

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.

Deseret Meadows
Engineering Comments for Geotechnical Study, Floor Plan Inserts, UDOT Coordination Memo, and Traffic Report (9/23/2024)

1. Geotechnical Study
    a. Executive Summary (Pages 2 and 3)
        i. Surface clay soils were poorly consolidated, had low to very low density, indicative of potentially collapsible soil within the upper 2 to 6-feet.
            1. Potentially collapsible soil must be removed down to and exposing natural soils below new structures and all gravity fed utilities.
        ii. Natural soils consisted primarily of fined-grained clay soils which were presently overall, low in moisture content.
        iii. Groundwater was not encountered.
        iv. Potentially collapsible soils may remain below new pavement area provided the upper 18-inches are moisture conditioned and recompacted to the requirement outlined in Section 6.4 Fill Placement and Compaction and subsequent overlying site grading fills are less than 3-feet thick.
    b. Natural fine-grained soils at this site are likely susceptible to rutting and pumping. If occurs, a minimum of 18-inches of the disturbed soils must be removed to be effective, but could require deeper removal (Page 18).
    c. Bedding and fill shall meet Grantsville City requirements as specified in the City's General Notes and Pre-Construction Notes.
    d. Pavement section shall at least meet Grantsville City's road section 3-inches asphalt on 6-inches of untreated base course on 8-inches granular borrow. Geotechnical Study recommendations are at least this for residential streets and light vehicle internal drives (Page 22).
    e. Asphalt needs to meet Grantsville City's requirements which the Geotechnical Study recommends (Page 22 and 23).
    f. Portland Cement Concrete needs to have a compressive strength of 4,500 psi to meet City requirements. Page 23 of the Geotechnical Study should be updated.
    g. A retention basin will be constructed in the northwest corner of the project. Double ring infiltrometer tests shall be completed per current City Storm Drainage Requirements to determine infiltration rate for retention basin.
    h. Refer to Geotechnical Study for all recommendations.
2. Floor Plan Inserts
    a. No Comments
3. UDOT Coordination Memo
    a. Summary - SR-112 is planned to be a five-lane section which is unfunded and planned between Years 2033 and 2042.
    b. Focus is meeting with UDOT on September 24, 2024 to discuss the Conditional Access Permit.
4. Traffic Report
    a. Not anticipating any westbound traffic at SR-112 and Lamb Lane without traffic signal (Tables 1 through 3)?
    b. Maybe I missed it in the write up, but the SR-112 and Access 1 intersection should be mentioned as a right-in/right-out intersection.

c. Won't there eventually be an access from the development onto Durfee Street in the future? Why wasn't this analyzed?
d. Lamb Lane has level of service (LOS) "F" under all three scenarios – 2025 Opening Year, 2030 Future Year, and 2045 Future Year so signal warrant analysis shown.
e. SR-112 and Lamb Lane intersection will require a traffic signal.
    i. 2025 LOS B and LOS C by 2040 (full build-out).
    ii. On SR-112 at intersection, recommend left hand turn lane (eastbound), right hand turn lane (westbound), and Lambs Lane southbound left turn lane with recommended separate left and right turn lanes along Lamb Lane.
f. Access 1 (West Access onto SR-112)
    i. Recommended to have westbound right turn lane, westbound acceleration lane, and eastbound left turn lane.
    ii. It is recommended separate left and right turn lanes along Lamb Lane be constructed.

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.)
   2.1) SR-112 is planned to be a five-lane section which is unfunded and planned between Years 2033 and 2042. 72' ft. half width needs to be dedicated for the ROW.
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 outlined in Chapter 12.2 land use ordinance

(A) The Geo-technical Report needs to be updated and reflect correctly. See engineers review as outlined in the staff report

5) Surface clay soils were poorly consolidated, had low to very low density, indicative of potentially collapsible soil within the upper 2 to 6-feet.
   5.1)Potentially collapsible soil must be removed down to and exposing natural soils below new structures and all gravity fed utilities.

6) A double ring infiltrometer tests shall be completed per current City Storm Drainage Requirements to determine infiltration rate for all retention basin on the property.

(B) The Traffic Report needs to be updated and reflect correctly. See engineers review as outlined in the staff report

7) SR-112 and Access 1 intersection should be mentioned as a right-in/right-out intersection.

8) There will eventually be an access from the development onto Durfee Street in the future. Why wasn't this analyzed? Needs to be updated.

9) Lamb Lane has level of service (LOS) "F" under all three scenarios – 2025 Opening Year, 2030 Future Year, and 2045 Future Year so signal warrant analysis shown.

10) SR-112 and Lamb Lane intersection will require a traffic signal.
   10.1) 2025 LOS B and LOS C by 2040 (full build-out).
   10.2) On SR-112 at intersection, recommend left hand turn lane (eastbound), right hand turn lane (westbound), and Lambs Lane southbound left turn lane with recommended separate left and right turn lanes along Lamb Lane.
11) Access 1 (West Access onto SR-112)
   11.1) Recommended to have westbound right turn lane, westbound acceleration lane, and eastbound left turn lane.
   11.2) It is recommended separate left and right turn lanes along Lamb Lane be constructed.

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 Kristy, 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 iprovide 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.

The detailed zoning guidelines provided outline the permitted and conditional aspects for each zoning category in the area, ensuring clarity and compliance moving forward.

** *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.

---------- Forwarded message ---------
From: **Jeremy Gilbert** <jgilbert@utah.gov>
Date: Wed, Sep 18, 2024 at 3:54 PM
Subject: Re: SR-112
To: Geoffrey Dupaix <gdupaix@utah.gov>

Geoff,

I could not find any concept that shows a 5 lane section on SR-112 in Grantsville. Doing quick concepting, I think we could preserve a 120' corridor which would accommodate 2024 full standards and a 12' SUP on both sides of the road. Let me know if you need any other information from me.

Thanks,

On Wed, Sep 18, 2024 at 10:42 AM Geoffrey Dupaix <gdupaix@utah.gov> wrote:

> Jeremy,
>
> Do you know if we have a concept typical section for SR-112?
>
> Thanks,

RESIDENTIAL	**R-1-8**	**R-1-12**	**R-1-21**	**RM-7**	**RM-15**
Single-Family Dwellings Detached	P	P	P	P	P
Single-Family Attached Dwellings	P	P	P	P	P
Two-Family Dwelling (Amended 5/97)	-	C	C	P	P
Twin Home Dwellings (Amended 5/97)	-	C	C	C	C
Multiple Family Dwellings	-	-	-	C	C
Congregate Care Facility	-	-	C	C	C
Nursing Care Facility	-	-	C	C	C
Group Home, Small	-	-	P	P	P
Group Home, Large	-	-	-	-	P
Transitional Treatment Home, Small	-	-	C	C	C
Mobile Home Parks	-	-	-	C	C
Mobile Home Subdivisions	C	C	C	C	C
Residential facilities for handicapped or elderly	P	P	P	P	P
HOME OCCUPATION	C	C	C	C	C
Household pets, other than Sportsman Permit	P	P	P	P	P

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
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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



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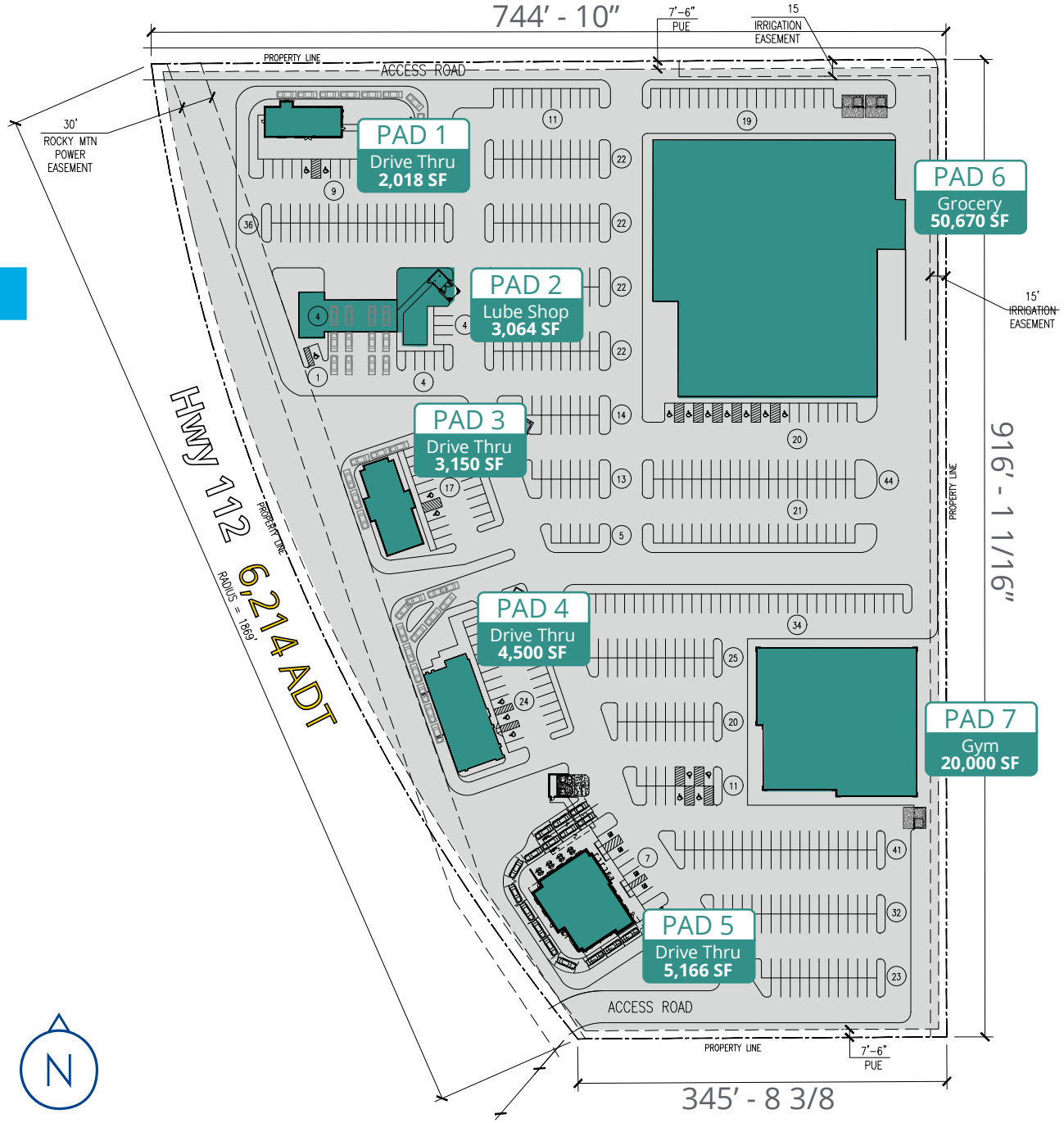
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Site Plan Detail

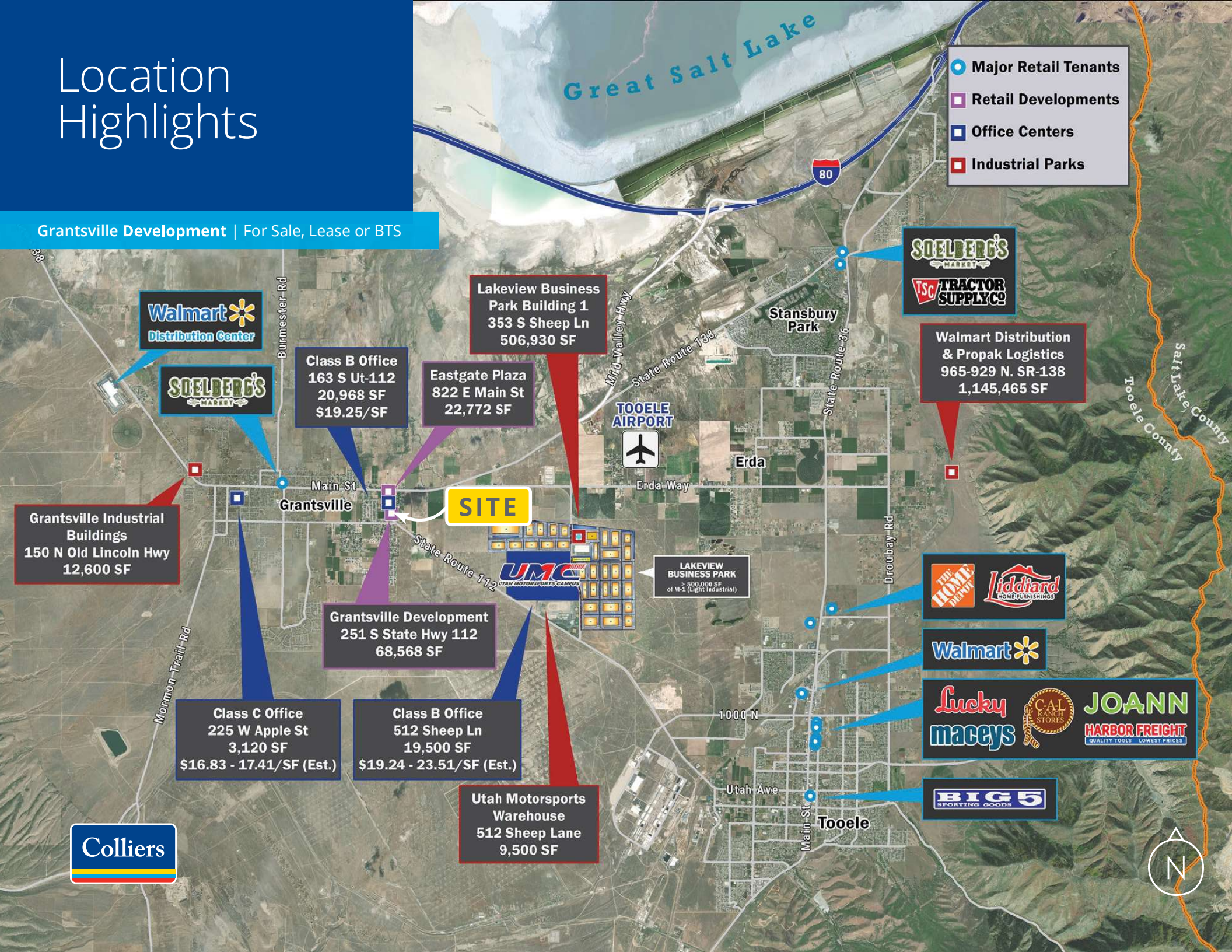
Grantsville Development | For Sale, Lease or BTS

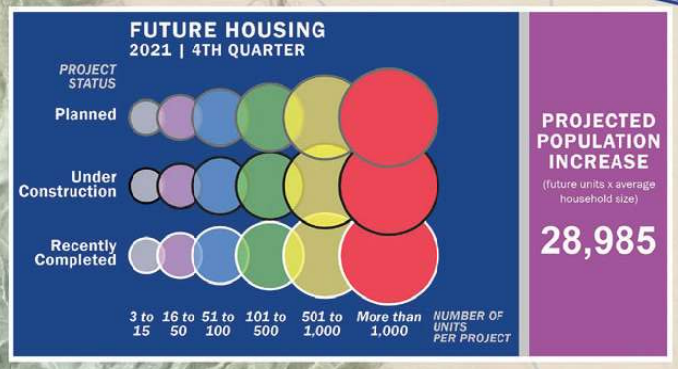
Pad	Size
1	2,018 SF
2	3,064 SF
3	3,150 SF
4	4,500 SF
5	5,166 SF
6	50,670 SF
7	20,000 SF



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

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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

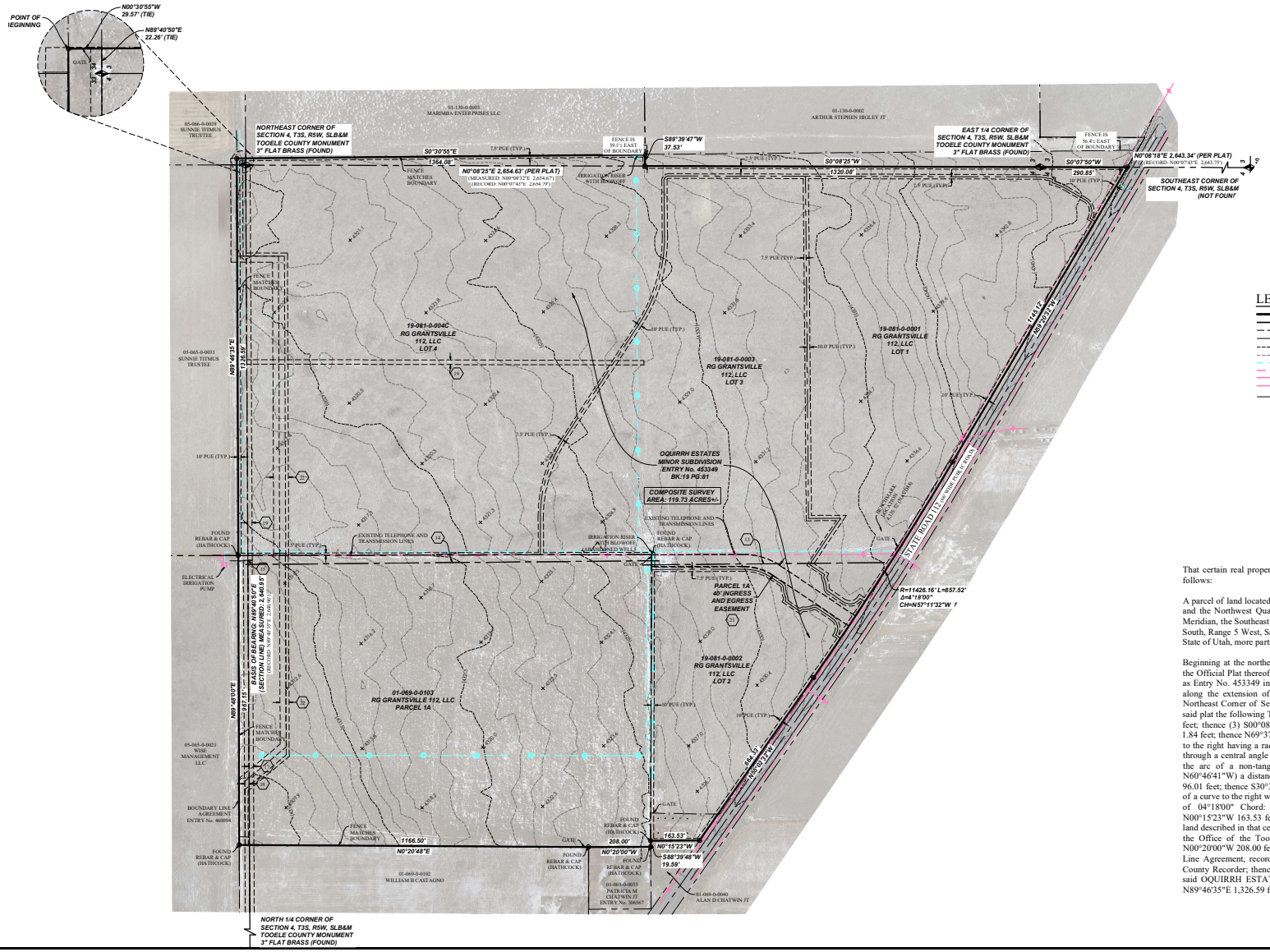
PREFACE

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. COMMUNICATIONS
- EXIST. OVERHEAD POWER
- EXIST. UNDERGROUND POWER
- EXIST. FENCE
- SECTION MONUMENT (FOUND)
- SECTION MONUMENT (NOT FOUND)
- BOUNDARY MARKER
- EXIST. IRRIGATION RISERS
- EXIST. POWER POLE
- EXIST. ELECTRICAL BOX
- EXIST. COMMUNICATIONS BOX
- + 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:

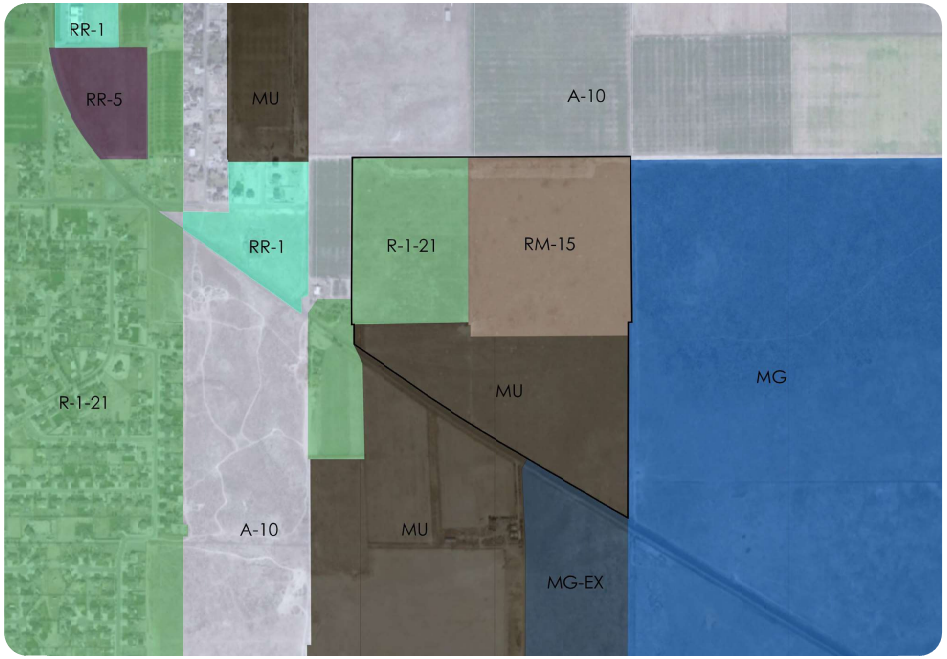
A parcel of land located within the Northeast Quarter of Section 4, the Southeast Quarter of Section 4 and the Northwest Quarter of Section 3, Township 3 South, Range 5 West, Salt Lake Base and Meridian, the Southeast Quarter of Section 33 and the Southwest Quarter of Section 34, Township 2 South, Range 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

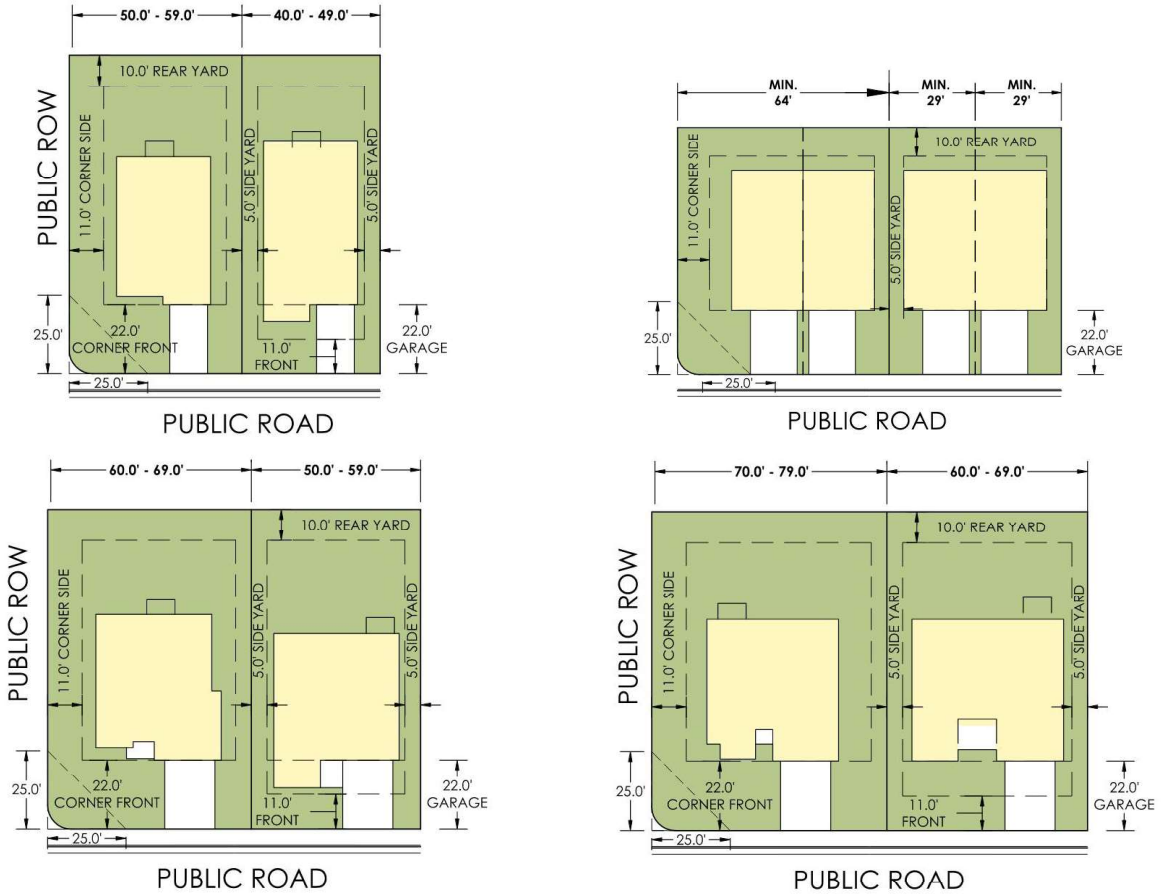
As shown in the table, the proposed PUD overlay's density is informed by the densities of the 2022 City Code underlying zones and their combined averages. Deseret Meadows proposes a minimum density reduction of 34% (479 fewer units than applicable zoning allowed).

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



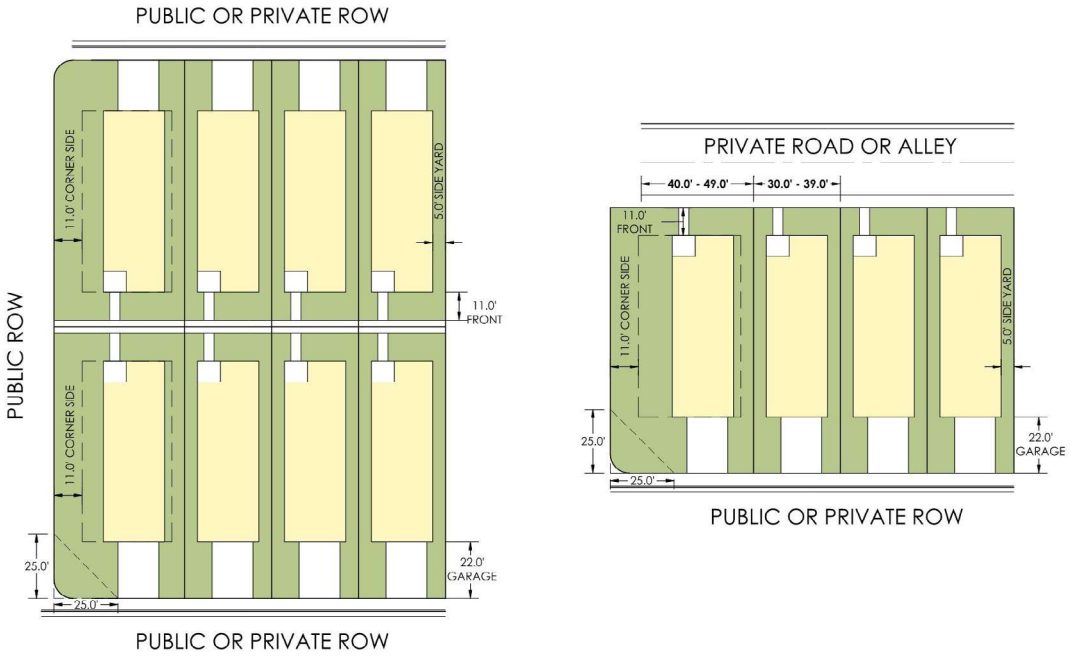


Home Examples

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



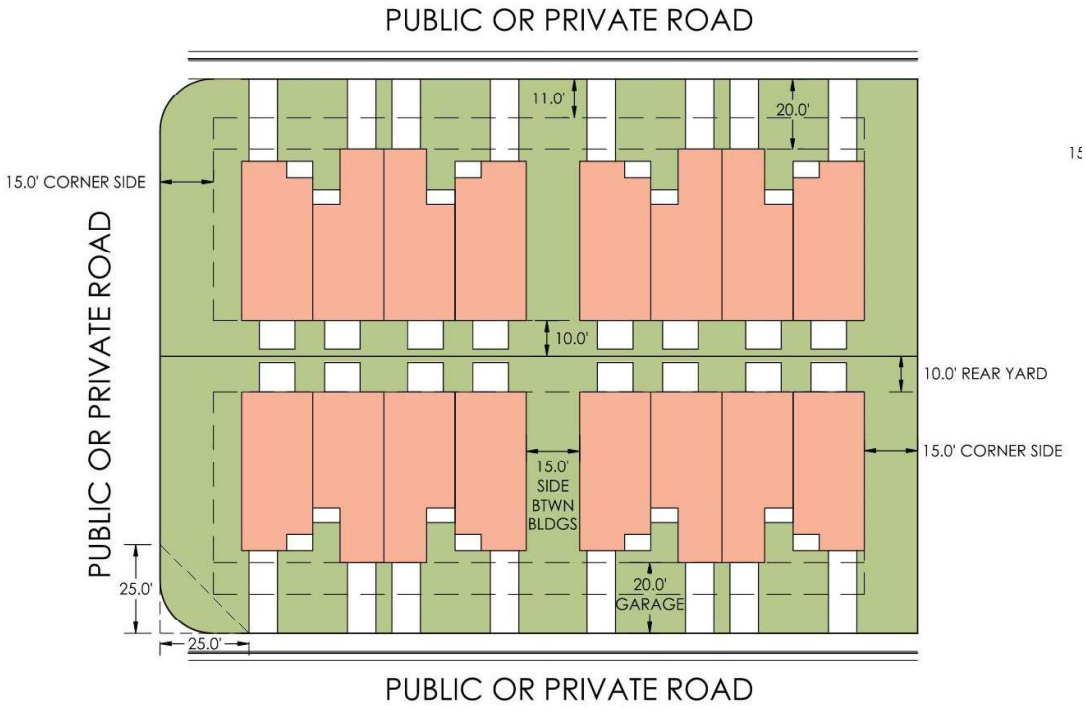


Home Examples

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



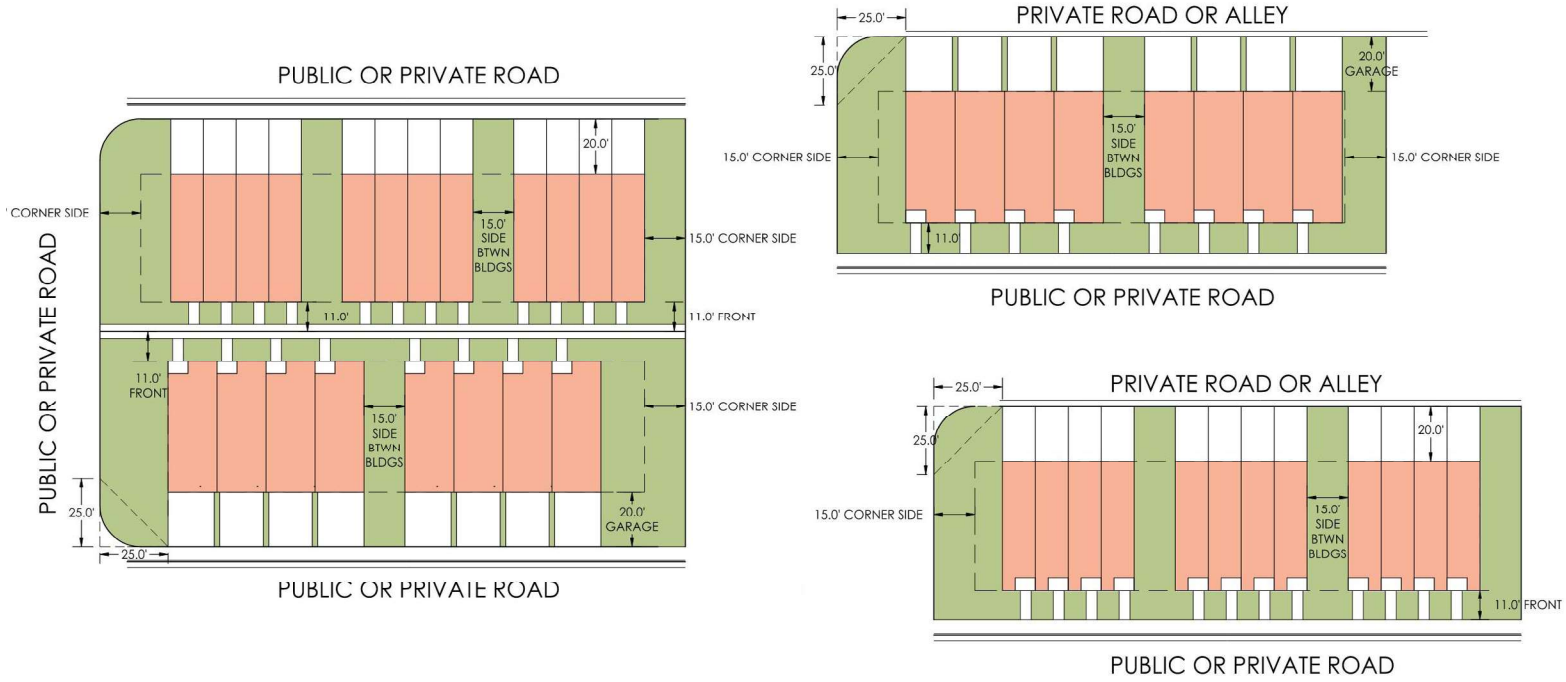


Home Examples

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%	NA		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.

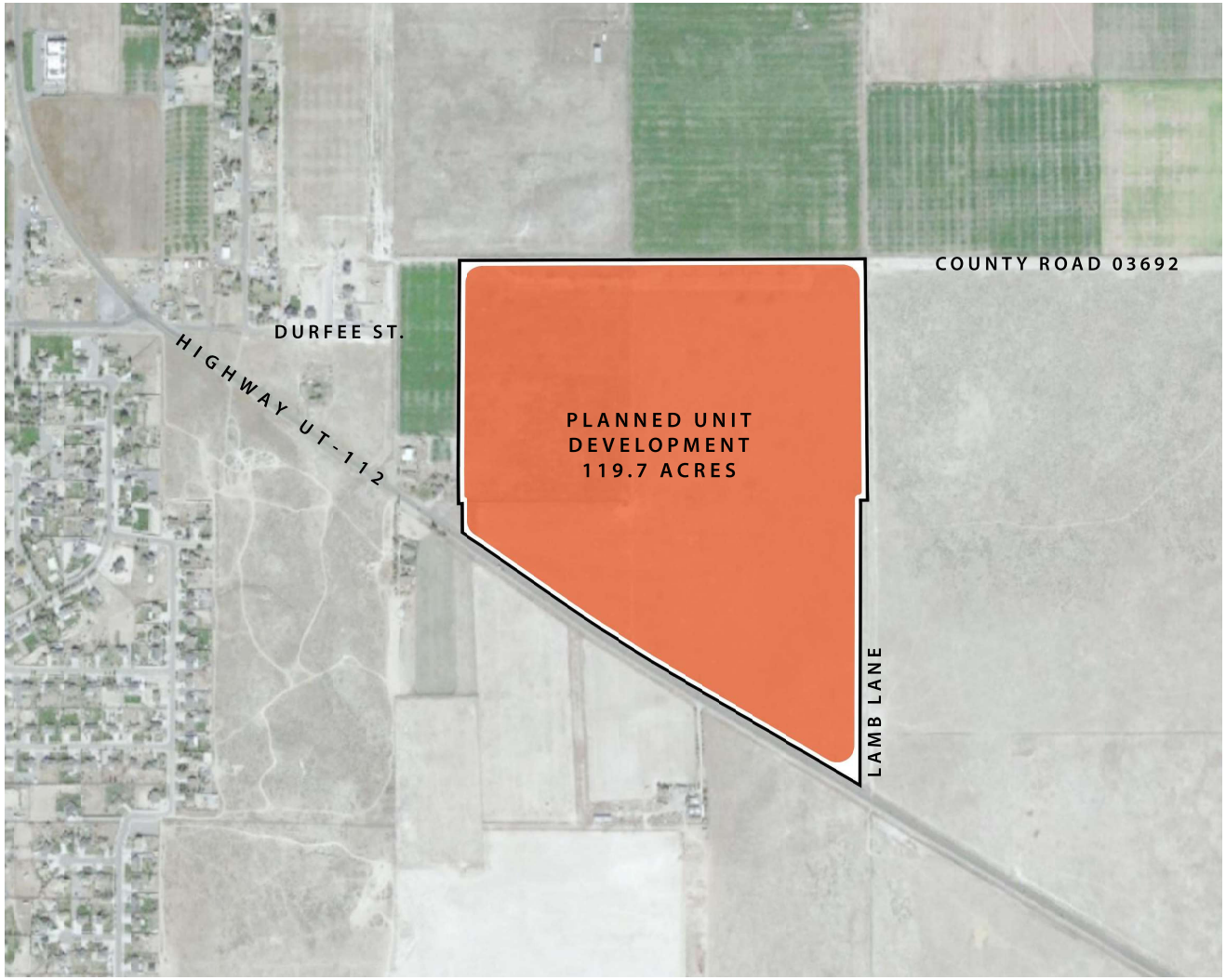
Footnotes

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

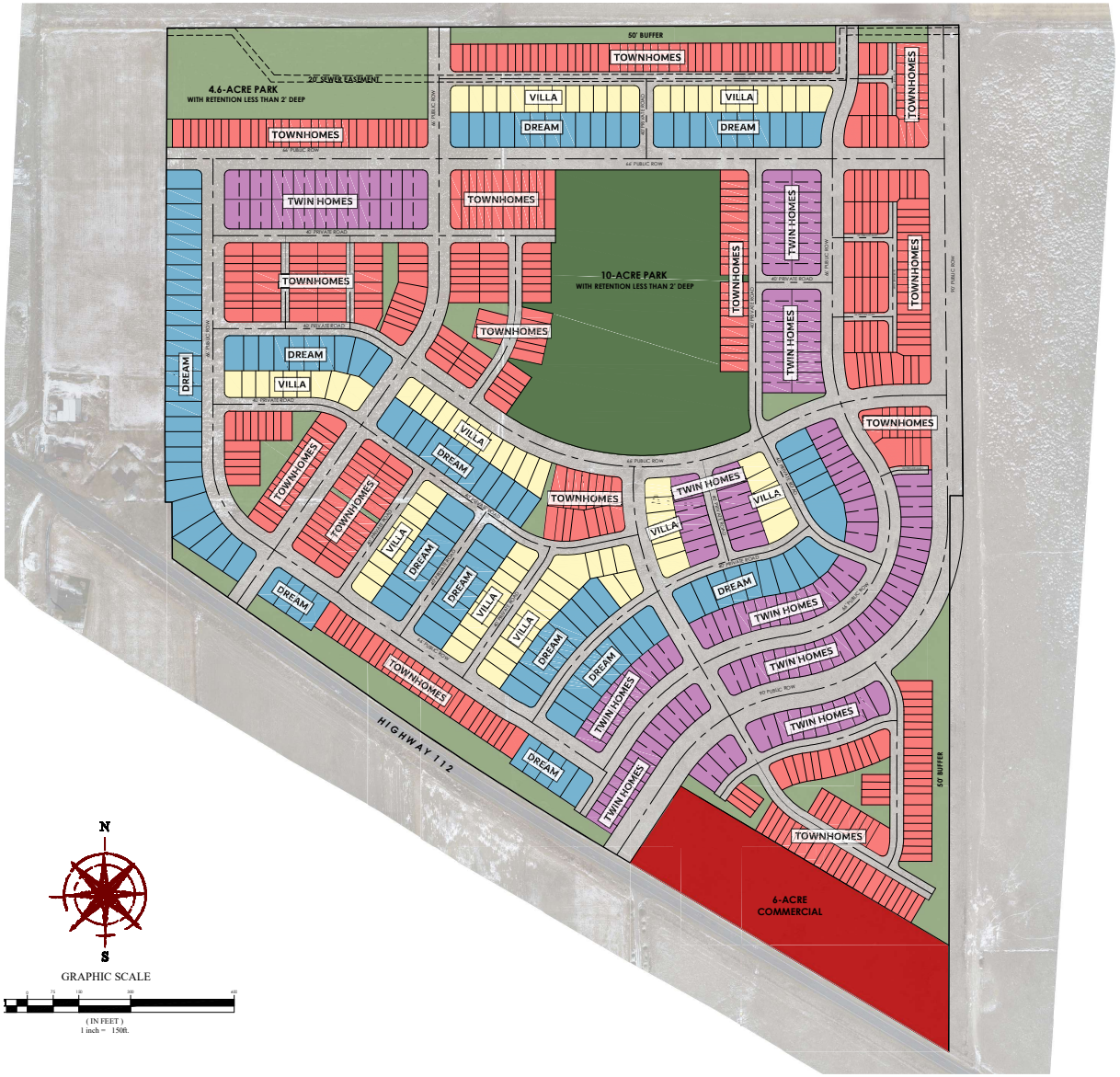
NOTES

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.

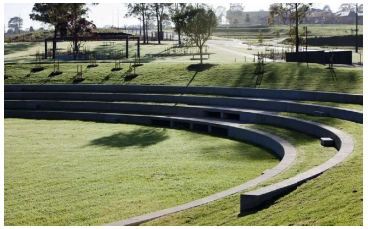


Brookside Park - South Jordan, UT



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.

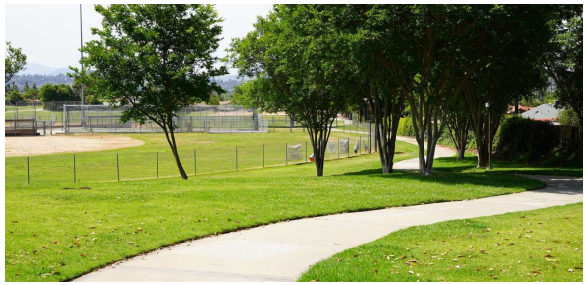
The desire to accommodate various forms of transportation stems from the documented social and physical benefits associated with increased foot traffic within a community. Providing accessible and visible circulation routes for pedestrians and cyclists correlates to improved rates of physical activity. 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.

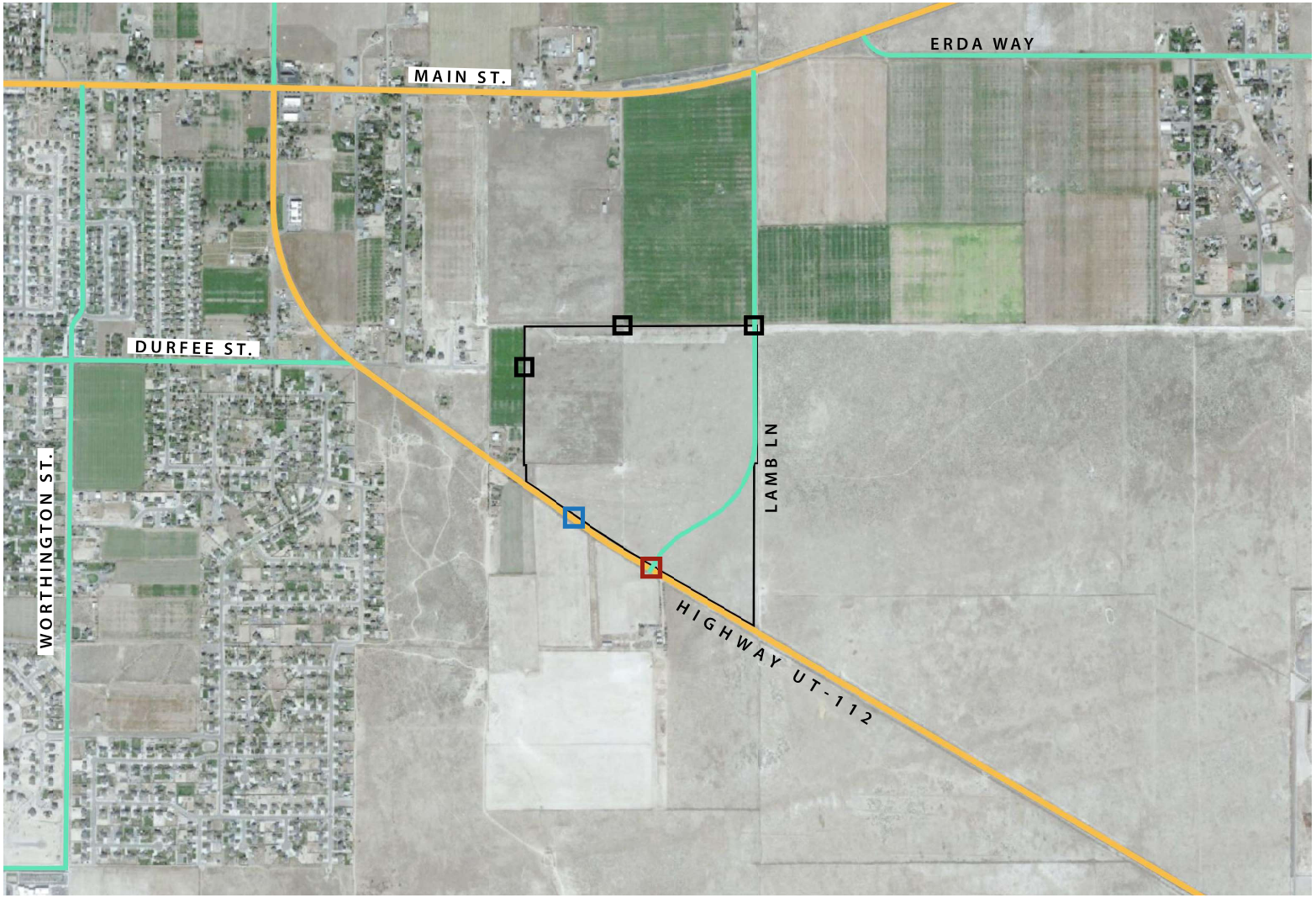
- Xeriscape should be incorporated as much as possible to encourage sparing use of water
- Adequate lighting, whether path or area lighting, should be provided for safe usage at night
- Trash receptacles and benches should be placed at a minimum of every ¼ mile
- Adjacent trees should provide continuous 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.

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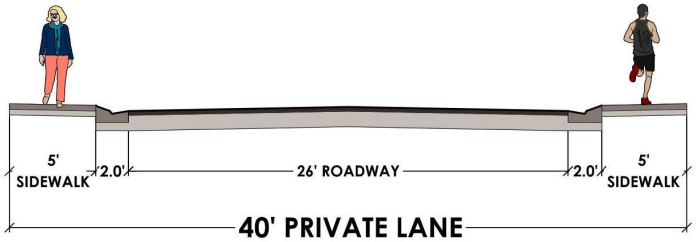
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NOTE: ALL GRAPHICS SHOWN ARE CONCEPTUAL ONLY- ACTUAL FORM, DESIGN AND LAYOUT WILL BE DETERMINED AT PRELIMINARY SUBDIVISION APPROVAL.

CROSS SECTIONS

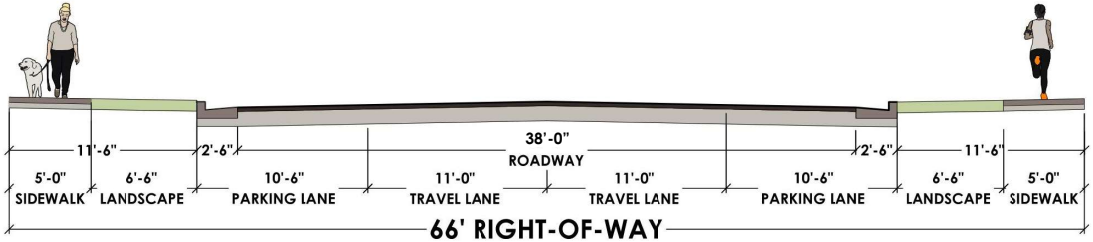
PRIVATE ROADWAYS (HOA MAINTAINED)





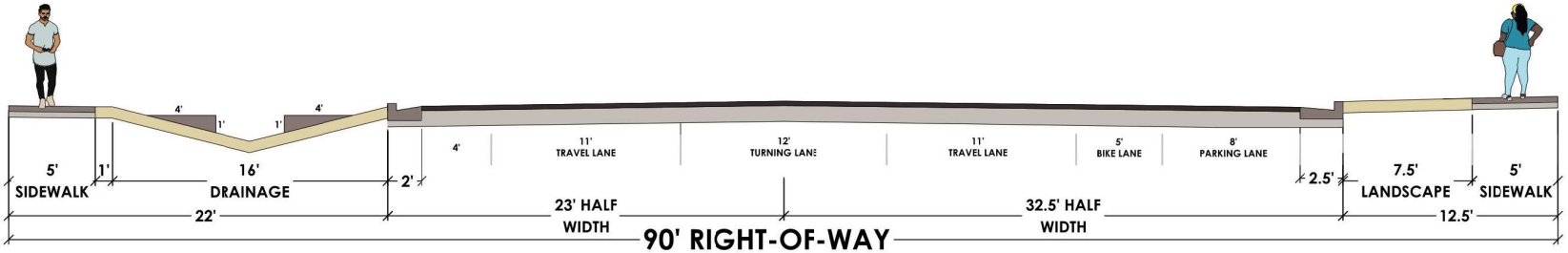
NOTE: NO PARKING ON PRIVATE ALLEY OR PRIVATE LANE

LOCAL ROADWAY (CITY MAINTAINED)



GRANTSVILLE CITY STANDARD 66' RIGHT-OF-WAY

COLLECTOR ROADWAY (CITY MAINTAINED)

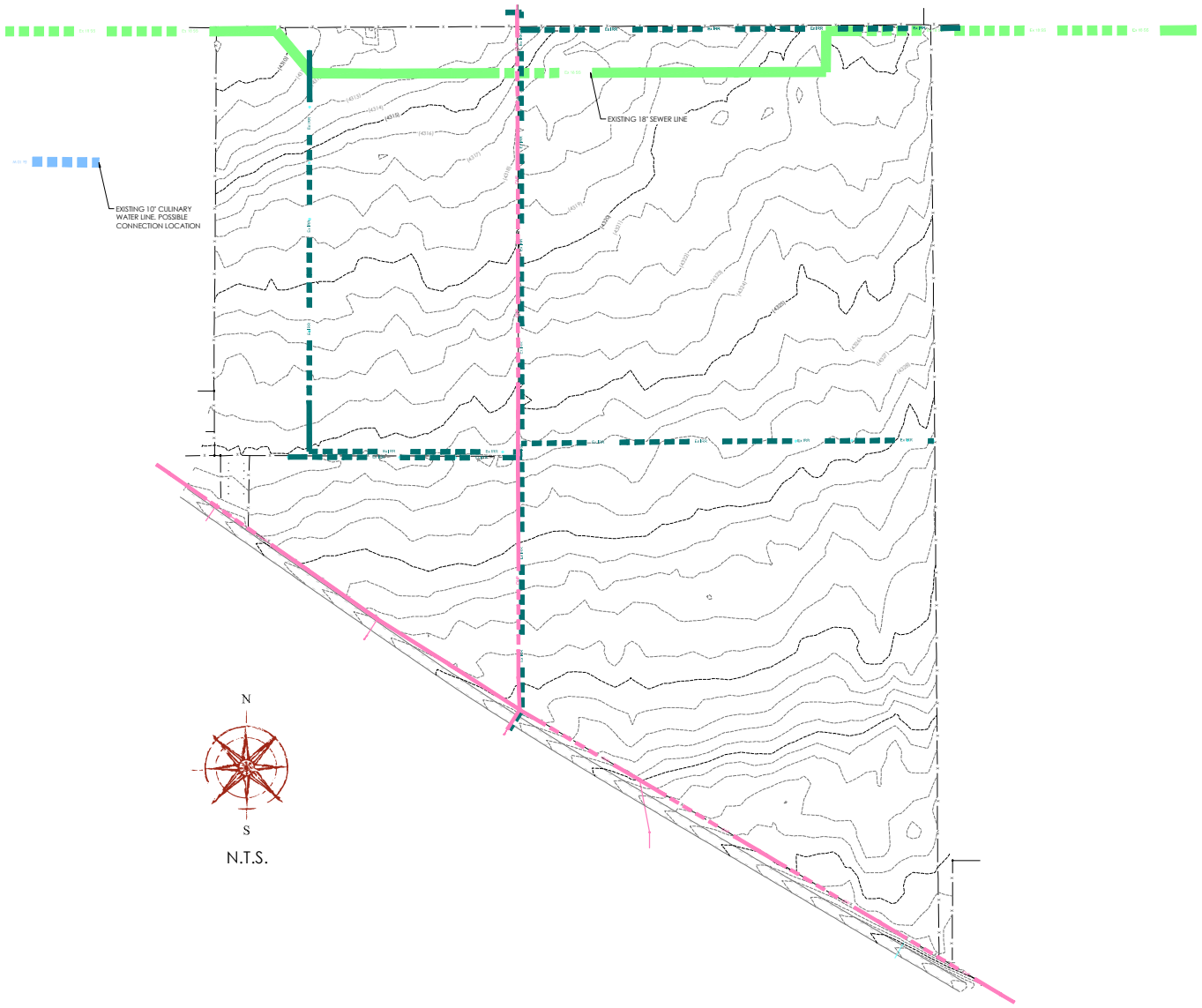


GRANTSVILLE CITY STANDARD COLLECTOR A

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

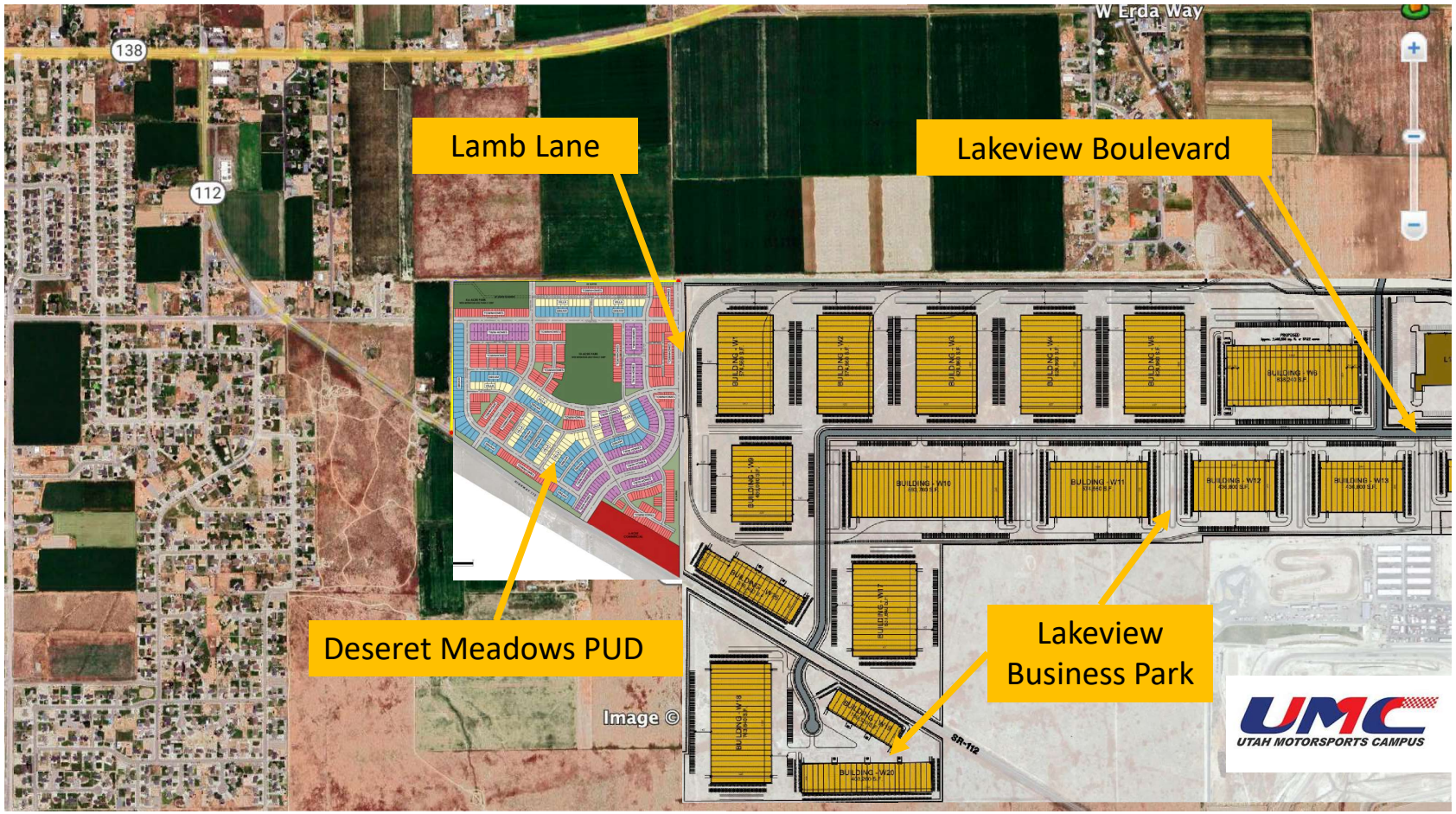
Deseret Meadows is a 120-acre development located along the north side of HWY 112 in Grantsville, UT. The property will feature a mixed use of commercial, single-family, and multi-family units. The storm water system will be sized and designed during the preliminary stage of the development. There will 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.

Deseret Meadows Planned Unit Development

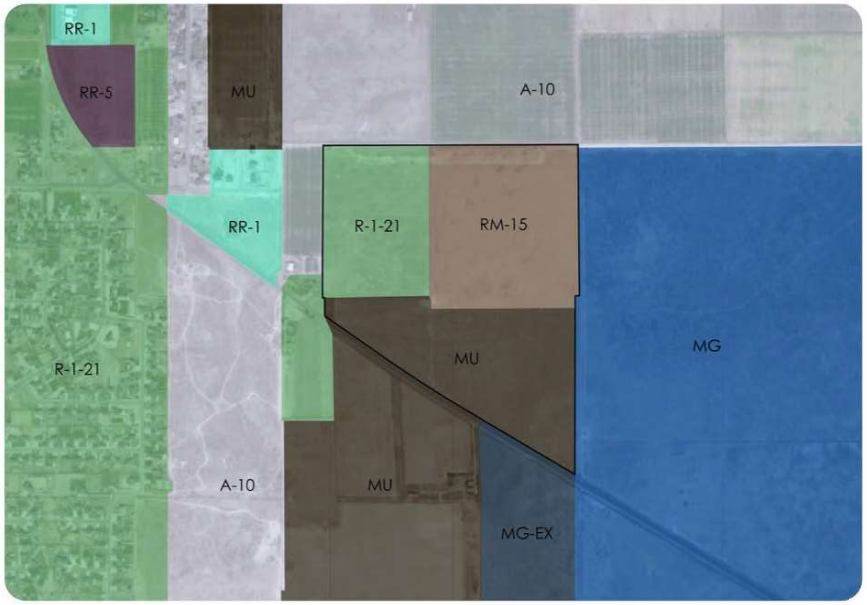
September 25, 2024

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

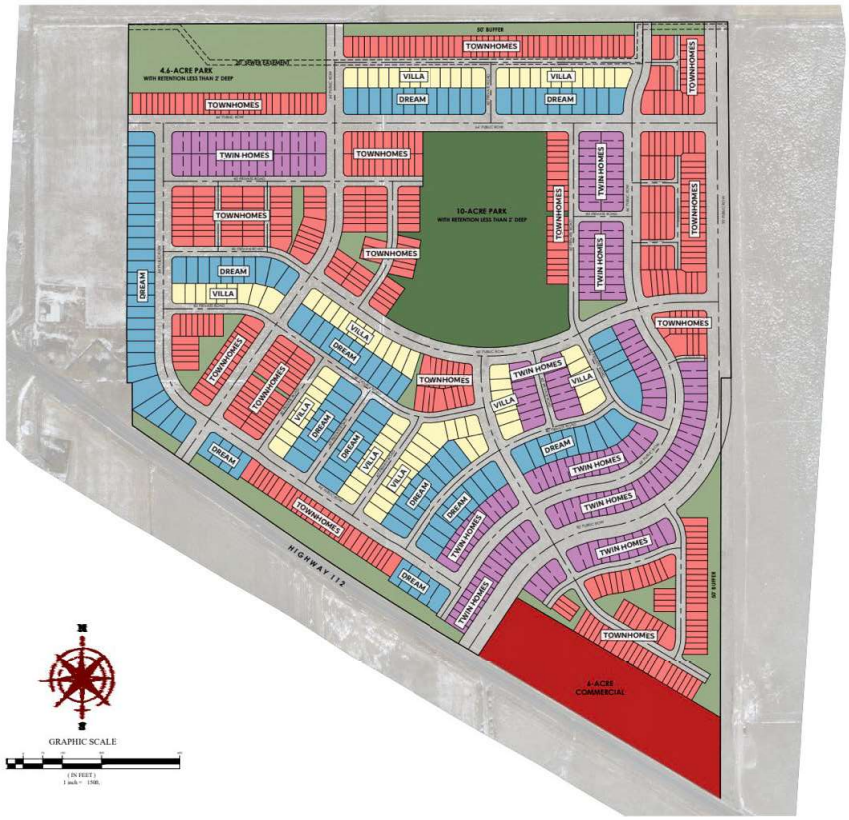


1/2-ACRE LOTS	38
TOWNHOME UNITS	403
APARTMENT UNITS	840
TOTAL UNITS	**1,281**

CONCEPT PLAN PER ZONING REQUIREMENTS

Proposed PUD Layout
7.7 DU/acre

EXAMPLE CONCEPT LAYOUT



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.

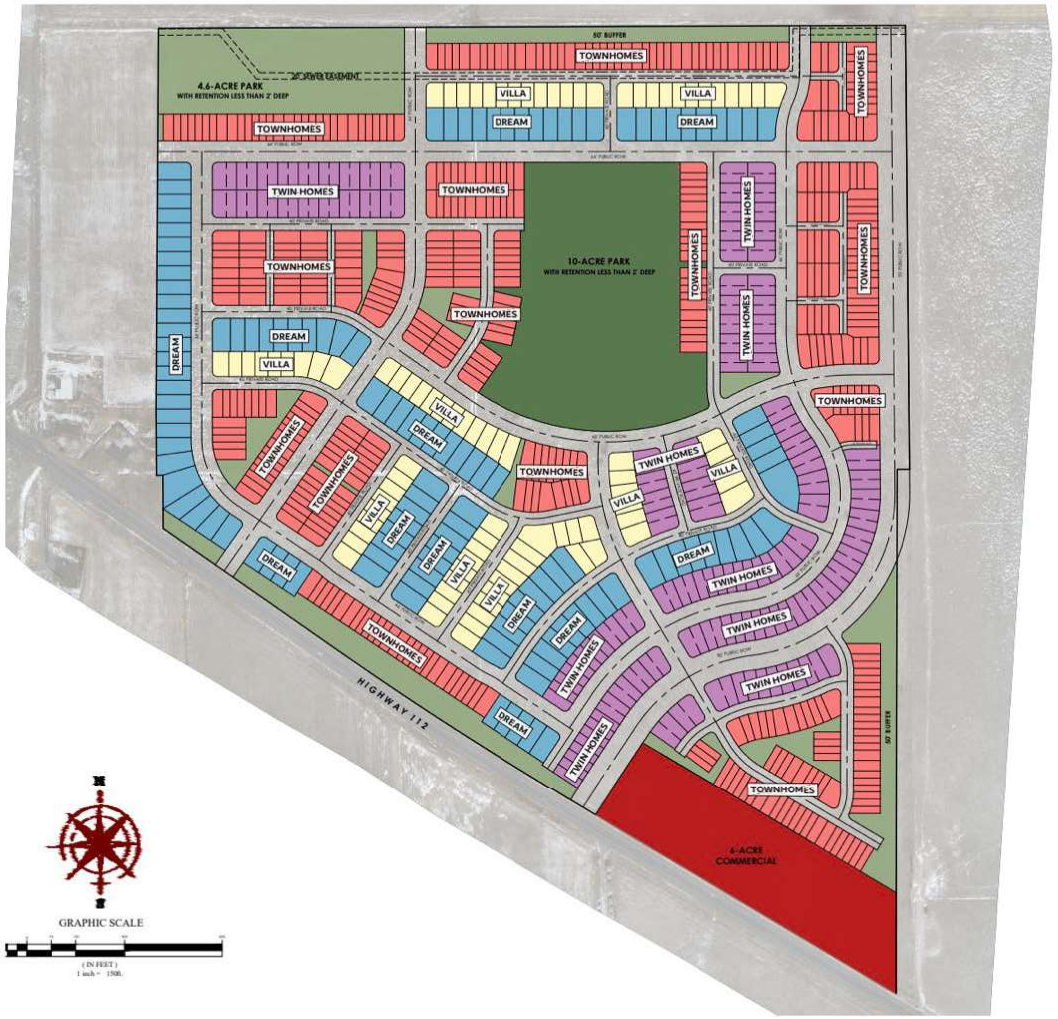
Footnotes

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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- Structures used for ADA compliance and life safety measures (including window wells and similar features) are excluded from setback restrictions.

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



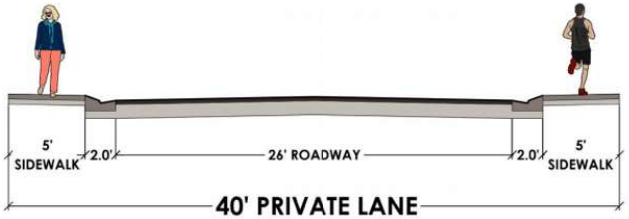
Cross Creek Ranch - Fulshear, TX

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

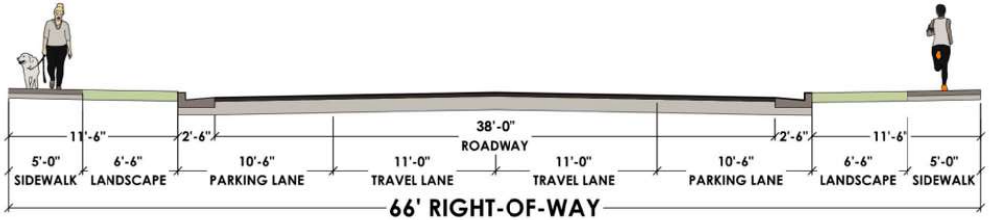
PRIVATE ROADWAYS (HOA MAINTAINED)





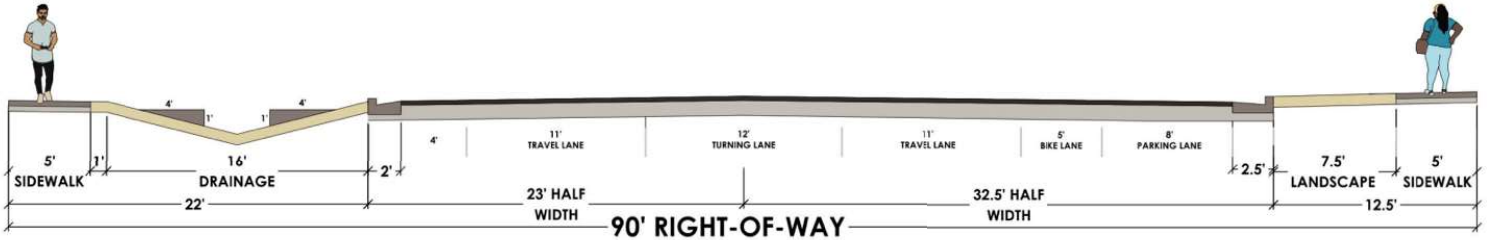
NOTE: NO PARKING ON PRIVATE ALLEY OR PRIVATE LANE

LOCAL ROADWAY (CITY MAINTAINED)



GRANTSVILLE CITY STANDARD 66' RIGHT-OF-WAY

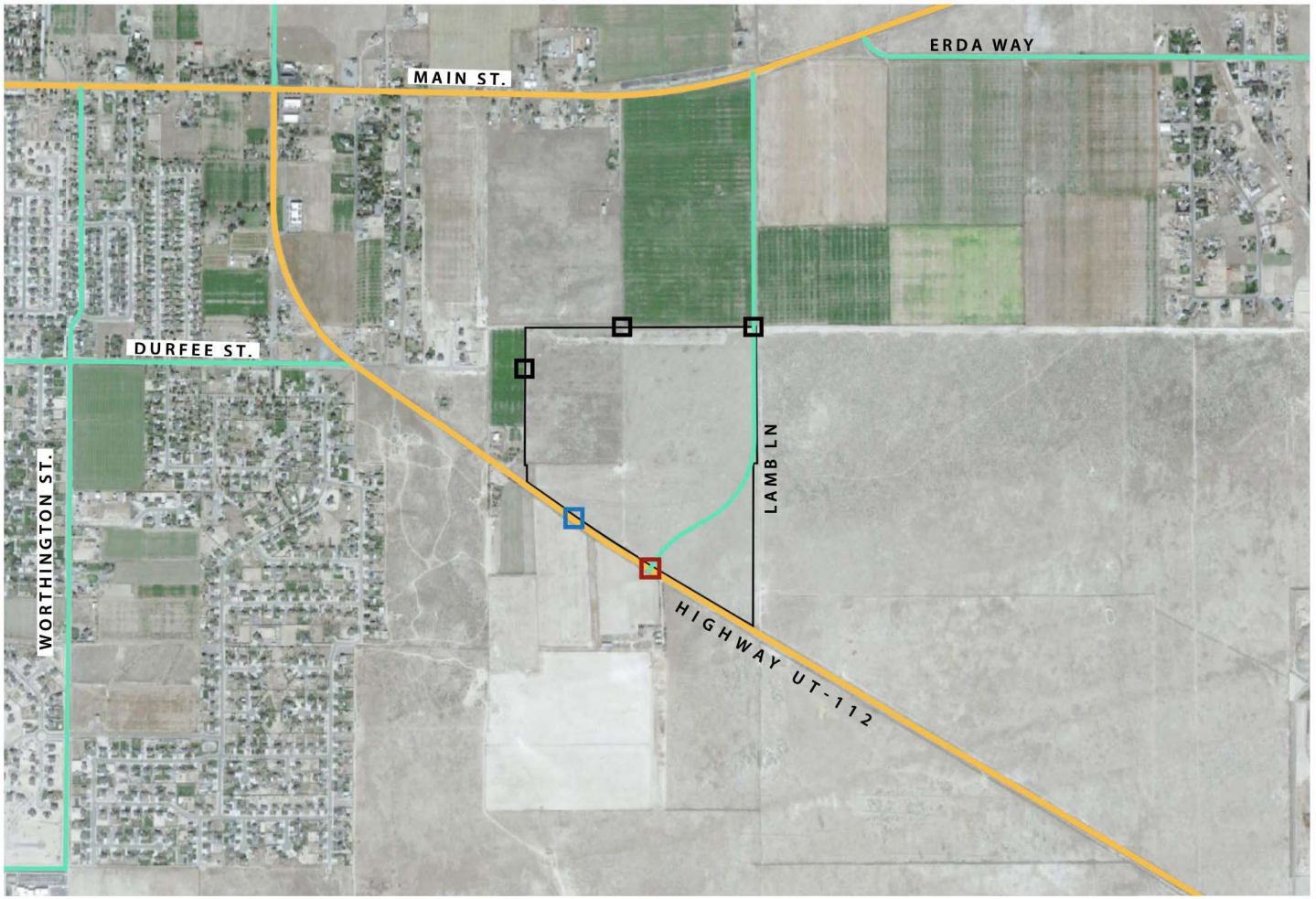
COLLECTOR ROADWAY (CITY MAINTAINED)



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.

N

S

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

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

From: Rick.Barchers
Sent: Wednesday, September 25, 2024 4:29 PM
To: Rick Barchers
Subject: FW: RG

Sent from Mail for Windows

From: Rick.Barchers
Sent: Wednesday, September 25, 2024 3:42 PM
To: Rick Barchers
Subject: RG

RG has been a valued partner with the city. Providing valuable tax dollars. The city to date while I have been on the commission Co operatively provided,

1. Upon request of RG, we have simplified process to move the lot lines on there property, within generous perimeters as needed at Lake view Business Park. Saving RG value time when there is a sales dead line. This provides RG more predictable flexibility.
2. Provided a 12" waterline at no cost to loop the water supply for to met the demands of a potential client at Lakeview Business Park.

Developer stated they are in full knowledge code in place at that time of the Jeff Allen/Meritage Homes application. RG is requesting deviations as stated in the current application from the code in place at the time of the Meritage Homes application. After a long discussion with Grantsville city Attorney I believe that if RG agrees to abide by the code in place at the time of the Meritage homes PUD application, for the current application it would be in the cities best interest. This of course would mean only that the deviations they are requesting are based on that code.

There are many things to consider with this PUD.

1. Applicant claims to agreements made for unspecified density allotment and or deviation to code.

There is no evidence submitted that outlines any terms or any indication of an agreement.

2. Justification as it pertains to asking for any deviation from the code.

Applicant upon assumption that the claims are as stated, one should compare to the resently agreed terms for a PUD on Twenty Wells.

A Approximate 5300 foot 12" waterline from the depot road through Twenty Wells. This water line is 100% not needed for the Twenty Wells development. The reason for this waterline was to provide the looping needs for the potential clients of RG.

B Sewer line, upsized to 15" from the required 10" throughout .

C 100% not needed for Twenty wells development--Sewer From Durfee to main upgraded to 18"

D Extention of N reen Rd from saddle rd to east end of The estates at Twen wells.

Twenty Wells developer also agreed to construct a 31.17 acre sports park that includes parking 2 fully finished and completed baseball diamonds with bleachers, scoreboard, backstop and other amenities. These properties will not be allowed any resale fee and profide 68 units that will be deeded and qualify for Median income housing. In addition to a 31.24 acre retail commercial area.

The Twenty Wells developer was not granted any setback variation or size of lot deviance beyond what is already excepted on single family homes. Deviations from the current minimum lot size or even lot size at the time of previous code would have several unintended consequences. Some foreseen and many that are not, some with this project but most importantly outher projects in the future.

I find No justification for such radical deviation to the code past or present. Deviation to allow movement of one housing type from one area to another and or minor variations that do not violate the spirit of the code would be acceptable. To allow this as stated would also violate the general plan. This looks nothing like anything within any reasonable driving distance and change the charater of the city in a drastic way. This type of development in my opinion would require a change in the general plan. On the merits with no prove of an agreement or reasoning for such a monumental departure from the code. Home whether single family or multi family covering 90% of the lot are nothing like what is here in Tooele Valley period.

In conclusion, my recommendations are as follows

1. If City counsel approves this PUD Side set backs on corner lots not be allowed. This is a safety issue that will have unintended consequences.
2. Many of the deviations are not only extreme but define 2 entirely new classification of housing not seen anywere in the entire Tooele Valley that I am aware of. This will generate issues of safety not explored.
3. Agreement on condition that numbers of different housing types/lot sizes be specified as an “up to” the number shown on the concept drawing with no additional deviations to the code in place at the time of the time of the most resent prior application which was withdrawn by the applicant
4. Total unit number be stated as an “up to” as well.

AGENDA ITEM #2

Adjourn.