260.37	2.71	1.36
7	501,000	2000	250.50	2.61	1.30
8	538,000	2000	269.00	2.80	1.40
9	538,000	2000	269.00	2.80	1.40
10	480,000	2000	240.00	2.50	1.25
11	595,000	2000	297.50	3.10	1.55
12	628,000	2700	232.59	2.42	1.21
13	327,000	1500	218.00	2.27	1.14
14	489,000	2000	244.50	2.55	1.27
15	437,000	2000	218.50	2.28	1.14
16	541,000	2000	270.50	2.82	1.41
17	593,000	2000	296.50	3.09	1.54
18	232,000	1500	154.67	1.61	0.81
19	367,000	1500	244.67	2.55	1.27
20	838,000	2700	310.37	3.23	1.62
21	445,000	2000	222.50	2.32	1.16
22	177,000	1500	118.00	1.23	0.61
23	342,000	1500	228.00	2.38	1.19
24	838,000	2700	310.37	3.23	1.62
25	477,000	2000	238.50	2.48	1.24
26	367,000	1500	244.67	2.55	1.27
27	391,000	1500	260.67	2.72	1.36
28	440,000	2000	220.00	2.29	1.15
29	440,000	2000	220.00	2.29	1.15
30	514,000	2000	257.00	2.68	1.34
31	541,000	2000	270.50	2.82	1.41
32	489,000	2000	244.50	2.55	1.27
33	464,000	2000	232.00	2.42	1.21
34	464,000	2000	232.00	2.42	1.21
35	464,000	2000	232.00	2.42	1.21
36	440,000	2000	220.00	2.29	1.15
Total	17,906,000	N/A	8,909.43	92.81	46.40
Anticipated Annual Demand				74.91	A.F.

2.5.3 Outdoor Demand Estimation

Outside watering for lawns and gardens can place significant demand on public water supplies. The Project outdoor demands were calculated by using the estimated area to be irrigated within the Project along with National Resource Conservation Service (NRCS) Irrigated Crop Consumptive Use Zones Map and Utah Administrative Code R309-510 Table 510-3, *Source Demand for Irrigation*.

The Project Developer provided AQUA Engineering with an estimated five percent (5%) coverage for irrigable land within the Project area which totals 65 acres of irrigated land within the 1,300 Acre development. Using the NRCS map, the Project resides within the irrigated crop consumptive use Zone 4. Utah Admin Code R309-510 Table 510-3 provides a unit peak day demand of 3.96 GPM per irrigated acre.

Using the above parameters for estimating outdoor demands provides for a total Project outdoor peak day demand of 257.4 GPM or 463.3 ERC.

Table 10: Project Outdoor Water Demands

NRCS Map Zone	Peak Day Demand (GPM/Acre)	Average Yearly Demand (AF)	Irrigated Area (Acres)	Peak Day Demand (GPM)	Average Yearly Demand (AF)
4	3.96	1.87	65	257.4	121.55

2.6 HYDRAULIC MODEL

A computerized hydraulic model of the City's water distribution system was developed to analyze performance of the existing and future distribution system and to prepare recommendations for existing facilities that cannot meet the design criteria for water system pressures based on the Project demands.

The software utilized for the model was Bentley WaterGEMS v8i Connect Edition, which uses the EPANET engine developed by the United States Environmental Protection Agency (EPA) and simulates the hydraulic performance of pipe networks. Key physical components of the water system are represented by a set of user-defined parameters that represent the characteristics of the system. The computerized model utilized the digital simulation of physical system characteristics to simulate operating conditions of the system mathematically. The model output includes pressures at each junction or node and flow rate for each pipe in the network.

The existing City hydraulic model was used as a starting point, and Project specific parameters were added on to the existing model to simulate future water system performance before and after the completion of the Project.

Hydraulic modeling scenarios were developed for three phases of the Project development. The first phase was the development and verification of the City's existing hydraulic model. This model was used for calibration and to identify existing deficiencies in the system. The second model scenario includes the entire Project area and all associated water pipeline improvements but only a portion of the Project demands. The second scenario represents partial project development which is representative of the first several years of the Project. The third and final hydraulic model includes the entire project and all build out demands.

The following figures illustrate the results of the hydraulic modeling analysis for all three scenarios.



Figure 4: Hydraulic Modeling Results, Existing Water System



Figure 5: Hydraulic Modeling Results, Partial Buildout

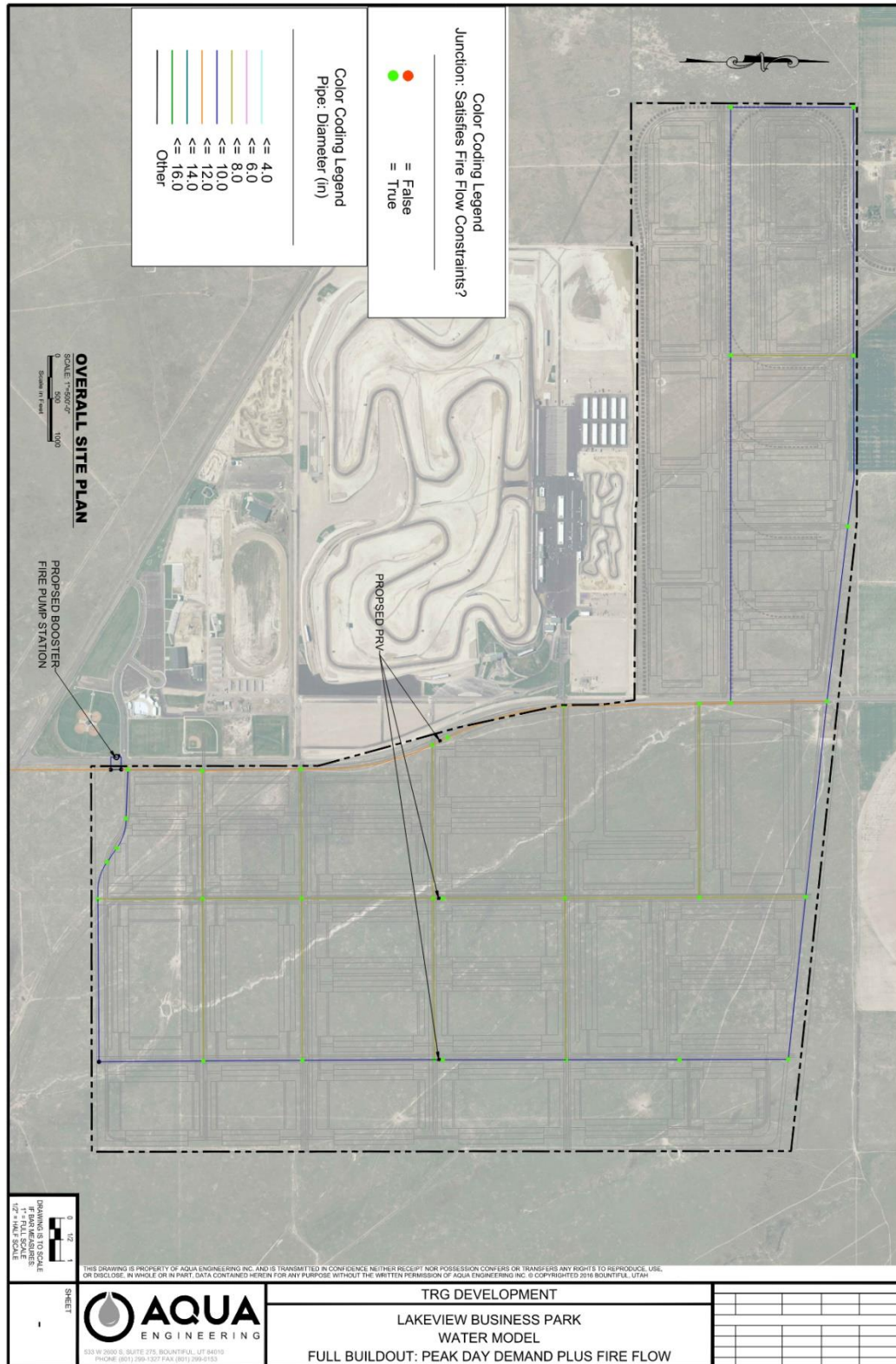


Figure 6: Hydraulic Modeling Results, Full Build Out

2.7 CULINARY WATER SYSTEM RECOMMENDATIONS

This section describes all proposed recommendations for improvements to the culinary water system in a narrative format. Refer to Section 2.8 of this report for a tabular summary of the improvements with corresponding illustrative figures.

2.7.1 Current System Deficiencies

Currently there are no identified water system deficiencies to service the existing population of the City. Additional facilities are required when development demands exceed those surplus capacities currently available in the existing water system.

2.7.2 Additional Facilities Required for the Project

The proposed Project adds significant source, storage, and distribution demand to an area of the water system that is rather isolated from the greater Grantsville water system. Source, storage, and distribution system improvements will be required to serve the project. Water system improvements can be phased to parallel the development of the project, however there are certain offsite improvements required immediately, prior to any project development occurring due to the project storage and distribution demands immediately exceeding the available surplus capacity of those existing water system components. Pursuant to these needs, the recommended water system improvements can be broken down into two phases: immediate, and future.

2.7.3 Immediate Facilities Required for the Project – Source

The existing water system has sufficient surplus source capacity to provide water service to the project for a certain period of project development. The existing surplus source capacity is 75 GPM. This surplus capacity will reduce with each new development approved within the City, including the Project. Once the surplus capacity has been depleted, additional source capacity will need to be developed by the City.

2.7.4 Immediate Facilities Required for the Project – Storage

The Project's storage requirement exceeds that which is currently available in existing storage tank that will service the project, therefore the project will require the construction of a new water storage tank with a capacity of 0.75 MG. Since the project will be served from the existing South Willow Storage Tank, the additional storage required for the project should be constructed at the same site as the existing South Willow Storage Tank, and the two tanks should be connected together and will act as a single storage tank. There are continuing discussions between the City and the Developer in regards to the required size of the water storage tank which may increase depending on the outcome of negotiations between the two parties. Upon final negotiation of the storage requirement, this master plan should be updated accordingly.

2.7.5 Immediate Facilities Required for the Project – Distribution

Based on the projected Project peak day demands of 350.3 GPM and anticipate fire flow rate of 2,050 GPM as well as existing peak day demands attributed to the DPC/UMC, the current water system will not meet LOS standards without improvements to the distribution system. To overcome this limitation it is proposed that the Project construct approximately 6,776 linear feet of 16-inch distribution line starting at the existing South Willow Tank heading north and then west, connecting into the South Willow pressure zone in the vicinity of Mary Lane and South Hale Street. This new pipeline will run

parallel to the existing 12-inch South Willow Tank supply and distribution line and will increase the capacity of this segment of the system such that levels of service can be satisfied at the project site and throughout the distribution system.

2.7.6 Future Facilities Required for the Project – Source

Based on the City's recent System-Specific Minimum Sizing Standards determination from the Utah Division of Drinking Water, the City's water system has sufficient source capacity to provide for the project, and no source improvements are required.

2.7.7 Future Facilities Required for the Project – Distribution

The project site is currently absent of any water distribution infrastructure and will require an extension of the existing distribution system across the entire Project site. Generally speaking, the water distribution network will mirror that of the proposed road network, this design methodology provides significant redundancy and increases the conveyance capacity of the pipe network, thereby delaying but not completely eliminating the eventual need for a fire booster pump station. In addition to the required pipe network, three (3) pressure reducing valve vaults (PRVs) will be required, as the north half of the Project will be located in a different pressure zone than the south half of the project due to the topography of the Project site.

Additionally, the estimated build out demands of the Project will cause water system residual pressures to decrease below minimum required levels of service under the peak day plus fire flow scenario once the project peak day demands exceed a certain threshold. To overcome this limitation, a fire flow booster pump station with an estimated power rating of 50HP to 100 HP will need to be constructed at the Project site to boost pressure and flow during the peak day plus fire flow condition to satisfactory levels. The timing of construction of this pump station will depend heavily on the proposed location and associated water demand of individual buildings. It is important that each planned facility be considered as its' own project within the water model during the development phase so that continuity of service and fire protection are provided at all times.

It is anticipated that the water distribution network will be constructed in phases in parallel with the development. The master plan and hydraulic model should be revisited with each phase of development to ensure that all water system performance parameters are satisfied during all phases of construction and thereafter.

For an illustration and summary of the required culinary water improvements, refer to the following section of this report.

2.8 CULINARY WATER SYSTEM CAPITAL FACILITIES PLAN

During the master planning process, the three main water system components of source, storage, and distribution were analyzed to determine the water system's ability to meet existing demands and anticipated future demands caused by the Project. Capital facility improvements recommended to address those deficiencies are summarized in the following tables and figures. Refer to the Appendix for a complete breakdown of the engineer's opinion of probable construction costs for each project listed in the tables.

Phase 0 – Immediate Offsite Water Improvements

The existing Grantsville Water System does not have sufficient surplus storage or distribution capacity to serve the project. The following tables and figures summarize the immediate capital facility improvements required to serve the project.

Table 11: Immediate Offsite Water Improvements Required for the Project

Project No.	System Component	Project Description	Engineer's Opinion of Probable Construction Cost
W-1	Storage	750KGAL Water Storage Tank	\$1,261,600
W-2	Distribution	6,800 LF 16-inch Water Distribution Pipeline	\$706,000
Total			\$1,967,600

SECTION 2 – CULINARY WATER SYSTEM

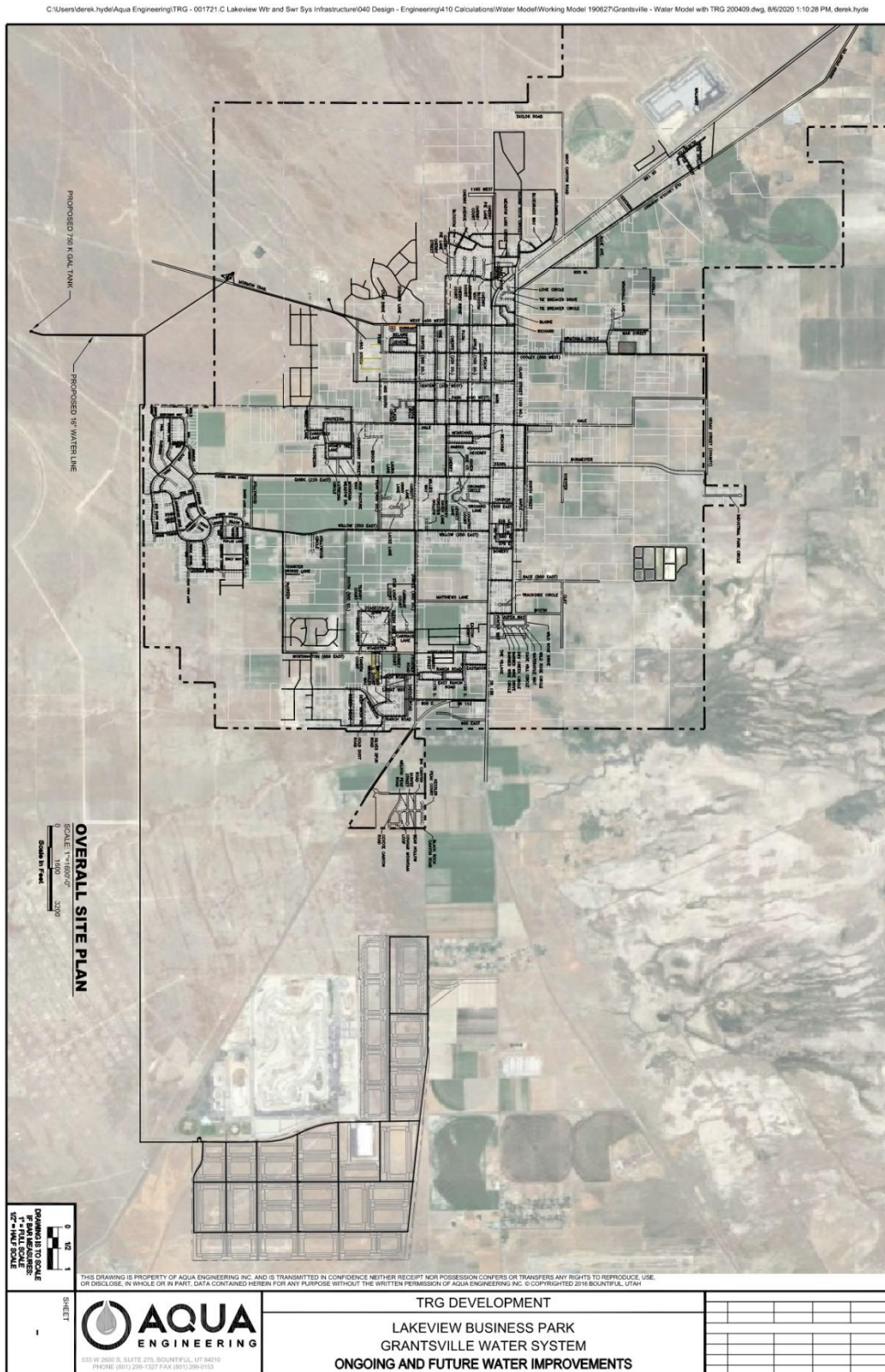


Figure 7: Immediate Water Improvements Required for the Project

Phase 1 Ongoing and Future Water Improvements

As the project is developed and its water demands increase, additional capital facility improvements will be required to provide continuity of service to the project. Below is a summary of the required future improvements.

Table 12: Ongoing and Future Water Improvements Required for the Project

Project No.	System Component	Project Description	Engineer's Opinion of Probable Construction Cost
W-3	Distribution	Fire flow pump station, 100 HP	\$974,050.00
W-4	Distribution	(3) PRVs	\$626,175.00
W-5	Distribution	Site Piping and Appurtenances	\$4,640,775.00
Total	N/A	N/A	\$6,241,000.00

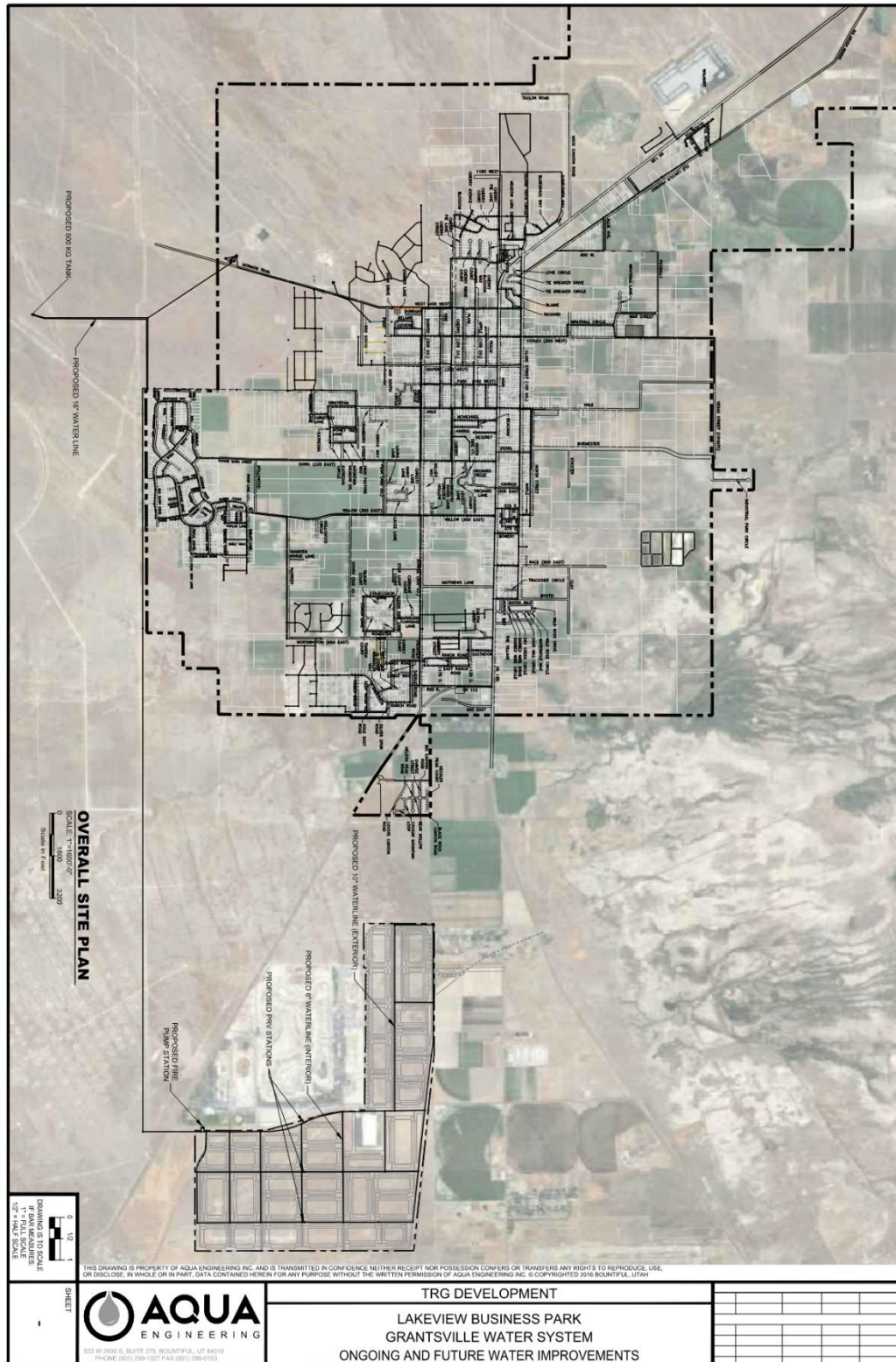


Figure 8: Ongoing and Future Water Improvements Required for the Project

SECTION 3 - WASTEWATER SYSTEM

3.1 MASTER PLANNING METHODOLOGY

Only future wastewater needs stemming from the Lakeview Business Park project were evaluated in this Master Plan. Estimated wastewater demands were calculated by utilizing the number of ERCs attributed to indoor water use from Section 2 of this report, along with wastewater levels of service parameters from the City of Grantsville Capital Facilities Plan and Impact Fee Analysis (Rev. August 2016) by AQUA Engineering.

To facilitate analysis of the City's wastewater system, a computerized hydraulic model was prepared using Bentley Sewer GEMS v8i Connect Edition. The sewer model was analyzed in two phases, the first of which is to analyze the existing system demands and evaluate system performance under the existing demand scenario. The second scenario was to input all Project demands into the model and evaluate existing system performance

3.2 DESIGN AND PERFORMANCE CRITERIA

System Master Plan (Wastewater Master Plan) prepared by AQUA Engineering dated June 2005. The wastewater level of service standards include collection, lift stations, and the wastewater treatment plant. The service levels used in the master plan are listed below:

Collection System

- Average Daily Flow 280 GPD or 80 GPCD
- Peaking Factor

$$P_c = \frac{C + P_e^{1/2}}{4 + P_e^{1/2}}$$

Where:

P_c = peaking factor at any point in the collection system

C = 11.25, a value used to calibrate the computer model to flow data collected at the headworks of the WWTF

P_e = Population equivalents (or ERC) served at any point in the system.

Lift Station

- Peak Inflow 0.35 GPM/ERC

Wastewater Treatment Facility (WWTF):

- Average Daily Flow 280 GPD/ERC or 80 GPCD
- Peak Instantaneous Flow Peaking Factor 2.4

Recorded data from the WWTF in 2011 show flows ranging from 688 GPM or 0.99 MGD to 1,385 GPM or 1.99 MGD during peak flow periods.

3.3 INVENTORY OF EXISTING FACILITIES

Grantsville City's wastewater collection system consists of trunk lines, interceptor lines, lateral mains, force mains, and lift stations. Wastewater is treated at the City's wastewater treatment plant located in the northeast corner of the City off Race Street. Wastewater is conveyed to the treatment plant and central trunk line through a series of interceptor pipelines and lift stations as shown in **Figure 9**.

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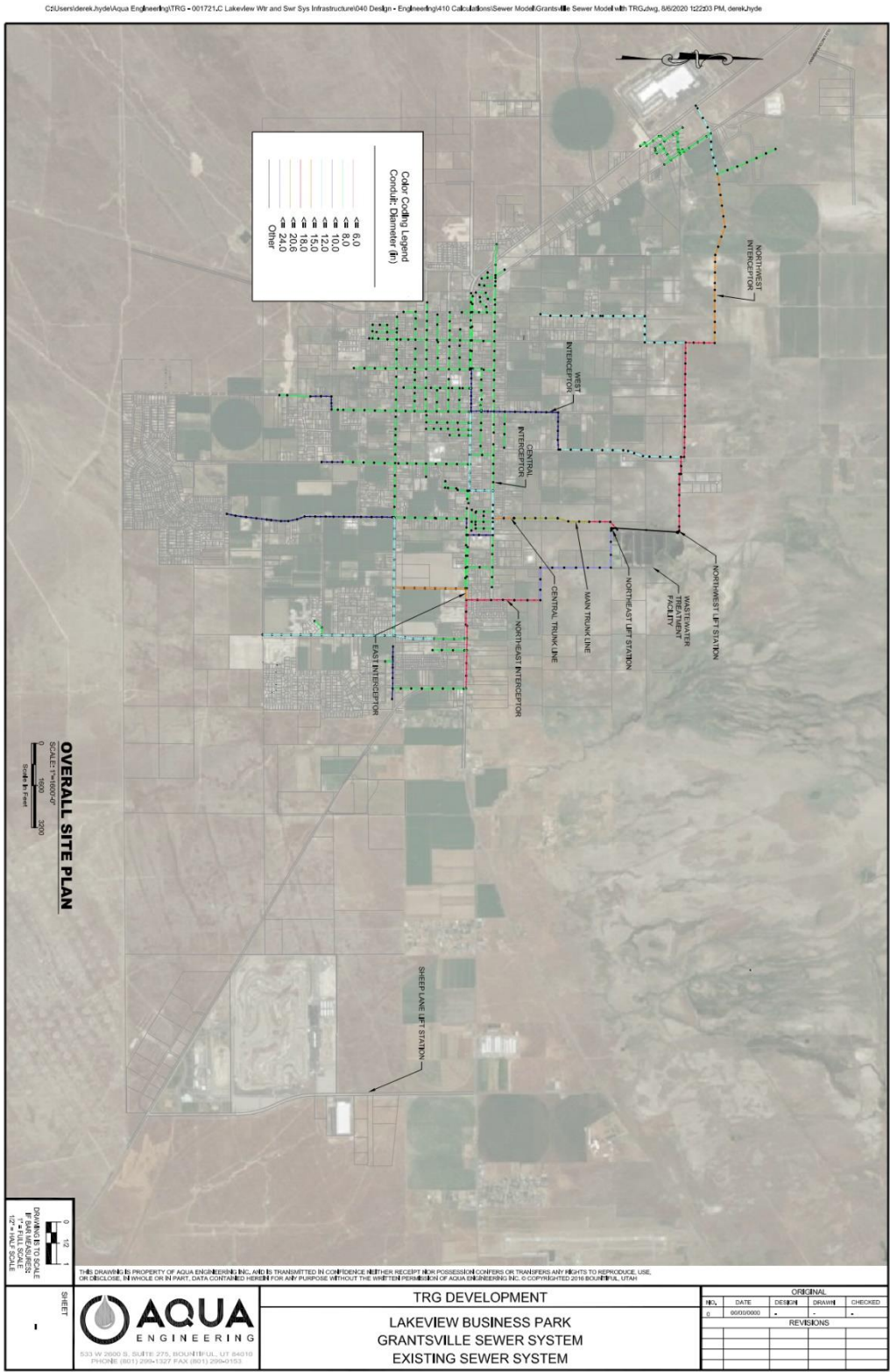


Figure 9: Existing Grantsville Wastewater System

3.3.1 Pipeline – Major Gravity Pipelines

Grantsville City's wastewater collection system consists of pipes ranging in size from 6-inch to 24-inch diameter. The major gravity pipelines are the Main Trunk, Central Trunk, Central Interceptor, East Interceptor, West Interceptor, Northwest Interceptor, and Burmester Collector. Below is a list of all existing major gravity lines and their capacities.

Table 13: Existing Wastewater Collection System

Component	Size/Type	Flow Capacity (GPM)	ERC Capacity
Main Trunk	18-inch / Conc.	855	4,397
Central Trunk	18-inch / PVC	965	4,963
Central Interceptor	12-inch / PVC	920	4,731
East Interceptor	8-inch / PVC	485	2,494
West Interceptor	10-inch PVC	720	3,703
Northwest Interceptor	12-inch to 18-inch / PVC & Conc	2,000	10,286
Burmester Collector	12-inch / PVC	1,937	9,962
Northeast Interceptor	18 & 24-inch/PVC	3,358	17,270

3.3.2 Lift Stations

The City currently has three (3) sanitary sewer lift stations. These lift stations are the Main Street, Northeast, Northwest, and Sheep Lane Lift Stations. The following table is a list of wastewater lift stations and their capacities.

Table 14: Existing Lift Stations

Facility	Pumping Capacity (gpm)	ERC Capacity
Northeast Lift Station	1085	3100
Northwest Lift Station	300	857
Sheep Lane Lift Station	400	(1) Warehouse + (2) Recreational Properties

3.3.3 Wastewater Treatment Plant

The wastewater treatment facility consists of a headworks one complete mix reactor cell, two (2) partially mixed zones cells, one (1) quiescent cell, five (5) rapid infiltration basin cells, and a disinfection building. The headworks building consists of a screening room, generator room, and electrical room. The plant includes blowers housed in a block building to aerate cells. Influent and effluent flows are each measured and recorded automatically using a 15-inch Palmer-Bowlus flume. Prior to discharge into the adjacent Blue Lakes, effluent is disinfected via an Ultra-Violet (UV) disinfection system. The five (5) rapid infiltration basin cells are utilized to detain effluent when discharge control is required. The existing wastewater treatment facility was designed to treat the flows and conditions shown in **Table 15** below.

Table 15: Existing Wastewater Treatment Facility

Average Daily Flow (MGD)	Average Daily Flow (GPM)	Percent Capacity (%)	ERC at % Capacity	Peak Instantaneous Flow (MGD), 2.4 peaking factor	Peak Instantaneous Flow (GPM)	Surplus ERC
0.86	596.94	57.31	3070	2.06	1,432.67	2,287.00

3.4 EXISTING CONNECTIONS

Sewer effluent flows via gravity main in Sheep Lane from DPC/UMC to the Sheep Lane Lift Station located at the north end of the Project's 900 Acre site on the east side of Sheep Lane. Due to the recent transfer of DPC/UMC effluent to the City, and an increase in pumped effluent flow from two private lift stations at DPC/UMC, there is no surplus capacity at the lift station to accommodate Project demands. However, with the completion of the most recent sewer system capital improvements in 2018, an 18-inch sewer main, the Northeast Interceptor, was extended to the intersection of SR112 and SR138. As part of a sewer flow monitoring effort in 2018, AQUA estimated this line had enough surplus capacity to support 2,828 future ERCs. Thus, there is significant surplus capacity available for the Project if this line were extended to the project site. It should be noted that future development between SR138 and SR112 will impinge on this surplus as development expands.

Effluent from the Northeast Interceptor is pumped to the headworks of the wastewater treatment facility at the Northeast Lift Station. As part of the 2018 sewer flow monitoring effort mentioned above, AQUA estimated that approximately 800 ERCs could be added to the Northeast Lift Station before its' capacity is reached.

3.5 PROJECT DEMANDS

The Project includes the development of 36 new wastewater connections in the vicinity of the DPC/UMC totaling an estimated 153.79 ERCs which equates to a Project peak day effluent flow of 43 GPM.

3.5.1 ERC Calculation Methodology

Wastewater ERCs are determined by using the indoor culinary water demand calculated in Section 2.5.2 of this report. Flow rates are then calculated by using the total wastewater ERCs in conjunction with the wastewater level of service equations from Section 3.2 of this report. For a detailed summary of wastewater demands for each proposed facility within the project area, refer to **Table 16**.

Table 16: Project Wastewater Demands

Building No.	Water ERC's	Sewer Avg. Daily Flow (GPD)	Peaking Factor	Sewer Peak Flows (GPD)
1	6.60	1,849.0	2.1	3,889.4
2	4.33	1,211.7	2.2	2,656.6
3	5.14	1,438.6	2.2	3,103.0
4	3.66	1,023.5	2.2	2,278.6
5	4.14	1,158.6	2.2	2,550.7
6	4.50	1,260.0	2.2	2,752.3
7	4.33	1,211.7	2.2	2,656.6
8	4.64	1,298.6	2.2	2,828.6
9	4.64	1,298.6	2.2	2,828.6
10	4.14	1,158.6	2.2	2,550.7
11	5.14	1,438.6	2.2	3,103.0
12	4.02	1,124.8	2.2	2,483.0
13	3.76	1,052.4	2.2	2,337.2
14	4.22	1,182.8	2.2	2,598.9
15	3.78	1,057.2	2.2	2,347.0
16	4.67	1,308.3	2.2	2,847.7
17	5.12	1,433.8	2.2	3,093.6
18	2.67	748.3	2.3	1,711.1
19	4.22	1,182.8	2.2	2,598.9
20	5.36	1,501.4	2.2	3,224.9
21	3.84	1,076.6	2.2	2,385.9
22	2.03	569.7	2.3	1,330.8
23	3.93	1,100.7	2.2	2,434.5
24	5.36	1,501.4	2.2	3,224.9
25	4.12	1,153.8	2.2	2,541.0
26	4.22	1,182.8	2.2	2,598.9
27	4.50	1,260.0	2.2	2,752.3
28	3.79	1,062.1	2.2	2,356.7
29	3.79	1,062.1	2.2	2,356.7
30	4.43	1,240.7	2.2	2,714.1
31	4.67	1,308.3	2.2	2,847.7
32	4.22	1,182.8	2.2	2,598.9
33	4.00	1,120.0	2.2	2,473.3
34	4.00	1,120.0	2.2	2,473.3
35	4.00	1,120.0	2.2	2,473.3
36	3.79	1,062.1	2.2	2,356.7
Total	153.77	43,062.1	79.2	94,359.1

3.6 HYDRAULIC MODEL

A computerized hydraulic model of the City's wastewater collection system was developed to analyze the performance of the existing and future collection system and to prepare recommendations for existing facilities that cannot meet all design criteria for wastewater systems based on anticipated project wastewater demands.

The software utilized for the model development is Bentley SewerGEMS v8i Connect Edition, which uses the EPANET engine developed by the United States Environmental Protection Agency (EPA) and simulates the hydraulic performance of pipe networks. Key physical components of the water system are represented by a set of user-defined parameters that represent that characteristics of the wastewater collection system. The computerized model utilized the digital simulation of physical system characteristics to simulate operating conditions of the collection system mathematically. The model output includes flows, inverts, and velocity of the wastewater effluent within each pipe segment within the wastewater collection system.

Wastewater modeling scenarios were developed for two of the Project development phases. The first phase consists of the development and verification of the City's existing model. This model was used for calibration and to identify existing deficiencies within the collection system. The second phase includes the entire Project area and all associated wastewater demands.

3.7 WASTEWATER SYSTEM RECOMMENDATIONS

3.7.1 Current System Deficiencies

Currently there are no identified collection system deficiencies to service the existing population of the City. Additional wastewater facilities are required to provide wastewater service to the project which are described in subsequent sections of this report. Wastewater system improvements can be phased to parallel the development of the project, however there is one significant offsite improvement required immediately, prior to any project development occurring. Pursuant to these needs, the recommended wastewater system improvements can be broken down into two phases: immediate and future.

3.7.2 Immediate Facilities Required for the Project

The Project adds significant wastewater effluent to the City's wastewater system beyond the capacity of the existing collection system. The existing Sheep Lane Lift Station that currently serves the DPC/UMC was originally designed to handle limited flows from a single warehouse located within the DPC/UMC. Since the lift station came online, additional wastewater effluent has been transferred from Tooele City to Grantsville City, and effluent flows from DPC/UMC have increased which has led to the Sheep Lane Lift Station operating at its' original design capacity, offering no surplus capacity for the Project. Without surplus capacity in Sheep Lane Lift Station and associated force main, the extension of a gravity sewer main to the project will be required. However, with the completion of the most recent sewer system capital improvements in 2018, an 18-inch sewer main, the Northeast Interceptor, was extended to the intersection of SR112 and SR138, providing support for upwards of 2,828 future ERCs. By extending the 18-inch sewer main from its current terminus, approximately 17,700 feet to the project site will extend this surplus wastewater collection capacity to the Project. It is important to note that any future development occurring between SR112 and SR138 would potentially impinge on the available surplus capacity of this line.

3.7.3 Future Facilities Required for the Project

In addition to the 18-inch sewer main extension, the wastewater collection system required for the project site will need to be constructed in parallel with the greater development. Each building constructed will require a sewer lateral and branch piping ultimately discharging into the 18-inch Northeast Interceptor.

3.8 WASTEWATER CAPITAL FACILITIES PLAN

During the master planning process, the wastewater collection and treatment systems were analyzed to determine the system's ability to meet the existing demands of the current population as well as the future demands imparted on the system by the Project. Wastewater capital facility improvements recommended to provide wastewater service to the Project are summarized in the following tables and figures.

Phase 1 – Immediate Offsite Wastewater Improvements

The existing Grantsville Water System does not have sufficient capacity to convey wastewater effluent flows from the Project to the City's WWTF. Prior to any development of the Project, required improvements to the wastewater collection system have been identified and are summarized in table below.

Table 17: Immediate Offsite Wastewater Improvements Required for the Project

Project No.	Project Description	Engineer's Opinion of Probable Construction Cost
S-1	Offsite Sewer Extension: Lakeview Business Park to Davenport Crossing Subdivision (11,857 LF)	\$1,466,000.00
S-2	Offsite Sewer Extension: Davenport Crossing Subdivision to Existing Northeast Interceptor (5,840 LF)	\$1,411,000.00
Total		\$2,877,000.00

Upon completion of the offsite sewer line, the City should consider reconfiguration of the existing Sheep Lane Lift Station such that the lift station effluent is discharged into the newly completed 18-inch sewer main extension. This additional flow within the 18-inch sewer main will encourage more effective scouring of the pipeline.

It is important to note that a portion of the proposed offsite sewer line is aligned within the SR138 right of way and will need to be coordinated with the Utah Department of Transportation (UDOT). As UDOT is planning to mill and pave SR183 from Interstate 80 to SR112 the coordination of the offsite sewer line and the UDOT project is critically important to the success of the Lakeview Business Park project as UDOT will impose a 3-year road cut moratorium upon the completion of the SR138 paving project. The UDOT project is anticipated to occur from August through October of 2020 so it is imperative that the design and coordination of the offsite sewer line within UDOT right of way begin immediately.

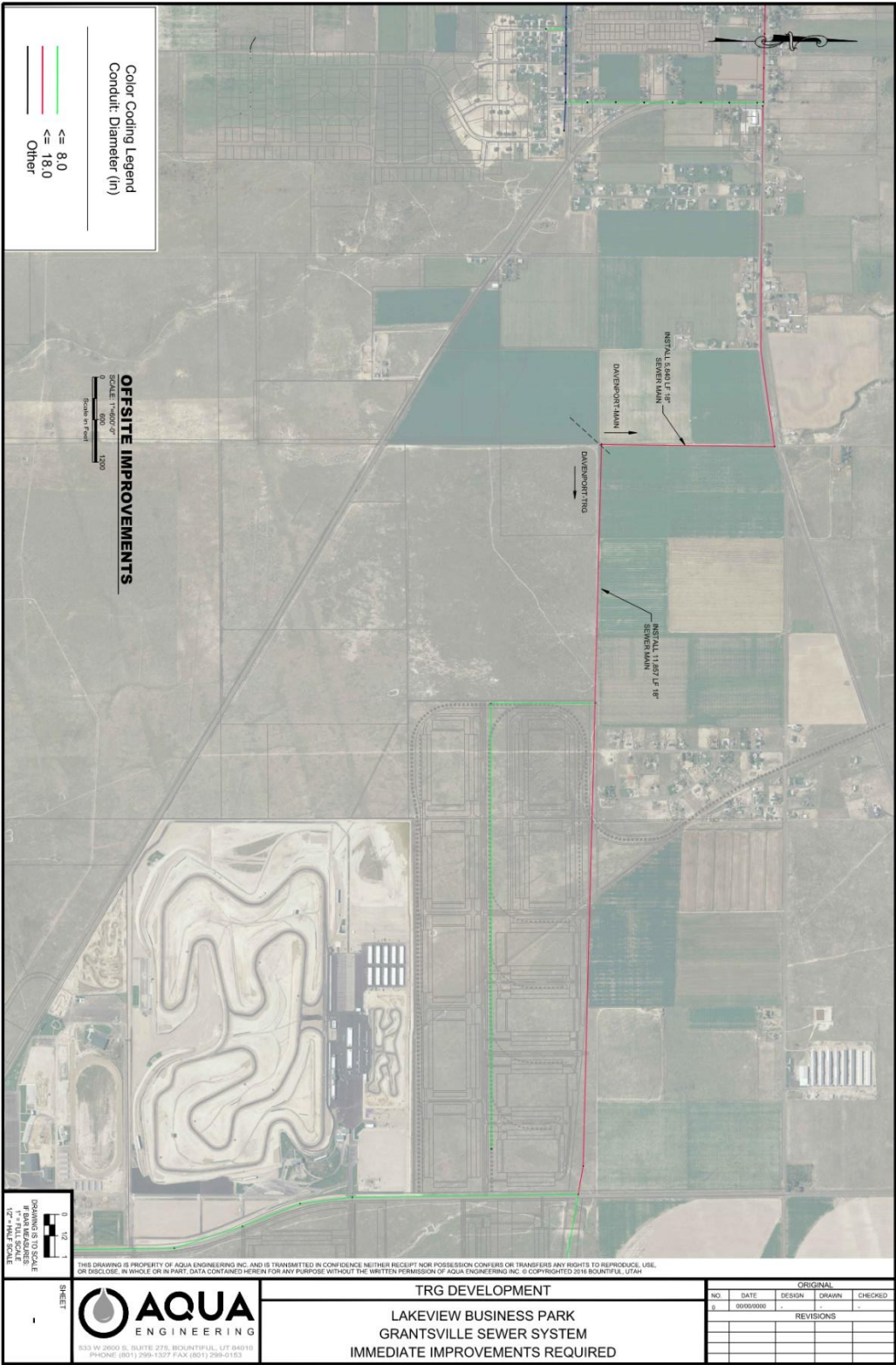


Figure 10: Immediate Sewer Improvements



Phase 2 - Ongoing and Future Wastewater Improvements

As the project is developed and buildings are erected, each facility will require its' own wastewater lateral and all downstream wastewater conveyance piping. The wastewater collection network at the Project has been designed in such a way that allows for the Phase 2 wastewater collection piping to be constructed in parallel with the buildings. Below is a table summarizing all wastewater collection improvements required to serve the project at full build out.

Table 18: Ongoing and Future Wastewater Improvements Required for the Project

Project No.	Project Description	Engineer's Opinion of Probable Construction Cost
S-3	Project Area Collection System	\$4,661,000.00
Total	N/A	\$4,661,000.00



Figure 11: Ongoing and Future Sewer Improvements

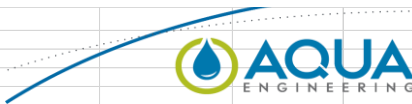


SECTION 4 - APPENDIX

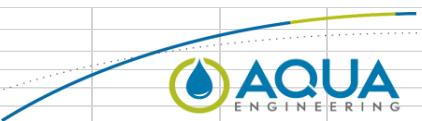
APPENDIX A

ENGINEER'S OPINION OF PROBABLE CONSTRUCTION COSTS (DETAILED)

DRAFT

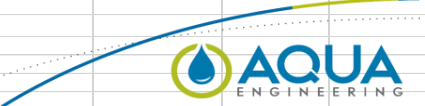
Lakeview Business Park 750KGAL Project Tank								
Division	Description	Quantity	Units	Cost per Unit (\$)	Unit Subtotal	Installation Cost	Cost (nearest \$100)	SUBTOTAL BY DIVISION
1	GENERAL REQUIREMENTS							50,000
	General Requirements (See Note 1)	1	LS	25,000	25,000.00		25,000	
	Mobilization	1	LS	25,000	25,000.00		25,000	
2	CIVIL / SITEWORK							139,300
	Onsite Earthwork, Fine Grading	1	LS	25,000	25,000	1.00	25,000	
	Tank Excavation and Haul Spoil	7,424	CY	10	74,237	1.00	74,300	
	Yard Piping and Connection to Existing System	1	LS	40,000	40,000	1.00	40,000	
3	CONCRETE							787,264
	Cast in Place Concrete Tank Structure	1,968.2	CY	400	787,263.71	1.00	787,264	
16	ELECTRICAL and INSTRUMENTATION & CONTROLS							20,000
	Electrical, Controls, and SCADA	1	LS	20,000	20,000	1.00	20,000	
					Division 2-Division 16 SUBTOTAL			947,000
					Division 1-Division 16 SUBTOTAL 1			997,000
	CONTRACTOR'S OVERHEAD & PROFIT (See Note 3)	8.00%	of Subtotal 1	79,760				79,800
	BONDS AND INSURANCE (See Note 2)	2.00%	of Subtotal 1	19,940				20,000
					SUBTOTAL 2			1,097,000
	CONTINGENCY (See Note 4)	15.00%	of Subtotal 2	164,550				164,600
					SUBTOTAL 3			1,261,600
	ENGINEERING COSTS (See Note 5)	10.00%	of Subtotal 3	126,160				126,200
TOTAL								1,388,000
Notes								
1	General Conditions includes Project management and site supervision, submittals, cost associated with permits, licenses, environmental safe guards, sediment and drainage control, and special construction practices to maintain continued plant operations. Also includes misc construction materials needed for project not included above.		LS					
2	Payment bond, performance bond, public works bond, general liability & automotive insurance, umbrella coverage, etc.		2.00%					
3	Contractor's overhead and profit include costs for administration, and contractor/subcontractor overhead costs and profits.		8.00%					
4	Cost estimating contingency is added to the subtotal based on the conceptual nature of information developed for this evaluation.		15.00%					
5	Engineering Costs -(Permitting, Final Design, and Construction Engineering.		10.00%					

Preliminary Engineer's Estimate of Probable Costs								
Lakeview Business Park 16-inch Offsite Waterline								
Division	Description	Quantity	Units	Cost per Unit (\$)	Unit Subtotal	Installation Cost	Cost (nearest \$100)	SUBTOTAL BY DIVISION
1	GENERAL REQUIREMENTS							40,000
	General Requirements (See Note 1)	1	LS	20,000	20,000.00	1.00	20,000	
	Mobilization	1	LS	20,000	20,000.00	1.00	20,000	
2	CIVIL / SITEWORK							476,000
	Furnish and Install 16" PVC Waterline Including Valves, Fittings and Appurtenances	6,800	LF	70	476,000	1.00	476,000	
	Flush and Hydrostatic Pressure Test	1	LS	3,000	3,000	1.00	3,000	
	Revegetation	1	LS	5,000	5,000	1.00	5,000	
3	CONCRETE							0
				0	0.00	1.00	0	
	CONTRACTOR'S OVERHEAD & PROFIT (See Note 3)	8.00%	of Subtotal 1	41,280				41,300
	BONDS AND INSURANCE (See Note 2)	2.00%	of Subtotal 1	10,320				10,400
						SUBTOTAL 2		568,000
	CONTINGENCY (See Note 4)	15.00%	of Subtotal 2	85,200				85,200
						SUBTOTAL 3		653,200
	ENGINEERING COSTS (See Note 5)	8.00%	of Subtotal 3	52,256				52,300
						TOTAL		706,000
Notes								
1	General Conditions includes Project management and site supervision, submittals, cost associated with permits, licenses, environmental safe guards, sediment and drainage control, and special construction practices to maintain continued plant operations. Also includes misc construction materials needed for project not included above.	LS						
2	Payment bond, performance bond, public works bond, general liability & automotive insurance, umbrella coverage, etc.	2.00%						
3	Contractor's overhead and profit include costs for administration, and contractor/subcontractor overhead costs and profits.	8.00%						
4	Cost estimating contingency is added to the subtotal based on the conceptual nature of information developed for this evaluation.	15.00%						
5	Engineering Costs -(Permitting, Final Design, and Construction Engineering.	8.00%						

Preliminary Engineer's Estimate of Probable Costs								
Lakeview Business Park Development Water Improvements								
Division	Description	Quantity	Units	Cost per Unit (\$)	Unit Subtotal	Installation Cost	Cost (nearest \$100)	SUBTOTAL BY DIVISION
1	GENERAL REQUIREMENTS							100,000
	General Requirements (See Note 1)	1	LS	50,000	50,000.00	1.00	50,000	
	Mobilization	1	LS	50,000	50,000.00	1.00	50,000	
2	CIVIL / SITEWORK							3,643,800
	Furnish and Install 8" PVC Waterline Including Valves, Fittings and Appurtenances	25,270	LF	45	1,137,150	1.00	1,137,200	
	Furnish and Install 10" PVC Waterline Including Valves, Fittings and Appurtenances	29,810	LF	55	1,639,550	1.00	1,639,600	
	Furnish and Install 12" PVC Waterline Including Valves, Fittings and Appurtenances	6,950	LF	60	417,000	1.00	417,000	
	Furnish and Install PRV Vault Including Valves, Fittings and Appurtenances	3	LS	150,000	450,000	1.00	450,000	
10	SPECIALITIES							700,000
	Furnish and Install Fire Pump Station including Structure, Fire Pump(s), Piping, Valves, Fittings and Appurtenances	1	LS	700,000	700,000.00	1.00	700,000	
16	ELECTRICAL and INSTRUMENTATION & CONTROLS							40,000
	Electrical , Controls, and SCADA	1	LS	40,000	40,000	1.00	40,000	
					Division 2-Division 16 SUBTOTAL			4,384,000
					Division 1-Division 16 SUBTOTAL 1			4,484,000
	CONTRACTOR'S OVERHEAD & PROFIT (See Note 3)	8.00%	of Subtotal 1	358,720				358,800
	BONDS AND INSURANCE (See Note 2)	2.00%	of Subtotal 1	89,680				89,700
					SUBTOTAL 2			4,933,000
	CONTINGENCY (See Note 4)	15.00%	of Subtotal 2	739,950				740,000
					SUBTOTAL 3			5,673,000
	ENGINEERING COSTS (See Note 5)	10.00%	of Subtotal 3	567,300				567,300
					TOTAL			6,241,000
Notes								
1	General Conditions includes Project management and site supervision, submittals, cost associated with permits, licenses, environmental safe guards, sediment and drainage control, and special construction practices to maintain continued plant operations. Also includes misc construction materials needed for project not included above.		LS					
2	Payment bond, performance bond, public works bond, general liability & automotive insurance, umbrella coverage, etc.		2.00%					
3	Contractor's overhead and profit include costs for administration, and contractor/subcontractor overhead costs and profits.		8.00%					
4	Cost estimating contingency is added to the subtotal based on the conceptual nature of information developed for this evaluation.		15.00%					
5	Engineering Costs (Permitting, Final Design, and Construction Engineering.		8.00%					

Preliminary Engineer's Estimate of Probable Costs								
Lakeview Business Park Offsite Sewer Line Intersection of SR 112/ SR 138 to Davenport Crossing Subdivision								
Division	Description	Quantity	Units	Cost per Unit (\$)	Unit Subtotal	Installation Cost Multiplier	Cost (nearest \$100)	SUBTOTAL BY DIVISION
1	GENERAL REQUIREMENTS							33,000
	General Requirements (See Note 1)	1	LS	\$ 15,000.00	\$ 15,000.00		15,000	
	Mobilization	1	LS	\$ 18,000.00	\$ 18,000.00		18,000	
2	CIVIL / SITEWORK							1,004,000
	Furnish and Install 18" PVC Sewer Including Fittings and Appurtenances	5,840	LF	\$ 21.00	\$122,640.00	3.00	368,000	
	Select Bedding and Backfill (Along SR-138)	4,375	CY	\$ 40.00	\$175,000.00	1.00	175,000	
	Furnish and Install 5' Diameter Sewer Manhole	15	EA	\$ 5,000.00	\$ 73,000.00	2.00	146,000	
	Pavement Patch and Manhole Collaring	26,250	SF	\$ 12.00	\$315,000.00	1.00	315,000	
						SUBTOTAL 1		1,037,000
	CONTRACTOR'S OVERHEAD & PROFIT (See Note 3)	8.00%	of Subtotal 1	\$ 82,960.00				83,000
	BONDS AND INSURANCE (See Note 2)	2.00%	of Subtotal 1	\$ 20,740.00				20,800
						SUBTOTAL 2		1,141,000
	CONTINGENCY (See Note 4)	15.00%	of Subtotal 2	\$171,150.00				171,200
						SUBTOTAL 3		1,312,200
	ENGINEERING COSTS (See Note 5)	7.50%	of Subtotal 3	\$ 98,415.00				98,500
						TOTAL*		1,411,000
* Engineers Opinion of Probable Cost does not include costs associated with easement acquisition.								
Notes								
1	General Conditions includes Project management and site supervision, submittals, cost associated with permits, licenses, environmental safe guards, sediment and drainage control, and special construction practices. Also includes misc. construction materials needed for project not included above.							
2	Payment bond, performance bond, public works bond, general liability & automotive insurance, umbrella coverage, etc.	LS						
3	Contractor's overhead and profit include costs for administration, and contractor/subcontractor overhead costs and profits.	2.00%						
4	Cost estimating contingency is added to the subtotal based on the conceptual nature of information developed for this evaluation.	8.00%						
5	Engineering Costs -(Permitting, Final Design, and Construction Engineering.	15.00%						
		7.50%						

Preliminary Engineer's Estimate of Probable Costs							
Lakeview Business Park Offsite Sewer Line Davenport Crossing Subdivision to Lakeview Development							
Division	Description	Quantity	Units	Cost per Unit (\$)	Unit Subtotal	Installation Cost Multiplier	SUBTOTAL BY DIVISION
1	GENERAL REQUIREMENTS						33,000
	General Requirements (See Note 1)	1	LS	\$ 15,000.00	\$ 15,000.00		15,000
	Mobilization	1	LS	\$ 18,000.00	\$ 18,000.00		18,000
2	CIVIL / SITEWORK						1,043,500
	Furnish and Install 18" PVC Sewer Including Fittings and Appurtenances	11,857	LF	\$ 21.00	\$248,997.00	3.00	747,000
	Furnish and Install 5' Diameter Sewer Manhole	30	EA	\$ 5,000.00	\$148,212.50	2.00	296,500
						SUBTOTAL 1	1,077,000
	CONTRACTOR'S OVERHEAD & PROFIT (See Note 3)	8.00%	of Subtotal 1	\$ 86,160.00			86,200
	BONDS AND INSURANCE (See Note 2)	2.00%	of Subtotal 1	\$ 21,540.00			21,600
						SUBTOTAL 2	1,185,000
	CONTINGENCY (See Note 4)	15.00%	of Subtotal 2	\$177,750.00			177,800
						SUBTOTAL 3	1,362,800
	ENGINEERING COSTS (See Note 5)	7.50%	of Subtotal 3	\$102,210.00			102,300
						TOTAL*	1,466,000
* Engineers Opinion of Probable Cost does not include costs associated with easement acquisition.							
Notes							
1	General Conditions includes Project management and site supervision, submittals, cost associated with permits, licenses, environmental safe guards, sediment and drainage control, and special construction practices. Also includes misc. construction materials needed for project not included above.						
2	Payment bond, performance bond, public works bond, general liability & automotive insurance, umbrella coverage, etc.	LS					
3	Contractor's overhead and profit include costs for administration, and contractor/subcontractor overhead costs and profits.	2.00%					
4	Cost estimating contingency is added to the subtotal based on the conceptual nature of information developed for this evaluation.	8.00%					
5	Engineering Costs -Permitting, Final Design, and Construction Engineering.	15.00%					
		7.50%					

Preliminary Engineer's Estimate of Probable Costs								
Lakeview Business Park Onsite Sewer Improvements								
Division	Description	Quantity	Units	Cost per Unit (\$)	Unit Subtotal	Installation Cost Multiplier	Cost (nearest \$100)	SUBTOTAL BY DIVISION
1	GENERAL REQUIREMENTS							60,000
	General Requirements (See Note 1)	1	LS	\$ 30,000.00	\$ 30,000.00		30,000	
	Mobilization	1	LS	\$ 30,000.00	\$ 30,000.00		30,000	
2	CIVIL / SITEWORK							2,409,400
	Furnish and Install 8" PVC Sewer Including Fittings and Appurtenances	36,000	LF	\$ 12.00	\$432,000.00	3.00	1,296,000	
	Select Bedding and Backfill (Within Proposed Roadways)	5,333	CY	\$ 40.00	\$213,333.33	1.00	213,400	
	Furnish and Install 5' Diameter Sewer Manhole	90	EA	\$ 5,000.00	\$450,000.00	2.00	900,000	
						SUBTOTAL 1		2,470,000
	CONTRACTOR'S OVERHEAD & PROFIT (See Note 3)	12.00%	of Subtotal 1	\$296,400.00				296,400
	BONDS AND INSURANCE (See Note 2)	2.00%	of Subtotal 1	\$ 49,400.00				49,400
						SUBTOTAL 2		2,816,000
	CONTINGENCY (See Note 4)	25.00%	of Subtotal 2	\$704,000.00				704,000
						SUBTOTAL 3		3,520,000
	ENGINEERING COSTS (See Note 5)	12.00%	of Subtotal 3	\$422,400.00				422,400
						TOTAL*		3,943,000
Notes								
1	General Conditions includes Project management and site supervision, submittals, cost associated with permits, licenses, environmental safe guards, sediment and drainage control, and special construction practices. Also includes misc. construction materials needed for project not included above.		LS					
2	Payment bond, performance bond, public works bond, general liability & automotive insurance, umbrella coverage, etc.		2.00%					
3	Contractor's overhead and profit include costs for administration, and contractor/subcontractor overhead costs and profits.		12.00%					
4	Cost estimating contingency is added to the subtotal based on the conceptual nature of information developed for this evaluation.		25.00%					
5	Engineering Costs - (Permitting, Final Design, and Construction Engineering.		12.00%					

APPENDIX B

UTAH DIVISION OF DRINKING WATER DEMAND CALCULATION TABLES

Table 19: DDW Table 510-1

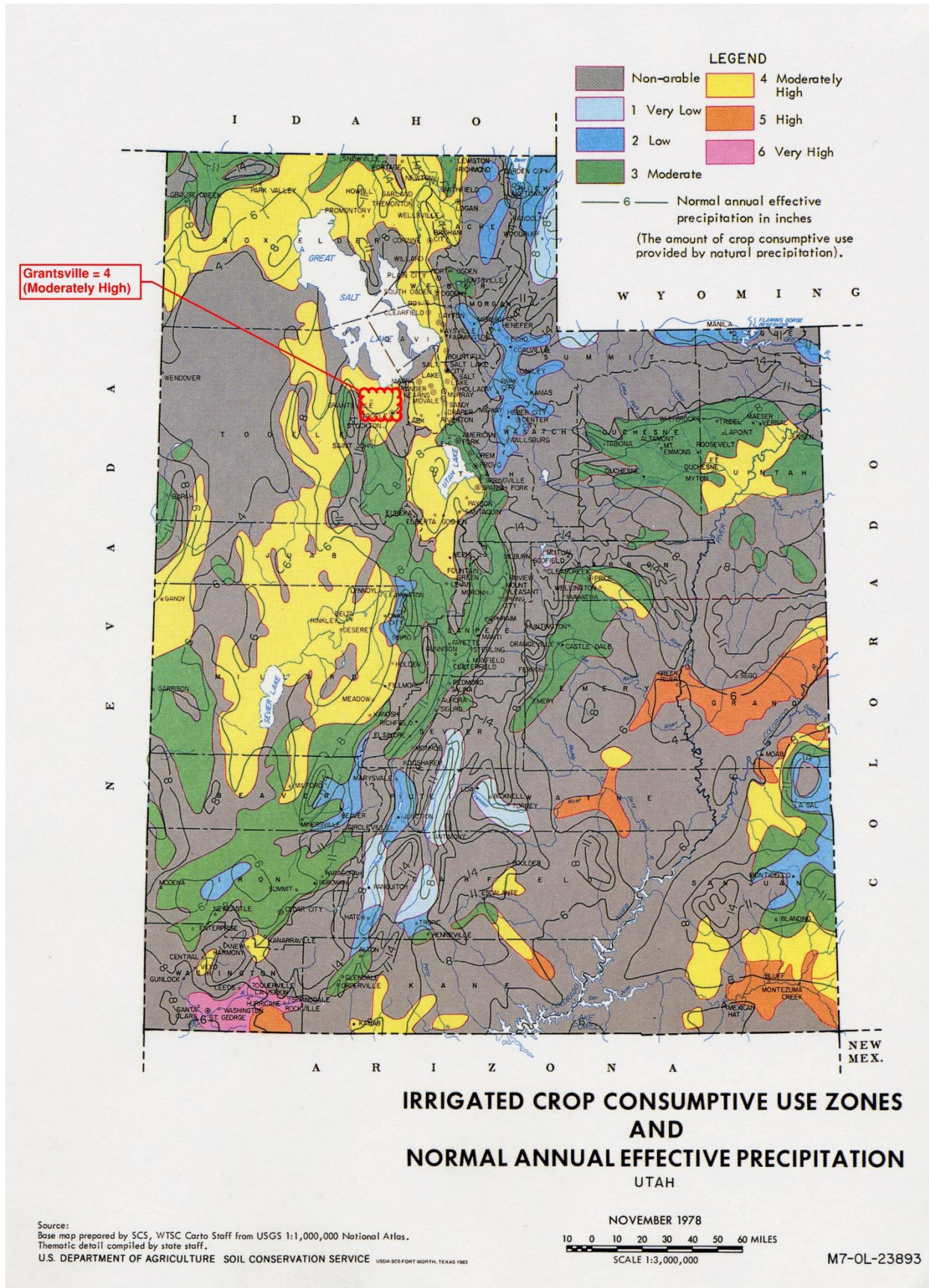
Table 510-1: Source Demand for Indoor Use		
Type of Connection	Peak Day Demand	Average Yearly Demand
Year-Round Use		
Residential	800 gpd/conn	146,000 gal./conn
Equivalent Residential Connection (ERC)	800 gpd/ERC	146,000 gal./ERC
Seasonal / Non-Residential Use		
Modern Recreation Camp	60 gpd/person	(See Note 1)
Semi Developed Camp		
a. With pit privies	5 gpd/person	(See Note 1)
b. With flush toilets	20 gpd/person	(See Note 1)
Hotel, Motel & Resort	150 gpd/unit	(See Note 1)
Labor Camp	50 gpd/person	(See Note 1)
Recreational Vehicle Park	100 gpd/pad	(See Note 1)
Roadway Rest Stop	7 gpd/vehicle	(See Note 1)
Recreational Home Development	400 gpd/conn	(See Note 1)
<p>NOTES FOR TABLE 510-1:</p> <p>Note 1. Average yearly demand shall be calculated by multiplying the number of days in the designated water system operating period by the peak day demand unless a reduction has been granted in accordance with R309-510-5.</p> <p>Note 2. To be considered a Recreational Home Development (i.e., developments with limited water use) as listed in Table 510-1, dwellings shall not have more than 8 plumbing fixture units, in accordance with the state-adopted plumbing code, and shall not be larger than 1,000 square feet. For a new not-yet-constructed development to be considered as a development with limited water use, it must have enforceable restrictions in place that are enforced by the water system or local authority and are accepted by the Director.</p>		

Table 20: DDW Table 510-2

Table 510-2: Source Demand for Indoor Use - Individual Establishments	
Type of Connection	Peak Day Demand
Industrial Buildings, per 8 hour shift, per employee (exclusive of industrial waste)	
a. with showers	35
b. with no showers	15
<p>NOTES FOR TABLE 510-2:</p> <p>Note 1. When more than one use will occur, the multiple uses shall be considered in determining total demand. Small industrial plants maintaining a cafeteria or showers and club houses or motels maintaining swimming pools or laundries are typical examples of multiple uses. Uses other than those listed above shall be considered in relation to established demands from known or similar installations.</p> <p>Note 2. Source capacity must at least equal the peak day demand of the system. Determine this by assuming the facility is used to its maximum, e.g., the physical capacity of the facility.</p> <p>Note 3. To determine the average day demand for establishments listed in Table 510-2, divide the peak day demand by 2, unless alternative data are accepted by the Director.</p>	

APPENDIX C
NRCS CONSUMPTIVE USE MAP

DRAFT



MEMORANDUM

DATE: August 20, 2024

TO: Shelby Moore, Grantsville City Planning Director

FROM: Thane Smith, RG Grantsville 112, LLC

RE: Response to City Staff Comments to Deseret Meadows PUD (the “PUD”) received on August 9, 2024

We appreciate your comments and nearly all of Staff’s comments have been accepted and corresponding revisions are incorporated into the updated and supplemented Deseret Meadows PUD dated August 20, 2024. We note the following details for your consideration:

-  We have kept all references related to maximum density of 15 units per acre in both the RM-15 and the MU zoning areas. This is because this application is a supplement of the prior application and we have relied on this density in building improvements and moving forward with this project. For instance:
 -  The City provided Zoning Verification Letter dated December 7, 2020 (a copy of which is attached for reference) confirms the CS zoning designation and the RM-15 zoning designation the latter of which “ . . . is to provide areas for medium high density residential zoning . . . ”
 -  Subsequently the CS zoning (Commercial Shopping District zoning) was petitioned and then changed by City Council approval to MU zoning due to the abundance of commercial zoned land and the low demand for commercial retail. The 6-acres has been shown on plans and discussed with Mayor Marshall and City Staff since the time RG Grantsville 112, LLC contracted to purchase the 120-acre property.
 -  The RM-15 zoning ordinance at the time RG Grantsville 112, LLC purchased the property included language that stated an achievable maximum density of 15 units to the acre.
 -  The processing of the application, and installation of improvements in support of this density has continued now for years. This was all disclosed to the City. For instance, in discussions with Mayor Brent Marshall and City Staff, including the City Attorney, Brett Coombs, we agreed as the developer to construct a water tank of 1,200,000 gallons, upsized from the 750,000-gallon water tank required by the Lakeview Business Park Water and Sewer Master Plan (the “Master Plan,” a copy of which is attached for reference). This was for the benefit of this project and the city accepted that improvement understanding

the upsized infrastructure is for this project. The cost to upsized from a 750,000-gallon tank to a 1,200,000 is estimated to be \$555,000.

- e. Similarly, RG Grantsville 112, LLC relied on discussions with the City as the 18-inch diameter sewer line referenced in the Master Plan was upsized to 21-inches along the shallow sloped section of the sewer line which parallel's and is within the Hwy 138 right-of-way downstream of Deseret Meadows. The cost to upsize this section of sewer line from an 18-inch diameter to a 21-inch diameter is estimated to be \$233,000.



RG Grantsville 112, LLC made application for PUD approval in 2022 including the payment of the applicable fees and had the application deemed complete by the City at the time as evidenced by a number of meetings with the City's Planning Commission and the correspondence with City Officials and City Staff. Our then purchaser withdrew its participation in the project but the application was RG Grantsville 112, LLC's application and it has remained active ever since.

- g. At the City's request and in good faith to be responsive to the needs of the growing needs of the City, RG moved forward the design, testing and construction of the Marshall Well on an expedited timeframe, years before Lakeview Business Park would require it. RG views the relationship with the City as a partnership and has cooperated with the City's requests to install infrastructure that will benefit the City as a whole and not only Lakeview Business Park.
2. The discussions with City Staff and elected officials have been continuous since August 2020 through the current date, notwithstanding the last Planning Commission Meeting concerning Deseret Commons, (now known as Deseret Meadows) was May 4, 2023. This submission including the prior version of this submission along with the Deseret Meadows Development Agreement are viewed as continuances under the original PUD and preliminary plat applications made in 2022.

Please consider these facts when considering the approvals for Deseret Meadows during the Planning Commission and City Council meetings on moving forward basis.

PUBLIC NOTICE:

The Grantsville City Planning Commission will hold a Regular Meeting at 7:00 p.m. on Thursday, May 4, 2023 at 429 East Main Street, Grantsville, UT 84029. The agenda is as follows:

PLEDGE OF ALLEGIANCE

ROLL CALL

AGENDA:

1. Discussion of Concept Plan for Peak Canyon Estates
2. Discussion of MU (Mixed Use) zoning definition
3. Discussion of External ADU
4. Report from City Council liaison Mayor Critchlow
5. Adjourn

Cavett Eaton
Administrator
City Planning and Zoning

Join Zoom Meeting
<https://us02web.zoom.us/j/8966971381>
Meeting ID: 896 6970 1381

In compliance with the Americans with Disability Act, Grantsville City will accommodate reasonable requests to assist persons with disabilities to participate in meetings. Requests for assistance may be made by calling City Hall (435) 884-3411 at least 3 days in advance of a meeting.

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

The PUD requirements are found in the Grantsville Land Use Development and Management Code Chapter 12. The City can provide a worksheet that will help to ensure that each requirement is addressed. The Application is not complete until each requirement has been addressed.

DESERET MEADOWS MASTER DEVELOPMENT PLAN

MAY 2024 | GRANTSVILLE, UT

Grantsville Land Use Development and Management Code (GLUDMC) and City Standards Requirements: These comments are being made to set a basis for what is required in the City Ordinances and Standards to help determine the exceptions being requested.

Open Space: References GLUDMC Chapter 21 notes on Page 4 of this Master Development Plan. Land used for commercial uses is not required to provide the 10% open space. GLUDMC Chapter 12.1 -1(b) requires that at least 10% open space is provided and that it "shall be improved, fully landscaped, amenity rich, active open space."

Streets: The proposed street sections do not match the City Standard Street Sections that are found in the Grantsville Transportation Master Plan. Any street sections that do not match the City Standard Street Sections shall be privately owned and maintained.

Applicable Codes Based Upon Zoning:

While all of the ordinances in the Grantsville Land Use Development and Management Code (GLUDMC) may have application to the proposed development and should be considered, there are key Chapters of the code that provide the basis for the overall character of the development. Those sections include:

GLUDMC Chapter 15 Residential and Multiple Residential Districts

GLUDMC Chapter 19A Mixed Use District

GLUDMC Chapter 4 Supplementary and Qualifying Regulations

GLUDMC Chapter 6 Off-Street Parking and Loading

GLUDMC Chapter 7 Conditional Uses

GLUDMC Chapter 9 Landscaping and Buffers

GLUDMC Chapter 12 Planned Unit Developments

GLUDMC Chapter 21 Subdivision Regulations

PREPARED BY

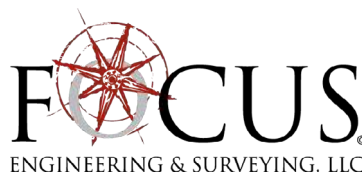


TABLE OF CONTENTS

INTRO	3
Preface	4
Executive Summary	4
Approval Matrix	5
Existing Conditions	6
LAND USES & DESIGN STANDARDS	7
Zoning And PUD Overlay Maps	8
Bulk & Intensity Tables	9
Front-Load Single-Family Homes	10
Rear-Load Single-Family Homes	11
Front-Load Townhomes	12
Rear-Load Townhomes	13
Deviations To The City Code	14
Bubble Plan	16
Example Concept Layout	17
Fencing	18
Private Vs. Public Maintenance	19
OPEN SPACE	20
Open Space Narrative	21
Open Space Types	22
Open Space Amenities	23
Pedestrian Connectivity	24
TRANSPORTATION	25
Future Master Transportation Plan	26
Cross Sections	27
UTILITIES	28
Utilities	29
Retention Narrative	30

NOTE: ALL GRAPHICS SHOWN ARE CONCEPTUAL ONLY- ACTUAL FORM, DESIGN AND LAYOUT WILL BE DETERMINED AT PRELIMINARY SUBDIVISION APPROVAL.

Grantsville zoning ordinances do not reference density but have provided minimum lot and unit sizes that must be used to determine the number of lots/units that will fit on the property. The City will not enter into a master development agreement that vests the property with a set number of lots/units. The City will consider language that sets a maximum number of lots/units and contemplates that the number of lots/units achieved will be based upon the constraints of the GLUDMC, city standards, approved exceptions, engineering and site characteristics and conditions.

The following calculations are based on the applicable zone requirements as noted and a mix of 60% townhouses and 40% single family lots which is similar to the ratio shown on the concept plan included in this Development Master Plan.

INTRO

Please see memo.

R-1-21 Zone: 21.98 Acres

Zoning Ordinance: GLUDMC Section 15.1

10% Open Space: 2.998 Acres

Storm water Basin: 0.7852 Acres (Proportioned from total area of basin shown on concept plan.)

Development Area: 18.1968

Intensity: 1.3 lots per acre (Calculation includes $\frac{1}{2}$ acres lots and half width residential street and 750 feet block length including $\frac{1}{4}$ of an intersection on each end and half width streets along both sides of the corner lots)

Total number of lots: 39

RM-15 Zone: 45.47 Acres

Zoning Ordinance: GLUDMC Section 15.5

10% Open Space: 4.547 Acres

Multi-Unit Residential: GLUDMC Section 4.34

Storm water Basin: 1.6244 Acres

Development Area: 39.2986 Acres

60% Townhouses 40% Single Family Lots (Mix Per Deseret Meadows Concept Plan)

Intensity Townhouses: 9.57 units per acre (Calculation includes 2,400 sq.ft. townhouse lots (30 foot min. frontage), two 25 foot corner setbacks, and half width residential street and 740 feet block length including $\frac{1}{4}$ of an intersection on each end and half width streets along both sides of the corner lots)

Acres Townhouses: 17.3784 Acres

Total Townhouses: 166 Units

Intensity Single Family Lots: 3.5 lots per acre (Calculation includes 8,000 sq.ft. interior lots (60 foot min. frontage), two 10,000 sq.ft. corner lots, and half width residential street and 682.68 feet block length including $\frac{1}{4}$ of an intersection on each end and half width streets along both sides of the corner lots)

Acres Single Family Lots: 21.9202 Acres

Total Single Family Lots: 77 Lots

Total RM-15 Units/Lots Combined: 243

MU Zone: 44.18 Acres

Zoning Ordinance: GLUDMC Section 19a

50% of MU must be Commercial: 22.09 Acres

Multi-Unit Residential: GLUDMC Section 4.34

10% Open Space (Only includes residential area): 2.209 Acres

Storm water Basin: 1.5783 Acres

Development Residential Area: 18.3027 Acres

60% Townhouses 40% Single Family Lots (Mix Per Deseret Meadows Concept Plan)

Intensity Townhouses: 9.57 units per acre (Calculation includes 2,400 sq.ft. townhouse lots (30 foot min. frontage), two 25 foot corner setbacks, and half width residential street and 740 feet block length including $\frac{1}{4}$ of an intersection on each end and half width streets along both sides of the corner lots)

Acres Townhouses: 9.5760 Acres

Total Townhouses: 92 Units

Intensity Single Family Lots: 7 lots per acre (Calculation includes 4,000 sq.ft. lots (50 foot min. frontage), and half width residential street and 703.35 feet block length including $\frac{1}{4}$ of an intersection on each end and half width streets along both sides of the corner lots)

Acres Single Family Lots: 8.7267 Acres

Total Single Family Lots: 61 Lots

Total RM-15 Units/Lots Combined: 153

See page 7 for exhibit detailing the basis of calculations.

PREFACE

Planned Unit
Developments PUD
Refer to Chapter 12

Change has been
made.

The following Master Development Plan ("MDP") document addresses the proposed improvements as they pertain to the proposed Deseret Meadows Community located in Grantsville, Utah. The property and the proposed improvements for the development are discussed in detail and follow the requirements set forth within the Planned Unit Development requirements of the City Code. This document and its subsequent Village plans supersede land development code and ordinances for the entirety of Deseret Meadows, however any issue not addressed in either the Master Development Plan or a future Village Plan will default to city standards. The purpose of the document is to inform the City (Staff, Planning, Commission, and City Council) and Public of the proposed general design elements, open space plans, guiding design principles, and land uses for Deseret Meadows. In addition, utility capacities, based on conceptual plans, will outline the methods used to anticipate the demands and service requirements necessary to provide adequate utility service and infrastructure for both the residences within the development and the City.

Capit
throu
docu

Change
made.

EXECUTIVE SUMMARY

Deseret Meadows is an approximate 120-acre parcel located north of State Route 112 and adjacent to and west of the Lakeview Business Park. The project is ideally situated to provide a significant community amenity and associated land development. The central feature of the site is the 10-acre Community Park which is integrated into the overall development and is the focal point for the development. The proposed Master Development Plan incorporates a maximum of 925 units with a minimum of 12 acres of open space and 6 acres of commercial development.

Please note that this requested number of units is greater than the underlying zoning will allow (See page 8 of this plan). Hence the need to ask for exceptions to the code. GLUDMC 12.2-1(a) requires that at least 50% of requested additional density shall meet state moderate income requirements.

Please see memo.

Drainage basins are
not considered
towards open space

Please see pgs. 21-22 and
memo.

Code requires 50% of
the MU land to be
Commercial

The purpose of PUD is to
propose standards that
create a cohesive
development that meets
the City's needs. Please
see memo for more info.

R-1-21 2.998 Acres,
RM-15 4.547 Acres,
MU (Residential Only) 2.209 Acres,
Total 9.754 Acres.
See GLUDMC 21.1.12-16 & 22 for
requirements.

We will be following the
applicable code from the time
of the initial application, with a
maximum density of 15 du/ac
for RM-15

Per GLUDMC Section 19A.1-2:
50% of land area in MU Zone shall be
commercial use. The commercial areas
must front major streets. Fronting SR-112
with access from Lambs Lane and the
west intersection would be acceptable.

APPROVAL MATRIX

SUBMITTAL TYPE	PLANNING DIRECTOR APPROVAL	PLANNING COMMISSION PUBLIC HEARING	PLANNING COMMISSION RECOMMENDATION	CITY COUNCIL APPROVAL
Master Development Plan		X	X	X
MDP Major Amendment		X	X	X
MDP Minor Amendment	X		X	
Minor Subdivision ¹	X	X	X	X
Plat, Condominium or Final	X ²		X	X
Plat, Preliminary in MDP or VP	X ³	X	X	X
Site Plan	X ⁴		X	
Village Plan		X	X	X
Village Plan Major Amendment		X	X	X
Village Plan Minor Amendment	X		X	X

NOTES:

1. Minor subdivision to include subdividing land for the purposes of land sale based on no building lots being created. Amendment of lot created by minor subdivisions may be completed to allow development.
2. Planning Director approval if the condominium or final plat is consistent with the preliminary plat or as adjusted through the Village Plan Process. If not, City Council approval is required. Consistency of preliminary plat allows for adjustment of utilities based on final calculations and review, lot count decrease and lot dimension variance up to minimum established for applicable village.
3. Planning Director approval if the preliminary plat layout is contained in the Master Development Plan or Village Plan. If not, the preliminary plat shall be reviewed by the planning commission with a recommendation to the City Council.
4. Planning director approval if the site plan layout is contained in the Master Development Plan or Village Plan.

Fix punctuation.

Revised.

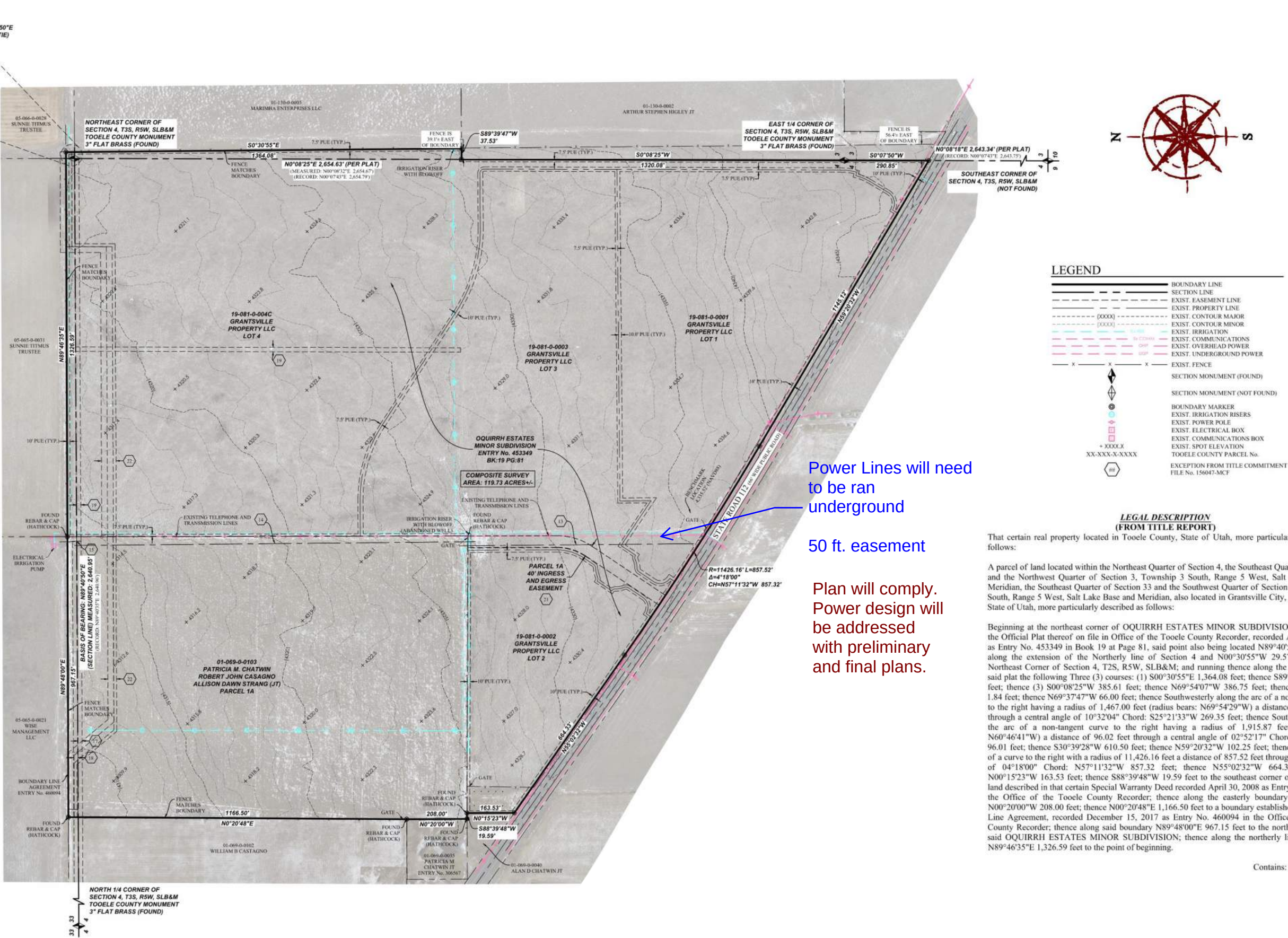
PUD approval should take place at public hearing for subdivisions

Staff can recommend public hearing if needed due to variances in code in PUD.

EXISTING CONDITIONS

PDF file has been reduced to allow for easier sharing and downloading. We will provide the original PDF.

Insert as a PDF



Power Lines will need to be ran underground

50 ft. easement

Plan will comply. Power design will be addressed with preliminary and final plans.

LAND USES & DESIGN STANDARDS

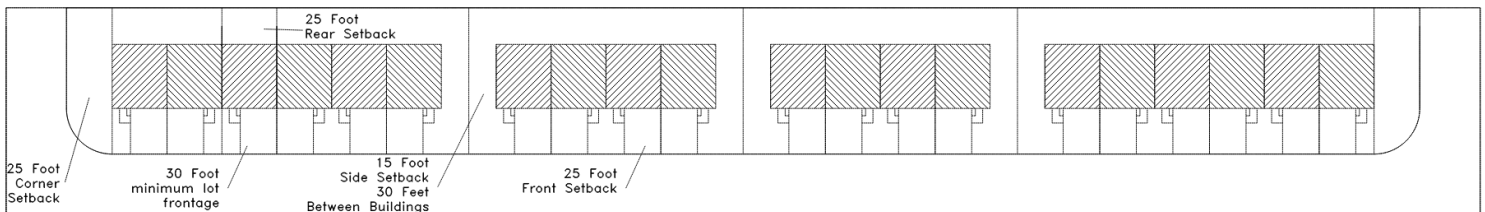


This is current code, a PUD does not hold development to these standards and development will be using 2022 standards.

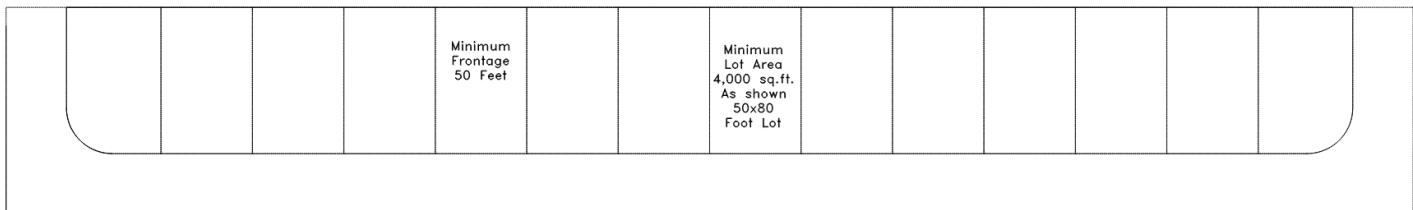
Design basis for calculation of number of lots/units
Calculated totals by zone found on page 3.

A 22' garage setback still allows for 22' driveways.

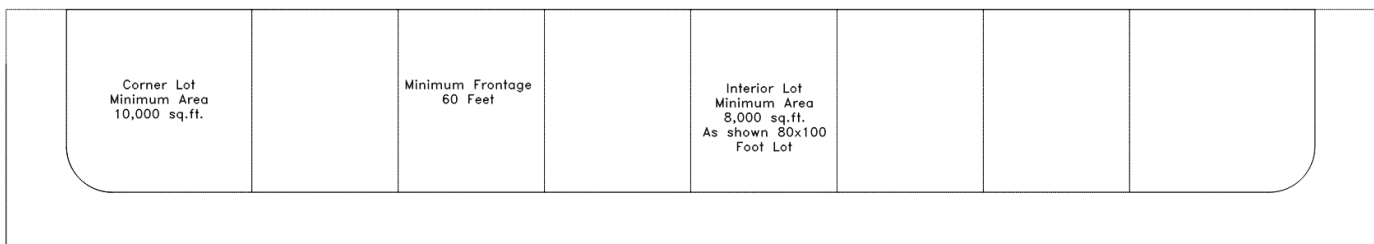
GLUDMC 4.34 townhomes 2,400 sq.ft. lots includes 30 foot width, 25 foot front set back, 20 foot rear setback, and dwelling footprint. (GLUDMC 4.34-2 a,c&d)
35'x30' = 1,050 sq.ft. townhomes
91,078 sq.ft. 2.0909 acres Equivalent 9.57 units per acre (this layout, The calculation does not include required: 10% open space, visitor parking, storm water basin)
33 foot half width residential street (32,146.2523 sq.ft. 0.7380 acres) 740 foot long block (GLUDMC 21.6.3-3 & Grantsville Standard Residential Street Cross Section)



GLUDMC 19a.3 Mixed Use District Single Family Lots 4,000 sq.ft. Min. 50 foot frontage width.
86,936.9116 sq.ft. 1.9958 acres Equivalent 7.0 units per acre (this layout, The calculation does not include required: 10% open space or storm water basin)
33 foot half width residential street (30,936.9116 sq.ft. 0.7102 acres) 703.35 foot long block (GLUDMC 21.6.3-3 & Grantsville Standard Residential Street Cross Section)



GLUDMC 15.5.1 & 5 Multiple Residential District RM-15 Single Family Lots 8,000 sq.ft. interior Min. 60 foot frontage width.
99,574.7858 sq.ft. 2.2859 acres Equivalent 3.5 units per acre (this layout, The calculation does not include required: 10% open space or storm water basin)
33 foot half width residential street (31,574.778 sq.ft. 0.7249 acres) 682.68 foot long block (GLUDMC 21.6.3-3 & Grantsville Standard Residential Street Cross Section)



ZONING AND PUD OVERLAY MAPS



EXISTING ZONING

R-1-21, RM-15, and Mixed Use (MU)

PROPOSED PUD OVERLAY

Planned Unit Development

 Zoning under 2022 code allowed for 15 units to the acre which we are far below. Please see memo for more details.

Zone	RM-15	Mixed Use	R-1-21	Total	Proposed Totals
Acreage	45.47	44.18	29.98	119.63	
Density	15	15	2	10.7	7.7
Max. Units	682.05	662.7	59.96	1404.71	925

As shown in the table, the proposed density of 7.7 units per acre is significantly lower than the current underlying zones and their combined average. Desert Meadows proposes a minimum density reduction of 34% (479 fewer units than currently allowed).

See Notes on Page 3 and Page 7.

This is the number they are proposing

LEGEND

-  PROJECT BOUNDARY
-  GENERAL MANUFACTURING (MG)
-  PLANNED UNIT DEVELOPMENT OVERLAY
-  RM-15
-  MIXED USE (MU)
-  MINING (MG-EX)
-  A-10
-  RR-5
-  R-1-21

This number is 490 Units more than the code allows based upon the proposed mix of units. 245 of the additional units will be required to meet the state moderate income housing requirements (GLUDMC 12.2-1(a)).

BULK & INTENSITY TABLES

Variance table to show variances specific to each zone. Tables have been added.

	Single-Family				Townhomes		
	30-39' Lot	40-49' Lot	50-59' Lot	60-69' Lot	Alley Load Townhomes	Front-Load Townhomes	3-Story Alley Load Townhomes
Max. Density	10 du/ac	8 du/ac	6 du/ac	5 du/ac	16 du/ac	15 du/ac	25 du/ac
Min. Lot Area	2,400 sq. ft.	3,200 sq. ft.	4,500 sq. ft.	6,000 sq. ft.	800 sq. ft.	900 sq. ft.	600 sq. ft.
Minimum Lot Width (Measured at Setback)	30'	40'	50'	60'	12'	16'	12'
Min. Front Yard Setback	11'	11'	11'	11'	11'	11'	11'
Min. Garage Setback	20' for full-length driveways; 5' for drive approaches	20'	20'	20'	20' for full-length driveways; 5' for drive approaches	20'	20' for full-length driveways; 5' for drive approaches
Minimum Side Yard Setback (Interior Lots)	5'	5'	5'	5'	15' between buildings	15' between buildings	15' between buildings
Minimum Side Yard Setback (Corner Lots)	11'	11'	11'	11'	15'	15'	15'
Minimum Rear Yard Setback (Interior Lots)	20' for full-length driveways; 5' for drive approaches	10'	10'	10'	20' for full-length driveways; 5' for drive approaches	10'	20' for full-length driveways; 5' for drive approaches
Maximum Building Height	35'	35'	35'	35'	35'	35'	35'

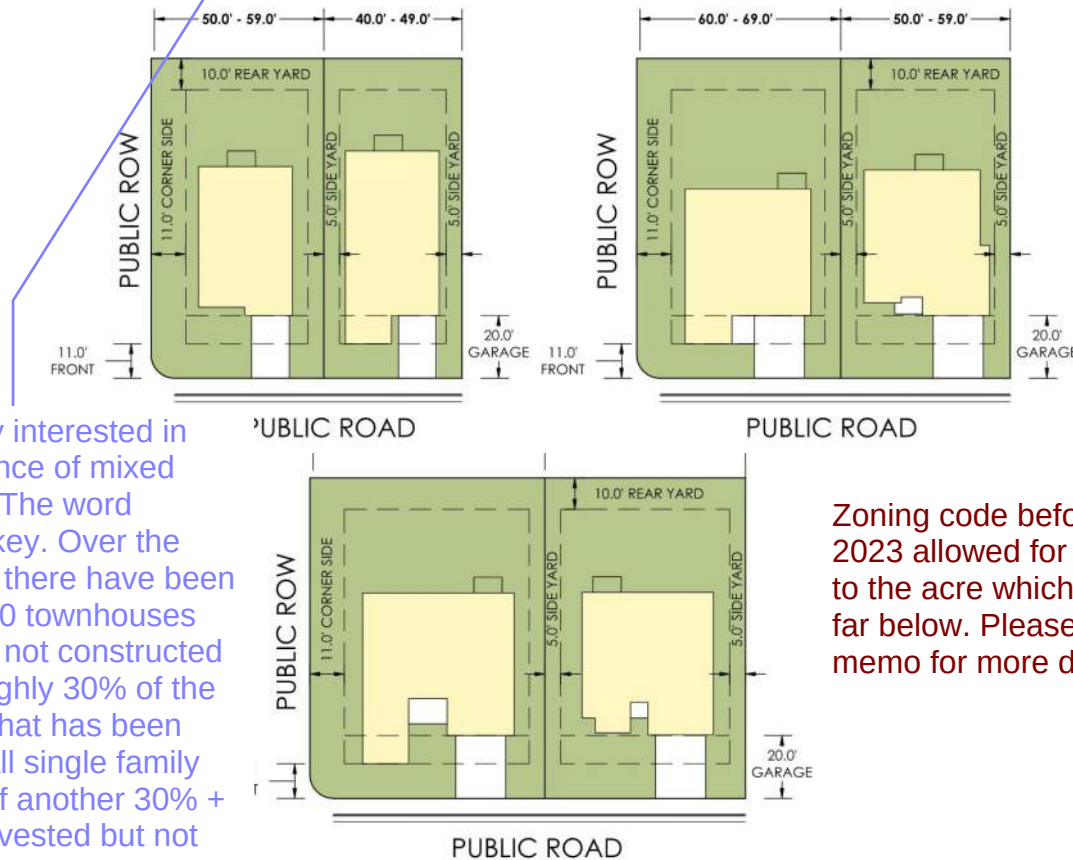
Driveways need to be 22'

Driveways have been modified.

See Comments on Page 14 & 15.

FRONT-LOAD SINGLE-FAMILY HOMES

Single-family home lots in Deseret Meadows will at a minimum range from 2,400 to 6,000 square feet and larger to offer a range of housing options for Grantsville residents. All single-family homes will follow the setbacks and other development standards outlined by the Deseret Meadows bulk and intensity table requirements. These homes will have a single or double-car garage.



The City is very interested in creating a balance of mixed housing types. The word balance is the key. Over the past four years there have been just shy of 1,200 townhouses vested that are not constructed yet. That is roughly 30% of the housing stock that has been approved. Small single family lots comprise of another 30% + which are also vested but not constructed. This is not balanced and does not match the character of Grantsville. The City is considering timing limitations for future approvals as the City is sitting on 4,300 vested but not constructed lots/units which will almost double the number of residential units in the city. This will very likely be discussed.

Zoning code before July 2023 allowed for 15 units to the acre which we are far below. Please see memo for more details.

Setback Exhibit

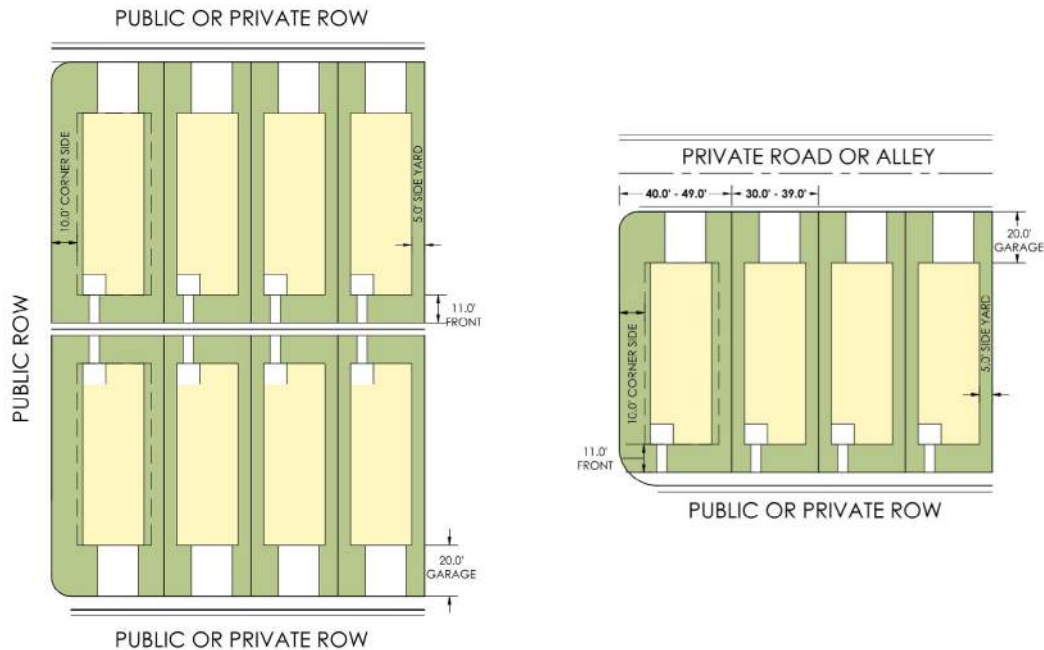


Home Examples

NOTE: ALL GRAPHICS SHOWN ARE CONCEPTUAL ONLY- ACTUAL FORM, DESIGN AND LAYOUT WILL BE DETERMINED AT PRELIMINARY SUBDIVISION APPROVAL.

REAR-LOAD SINGLE-FAMILY HOMES

Rear-load single family lots will be a minimum of 2,400 square feet. Front doors may face a shared open space or a road to create access to recreation opportunities and curb appeal. All single-family homes will follow the setbacks and other development standards outlined by the Deseret Meadows bulk and intensity table requirements. These homes will have a single or double-car garage.



Setback Exhibit

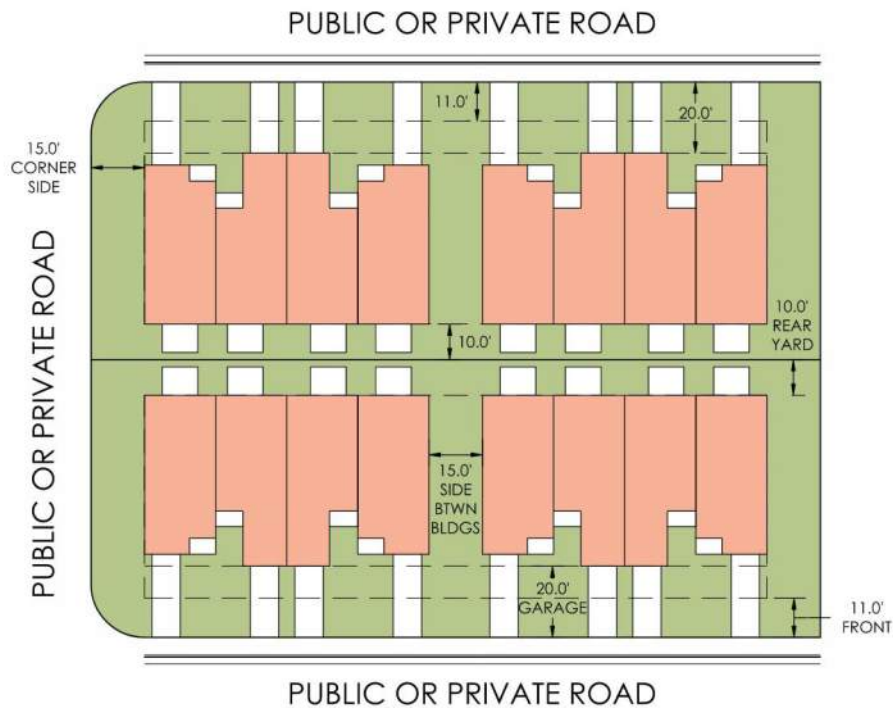


Home Examples

NOTE: ALL GRAPHICS SHOWN ARE CONCEPTUAL ONLY- ACTUAL FORM, DESIGN AND LAYOUT WILL BE DETERMINED AT PRELIMINARY SUBDIVISION APPROVAL.

FRONT-LOAD TOWNHOMES

Townhomes in Deseret Meadows will feature 3-8 units per 2-story building. All buildings will follow the setbacks and other development standards outlined by the Deseret Meadows bulk and intensity table requirements. These buildings will feature shared open spaces to provide recreational space to residents and will have a single or double-car garage.



Setback Exhibit

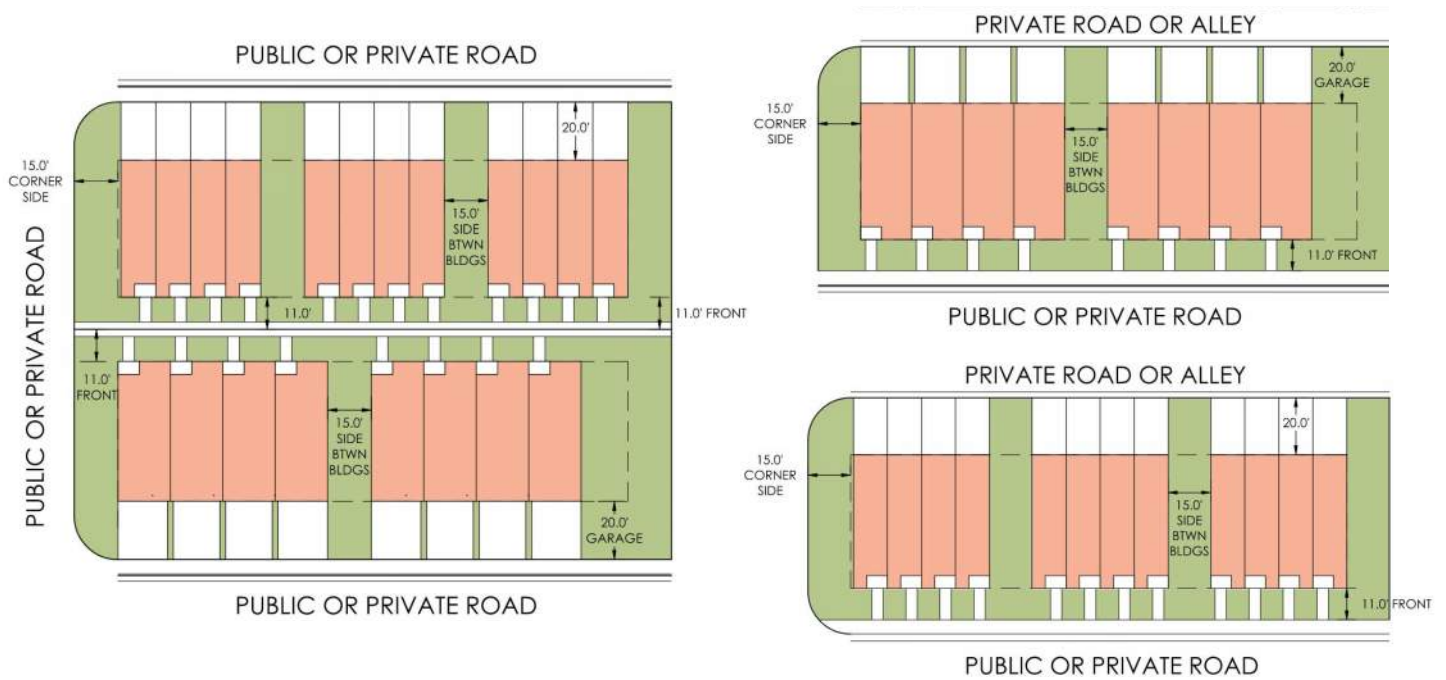


Home Examples

NOTE: ALL GRAPHICS SHOWN ARE CONCEPTUAL ONLY- ACTUAL FORM, DESIGN AND LAYOUT WILL BE DETERMINED AT PRELIMINARY SUBDIVISION APPROVAL.

REAR-LOAD TOWNHOMES

Rear-load townhomes in Deseret Meadows will feature 3-8 units in each 2-3 story building. Front doors may face a shared open space or a road to create access to recreation opportunities and curb appeal. All buildings will follow the setbacks and other development standards outlined by the Deseret Meadows bulk and intensity table requirements. These units will feature shared open spaces around each building and will have a single or double-car garage.



Setback Exhibit



Home Examples

NOTE: ALL GRAPHICS SHOWN ARE CONCEPTUAL ONLY- ACTUAL FORM, DESIGN AND LAYOUT WILL BE DETERMINED AT PRELIMINARY SUBDIVISION APPROVAL.

DEVIATIONS TO THE

MU & RM-15 Multi-Family
Both Reference
GLUDMC 4.34
Please Update Column

Variance table to show variances specific
to each zone

Lets Discuss This.

Tables have been revised.

Driveways need to be
22'

Development Standards												
GRANTSVILLE, UT CITY CODE						DESERET MEADOWS PUD						
Code Requirement	R-1-21 SFD	RM-15 SFD	Mixed-Use Commercial	Mixed-Use Multi-family	Mixed-Use SFD	30-39' Lot	40-49' Lot	50-59' Lot	60-69' Lot	Alley-Load Townhomes	Front-Load Townhomes	3-Story Alley-Load Townhomes
Maximum Density		15 DU/Ac		15 DU/ac (4)		10 DU/Ac	8 DU/Ac	6 DU/Ac	5 DU/Ac	16 DU/Ac	15 DU/Ac	25 DU/Ac
Minimum Lot Size	21,780 sq. ft. (1/2 ac)	8,000 sq. ft. 10,000 sq. ft. Corner Lots	1/2 acre & 50% of property	7,000 sq. ft. 1st unit + 4,000 sq. ft. for each additional ground level unit in the structure. Lot size for units in a structure on a corner is 10,000 sq. ft.	4,000 sq. ft.	sq. ft. 2,400	3,200 sq. ft.	4,500 sq. ft.	6,000 sq. ft.	800 sq. ft.	900 sq. ft.	600 sq. ft.
Minimum Lot Frontage (1)	70-feet	60-feet	100-feet	50-feet	50-feet	30-feet	40-feet	50-feet	60-feet	12-feet	16-feet	12-feet
Minimum Yard Setbacks												
Front Yard	40-feet	25-feet	25-feet (5)	25-feet (5)	25-feet (5)	11-feet	11-feet	11-feet	11-feet	11-feet	11-feet	11-feet
Rear Yard												
- Main Building	30-feet	20-feet	20-feet	20-feet	20-feet	20' for full-length driveways; 5' for drive approaches	10-feet	10-feet	10-feet	20' for full-length driveways; 5' for drive approaches	20-feet	20' for full-length driveways; 5' for drive approaches
-Accessory Bldg.	1-foot	1-foot	7.5-feet	7.5-feet	7.5-feet	NA	NA	NA	NA	NA	NA	NA
Side Yard												
-Main Building (3)	5(2) /15 feet	7.5-feet	7.5/10-feet (2)	20-feet (2)	7.5/10-feet (2)	5-feet	5-feet	5-feet	5-feet	15-feet between buildings	15-feet between buildings	15-feet between buildings
-Accessory Bldg.	1-foot	4-feet (2)	7.5-feet	7.5-feet	7.5-feet	NA	NA	NA	NA			
-Corner Side Yard	2 front yards and 2 side yards required	25 feet on each side fronting a street.	25 feet on each side fronting a street.	2 front yard setback	25 feet on each side fronting a street. 10 feet interior side.	11-feet	11-feet	11-feet	11-feet	15-feet	15-feet	15-feet
GLUDMC 12.2 -1 Does not allow exceptions on site triangles. This may impact proposed exceptions to side and front setbacks on corners.												
Building Height	35 feet or basement and two (2) floors (whichever is less)	35-feet	35-feet (4)	35-feet or 2- stories whichever is less	35-feet	35-feet	35-feet	35-feet	35-feet	35-feet	35-feet	35-feet
Minimum Distance between structures in the same lot	NA			30-feet	NA					15-feet	15-feet	15-feet
Maximum Building Coverage	20%	50%	NA	NA	NA	75%	55%	55%	55%	90%	90%	90%
Open Space Requirement (7)	10%	10%								10%		

MU Commercial w/o Residential 19a.4-1(g)

10 acres minimum or 10% which ever is greater.

Landscape Requirement	NA	NA	25% of total Project area	25% of total Project area	25% of total Project area	10%			
Minimum dwelling size	NA			900 sq. ft. of Living space	NA				
Parking	2 spaces per dwelling unit	2 spaces per dwelling unit	4.1 spaces per 1,00 sq. ft. of gross floor area	2 spaces per du+ Guest parking (6)	2 spaces per dwelling unit				
Perimeter buffer	NA				30-feet along HWY 112	20-feet adjacent to collector street Lamb Ln.	20-feet adjacent to collector street Lamb Ln.	20-feet adjacent to collector street Lamb Ln.	

FOOTNOTES

- Statement #4 is noted on the General Plan Future Land Use Map but is not codified in GLUDMC 19a Mixed Use Zoning District.
Removed.
- Statement #5 is no longer in the code.
Removed.
- (1) Minimum frontage (at property line on a public street or an approved private street)
- (2) Setbacks shall be listed or match the easement width, whichever is greater
- (3) Side Setback each side
- (4) Heights of 3-stories above grade and 15 DU/Ac may be approved with special considerations of landscaping, buffering and architectural design that fit the scale of the surrounding neighborhood
- (5) Front setback may be reduced to 12-feet if the garage is setback from the front plane of the home, but in no case can the garage be closer than 20-feet to the front property line
- (6) Parking for the first ten (10) units shall provide one (1) separate designate visitor parking stall per dwelling unit. For each unit over the first ten (10) dwelling units, one (1) additional parking stall for each two (2) dwelling units shall be provided. For any partial stalls calculated, the applicant shall round up to the next whole number of stalls.
- (7) Open space is based on an overall project wide basis

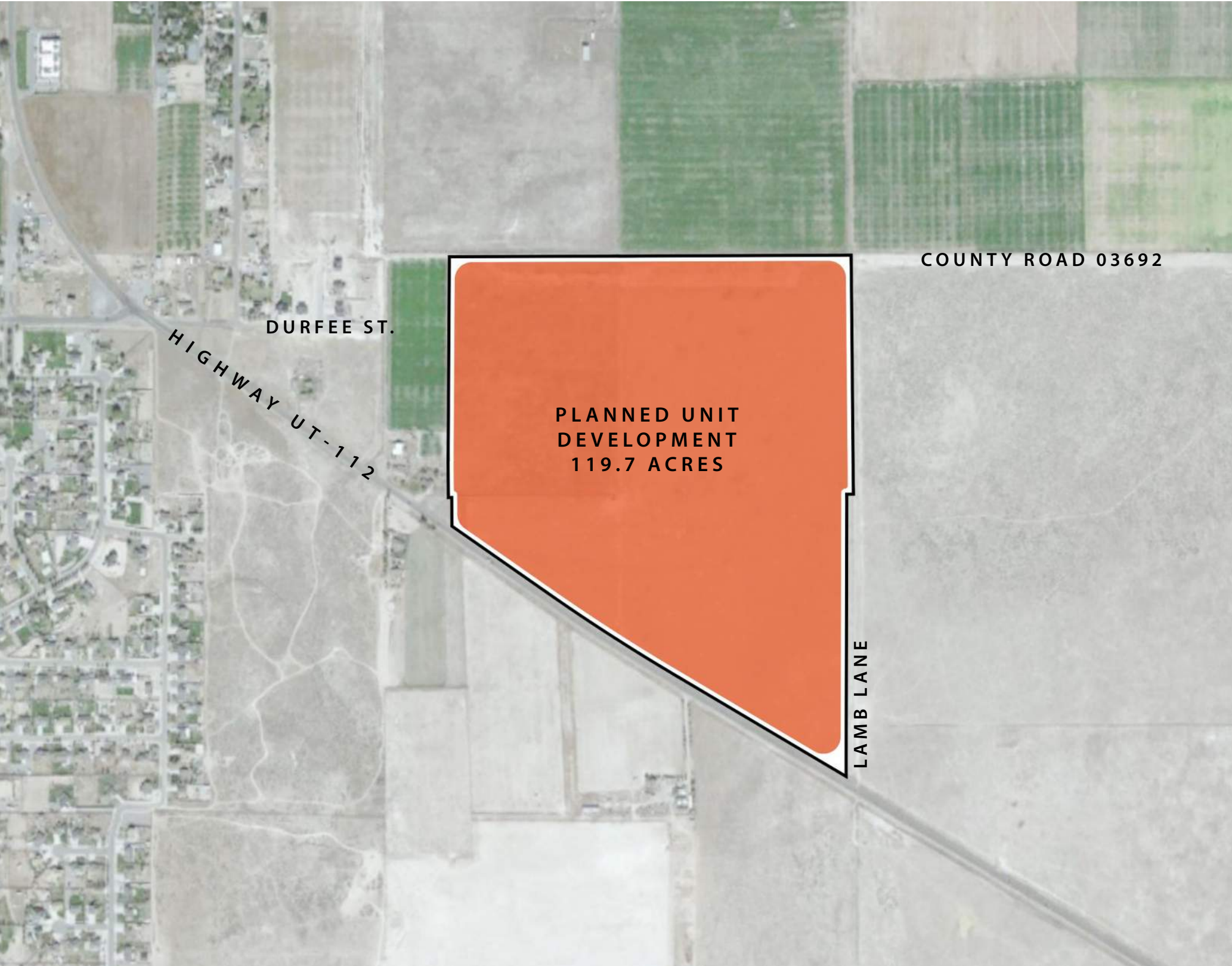
Permitted Encroachments (subject to building code requirements)

- add to table where applicable.
Revised
- With a request for 5 foot side setbacks this is a problem for Emergency Services to be able to get in around a dwelling. If the small set setbacks are approved bumpouts such as bay windows, room extensions, HVAC units, trash enclosures, porch, steps and decks will not be allowed on the sides so that access is available.
- spell check
Revised
- ☒ Encroachments within all setbacks of up to two (2) feet are allowed for roof eaves/overhangs, brick ledges, bay/box windows, fireplaces/chimneys, entertainment center bump outs, counterforts, cantilevers, exterior post/columns, solar panels, mechanical equipment including HVAC, brick ledges, light fixtures, and like features may be closer than 2-feet to the property line.
- ☒ Encroachments within all setbacks of up to three -six inches (3'-6") is allowed for window wells, and like features of the structure.
- ☒ Ramps for handicap accessibility may encroach as needed.
- ☒ Stairs or steps from the home may encroach to the back of sidewalk outside of the private lot and including encroachments into public rights of way.
- ☒ Decks and covered patios may encroach up to seven (7) feet into the rear setback with the provision they are never enclosed.
- ☒ Only decks and covered patios less than 30-inches above grad may encroach into the side yard setback but must be a minimum of one-foot (1 foot) from the side property line with the provision they are never enclosed.
- ☒ Permitted encroachments with the exception of concrete flatwork or pavers, may not be located in any easement.
- ☒ Steps, walks, screen walls, trash structures, structures used for ADA compliance and life safety measures are excluded from setback restrictions.

This is hard to read, place on 1 document or separate on 2 documents with headers.
Revised

GLUDMC 12.4.2 (a) (iv) details buffer requirements for PUD . "Where proposed uses do not match uses on adjoining properties, a continuation of the adjoining use shall be implemented for lots against the lot boundary, or a passive use landscaped buffer of at least 50 feet wide containing trees and privacy fencing shall be included. No lighting shall be allowed to reside in the 50 foot buffer and no light shall escape onto adjacent properties. Landscaped buffer areas may be counted as open space if the open space complies with the requirements found in GLUDMC Section 21.1. For commercial properties that are not in use at night, parking may encroach into the buffer area but trees and fencing are still required between the parking and the property boundary. Properties smaller than three acres or containing narrow areas of less than 200 feet may be granted modifications to the buffer width in those narrow areas if applicants and Planning Commission agree on an acceptable alternative such as transitions in architectural design that complement the neighboring issues."

BUBBLE PLAN



TABULATIONS

TOTAL PROJECT AREA	119.7 AC
MAX. ALLOWABLE DENSITY	7.7 DU/AC
TOTAL ALLOWABLE UNITS	925 UNITS
MIN. OPEN SPACE	12.0 AC - 10%

LEGEND

PLANNED UNIT DEVELOPMENT

NOTES

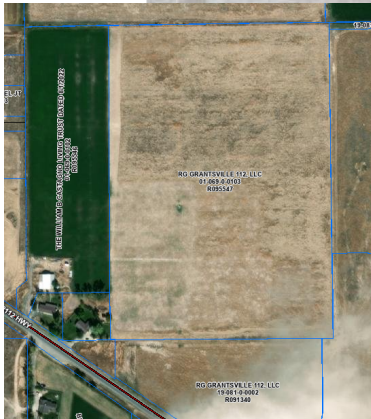
- 1. Deseret Meadows will meet all Grantsville City open space requirements for Planned Unit Developments. Boundaries and locations of all open space areas may be adjusted by developer, but shall not result in less than the overall 10% required open space.



EXAMPLE CONCEPT LAYOUT

Concept appears to be encroach on the west property

The concept has been designed with a survey boundary and does not encroach on the property to the west. Screenshot of Tooele county parcel assessor shown below for reference.



Label the easement for the
—existing Lakeview Business
Park sewer line.

Easement has been added.

Provide a legend for lot sizes and what they mean on this figure.

Image is hard to read suggest inserting document as a PDF instead of a image on a word file.

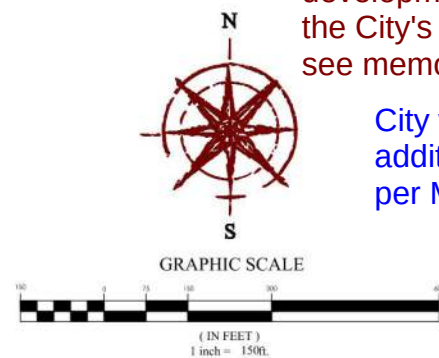
Legend has been added. PDF file has been reduced to allow for easier sharing and downloading. We will provide the original PDF.

Side walk to abut the fence line or green space needs to be HOA maintained.

Will comply.

The purpose of PUD is to propose standards that create a cohesive development that meets the City's needs. Please see memo for more info.

City will require additional commercial per MU zoning



NOTE: ALL GRAPHICS SHOWN ARE CONCEPTUAL ONLY. ACTUAL FORM, DESIGN AND LAYOUT WILL BE DETERMINED AT PRELIMINARY SUBDIVISION APPROVAL.

FENCING

Fences and walls help define public and private open space boundaries, but can detract from the character of a community without regulation. The Village Plans will elaborate on design standards for the perimeter of collector roads. Fence design should correspond to the style of the Architecture.

Fences and perimeter walls should help delineate an open space from the adjacent properties. Subsequent Village Plans will elaborate on specific design standards and acceptable materials for this feature by location.

Minimal fencing should be incorporated into open space design except where required for certain sports fields/courts, dog parks, or swimming pools. Chain link is only acceptable around sports fields and for non-visible rear yard applications such as dog runs.

Visual permeability into open spaces invites the public to enter. The City is to accept operations, maintenance and replacements for all fencing surrounding city-owned and operated Open Space.

RESIDENTIAL PERIMETER

- Back/Side Yard Height: maximum of 6 FT for privacy fencing between lots
- Fence styles should relate to the architectural style of the house
- Acceptable materials: metal, brick, stone, pre-cast concrete, solid-panel vinyl, etc.



Examples of residential fencing



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COMMERCIAL FENCING

- Height: maximum 6 FT
- Acceptable materials - metal, gabion, trendstone, pre-cast concrete or equivalent.
- Avoid fencing except when adjacent to open space or residential property or to screen delivery alleys and dumpsters



Examples of commercial fencing



OPEN SPACE FENCING

- Height: maximum 6 FT
- Acceptable materials - metal, pre-cast concrete, solid-panel vinyl, etc.



Examples of open space fencing



MAJOR ROADWAYS FENCING

- Height: maximum 6 FT
- Acceptable materials - masonry, pre-cast concrete, solid-panel vinyl, or equivalent.



Examples of roadway fencing



PRIVATE VS. PUBLIC MAINTENANCE

Homeowners' Associations (HOA) may be established for ownership and maintenance of the common areas of individual villages. Any HOA will be established under the applicable Utah Law with all necessary authority and reserve accounts in order to ensure proper maintenance of all open spaces within each village. A Master Homeowners' Association may be created for the overall community for the maintenance of open space, whether public or private. However, the Master Developer will not be responsible to establish or fund such an association.

The City will own and be responsible for the maintenance of any parks over 10 contiguous acres in size. The HOA will own and maintain all open spaces, parks under 10 acres, and park strips.

HOA to maintain retention basin

Added.

MDA to state HOA is to have funds to establish the HOA.

HOA is not to dissolve without City approval.

This sentence has been removed and the paragraph modified to address the comment.

OPEN SPACE

OPEN SPACE NARRATIVE

INTRODUCTION

A key element in the livability and long-term desirability of a Master Planned Community is the provision and integration of open space, trail corridors, active recreation, and community amenities. Open space is integral to the success of a community, as it provides public areas of respite, gathering, and connection. Just as architectural guidelines provide a palette of materials, recommended scale, and building setbacks, this plan provides the necessary components for the development of all open spaces.

This plan aims to expand on the traditional suburban park ideals by creating a coherent vision of the variety of open spaces to be developed. Located strategically throughout the community— and with ample pedestrian and bicycle access—open space promotes social interaction and healthier, active lifestyles. Well-designed open space plans incorporate a range of settings for both active and passive uses that cater to a broad range of ages and interests.

Deseret Meadows will meet or exceed the open space requirements outlined in Grantsville City code. When possible, these areas should highlight scenic views of the natural environment in an effort to visually connect residents to the surrounding context of the city and valley at large. To encourage the ongoing use of the proposed open space throughout the community, a variety of open space categories should be implemented. Open space amenities will be defined with each Village Plan and installed by the Village Developer. The intent of each space is to make a memorable landmark and intriguing destination that contributes to a unique sense of place.

OPEN SPACE TYPES

- Linear Park
- Community Park
- Multi-Family Open Space
- Detention Basin

Storm water basins are considered as a utility and not open space.
Please note that open space must be a minimum of 25 feet wide.

Retention basin?

Minimum width has been added to linear park.

City does not consider retention basins as open space

POTENTIAL OPEN SPACE AMENITIES

- | | |
|-----------------------|-------------------------|
| • Open play fields | • Walking/jogging paths |
| • Pickleball court(s) | • Pavilions |
| • Basketball court(s) | • Parking |
| • Playgrounds | • Grill picnic areas |

Retention basins will be less than 3' deep and meet all amenity requirements in order to be counted towards open space.

OPEN SPACE TYPES

Deseret Meadows will feature a variety of open space types to meet the recreational needs of residents of both this development and the city of Grantsville overall. The images shown on this page provide precedent imagery for each of these open space types and for example only. The design and layout of each of these open spaces will be determined at preliminary site plan submittal.

COMMUNITY PARK

This park area will be centrally located to the community. It is the intent of this park and associated trail corridors to meet the proportionate share of the level of service for a community park as detailed within the city’s adopted parks, recreation, trails, and related master plans. Details regarding the amenities are briefly discussed and illustrated in this MDP. The recreational intensity and programming of the open space will be refined with input from the city to best meet the needs of the surrounding community.



Brookside Park - South Jordan, UT



Blue Hole Park - Wimberly, TX

DETENTION BASINS

With the large contiguous areas and proximity to trail corridors and other public open space areas, dual-use detention basin/park areas are to be installed by the developer and owned and maintained by the city.



Redfern Park - Minto, Australia



2nd St. Detention Basin - Champaign, IL

In order to be considered an open space the basin would need to be less than three feet deep so that it does not have to be fenced and would have to contain amenities that the local residents could use. Safety and maintenance with respect to storm events are the number one considerations.

MULTI-FAMILY OPEN SPACE

These open space areas will provide connectivity and recreation throughout multi-family development areas.



Hattontown Square - Herndon, VA



Church St. Apartments - Charlotte, NC

LINEAR PARKS

These park areas may parallel trails throughout the development to provide trailside amenities and utilize corridor areas to create connectivity and recreation opportunities for residents.



Terry Hershey Park - Houston, TX



Cross Creek Ranch - Fulshear, TX

NOTE: ALL GRAPHICS SHOWN ARE CONCEPTUAL ONLY AND INTENDED TO CONVEY GENERAL CHARACTERISTICS OF THE DEVELOPMENT THROUGH PRECEDENT IMAGERY. ACTUAL FORM, DESIGN AND LAYOUT WILL BE DETERMINED AT PRELIMINARY SUBDIVISION APPROVAL.

Retention basins will be equal to or less than 3' deep and meet all amenity requirements in order to be counted towards open space, and as open space within parks, they will be owned and maintained by the city.

Retention basins greater than 3' in depth shall be fenced and not counted as open space, and will be maintained by the HOA.

OPEN SPACE AMENITIES

Deseret Meadows will provide a variety of amenities for residents to enjoy. These photos show examples of potential amenities that could be included in the open spaces and parks throughout the development.



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PEDESTRIAN CONNECTIVITY

Deseret Meadows is intended to be a pedestrian-oriented community with streets constructed in scale with the community needs. Planning efforts documented in this MDP reiterate that the development layout should encourage pedestrian movement despite the anticipated prevalence of vehicles. Walkable districts will be a priority to reduce vehicle trips by allowing residents to park and be within walking distance of multiple destinations. Proximity to amenities combined with pedestrian/bike paths, on-street parking, and safe intersection crossings encourages multiple forms of travel.

The desire to accommodate various forms of transportation stems from the documented social and physical benefits associated with increased foot traffic within a community. Providing accessible and visible circulation routes for pedestrians and cyclists correlates to improved rates of physical activity. Providing the infrastructure that encourages physical activity also provides opportunities for social interaction between residents with leads to a higher reported quality of life. Increased interaction and pedestrian movement through a community fosters a sense of ownership and safety.

Site circulation will be refined as the street and trail layout for each village emerges. Temporary roadways may be required with each individual village for fire and secondary access purposes. These temporary roads will be addressed at the village plan level and be dependent on existing conditions at the time of development.

All trails currently proposed per the Existing and Planned City Trails plan for the city prior to the time of submittal will be taken into consideration. The proposed routes for trails extending through the development will be rerouted to align with internal features and connect to existing trails along the border of the project. Exact alignments will be determined along with each village plan.

Connector trails will be incorporated with the other open space uses within the community and provide the connectivity needed between major corridors such as Hwy 112 and along Lamb Lane. Details regarding the landscaping of these connector trails can be found in the landscape plans with more detail at the Village Plan level. These trails are to be improved by the developer and owned and maintained by the city.

Note has been added into trail narrative above.



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DESIGN STANDARDS

City owned trails, including those adjacent to roadways, will be concrete. Privately maintained trails may use asphalt, concrete, paver, decomposed granite, or other compacted materials. Compacted materials should utilize a tackifier and be lined by steel edging on either side of the path to prevent vegetation from taking over pathways.

- Xeriscape should be incorporated as much as possible to encourage sparing use of water
- Adequate lighting, whether path or area lighting, should be provided for safe usage at night
- Trash receptacles and benches should be placed at a minimum of every ¼ mile
- Adjacent trees should provide continuous shade canopy at maturity
- Planting should be used to direct users to trailheads and add comfort to respite areas

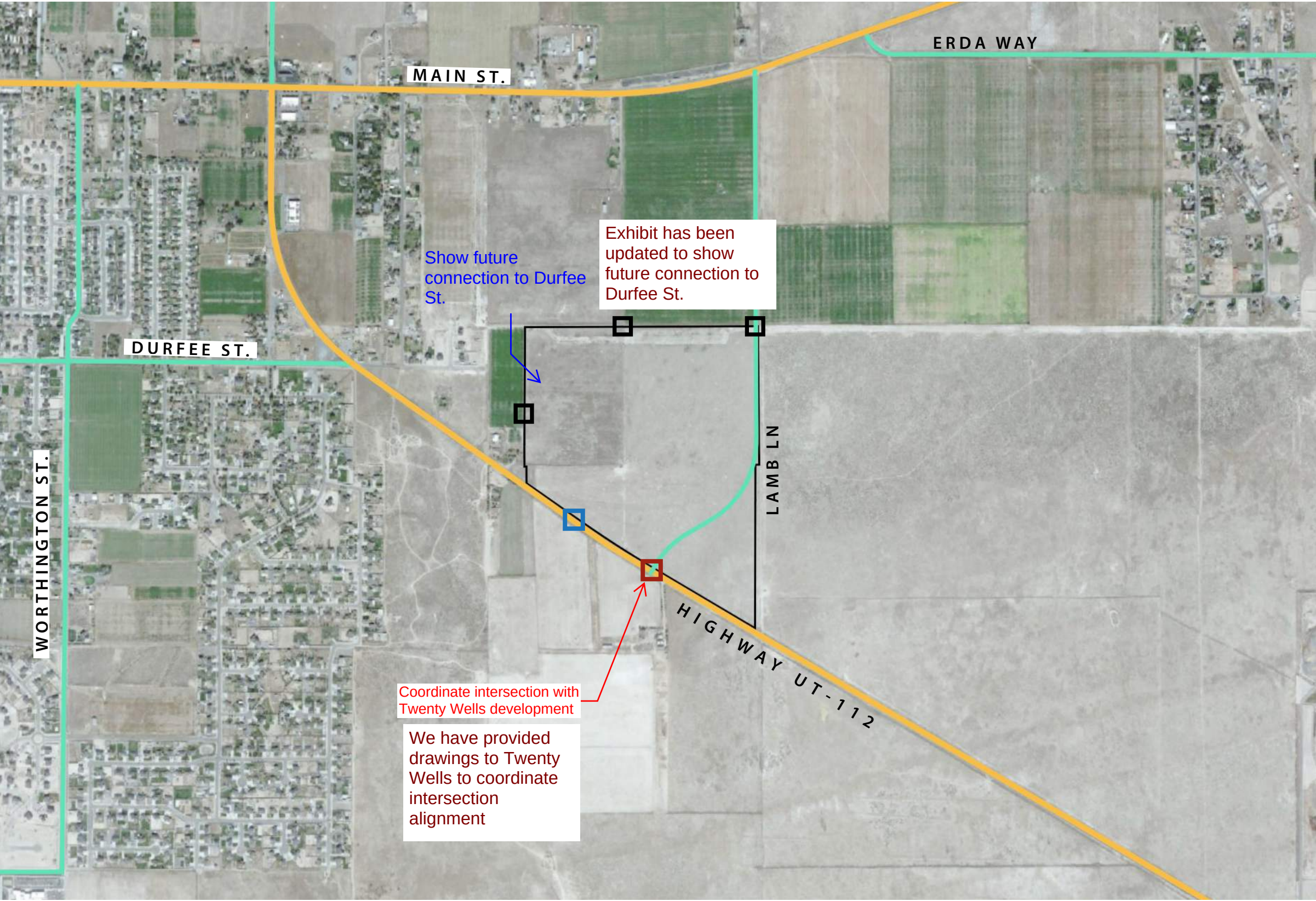
TRAIL LANDSCAPE

- Trees should provide a continuous canopy at maturity
- Shrubs and ornamental grasses should be used to soften trail borders
- Trail entrances and respite zones should be accented with additional plantings
- Vegetation should be no higher than 24” for a distance of 3’ on either side of the trail

Public Safety must be at the forefront of the design. Landscaping on trails must not create pockets where people can hide or where the trail users cannot see around them. The trails need to be easily accessible for emergency purposes.

TRANSPORTATION

FUTURE MASTER TRANSPORTATION PLAN

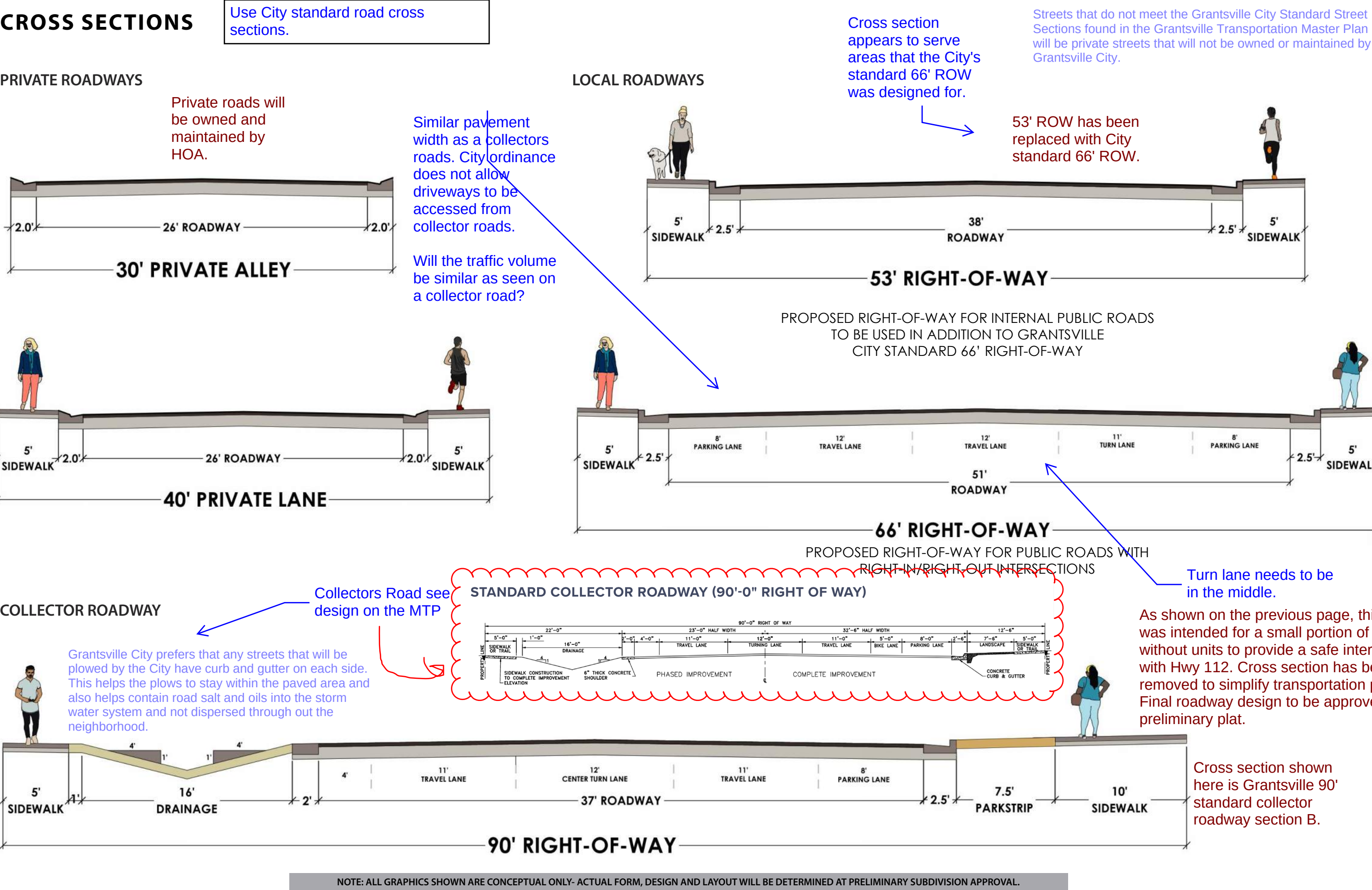


LEGEND

- PROJECT BOUNDARY
- COLLECTOR ROAD
- ARTERIAL ROAD
- FULL INTERSECTION, $\pm 100'$
(Future signalized UDOT intersection)
- FULL INTERSECTION, $\pm 100'$
(Future right-in/right-out intersection per UDOT standards)
- ACCESS POINT, $\pm 100'$
(Future intersection per City standards, location to be determined at preliminary)

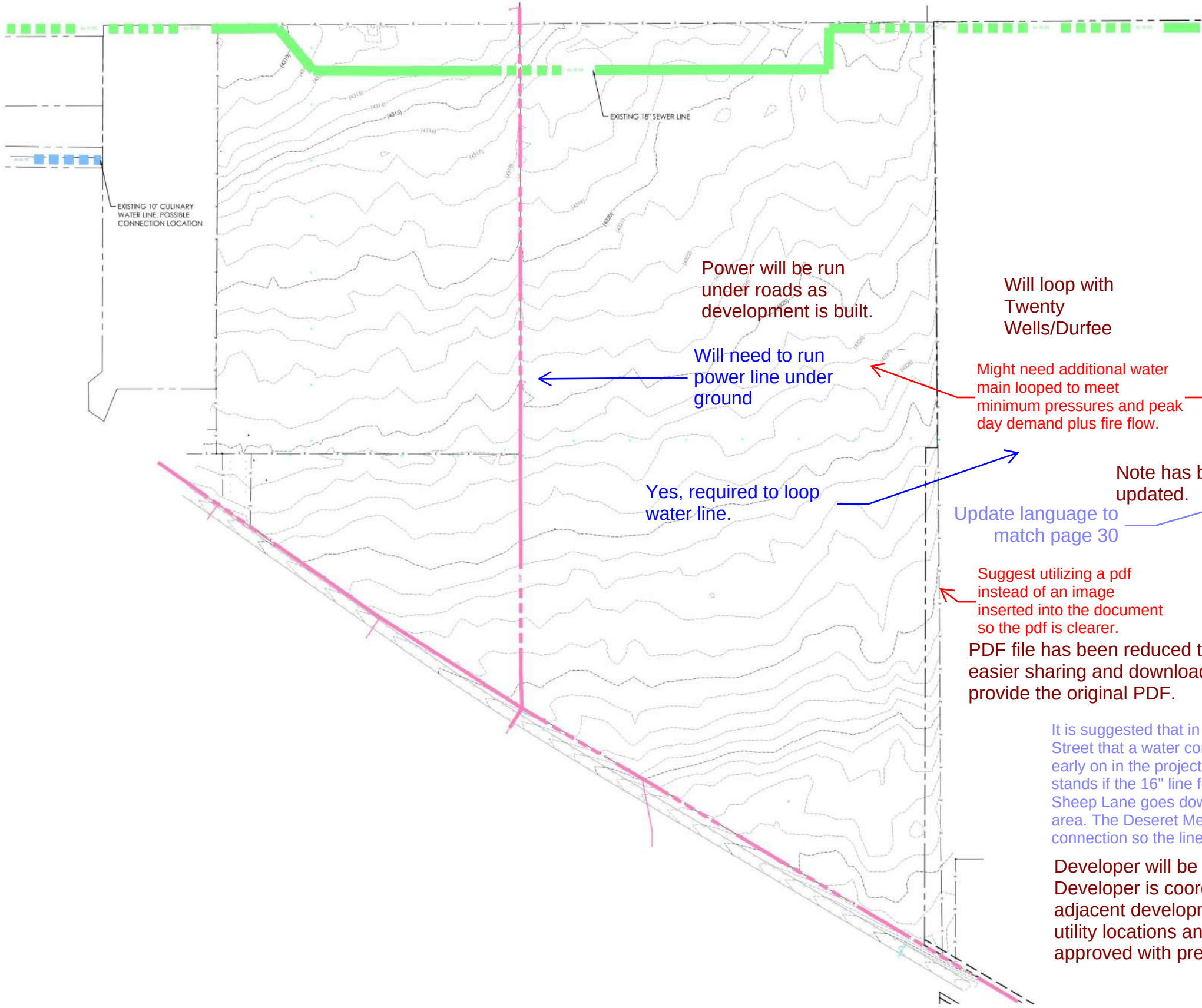


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UTILITIES

UTILITIES



LEGEND

- EXISTING 18" SEWER
- EXISTING 10" CULINARY WATER
- EXISTING OVERHEAD POWER

NOTES:

EXISTING 18" SEWER LINE HAS CAPACITY FOR THIS SUBDIVISION AND IS THE OUTFALL LOCATION FOR THE PROPOSED SUBDIVISION.

WATER HAS BEEN STUBBED AT THE END OF DURFEE STREET AND IS A POSSIBLE CONNECTION POINT. FUTURE LOOPING BY NEIGHBORING DEVELOPMENT.

STORM DRAIN RETENTION BASIN WILL BE SIZED TO HOLD THE 100 YEAR 24 HOUR STORM EVENT. PIPES WILL BE SIZED FOR THE 10 YEAR STORM EVENT PER CITY CODE.

EXISTING IRRIGATION LINES WILL BE ABANDONED AND REMOVED. SECONDARY WATER WILL BE PROVIDED AS AVAILABLE .

It is suggested that in addition to connection with the 10" line on Durfee Street that a water connection from Sheep Lane would be constructed early on in the project. This would help to loop the system. As it currently stands if the 16" line feeding Sheep Lane goes down or the water line on Sheep Lane goes down there is no water to serve the businesses in that area. The Deseret Meadows Subdivision will need more than one water connection so the line would be mutually beneficial.

Developer will be requesting PID. Developer is coordinating with adjacent development, with final utility locations and sizing to be approved with preliminary plat.

RETENTION NARRATIVE

Deseret Meadows is a 120-acre development located along the north side of HWY 112 in Grantsville, UT. The property will feature a mixed use of commercial, single-family, and multi-family units. The storm water system will be sized and designed during the preliminary stage of the development. There will be a retention pond that will be designed following Grantsville City retention standards. The pipes will be sized to convey a 10-year storm event to the retention basin. A storm water report detailing the storm water system and calculations will be provided with the preliminary approval. If the project is phased, storm water calculations will be provided for each phase, and the pond can be expanded as needed for the additional area that is added.

The City uses the following language:
The term 100 year storm is being replaced by 1% EAP storm. This change aims to reduce confusion and accurately convey that such storms have a 1-percent chance of occurring in any given year, rather than implying that these events happen once every 100 years (USGS)

Paragraph has been updated with info provided.

This should read the Annual Exceedance Probability (AEP) 1-percent (1%) storm, 24-hour duration event.

For a retention basin, storm drain collection pipes are an AEP 1-percent storm due to the retention basin being sized for the AEP 1-percent storm.

AGENDA ITEM #5

Approval of minutes from the August
1, 2024 Planning Commission
Regular Meeting.

Action Summary:

Agenda Item	Item Description	Action
#1	Safe Harbor CUP- Consideration	Denied
#2	North Streets Rentals CUP- Discussion	Discussed
#3	Cherry Grove Plat Amendment (Lots 601, 602)- Consideration	Recommended for approval
#4	Cherry Grove Plat Amendment (Basin)- Consideration	Tabled
#5	MDA for Twenty Wells PUD- Discussion	Discussed
#6	MDA for Desert Edge- Consideration	Recommended for approval
#7	Amendments to CFPs, IFFPs, IFAs- Consideration	Recommended for approval
#8	Code Amendment Ch. 15- Discussion	Discussed
#9	Mixed Use (MU)- Discussion	Discussed
#10	Minutes 6/6/2024- Consideration	Approved
#11	Minutes 7/9/2024- Consideration	Approved
#12	Minutes 7/18/2024 Work Meeting- Consideration	Approved
#13	Minutes 7/18/2024 Regular Meeting- Consideration	Approved

MINUTES OF THE GRANTSVILLE CITY PLANNING COMMISSION, HELD ON AUGUST 1, 2024 AT THE GRANTSVILLE CITY HALL, 429 EAST MAIN STREET, GRANTSVILLE, UTAH AND ON ZOOM. THE MEETING BEGAN AT 7:00 P.M.

Commission Members Present: Chair Rick Barchers, Vice-Chair Derek Dalton, Jeff Downward, Rob Jaterka

Appointed Officers and Employees Present: Public Works Deputy Director Christy Montierth, Community & Economic Development Administrative Assistant Jaina Bassett, Planning Advisor Gary Pinkham, Aqua Consultant Shay Stark, City Council Member Heidi Hammond, Mayor Neil Critchlow, Finance Director Sherrie Broadbent

Appointed Officers and Employees Present On Zoom: Zoning Administrator Shelby Moore, City Engineer Robert Rousselle

Citizens and Guests Present: Savannah Bushman, Alice Wood, Nadine & Jerry Salyer, George Ann Erickson, Dale Erickson, Teri Sprouse, Terry Leary, Cavett Eaton, Kelly Baker, Holly Jones, Dieter Wachtel, Trent Stirling, Micheal Vanwyck, Camille Childs, Josh Childs, Mildred Russell, Trenton Chukuba, Clayton Sheffer, Kaydenze Bandoy, Kellie Williams, Remi Parker, Paul Johnson, Amanda Johnson, Scott, Jay M., Annette Haynes, Ron King, Kary & Cindy Yates,

Colleen Brunson, Craig Ratcliffe, Dominick Newman, Tiffany Newman, DeAngelo Newman, Sylvia Olive, Michelle Pitt, Barry Pitt, Katelyn Butler, Todd Stewart, Brandon Jacobsen, Janette Toone, Spencer Connelly, Alex Faulk, Joel Faulk, Unknowns

Citizens and Guests Present on Zoom: Several Unknowns

Commission Chairman Rick Barchers called the meeting to order at 6:59 PM.

PUBLIC NOTICE

The Grantsville City Planning Commission will hold a Regular Meeting at 7:00 p.m. on Thursday, August 1, 2024 at 429 East Main Street, Grantsville, UT 84029. The agenda is as follows:

ROLL CALL

PLEDGE OF ALLEGIANCE

PUBLIC HEARING:

- a) Proposed conditional use permit for Raven Management LLC to allow Multi-Family Housing in the form of two (2) fourplexes, located at 268 N. Hale St., in the RM-7 zone.**

See petition received 7/26/2024 with several signatures.

Email 1 Received 7/29/2024 (Josh & Camille Childs)

July 29, 2024

To whom it may concern:

This letter is in response to the **proposed conditional use permit, for Raven Management, to allow Multi Family housing in the form of 2 fourplexes, on North Hale Steet. Our address is 264 N. Chiekezie Lane, which shares a South and East property line with the proposed development. We strongly oppose the conditional use permit and Developer owned project.**

In 2018-2020, Grantsville City spent \$66,000 and held several public meetings to update the General Plan. Many residents participated in the future planning associated with this endeavor. Per the proposed future land use map, this area (specifically 268 N. Hale St) is to be considered Rural Residential, allowing 1 dwelling unit per one to ten acres. Based on this clarification, this property and surrounding area is no longer conducive to RM7 zoning. Additionally, The General Plan specifically states a City Goal to Maintain Community Character.

To achieve this goal, it states, Maintain the character of neighborhoods in the City by encouraging comparable uses and densities to existing neighborhoods and development patterns . **The proposed development goes against the overall future vision and plan of Grantsville City. It is time to initiate plans for growth in our town, by approving multifamily housing developments in places that make sense and have infrastructure to accommodate the density.**

Regarding a Conditional Use permit, The Land Use Ordinance 7.2 states “the listing of a conditional use in any table of permitted and conditional uses found at the end of each chapter of this ordinance for each category of zoning district does not constitute an assurance of presumption that such conditional use will be approved. Rather, each proposed condition use shall be evaluated on an individual basis”. Although RM7 zoning permits multifamily residential use, **I urge you to evaluate the size of the proposed development and consider on an individual basis the safety and compatibility with the current dwellings/surrounding properties. We respectfully ask you to deny this conditional use permit for the following reasons:**

- 1) As lifetime and generational residents of Grantsville, we purchased and built on our 1.2-acre plat fulfilling the dream of returning to our hometown to raise our children in a large acreage neighborhood.
- 2) When the Chiekezie Minor subdivision (4 lots all >1acre) was approved in 2018, it was stated on record by Planning and Zoning “The public will not be materially injured if the application is approved, as the proposed development is consistent with the direct neighborhood in terms of lot size and lot density”. **So, we ask you now---with a change from one single family dwelling on 1.1 acre to 7 family dwellings (and one additional building for maintenance), is this consistent with the direct neighborhood, which includes single family dwellings on large acreage lots and farms? This proposed Developer owned project is not compatible with existing buildings in terms of size, scale, and height.**
- 3) We do not like the impact this proposed development will have on our view (directly out our front door). **We are concerned about the obstructed view and disruptions caused by increased light, noise and additional people occupying a small area.** The proposed buildings will have exterior lighting which we do not foresee being reduced by a fence. This light will affect the peaceful sleep of our children as their bedroom windows face the development.
- 4) The proposed community area that includes two firepits, an amphitheater, and two playgrounds is literally in our front yard. **The higher density of residents using these amenities will cause a loss of our Property Owners rights to the peaceful quietness of our existing neighborhood.**

Additionally, we have SAFETY concerns about this development negatively affecting the neighborhood as follows:

- 1) North Hale Street (between Clark Street and to the point where the road turns to dirt) accommodates approximately 350 vehicle trips per day from 35 existing homes, based on the estimate of 10 vehicle trips per day per residential unit, as indicated by the National Household Travel Survey (NHTS). The proposed seven family dwellings will add approximately 70 vehicle trips per day, resulting in a total of 420 vehicle trips per day. This significant increase in traffic volume will exacerbate congestion and pose safety risks to both drivers and pedestrians. **We believe this is an underestimation as each unit is 3 bedrooms with no limitation on capacity.**
- 2) All parking and vehicle access to this development is to the West with no road or feasible vehicle access leading through the 8 buildings. Please note, the area to the back of this property is the area closest to our home with a plan of two firepits. **This could compromise Emergency vehicle access and potentially delay critical response times.**
- 3) North Hale Street (between Clark Street and to the point where the road turns to dirt) is a narrow road that appears to not meet modern safety standards for residential streets. This narrow width, coupled with the absence of sidewalks, poses severe risks to pedestrians, cyclists, and drivers. The lack of sidewalks is particularly concerning for the safety of children, who are among the most vulnerable road users. Children walking to and from school or playing in the neighborhood are at increased risk of accidents due to the insufficient pedestrian infrastructure. **We are particularly concerned with the children's ability to navigate the proposed street parking without imposing on their safety by having no other option other than walking directly on the road. The city is considering allowing potentially 35+ people to move onto a one-acre lot without sufficient infrastructure to accommodate the growth and increased usage of surrounding areas and roads.**
- 4) While the builders plan includes parking provisions, it is rare that these developments have sufficient parking to meet actual needs. **Inadequate parking can lead to overflow parking on the narrow streets creating illegal or unsafe parking practices. This further hinders traffic flow and increases safety risks. This also poses the potential issue of residents using and parking on the privately owned easement located directly South of the property line. Which we own.**

Thank you in advance for allowing us to voice our concerns and for your consideration of them. We are hopeful that as leadership of our City, you will look out for the best interests of all existing homeowners as our community grows.

Sincerely,

Josh Childs

Camille Childs

Email 2 Received 7/31/2024 (Richard Farley)

To whom it may concern,

I am writing this email so that my opinion will be heard. I am opposed to the proposed multi family dwelling on 268 North Hale Street. I feel it would take away from those houses that are bordering said property. It was not zoned for this purpose and does not fit in the rural category the city purports to have supported. We voted as a community on the city plan. I understand that growth changes things. But this kind of housing undermines the exact reasons we have moved into this area of Grantsville. We understood this area to be zoned from one acre lots up to ten acre lots for residential purposes. The traffic and congestion this would put on the little street of North Hale is not acceptable. Please consider those residents around there. What will this do to their property value? It Will decline for sure. I worry about long term maintenance of the proposed area. It is a costly endeavor, one that would be difficult to maintain long term. Please do not allow such building to take place in this neighborhood.

Sincerely,

Richard Farley

Peter Wattail: Peter Wattail was present to speak on this item. He stated that he lives near this site, that he watched Draper grow, and is now watching Grantsville grow. He stated that he believes this property would sell just as fast if it was listed as a single family home, as it would as the proposed eight-plex. Mr. Wattail expressed his desire for Grantsville to stay rural as it is, and not grow to be larger and busier.

Josh Childs: Josh Childs was present to speak on this item. He stated that they live at 264 Chiekezie, just behind this property, and would share property lines with this proposal. He stated that he is concerned about safety with this proposal. He noted that he and his wife have family roots in Grantsville, and love the rural part of it. He stated that there are no sidewalks in this area, which would be a problem with this proposal, posing a threat to children. He also noted that the road is very narrow there. Mr. Childs stated that this property is surrounded by single family homes and this proposal does not fit in with them. He stated that they love the small town that Grantsville is, and asked the Commissioners to take pride in the community.

Teresa Sprouse: Teresa Sprouse was present to speak on this item. She noted that she lives near this property and is against the proposal, along with her neighbors. She stated that parking is an issue, and there is great potential for residents and their visitors to park in front of the neighboring homes. She expressed her desire to protect the children and keep them safe.

Colleen Brunson: Colleen Brunson was present to speak on this item. She stated that she previously sat where the current Commissioners sit, and she recognizes their position. She stated that she does not agree with this proposal, and also sees potential safety issues. She stated that

the proposal does not include an adequate area for children in the units to play. She mentioned the General Plan and expressed her desire for the Commissioners to stick to it.

Dale Erickson: Dale Erickson was present to speak on this item. He stated that he lives on the North end of Hale Street, where they have lived for a long time. He stated that he is concerned about high-density housing in the area, which will bring a lot of activity that is unsafe for the space. He expressed concerns about safety, road width, the impact on water systems, and parking. He stated that with more people comes more problems that the City does not have room for. He stated that he would like this property to stay a 1-acre lot with one home on it.

Camille Childs: Camille Childs was present to speak on this item. She stated that when this was developed as a minor subdivision, it was planned for four single family homes. She stated that her property shares a private easement with this property. She also expressed concerns with the proximity of the property to her home and her children's windows. She stated that access to the property is a safety concern.

Mildred Russell: Mildred Russell was present to speak on this item. She stated that she lives at 227 North Hale, and thanked the Planning Commission and Mayor for the opportunity to speak on this item. She stated that the road is narrow, with utility poles on each side of the road. She stated that if these units are put in, there should be sidewalks and wider roads to accommodate the increased number of residents and safety risks it poses.

Barry Pitt: Barry Pitt was present to speak on this item. He stated that he is Josh Childs' step-father, and knows Josh moved his family there for some elbow room. He stated that he would hate to see that taken away from the homeowners there. He said that the homeowners there moved to the area to have larger properties and no high-density housing.

Craig Ratcliffe: Craig Ratcliffe was present to speak on this item. He stated that he lives North of this property and is a sixth generation Grantsville resident, who purchased his 15-acre lot there for a reason. He noted that he was a Planning Commissioner 25 years ago, so he can appreciate the decisions and pressure they face. He expressed concerns about parking, the narrow road with traffic, and lack of traffic control mechanisms. He believes that any additional traffic in this area without understanding traffic flow, is a mistake. He stated that from a planning perspective, he hopes the Commissioners take public feedback into consideration. He stated that this proposal does not make sense in this area. He also discussed concerns about drainage and infrastructure in the area. He reiterated that this is the residents' town and the Commissioners' town, and asked that they not be influenced by the dollar.

Clay Sheffer: Clay Sheffer was present to speak on this item. He stated that he lives at 270 N. Chiekiezie and cares about the safety of the children, and making sure that residents do not need to be locked up all the time to be safe.

Todd Stewart: Todd Stewart was present to speak on this item. He stated that he lives in Grantsville. He stated that he sees development like this all over town, where small lots are being developed in ways that do not fit the already developed surrounding areas. He stated that there are many homeowners in this area that have lived there for a long time and have high expectations. He encouraged the Commissioners to hear the residents' concerns.

Trenton Chukuba: Trenton Chukuba was present to speak on this item. He stated that he lives at 274 N. Hale St. and would be the direct neighbor of this proposal. He stated that his family has lived in Grantsville for 15 years and this proposal seems crazy for the area. He noted that kids and dogs run around the area, it is quiet at night, they know their neighbors, and like the small-town feel those things bring. He mentioned the narrow road and the issues they had the previous winter with snow plowing and access. He stated that safety is the concern, and if this goes through, he wants to see something to ensure the safety of the residents.

Michelle Pitt: Michelle Pitt was present to speak on this item. She stated that her children and grandchildren live next to this property. She asked that the Commissioners listen to the residents and their concerns.

Dale Sheffer: Dale Sheffer was present on Zoom to speak on this item. He stated that he owns the house behind this property and his daughter lives to the North of it. He stated that he is currently on a mission in Boston and will return in 2025. He stated that when he returns home, he will re-establish their animals on the property, which they have conditional use permits for. He stated that the animals would be right next to the property line, and he does not want any complaints about the animals. He stated that it was a difficult process to subdivide the land in the first place and does not want to see this happen.

b) Proposed amendment to the Grantsville City Land Use and Management Code Chapter 15 (Residential and Multiple Residential Districts) to modify the front yard setback from 40 feet to 30 feet, and the minimum frontage from 70 feet to 60 feet.

No comments.

c) Proposed amendments to the Capital Facilities Plans (CFPs), Impact Fee Facilities Plans (IFFPs), and Impact Fee Analyses (IFAs) for Grantsville City.

No comments.

AGENDA:

1. Consideration of the proposed conditional use permit for Savannah Bushman to own and operate Safe Harbor, a Sober Living Home, located at 119 N. Waterhole Way in the RM-7 zone.

Aqua Consultant Shay Stark was present to speak on this item. He noted that there was a lengthy discussion on this proposal at the previous meeting. He gave a brief summary of the proposal for Commissioner Rob Jaterka, who was not at the previous meeting. He stated that the home would be only for women, who have completed treatment programs, to help them get back on their feet. He noted that the residents would live at the home temporarily and not permanently.

Savannah Bushman was also present to answer questions on this item. She stated that the plan for parking is to add gravel next to the driveway, to provide additional parking for residents.

Derek Dalton made a motion to deny the proposed conditional use permit for Savannah Bushman to own and operate Safe Harbor, a Sober Living Home, located at 119 N. Waterhole Way in the RM-7 zone. Jeff Downward seconded the motion. The vote is as follows: Rob Jaterka “Aye,” Jeff Downward “Aye,” Derek Dalton “Aye,” Rick Barchers “Nay.” The motion carried and the conditional use permit was denied.

Savannah stated that the Zoning department advised her in February to apply for this permit for the use she requested, and verified that her attorney, Eric Marchant, was on Zoom listening to the discussion.

2. Discussion of the proposed conditional use permit for Raven Management LLC to allow Multi-Family Housing in the form of two (2) fourplexes, located at 268 N. Hale St., in the RM-7 zone.

Mr. Stark was present to speak on this item. He stated that some time before 1986, this top end of Hale Street was zoned RM-7, which allowed some of the smaller lots currently there, as well as this property’s zoning. He stated that the zoning of this property is a vested right and cannot be taken away because of the dwellings around it, even if larger lots are listed on the General Plan and Future Land Use Map. He stated that due to the zoning of the property and the use being conditional in the zone, staff had to consider this application. He noted that the standards listed in GLUDMC 7.8 must be considered for conditional uses and may need discussion. He noted that something to consider is buffering around the property.

He stated that the City code at the time of the minor subdivision approval will need to be looked at, to see if a plat amendment would be needed for this proposal.

Holly Jones was present to represent this agenda item, as the applicant. She noted that she has grown up in Grantsville and appreciates the feedback of the residents. She noted for the residents present, that she does her homework on the projects she works on as a developer, and chooses the placement carefully. She noted that this idea came about because she was unable to find a single level home for her parents in Grantsville, along with the high prices of homes here. She stated that she came across the idea of concrete-printed homes, which would allow for more affordable housing.

Ms. Jones noted that this property is in the RM-7 zone, and this proposal meets the requirements for a conditional use allowed in the zone. She read the purpose of the RM-7 zone, as listed in the Grantsville City code, which she stated encourages housing of a variety of styles. She noted the minimum lot size, frontage, footprint, setbacks, and other requirements for the RM-7 zone which she stated the project meets. She stated that they tried to set things back further than normal in the design of the project.

Chairman Rick Barchers asked the width of North Hale Street in the master plan, and Mayor Neil Critchlow clarified it is a 66-foot road in the plan. Ms. Jones stated that the frontage shown on their plan can be removed to accommodate this. Chairman Barchers also asked for clarification on the road that will be used for access for this proposal. Ms. Jones confirmed that Chiekezie Ln. would be the access for this property, as a private lane. She noted that the property has full access to the private lane, as stated on her deed. Fire Marshal Brad Deleeuw stated that the turnaround on the private lane does meet the minimum requirements for fire access.

3. Consideration of the proposed plat amendment to lots 601 and 602 in the Cherry Grove subdivision, making them into two buildable lots.

Kary Yates was present to speak on this agenda item. He stated that the previous owner of the property to the East of the two lots was Steve Walker, and he promised that he would provide a park in his subdivision and they would get these two lots back. He stated that he visited the property two years ago and found that Apple Street was put through his property illegally. He stated that based on the road being placed, he feels the property would not be safely used as a park, as it is the center of a large intersection. He feels that two buildable lots would be the best use of the property at this point in time.

Derek Dalton made a motion to recommend approval of the proposed plat amendment to lots 601 and 602 in the Cherry Grove subdivision, making them into two buildable lots. Rob Jaterka seconded the motion. The vote is as follows: Rob Jaterka “Aye,” Jeff Downward “Aye,” Derek Dalton “Aye,” Rick Barchers “Aye.” The motion carried unanimously.

4. Consideration of the proposed plat amendment to parcel A in the Cherry Grove subdivision.

Kary Yates was present to represent this agenda item. Chairman Barchers asked Public Works Deputy Director Christy Montierth what the City’s stance is on taking over a detention basin. Mayor Critchlow stated that the City does not want to take it over until it is cleaned up and has a fence around it. Ms. Montierth stated that the Public Works department does not have the resources to maintain detention basins surrendered to the City, but that they will do their best if it is decided that the City will approve this. Chairman Barchers asked if Mr. Yates would be willing to clean it up and put a fence around it. He stated that it is not fair to them to maintain this basin,

and has endured financial strain because of this project and the outcome. He stated that if the two lots are approved he would be willing to give some money to maintain the basin.

Mr. Yates stated that they had an agreement that ensured him some reimbursement. Chairman Barchers and Mayor Critchlow stated that they would like to see the agreement before making a decision. Mr. Yates stated that he will search for the agreement and provide it to them.

Derek Dalton made a motion to table the proposed plat amendment to parcel A in the Cherry Grove subdivision. Rick Barchers seconded the motion. The vote is as follows: Rob Jaterka “Aye,” Jeff Downward “Aye,” Derek Dalton “Aye,” Rick Barchers “Aye.” The motion carried unanimously.

A five minute break was held.

5. Discussion of the proposed Master Development Agreement for The Estates at Twenty Wells PUD, located on SR112.

Mr. Stark was present to speak on this item. He noted that the PUD was previously approved, and now the MDA is coming before the Commission for their feedback and input. He stated that the purpose of this item in this meeting is to determine which elements the Commission would like to see in the agreement.

Chairman Barchers stated that according to code 50% of the housing must be affordable housing, referencing chapter 12.2. He noted that he believes it was discussed that an exception to this would be made for this project. Scott Yermish, the project developer, was present and stated that he was not aware of this requirement and did not agree to it. Mr. Stark clarified that the number is defined by the MAGI for the County. Mr. Yermish stated that this should be attainable with their townhomes, and the number will be added to the MDA.

Chairman Barchers noted that the timing of improvements and park improvements needs to be clearly stated, and Mr. Yermish noted it outlined in the agreement already.

Commissioner Rob Jaterka asked for clarification on who Newman Company is to the project. Mr. Yermish stated that they will be putting in the entirety of the infrastructure, working as a contractor.

Mr. Stark stated that there were variances granted with PUD approval that need to be specifically addressed in the MDA.

Jake Clegg, the project engineer, was present and asked if it would be favorable if a unit number was tied to phases of park completion. Chairman Barchers agreed that this would be agreeable and would protect the City. It was discussed that the number of total phases in the project is unknown at this time, but an estimated 7-10 years is expected for the project to be completed. It was agreed that verbiage will be added to the MDA tying unit count to park completion. Mr.

Yermish suggested that the park be completed when 50% of the units in the project are built. Commissioner Jeff Downward suggested that the park be completed when 25% of the units are built instead of 50%. Mr. Yermish and Mr. Clegg stated that this is not feasible for them. Mr. Stark suggested splitting up the park improvements so a usable park is received sooner than at 50% unit completion, such as a graded and irrigated park or green space; then the larger and more expensive improvements such as building and scoreboards, would come at the 50% completion. It was noted that this will need further consideration before a number of unit completion can be determined.

Vice-Chair Derek Dalton stated that the Commission received an email which addressed verbiage stating the commercial property would be owned by the PUD. He stated that this does not appear correct, as the PUD is not an entity.

6. Consideration of the proposed Master Development Agreement for Desert Edge Residential Development, located on Old Lincoln Highway.

A representative with LGI Homes was present to represent this agenda item. He noted that the items discussed in a separate meeting have all been addressed. He noted that the reimbursement amount was adjusted from 80% to 50%. He noted that City Engineer Robert Rousselle requested a stub and butterfly valves on SR138, which they will implement.

Vice-Chair Dalton stated that he requested verbiage regarding “K” Assignment to be added to the MDA, as it was in the Twenty Wells MDA, section 8. The LGI Homes representative stated that he feels this verbiage is not necessary. It was noted that it is not clear if this verbiage and requirement is legal, and legal counsel was not present to speak to this. The LGI Homes representative stated that he feels this verbiage would impede property rights and is not comfortable with the language suggested. He stated that they have worked with the City and have made offers in good faith, including improving the park and trail in phase 1. Mr. Stark advised that legal counsel is needed if the City wants to consider this verbiage in the Assignment section of MDAs.

Chairman Barchers requested that the verbiage for Assignment be discussed by the City Council when this project moves before them at a meeting.

Rick Barchers made a motion to recommend approval of the proposed Master Development Agreement for Desert Edge Residential Development, located on Old Lincoln Highway. Rob Jaterka seconded the motion. The vote is as follows: Rob Jaterka “Aye,” Jeff Downward “Aye,” Derek Dalton “Nay,” Rick Barchers “Aye.” The motion carried.

7. Consideration of the proposed amendments to the Capital Facilities Plans (CFPs), Impact Fee Facilities Plans (IFFPs), and Impact Fee Analyses (IFAs) for Grantsville City.

Finance Director Sherrie Broadbent was present to represent this agenda item. She stated that this proposal is crucial for the City. She stated that the City does not currently have a transportation impact fee, which would make this very important. She also clarified that this plan will be amended every year, allowing for necessary changes. She stated that if there is a large modification needed sooner than the year mark, it can be made as well.

Derek Dalton made a motion to recommend approval of the proposed amendments to the Capital Facilities Plans (CFPs), Impact Fee Facilities Plans (IFFPs), and Impact Fee Analyses (IFAs) for Grantsville City. Rob Jaterka seconded the motion. The vote is as follows: Rob Jaterka “Aye,” Jeff Downward “Aye,” Derek Dalton “Aye,” Rick Barchers “Aye.” The motion carried unanimously.

8. Discussion of the proposed amendment to the Grantsville City Land Use and Management Code Chapter 15 (Residential and Multiple Residential Districts) to modify the front yard setback from 40 feet to 30 feet, and the minimum frontage from 70 feet to 60 feet.

Mr. Stark was present to represent this agenda item. He stated that this item was requested by the Board of Adjustment, as they have received several variance requests to this in the last two years. He noted that until about 8-10 years ago, a front yard setback of 30 feet was the requirement in the City Code. He also noted that until more recently, a minimum frontage of 60 feet was the requirement in the City Code. He stated that the frontage modification to 70 feet was to provide for parking spaces. Planning Advisor Gary Pinkham stated that he pushed the original change from the 30 to 40 feet and 60 to 70 feet, and that the decision was for aesthetic reasons and not engineering reasons. Mr. Pinkham stated that if this change is approved, parking requirements will need to be enforced, which may require parking lots to be included in developments.

9. Discussion of the Mixed Use (MU) District.

Chairman Barchers asked City Council Member Heidi Hammond to encourage the City Council to review the General Plan and this proposal.

Mr. Stark stated that a line needs to be added to number 6 that states this applies to projects of a specific number of units or greater.

Spelling errors were identified that will be corrected before this item comes back for further discussion.

Further discussion will take place regarding this item, as well as further workshopping of the verbiage.

10. Approval of minutes from the June 6, 2024 Planning Commission Regular Meeting.

Rick Barchers made a motion to approve the minutes from the June 6, 2024 Planning Commission Regular Meeting. Derek Dalton seconded the motion. The vote is as follows: Rob Jaterka “Aye,” Jeff Downward “Aye,” Derek Dalton “Aye,”Rick Barchers “Aye.” The motion carried unanimously.

11. Approval of minutes from the July 9, 2024 Planning Commission Regular Meeting.

Rick Barchers made a motion to approve the minutes from the July 9, 2024 Planning Commission Regular Meeting. Derek Dalton seconded the motion. The vote is as follows: Rob Jaterka “Aye,” Jeff Downward “Aye,” Derek Dalton “Aye,”Rick Barchers “Aye.” The motion carried unanimously.

12. Approval of minutes from the July 18, 2024 Planning Commission Work Meeting.

Rick Barchers made a motion to approve the minutes from the July 18, 2024 Planning Commission Work Meeting. Derek Dalton seconded the motion. The vote is as follows: Rob Jaterka “Aye,” Jeff Downward “Aye,” Derek Dalton “Aye,”Rick Barchers “Aye.” The motion carried unanimously.

13. Approval of minutes from the July 18, 2024 Planning Commission Regular Meeting.

Rick Barchers made a motion to approve the minutes from the July 18, 2024 Planning Commission Regular Meeting. Derek Dalton seconded the motion. The vote is as follows: Rob Jaterka “Aye,” Jeff Downward “Aye,” Derek Dalton “Aye,”Rick Barchers “Aye.” The motion carried unanimously.

14. Report from Zoning Administrator.

Community & Economic Development Administrative Assistant Jaina Bassett was present for this item. She reminded the Commissioners of the training on September 5, 2024 at 6:00pm before the regular meeting, and asked if they would be able to attend. She also reminded them that if they have topics they would like covered, to send them to Shelby.

15. Open Forum for Planning Commissioners.

No discussion was held at this time.

16. Report from City Council Liaison.

City Council Member Heidi Hammond was present for this agenda item. She stated that she thinks the modifications to the MU district discussed tonight, should be implemented as soon as possible.

She expressed a concern about the Twenty Wells park completion at 50%, because there is a chance that the developer only builds the higher density units then walks away without fulfilling

the promise of completing the park. She stated that she believes this percentage should be lower. Mr. Stark suggested that verbiage be added to their MDA which would require a variety of housing styles to be completed in the 50%, rather than just higher density homes.

Council Member Hammond also mentioned the Desert Edge MDA that was discussed, and the timing of the restrooms at the park being in the final phase.

17. Adjourn.

Jeff Downward made a motion to adjourn. Rob Jaterka seconded the motion. The vote is as follows: Rob Jaterka “Aye,” Jeff Downward “Aye,” Derek Dalton “Aye,” Rick Barchers “Aye.” The motion carried unanimously. The meeting ended at 10:59 PM.

AGENDA ITEM #6

Approval of minutes from the August
15, 2024 Planning Commission
Regular Meeting.

Action Summary:

Agenda Item	Item Description	Action
#1	Sabe a Peru Kitchen CUP- Consideration	Approved
#2	North Hale Street Rentals CUP- Consideration	Tabled
#3	Code Amendment- Ch. 15 (setback & frontage)	Recommended for approval
#4	Northstar Ranch Ph. 10 Preliminary Plat- Consideration	Recommended for approval
#5	Twenty Wells MDA- Consideration	Recommended for approval

MINUTES OF THE GRANTSVILLE CITY PLANNING COMMISSION, HELD ON AUGUST 15, 2024 AT THE GRANTSVILLE CITY HALL, 429 EAST MAIN STREET, GRANTSVILLE, UTAH AND ON ZOOM. THE MEETING BEGAN AT 7:00 P.M.

Commission Members Present: Chair Rick Barchers, Vice-Chair Derek Dalton, Jeff Downward, Rob Jaterka

Commission Members Absent:

Appointed Officers and Employees Present: Public Works Deputy Director Christy Montierth, Community & Economic Development Administrative Assistant Jaina Bassett, Zoning Administrator Shelby Moore, City Attorney Tysen Barker, Planning Advisor Gary Pinkham, City Council Liaison Rhett Butler, City Council Member Heidi Hammond, Aqua Consultant Shay Stark, Mayor Neil Critchlow, Fire Marshal Brad Deleeuw

On Zoom: City Engineer Robert Rousselle

Citizens and Guests Present: Theresa Sprouse, Terry Leary, Clayton Sheffer, Laura Chukuba, Macie Chukuba, Cavett Eaton, Larry Rodriguez, April Rodriguez, Mildred Russell, Colleen Brunson, Trent Stirling, Renzo Landa, Ivette Landa, Holly Jones, Rusty Spencer, Camille Childs, Josh Childs, Kelly Baker, Michelle Pitt, Barry Pitt, Janette Toone, Ryan & Katelyn Butler, Scott Yermish, Jacob Clegg, Ross Dinsdale

Citizens and Guests Present on Zoom: Several Unknowns

Commission Chairman Rick Barchers called the meeting to order at 7:00 PM.

PUBLIC NOTICE

The Grantsville City Planning Commission will hold a Regular Meeting at 7:00 p.m. on Thursday, August 15, 2024 at 429 East Main Street, Grantsville, UT 84029. The agenda is as follows:

ROLL CALL

PLEDGE OF ALLEGIANCE

AGENDA

1. Consideration of the proposed conditional use permit for Renzo and Ivette Landa to own and operate Sabe a Peru Kitchen, a micro enterprise kitchen, at 216 E. Donner Pl. in the RR-1 zone.

Zoning Administrator Shelby Moore was present to speak on this item. She noted that the CC&Rs for the neighborhood are included in the packet. She stated that this business is allowed in their HOA, as long as they apply for the necessary permits with Grantsville City. She noted that parking is marked on the plan, and that pick up of food would be by appointment only. Ms. Moore read the conditions listed in the staff report.

Commission Chairman Rick Barchers noted that the only potential concern is on-street parking, but that the condition for pick up to be by appointment only should address this. He stated that he would like a condition added that if there are parking tickets given, this permit would be revoked.

Rick Barchers made a motion to approve the proposed conditional use permit for Renzo and Ivette Landa to own and operate Sabe a Peru Kitchen, a micro enterprise kitchen, at 216 E. Donner Pl. in the RR-1 zone with the conditions listed in the staff report, excluding the section about the fourplexes, and the condition previously discussed for parking. Derek Dalton seconded the motion. The vote is as follows: Derek Dalton “Aye,” Jeff Downward “Aye,” Rob Jaterka “Aye,” Rick Barchers “Aye.” The motion carried unanimously and the permit was approved.

2. Consideration of the proposed conditional use permit for Raven Management LLC to allow Multi-Family Housing in the form of two (2) fourplexes, located at 268 N. Hale St., in the RM-7 zone.

Aqua Consultant Shay Stark was present to answer questions on this item. He stated that when the Chiekiezie subdivision was originally approved, it was planned for four single family homes. He stated that this was approved as four single family lots.

Mr. Stark noted that a typical requirement of subdivision approvals is to improve infrastructure, but that City Council did not state these requirements at the time of approval, so they were never completed. He stated that a 66-foot street width is typically required, along with other improvements that would be necessary for this type of project in the area.

The Planning Commissioners noted that this proposal seems to be a bad fit for the area, based on the City code regarding conditional use permits.

Holly Jones was present to speak on this item, as the applicant of the project. She stated that she agrees with what was said about the way the original subdivision was approved, but that intent is not transferable. She stated that the Chiekezie subdivision should have been run and approved as a major subdivision, but was not. She stated that the improvements previously mentioned should have been required of the developer, but were not. Ms. Jones stated that this is a conditional use in the RM-7 zone, for which conditions could be placed on the approval. She asked the Planning Commission what concerns could be mitigated and addressed by conditions placed on the approval. She read through the points under “Determination” of the conditional use permit section in the Grantsville Land Use and Management code, and stated that their proposal meets all of the requirements.

Ms. Jones asked what conditions would be placed on the project to mitigate concerns. Commission Vice-Chair Derek Dalton noted that he would like to hear the results of Ms. Jones’ research pertaining to letter “K” of the points in the City code. She stated that per Utah State Code a fire hydrant would be required in this area and building permits should not have been approved without it, but they were. She stated that because the City did not enforce this with the other buildings around this property, it is unfair for the improvements to all be pushed onto her.

Fire Marshal Brad Deleeuw was present and stated that Fire Chief Jason Smith has concerns regarding fire safety for this project, including the hammerhead turnaround. Ms. Jones suggested that a condition be placed on the approval of the permit, to require her to put a fire hydrant in on this property.

Chairman Barchers stated that further discussion is needed for Ms. Jones, including opinions from the City Attorney and City Engineer. Vice-Chair Dalton suggested that a work session may be appropriate to further discuss this. Vice-Chair Dalton stated that he would like to see additional designs for this property.

Derek Dalton made a motion to table the proposed conditional use permit for Raven Management LLC to allow Multi-Family Housing in the form of two (2) fourplexes, located at 268 N. Hale St., in the RM-7 zone. Rick Barchers seconded the motion. The vote is as follows: Derek Dalton “Aye,” Jeff Downward “Aye,” Rob Jaterka “Aye,” Rick Barchers “Aye.” The motion carried unanimously and the proposal was tabled.

3. Consideration of the proposed amendment to the Grantsville City Land Use and Management Code Chapter 15 (Residential and Multiple Residential Districts) to modify the front yard setback from 40 feet to 30 feet, and the minimum frontage from 70 feet to 60 feet.

Zoning Administrator Shelby Moore was present to speak on this item. She stated that this proposal was requested by the Board of Adjustment, due to the number of variance requests they have seen. She noted that the proposal is to leave the lot frontage as 70 feet, modify the front yard from 40 to 30 feet, and modify the rear yard from 30 to 40 feet. It was clarified that this would keep them within the requirements in Chapter 4.5 of the Grantsville Land Use and Management code.

Rob Jaterka made a motion to recommend approval of the proposed amendment to the Grantsville City Land Use and Management Code Chapter 15 (Residential and Multiple Residential Districts) to modify the front yard setback from 40 feet to 30 feet, the rear yard from 30 to 40 feet, and the minimum frontage to stay at 70 feet. Derek Dalton seconded the motion. The vote is as follows: Derek Dalton “Aye,” Jeff Downward “Aye,” Rob Jaterka “Aye,” Rick Barchers “Aye.” The motion carried unanimously.

4. Consideration of the proposed Preliminary plat for the Northstar Ranch subdivision Phase 10, located on the Mormon Trail.

Zoning Administrator Shelby Moore and developer Ross Dinsdale were present to speak on this item. Ms. Moore noted that she has spoken with Mr. Dinsdale and they agreed that once phase 10 is approved, they would amend the development agreement to add an addendum which would list zoning and lot requirements to be approved and finalized, for the remainder of the development. It was noted that all phases of Northstar Ranch passed fire flow. Commissioner Jeff Downward stated that he would like to see the fire flow tests, showing the phases and areas.

Chairman Barchers asked if this proposal meets the zoning requirements from the time of the application. Ms. Moore stated that the one requirement not met is a setback, which would be about 10 feet short of the requirement. She stated that this was not identified by previous staff when reviewing, so it is not the developer’s fault and they should not be held to it. She referenced Utah State Code, which states, “If a land use regulation does not plainly restrict a land use application, the land use authority shall interpret and apply the land use regulation to favor the land use application.” City Attorney Tysen Barker stated that this matches the previous City Attorney’s opinion, and his own. Chairman Barchers stated that his biggest concern is parking, and asked that the developer meet parking requirements. Mr. Dinsdale noted that they would.

Chairman Barchers noted the well and water requirements, and questioned if they would be in compliance with this requirement. Mr. Dinsdale stated that they are in the middle of the step right before they would need to drill the test well, and that he would provide the Commissioners with documentation. Attorney Barker stated that he would need to review this Agreement more in depth, before providing a legal opinion on it.

Rick Barchers made a motion to recommend approval of the proposed Preliminary plat for the Northstar Ranch subdivision Phase 10, located on the Mormon Trail,

with the following conditions: that the developer will amend the development agreement as agreed to, and that parking requirements are met. Rob Jaterka seconded the motion. The vote is as follows: Derek Dalton “Nay,” Jeff Downward “Aye,” Rob Jaterka “Aye,” Rick Barchers “Aye.” The motion carried.

5. Consideration of the proposed Master Development Agreement for The Estates at Twenty Wells PUD, located on SR112.

Scott Yermish was present to answer questions on this item, as the developer. He noted that at the previous meeting, the Commissioners asked that he address a deadline of park completions, and he has done so. He stated that this project has been up for discussion for several months, and he would like to request a vote tonight so they can move forward.

Mr. Stark worked on the variance table with Mr. Yermish, and noted that he remembers driveways being discussed to meet the 22-foot length requirement. He noted that he remembers a discussion about taking 5 feet out of the park strip, to meet the driveway requirement. It was noted that it appears that a line on the table was cut off when formatting into a PDF. Mr. Yermish stated that the table was modified several times, and it is possible that a part was accidentally omitted in the process.

Mr. Yermish noted that they will have to meet all requirements on the table, when they move forward with the preliminary plat and engineering.

Ms. Moore read verbiage that was on a previous table, created by Shay Stark, and the Commissioners received this language favorably. It was discussed that the developer will work with City Engineer Robert Rousselle to determine street widths, but that the project will still be presented to the Planning Commission and City Council for approval.

Mr. Yermish noted that there will be about a 90-foot buffer between the existing Anderson Ranch homes and the $\frac{1}{3}$ acre lots, with the 66-foot road width and the trail. Commissioner Downward noted a concern about the $\frac{1}{3}$ acre lots next to Anderson Ranch lots. Mr. Yermish asked if his concerns would be addressed if lots 405-418 were $\frac{1}{2}$ acre lots instead of $\frac{1}{3}$ acre lots. Commissioner Downward said that this would address his concern. Mr. Yermish stated that he will make this change.

Chairman Barchers noted concerns about the unit numbers listed, and asked that Mr. Yermish provides the calculation for unit counts. Mr. Yermish stated that he is happy to do this, but would like to move forward with this project. Jacob Clegg arrived and stepped up to answer questions, as the project's engineer. Chairman Barchers asked Mr. Clegg how the unit counts were arrived at, and the discrepancy therein. Mr. Clegg clarified that all parking, setbacks, and other requirements will need to be met, and they understand that units may be lost in order to meet these requirements. He stated that they recognize that requirements will be met first, and the unit

count will be determined based on that. They noted that a set number of units cannot be given at this time, but will be contingent upon meeting requirements.

Ms. Moore suggested that the verbiage in the Agreement be modified to say something similar to, "The maximum residential units will be defined by either the preliminary plat layout or the final plat layout." She noted that this would need to be workshopped by the City Attorney. Mr. Stark suggested adding, "Not to exceed 1,026 units," at the end of the verbiage suggested by Ms. Moore. Mr. Clegg agreed with Ms. Moore and Mr. Stark on the suggested verbiage. Commissioners expressed concerns regarding the maximum number of units listed.

Ms. Moore made a new suggestion for verbiage, "Maximum residential unit means the development on the property of The Estates at Twenty Wells PUD will be determined by the approved layout of the preliminary plat vesting the maximum amount of residential dwelling units." A maximum unit count of 950 was suggested by Vice-Chair Dalton. Mr. Yermish stated that this would not work for him. A maximum unit count of 987 was suggested by Mr. Yermish to meet in the middle. Commissioners Jaterka and Downward received this favorably.

Commissioner Jaterka stated that the Agreement still states Newman Construction as the builder. Ms. Moore stated that this will be corrected.

Rick Barchers made a motion to recommend approval of the proposed Master Development Agreement for The Estates at Twenty Wells PUD, located on SR112 with the following conditions: the park will be completed at 494 units; all townhomes must front a street; the developer will provide the math for moderate income housing to the City Council when they first present this item to them; the 15-foot setback for the front yard on the rear-loaded townhomes will be corrected; the access to the 22-foot driveways on all townhomes will have 26 feet of asphalt with two 30-inch curbs on each end, with other specifics subject to the City Engineer and City Fire Chief's opinions; Newman Construction will be removed and the correct builder be listed; lots 405-418 will be ½ acre lots instead of ⅓ acre lots; and the maximum number of units will be determined by the preliminary plat layout, not to exceed 987 units. Jeff Downward seconded the motion. The vote is as follows: Derek Dalton "Nay," Jeff Downward "Aye," Rob Jaterka "Aye," Rick Barchers "Aye." The motion carried.

A five minute break was had.

6. Discussion of the proposed amendment to the Grantsville City Land Use and Management Code Chapter 15 (Residential and Multiple Residential Districts) to modify the language.

Mr. Stark was present to answer questions on this agenda item. He stated that there are two comments in the general plan which are mentioned several times; one being to protect the

character of Grantsville, and the other to preserve the rural nature of Grantsville. Mr. Stark provided two tables he created showing vested units in Grantsville City. He discussed how the tables provide information on how the City looks with existing built units, and units that have been approved but not built. He noted that the purpose of this discussion is to try to give an idea of what the character and rural nature of Grantsville means, using the percentages of existing and approved units in future development proposals. Chairman Barchers noted that this would be aimed at the MU (Mixed Use) district and PUDs (Planned Unit Developments), as other zoning districts would be defined by the zoning regulations and lot sizes.

7. Discussion of the proposed amendment to the Grantsville City Land Use and Management Code Chapter 12 (Planned Unit Development) to modify the language.

Mr. Stark was present to answer questions on this agenda item. He discussed the proposed changes, and noted that the City would be responsible for tracking the housing type percentages as seen on the tables he provided. Chairman Barchers reiterated that this verbiage would restrict the MU district and PUDs only.

City Attorney Tysen Barker expressed a concern regarding this proposal, and the possible appearance of the City taking rights away from those developing in the MU district or in a PUD, while those in others zoning districts are not restricted in this way. It was noted that further review by the Attorney is needed, along with further discussion.

8. Discussion of the proposed amendment to the Grantsville City Land Use and Management Code Chapter 19a (Multi Use) to modify the language.

Mr. Stark was present to answer questions on this agenda item. He noted that the City has experienced issues with interpretation of the 50% commercial verbiage, and this modification would make it clear. He discussed the proposed verbiage changes.

9. Report from Zoning Administrator.

Ms. Moore was present and reminded the Commissioners of the ULCT training on September 5th at 6:00pm, before the regular meeting. She noted that if anyone would like specific topics addressed, to send them to her.

She also reminded the Commissioners of the online training she assigned to them previously. She will resend the email to the Commissioners, and forward it to Rhett Butler and Heidi Hammond.

She stated that she submitted the Moderate Income Housing report, and is prepared to discuss it with the Planning Commission at a work meeting.

10. Open Forum for Planning Commissioners.

Chairman Barchers stated that he would like Aqua Consultant Shay Stark to discuss items 6-8 with the City Council.

11. Report from City Council Liaison.

City Council Liaison Rhett Butler was present and noted that Trent Stirling will be voted into the vacant Planning Commission seat at the next City Council meeting.

12. Adjourn.

Jeff Downward made a motion to adjourn. Rob Jaterka seconded the motion. The vote is as follows: Derek Dalton “Aye,” Jeff Downward “Aye,” Rob Jaterka “Aye,” Rick Barchers “Aye.” The motion carried unanimously. The meeting ended at 10:38 PM.

AGENDA ITEM #7

Report from Zoning Administrator.

AGENDA ITEM #8

Open Forum for Planning
Commissioners.

AGENDA ITEM #9

Report from City Council.

AGENDA ITEM #10

Adjourn.