

September 25, 2024 Planning Commission Special Meeting Information Packet

PUBLIC NOTICE
The Grantsville City Planning Commission will hold a Special Meeting at 6:00 p.m. on Wednesday, September 25, 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 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.
2. Adjourn.

Shelby Moore
Zoning Administrator
Grantsville City Community & Economic Development

Join Zoom Meeting
https://us02web.zoom.us/j/86559577903
Meeting ID: 865 5957 7903

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.

AGENDA ITEM #1

Consideration 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.

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: Consideration
Prepared By: Shelby Moore

Meeting Date: 09/25/2024
Public Hearing Date: 09/25/2024
Current Zone: MU, R-1-21, RM-15
Proposed Density: 925 DU
Total Acreage: 119.63

Planning Staff Explanation and Recommendation: Consideration of 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 deign 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

PLANNING and ZONINNG CONSULTANT ANALYSIS & COMMENTS

1) The letter from Kristy, 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. The letter that was sent from Kristy Clark was addressed to the Oquirrh Estates Subdivision that has subdivided the property into 4 buildable lots.

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.
4) It is important to note that this property has been subdivide into 4 parcels that was created through the Oquirrh Estates Subdivision.

CONDITIONS & CONCLUSIONS

Conditions of Approval:

1) This project shall comply with all 2024 development application requirements and ordinances.
2) The applicant needs to dedicate the right of way (ROW) for SR-112. (The City is meeting with UDOT to determine the correct ROW dedication.)
3) Sewer and Water Modeling needs to be completed to determine if the City has the capacity to sustain this project. (The developer has requested modeling for this development.)
4) Meet the 50% Moderate Income Housing dedication requirements as stated in chapter 12.2 land use ordinance.

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 for the Oquirrh Estates Subdivision.

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 with an additional 4.6 acre park.

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.

Supporting Grantsville's Moderate Income Housing Plan: Lennar Homes at Deseret Meadows

Lennar Homes has introduced the Deseret Meadows project, a thoughtful development designed to integrate seamlessly with the community's needs. This new neighborhood will feature a mix of Single Family Homes and Townhomes, specifically tailored to offer affordable housing solutions without compromising on quality or comfort. The emphasis on affordability does not detract from the aesthetic and functional attributes that make these homes desirable.

With a variety of floor plans and modern amenities, Lennar Homes aims to cater to the diverse needs of moderate-income families. The development is strategically located to provide easy access to essential services, schools, and recreational areas, fostering a sense of belonging and community for its residents.

Enhancing Community and Affordability

The city of Grantsville, Utah has long been committed to providing accessible and affordable housing options for its residents. Central to this vision is the city's Moderate Income Housing Plan, which seeks to balance economic growth with the welfare of its moderate-income families. The entry of Lennar Homes into the Grantsville housing market, with their Single Family Homes and Townhomes priced between $325,000 and $450,000, promises to be a crucial step in realizing these objectives.

To support this initiative, Grantsville's housing plan has identified several key goals and implementation measures.

“A. Rezone for densities necessary to facilitate the production of moderate-income housing.”

Policy Objectives:

- Support the development of single-family dwellings, multi-family dwellings, moderate-income housing, and retirement housing dispersed throughout the city.

Implementation Measures:

- Review the zoning and land-use maps with actual development activity on a bi-yearly basis to determine if additional land area should have the land use adjusted to allow for zoning at greater density. Timeline: Bi-yearly review on even years.
- Amend zones in land-use to include more options for multi-family dwellings and smaller lots sizes if developed as moderate-income housing in zones that the city determines are appropriate. Approval of PID for infrastructure installation for developments. A total of 8 PIDs have been requested and approved to help with funding and to support MIH. Timeline: Amend land-use code by December 31, 2024.

“Zone or rezone for higher density or moderate-income residential development in commercial or mixed-use zones near major transit investment corridors, commercial centers or employment centers.”

Policy Objectives:

- Support developers of the currently zoned mixed-use and multi-family residential properties adjacent to Lakeview Business Park in providing moderate-income housing on a substantial portion of the property which will provide a convenient location to employment and future commercial uses.

These proposed prices are strategically targeted to qualify for the Utah Housing Corporation's downpayment assistance, making homeownership more attainable for those for whom it is currently out of reach.

Addressing Key Housing Needs

One of the core goals of Grantsville's Moderate Income Housing Plan is to increase the availability of quality housing for families earning between 80% and 120% of the area's median income. By offering homes within the price range of $325,000 to $450,000, Lennar Homes directly targets income brackets earing between 90% and 120% of Tooele County AMI, making homeownership a feasible option for many residents who might otherwise struggle to find affordable housing. This not only aids in stabilizing the community by reducing the need for long commutes but also fosters a sense of belonging and investment among homeowners.

Deseret Meadows is designed with affordability in mind, ensuring that 90% of its home prices are below the $450,000 threshold. This strategic pricing not only aligns with Grantsville's Moderate Income Housing Plan but also makes the homes eligible for the $20,000 down payment assistance provided by the Utah Housing Corporation. This substantial financial aid significantly lowers the initial costs for prospective homeowners, making the dream of homeownership attainable for a broader segment of the community. Such measures are crucial in supporting moderate-income families and in fostering a stable and inclusive neighborhood.

Additionally, Lennar Mortgage is already an approved lender through the Utah Housing Corporation down payment assistance program, further simplifying the home buying process for eligible families. Lennar Homes has introduced attractive interest rate buydowns and financing incentives to further support low to moderate-income families in securing affordable housing. By reducing the initial mortgage rates, these financial strategies make monthly payments more manageable, broadening the accessibility of homeownership for those within the 90% to 120% median income bracket. These incentives not only align with Grantsville's Moderate Income Housing Plan but also alleviate the financial pressure on potential homeowners, making it easier for them to transition from renting to owning. This proactive approach by Lennar Homes ensures that more families can achieve long-term stability and build equity, enhancing the overall economic and social fabric of the community.

Affordability Based on Tooele County Area Median Income

Below is a graph illustrating the maximum home price that a family can afford based on earning 80%, 90%, 100%, 110%, and 120% of the Tooele County Area Median Income (AMI). This visual representation helps in understanding the scope of affordability for different income brackets within the region.

Income Level (% of AMI)	Maximum Affordable Home Price
80%	$290,000
90%	$325,000
100%	$350,000
110%	$385,000
120%	$420,000

This graph underscores the importance of aligning home prices with the Moderate-Income Housing Plan, demonstrating how Lennar Homes is making significant strides in providing affordable housing options for various income levels within Tooele County.

Economic Diversification and Growth

Lennar Homes' development projects are poised to stimulate economic growth in Grantsville. The construction and subsequent inhabitation of these homes will generate jobs, both directly in the construction industry and indirectly through increased demand for local services and businesses. This economic influx aligns with the city's goals of fostering a diversified economy and ensuring sustainable growth. Additionally, with more residents investing in homeownership, there will be a corresponding uplift in property tax revenues, providing the city with additional resources to reinvest in public infrastructure and services.

The surge in residential construction often acts as a catalyst for commercial development, as businesses seek to capitalize on the growing population. This symbiotic relationship leads to the establishment of new retail centers, restaurants, and service-oriented businesses, which, in turn, enhances the local economy through increased sales tax revenue. For instance, studies have shown that for every 100 new homes built, an estimated three new retail stores open in the vicinity, resulting in significant boosts to the city’s sales tax base. This influx of commercial activity not only caters to the needs of new residents but also attracts visitors from surrounding areas, further bolstering economic growth and ensuring a vibrant, sustainable urban environment.

The proposed home prices in Deseret Meadows are strategically set to attract a diverse range of residents, creating a sustainable workforce for the newly annexed industrial ground within the Utah Inland Port Authority. By offering affordable yet high-quality housing options, Deseret Meadows will draw skilled workers and their families, who will find the proximity to the industrial zone highly advantageous. This influx of residents will provide a reliable labor pool for the burgeoning industrial sector, ensuring that businesses have access to the talent they need to thrive. Moreover, the economic stability provided by steady employment opportunities will encourage long-term residency, fostering a stable community that supports the growth of local schools and businesses, thereby contributing to the overall economic resilience of Grantsville.

Community Cohesion and Infrastructure Development

The development of Single Family Homes and Townhomes by Lennar Homes will contribute to the physical and social fabric of Grantsville. New housing developments are often accompanied by improvements in local infrastructure, such as roads, parks, and public utilities. Moreover, the introduction of thoughtfully designed communities fosters social cohesion, encouraging interactions among diverse groups of residents and strengthening community ties. This aligns with the city's vision of creating vibrant, inclusive neighborhoods that offer a high quality of life.

Environmental Considerations

Lennar Homes is known for their commitment to sustainable building practices, which will complement Grantsville's environmental goals. The incorporation of energy-efficient designs and materials in these new homes will not only reduce the carbon footprint of the housing sector but also lower utility costs for homeowners. This approach supports the city's broader aims of promoting sustainability and reducing the environmental impact of urban development.

A recent KSL article titled "New Utah report links housing affordability to negative health outcomes" underscores the critical connection between housing affordability and residents' physical and mental well-being. Affordable housing can alleviate financial stress, reducing the risk of mental health issues such as anxiety and depression. Furthermore, it allows families to allocate more resources toward healthcare, nutritious food, and other essentials, leading to better overall physical health. By offering reasonably priced Single Family Homes and Townhomes, Lennar Homes is not only addressing economic disparities but also fostering a healthier community in Grantsville. This initiative supports the city's goal of enhancing the well-being of its residents through equitable access to quality housing.

Conclusion

In conclusion, Lennar Homes' initiative to sell Single Family Homes and Townhomes priced between $325,000 and $450,000 will play a pivotal role in helping Grantsville achieve the aspirations outlined in its Moderate Income Housing Plan. By providing accessible housing options, stimulating economic growth, enhancing community cohesion, and adhering to environmental sustainability, Lennar Homes will contribute significantly to the city's vision of an inclusive, prosperous, and sustainable future.

Jaina Bassett <jbassett@grantsvilleut.gov>

Final Water and Sewer Master Plan

Thane Smith <thane@theromneygroup.com> Tue, Sep 10, 2024 at 5:24 PM
To: Shelby Moore <smoore@grantsvilleut.gov>
Cc: Neil Critchlow <ncritchlow@grantsvilleut.gov>, Jaina Bassett <jbassett@grantsvilleut.gov>, "Budge, Wade" <wbudge@swlaw.com>, Anthon Stauffer <anthon@theromneygroup.com>, Josh Romney <josh@theromneygroup.com>, "Steven P. Jackson" <steven.p.jackson@lennar.com>, William Ryan <bj.ryan@lennar.com>, Megan Spencer <mspencer@focus-es.com>, Matthew Christensen <mchristensen@focus-es.com>, "Hutchings, Michael" <mhutchings@swlaw.com>, Tysen Barker <tbarker@grantsvilleut.gov>, "Boal, Jason" <jboal@swlaw.com>

Shelby,

Thank you Shelby for your assistance in the Deseret Meadows (formerly known as Deseret Commons) PUD approval process. In response to the items you listed in the email chain, which I have copied below, and addressed each comment briefly in blue text. Attached are several supporting documents for your review:.

1. A memo on how your development will meet the Moderate Income Housing requirements will need to be submitted. Thank you for sending the verbage from the City's code regarding Moderate Income Housing. We also found the "2024 Grantsville Moderate income response.pdf" which is attached for convenience and is referenced in the attached document from Steve Jackson with Lennar Homes entitled " Supporting Grantsville's Moderate Income Housing Plan: Lennar Homes at Deseret Meadows."
2. A definition of the dreamer and villas. In your deviation table you do not define or state a dreamer or villa. What lot sizes will these be and how are you defining these lots? The PUD has been updated on pages 13 and 16 to describe the lot dimensions for both the Dreamer and Villa products. Also attached is the file entitled "FLOORPLAN INSERTS - Deseret Meadows SF.pdf which provides more depictions and description of these products.

Dreams: Cedar	1,223 finished sqft	2,265 total sqft	34' w 49' d
Dreams: Elkhorn	1,479 finished sqft	2,838 total sqft	34' w 56.33' d
Dreams: New Plan	1,667 finished sqft	2,467 total sqft	34' w 62 d
Villas: Wasatch	1,678 finished sqft	2,471 total sqft	30' w 40' d
Villas: Uinta	1,752 finished sqft	2,330 total sqft	30' w 40' d
Villas: Cache	1,831 finished sqft	2,416 total sqft	30' w 40' d

3. A memo or document from UDOT needs to be obtained to show the required dedication of the right of way for SR-112 and the approval of the two accesses on SR-112. Focus Engineering has prepared the attached memo referencing correspondence from Kendall Draney with UDOT that indicates that the Hwy 112 ultimate widening project is unfunded and 9+ years into the future. Also attached is a letter from Wade Budge regarding Deseret Meadows Improvements and dated September 10, 2024 in response to your request at the Sept. 5th PC meeting. Page 25 of the updated PUD document includes a note further detailing the UDOT requirements for Deseret Meadows PUD.
4. On the 90' ROW It is not showing the ROW that staff had noted in the staff comments on the first submittal. Is there a reason that was disregarded or not changed? This 90' ROW has been revised in the PUD document to reflect the staff comments. Please find in the following link the updated PUD document: https://www.dropbox.com/scl/fo/v7k99joisavc6p85dff49/AE0i12AuUZ-KeSEhUw6QtsM?rlkey=x1qiezdnlvt0t5ut4xcmv2052&st=y8en7imt&dl=0
5. We still need to work out the approval matrix and a few other items on the updated plan. After discussing the approval matrix with the Mayor, we have removed it altogether from the PUD and addressed the planning authority in the MDA which is also attached in both redline and clean form.

We request that both the PUD and the MDA be placed on the September 19, 2024 Planning Commission meeting agenda as action items. By separate email I will send an updated presentation for the September 19, 2024 PC meeting.

Please confirm receipt and let me know if you have any questions.

Thank you,

Thane

Snell & Wilmer
15 WEST SOUTH TEMPLE
SUITE 1200
GATEWAY TOWER WEST
SALT LAKE CITY, UT 84101
801.257.1900 P
801.257.1800 F

Wade R. Budge, P.C.
(801) 257-1906
wbudge@swlaw.com

September 10, 2024

VIA E-MAIL SMOORE@GRANTSVILLEUT.GOV

Shelby Moore
Planning & Zoning Administrator
Grantsville City
429 E. Main St.
Grantsville, UT 84029

Re: Deseret Meadows Improvements

Dear Ms. Moore:

As requested, this is an outline of the ability to require improvements to SR 121 in connection with the Deseret Meadows project. Any requirement for the construction of improvements on SR 121 would be considered an exaction under Utah and federal constitutions. In the case of this project, UDOT and the developer have already conferred, with their respective experts, and determined that two turn lanes will need to be added to SR 121 to connect to the proposed Lamb Lane. The current Master Development Plan reflects these improvements. They will be built at the time required by UDOT, but likely in connection with eh connection of Lamb Lane to SR 121. As for any other improvements, or corridor preservation, there is no impact associated with the Deseret Meadows project that would entitle either UDOT or Grantsville to require widening or corridor preservation now. Allow me to explain.

An exaction is a "condition[] imposed by governmental entities on developers" in connection with land use approvals. *B.A.M. Dev., L.L.C. v. Salt Lake Cty.*, 2006 UT 2, ¶ 34, 128 P.3d 1161 ("**B.A.M. I**"). "One common type of development exaction is a mandatory dedication of land for roads. Such a mandatory dedication implicates the Takings Clause of the U.S. Constitution . . . ." *B.A.M. Dev., L.L.C. v. Salt Lake Cty.*, 2012 UT 26, ¶ 16, 282 P.3d 41 ("**B.A.M. III**"). Exactions run afoul of the Takings Clause of the Constitutions of both Utah and the United States of America unless the exaction has "an 'essential nexus' and 'rough proportionality' to the public burdens that the development will impose on government." *Alpine Homes, Inc. v. City of West Jordan*, 2017 UT 45, ¶ 20, 424 P.3d 96; *B.A.M. Dev., L.L.C. v. Salt Lake Cty.*, 2008 UT 74, ¶ 13, 196 P.3d 601 ("**B.A.M. II**"); see also Utah Code § 10-9a-508(1) (codifying the essential nexus and rough proportionality test).

An exaction is roughly proportionate in nature if it resolves a problem created by the development. See *Nollan v. California Coastal Comm'n*, 483 U.S. 825, 837 (1987); *B.A.M. II*, 2008 UT 74, ¶ 10. An exaction is roughly proportionate in extent if the exaction cost is roughly equal to the public cost in addressing the impact. See *Dolan v. City of Tigard*, 512 U.S. 374, 386 (1994); *B.A.M. II*, 2008 UT 74, ¶ 11. A municipality bears the burden "to quantify [their] findings that a[n] [exaction] will directly offset the impacts of development." *B.A.M. III*, 2012 UT 26, ¶ 19 (quoting *Dolan*, 512 U.S. at 395–96) (alteration in original) (internal quotation marks omitted).

In this instance, it would not be roughly proportionate to require a dedication of additional right of way or improvements, or preservation of area for future right of way or improvements, where Deseret Meadows is not creating the need for either a wider highway or for corridor preservation. The above provisions are further codified in Utah Code Ann 10-9a-508.

Should you have any questions, please advise.

Sincerely,

SNELL & WILMER

Wade R. Budge, P.C.

WRB:dle

cc: Tysen Barker, tbarker@grantsvilleut.gov

To:	Grantsville City	From:	Jason Watson, PE, PTOE FOCUS Engineering & Surveying, LLC
File:	Deseret Commons – SR 112	Date:	September 10, 2024

Reference: Deseret Commons UDOT Coordination

This memorandum is to inform Grantsville City that we, FOCUS Engineering & Surveying, have been coordinating with Utah Department of Transportation (UDOT) on the improvements to SR-112 along the frontage of the Deseret Commons development. From our discussions with UDOT Permits Division, Kendall Draney has provided information with respect to UDOT's Unified Plan. The plan shows SR 112 is planned to be widened to a five-lane section between Sheeps Lane and Utah Avenue. This project is part of Phase 2 that is planned between 2033 to 2042. UDOT also has stated that SR 112 from Sheeps Lane to SR 138, along with Utah Avenue to SR 36 are projects that are unfunded currently. From this correspondence with UDOT, there are no current plans along the frontage of the Deseret Comments to widen SR 112. Below is the email exchange with UDOT.

Hi Jason,

Here is what I got from my team.

---------- Forwarded message ---------
From: ***Kendall Draney*** *<kdraney@utah.gov>*
Date: Tue, Sep 10, 2024 at 8:32 AM
Subject: Re: Deseret Commons - SR 112
To: Tyler Laing <tlaing@utah.gov>
Cc: Jeremy Gilbert <jgilbert@utah.gov>, Geoffrey Dupaix <gdupaix@utah.gov>

Tyler,

The unified plan shows widening the section of SR-112 from Sheeps Lane to Utah Avenue in Phase 2 (2033-2042). The sections from Sheeps Lane to SR-138 and Utah Avenue to SR-36 are both unfunded needs at this point.

Thanks,

FOCUS has a meeting scheduled with UDOT to further discuss the Conditional Access Permit on Sept 24, 2024. From this meeting, we will further our discussion with UDOT on the proposed improvements along SR 112 that will be needed.

Please feel free to contact me with any questions or comments.

Sincerely,

FOCUS ENGINEERING & SURVEYING, LLC

Jason Watson, PE, PTOE
Transportation Department Manager
801.352.0075
jwatson@focusutah.com

Thank you, for the conversations on various topics today.

At the request of The Romney Group as it relates to additional retail acreage over and above the six acres Grantsville City is requesting in their Mixed Use Development, it is my professional opinion that an adequate amount of retail/commercial zoned land already exists in the community.

According to our discussion and research, there are 31 acres of designated, commercially zoned land directly across HWY 112 from the site, and 185 acres of commercially zoned acres currently in Grantsville City. Also, Grantsville City has a well located, 12.51 acre site at 251 South SR 112, suitable for grocery development that has sat vacant for years. (See attached file)

In addition, I have attached a copy of the current development plan going forward at 1000 N. Main Street in Tooele, referred to as the Founders Pointe Shopping Center. (See attached file). This site seems to be signing all the current retailers and mid-box tenant's that are interested in the Grantsville/Tooele markets. Tooele is also planning another shopping area on an 18.65 acre site adjacent to Walmart on 1112 North 200 West.

Although the population of Tooele County is growing very rapidly, it is my opinion that it will be quite a while before Grantsville City can find tenants and absorb their existing commercial land.

If you have any further questions, please don't hesitate to contact me.

Best regards,

Tim Simonsen

Tim Simonsen
Senior Executive Vice President and Partner
Retail/Land/Investment

Direct +1 801-947-8307 | Mobile +1 801-580-0969
Main +1 801-947-8300 | Fax +1 801-947-8301
tim.simonsen@colliers.com<mailto:tim.simonsen@colliers.com>

Grantsville Development

251 South SR 112
Grantsville, Utah 84029

Property **Highlights**

- 12.51 acres
- Proposed grocery-anchored shopping center
- Located on main access from Tooele to Grantsville
- For Sale, Lease or Build to Suit
- **Land Sale:**

  $8 - $15 PSF
- **Lease Rate:**

  Inline/End Cap/Drive Thru: $15- $25 PSF

  Mid Box/Big Box: $5-$12 PSF



Brandon Goodman
Executive Vice President
+1 801 828 0349
brandon.goodman@colliers.com

Nate Monson
Vice President
+1 925 765 7437
nate.monson@colliers.com

Alexis Osmond
Associate
+1 801 722 9999
alexis.osmond@colliers.com

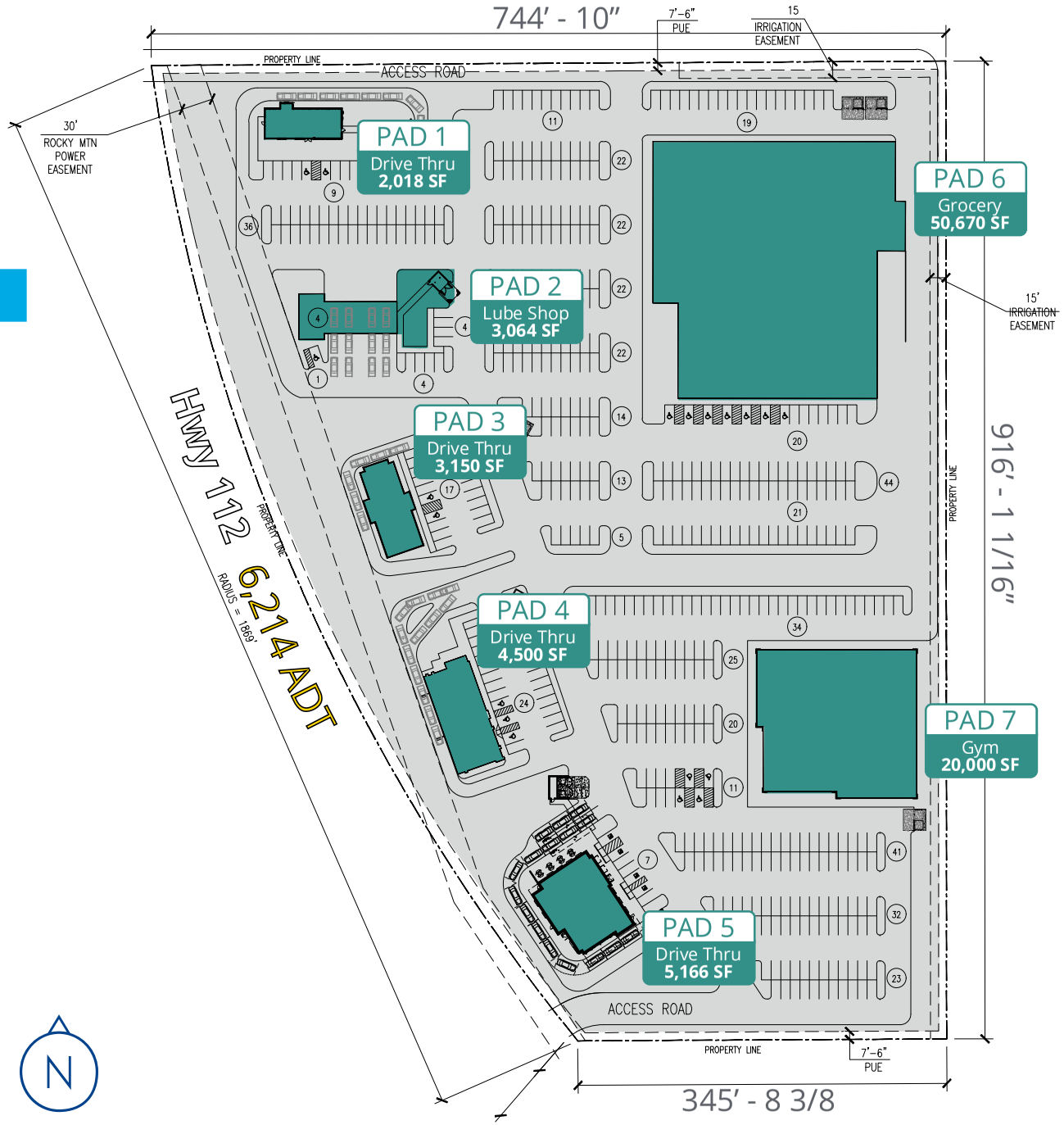
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2100 Pleasant Grove Blvd. | Suite 200
Pleasant Grove, UT 84062
Main: +1 801 947 8300
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Site Plan Detail

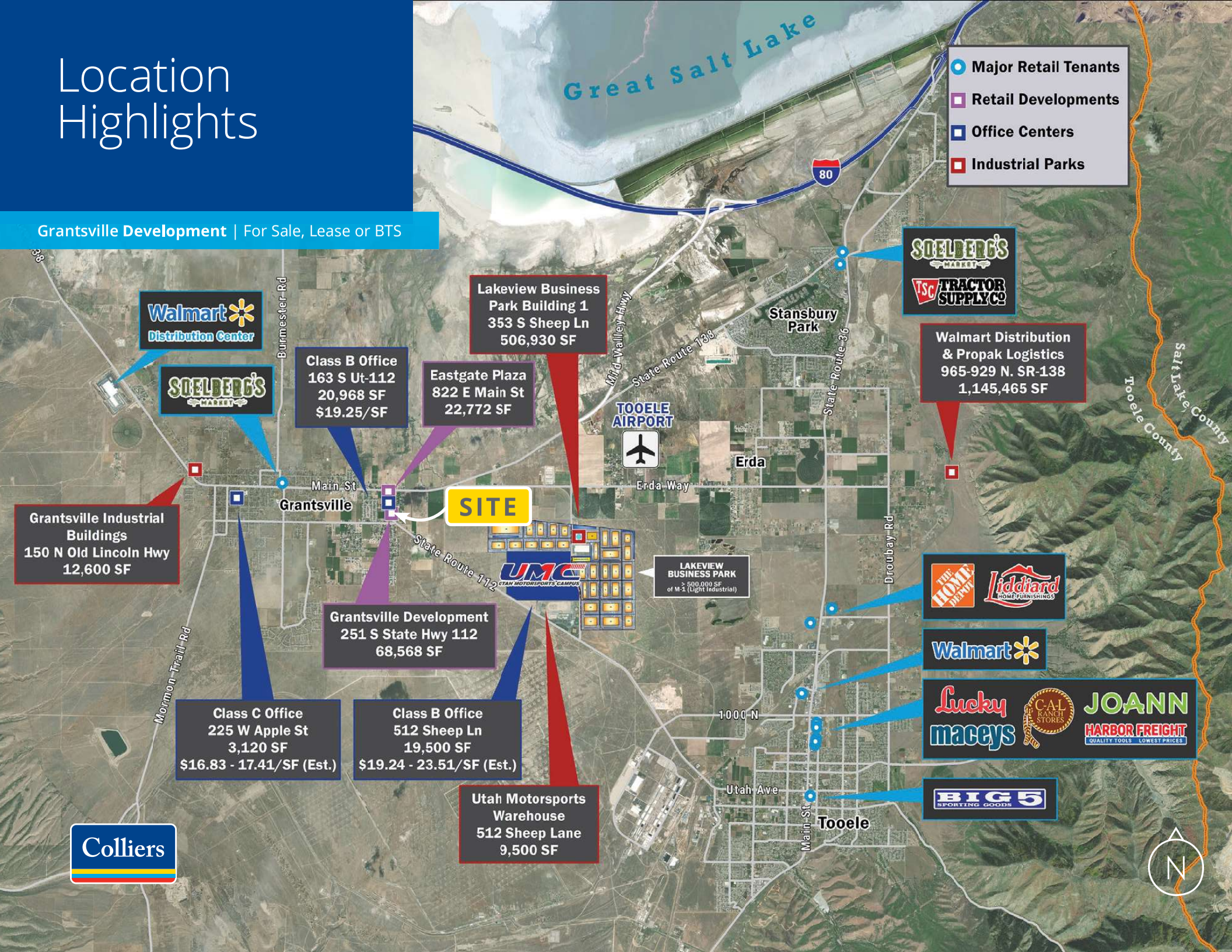
Grantsville Development | For Sale, Lease or BTS

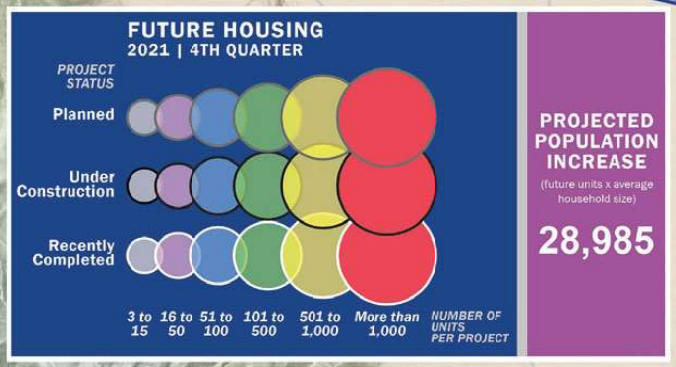
Pad	Size
1	2,018 SF
2	3,064 SF
3	3,150 SF
4	4,500 SF
5	5,166 SF
6	50,670 SF
7	20,000 SF



Location Highlights

Grantsville Development | For Sale, Lease or BTS





Grantsville Development | For Sale, Lease or BTS

Demographics	5 Minute	10 Minute	15 Minute
Population			
2021 Estimated	9,434	13,999	63,407
Households			
2021 Estimated	2,944	4,337	19,504
Income			
2021 Average HHI	$80,167	$76,768	$85,062

Brandon Goodman
Executive Vice President
+1 801 828 0349
brandon.goodman@colliers.com

Nate Monson
Vice President
+1 925 765 7437
nate.monson@colliers.com

Alexis Osmond
Associate
+1 801 722 9999
alexis.osmond@colliers.com

Colliers
2100 Pleasant Grove Blvd., Suite 200
Pleasant Grove, UT 84062
Main: +1 801 947 8300
colliers.com

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DESERET MEADOWS
PLANNED UNIT DEVELOPMENT

SEPTEMBER 18, 2024 | GRANTSVILLE, UT

PREPARED BY

FOCUS
ENGINEERING & SURVEYING, LLC

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

INTRO

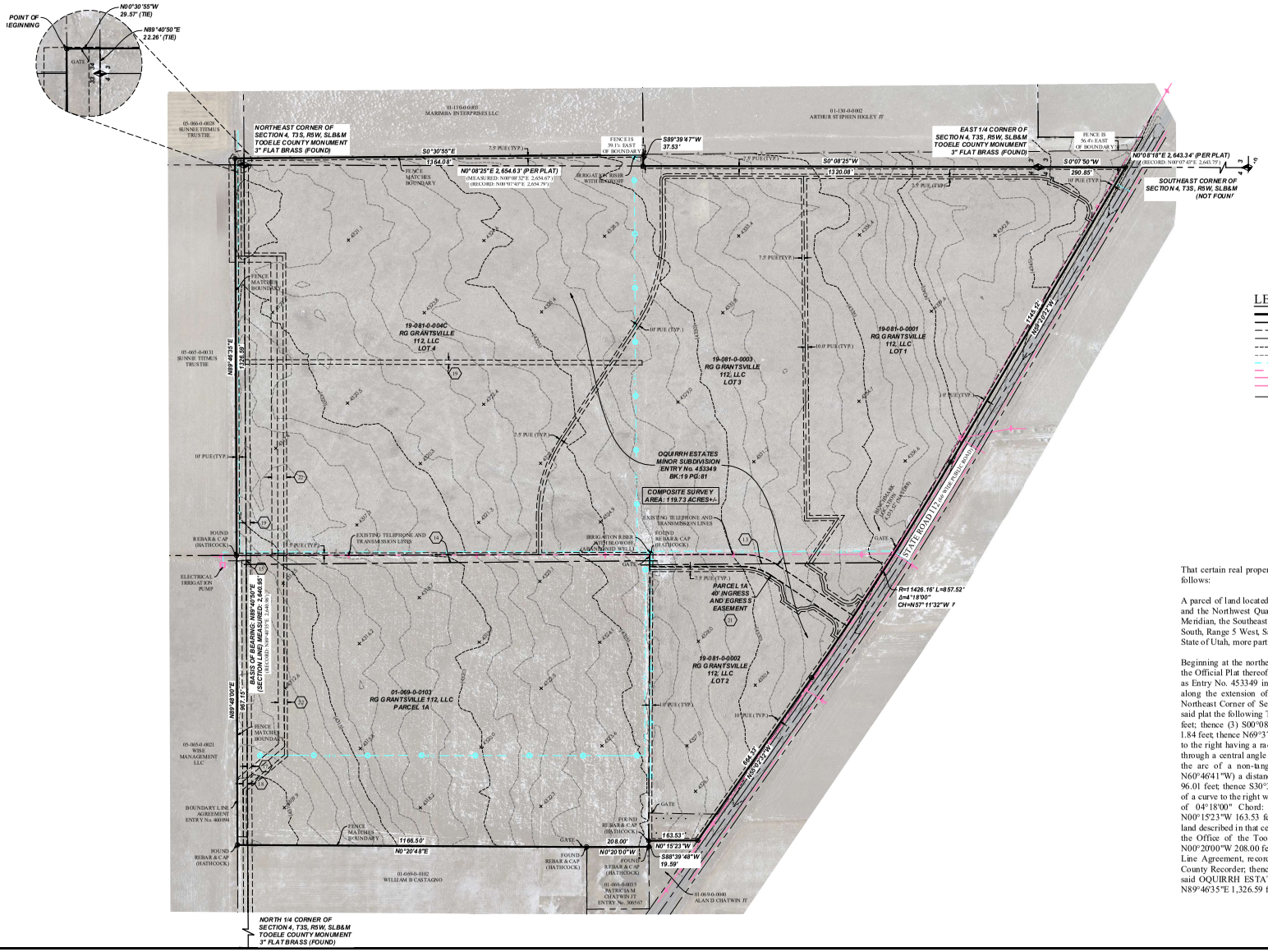
PREFACE

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 supersedes land development code and ordinances for the entirety of Deseret Meadows, however any issue not addressed in this Planned Unit Development document 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 approximately 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. A second 4.6 acre park also provides ample recreation opportunities for residents, in addition to buffer areas. The proposed Planned Unit Development incorporates a maximum of 925 units with 6 acres of commercial development, and per City code, a minimum of 10% of the overall development area as open space.

EXISTING CONDITIONS



(IN FEET)
1 inch = 150ft.

LEGEND

- BOUNDARY LINE
- SECTION LINE
- EXIST. EASEMENT LINE
- EXIST. PROPERTY LINE
- EXIST. CONTOUR MAJOR
- EXIST. CONTOUR MINOR
- EXIST. IRRIGATION
- EXIST. COMM UNICATIONS
- 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. COMM UNICATIONS BOX
- + XXXX.X EXIST. SPOT ELEVATION
- XX-XXX-X-XXXX 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:

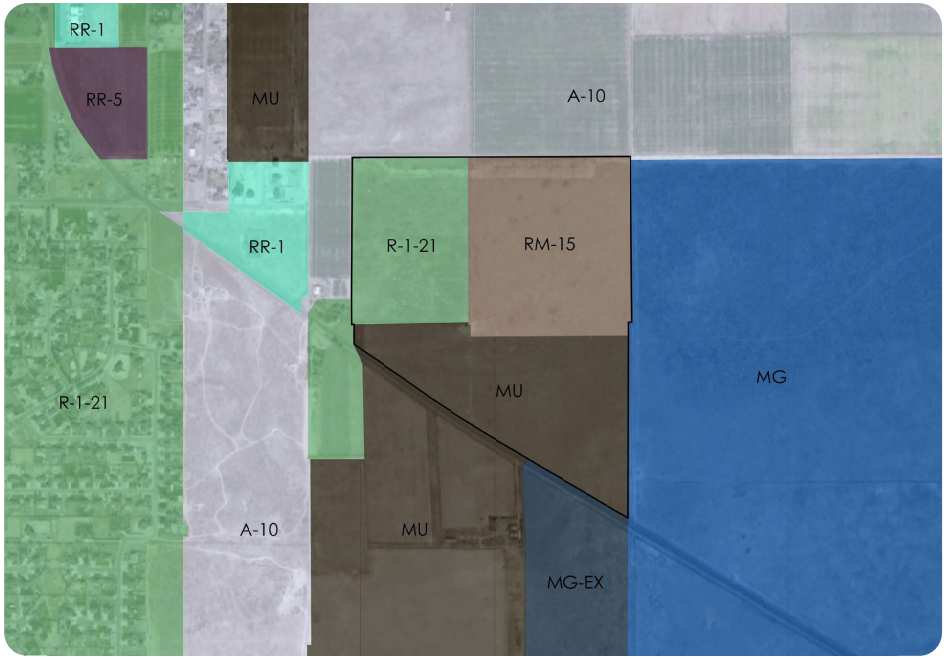
A parcel of land located within the Northeast Quarter of Section 4, the Southeast Quarter of Section 4 and the Northwest Quarter of Section 3, Township 3 South, Range 5 West, Salt Lake Base and Meridian, the Southeast Quarter of Section 33 and the Southwest Quarter of Section 34, Township 2 South, Range 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 Tooele 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 Northerly 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 Tooele 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 Tooele 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 N89°46'35"E 1,326.59 feet to the point of beginning.

Contains: 119.73 acres+/-

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

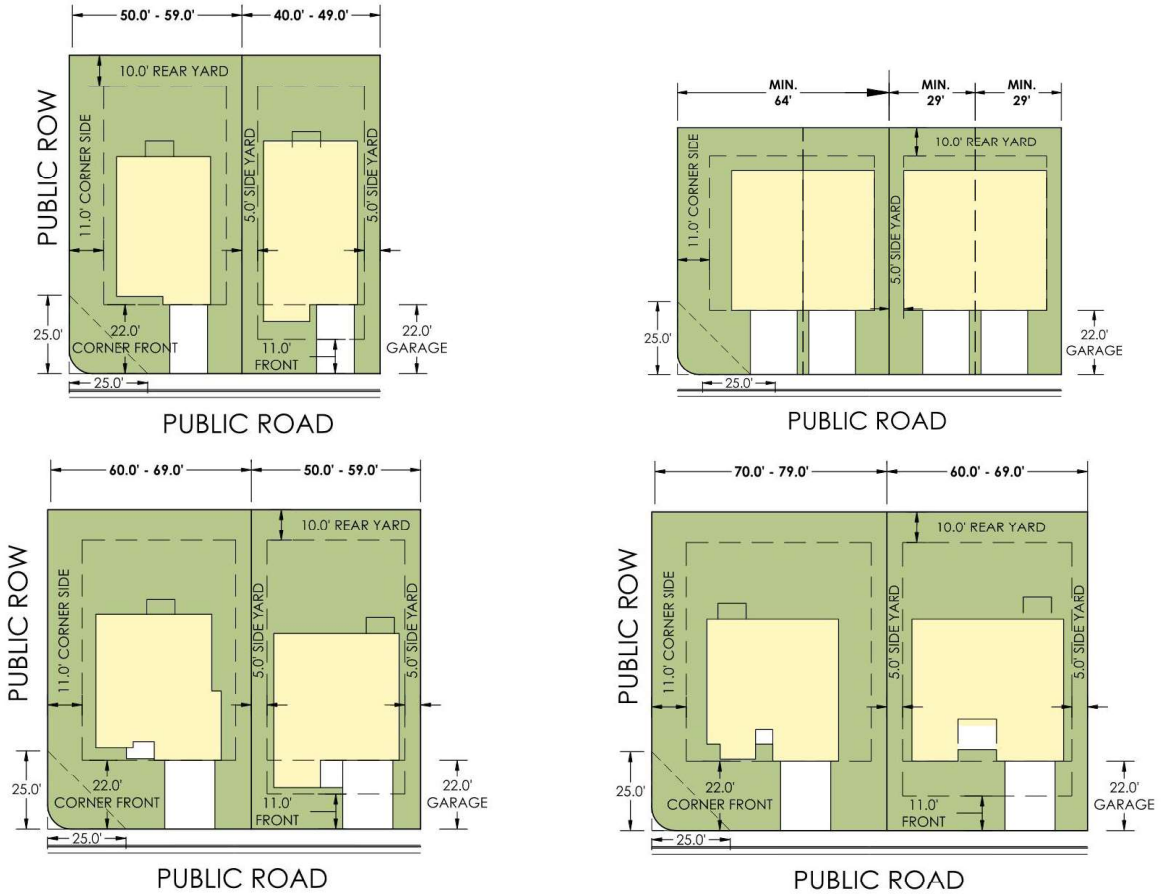
As shown in the table, the proposed PUD overlay's density is informed by the densities of the 2022 City Code underlying zones and their combined averages. Deseret Meadows proposes a minimum density reduction of 34% (479 fewer units than applicable zoning allowed).

LEGEND

- PROJECT BOUNDARY
- R-1-21
- RM-15
- PLANNED UNIT DEVELOPMENT OVERLAY
- MIXED USE (MU)

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, sight triangle requirements, and other development standards outlined by the Deseret Meadows Development Standards Table on the Deviations to the City Code - Single-Family page. These homes will have a single or double-car garage.



Setback Exhibit



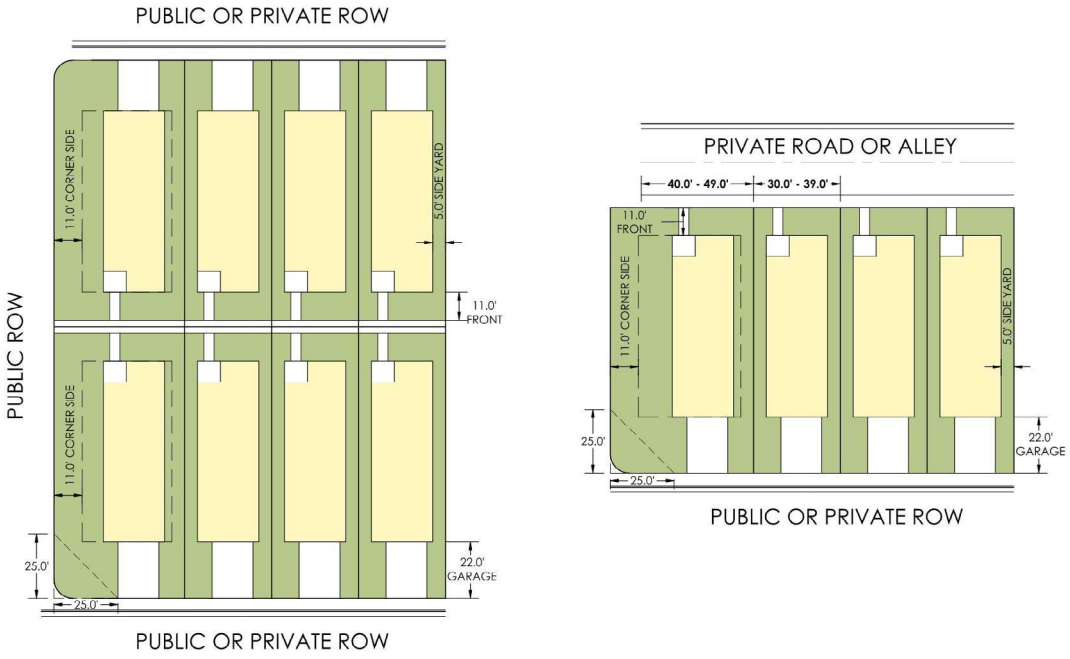


Home Examples

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, sight triangle requirements, and other development standards outlined by the Deseret Meadows Development Standards Table on the Deviations to the City Code - Single-Family page. These homes will have a single or double-car garage.



Setback Exhibit



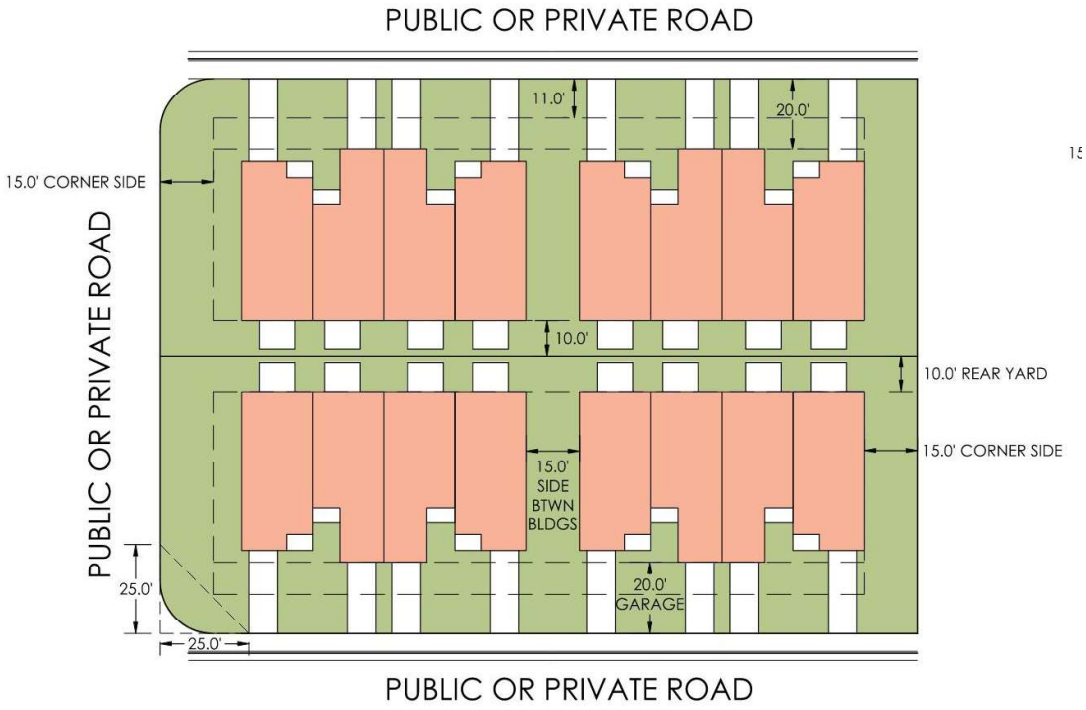


Home Examples

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

FRONT-LOAD TOWNHOMES

Front-load units have garages accessed from the front of the home on either a public or private road. Townhomes in Deseret Meadows will feature 3-8 units per 2-story building. All buildings will follow the setbacks, sight triangle requirements, and other development standards outlined by the Deseret Meadows Development Standards Table on the Deviations to the City Code - Multi-Family page. These buildings will feature shared open spaces to provide recreational space to residents and will have a single or double-car garage.



Setback Exhibit



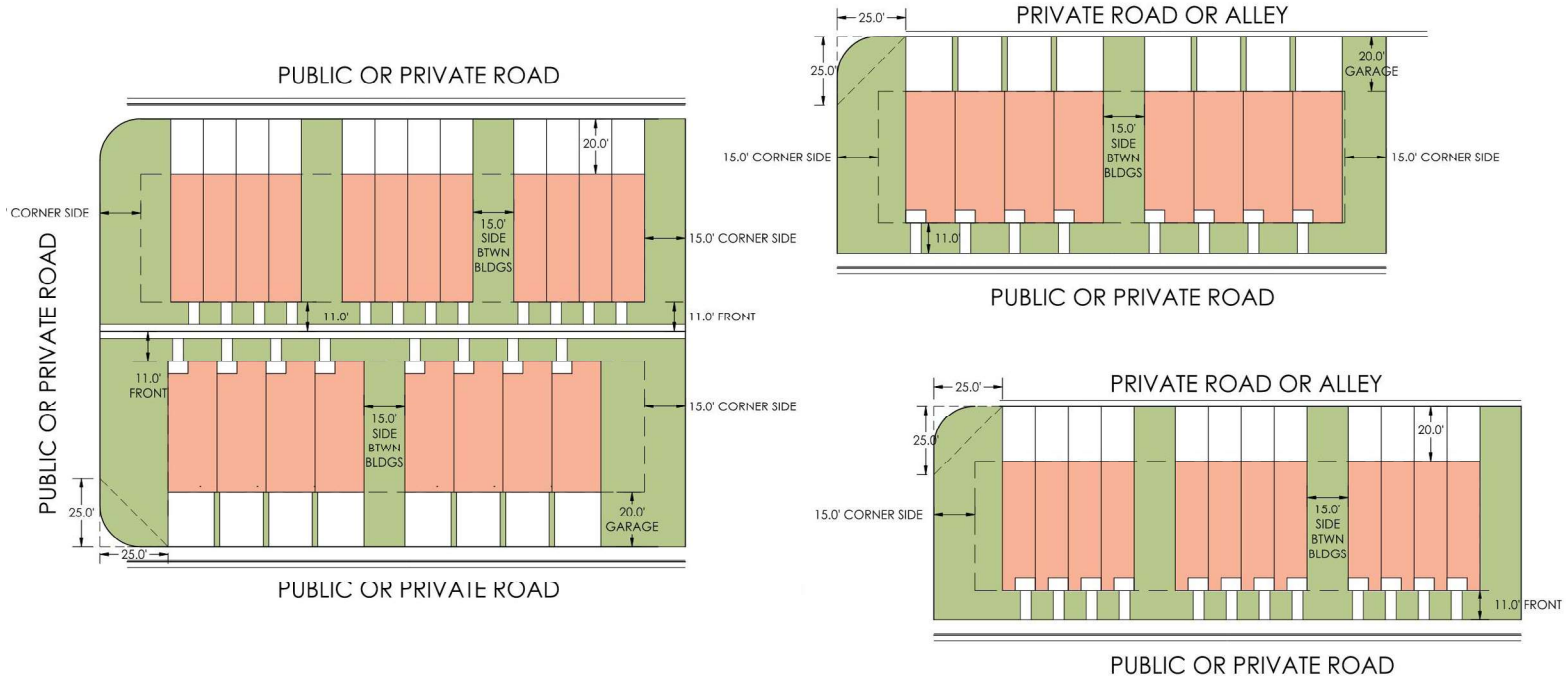


Home Examples

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

REAR-LOAD TOWNHOMES

Rear-load units have garages accessed from the back of the property on a private road, which can improve curb appeal and provide opportunities for increased open space, trail acccess, and safety. Rear-load townhomes in Deseret Meadows will feature 4-8 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, sight triangle requirements, and other development standards outlined by the Deseret Meadows Development Standards Table on the Deviations to the City Code - Multi-Family page. 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' front setback on corner lots	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. Open space is based on an overall project-wide basis. Milestone 1: 50% of the required open space will be improved as 50% of the lots are improved; milestone 2: 100% of the required open space will be improved as 100% of the lots are improved

Permitted encroachments (subject to building code requirements)

- Encroachments such as 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 are allowed to encroach up to 3-feet within side and rear setbacks.
- Only decks and covered patios less than 30-inches above grade may encroach into the side or rear yard setback, but must be a minimum of 5-feet from the side or rear property line.
- Structures used for ADA compliance and life safety measures (including window wells and similar features) 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)	Landscape 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	2,400 sq. ft.	30-feet	25-feet	20-feet	7.5-feet	15-feet	7.5-feet	25-feet	35-feet or 3-stories whichever is less	30-feet	NA	10 acres min. or 10% of area, whichever is greater	25% of total Project area	1000 sq. ft. of Living space	2 spaces per du+ Guest parking (1)	50'
PROPOSED STANDARDS	Alley-Load Townhomes	16 DU/Ac	800 sq. ft.	18-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.	20-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.

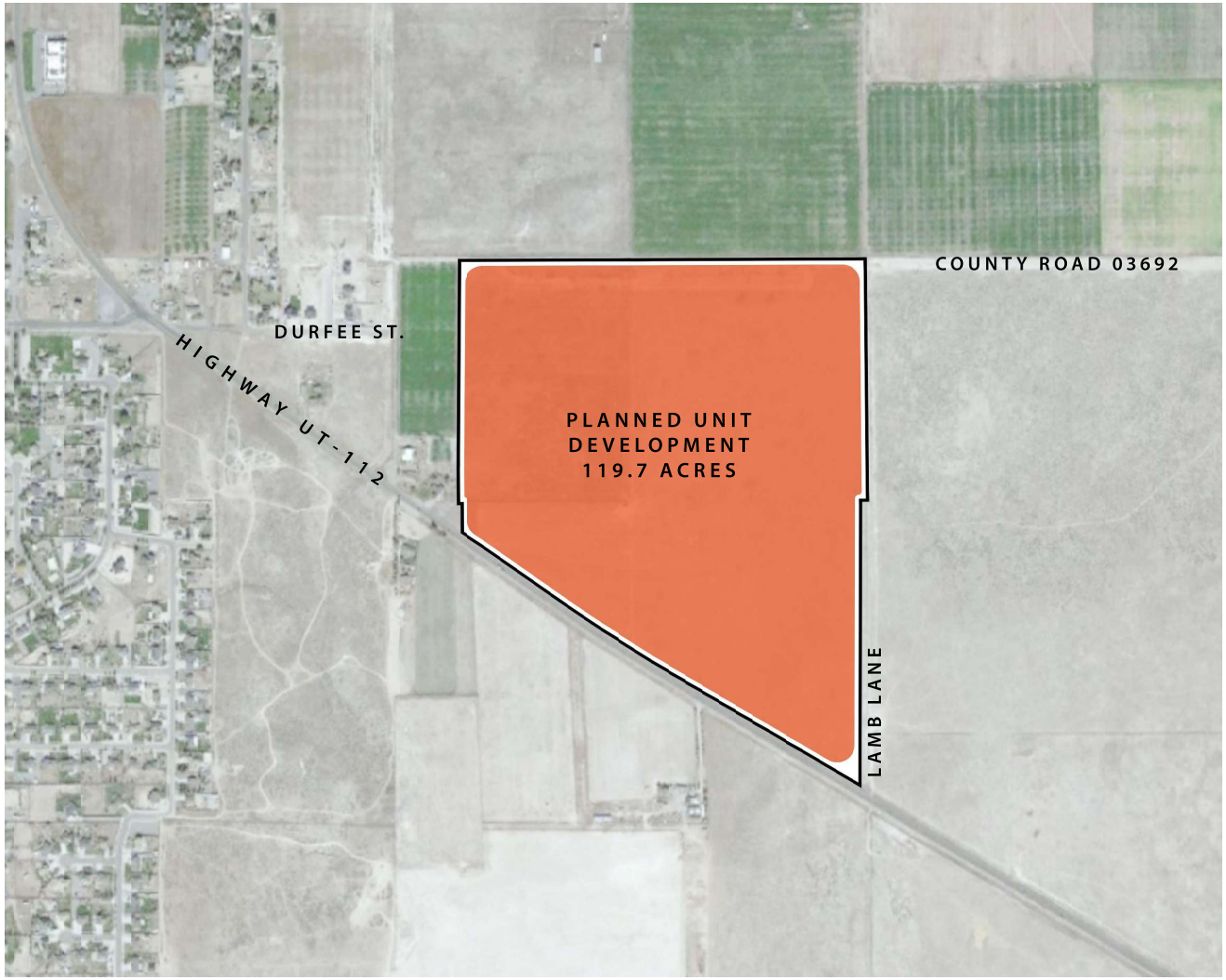
Footnotes

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. (City Standard for Mixed-Use Multi-Family)
2. Open space is based on an overall project-wide basis. Milestone 1: 50% of the required open space will be improved as 50% of the lots are improved; milestone 2: 100% of the required open space will be improved as 100% of the lots are improved

Permitted encroachments (subject to building code requirements)

- Encroachments such as 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 are allowed to encroach up to 3-feet within side and rear setbacks.
- Only decks and covered patios less than 30-inches above grade may encroach into the side or rear yard setback, but must be a minimum of 5-feet from the side or rear property line.
- Structures used for ADA compliance and life safety measures (including window wells and similar features) 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
OPEN SPACE	MIN. 10% OF OVERALL PROJECT ACREAGE

LEGEND

PLANNED UNIT DEVELOPMENT

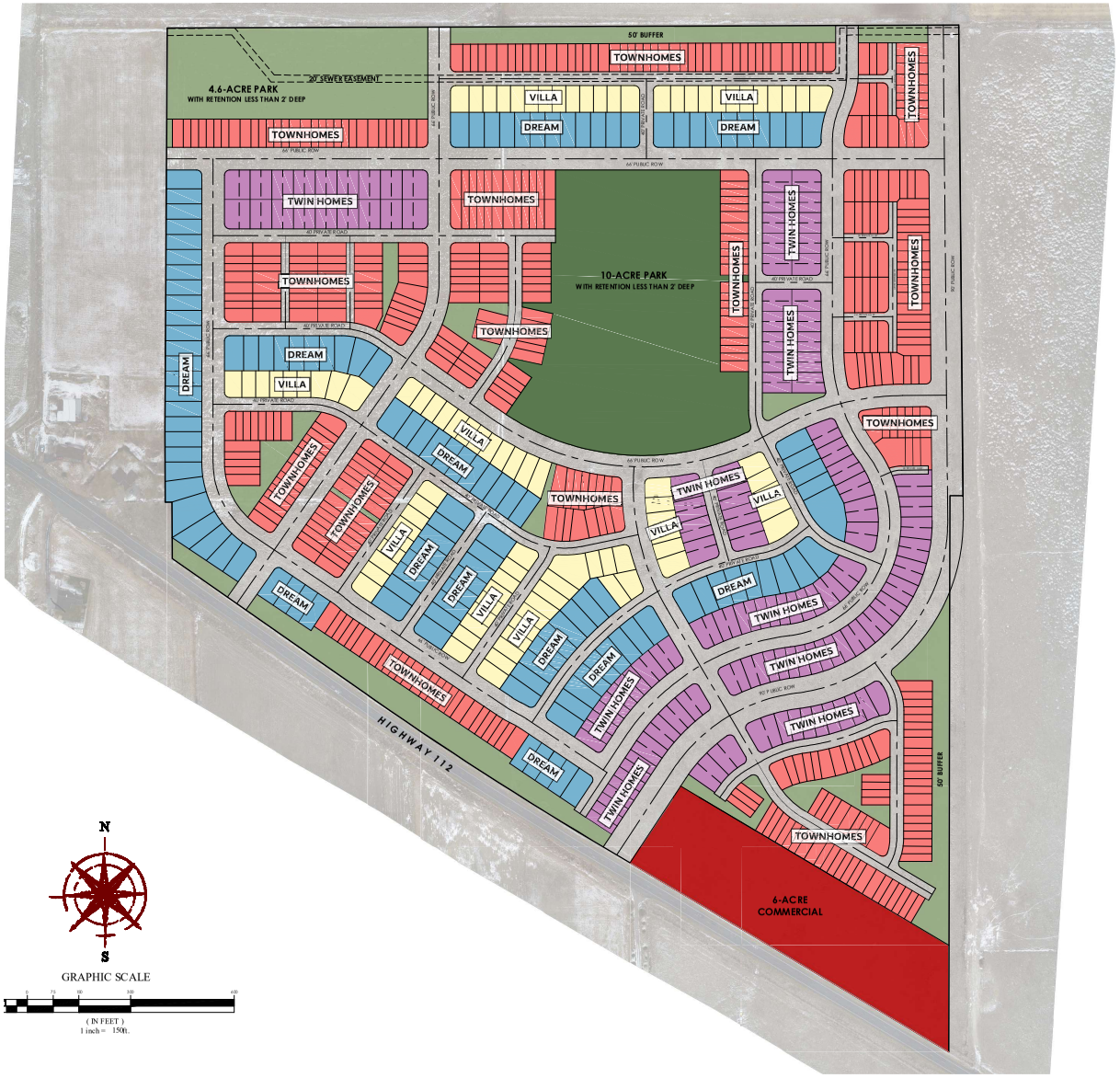
NOTES

1. Deseret Meadows will provide the minimum 10% open space in this development as required by City code. 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. Please see page 15 for a conceptual illustration of potential open space areas. Final open space areas and locations will be determined at preliminary plat.



N.T.S.

EXAMPLE CONCEPT LAYOUT



LEGEND

22' x 50' TOWNHOMES	475-485 UNITS	
49' x 48' TWIN HOMES	190-205 UNITS	
DREAM LOTS	125-135 UNITS	(APPROX. MIN. 44' x 100' LOTS)
VILLA LOTS	90-100 UNITS	(APPROX. MIN. 40' x 77' LOTS)
PARK OPEN SPACE	10 ACRES	
PRIVATE OPEN SPACE	2.0-12.0 ACRES	
COMMERCIAL	6 ACRES	

NOTE: ALL GRAPHICS AND TABULATIONS SHOWN ARE CONCEPTUAL ONLY. ACTUAL FORM, UNIT TYPES, UNIT COUNTS, 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. Collector road perimeters will be designed at preliminary plat. 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. Each plat 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 will operate, maintain, and replace as needed all fencing built on City-owned property.

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.






Examples of residential fencing

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




Examples of commercial fencing

OPEN SPACE FENCING

- Height: maximum 6 FT
- Acceptable materials - Wood, Metal, Architectural Vinyl, Architectural Concrete, etc.





Examples of open space fencing

MAJOR ROADWAYS FENCING

- Height: maximum 6 FT
- Acceptable materials - Masonry, Architectural Concrete, Architectural Vinyl, or equivalent.



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

A Homeowners' Association (HOA) will be established for ownership and maintenance of common areas. 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. The HOA will own and maintain all park strips, private roads, open spaces, retention basins deeper than 3 feet, and parks under 10 acres, including the currently proposed 4.6-acre park and buffer areas.

The City will own and be responsible for the maintenance of the planned 10-acre park.

OPEN SPACE

OPEN SPACE NARRATIVE

INTRODUCTION

A key element in the livability and long-term desirability of a planned unit development 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 at preliminary plat and installed by the 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

Note: all open space types will provide adequate ADA access.

POTENTIAL OPEN SPACE AMENITIES

- Open play fields
- Pickleball court(s)
- Basketball court(s)
- Playgrounds
- Walking/jogging paths
- Pavilions
- Parking
- 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 PUD application. 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.

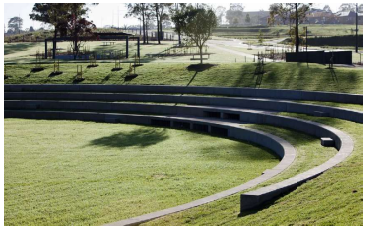


Brookside Park - South Jordan, UT



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' and areas greater than 10 acres 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.


PLAYGROUND


PAVILION


PLAYGROUND


VIEW POINT ALONG TRAIL


OPEN PLAY FIELDS


BASKETBALL COURTS


PATHS & TRAILS IN PARK


PICKLEBALL COURTS


PICNIC AREAS


PLAYGROUND

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 PUD application 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.

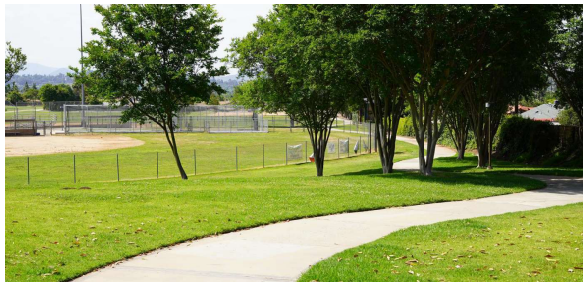
The desire to accommodate various forms of transportation stems from the documented social and physical benefits associated with increased foot traffic within a community. Providing accessible and visible circulation routes for pedestrians and cyclists correlates to improved rates of physical activity. 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 plat is approved. Temporary roadways may be required with each individual phase for fire and secondary access purposes. These temporary roads will be addressed at preliminary 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 with each preliminary plat submittal. Trails shall be accessible and open, and designed to accommodate 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 preliminary plat. All trails outside the 10-acre park will be owned and maintained by the HOA, while all trails within the 10-acre park will be 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 for taking over pathways.

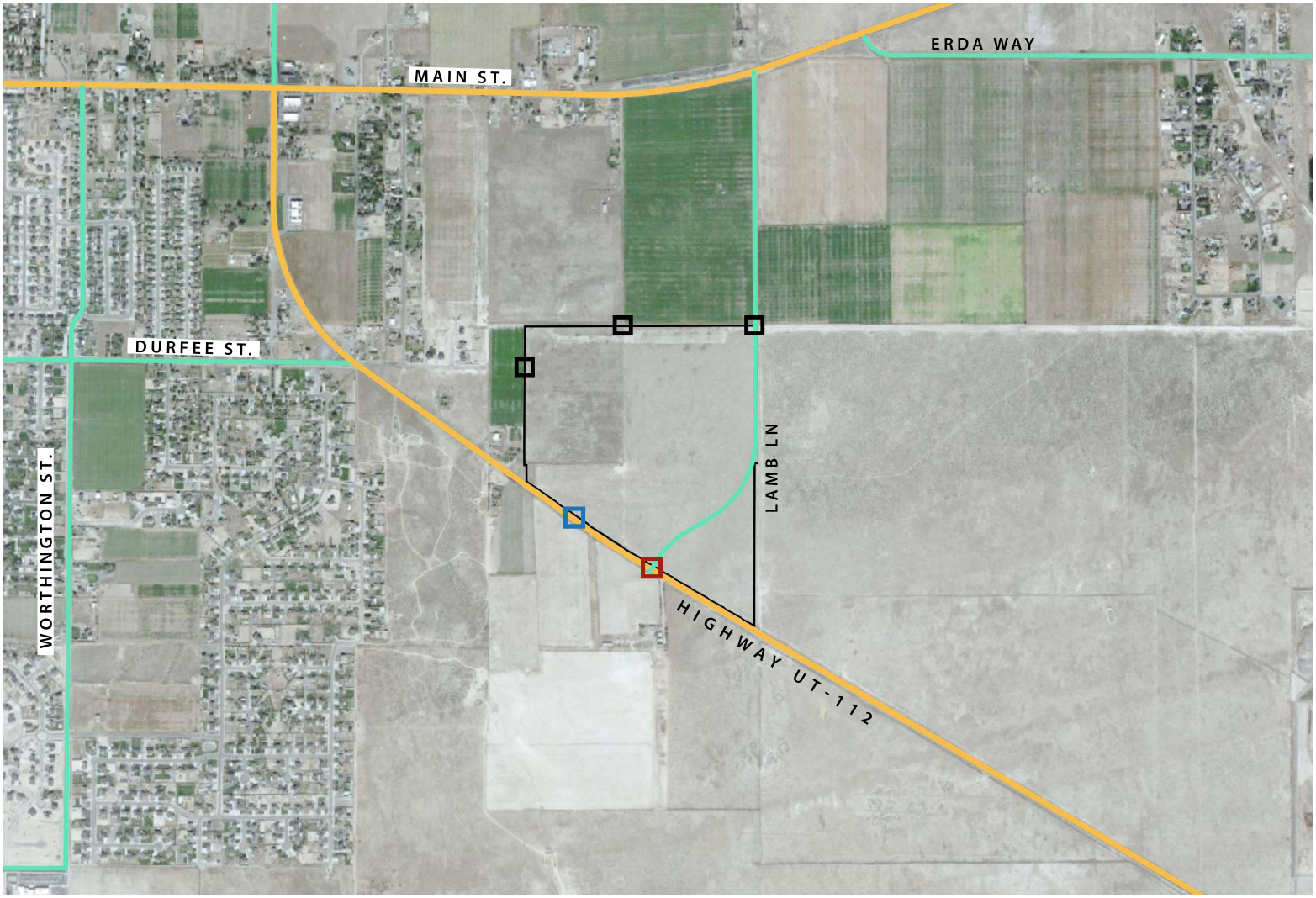
- Xeriscape should be incorporated as much as possible to encourage sparing use of water
- Adequate lighting, whether path or area lighting, should be provided for safe usage at night
- Trash receptacles and benches should be placed at a minimum of every ¼ mile
- Adjacent trees should provide continuous 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, ±100′ (Future right-in/right-out intersection per UDOT standards)
- ACCESS POINT, ±100′ (Future intersection per City standards, location to be determined at preliminary)
- FULL INTERSECTION, ±100′ **(Future signalized UDOT intersection)**

Note: Per UDOT requirements, a westbound turn lane and separate eastbound turn lane will be improved as part of the project. City and developer to continue coordination with UDOT on SR-112 cross section design. Needed ROW improvements will be determined by a Project traffic study.

N

S

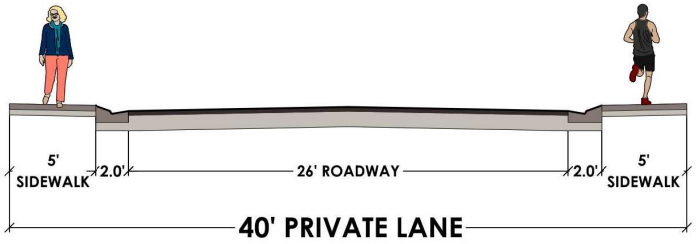
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NOTE: ALL GRAPHICS SHOWN ARE CONCEPTUAL ONLY- ACTUAL FORM, DESIGN AND LAYOUT WILL BE DETERMINED AT PRELIMINARY SUBDIVISION APPROVAL.

CROSS SECTIONS

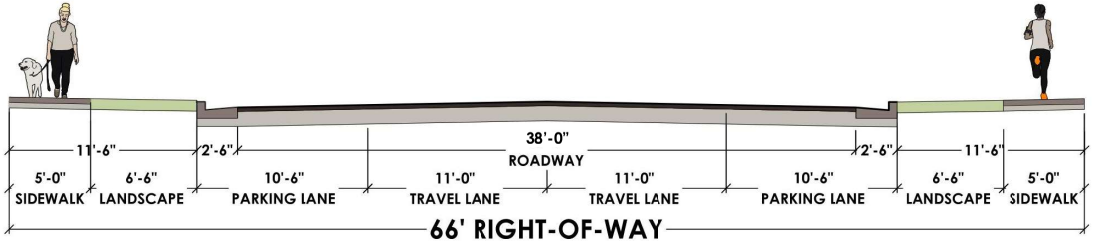
PRIVATE ROADWAYS (HOA MAINTAINED)





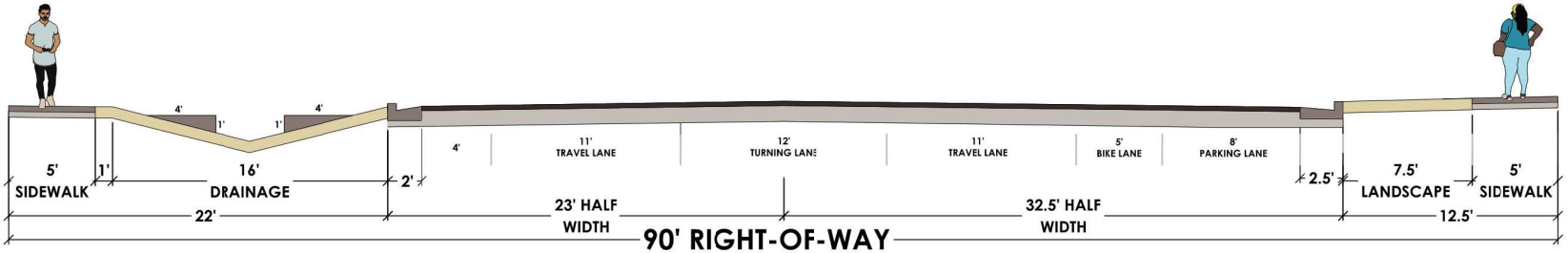
NOTE: NO PARKING ON PRIVATE ALLEY OR PRIVATE LANE

LOCAL ROADWAY (CITY MAINTAINED)



GRANTSVILLE CITY STANDARD 66' RIGHT-OF-WAY

COLLECTOR ROADWAY (CITY MAINTAINED)

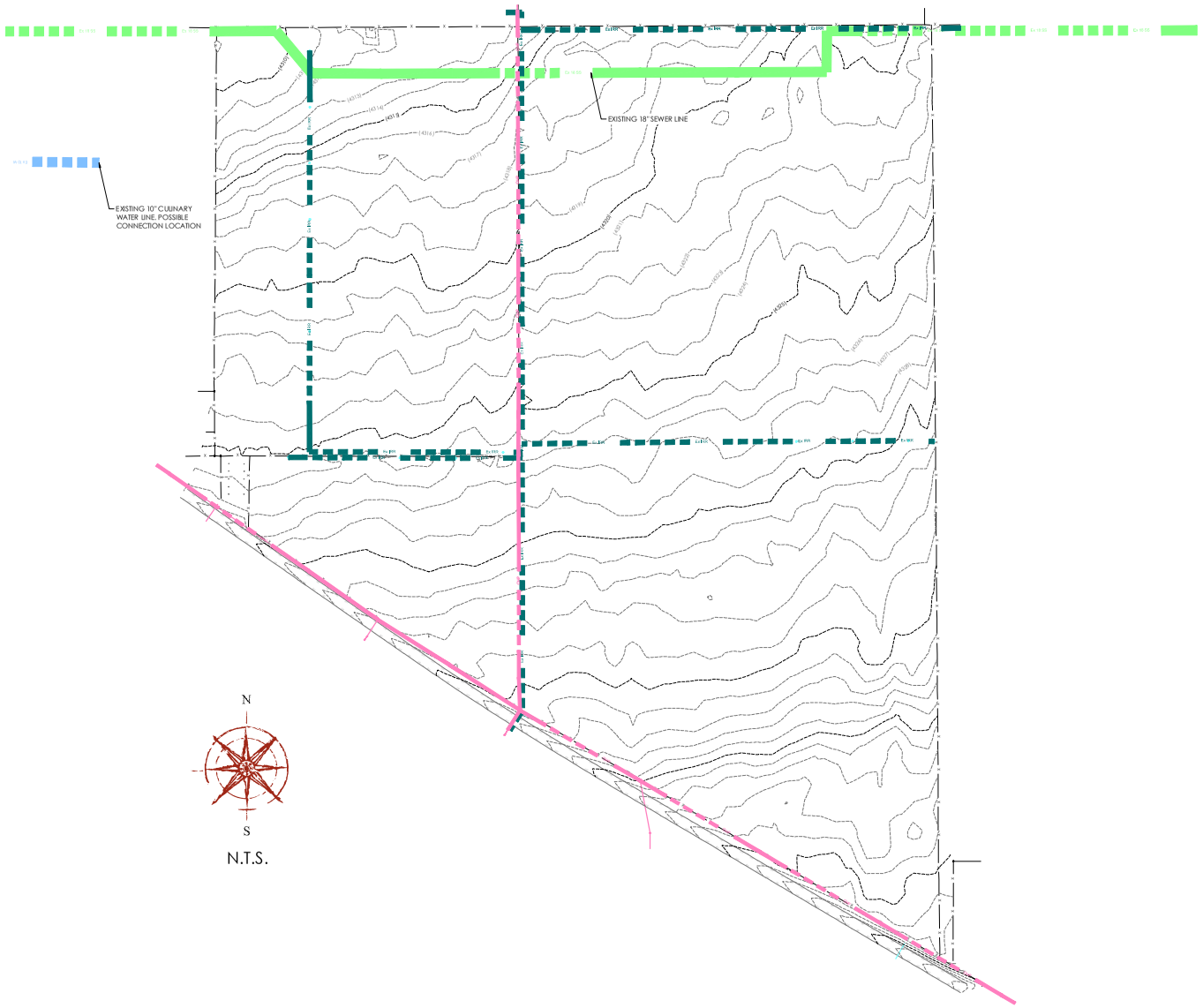


GRANTSVILLE CITY STANDARD COLLECTOR A

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.

GRANTSVILLE
-PLANNING & ZONING-

December 7, 2020

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

To Whom It May Concern:

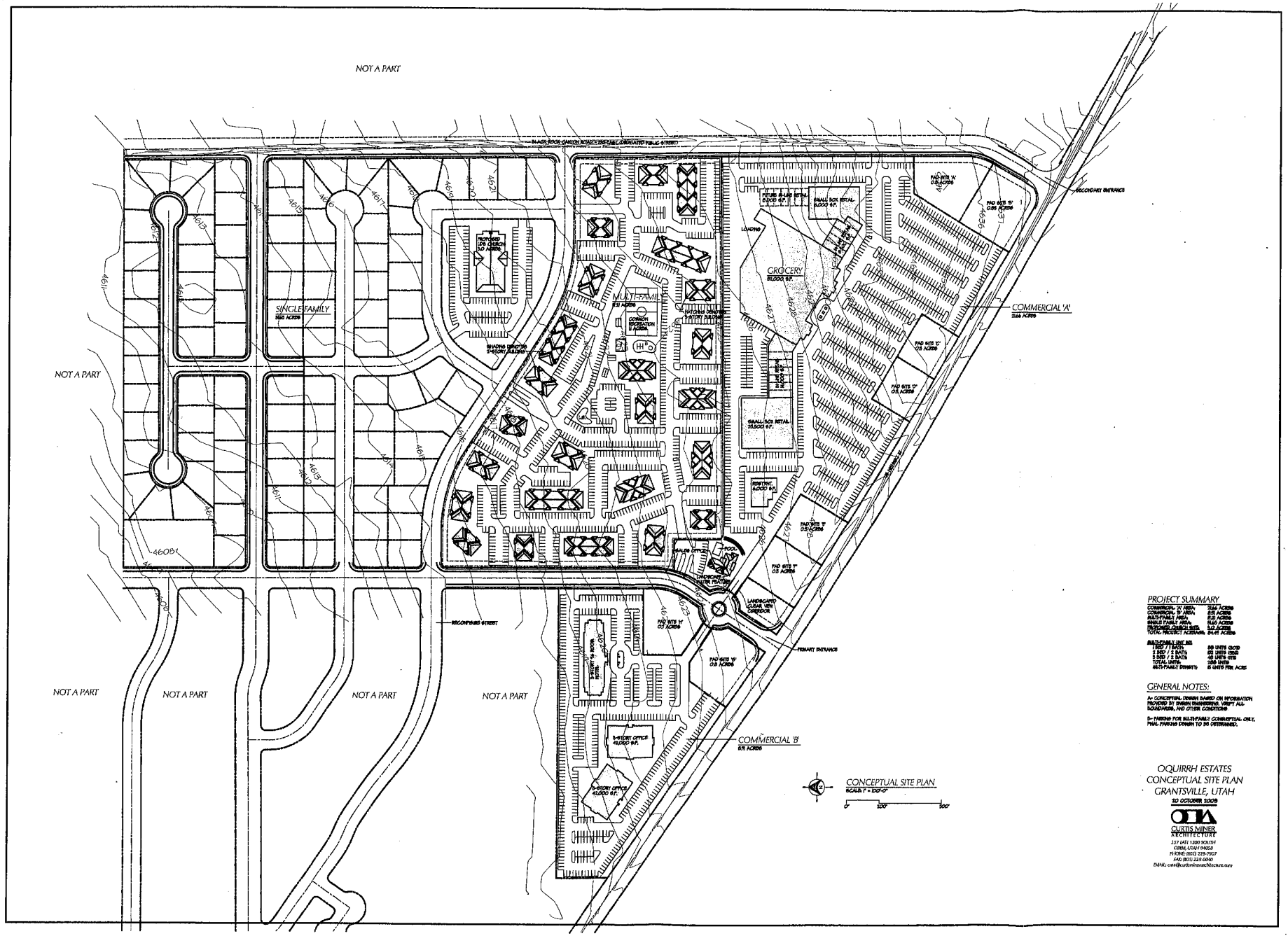
The parcels that are considered as lots 1, 2, 3, and 4 of the Oquirrh Estates Minor Subdivision located at approximately 4900 East SR 112, Grantsville, Utah are located in a split zone. The zones are an RM-15 and a CS zone. The purpose of the CS Commercial Shopping District is to provide an environment 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,

Kristy Clark

Kristy Clark
Zoning Administrator



PROJECT SUMMARY

COMMERCIAL 'A' AREA:	21.66 ACRES
COMMERCIAL 'B' AREA:	8.91 ACRES
MULTI-FAMILY AREA:	8.51 ACRES
SINGLE FAMILY AREA:	350 ACRES
PROPOSED CHURCH SITE:	3.47 ACRES
TOTAL PROJECT ACREAGE:	394.91 ACRES

MULTI-FAMILY UNIT MIX

1 BED / 1 BATH:	56 UNITS (30%)
2 BED / 2 BATH:	92 UNITS (50%)
3 BED / 2 BATH:	40 UNITS (21%)
TOTAL UNITS:	188 UNITS
MULTI-FAMILY DENSITY:	8 UNITS PER ACRE

GENERAL NOTES:

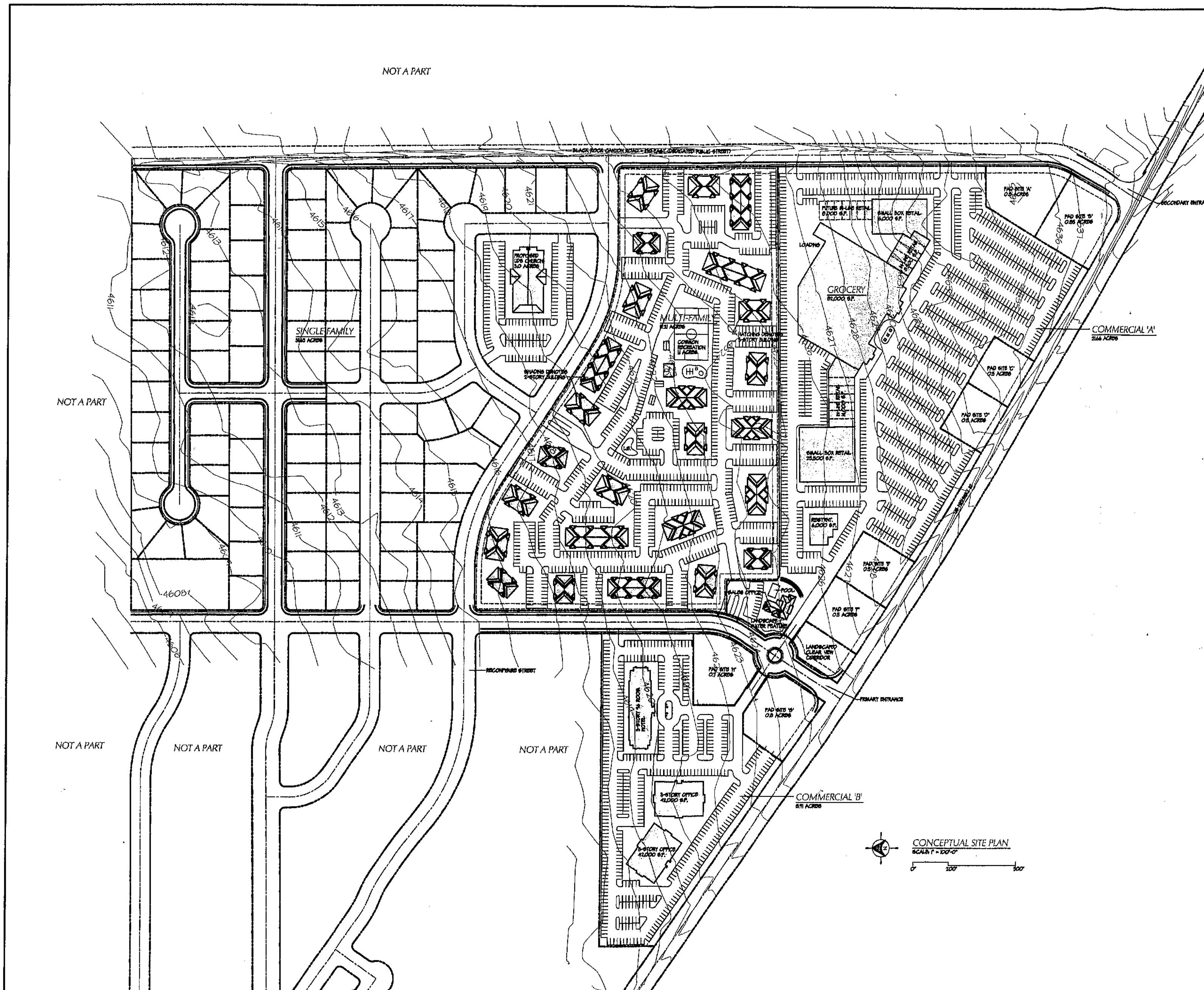
A- CONCEPTUAL DESIGN BASED ON INFORMATION PROVIDED BY SHEAN ENGINEERING, VERIFY ALL BOUNDARIES, AND OTHER CONDITIONS

B- PARKING FOR MULTI-FAMILY COMMERCIAL ONLY, FINAL PARKING DESIGN TO BE DETERMINED.

OQUIRRH ESTATES
CONCEPTUAL SITE PLAN
GRANTSVILLE, UTAH

10 OCTOBER 2008

CURTIS MINER ARCHITECTURE
157 EAST 1200 SOUTH
OREM, UTAH 84058
PH/FAX: (801) 225-7907
FAX: (801) 229-0940
EMAIL: cma@curtisminerarchitecture.com



PROJECT SUMMARY

COMMERCIAL 'A' AREA:	[illegible] ACRES
COMMERCIAL 'B' AREA:	[illegible] ACRES
MULTI-FAMILY AREA:	[illegible] ACRES
SINGLE FAMILY AREA:	[illegible] ACRES
PROPOSED CHURCH SITE:	[illegible] ACRES
TOTAL PROJECT ACREAGE:	[illegible] ACRES

MULTI-FAMILY UNIT MIX

1 BED / 1 BATH:	[illegible] UNITS
2 BED / 2 BATH:	[illegible] UNITS
3 BED / 2 BATH:	[illegible] UNITS
TOTAL UNITS:	[illegible] UNITS
MULTI-FAMILY DENSITY:	[illegible] UNITS PER ACRE

GENERAL NOTES:

A- CONCEPTUAL DESIGN BASED ON INFORMATION PROVIDED BY ENSIGN ENGINEERING. VERIFY ALL BOUNDARIES, AND OTHER CONDITIONS.

B- PARKING FOR MULTI-FAMILY CONCEPTUAL ONLY. FINAL PARKING DESIGN TO BE DETERMINED.

OQUIRRH ESTATES
CONCEPTUAL SITE PLAN
GRANTSVILLE, UTAH

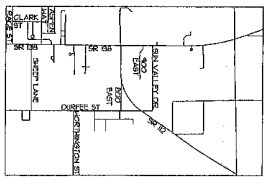
20 OCTOBER 2008

CURTIS MINER
ARCHITECTURE
357 EAST 1200 SOUTH
OREM, UTAH 84058
PHONE: (801) 229-7907
FAX: (801) 229-0040
EMAIL: cma@curtisminerarchitecture.com

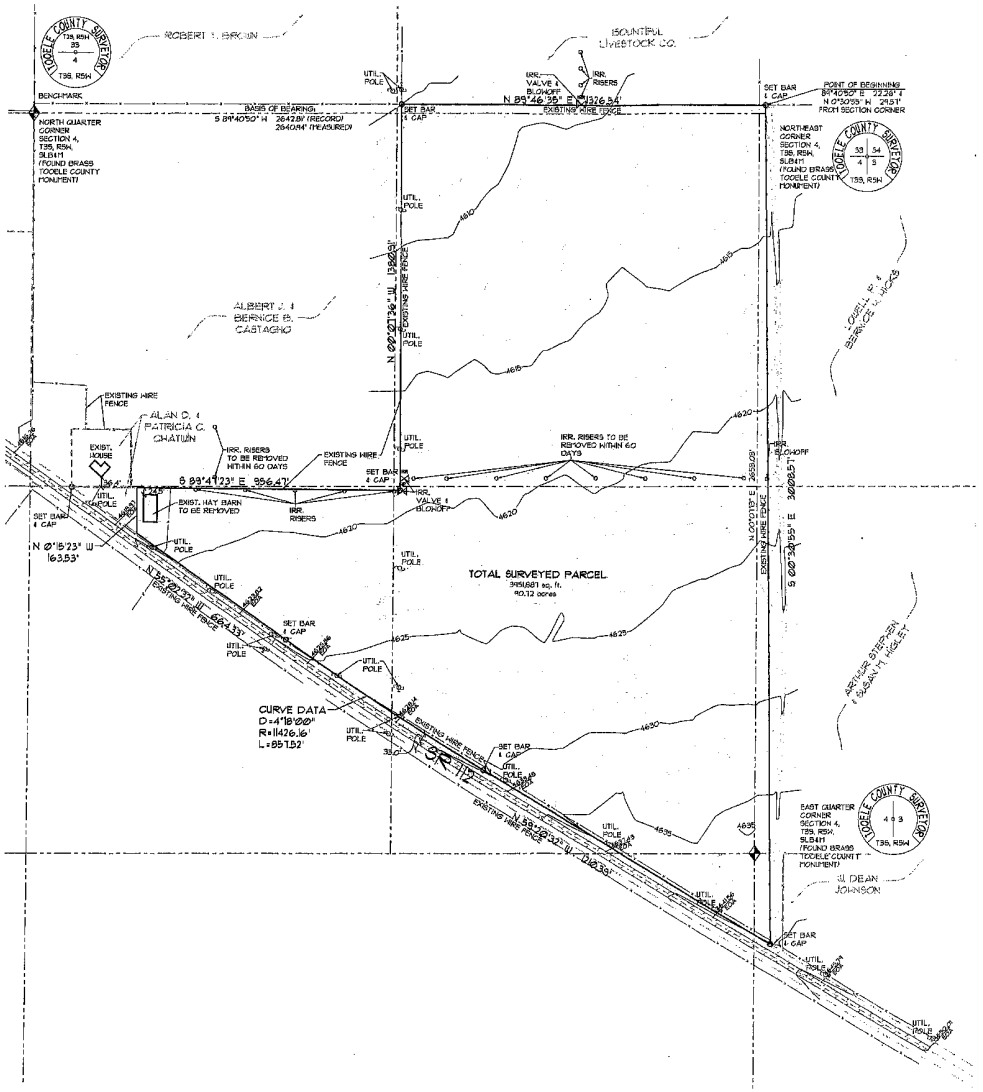
BENCHMARK

NORTH QUARTER CORNER OF SECTION 4, TOWNSHIP 3 SOUTH, RANGE 5 WEST, SLB&M

ELEVATION = 4800.00 (ASSUMED)



VICINITY MAP



SURVEYORS NARRATIVE

I, Dusty L. Bishop, do hereby state that I am a Registered Professional Land Surveyor, and that I hold license no. 4186120, as prescribed by the laws of the State of Utah, and represent that I have made a survey of the following described property. The purpose of this survey is to establish the boundary of the subject parcel by fence line agreements and provide boundary and topographical information to our client. The basis of bearing is the line between the found monuments at the Northeast Corner and North Quarter Corner of Section 4, Township 3 South, Range 5 West, Salt Lake Base and Meridian, which bears South 89°40'50" West 2640.94 feet.

BOUNDARY DESCRIPTION

Fence Line Agreement Parcel - Less Higley Parcel

A parcel of land, situate in the Northeast Quarter of Section 4, Township 3 South, Range 5 West, Salt Lake Base and Meridian, also located in Tooele County near Grantsville City, Utah, more particularly described as follows:

Beginning at an existing fence intersection, which is located North 89°40'50" East 22.26 feet along the extension of the north line of Section 4 to an existing fence line and North 0°30'55" West 21.57 feet from the Northeast Corner of Section 4, Township 3 South, Range 5 West, Salt Lake Base and Meridian, and running;

thence South 0°30'55" East 1364.01 feet along an existing fence line to the 40-acre line;
thence South 89°39'41" West 31.85 feet along said 40-acre line to the Section line;
thence South 0°08'29" West 630.08 feet along the Section line to the East Quarter Corner of said Section 4;
thence South 0°01'30" West 2908.16 feet along the Section line to the north right-of-way line of State Road 112;
thence North 54°20'32" West 845.04 feet along said north line;
thence Northwesterly 857.52 feet along the arc of an 1426.16-foot radius tangent curve to the right (center bears North 35°39'28" East and the long chord bears North 51°11'32" West 851.33 feet, through a central angle of 4°18'00") along said north line;
thence North 55°02'32" West 664.75 feet along said north line to the extension of an existing fence line;
thence North 0°15'23" West 163.53 feet to and along said fence line to its intersection with another existing fence;
thence South 89°41'23" East 956.47 feet along said fence line to a corner thereof;
thence North 0°01'56" West 3952.78 feet along another existing fence line to its intersection with an existing fence line;
thence North 89°46'35" East 1326.54 feet along said fence line to the Point of Beginning.

Parcel contains 3,815,659 square feet or 88.61 acres.

Date

Dusty L. Bishop
License No. 4186120

LEGEND

- SECTION CORNER (ENSIGN ENGR. LAND SURV.)
- SET 24" #5 REBAR AND CAP
- IRRIGATION VALVE
- UTILITY POLE
- EXISTING EDGE OF ASPHALT
- EXISTING FENCE LINE
- SECTION LINE
- EXISTING ELEVATION

NORTH

GRAPHIC SCALE

200 0 200 300 400 800

(IN FEET)
1 inch = 200 ft.

LOCATED IN THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 3 SOUTH, RANGE 5 WEST, SALT LAKE BASE AND MERIDIAN, GRANTSVILLE CITY, TOOELE COUNTY, UTAH

ENSIGN

90 E. Fort Union Blvd
Suite 100
Midvale UT 84047
Phone: 801.255.0529
Fax: 801.255.4449

1485 West Hillfield
Rd. Suite 204
Layton UT 84041
Phone: 801.547.1100
Fax: 801.593.8315

795 South Main Street
Pleasant Grove UT 84062
Phone: 801.796.8145
Fax: 801.796.8147

WWW.ENSIGNUTAH.COM

PREPARED FOR:
HEWN INC.
768 S. 2575 W. PO BOX 6900
LEHI, UTAH 84043

CONTACT:
JAKE ANDERSON
PHONE: 801-766-0750
FAX: 801-766-0570

JOHNSON CATTLE COMPANY

BOUNDARY TOPOGRAPHY SURVEY

HIGHWAY 112

GRANTSVILLE, UTAH

NO.	DATE	REVISION	BY
1			
2			
3			
4			

SITE ANALYSIS

PROJECT NUMBER: T1265
DATE: 11-29-06
DRAWN BY: SS
CHECKED BY:
PROJECT MANAGER: DJK

1 of 1

Entry #: 479430
01/04/2019 01:17 PM EASEMENT
Page: 1 of 2
FEE: $12.00 BY: WILLIAM B CASTAGNO
Jerry Houghton, Tooele County, Utah Recorder

When recorded return to:
William B. Castagno
35 East Main Street
Grantsville, Utah 84029

Affected Parcels:
19-081-0-0003

EASEMENT

Tooele County

GRANTSVILLE PROPERTY, LLC, a Utah limited liability company, of 7002 Via Estrada, La Jolla, California 92037, **GRANTOR,** hereby GRANTS and CONVEYS to **WILLIAM B. CASTAGNO, PATRICIA M. CHATWIN and ROBERT JOHN CASTAGNO, Successor Trustees of the CASTAGNO FAMILY TRUST, dated OCTOBER 7, 1995,** of the City of Grantsville, Tooele County, State of Utah, **GRANTEES**, for the sum of TEN dollars and other good and valuable consideration the following described easement located in the City of Grantsville, Tooele County, State of Utah, to-wit:

An easement for the purpose of ingress and egress providing access from State Highway 112 to the Castagno Family Trust property currently (October 2018) identified as Parcels No. 01-069-0-0036, 01-069-0-0049 and 01-069-0-0053, located in the Northeast Quarter of Section 4, Township 3 South, Range 5 West, Salt Lake Base and Meridian, in the city of Grantsville, Tooele County, State of Utah, described as follows:

Beginning at a point on a northerly boundary of OQUIRRH ESTATES MINOR SUBDIVISION, according to the official plat thereof recorded August 16, 2017 as Entry No. 453349 in the office of said Tooele County Recorder, which lies North 89°40'50" East 1336.464 feet along the Tooele County Dependent Resurvey Section Line established in 1986, to intersect a westerly boundary of said OQUIRRH ESTATES MINOR SUBDIVISION, South 0°07'36" East along said westerly boundary, 1349.12 feet and North 89°47'23" West 0.71 feet from a Tooele County Dependent Resurvey brass monument placed in 1986 intended to represent the North Quarter Corner of Section 4, Township 3 South, Range 5 West, Salt Lake Base and Meridian;
thence South 0°13'25" East 306.76 feet to a point of curvature;
thence Southwesterly 128.22 feet along the arc of a tangent curve to the right having a radius of 216.00 feet, a central angle of 34°00'45" and a chord bearing and length of South 16°46'58" West 126.35 feet to a point of tangency;
thence South 33°47'20" West 304.92 feet to intersect the northeasterly right-of-way line of State Highway 112;
thence along said northeasterly right-of-way line, Northwesterly 40.00 feet along the arc of a non-tangent curve to the right whose center bears North 33°42'31" East 11426.16 feet, a central angle of 0°12'02" and a chord bearing and length of North 56°11'28" West 40.00 feet;
thence North 33°47'20" East 304.91 feet to a point of curvature;
thence Northeasterly 104.48 feet along the arc of a tangent curve to the left having a radius of 176.00 feet, a central angle of 34°00'45" and a chord bearing and length of North 16°46'58" East 102.95 feet to a point of tangency;

thence North 0°13'25" West 307.07 feet to intersect a northerly line of said OQUIRRH ESTATES MINOR SUBDIVISION; thence along said northerly line, South 89°47'23" East 40.00 feet to the Point of Beginning.

WITNESS the hand of said grantor this 17 day of December, 2018.

GRANTSVILLE PROPERTY, LLC

BLAYN BRODERSON, Operating Manager

STATE OF California)
) ss.
County of San Diego)

On the 17 day of December, 2018, personally appeared before me, a Notary Public in and for the State of CA, BLAYN BRODERSON, Operating Manager of GRANSTVILLE PROPERTY, LLC, a Utah limited liability Company, who being by me duly sworn, did acknowledge to me that the foregoing instrument was executed by him, with authority, on behalf of said limited liability company, for the uses and purposes mentioned therein.

Notary Public: Residing in: San Diego

My Commission Expires: Sept 9, 2019

JEAMI LEE KANG
COMM. #2125513
NOTARY PUBLIC-CALIFORNIA
SAN DIEGO COUNTY
My Commission Expires
SEPTEMBER 9, 2019

AGENDA ITEM #5

811 Know what's below. Call before you dig.

CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

OQUIRRH ESTATES SUBDIVISION

STATE ROAD 112
GRANTSVILLE CITY, UTAH

FOR REVIEW
NOT FOR CONSTRUCTION

DATE PRINTED
August 7, 2017

INDEX OF DRAWINGS

C-100	SITE ANALYSIS MAP
C-200	PHASING PLAN
C-300	OVERALL CONCEPT PLAN
C-301	CONCEPT PLAN

ENSIGN

OQUIRRH ESTATES SUBDIVISION
FOR REVIEW - August 7, 2017

NOTICE TO CONTRACTOR

ALL CONTRACTORS AND SUBCONTRACTORS PERFORMING WORK SHOWN ON OR RELATED TO THESE PLANS SHALL CONDUCT THEIR OPERATIONS SO THAT ALL EMPLOYEES ARE PROVIDED A SAFE PLACE TO WORK AND THE PUBLIC IS PROTECTED. ALL CONTRACTORS AND SUBCONTRACTORS SHALL COMPLY WITH THE "OCCUPATIONAL SAFETY AND HEALTH REGULATIONS OF THE U.S. DEPARTMENT OF LABOR AND THE STATE OF UTAH DEPARTMENT OF INDUSTRIAL RELATIONS CONSTRUCTION SAFETY ORDERS." THE CIVIL ENGINEER SHALL NOT BE RESPONSIBLE IN ANY WAY FOR THE CONTRACTORS AND SUBCONTRACTORS COMPLIANCE WITH SAID REGULATIONS AND ORDERS.

CONTRACTOR FURTHER AGREES TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB-SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE CIVIL ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.

DEVELOPER:

WISE HOMES
P.O.BOX 190
GRANTSVILLE, UTAH 84029

TODD CASTAGNO
(435)-884-6010

NOTICE TO DEVELOPER/ CONTRACTOR

UNAPPROVED DRAWINGS REPRESENT WORK IN PROGRESS, ARE SUBJECT TO CHANGE, AND DO NOT CONSTITUTE A FINISHED ENGINEERING PRODUCT. ANY WORK UNDERTAKEN BY DEVELOPER OR CONTRACTOR BEFORE PLANS ARE APPROVED IS UNDERTAKEN AT THE SOLE RISK OF THE DEVELOPER, INCLUDING BUT NOT LIMITED TO BIDS, ESTIMATION, FINANCING, BONDING, SITE CLEARING, GRADING, INFRASTRUCTURE CONSTRUCTION, ETC.

UTILITY DISCLAIMER

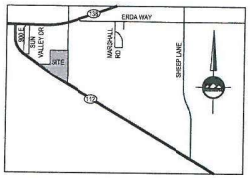
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND / OR ELEVATIONS OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

KEY MAP



NO SCALE

VICINITY MAP



NO SCALE

GENERAL NOTES

TOTAL AREA	38.46 ACRES
TOTAL UNITS	99 UNITS
SITE USE	SINGLE FAMILY LOTS
DEVELOPER	WISE HOMES
LOT SIZE	MIN 0.18(ACRES (8000 SQ. FT.)
ROAD DEDICATION	12.49 ACRES

ENGINEER:

ENSIGN

TOOELE
169 North Main Street Unit 1
Tooele, Utah 84074
Phone: 435.843.3590
Fax:435.578.9108

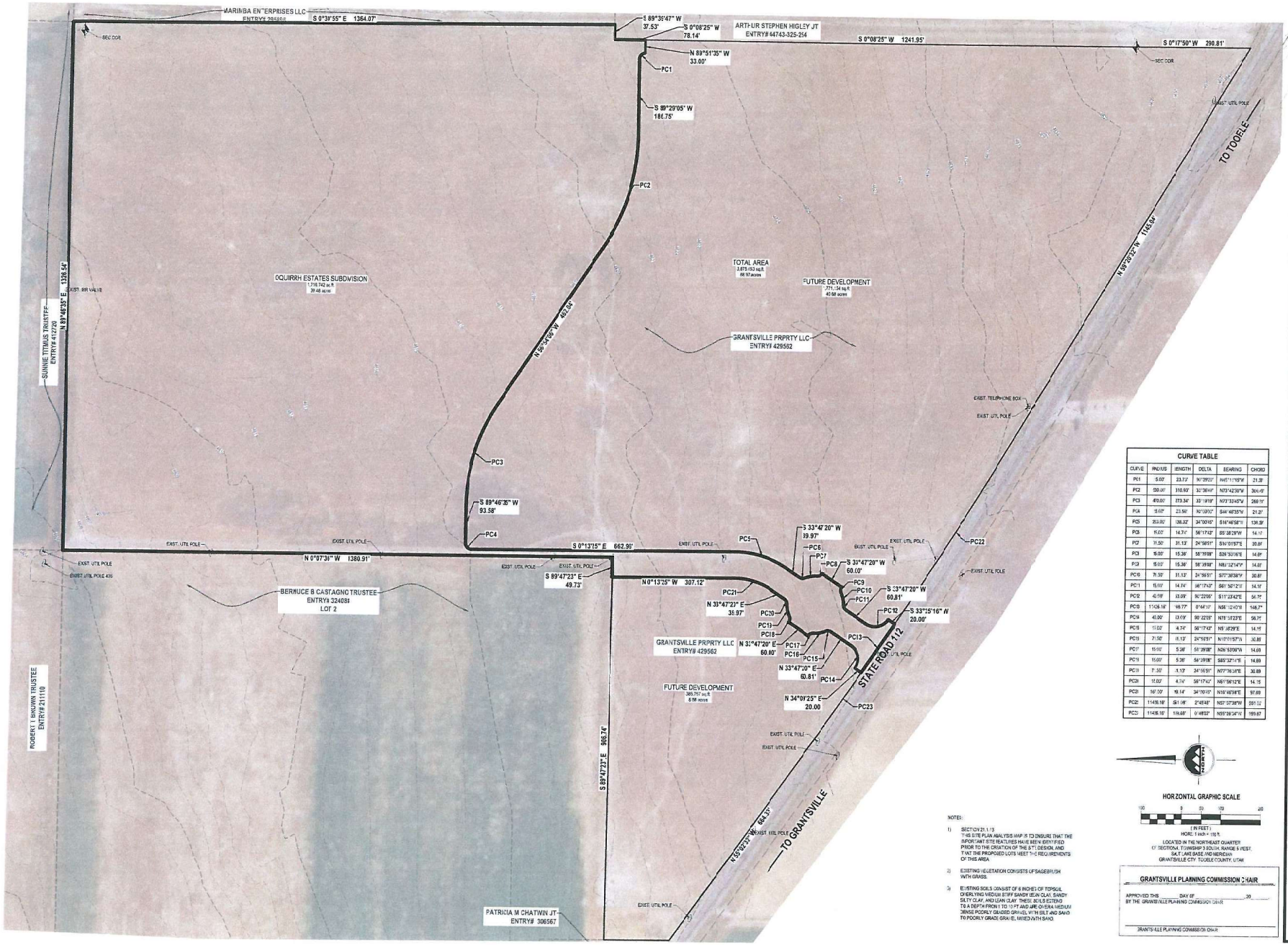
SALT LAKE CITY
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
PC1	5.00'	23.73'	90°39'20"	N45°11'15"W	21.33'
PC2	530.00'	310.93'	33°36'49"	N73°42'30"W	306.49'
PC3	470.00'	273.34'	33°19'18"	N73°33'45"W	269.51'
PC4	5.00'	23.56'	90°09'07"	S44°48'35"W	21.21'
PC5	253.00'	138.82'	34°26'16"	S16°46'58"W	136.89'
PC6	15.00'	14.71'	56°17'43"	S5°38'29"W	14.11'
PC7	11.50'	31.13'	24°56'51"	S10°01'57"E	30.88'
PC8	15.00'	15.36'	58°39'08"	S29°53'06"E	14.69'
PC9	15.00'	15.36'	58°39'08"	N88°32'14"W	14.69'
PC10	71.50'	31.13'	24°56'51"	S77°38'08"W	30.88'
PC11	15.00'	14.74'	56°17'43"	S61°50'12"E	14.15'
PC12	40.00'	33.09'	56°22'05"	S11°23'42"E	56.71'
PC19	11406.16'	166.77'	0°50'10"	N56°12'40"W	166.77'
PC14	40.00'	13.09'	90°22'05"	N78°58'23"E	56.71'
PC15	15.00'	4.74'	56°17'43"	N5°38'29"E	14.15'
PC16	71.50'	15.13'	24°56'51"	N10°01'57"W	30.88'
PC17	15.00'	5.36'	58°39'08"	N26°53'06"W	14.69'
PC18	15.00'	5.36'	58°39'08"	S85°32'14"E	14.69'
PC19	71.50'	15.13'	24°56'51"	N77°36'08"E	30.88'
PC20	15.00'	4.74'	56°17'43"	N61°56'12"E	14.15'
PC21	167.50'	69.14'	34°09'45"	N16°48'08"E	97.69'
PC22	11406.16'	581.06'	2°48'48"	N57°57'38"W	581.02'
PC23	11406.16'	116.68'	0°48'02"	N59°36'54"W	169.67'

NOTES:

1) SECTION 21.1.13
THIS SITE PLAN ANALYSIS MAP IS TO ENSURE THAT THE IMPORTANT SITE FEATURES HAVE BEEN IDENTIFIED PRIOR TO THE CREATION OF THE SITE DESIGN, AND THAT THE PROPOSED LOTS MEET THE REQUIREMENTS OF THIS AREA

2) EXISTING VEGETATION CONSISTS OF SAGEBRUSH WITH GRASS.

3) EXISTING SOILS CONSIST OF 6 INCHES OF TOPSOIL OVERLYING MEDIUM STIFF SANDY (SEAL CLAY, SANDY SILTY CLAY, AND LEAN CLAY. THESE SOILS EXTEND TO A DEPTH FROM 1 TO 10 FT AND ARE OVERA MEDIUM DENSE POORLY GRADED GRAVEL WITH SILT AND SAND TO POORLY GRADE GRAVEL MIXED WITH SAND.

HORIZONTAL GRAPHIC SCALE

100 0 50 100 200

(IN FEET)
HORZ: 1 inch = 100 ft

LOCATED IN THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 3 SOUTH, RANGE 5 WEST, SALT LAKE BASE AND MERIDIAN GRANTSVILLE CITY, TOOELE COUNTY, UTAH

GRANTSVILLE PLANNING COMMISSION CHAIR

APPROVED THIS _____ DAY OF _____, 20____
BY THE GRANTSVILLE PLANNING COMMISSION CHAIR

GRANTSVILLE PLANNING COMMISSION CHAIR

ENSIGN
THE STANDARD IN ENGINEERING

TOOELE
169 N. Main Street, Unit 1
Tooele, UT. 84074
Phone: 435.843.3590

SALT LAKE CITY
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

WISE HOMES
P.O. BOX 160
GRANTSVILLE, UTAH 84029
CONTACT:
TODD ZOSTAGNO
PHONE: 435-884-6010

OQUIRRH ESTATES SUBDIVISION
CONCEPT PLAN
STATE ROAD 112
GRANTSVILLE, UTAH 84029

SITE ANALYSIS MAP

PROJECT NUMBER: TU20SR
PRINT DATE: 8/7/2017
DRAWN BY: C. CHILD
CHECKED BY: B. MORRIS
PROJECT MANAGER: D. KINSMAN

C-100



ENSIGN
THE STANDARD IN ENGINEERING
TOOELE
169 N. Main Street, Unit 1
Tooele, UT. 84074
Phone: 435.843.3590
SALT LAKE CITY
Phone: 801.255.0529
LAYTON
Phone: 801.547.1100
CEDAR CITY
Phone: 435.865.1453
RICHFIELD
Phone: 435.896.2983
WWW.ENSIGNENG.COM
FOR:
WISE HOMES
P.O. BOX 160
GRANTSVILLE, UTAH 84029
CONTACT:
TODD ZOSTAGNO
PHONE: 435-884-0310

OQUIRRH ESTATES SUBDIVISION
CONCEPT PLAN
STATE ROAD 112
GRANTSVILLE, UTAH 84029

PHASING PLAN

PROJECT NUMBER 10269F
PRINT DATE 8/7/2017
DRAWN BY C. CHILD
CHECKED BY B. MORRIS
PROJECT MANAGER C. KINSMAN

C-200



LOCATED IN THENORTHEAST QUARTER OF SECTION 4 TOWNSHIP 3 SOUTH, RANGE 5 WEST, SALT LAKE BASE AND MERIDIAN GRANTSVILLE CITY, TOOELE COUNTY UTAH

GRANTSVILLE PLANNING COMMISSION CHAIR

APPROVED THIS _____ DAY OF _____, 20____
BY THE GRANTSVILLE PLANNING COMMISSION CHAIR

GRANTSVILLE PLANNING COMMISSION CHAIR

ENSIGN
THE STANDARD IN ENGINEERING

TOOELE
169 N. Main Street, Unit 1
Tooele, UT. 84074
Phone: 435.843.3590

SALT LAKE CITY
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
WISE HOMES
P.O. BOX 190
GRANTSVILLE, UTAH 84029

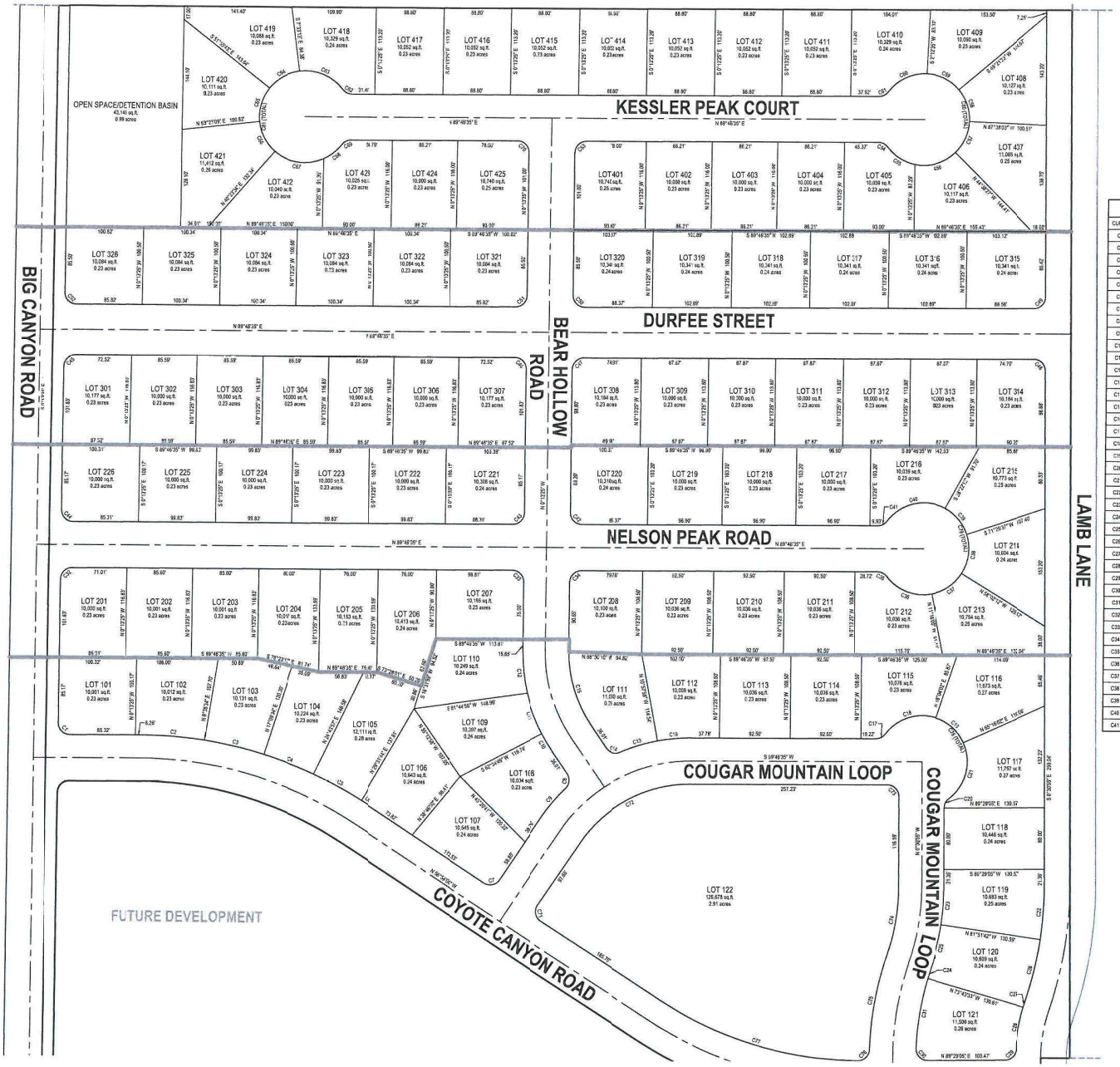
CONTACT:
TODD COSTAGNO
PHONE 4358844010

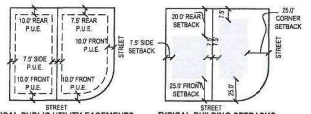
OQUIRRH ESTATES SUBDIVISION
CONCEPT PLAN
STATE ROAD 112
GRANTSVILLE, UTAH 84029

OVERALL
CONCEPT PLAN

PROJECT NUMBER 11285F
PRINT DATE 8/7/2017
DRAWN BY C. CHILD
CHECKED BY B. MORRIS
PROJECT MANAGER D. KINSMAN

C-300





TYPICAL PUBLIC UTILITY EASEMENTS

TYPICAL BUILDING SETBACKS

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	15.00'	23.56'	90°00'00"	S45°13'26"E	21.21'
C2	530.00'	81.55'	8°48'59"	S85°48'56"E	81.47'
C3	530.00'	78.24'	8°34'00"	S77°07'26"E	78.17'
C4	530.00'	70.05'	7°34'22"	S69°03'15"E	70.00'
C5	530.00'	70.05'	7°34'22"	S61°28'52"E	70.00'
C6	530.00'	7.34'	0°47'35"	S57°17'54"E	7.34'
C7	15.00'	23.56'	90°00'00"	N78°56'54"E	21.21'
C8	15.00'	20.79'	79°24'58"	N57°29'03"E	19.17'
C9	230.00'	46.55'	12°05'38"	N39°08'43"E	46.48'
C10	230.00'	25.31'	6°18'15"	N31°04'18"W	25.29'
C11	230.00'	56.62'	14°06'15"	N09°52'03"W	56.48'
C12	230.00'	54.58'	13°35'30"	N7°01'10"W	54.43'
C13	230.00'	50.86'	12°40'27"	N72°41'49"E	50.77'
C14	15.00'	20.79'	79°24'58"	S73°59'55"E	19.17'
C15	170.00'	100.68'	34°00'01"	S17°13'26"E	99.41'
C16	230.00'	43.12'	10°44'33"	N84°24'19"E	43.06'
C17	15.00'	13.91'	53°07'48"	N63°12'41"E	13.42'
C18	60.00'	74.79'	71°25'15"	N72°21'24"E	70.34'
C19	60.00'	49.43'	47°12'00"	S46°19'58"E	48.04'
C20	15.00'	13.91'	53°07'48"	S26°02'59"W	13.42'
C21	60.00'	61.00'	77°20'51"	S13°09'28"W	74.95'
C22	467.00'	70.32'	8°37'38"	N1°47'54"E	70.15'
C23	335.00'	50.62'	8°39'13"	S3°48'41"W	50.55'
C24	369.00'	12.71'	1°58'05"	S17°16'20"W	12.71'
C25	335.00'	59.24'	10°07'54"	S13°12'15"W	59.16'
C26	467.00'	83.32'	10°13'23"	N13°13'24"E	83.21'
C27	233.00'	7.17'	1°45'52"	N17°27'10"E	7.17'
C28	233.00'	56.99'	13°41'11"	N9°43'39"E	55.82'
C29	15.00'	22.67'	86°36'02"	N49°11'04"E	20.57'
C30	15.00'	24.16'	92°17'01"	S44°22'22"E	21.63'
C31	385.00'	92.40'	14°30'15"	S8°01'20"W	92.15'
C32	15.00'	23.56'	90°00'00"	S44°46'35"W	21.21'
C33	15.00'	23.56'	90°00'00"	N45°13'25"W	21.21'
C34	15.00'	23.56'	90°00'00"	S44°46'35"W	21.21'
C35	15.00'	13.91'	53°07'48"	N53°39'31"W	13.42'
C36	60.00'	67.20'	64°10'24"	N69°10'49"W	63.74'
C37	60.00'	48.86'	46°40'12"	S55°20'54"W	47.52'
C38	60.00'	52.92'	50°32'11"	S6°41'42"W	51.23'
C39	60.00'	45.09'	43°03'25"	S40°05'05"E	44.04'
C40	60.00'	85.58'	81°43'25"	N77°30'29"E	78.51'
C41	15.00'	13.91'	53°07'48"	N53°12'41"E	13.42'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C42	15.00'	23.56'	90°00'00"	S45°13'26"E	21.21'
C43	15.00'	23.56'	90°00'00"	N44°46'35"E	21.21'
C44	15.00'	23.56'	90°00'00"	S45°13'26"E	21.21'
C45	15.00'	23.56'	90°00'00"	S44°46'35"W	21.21'
C46	15.00'	23.56'	90°00'00"	N45°13'25"W	21.21'
C47	15.00'	23.56'	90°00'00"	S44°46'35"W	21.21'
C48	15.00'	23.49'	89°42'30"	N43°21'10"W	21.16'
C49	15.00'	23.64'	90°17'30"	N44°13'50"E	21.27'
C50	15.00'	23.56'	90°00'00"	S45°13'25"E	21.21'
C51	15.00'	23.56'	90°00'00"	N44°46'35"E	21.21'
C52	15.00'	23.56'	90°00'00"	S45°13'25"E	21.21'
C53	15.00'	23.56'	90°00'00"	S44°46'35"W	21.21'
C54	15.00'	13.91'	53°07'48"	N63°39'31"W	13.42'
C55	60.00'	43.18'	41°13'56"	N37°42'35"W	42.25'
C56	60.00'	58.97'	56°18'54"	S73°17'00"W	56.63'
C57	60.00'	45.02'	42°59'36"	S21°15'45"W	43.97'
C58	60.00'	45.04'	43°00'24"	S19°58'20"E	43.99'
C59	60.00'	49.37'	47°08'45"	S64°39'17"E	47.99'
C60	60.00'	58.19'	55°33'48"	N84°29'41"E	55.93'
C61	15.00'	13.91'	53°07'48"	N63°39'41"E	13.42'
C62	15.00'	13.91'	53°07'48"	S62°28'31"E	13.42'
C63	60.01'	61.31'	58°27'26"	S67°19'25"E	60.42'
C64	60.01'	46.47'	44°22'39"	N60°15'12"E	45.32'
C65	60.01'	46.79'	44°41'08"	N15°43'43"E	45.62'
C66	60.00'	45.02'	43°59'35"	N28°55'06"W	43.97'
C67	60.00'	68.09'	65°01'13"	N62°07'02"W	64.49'
C68	60.00'	30.08'	28°43'34"	S51°00'34"W	29.77'
C69	15.00'	13.91'	53°07'48"	S63°12'41"W	13.42'
C70	15.00'	23.56'	90°00'00"	N45°13'25"W	21.21'
C71	15.00'	23.56'	90°00'00"	S11°56'36"E	21.21'
C72	170.00'	108.17'	36°27'41"	S61°29'55"W	161.39'
C73	15.00'	23.49'	89°42'30"	N45°27'10"W	21.16'
C74	275.00'	92.16'	18°47'07"	N8°52'36"E	89.76'
C75	425.00'	125.85'	16°58'00"	N9°47'11"E	125.39'
C76	15.00'	23.17'	88°29'31"	N45°13'25"E	20.93'
C77	470.01'	273.19'	33°18'11"	S73°31'21"E	269.36'
C78 (TOTAL)	60.00'	205.22'	195°58'07"	N45°22'10"W	118.84'
C79 (TOTAL)	60.00'	299.77'	286°15'37"	N01°13'21"W	72.00'
C80 (TOTAL)	60.00'	299.77'	286°15'37"	N0°13'21"E	72.00'
C81 (TOTAL)	60.00'	299.77'	286°15'37"	S0°13'21"E	72.00'

HORIZONTAL GRAPHIC SCALE

60 0 30 60 120

(IN FEET)
HORZ: 1 inch = 60 ft.

LOCATED IN THE NORTHEAST QUARTER OF SECTION 4 TOWNSHIP 3 SOUTH, RANGE 5 WEST, SALT LAKE BASE AND MERIDIAN GRANTSVILLE CITY, TOOELE COUNTY, UTAH

GRANTSVILLE PLANNING COMMISSION CHAIR

APPROVED THIS _____ DAY OF _____, 20____
BY THE GRANTSVILLE PLANING COMMISSION CHAIR

GRANTSVILLE PLANNING COMMISSION CHAIR

ENSIGN
THE STANDARD IN ENGINEERING

TOOELE
169 N. Main Street, Unit 1
Tooele, UT. 84074
Phone: 435.843.3590

SALT LAKE CITY
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

PLAN FOR:
WISE HOMES
P.O. BOX 190
GRANTSVILLE, UTAH 84029
CONTACT:
TODD COSTAGNO
PHONE: 435-884-6010

OQUIRRH ESTATES SUBDIVISION
CONCEPT PLAN
STATE ROAD 112
GRANTSVILLE, UTAH 84029

CONCEPT PLAN

PROJECT NUMBER T1205F
PRINT DATE 8/7/2017
DRAWN BY C. CHILD
CHECKED BY B. MORRIS
PROJECT MANAGER D. KINSMAN

C-301

AQUA ENGINEERING

Project Memorandum

To	Jennifer Williams, Grantsville Planning and Zoning Administrator
From	Craig G. Neeley, P.E., Contract City Engineer
Date	September 7, 2017
CC	
Subject	Oquirrh Estates Subdivision – Concept Plan Review

Grantsville City staff and AQUA Engineering, Inc. have reviewed the following for compliance with applicable sections of the Grantsville City Land Use Management and Development Code:

- Oquirrh Estates Subdivision (Project) Concept Plan Drawings consisting of Sheets Cover, C-100, C-200, and C-300 and C-301 as prepared by Ensign Engineering and dated August 7, 2017.

The Project proposes to create 99 single family residential lots and a 2.91-acre church parcel with supporting infrastructure in four phases on 39.46 acres in the RM-15 Zone.

Zoning Compliance

All setbacks and easements as shown on Sheet C-300 conform to the zoning requirements for the RM-15 Zone. All lots meet the minimum area requirement of 8,000 square feet for interior lots and 10,000 square feet for corner lots. All lots appear to meet the minimum width and frontage requirements for the zone.

Checklist Compliance

See comments below and refer to the Concept Plan Checklist provided separately.

1. *"A vicinity map showing significant natural and man-made features off site with a scale of 1 inch = 2000 feet on the site:"*

   Show vicinity map with a scale of 1 inch = 2000 feet.

2. *"Topographic contours;"*

   Contours are incorrectly labeled. The elevations should read in the range of 4300 feet to 4350 feet.

3. *"The acreage of the entire tract and the acreage of the portion to be developed;"*

   Sheet C-100 shows 39.46 total acreage and C-200 show 41 total acreage.

533 W 2600 S Suite 275 Bountiful, UT
P (801) 299-1327 F (801) 299-0153
www.aquaeng.com

Streets

Interior Streets: Interior streets conform to the Street Master Plan and meet the Residential Roadway standard which requires dedication of a 60' right-of-way fully improved with AC pavement, curb, gutter, and sidewalk.

4. Revise the typical cross-sections and notes on Sheet C-300 to provide 6" thick sidewalk on 6" UTBC and 3" of AC pavement on 6" of UTBC on 8" of Granular subbase

Big Canyon Road: The Project proposes to construct Big Canyon Road to connect to State Road 112. The new street is abutting the west portion of the project and is proposed to meet the Local Roadway standard.

5. Revise the typical cross-section on Sheet C-300 to conform to the typical cross-section in the Street Master Plan.
6. Revise the typical cross-sections and notes on Sheet C-300 to provide 6" thick sidewalk on 6" UTBC and 3" of AC pavement on 6" of UTBC on 8" of Granular subbase
7. Big Canyon Road is shown as a partial improvement only. Recommend that this street be improved to its full width with this Project.

Lamb Lane: The Project proposes to improve half of the 66-foot right-of-way abutting the east boundary. In the future, Lamb Lane will connect to State Road 112.

8. In Section 21.6.3(14) the Grantsville City Land Use Management and Development Code reads "Subdivisions or developments having thirty or more lots or separate residential units . . . shall be required to provide for more than one means of vehicular ingress and egress to the development." Phase 1 of the Project proposed the construction of 22 new residential lots, one of which is a commercial project lot. The planning commission will need to determine if the presence of the church parcel meets or exceeds the intent of the thirty-lot requirement.

SR-112: Improvements will be determined by UDOT.

Potable Water

Project potable and fire protection supply will be secured by extending a 10-inch main from the existing 8" main in Durfee Street. In the future, a connection to the 16-inch main serving Deseret Peak and the Motor Sports Park will be necessary because of capacity limitations or the city's need to provide a second connection to this area to ensure supply. Refer to the Service Capacity Memorandum for additional information.

Secondary Water

Grantsville Irrigation will provide service for outdoor watering of the church parcel and the detention basin. Outdoor watering for residential lots will be through the potable water system.

Sanitary Sewer

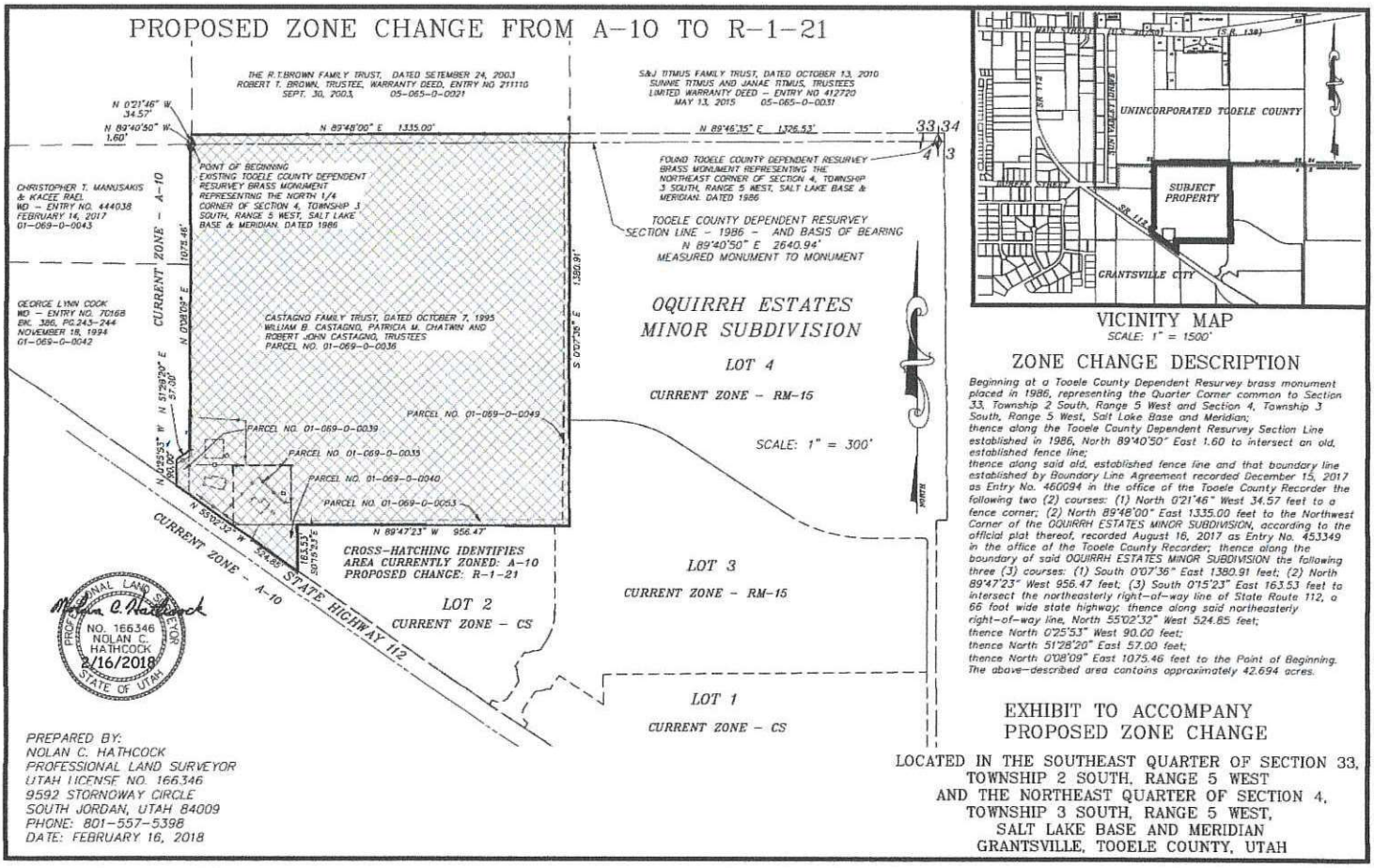
The Project will need to extend a gravity sewer to connect to the existing 8-inch sewer main at Durfee and 800 East Street. This main and the Worthington Street Main ultimately connect to an 8-inch line in Main Street which is at or very near capacity. The City has identified wastewater capital improvement projects, which will be constructed in the next 6 years, to improve the Main Street sewer line. Any preliminary phase approval of this Project, prior to the completion of the capital projects, should be based on actual flow data collected from critical segments of the downstream collection system. Refer to the Service Capacity Memorandum for additional information.

Storm Water Management

It is anticipated that the Project will be able to retain all storm runoff onsite. Drainage analyses and calculations will need to be provided at the preliminary phases.

- END -

PROPOSED ZONE CHANGE FROM A-10 TO R-1-21



VICINITY MAP
SCALE: 1" = 1500'

ZONE CHANGE DESCRIPTION

Beginning at a Tooele County Dependent Resurvey brass monument placed in 1986, representing the Quarter Corner common to Section 33, Township 2 South, Range 5 West and Section 4, Township 3 South, Range 5 West, Salt Lake Base and Meridian; thence along the Tooele County Dependent Resurvey Section Line established in 1986, North 89°40'50" East 1.60 to intersect an old, established fence line; thence along said old, established fence line and that boundary line established by Boundary Line Agreement recorded December 15, 2017 as Entry No. 460094 in the office of the Tooele County Recorder the following two (2) courses: (1) North 0°21'46" West 34.57 feet to a fence corner; (2) North 89°48'00" East 1335.00 feet to the Northwest Corner of the OQUIRRH ESTATES MINOR SUBDIVISION, according to the official plat thereof, recorded August 16, 2017 as Entry No. 453349 in the office of the Tooele County Recorder; thence along the boundary of said OQUIRRH ESTATES MINOR SUBDIVISION the following three (3) courses: (1) South 0°07'36" East 1380.91 feet; (2) North 89°47'23" West 956.47 feet; (3) South 0°15'23" East 163.53 feet to intersect the northeasterly right-of-way line of State Route 112, a 66 foot wide state highway; thence along said northeasterly right-of-way line, North 55°02'32" West 524.85 feet; thence North 0°25'53" West 90.00 feet; thence North 51°28'20" East 57.00 feet; thence North 0°08'09" East 1075.46 feet to the Point of Beginning. The above-described area contains approximately 42.694 acres.

EXHIBIT TO ACCOMPANY PROPOSED ZONE CHANGE

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 5 WEST AND THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 3 SOUTH, RANGE 5 WEST, SALT LAKE BASE AND MERIDIAN GRANTSVILLE, TOOELE COUNTY, UTAH

PREPARED BY:
NOLAN C. HATHCOCK
PROFESSIONAL LAND SURVEYOR
UTAH LICENSE NO. 166346
9592 STORNOWAY CIRCLE
SOUTH JORDAN, UTAH 84009
PHONE: 801-557-5398
DATE: FEBRUARY 16, 2018

Entry #: 538973
03/23/2021 01:57 PM WARRANTY DEED
Page: 1 of 4
FEE: $40.00 BY: COTTONWOOD TITLE INSURANCE AGENCY
Jerry Houghton, Tooele County, Recorder

Mail Recorded Deed and Tax Notice To:
RG Grantsville 112, LLC, a Utah limited liability company
2265 East Murray Holladay Road
Holladay, UT 84117

COTTONWOOD TITLE

File No.: 133036-CAP

WARRANTY DEED

Grantsville Property, LLC

GRANTOR(S) of South Jordan, State of Utah, hereby Conveys and Warrants to

RG Grantsville 112, LLC, a Utah limited liability company

GRANTEE(S) of Holladay, State of Utah

for the sum of Ten and no/100 ($10.00) DOLLARS and other good and valuable consideration, the following described tract of land in **Tooele County**, State of Utah:

SEE EXHIBIT A ATTACHED HERETO

TAX ID NO.: 19-081-0-0001, 19-081-0-0002, 19-081-0-0003 and 19-081-0-004C (for reference purposes only)

SUBJECT TO: Property taxes for the year 2021 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

Dated this 12 day of March, 2021.

Grantsville Property, LLC

BY: _____

Blayn Broderson
Managing Member

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
) ss
COUNTY OF SAN DIEGO)

On March 12, 2021, before me, BYUNG KANG, a Notary Public, personally appeared Blayn Broderson, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Notary Public

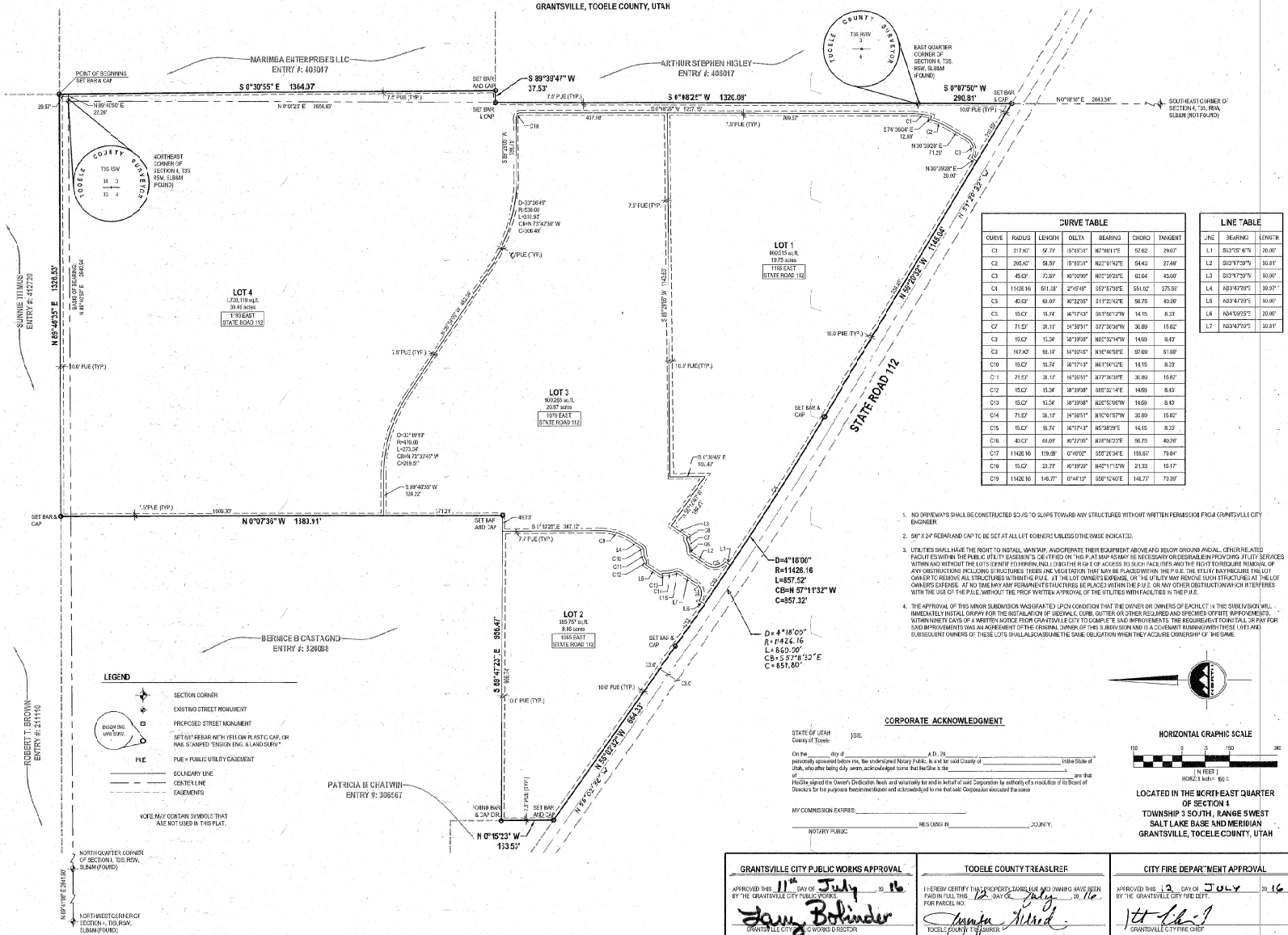
CSC1 BYUNG KANG
COMM. #2236077
NOTARY PUBLIC-CALIFORNIA
SAN DIEGO COUNTY
My Commission Expires
APRIL 25, 2022 CSC1

EXHIBIT A
Legal Description

Lots 1, 2, 3 and 4, OQUIRRH ESTATES MINOR SUBDIVISION, according to the official plat thereof as recorded in the office of the Tooele County Recorder, recorded August 16, 2017 as Entry No. 453349 in Book 19 at Page 81.

FINAL PLAT
OQUIRRH ESTATES MINOR SUBDIVISION

LOCATED IN THE NORTHEAST QUARTER OF SECTION 4,
TOWNSHIP 3 SOUTH, RANGE 5 WEST,
SALT LAKE BASE AND MERIDIAN
GRANTSVILLE, TOOELE COUNTY, UTAH



CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD	TANGENT
C1	217.40'	57.77'	15°13'31"	N07°46'11"E	57.62	29.07'
C2	205.40'	56.59'	15°46'31"	N22°01'42"E	54.43	27.46'
C3	45.00'	70.69'	90°00'00"	N72°23'20"E	63.64	45.00'
C4	11426.16	551.08'	2°45'48"	S57°57'36"E	551.02'	275.60'
C5	40.00'	68.80'	90°22'05"	S11°21'42"E	56.75	40.26'
C6	15.00'	15.74'	60°07'03"	S61°56'12"W	14.15	8.33'
C7	71.53'	38.15'	14°39'51"	S77°36'38"W	30.89	15.82'
C8	15.00'	15.36'	58°39'08"	N65°32'14"W	14.69	8.43'
C9	167.40'	69.14'	14°10'45"	N16°46'58"E	97.69	51.98'
C10	15.00'	15.74'	60°07'03"	N61°56'12"E	14.15	8.33'
C11	71.53'	38.15'	14°39'51"	N77°36'38"E	30.89	15.82'
C12	15.00'	15.36'	58°39'08"	S65°32'14"E	14.69	8.43'
C13	15.00'	15.36'	58°39'08"	N26°53'06"W	14.69	8.43'
C14	71.53'	38.15'	14°39'51"	N15°16'57"W	30.89	15.82'
C15	15.00'	15.74'	60°07'03"	N51°36'29"E	14.15	8.33'
C16	40.00'	68.80'	90°22'05"	N78°56'22"E	56.75	40.26'
C17	11426.16	119.98'	0°36'02"	S55°26'34"E	119.87	79.84'
C18	15.00'	23.73'	90°39'00"	N45°11'15"W	21.33	15.17'
C19	11426.16	146.77'	0°44'10"	S56°12'40"E	146.77	73.39'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S13°57'47"W	20.00'
L2	S13°47'39"W	30.81'
L3	S13°47'39"W	30.00'
L4	N33°47'39"E	30.97'
L5	N33°47'39"E	30.00'
L6	N34°09'25"E	20.00'
L7	N33°47'39"E	30.81'

1. NO DRIVEWAYS SHALL BE CONSTRUCTED SO AS TO SLOPE TOWARD ANY STRUCTURES WITHOUT WRITTEN PERMISSION FROM GRANTSVILLE CITY ENGINEER.
2. 5/8" X 24" REBAR AND CAP TO BE SET AT ALL LOT CORNERS UNLESS OTHERWISE INDICATED.
3. UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS DESIGNATED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO PERIODIC REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES, AND VEGETATION THAT MAY BE PLACED WITHIN THE P.U.E. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE P.U.E., AT THE LOT OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNERS EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE P.U.E. OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE P.U.E. WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE P.U.E.
4. THE APPROVAL OF THIS MINOR SUBDIVISION WAS GRANTED UPON CONDITION THAT THE OWNER OR OWNERS OF EACH LOT IN THIS SUBDIVISION WILL IMMEDIATELY INSTALL OR PAY FOR THE INSTALLATION OF SIDEWALK, CURB, GUTTER OR OTHER REQUIRED AND SPECIFIED OFFSITE IMPROVEMENTS, WITHIN NINETY DAYS OF A WRITTEN NOTICE FROM GRANTSVILLE CITY TO COMPLETE SAID IMPROVEMENTS. THE REQUIREMENT TO INSTALL OR PAY FOR SAID IMPROVEMENTS WAS AN AGREEMENT OF THE ORIGINAL OWNER OF THIS SUBDIVISION AND IS A COVENANT RUNNING WITH THESE LOTS AND SUBSEQUENT OWNERS OF THESE LOTS SHALL ALSO ASSUME THE SAME OBLIGATION WHEN THEY ACQUIRE OWNERSHIP OF THE SAME.

LEGEND

- SECTION CORNER
- EXISTING STREET MONUMENT
- PROPOSED STREET MONUMENT
- SET 5/8" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSIGN ENG. & LAND SURV."
- BOUNDARY LINE
- CENTER LINE
- EASEMENTS

NOTE: MAY CONTAIN SYMBOLS THAT ARE NOT USED IN THIS PLAT.

HORIZONTAL GRAPHIC SCALE
150 0 75 150 300
1 INCH = 150 FEET

LOCATED IN THE NORTHEAST QUARTER OF SECTION 4
TOWNSHIP 3 SOUTH, RANGE 5 WEST
SALT LAKE BASE AND MERIDIAN
GRANTSVILLE, TOOELE COUNTY, UTAH

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH)
)SS.
County of Tooele)

On the ____ day of _____ A.D., 20__ personally appeared before me, the undersigned Notary Public, in and for said County of _____ in the State of Utah, who after being duly sworn, acknowledged to me that He/She is the _____ of _____ and that He/She signed the Owner's Dedication freely and voluntarily for and in behalf of said Corporation by authority of a resolution of its Board of Directors for the purposes therein mentioned and acknowledged to me that said Corporation executed the same

MY COMMISSION EXPIRES: _____

_____ RESIDING IN _____ COUNTY.
NOTARY PUBLIC

GRANTSVILLE CITY PUBLIC WORKS APPROVAL

APPROVED THIS 11th DAY OF July 20 16
BY THE GRANTSVILLE CITY PUBLIC WORKS
Larry Bolinder
GRANTSVILLE CITY PUBLIC WORKS DIRECTOR

TOOELE COUNTY TREASURER

I HEREBY CERTIFY THAT PROPERTY TAXES DUE AND OWING HAVE BEEN PAID IN FULL THIS 12 DAY OF July 20 16
FOR PARCEL NO. _____
Jennifer Allred
TOOELE COUNTY TREASURER

CITY FIRE DEPARTMENT APPROVAL

APPROVED THIS 12 DAY OF JULY 20 16
BY THE GRANTSVILLE CITY FIRE DEPT.
GRANTSVILLE CITY FIRE CHIEF

PLANNING COMMISSION APPROVAL

APPROVED THIS 8th DAY OF September 20 16
BY THE GRANTSVILLE CITY PLANNING COMMISSION
CHAIR, GRANTSVILLE CITY PLANNING COMMISSION

COUNTY SURVEY DEPARTMENT APPROVAL

APPROVED THIS 12 DAY OF JULY 20 16
BY THE COUNTY SURVEY DEPARTMENT.
RECORD OF SURVEY FILE NO. 7009-01
Mark B Wilson
TOOELE COUNTY SURVEY DIRECTOR - Deputy

ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE
Travis B. Nuley 9/14/16
GRANTSVILLE CITY ENGINEER DATE

CITY MAYOR APPROVAL

APPROVED THIS 14th DAY OF September 20 16
BY THE GRANTSVILLE CITY MAYOR
Brent J. Marshall
GRANTSVILLE CITY MAYOR ATTEST: GRANTSVILLE CITY RECORDER

CITY ATTORNEY'S APPROVAL

APPROVED THIS 12 DAY OF September 20 16
BY THE GRANTSVILLE CITY ATTORNEY.
GRANTSVILLE CITY ATTORNEY

DEVELOPER	SHEET 1 OF 1	ENSIGN	TOOELE	SALT LAKE CITY	LEHI	CEDAR CITY	RENO/SPARKS
BLAYN BRODERSON	PROJECT NUMBER: T 2685		169 North Main Street Unit 1	Phone: 801.255.0529	Phone: 801.549.1468	Phone: 435.865.1453	Phone: 775.329.4053
7002 VIA ESTRADA	MANAGER: D. KINSMAN		Tooele, Utah 84074	LAYTON			
LA JOLLA, CA 92037	DRAWN BY: J. JASPER		Phone: 435.843.3590	Phone: 801.547.1100			
801-735-5263	CHECKED BY: D. KINSMAN		Fax: 435.579.0708				
	DATE: 7/5/16		WWW.ENSIGNENG.COM				

SURVEYOR'S CERTIFICATE

I, Douglas J. Kinsman do hereby certify that I am a Professional Land Surveyor, and hold certificate No. 334571 as prescribed under laws of the State of Utah. I further certify that by authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots and hereafter to be known as OQUIRRH ESTATES MINOR SUBDIVISION and that the same has been correctly surveyed and staked on the ground as shown on this plat. I further certify that all bismeter frontage width and area requirements of the applicable zoning ordinances.

BOUNDARY DESCRIPTION

A parcel of land, situate in the Northeast Quarter of Section 4, Township 3 South, Range 5 West, Salt Lake Baseand Meridian also located in Tooele County near Grantsville City Utah, more particularly described as follows:

Beginning at an existing area intersection, which is located North 89°46'55" East 22.26 feet along the extension of the north line of Section 4 to an existing fence line and North 1°30'55" West 2657 feet from the Northeast Corner of Section 4, Township 3 South, Range 5 West Salt Lake Base and Meridian, and running:

thence South 0°30'55" East 1364.07 feet along an existing fence line to the 40-acre line;
thence South 89°39'47" West 37.53 feet along said 40-acre line to the Section line
thence South 6°48'22" West 1320.08 feet along the Section line to the East Quarter Corner of said Section 4;
thence South 0°07'50" West 290.81 feet along the Section line to the north right-of-way line of State Road 112;
thence North 59°20'32" West 1145.04feet along said north line;
thence Northwesterly 857.52 feet along the arc of an 11,426.16-foot radius tangent curve to the right (center bears North 30°39'28" East and the long chord bears North 57°11'32" West 857.32 feet, through a central angle of 4°18'00"), along said north line;
thence North 55°16'22" West 604.33 feet along said north line to the extension of an existing fence line;
thence North 0°15'23" West 133.50 feet to said along said fence line to its intersection with another existing fence
thence South 89°47'22" East 946.47 feet along said fence line to a corner thereof;
thence North 0°07'36" West 1330.11 feet along another existing fence line to its intersection with an existing fence line;
thence North 89°46'55" East 1326.53 feet along said fence line to the Point of Beginning.

Parcel contains: 3,675,655 square feet or 19.97 acres, +/-4 Lots.

JULY 11, 2016
Date
Douglas J. Kinsman
License no. 334571

OWNERS DEDICATION AND CONSENT TO RECORD

Know all men by these presents that the undersigned are the owner(s) of the hereon described tract of land and hereby cause the same to be divided into lots, together with easements, as set forth hereafter known as

OQUIRRH ESTATES MINOR SUBDIVISION

The undersigned owners hereby bestow to Grantsville City and to any and all public utility companies providing services the hereon described tracts perpetual, nonexclusive easement over the public utility easements shown on this site, the same to be used for the installation, maintenance and operation of public utility service lines and facilities.

In witness whereof I/we have hereunto set our hand (s) this 14 day of March A.D. 20 17

By: Blayn Brederson
Grantsville Property, LLC

By: _____

By: _____

By: _____

ACKNOWLEDGMENT

STATE OF UTAH)
)ss.
County of San Diego)

On the 14th day of March A.D. 20 17 Blayn Broderson personally appeared before me the undersigned Notary public, in and for said County of San Diego in said State of CA who after being duly sworn, acknowledged to me that He/She/they signed the Owner's Dedication freely and voluntarily for the purposes herein mentioned.

MY COMMISSION EXPIRES: 2/25/13

Notary Public RESIDING IN San Diego COUNTY.
NOTARY PUBLIC

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH)
)S.S
County of Tooele)

On the _____ day of _____ A.D., 20__
personally appeared before me, the undersigned Notary Public, in and for said County of _____ in the State of Utah, who after being duly sworn, acknowledged to me that He/She is the _____ of _____, a Limited Liability Company and that He/she signed the Owner's Dedication freely and voluntarily for and in behalf of said Limited Liability Company for the purposes therein mentioned are acknowledged to me that said Limited Liability Company executed the same.

MY COMMISSION EXPIRES: _____

_____ RESIDING IN _____ COUNTY.
NOTARY PUBLIC

FINAL PLAT
OQUIRRH ESTATES MINOR SUBDIVISION

LOCATED IN THE NORTHEAST QUARTER OF SECTION 4,
TOWNSHIP 3 SOUTH, RANGE 5 WEST,
SALT LAKE BASE AND MERIDIAN
GRANTSVILLE, TOOELE COUNTY, UTAH

TOOELE COUNTY RECORDER

RECORDED # 453349
STATE OF UTAH, COUNTY OF TOOELE, RECORDED AND FILED AT THE
REQUEST OF Grantsville City Property LLC
DATE Aug 16, 2017 TIME 2:10 pm
$34.00 FEES
Roberta Cranen
TOOELE COUNTY RECORDER

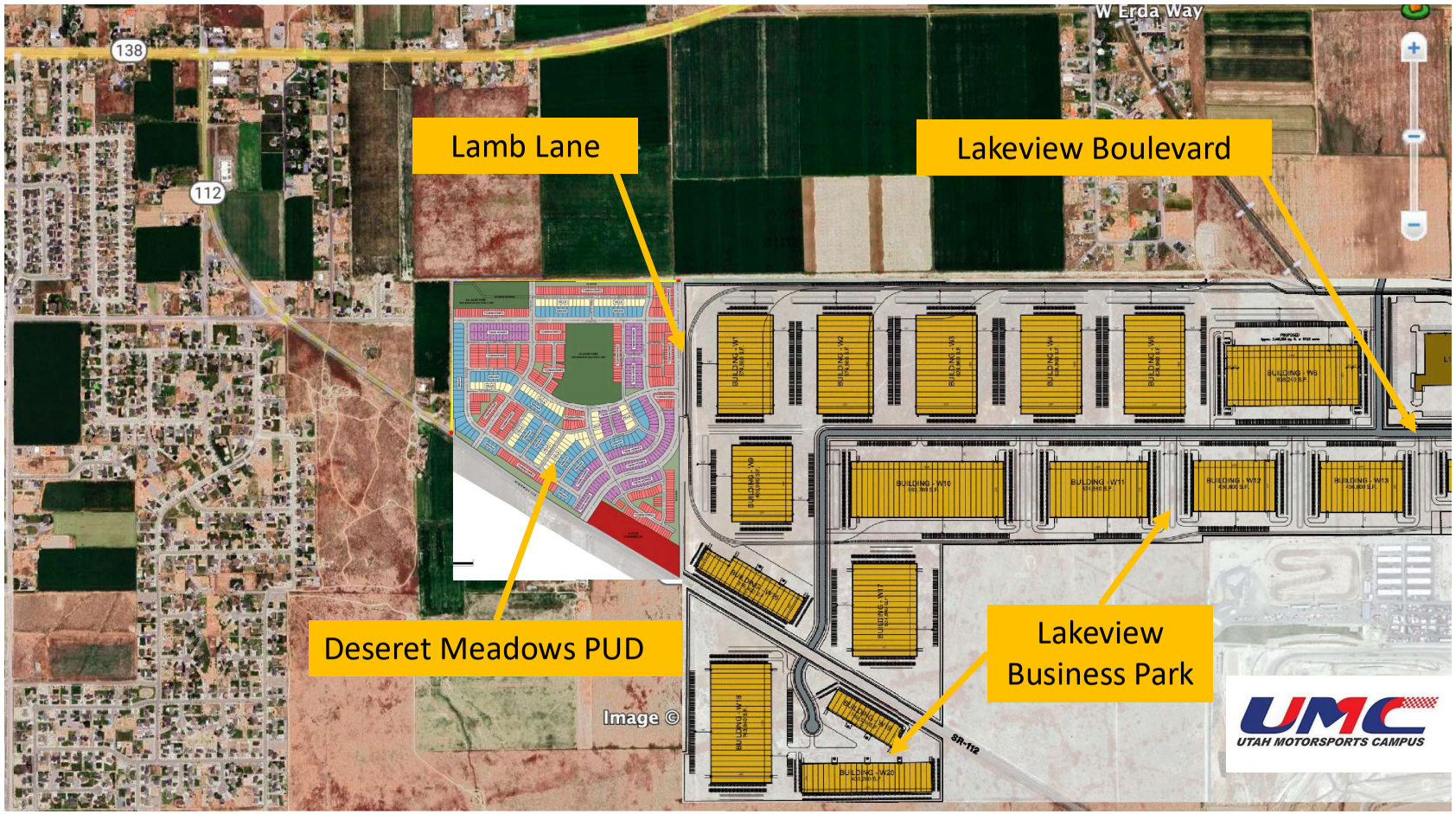
BK 19 PG 81

Deseret Meadows Planned Unit Development

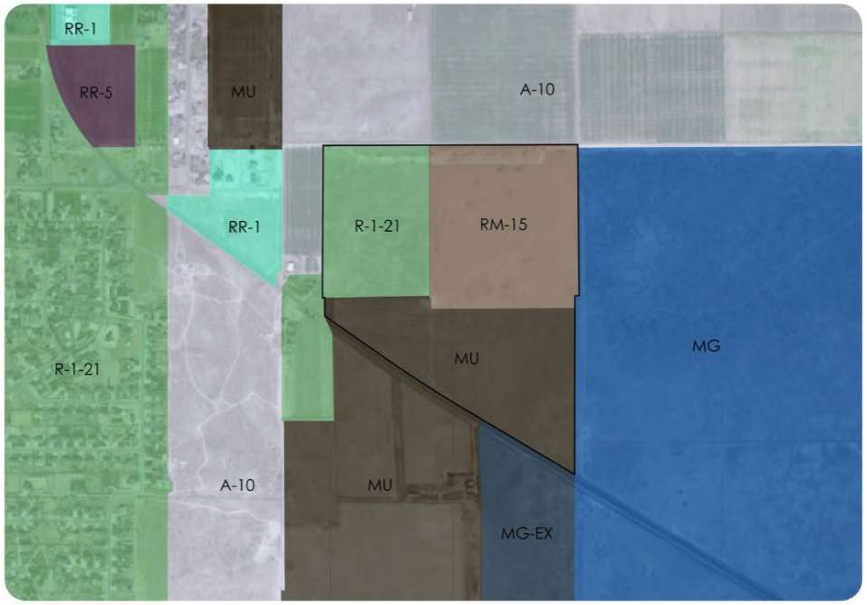
September 25, 2024

Planning Commission

Location (adjacent to Lakeview Business Park)



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

Underlying Zoning Layout
10.7 DU/acre

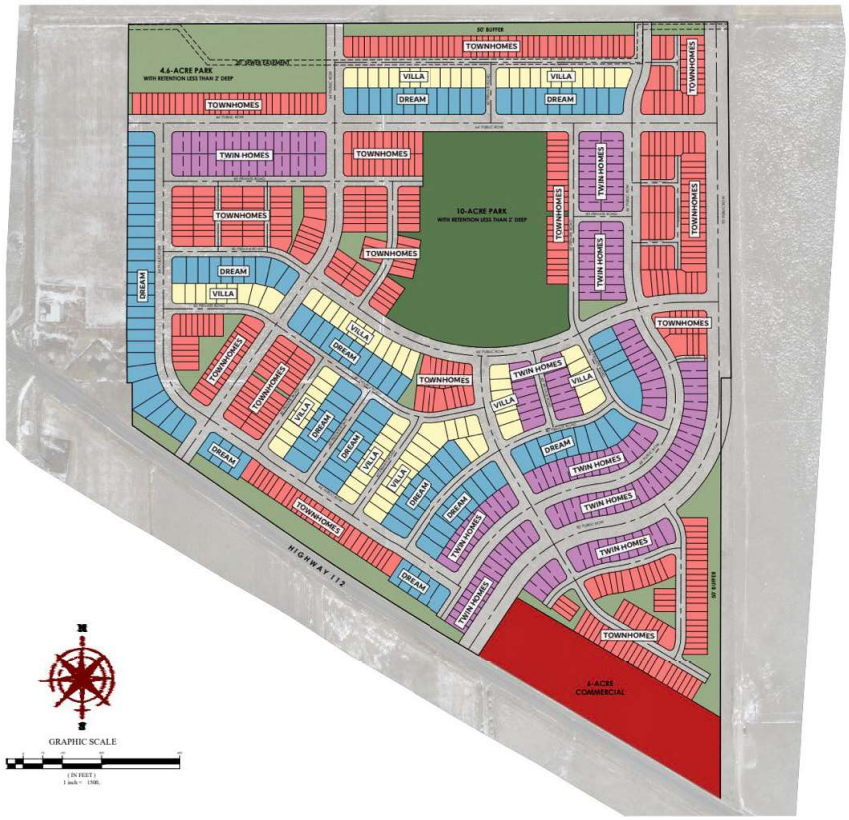


1/2-ACRE LOTS	38
TOWNHOME UNITS	403
APARTMENT UNITS	840
TOTAL UNITS	**1,281**

CONCEPT PLAN PER ZONING REQUIREMENTS

Proposed PUD Layout
7.7 DU/acre

EXAMPLE CONCEPT LAYOUT



GRAPHIC SCALE

LEGEND

22' x 50' TOWNHOMES	475-485 UNITS	
49' x 48' TWIN HOMES	190-205 UNITS	
DREAM LOTS	125-135 UNITS	(APPROX. MIN. 44' x 100' LOTS)
VILLA LOTS	90-100 UNITS	(APPROX. MIN. 40' x 77' LOTS)
PARK OPEN SPACE	10 ACRES	
PRIVATE OPEN SPACE	2.0-12.0 ACRES	
COMMERCIAL	6 ACRES	

NOTE: ALL GRAPHICS AND TABULATIONS SHOWN ARE CONCEPTUAL ONLY. ACTUAL FORM, UNIT TYPES, UNIT COUNTS, OPEN SPACE, 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' front setback on corner lots	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. Open space is based on an overall project-wide basis. Milestone 1: 50% of the required open space will be improved as 50% of the lots are improved; milestone 2: 100% of the required open space will be improved as 100% of the lots are improved

Permitted encroachments (subject to building code requirements)

- Encroachments such as 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 are allowed to encroach up to 3-feet within side and rear setbacks.
- Only decks and covered patios less than 30-inches above grade may encroach into the side or rear yard setback, but must be a minimum of 5-feet from the side or rear property line.
- Structures used for ADA compliance and life safety measures (including window wells and similar features) 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)	Landscape 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	2,400 sq. ft.	30-feet	25-feet	20-feet	7.5-feet	15-feet	7.5-feet	25-feet	35-feet or 3-stories whichever is less	30-feet	NA	10 acres min. or 10% of area, whichever is greater	25% of total Project area	1000 sq. ft. of Living space	2 spaces per du+ Guest parking (1)	50'
PROPOSED STANDARDS	Alley-Load Townhomes	16 DU/Ac	800 sq. ft.	18-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.	20-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.

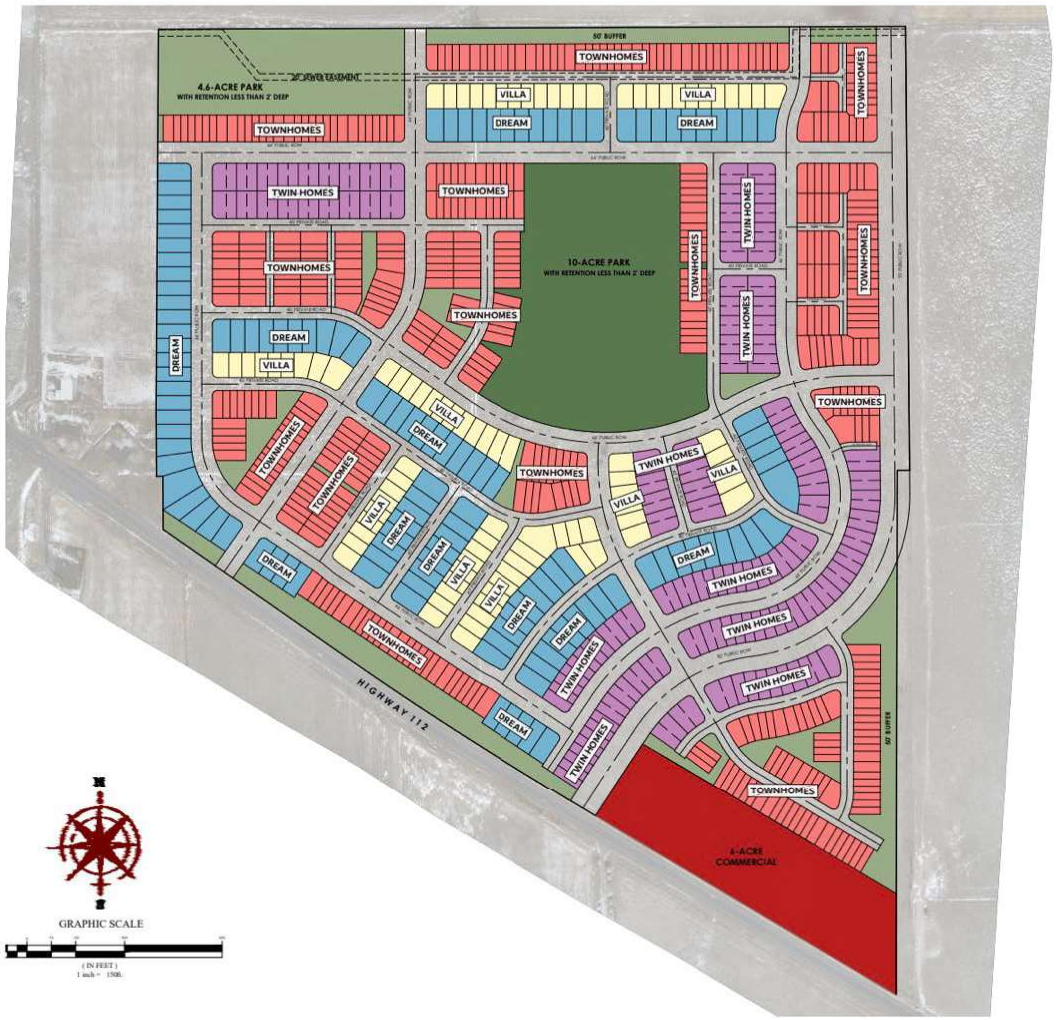
Footnotes

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. (City Standard for Mixed-Use Multi-Family)
2. Open space is based on an overall project-wide basis. Milestone 1: 50% of the required open space will be improved as 50% of the lots are improved; milestone 2: 100% of the required open space will be improved as 100% of the lots are improved

Permitted encroachments (subject to building code requirements)

- Encroachments such as 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 are allowed to encroach up to 3-feet within side and rear setbacks.
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EXAMPLE CONCEPT LAYOUT



Open Space

LEGEND

22' x 50' TOWNHOMES	475-485 UNITS	
49' x 48' TWIN HOMES	190-205 UNITS	
DREAM LOTS	125-135 UNITS	(APPROX. MIN. 44' x 100' LOTS)
VILLA LOTS	90-100 UNITS	(APPROX. MIN. 40' x 77' LOTS)
PARK OPEN SPACE	10 ACRES	
PRIVATE OPEN SPACE	2.0-12.0 ACRES	
COMMERCIAL	6 ACRES	

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

Minimum Open Space 10% (11.97 acres)

Open Space as shown

- 22-acres shown on example conceptual layout
- 10-acre Park (City Maintained)
- 4.6-acre Park (HOA Maintained)
- 2+ acres Pocket Parks/Open Space in Multi Family
- 50-ft+ Buffer along north, east, south (Hwy 112)

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.

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



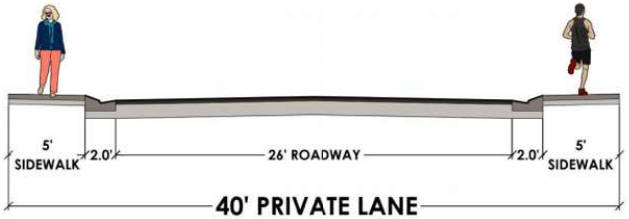
Cross Creek Ranch - Fulshear, TX

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.

CROSS SECTIONS

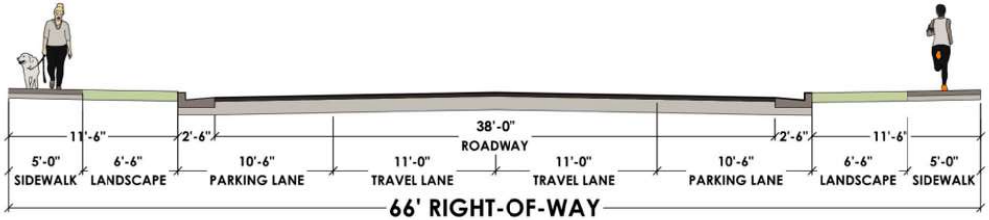
PRIVATE ROADWAYS (HOA MAINTAINED)





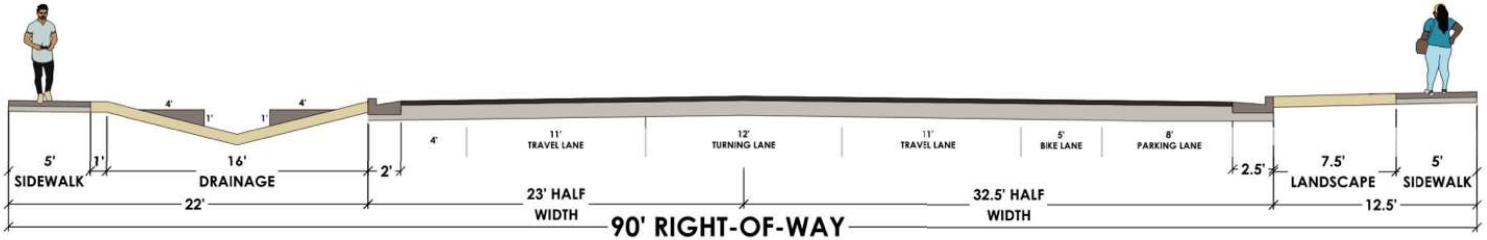
NOTE: NO PARKING ON PRIVATE ALLEY OR PRIVATE LANE

LOCAL ROADWAY (CITY MAINTAINED)



GRANTSVILLE CITY STANDARD 66' RIGHT-OF-WAY

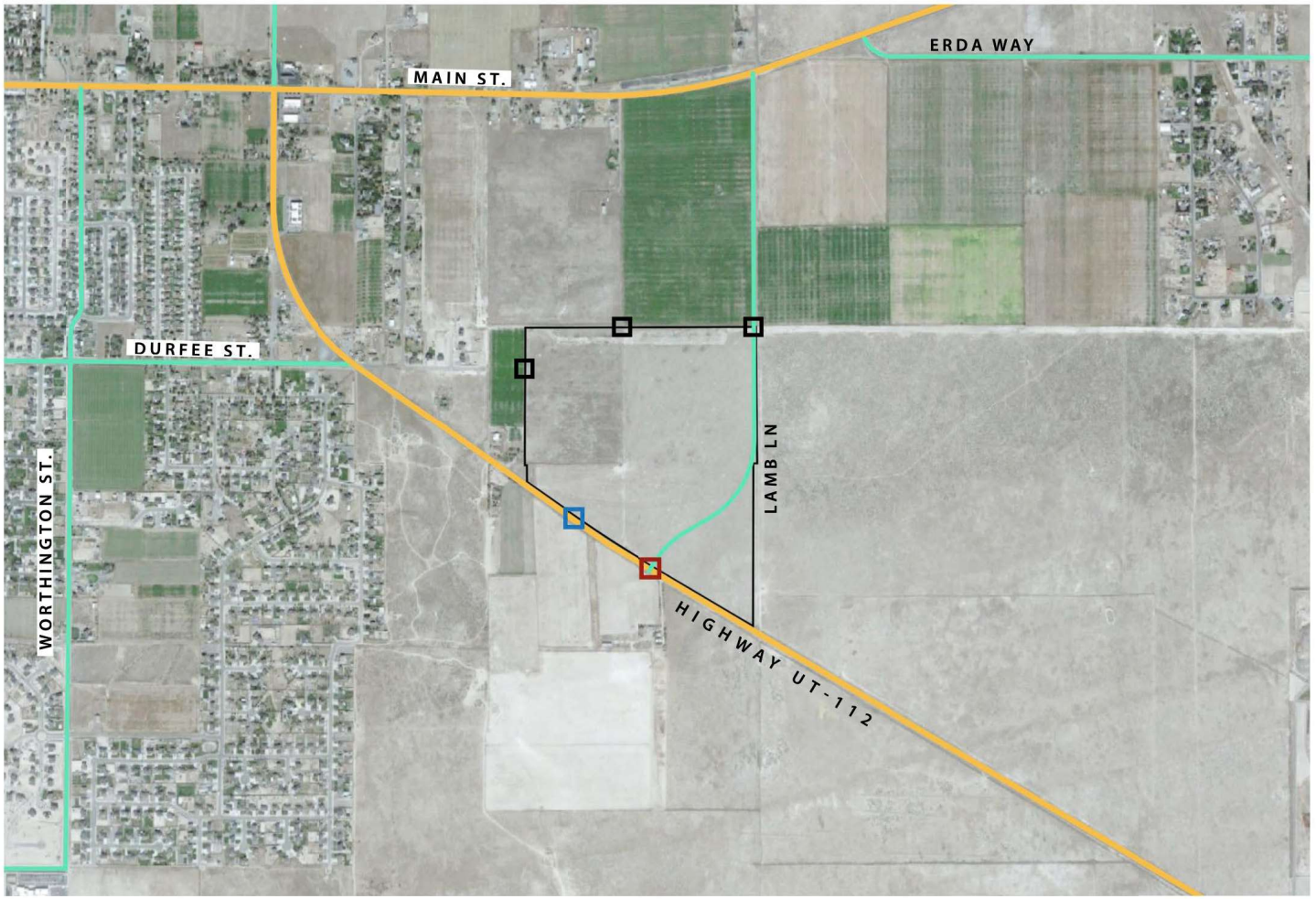
COLLECTOR ROADWAY (CITY MAINTAINED)



GRANTSVILLE CITY STANDARD COLLECTOR A

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

FUTURE MASTER TRANSPORTATION PLAN



LEGEND

- PROJECT BOUNDARY
- COLLECTOR ROAD
- ARTERIAL ROAD
- FULL INTERSECTION, ±100'
  (Future right-in/right-out intersection per UDOT standards)
- ACCESS POINT, ±100'
  (Future intersection per City standards, location to be determined at preliminary)
- FULL INTERSECTION, ±100'
  (Future signalized UDOT intersection)

Note: Per UDOT requirements, a westbound turn lane and separate eastbound turn lane will be improved as part of the project.

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N.T.S.

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

Deseret Meadows PUD Approval Request

- Acquired property for high quality more affordable housing options for employees of Lakeview Business Park & surrounding community
- Installed public infrastructure between 2021 to 2024 for Lakeview Business Park & and upsized it to accommodate Deseret Meadows PUD:
  - 1.2M Gallon Water Tank upsized from 750,000 Gallons (additional 450,000 Gallons at a cost of ~$550,000)
  - ~7,600 Lineal Feet of 16-inch water transmission line (increased circulation and redundancy)
  - Upsized sewer line trunk line from 18-inchs to 21-inches (at a cost of ~$233,000)
  - Designed & Constructed Marshall Well (2,500 gpm) before required for industrial uses
- Provided less density and more open space than underlying zoning
- Banked adequate culinary water rights with Grantsville City
- Refined the application based on prior buyer's experience, current buyer needs and ongoing discussions with City Staff and Elected Officials
- Request a positive recommendation for Deseret Meadows PUD approval

AGENDA ITEM #2

Adjourn.