GRANTSVILLE

CITY COUNCIL

October 16th, 2024

City Council Meeting

Information Packet

Agenda Item #1

Public Comment

Agenda Item #2

Summary Action Items

a. Approval of Minutes from the October 2nd Regular Meeting
b. Approval of Bills

MINUTES OF THE REGULAR MEETING OF THE GRANTSVILLE CITY COUNCIL, HELD ON OCTOBER 2ND, 2024 AT THE GRANTSVILLE CITY HALL, 429 EAST MAIN STREET, GRANTSVILLE, UTAH AND ON ZOOM. THE MEETING BEGAN AT 7:00 P.M.

Mayor and Council Members Present:

Mayor Critchlow
Jolene Jenkins
Heidi Hammond
Jeff Williams
Rhett Butler

Council Members Not Present:

Appointed Officers and Employees Present:

Braydee Baugh, City Recorder
Tysen Barker, City Attorney
Robert Rouselle, City Engineer (via Zoom)
Christy Montierth (via Zoom)
Shay Stark, City Planner (via Zoom)
Robert Sager, Police Chief
Shelby Moore, Zoning Administrator

Citizens and Guests Present: There were many members of the public present in person and via Zoom

Mayor Critchlow asked Jolene Jenkins to lead the Pledge of Allegiance

AGENDA:

Public Hearing A: No Comments offered

1. **Public Comment:** Ron Draper stood to provide public comment. Mr. Draper explained he is running for legislature and wanted to introduce his platform. Kevin Casey stood for public comment. Mr. Casey would like to remind the council to operate lean government. Mr. Casey wanted the City to help the residents not beautification. Mr. Casey wanted to express opposition to item number 6. Gary Pinkham stood for public comment. Mr, Pinkham wanted to revisit the conversation with Northstar Ranch and how the project has progressed. Mr. Pinkham provided council with a council report. Holly Jones stood for public comment. Ms. Jones appreciated the beautification efforts supported by the Council.

2. **Summary Action Items**

   a. Approval of Minutes from September 18th, Regular Meeting
   b. Approval of Bills Totaling $848,056.40

   Motion: Councilmember Hammond made the motion to Approve the minutes from the September 18th Regular Meeting

Second: Councilmember Butler seconded the motion.

Vote: The vote was as follows: Councilmember Hammond, "Aye", Councilmember Butler, "Aye", Councilmember Williams "Aye", and Councilmember Jenkins, "Aye". The motion carried.

Motion: Councilmember Butler made the motion to Approve the Bills

Second: Councilmember Jenkins seconded the motion.

Vote: The vote was as follows: Councilmember Hammond, "Aye", Councilmember Butler, "Aye", Councilmember Williams "Aye", and Councilmember Jenkins, "Aye". The motion carried.

3. **Consideration of Resolution 2024-71 Renewing the contract for Les Olson Company**

Sherrie Broadbent represented this item. Ms. Broadbent explained Les Olson did go through the procurement process. Ms. Broadbent explained the service contract helps save the City money.

Motion: Councilmember Hammond made the motion to Approve Consideration of Resolution 2024-71 Renewing the contract for Les Olson Company

Second: Councilmember Williams seconded the motion.

Vote: The vote was as follows: Councilmember Hammond, "Aye", Councilmember Butler, "Aye", Councilmember Williams "Aye", and Councilmember Jenkins, "Aye". The motion carried.

4. **Consideration of Resolution 2024-76 Approving a Custodial Agreement between Grantsville City and the Utah Division of Forestry, Fire and State Lands**

Mayor Critchlow explained this is a mutual aid agreement.

Motion: Councilmember Butler made the motion to Approve Consideration of Resolution 2024-76 Approving a Custodial Agreement between Grantsville City and the Utah Division of Forestry, Fire and State Lands

Second: Councilmember Jenkins seconded the motion.

Vote: The vote was as follows: Councilmember Hammond, "Aye", Councilmember Butler, "Aye", Councilmember Williams "Aye", and Councilmember Jenkins, "Aye". The motion carried.

5. **Consideration of Resolution 2024-77 approving salary increase for the Public Works Deputy Director position**

   Public Works Director, Christy Montierth stood to represent this item. Ms. Montierth explained the salary increase is for an employee who has been with the City for 20-years. Ms. Montierth explained vehicles are for the first responders and not used for personal use.

   Motion: Councilmember Butler made the motion to Approve Resolution 2024-77 approving salary increase for the Public Works Deputy Director position

   Second: Councilmember Hammond seconded the motion.

   Vote: The vote was as follows: Councilmember Hammond, "Aye", Councilmember Butler, "Aye", Councilmember Williams "Aye", and Councilmember Jenkins, "Aye". The motion carried.

6. **Consideration of Resolution 2024-78 modifying the vehicle use policy to allow for the Public Works Deputy Director access to a City Vehicle**

   Councilmember Jenkins pointed out that Public Works employees are first responders.

   Motion: Councilmember Jenkins made the motion to Approve Resolution 2024-78 modifying the vehicle use policy to allow for the Public Works Deputy Director access to a City Vehicle

   Second: Councilmember Williams seconded the motion.

   Vote: The vote was as follows: Councilmember Hammond, "Abstained", Councilmember Butler, "Aye", Councilmember Williams "Aye", and Councilmember Jenkins, "Aye". The motion carried.

7. **Consideration of Resolution 2024-79 appointing Markus Seat as the Public Works Deputy Director**

   Motion: Councilmember Hammond made the motion to Approve Resolution 2024-79 appointing Markus Seat as the Public Works Deputy Director

   Second: Councilmember Butler seconded the motion.

   Vote: The vote was as follows: Councilmember Hammond, "Aye", Councilmember Butler, "Aye", Councilmember Bevan, "Aye", Councilmember Williams "Aye", and Councilmember Jenkins, "Aye". The motion carried.

8. **Consideration of Resolution 2024-80 approving the MDA for Matthew's LandingJenkinsWWW**

Mayor Critchlow advised this was not recommended for approval by the Planning Commission. Mayor Critchlow advised this discussion has been going on for 2 years. Mayor Critchlow advised the water line between Main and Durfee do not connect. Councilmember Hammond advised she felt the decision was critical due to the need of retail property along Main Street. Councilmember Jenkins advised Soelberg's should pay for some road improvements. Councilmember Jenkins noted issues with the City being required to install improvements within 1 year. Councilmember Williams advised it doesn't seem like forward thinking to limit the amount of retail in the City. Councilmember Jenkins asked for a more restrictions on the zoning for the area. Ms. Moore stood to represent this item. Ms. Moore advised the MU code requires a PUD application. Councilmember Butler asked about 7.1.2 and the phrase "succession in interest". City Attorney Barker explained the succession in interest. Larry Warr stood to represent the MDA, Mr. Warr explained the subsequent developer would need to pay for the improvements. Mr. Warr understood this requirement would only be related to the commercial properties.

Motion: Councilmember Butler made the motion to Approve Resolution 2024-80 approving the MDA for Matthew's Landing with the correction to the resolution to reflect that Planning Commission did not recommend approval for the MDA.

Second: Councilmember Hammond seconded the motion.

Vote: The vote was as follows: Councilmember Hammond, "Aye", Councilmember Butler, "Aye", Councilmember Williams "Aye", and Councilmember Jenkins, "Nay". The motion carried

9. **Consideration of Resolution 2024-81 approving the MDA for West Haven**

Shelby Moore stood to represent this item.

Motion: Councilmember Butler made the motion to Approve Resolution 2024-81 approving the MDA for West Haven with the correction of 46 units being approved and 23 moderate income housing units.

Second: Councilmember Williams seconded the motion.

Vote: The vote was as follows: Councilmember Hammond, "Aye", Councilmember Butler, "Aye", Councilmember Bevan, "Aye", Councilmember Williams "Aye", and Councilmember Jenkins, "Aye". The motion carried

10. **Consideration of Resolution 2024-82 approving the FY2025 High Visibility Enforcement Agreement**

Chief Sager stood to represent this item. Chief Sager explained this is to secure grant funding for support for DUI checkpoints.

Motion: Councilmember Jenkins made the motion to Approve 2024-82 the FY2025 High Visibility Enforcement Agreement

Second: Councilmember Butler seconded the motion.

Vote: The vote was as follows: Councilmember Hammond, "Aye", Councilmember Butler, "Aye", Councilmember Williams "Aye", and Councilmember Jenkins, "Aye". The motion carried

11. Consideration of Resolution 2024-83 approving the creation of the Community Economic Opportunity Board

Councilmember Jenkins would like to see more community members involved in this board.

Motion: Councilmember Williams made the motion to Approve 2024-83 approving the creation of the Community Economic Opportunity Board

Second: Councilmember Jenkins seconded the motion.

Vote: The vote was as follows: Councilmember Hammond, "Aye", Councilmember Butler, "Aye", Councilmember Bevan, "Aye", Councilmember Williams "Aye", and Councilmember Jenkins, "Aye". The motion carried

12. Recognition of Jaxon Allred

This item was moved to Item 3 during the meeting. Layne Koyle stood to present Jaxon Allred for organizing a fund raiser for a family in need.

13. Council Reports

Councilmember Williams: Northern title will donate money to the beautification committee. OHV submitted a proposal for the modification.
Councilmember Hammond: Would like the Scenic Slopes park to be a "Wheels Park" . Would like to have a company come design that park.
Councilmember Jenkins: Appreciates Mayor signing the website agreement. The Chamber is rolling out an app to promote events and offers to the residents.
Councilmember Butler: Historic Preservation Committee on October 9th. Would like to have special meeting scheduled at 7 pm. Would like to have the meeting mainly focused on public comment regarding the City Manager role for the City.
Mayor Critchlow: Honey Harvest festival.

14. Closed Session (Imminent Litigation, Personnel

Motion: Councilmember Hammond made the motion to enter into a closed session

Second: Councilmember Butler seconded the motion.

Vote: The vote was as follows: Councilmember Hammond, "Aye", Councilmember Butler, "Aye", Councilmember Bevan, "Aye", Councilmember Williams "Aye", and Councilmember Jenkins, "Aye". The motion carried.

Closed Session began at:

Closed Session ended at:

15. Adjourn

Motion: Councilmember Butler made the motion to adjourn

Second: Councilmember Jenkins seconded the motion.

Vote: The vote was as follows: Councilmember Hammond, "Aye", Councilmember Butler, "Aye", Councilmember Bevan, "Aye", Councilmember Williams "Aye", and Councilmember Jenkins, "Aye". The motion carried.

Meeting ended at: 9:24 pm

Agenda Item #3

Consideration of Resolution 2024-84 Amending The Grantsville City Standards, Preconstruction Plans, And Subdivision Review Fees To Require 3-Inch Minus A-1-A Material Or Alternatives Approved By The City For Backfill Material

GRANTSVILLE CITY
RESOLUTION NO. 2024-xx

A RESOLUTION AMENDING THE GRANTSVILLE CITY STANDARDS, PRECONSTRUCTION PLANS, AND SUBDIVISION REVIEW FEES TO REQUIRE 3-INCH MINUS A-1-A MATERIAL OR ALTERNATIVES APPROVED BY THE CITY FOR BACKFILL MATERIAL

Be it resolved by the City Council of Grantsville City, Utah as follows:

WHEREAS, the City of Grantsville desires to maintain high-quality construction standards to ensure public infrastructure meets durability, safety, and operational standards; and

WHEREAS, [Exhibit A], which outlines recommended changes to the Subdivision Review Fees, Preconstruction Plans, and general construction standards, reflects the necessary amendments to promote consistency in backfill material specifications and the inspection process; and

WHEREAS, the requirement for a 3-inch minus A-1-a material, or alternative materials approved by the City, has been recommended by the City's Engineering Department to ensure structural integrity and prevent premature infrastructure failures; and

WHEREAS, the City has determined that the use of non-compliant fill materials can lead to project delays and increased costs to developers and the City; and

WHEREAS, a standardized requirement for fill material will streamline inspections and ensure project continuity; and

WHEREAS, an independent geotechnical engineering firm must approve and monitor alternative fill material when not using A-1-a, and be present during placement, compaction, and testing, per the Subdivision Review Fees (see Exhibit A), to ensure compliance with City requirements;

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

Section 1. Amendment to Standards and Preconstruction Plans: Grantsville City hereby adopts the requirement for 3-inch minus A-1-a material or City-approved alternatives for backfill in all applicable projects.

Section 2. Subdivision Review Fees: The fees will reflect the cost of geotechnical review and on-site observation as per [Exhibit A].

Section 3. Effective Date: This resolution shall take effect immediately upon its passage and approval as provided by law.

Section 4. Severability clause. If any part or provision of this Resolution is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Resolution and all provisions, clauses and words of this Resolution shall be severable.

ADOPTED AND PASSED BY THE CITY COUNCIL OF GRANTSVILLE CITY, THIS 16TH DAY OF OCTOBER, 2024.

BY THE ORDER OF THE GRANTSVILLE CITY COUNCIL:

_____
By Mayor Neil Critchlow

ATTEST

_____
Braydee Baugh, City Recorder

EXHIBIT “A”

City Standards, Preconstruction Plans, and Subdivision Review Fees

Engineering Fees

Subdivision Review Fees

Engineering Fees	
Regular Grading (less than cubic 1,000 yards)	$200.00
Regular Grading Permit Review (more than 1,000 cubic yards)	$150 per sheet (includes 2 Reviews)
Additional Grading Permit	$90 per sheet

HISTORY
Adopted by Ord. 2024-07 on 2/7/2024

Subdivision Review Fees

Subdivision Review and Engineering Base

*Any additional reviews beyond those listed below will be charged at $180.00 per hour.

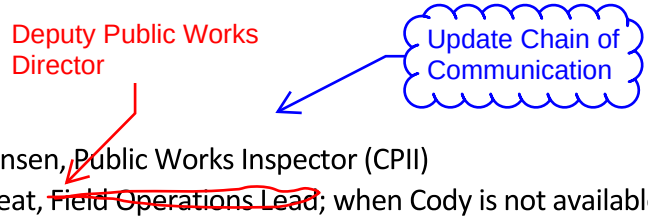
Subdivision Preliminary Review Fees	
Single Lot Process	See Zoning Fees
Two (2) to Four (4) lots (with no street improvements needed)	See Final Fees
Two (2) to Four(4) lots (with street improvements needed)	See Final Fees
Five (5) lots or more	$4,750.00 plus an additional $100.00 per lot

Subdivision Final Review Fee	
Single Lot Process	See Zoning Fees
Single Lot Process with street improvements	$850.00
Two(2) to Four (4) with no street improvements required	$1,290.00 (Preliminary and Final Combined)
Two (2) to Four (4) with street improvements required	$2,120.00 (Preliminary and Final Combined)
Five (5) lots or more	$4,750.00 plus $110.00
Inspection Fee - Engineer	2.5% of the engineer's probable cost estimate
Bond Fee	$700.00
Water and Sewer Modeling Fee	$1,500.00 for up to 50 lots + $30.00 per lot over 50

HISTORY
Adopted by Ord. 2021-01 on 1/20/2021
Amended by Ord. 2024-07 on 2/7/2024

Independent Geotechnical Engineering Firm Fill Observation, if A-1-a Fill Material is Not Used	$ 150.00 per hour

Chain of Communication



- First Contact: Cody Christensen, Public Works Inspector (CPII)
- Second Contact: Markus Seat, ~~Field Operations Lead~~; when Cody is not available.
- CC: Christy Montierth, ~~Deputy~~ Public Works Director

Please communicate through e-mail to maintain a written record.

Construction Staking

- Surveying & Staking: _____
- Staking must be complete as provided in plans to ensure alignment of utilities.

Geotechnical

- Compaction Geo Technician: _____
- Does the Contractor have a copy of the Geotechnical Report and is he familiar with the requirements?
- Provide the City Inspector a copy of the Geotechnical Report.
- A Geo-tech will be required should the City need additional information on excavations or backfills.

Construction Submittals

- The Contractor shall provide construction submittals for material to the City for approval prior to purchase of materials and installation. Submit to City Inspector Cody Christensen, cc: Christy Montierth, and Markus Seat.
- Refer to Grantsville City's General Notes for additional construction submittal requirements.

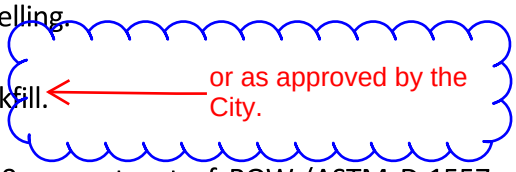
Emergency Services

- Clear and install a silt fence 5 feet out around live fire hydrants and electrical transformers. This clear space must be maintained for emergency services during construction.
- Install required temporary signage at the beginning of work on the site.
- Park only on one side of access roads so emergency access is clear.
- Coordinate with Fire Chief for his inspections.

Sewer

- Pipe Material: PVC ASTM D-3034 SDR-35
- Follow OSHA requirements for trenching (4 foot vertical with 1:1 sloping or stepping or use trench boxes).
- Sewer laterals per City standard (APWA 431).

- Minimum sanitary sewer main pipe slopes shall be 0.5 percent (%) unless approved by City Public Works Director or City Engineer. Sanitary sewer pipes shall be designed to meet Utah Administrative Code R317-3 – Design Requirements for Wastewater Collection, Treatment and Disposal Systems.
- Utah State requirement of 10 foot horizontal separation between sewer and water laterals.
- 18 inches minimum vertical separation between water and sewer.
- Crushed Rock ¾ inch in pipe zone (pea gravel is not allowed by the City).
- Sewer laterals - gravel bedding to be extended to dwelling.
- **NO** native soils may be used above the pipe zone.
- A-1-a 3 inch minus soils are to be used for trench backfill.
- Offset tees for sewer laterals; gasket type.
- Compaction requirements – 95 percent in ROW, 90 percent out of ROW (ASTM D-1557, Modified Proctor).
- Underground Installation of Gravity-Flow Applications as per ASTM D-2321.
- All precast manholes to be provided with rubber boots and stainless-steel bands at pipe penetrations.
- Interior pipe penetrations in all sewer manholes shall be grouted.
- Tracer wire extending from main to lateral stub on all laterals and extended to surface at stub marker. Include an extra 30 feet to extend along the service to the dwelling.
- Stamp (**When Wet**) or pin (**Do Not Grind**) gutter both at the lip and top of curb an "S" at all service laterals located at exact crossing of the curb (two places for each service).
- Extend utility lateral stub markers beyond the 15 foot PU&DE (15 feet behind back of walk).
- End of sewer laterals shall be plugged.



Testing:

- Air Test mandatory – certification required.
- Manhole Vacuum Test mandatory – certification required.
- Video inspection after flushing mandatory – the City does not need to observe the video inspection. Video record to be provided for City review.
- Provide the City 48 hours' notice prior to testing.

<u>Culinary Water</u>

- Pipe Material: PVC C900 DR18
- Use bedding sand for backfill in the pipe zone (sand bedding must be preapproved). The City can provide an example.
- Water laterals - sand bedding shall be extended to the dwelling.
- NO native soils may be used above the pipe zone.
- A-1-a 3 inch minus soils are to be used for trench backfill.
- Valves shall be clustered in intersections.
- 10 inch valves or smaller are to be gate valves, 12 inches or larger are to be butterfly valves.



- Valves are to be located at the dead-end main of phase lines to allow for flushing, isolation, and continued service to existing connections when future phases are constructed. Blow offs are to be located in the green space.
- Meter and services shall be ¾ inch polyethylene SIDR-7 IPS. Install service laterals and meters within 5 feet of lot lines (as close to lot line as practicable), one on each side of common lot line (alternate with secondary water).
- Use 150# corp stops.
- 10 foot horizontal separation of water and sewer lateral per state requirements.
- 18 inch minimum vertical separation between water and sewer and storm drain.
- 10 foot horizontal separation of water and stormwater.
- Meter barrels shall be 21 inch diameter white corrugated polyethylene.
- Developers cannot swing meter boxes to accommodate the driveway. Plan Accordingly.
- Meter to be installed 18 inches to 22 inches below the lid.
- Place sand around the water service setter bases and above to stabilize setter and provide insulation. **Gravel is not allowed.**
- Tapping saddles shall be brass with double stainless steel or brass straps.
- Use dual check and heavy-duty angle valves for all service setters.
- Install tracer wire (on the pipe) and locating tape above the water main.
- Install tracer wire from the main connection through the meter pit to stub marker with 30 feet excess to extend to the dwelling.
- Stamp (**When Wet)** or pin (**Do Not Grind**) gutter both at the lip and top of curb with a "W" at all service laterals located at exact crossing of the curb (two places for each service).
- Thrust blocks need to be inspected by the City prior to backfill. Size based on water pressure and pipe size.
- Fire hydrants shall be installed 18 inches minimum back of curb in green space. Break away must be 4 inches above curb or manufacturer's specifications.
- Paint curb red 10 feet either direction of the fire hydrants (20 feet total).
- 5 foot hydrant markers (whips) shall be installed on all hydrants.

Testing:

- Hydrostatic Pressure Test:
    - Water main without tapping saddles - 200 psi for a minimum of 2 hours.
    - Water main with tapping saddles, corporations, and service laterals - 150 psi for a minimum of 2 hours.
    - The water distribution shall be tested in entirety from main line to setter connections.
    - Inspector (Cody Christensen or assigned City Inspector) must be present for the entire duration of the test.

Disinfection:

- Hypochlorite powder shall be used.
- Chlorine residuals will be tested by the City before flushing.
- One series of Bac-T testing will be performed by the City to accept water lines.

- Developer shall pay for retests if necessary.
- The City will grab all samples initial or retests.
    - Per AWWA C651, Bac-T testing shall be completed for every 1,200 feet of new water main, at the end of the line, and at each branch. Two consecutive sample sets shall be collected at the aforementioned locations at least 24 hours apart.

Storm Water

Pipe Material:

- Reinforced Concrete (RCP) or High Performance storm polypropylene pipe (HP storm).
- Installation and compaction to follow manufacturer's recommendations.
- All catch basin boxes include a sump. For boxes with snouts the sump depth is based upon the snout model manufacturer's recommendation. For all other catch basins the depth is 12 inches below the flow line of the pipes.
- Minimum storm water pipe slopes shall be 0.5 percent (%) unless approved by City Public Works Director or City Engineer.

Franchise Utilities

- Gas: Dominion Energy
- Power: Rocky Mountain Power
- Cable: Comcast
- Phone: Century Link
- Stubs shall be installed for franchised utilities. New streets and concrete will not be cut. If stubs are missed, only boring will be allowed.

Surface Improvements

Pavement:

- Asphalt paving is allowed when temperatures are 50 degrees Fahrenheit ambient and rising.
- City Standard pavement section is 3 inches asphalt on 6 inches UBC on 8 inches granular borrow or per approved drawings whichever is greater.
- 58/28 PG mix at maximum, 15 percent RAP ½ inch granulated mix required for paving
- Road base and cross-section per approved drawings.
- Provide proper signage per Utah MUTCD.
- Provide stops bars at stop signs (retroreflective paint per MUTCD standard).
- Use APWA Detail 255 for pavement T-patch.

Concrete:

- 4,500 psi concrete for all surface improvements.
- Sidewalk section is 6 inches PCC on 6 inches roadbase.

- ADA Rib Composite Tile (without screws) truncated dome inserts shall be yellow in pedestrian ramps.
- Tile to touch curb line (2 inch max setback) and 5 foot width.
- Air test every 50 yards (5 percent – 7 percent). If out of spec, air test every truck load.
- 3 cylinders every 50 yards.

Earthwork:

- Provide compaction and sieve analysis on all initial proctors and new material.
- Compaction tests every 100 feet of pipe trench. Vary depths to provide results throughout the strata.
- Road structure shall be tested every 200 feet – along both shoulders and centerline (95 percent compaction).
- Proof roll trenches, subgrade, and base to be inspected by City Inspector.
- Minimum of four compaction tests around each manhole and cleanout.
- Compact all fill in 8 inch lifts.

Testing and QA/QC

- 48-hour notice is required prior to any testing. Make sure the test is scheduled.
- Inspector(s) representing the City must be present for all testing including those performed by an independent agency.
- Public Works hours are 7:00 am to 3:30 pm Monday through Friday. If deemed necessary, the City will work with Contractor when working outside these hours. Give 48 hour notice.

Construction Water

- Contractor shall obtain water for construction from a City approved fire hydrant using a hydrant meter rented from the City.
- $1600 refundable deposit, $35 account set up fee, $75 a month rental charge, $6 per 1000 gallons for all water used, $50 buried meter fee if usage is not reported monthly, $1000 theft of service and $50 tampering fee if meter is not used.
- Do not damage the meters or take anything off the meters.
- Contact Emalee Tripp at City Hall Utilities.

Erosion Control / Storm Water System Protection

- Minimize potential for off-site run-off.
- Minimize disturbed areas.
- Keep working area wetted to minimize dust.
- Provide silt fence to prevent sediment transport downstream.
- Contain all sediment on site. Clean roads of sediment tracking.
- Maintain BMPs as per SWPPP.
- SWPPP to be on-site at all times.

- The City will check with the contractor after an event.
- Inspect after rainfall and other events (weather, and construction around BMPs) that may affect BMPs.
- Make sure to follow the SWPPP as shown on the plans.
- Put the SWPPP sign on site and visible so the State can see it on a drive by.
- Show a copy of the Dust Mitigation Plan that was submitted to the Utah Department of Environmental Quality (DEQ).

Construction Debris Disposal

- Maintain a work site that is clean and properly dispose of debris and trash.
- **No garbage pits allowed.**
- Establish or rent a suitable washout area and remove all washout materials from the site at the project's conclusion.

Site Safety

- Conform to OSHA Standards.
- Close trenches at night.
- Secure open trenches and plug lines.

Security

- Secure construction equipment when not in use. Security is the responsibility of the developer.

Sanitation

- Clean and properly maintained portable restrooms on site at all times.

Hazardous Material Storage on Site

- If there are hazardous materials on site, make sure the City has approved it and that it has secondary containment. The Fire Chief needs to know what is on site, how it is secured, and where it is located.

Site Access

- As shown on the SWPPP do not deviate from it.

Construction Observation

- City personnel will inspect regularly as needed and at the City's discretion.

Construction Drawings

- Provide City with one 24 inch x 36 inch and two 11 inch x 17 inch For Construction prints. (Don't print any plans until all changes have been made and you have received a copy of the signed plans from the city.)
- Keep an accurate set of As-Builts.
- Provide a copy of As-Builts at completion of project prior to occupancy. (Printed 24 inch x 36 inch)
- Changes in as-builts shall be previously approved and in engineering format (not drawn in).
- Provide digital set of As-Builts (PDF, DWG and Shape Files are required) for City prior to occupancy.
- If there are questions about the plans and conditions on the ground request the design engineer's interpretation first, and bring that interpretation to the City when questions come up. The onsite inspectors cannot make approvals to changes; or document changes.

9/13/2024

CHAPTER 1 STANDARD NOTES

The Grantsville City Standard Notes are required to be included as part of all construction plans for residential or commercial development. Plans submitted by public or private entities for all other types of projects within City right-of-way, its easements or property shall reference the Grantsville City Standard Notes and Specifications.

1.1 Grantsville City General Notes

1. All work done or improvements installed within Grantsville City including but not limited to excavation, construction, roadwork and utilities shall conform to the Grantsville City Construction Standards and Specifications, City Municipal Code, the latest edition of the APWA Manual of Standard Specifications and Manual of Standard Plans, the latest edition of the Manual on Uniform Traffic Control Devices (MUTCD) and any state or federal regulations and permit requirements of various governing bodies. The contractor is responsible to have a copy of these specifications and to know and conform to the appropriate codes, regulations, drawings, standards and specifications.

2. The existence and location of any overhead or underground utility lines, pipes, or structures shown on these plans are obtained by a research of the available records. Existing utilities are located on plans only for the convenience of the Contractor. The contractor shall bear full responsibility for the protection of utilities and the engineer bears no responsibility for utilities not shown on the plans or not in the location shown on the plans. This includes all service laterals of any kind. The Contractor shall, at his own expense, locate all underground and overhead interferences, which may affect his operation during construction and shall take all necessary precautions to avoid damage of the same. The Contractor shall use extreme caution when working near overhead utilities so as to safely protect all personnel and equipment, and shall be responsible for all cost and liability in connection therewith.

3. The Contractor shall take all precautionary measures necessary to protect existing utility lines, structures, survey monuments and street improvements which are to remain in place, from damage, and all such improvements or structures damaged by the Contractor's operations shall be repaired or replaced satisfactory to the City Engineer and owning utility company at the expense of the Contractor.

4. All construction shall be as shown on these plans, any revisions shall have the prior written approval of the City Engineer and Public Works Director.

5. Permits are required for any work in the public way. The Contractor shall secure all permits and inspections required for this construction.

6. Curb, gutter, and sidewalk, found to be unacceptable per City Standards and APWA shall be removed and replaced.

7. Contractor shall provide all necessary horizontal and vertical transitions between new construction and existing surfaces to provide for proper drainage and for ingress and egress to new construction. The extent of transitions to be as shown on plans.

8. Any survey monuments disturbed shall be replaced and adjusted per Tooele County Surveyors requirements.

9. All privacy walls, new or existing, are only shown on civil plans for the purpose of reviewing grading relationships; flood control and sight distance at intersections. All walls shall have a minimum 2 ft x 2 ft x 30 inch deep spot footings. Bottom of all footings on all walls shall be a minimum of 30 inches below finished grade. Walls greater than 6 feet require a separate permit and inspection by the Building Department.

10. All construction materials per APWA must be submitted and approved by the City Engineer prior to the placement of asphalt within City Right of Way. Grantsville Public Works will approve pipe zone material to be placed.

11. Request for inspection by the Grantsville City Engineering Dept. shall be made by the contractor at least 48 hours before the inspection services will be required.

12. Work in public way, once begun, shall be prosecuted to completion without delay as to provide minimum inconvenience to adjacent property owners and to the traveling public. Please see Code 17 General Provisions for more details.

13. The Contractor shall take all necessary and proper precautions to protect adjacent properties from any and all damage that may occur from storm water runoff and/or deposition of debris resulting from any and all work in connection with construction.

14. Power poles and/or other existing facilities not in proper location based on proposed improvements shown hereon will be relocated at no expense to the Grantsville City. Power lines and all other aerial utilities are to be buried and poles removed as determined by the City Engineer.

15. Curb and gutter with a grade of less than four-tenths of one percent shall be constructed by forming. Each joint shall be checked for a grade prior to construction and water tested as soon as possible after construction.

16. Contractor to follow Grantsville City Noise Ordinance Standards Code Ordinance 2018-19

17. Contractors are responsible for all OSHA requirements on the project site.

18. A UPDES (Utah Pollutant Discharge Elimination System) permit is required for all construction activities as per state law as well as providing a Storm Water Pollution Prevention Plan to the City.

19. All City maintained utilities including; waterline, fire hydrants, streetlight wiring, and storm drain must be in public right of way or in recorded easements.

20. Contractor shall work Grantsville City regular working hours of Monday through Friday 7:00 am to 4:00 pm

21. Prior to 90% bond release, a legible as-built drawing must be submitted to the Grantsville City. As-builts must show all changes and actual field locations of storm drainage, waterlines, irrigation, street lighting, and power. As-builts will be held to the same standard as approved design drawings, no “redlined plans” allowed. In the absence of changes, copies of the approved drawings will be required stating “installed as per drawings”. As-built drawings for new developments shall be submitted to the City in the following formats and quantities prior to the 90% bond release: 1 .dxf copy, 1 .pdf copy, and 1 GIS Shape file containing the same.

22. Filter fabric wrapped around an inlet grate is not an acceptable inlet sediment barrier. See Grantsville City Construction Standards and Specifications for details of approved storm water BMPs which specifically states the utilization of an Oil Water Snout Separator.

23. Asphalt paving is not allowed without a written exception from the Engineering Department and Public Works Department below an ambient temperature of 50 degrees and rising.

24. To ensure proper planting, protection and irrigation of trees, mitigating risk of tree failure or future damage to infrastructure, contractors are required to follow the standards and specifications of the ISA – International Society of Arboriculture.

25. When a proposed development borders a collector, minor collector or arterial street and is required to construct collector street fencing along the back of sidewalk, the development shall also be required put in a concrete mow strip from the back of sidewalk to underneath the fence panels. Concrete mow strips shall also be required between the sidewalk and fencing along the rear of double frontage lots.

26. Concrete for all surface improvements including but not limited to; sidewalk, driveway entrances, pedestrian ramps, curb and gutter, water ways, manhole, vault and valve collars, and any other cast in place surface concrete features shall be constructed with minimum 4,500 psi concrete.

27. Culinary Water and Sewer service laterals shall be marked on the top back of curb and lip of curb at their actual location of crossing the curb and gutter. Pins or stamps shall be used and must be installed while the concrete is still wet and will readily accept the marker. Grinding marking due to dry cement is not allowed.

1.2 Grantsville City Traffic Notes

1. When a designated “Safe Route To School” is encroached upon by a construction work zone the safe route shall be maintained in a manner acceptable to Grantsville City.

2. If the improvements necessitate the obliteration, temporary obstruction, temporary removal or relocation of any existing traffic pavement marking, such pavement marking shall be restored or replaced with like materials to the satisfaction of the City Engineer, Public Works Director or designee.

3. The street Sign Contractor shall obtain street names and block numbering from the Planning Department prior to construction.

4. The Contractor shall be responsible for providing and installing all permanent signs shown on the plans. Street name signs shall conform in their entirety to current City Standards and the latest Manual of Uniform Traffic Control Devices (MUTCD) manual. All other signs shall be standard size unless otherwise specified on the plans. All sign posts shall be installed in accordance with the current City Standards and the latest Manual of Uniform Traffic Control Devices (MUTCD) manual.

5. All permanent traffic control devices called for hereon shall be in place and in final position prior to allowing any public traffic onto the portions of the road(s) being improved hereunder, regardless of the status of completion of paving or other off-site improvements called for per approved construction drawings unless approved by the City Engineer & Public Works Director.

6. The Contractor shall be responsible for notifying Utah Transit Authority (UTA) if applicable, if the construction interrupts or relocates a bus stop or has an adverse effect on bus service on that street to arrange for temporary relocation of stop.

7. Before any work is started in the right-of-way, the contractor shall install all advance warning signs for the construction zone. The contractor shall install temporary stop signs at all new street encroachments into existing public streets. All construction signing, barricading, and traffic delineation shall conform to the Manual of Uniform Traffic Control Devices (MUTCD) per the current edition adopted by UDOT and be approved by the Grantsville City before construction begins. Traffic control plans shall be submitted as part of the engineering construction package and approved by the Grantsville City Engineer and Public Works Director.

8. All signs larger than 36” X 36” or 1296 square inches per sign pole shall be mounted on a Slip Base system per UDOT standard drawing SN 10B (detail drawing attached to standard drawings) with a “Z” bar backing. Signs of this size are not allowed to be mounted on a yielding pole.

9. Sign components such as sheeting, EC film, inks, letters and borders are all required to be from the same manufacturer. Only EC film may be used to achieve color. Vinyl EC film is not accepted.

10. All new roundabouts, crosswalks, stop bars and legends shall be installed with Paint and Glass Bead.

11. Paving asphalt binder grade shall be PG 58-28 unless otherwise approved by the City Engineer. Asphalt aggregate size shall be ½ inch for residential and collector roads. No more than 15% RAP (reclaimed asphalt pavement) by weight will be allowed in the asphalt mix design for the paving of public and private streets. Up to the 15 percent will be allowed with no change in the specific binder grade. The asphalt mix design shall have no more than 3½ % air voids.

14. Potholing: All potholes must be saw cut square and have a minimum size of 1 square foot or remove and retain round core. When repairing a pothole, sand or pea gravel meeting Grantsville City standards shall be placed over the exposed utility to a depth of 6 inches. The pothole shall be filled with flow fill, and the round core shall be replaced in the flow fill, with epoxy seal applied around the joint. For larger cuts, following the pea gravel will be flowable fill up to 1 inch below the bottom edge of the existing asphalt. The remaining portion of the hole shall be filled with asphalt, which will have an overall thickness of the existing asphalt plus 1 inch.

unless approved by the City,

15. All fill within the public right of way shall be A-1-a, with the exception of top soil in the park strip for landscaping and trench backfill. Trench backfill material under pavements or surface improvements shall be clean, nonclumping, granular and flowable, 3" minus, A-1-a soils according to AASHTO 145 soil Classification System. Lime treated flowable fills, if approved, shall have a 28-day strength of 65 PSI.

inch

16. All traffic road closures involving 1 or more lanes of traffic must receive prior approval from the City Engineer, Public Works Director or his/her representative. VMS PCMS boards must be placed a minimum of 7 days in advance of any lane closure on collector, minor collector or arterial street. VMS PCMS boards must also be placed in advance of any lane closures on a subdivision street per the City Engineer's direction.

17.Roundabouts, including their ingress and egress, shall be constructed with concrete pavement. Engineer shall design cross section and submit to the City for review and approval.

If the developer chooses to utilize material other than A-1-a for fill, the developer's geotechnical engineer is required to approve the material is suitable for fill. Any fill material used shall be 3 inch minus material. The developer is also required to hire an independent geotechnical engineering company, see City Fee schedule, to be on site at all times during fill placement, compaction, and testing. If the fill being used on the project does not meet A-1-a standards or is not the same material the developer's geotechnical engineer approved for the project then the City Inspector can shut down the project with a stop work order. Work shall not resume until suitable fill material is used as determined by the City. Any unsuitable fill material shall be removed and replaced by the developer's contractor at the developer's expense. If the independent geotechnical engineering company observing fill placement, compaction, and testing is not on site then the City Inspector can shut down the project with a stop work order. Work shall not resume until the independent geotechnical engineering company observing fill placement, compaction, and testing is on site.

1.3 Grantsville City Grading Notes

1. In the event that any unforeseen conditions not covered by these notes are encountered during grading operations, the Owner and City Engineer shall be immediately notified for direction.

2. It shall be the responsibility of the Contractor to perform all necessary cuts and fills within the limits of this project and the related off-site work, so as to generate the desired subgrade, finish grades and slopes shown.

3. Contractor shall take full responsibility for all excavation. Adequate shoring shall be designed and provided by the Contractor to prevent undermining of any adjacent features or facilities and/or caving of the excavation.

4. The Contractor is warned that an earthwork balance was not necessarily the intent of this project. Any additional material required or leftover material following earthwork operations becomes the responsibility of the Contractor.

5. Contractor shall grade the pavement area subgrade to the lines (horizontal) and elevations (vertical) shown on the plans within a tolerance of 0.1 + to 0.1 -.

6. All cut and fill slopes shall be protected until effective erosion control has been established.

7. The Contractor shall obtain all necessary permits for construction water from Grantsville City Engineering and Utilities Department.

8. The Contractor shall maintain the streets, sidewalks and all other public right-of way in a clean, safe and usable condition. All spills of soil, rock or construction debris shall be promptly removed from the publicly owned property during construction and upon completion of the project. All adjacent property, private or public shall be maintained in a clean, safe and usable condition.

9. In the event that any temporary construction item is required that is not shown on these drawings, the Developer agrees to provide and install such item at his own expense and at the direction of the City Engineer. Temporary construction includes ditches, berms, road signs and barricades, etc.

10. All grading work shall conform to the soils report as prepared by the Soils Engineer and approved by the City Engineer, and as shown on these plans.

11. All quality control testing shall be performed by an independent licensed and Certified third-party testing service.

1.5 Grantsville City Fire Department Notes

1. On any new home or building installation, accessible fire hydrants shall be installed before combustible construction commences and said fire hydrants shall be in good working order with an adequate water supply.

2. Contractor shall call the Public Works Department and Engineering Department for underground inspection, pressure and flush verification of all fire hydrants and fire lines before back filling.

3. Painting of the curbs and hydrant and any work necessary for protection of hydrants from physical damage shall be approved before being constructed. Hydra-finders will be installed per Grantsville City Standards detail.

4. A flow test must be witnessed by the Fire Department prior to occupancy for verification of required on-site water supply.

5. All on-site fire main materials must be U.L. listed and A.W.W.A. approved.

6. The turning radius for any fire apparatus access road and/or fire lane, public or private, shall be not less than forty-eight feet (48’) outside radius equaling 96’ or larger and twenty-two feet (22’) inside radius and shall be paved.

7. A fire apparatus road shall be required when any portion of an exterior wall of the first story is located more than one-hundred fifty feet (150’) from Fire Department vehicle access roads and/or fire lanes, public or private, in excess of one hundred fifty feet (150’) in length shall be provided with an approved turn around area. Contractor/Engineer shall follow latest International Fire Code regulations at all times in regards to distance.

8. Access roads shall be marked by placing approved signs at the start of the designated fire lane, one sign at the end of the fire lane and width signs at intervals of one-hundred feet (100') along all designated fire lanes. Signs to be placed on both sides of an access roadway if needed to prevent parking on either side. Signs shall be installed at least 5’, measured from the bottom edge of the sign to the near edge of pavement. Where parking or pedestrian movements occur, the clearance to the bottom of the sign shall be at least 7’. The curb along or on the pavement or cement if curb is not present, shall be painted with red weather resistant paint in addition to the signs.

9. Electrically controlled access gates shall be provided with an approved emergency vehicle detector/receiver system. Said system shall be installed in accordance with the Grantsville City F.D. approval. Gates are only allowed with prior approval.

10. All private underground fire lines that service automatic fire sprinkler systems shall be no smaller than eight (8) inches in diameter and have a Post Indicator Valve (PIV) between the water main and the building. If a PIV isn’t feasible due to site constraints, a Water Indicator Valve (WIV) may be used with the approval of the City Engineer or Fire Code Official. For a WIV to be allowed, another valve must be installed on the fire service line back at the connection to the water main, which will be maintained by the City as part of its culinary water system. All fire lines material shall be Ductile Iron. (Ductile Iron from the PIV to the building shall be permitted or Ductile Iron from the main water line to the WIV).

11. Post Indicator Valves (PIV) shall be between 6 and 40 feet from buildings not exceeding three stories or equivalent in height and between 30 and 40 feet on buildings in excess of three or more stories in height or equivalent.

12. Roads and accesses shall be designed and maintained to support the imposed loads of fire apparatus. Surface shall be paved before the application of combustible material.

13. All new buildings equipped with a Fire Department Connection (FDC) must have inlets secured with Knox brand locking FDC cap(s) with a swivel collar. All new buildings are also required to have a Knox brand key lock box mounted on the exterior building, such that Fire Department personnel may gain access in case of an emergency.

1.6 Grantsville City Water Notes

1. The following Grantsville City Water Notes are intended for general water standards only and are not all inclusive. The City has included the Culinary Water Design and Construction Standards within the City Construction Standards and Specifications.

2. No work shall begin until the water plans have been released for construction by the Engineering Department. Following water plan approval, forty-eight (48) hour notice shall be given to the Engineering Department and the Public Works Department prior to the start of construction. Notice must be given by 2:00 P.M. the business day prior to an inspection.

3. All work within Grantsville City shall conform to Grantsville City Standards and Specifications, AWWA and APWA.

4. For Residential Developments - The developer shall purchase and install meter boxes and setters according to City Standards on newly developed lots and real property at the time of water main installation. Water meters will be supplied and installed by the Grantsville Utilities Department (at Developer's expense). The developer shall also provide the site address, lot number, meter size and pay meter fees prior to building permit approval. The developer should also pay for rental of a hydrant meter, and/or use the Grantsville City Public Water Standpipe located by the Public Works Building.

5. For Commercial and Condominium Developments - The developer shall purchase and install meter boxes and setters according to City Standards. Water meters will be supplied by Grantsville City Public Works Department (at Developer's expense) and installed by Developer.

6. All water facilities shall be filled, disinfected, pressure tested, flushed, filled and a series of Bac-T testing performed by the City shall be obtained prior to commissioning the new water line to the Grantsville City Culinary Water Distribution System.

7. Grantsville City Utilities Department must approve water shut down which may require evening and weekend shut down as deemed necessary, requiring the contractor to be billed for overtime. 48 hour notice is required.

8. Water stub-out installations will not be construed as a commitment for water service.

9. Conditional Approval of Valved Outlet (6" and Larger): In the event the water plans show one or more valved outlets extending out of paved areas, installations of these outlets is acceptable, however, if the outlets are incorrectly located or not used for any reason when the property is developed, the developer shall abandon the outlets at the connection to the active main in accordance with the city standards and at the developer's expense.

10. All lines to be pressure tested according to Grantsville City and AWWA standards and chlorinated prior to use and final acceptance.

11. All fittings to be coated with poly fm grease and wrapped with 8-mil thick polyethylene.

12. No other utility lines may be placed in the same trench with water line unless approved by the City Engineer.

13. Any conflict with existing utilities shall be immediately called to the attention of the City Engineer or designee.

14. All water vaults will be constructed per Grantsville City standard drawings and specifications. No vaults are allowed in traffic areas without prior approval of the City Engineer.

15. Landscaping and irrigation adjacent to vaults shall drain away from vaults.

16. Once the waterline has been tested, approved and city water is flowing through the pipe, only City personnel are authorized to shut down and charge the waterline.

17. Megalug following ring or an approved equivalent shall be used on all fittings.

18. APWA plan 562, stainless steel tie-down restraints with turnbuckles or 5/8” epoxy green rebar is acceptable. Megalug followers required on all fittings and all dimensions of thrust blocking still apply.

19. Water mains will be hot tapped as called out on the approved plans. Under special circumstances, when a contractor submits a request for a shutdown contrary to the approved plans and the request is approved at the discretion of the City Engineer or designee, the contractor must provide 48-hour notice to neighbors and those affected. If businesses are impacted by the shutdown it will be done after hours and all overtime fees for City personnel, equipment and vehicles must be paid in advance.

20. Contractors are required to write the lot number with a black permanent marker on the inside of the water meter barrels as they are installed.

Agenda Item #4

Consideration of Resolution 2024-85 approving Deseret Meadows PUD

GRANTSVILLE CITY
RESOLUTION NO. 2024-xx

A RESOLUTION APPROVING THE DESERET MEADOWS PLANNED UNIT DEVELOPMENT (PUD)

Be it resolved by the City Council of Grantsville City, Utah as follows:

WHEREAS, Deseret Meadows, a proposed Planned Unit Development (PUD) located in Grantsville, Utah, has been submitted by Thane Smith for review and consideration; and

WHEREAS, the property in question is approximately 119.63 acres and is zoned Mixed Use (MU), Residential (R-1-21), and Residential Multi-Family (RM-15); and

WHEREAS, a public hearing on the proposed Deseret Meadows PUD was held on September 5, 2024, by the Planning Commission to gather input from the public regarding the development; and

WHEREAS, the Planning Commission held a meeting on October 3, 2024, and recommended denial of the Deseret Meadows PUD, but provided specific recommendations in the event of City Council approval; and

WHEREAS, the Deseret Meadows PUD has been designed to incorporate residential, commercial, and recreational spaces in accordance with the City's PUD objectives, promoting a creative approach to land use while maintaining a desirable living environment; and

WHEREAS, the development provides significant amenities, including a central 10-acre community park, an additional 4.6-acre park, trails, and open spaces, promoting an active lifestyle for future residents, while ensuring compliance with environmental sustainability practices; and

WHEREAS, the Deseret Meadows PUD aligns with Grantsville City's long-term goals of promoting housing affordability and economic vitality by incorporating mixed-use development; and

WHEREAS, the City has reviewed the Deseret Meadows PUD Staff Report, prepared by City staff and attached hereto as Exhibit A, which outlines the staff's analysis, recommendations, and considerations for the proposed PUD; and

WHEREAS, the Grantsville City Council has determined that the Deseret Meadows PUD is consistent with the City's development goals and is in the best interest of the public, subject to the conditions and requirements outlined in this resolution;

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

Section 1. Approval of Deseret Meadows PUD: The Deseret Meadows Planned Unit Development, as presented and outlined in Exhibit A (Deseret Meadows PUD Staff Report), is hereby approved.

Section 2. Effective Date: This resolution shall take effect immediately upon its passage and approval as provided by law.

Section 3. Severability clause. If any part or provision of this Resolution is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Resolution and all provisions, clauses and words of this Resolution shall be severable.

ADOPTED AND PASSED BY THE CITY COUNCIL OF GRANTSVILLE CITY, THIS 16TH DAY OF OCTOBER, 2024.

BY THE ORDER OF THE GRANTSVILLE CITY COUNCIL:

_____
By Mayor Neil Critchlow

ATTEST

_____
Braydee Baugh, City Recorder

EXHIBIT “A”

Deseret Meadows PUD Staff Report

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: 10/03/2024
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.

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.

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 provide 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.

Planning Commission Recommendation for Denial with the following Considerations

Planning Commissions following recommendations for single family.

1. Front yard setbacks at 25' instead of 22 feet to allow for a longer driveway.
2. Side yard for main buildings 10 feet.
3. Side yard setbacks/Corner yard setbacks 25' corner to meet the site triangle 11' interior.

Planning Commissions following recommendations for multi-Family.

1. Front yard setbacks at 25' instead of 22 feet to allow for a longer driveway
2. Side yard main building 20 feet in between buildings
3. Side yard setbacks/Corner yard setbacks 25' corner to meet the site triangle
4. Building coverage 70%
5. Maximum Dwelling coverage 1,000 sq.

Planning Commissions additional recommendations.

6. Sounds barrier wall along SR-112
7. Increase commercial to the entire frontage of SR-112
8. City Council to determine if any units are to be dedicated for low-income housing.

---------- 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

Proposed Deviations

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)
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Planning Commission Proposed Deviations

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	60% 35-feet	75%	10 acres min. or 10% of area, whichever is greater	10%	1,000 sq. ft. Unit foot print		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	25'	10-feet	NA	5-feet	NA	11-feet 25' Corner lot 11' interior	35-feet	55%					

Code

100% completion of improved open space at 70% build out

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.
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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	15 16 DU/Ac	800 sq. ft. 1,000 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% 70%	10 acres min. or 10% of area, whichever is greater	10%	1,000 sq. ft.	Duplicate	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.

25' corner lots

20'

25

20'

100% completion at 70% build out

30' Lambs Ln.

50 SR 112.

Asked for fencing. See chapter 9 buffering

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

Updated Deviation Table

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.	Corner Side Yard (1)	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	1,000 sq. ft.	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%					
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PROPOSED STANDARDS	29-39' Lot	10 DU/Ac	2,400 sq. ft.	29-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	65%	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. Corners to maintain a 30' sight triangle per city code on all lots, for every unit type.
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 70% of the lots are improved

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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	1,000 sq. ft. of Living space	2 spaces per du + Guest parking (3)	50'
PROPOSED STANDARDS	Alley-Load Townhomes	15 DU/Ac	1,200 sq. ft.	20-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%	900 sq. ft.	2 spaces per du + Guest parking	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.
	Front-Load Townhomes	15 DU/Ac	1,300 sq. ft.	20-feet	11-feet; 22' garage setback	20-feet	NA	15-feet between buildings		15-feet	35-feet	15-feet	90%					

Footnotes

1. Corners to maintain a 30' sight triangle per city code on all lots, for every unit type.
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 70% of the lots are improved
3. Grantsville City Code: 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)

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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DESERET MEADOWS
PLANNED UNIT DEVELOPMENT

OCTOBER 1, 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

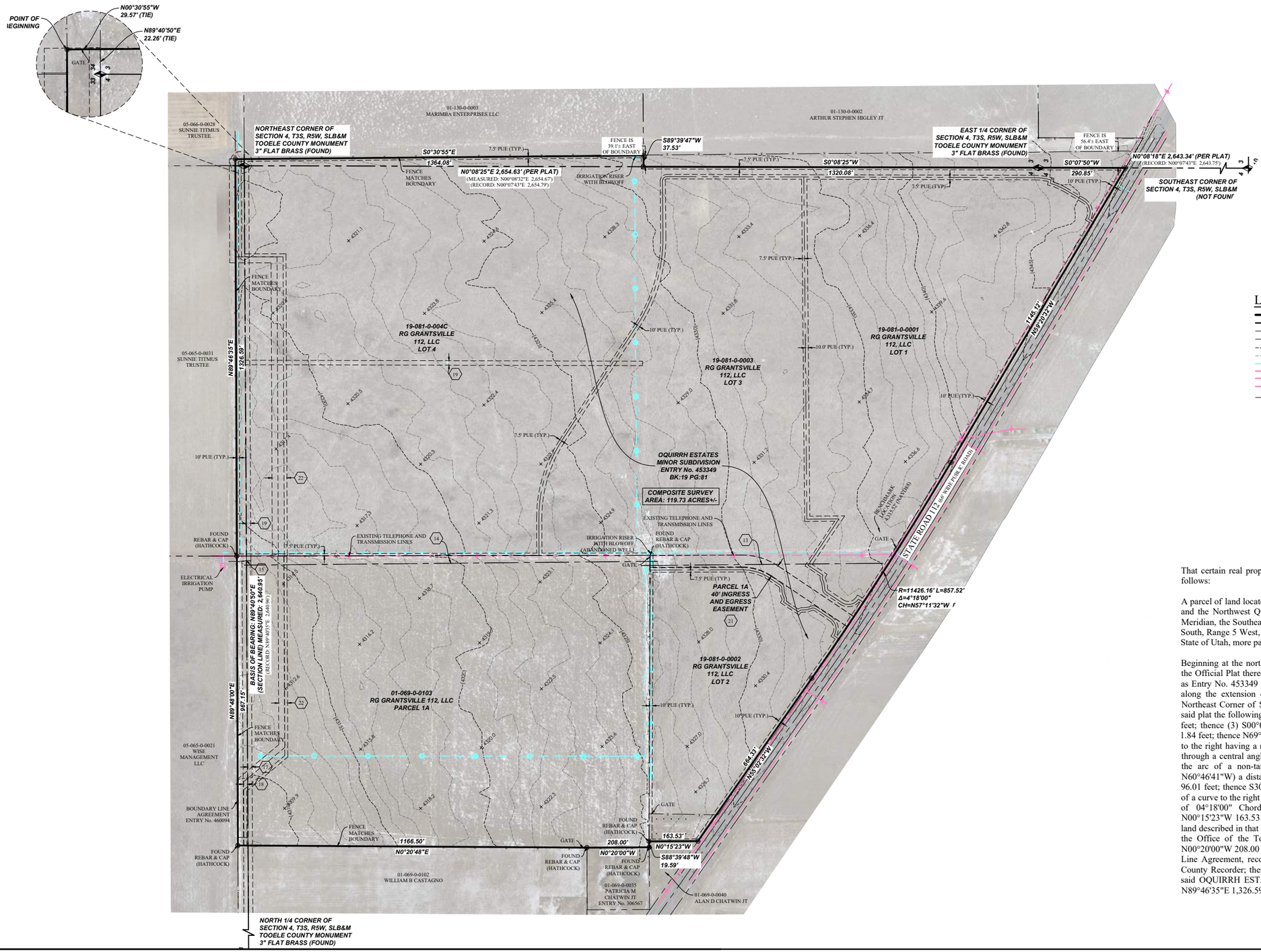
PREFACE

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:

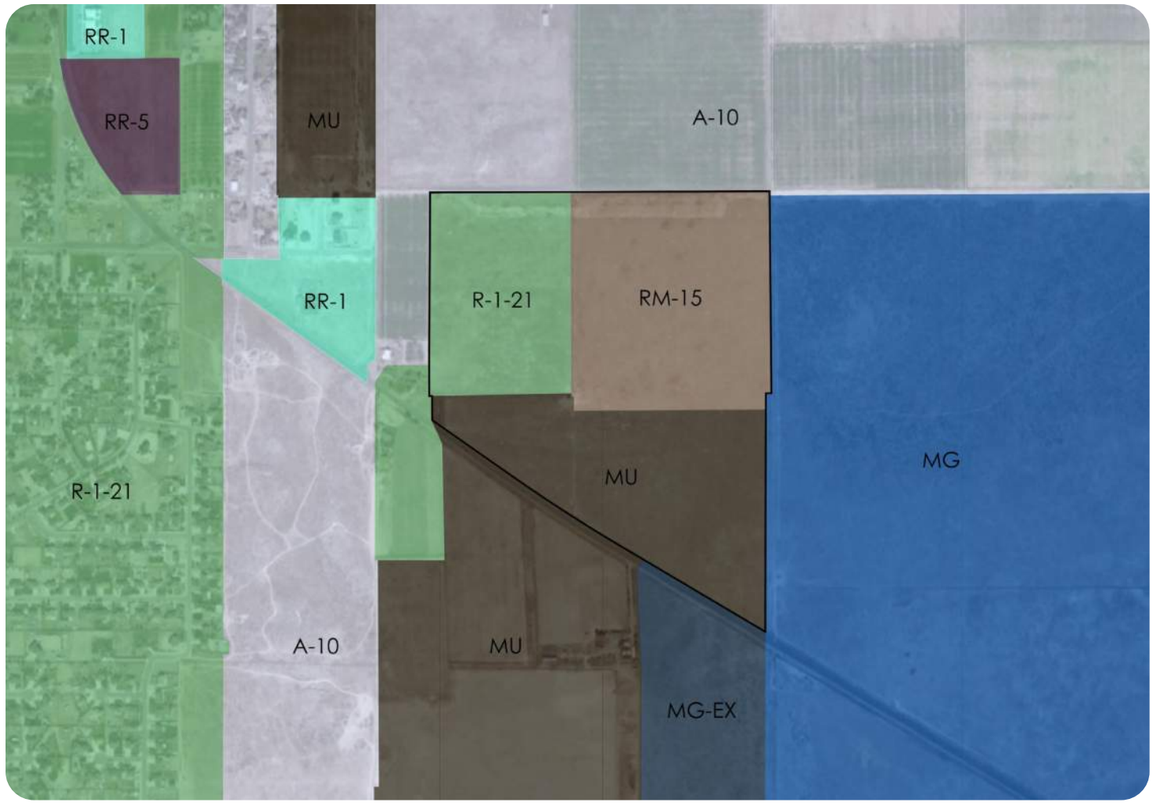
A parcel of land located within the Northeast Quarter of Section 4, the Southeast Quarter of Section 4 and the Northwest Quarter of Section 3, Township 3 South, Range 5 West, Salt Lake Base and Meridian, the Southeast Quarter of Section 33 and the Southwest Quarter of Section 34, Township 2 South, Range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

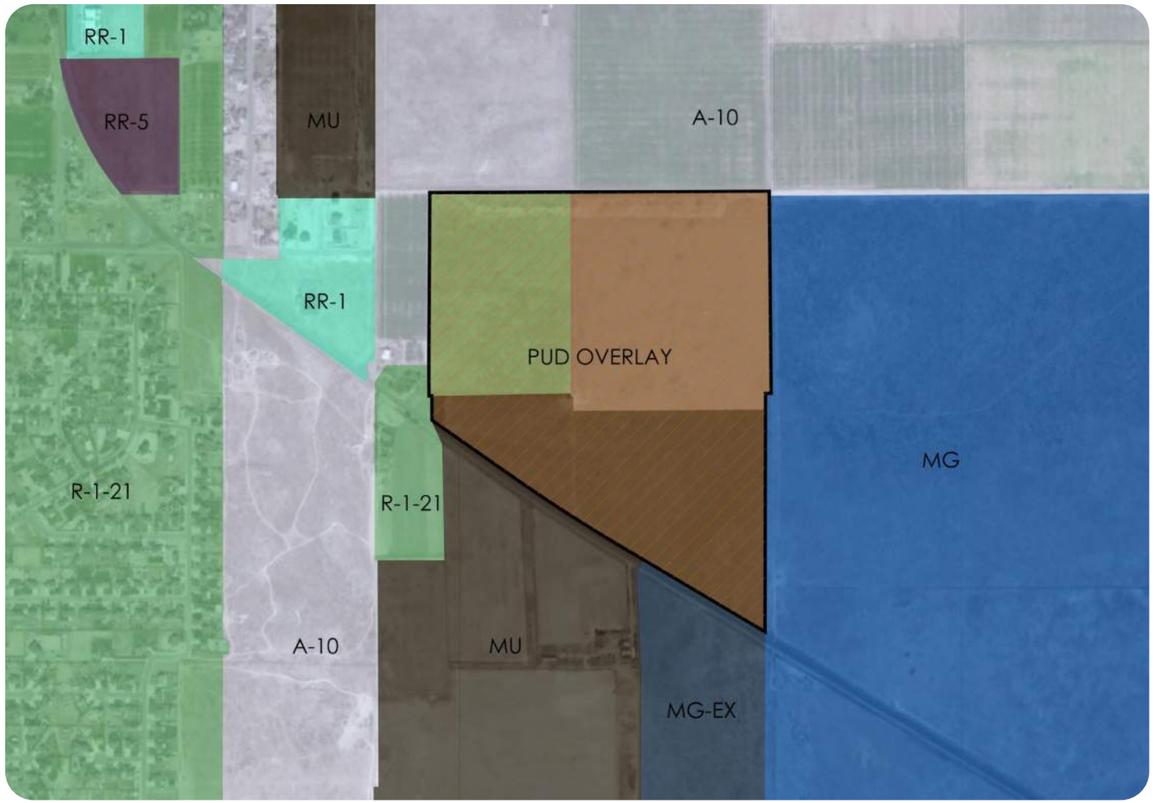
LAND USES & DESIGN STANDARDS

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**

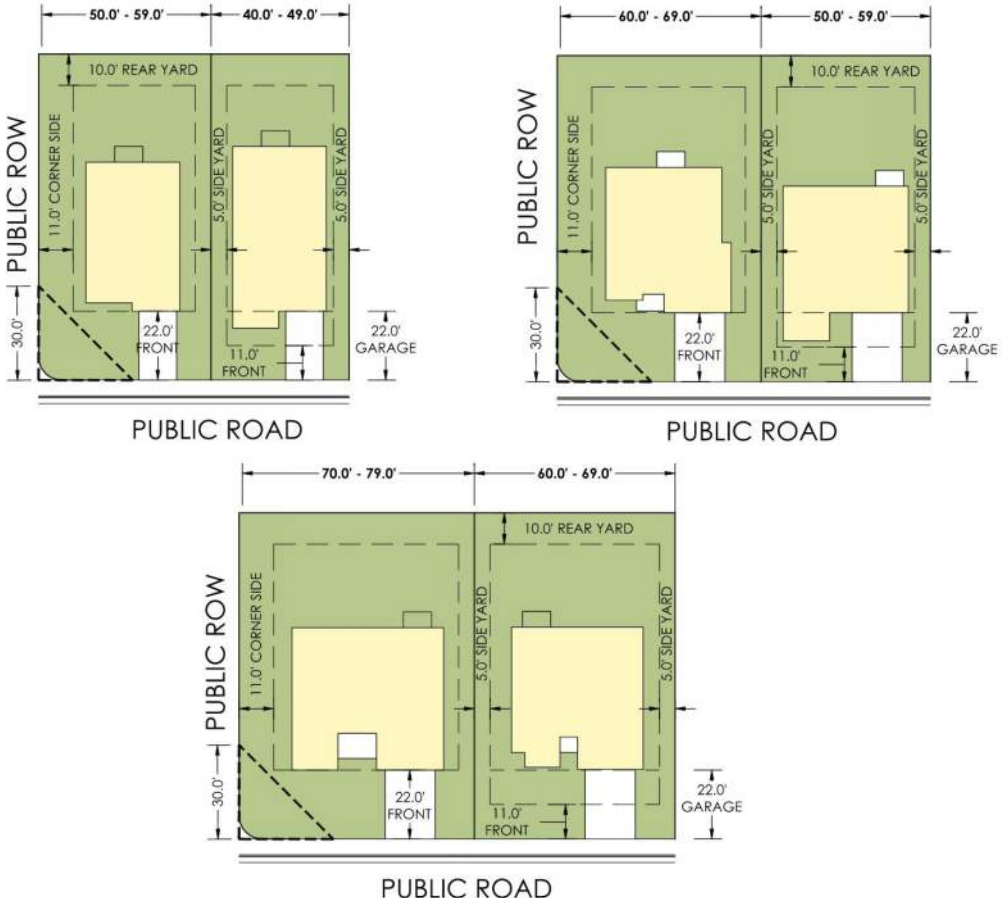
As shown in the table, the proposed PUD overlay's density is informed by the densities of the 2022 City Code underlying zones and their combined averages. Deseret Meadows proposes a minimum density reduction of 34% (479 fewer units than applicable zoning allowed).

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 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



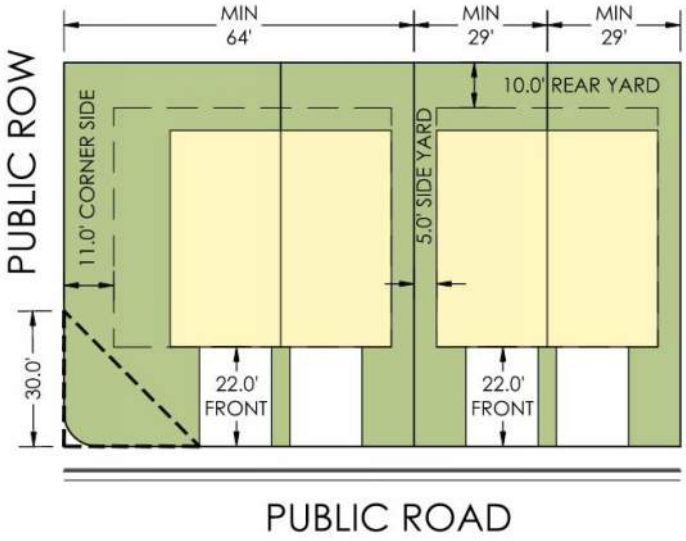


Home Examples

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

FRONT-LOAD TWIN HOMES

Twin homes lots will at a minimum range from 2,400 to 4,000 square feet to offer a range of housing options for Grantsville residents. All twin 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

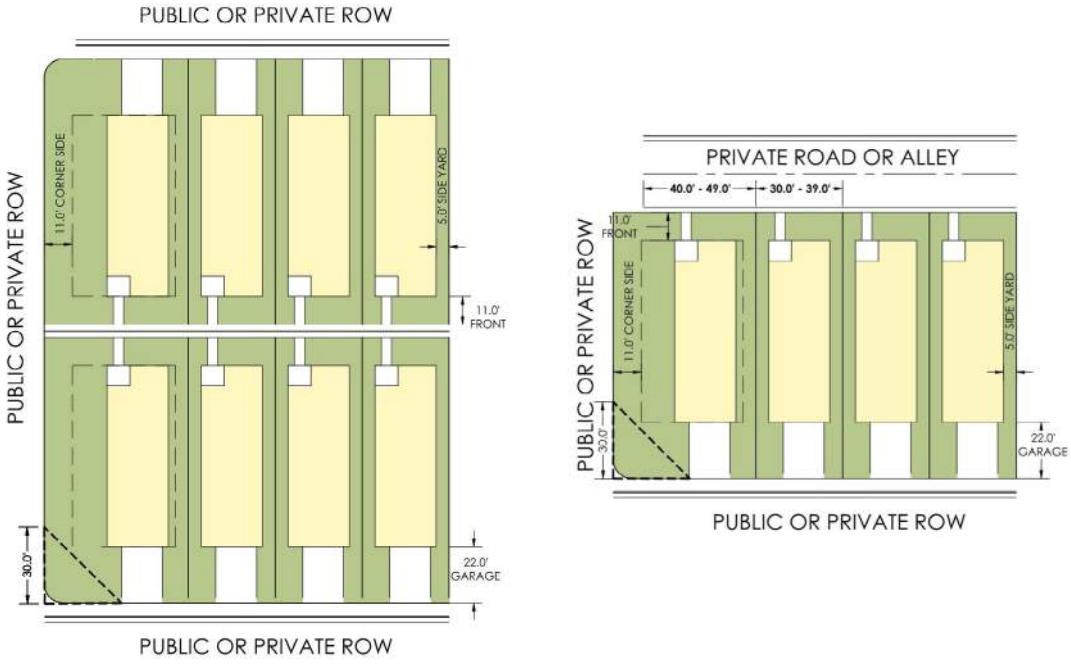


Conceptual Home Elevations

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



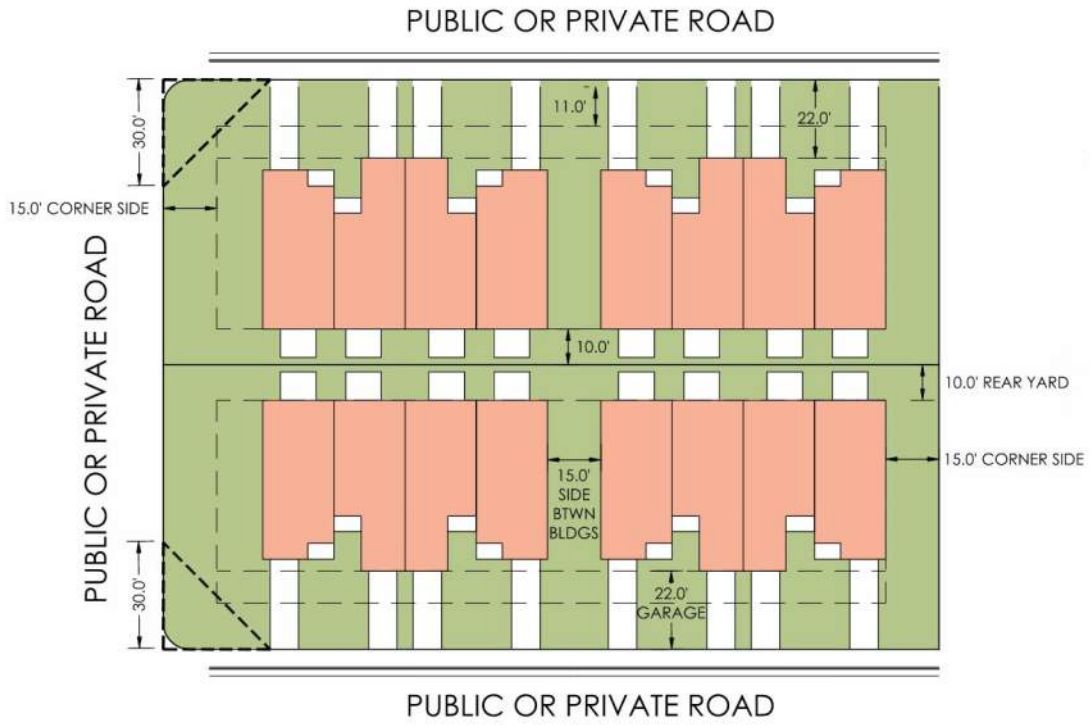


Home Examples

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



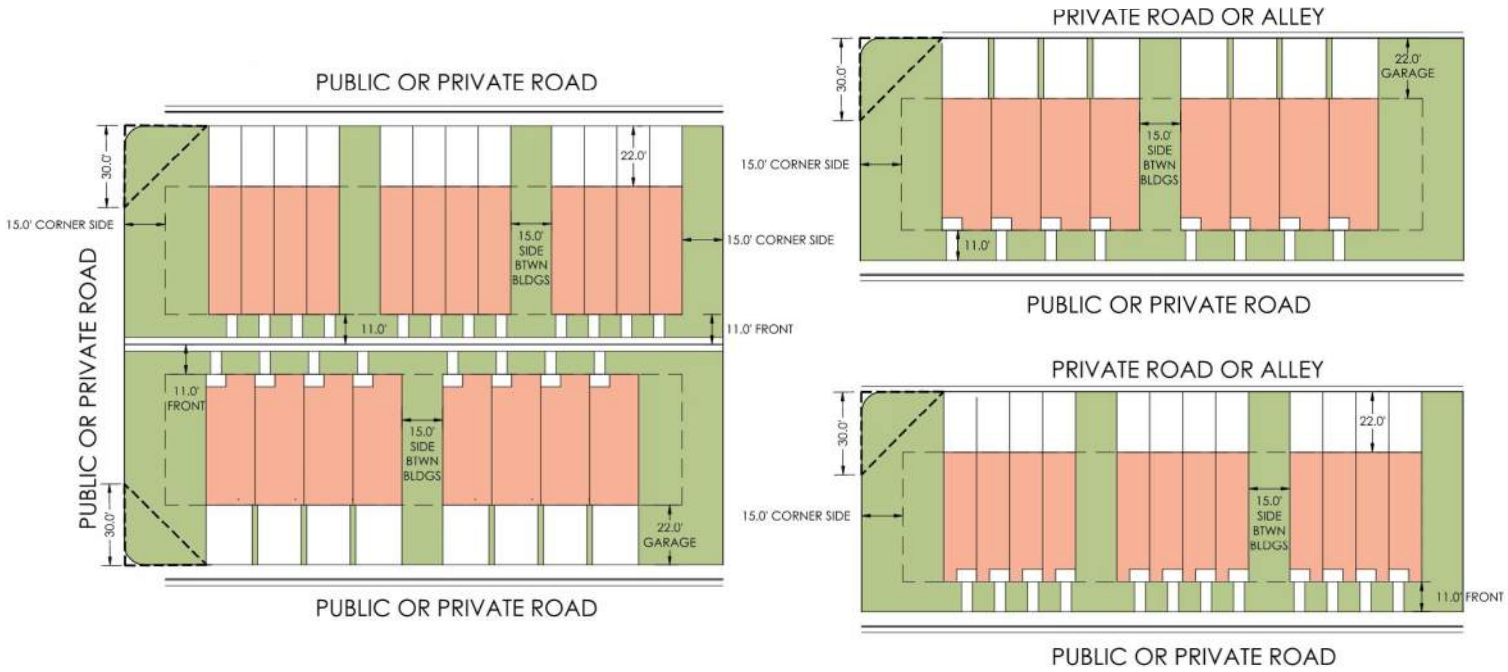


Home Examples

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.	Corner Side Yard (1)	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	1,000 sq. ft.	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.	29-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	65%	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. Corners to maintain a 30' sight triangle per city code on all lots, for every unit type.
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 70% 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 (1)	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	1,000 sq. ft. of Living space	2 spaces per du + Guest parking (3)	50'
PROPOSED STANDARDS	Alley-Load Townhomes	15 DU/Ac	1,200 sq. ft.	20-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%	900 sq. ft.	2 spaces per du + Guest parking	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.
	Front-Load Townhomes	15 DU/Ac	1,300 sq. ft.	20-feet	11-feet; 22' garage setback	20-feet	NA	15-feet between buildings		15-feet	35-feet	15-feet	90%					

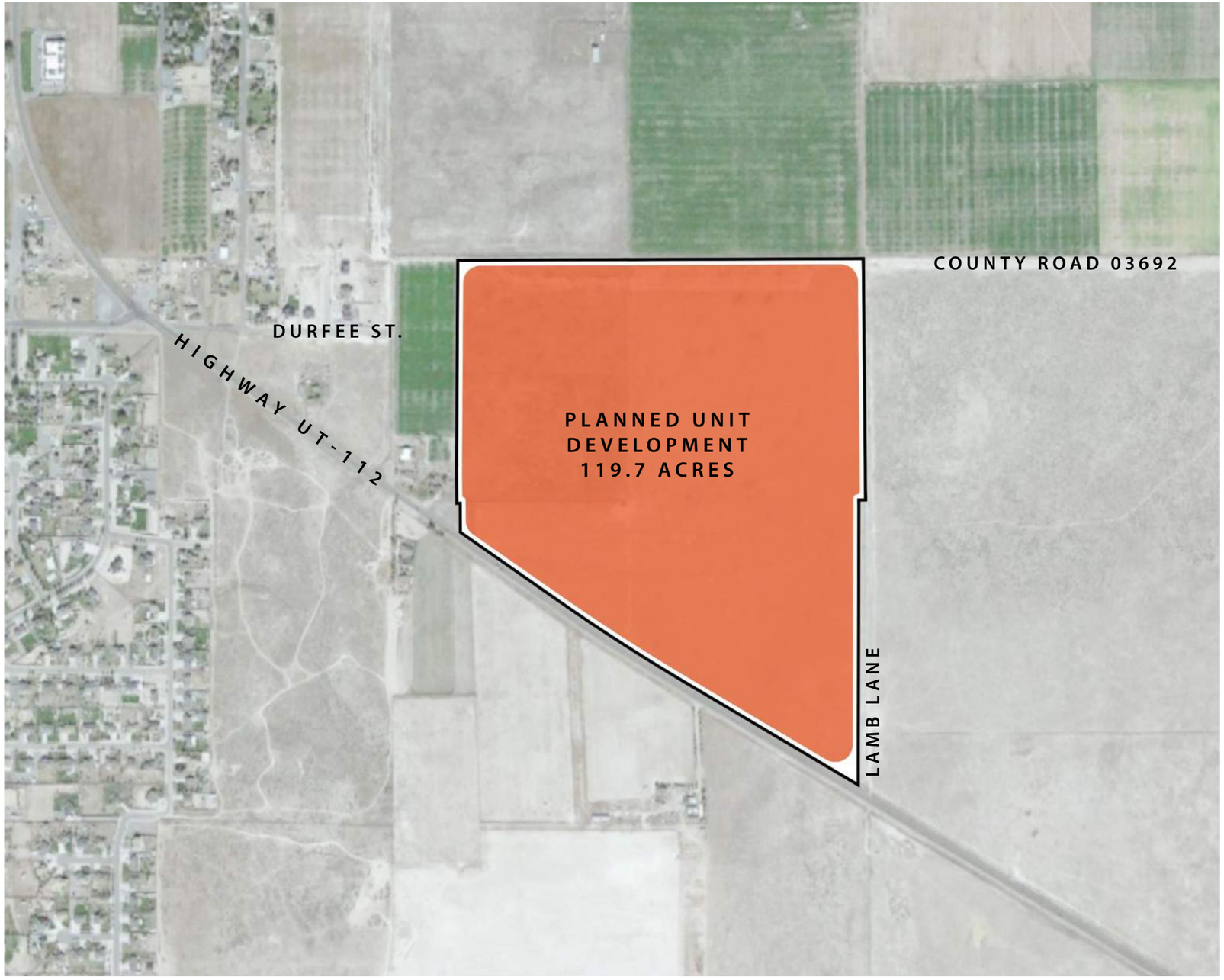
Footnotes

1. Corners to maintain a 30' sight triangle per city code on all lots, for every unit type.
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 70% of the lots are improved
3. Grantsville City Code: 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)

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

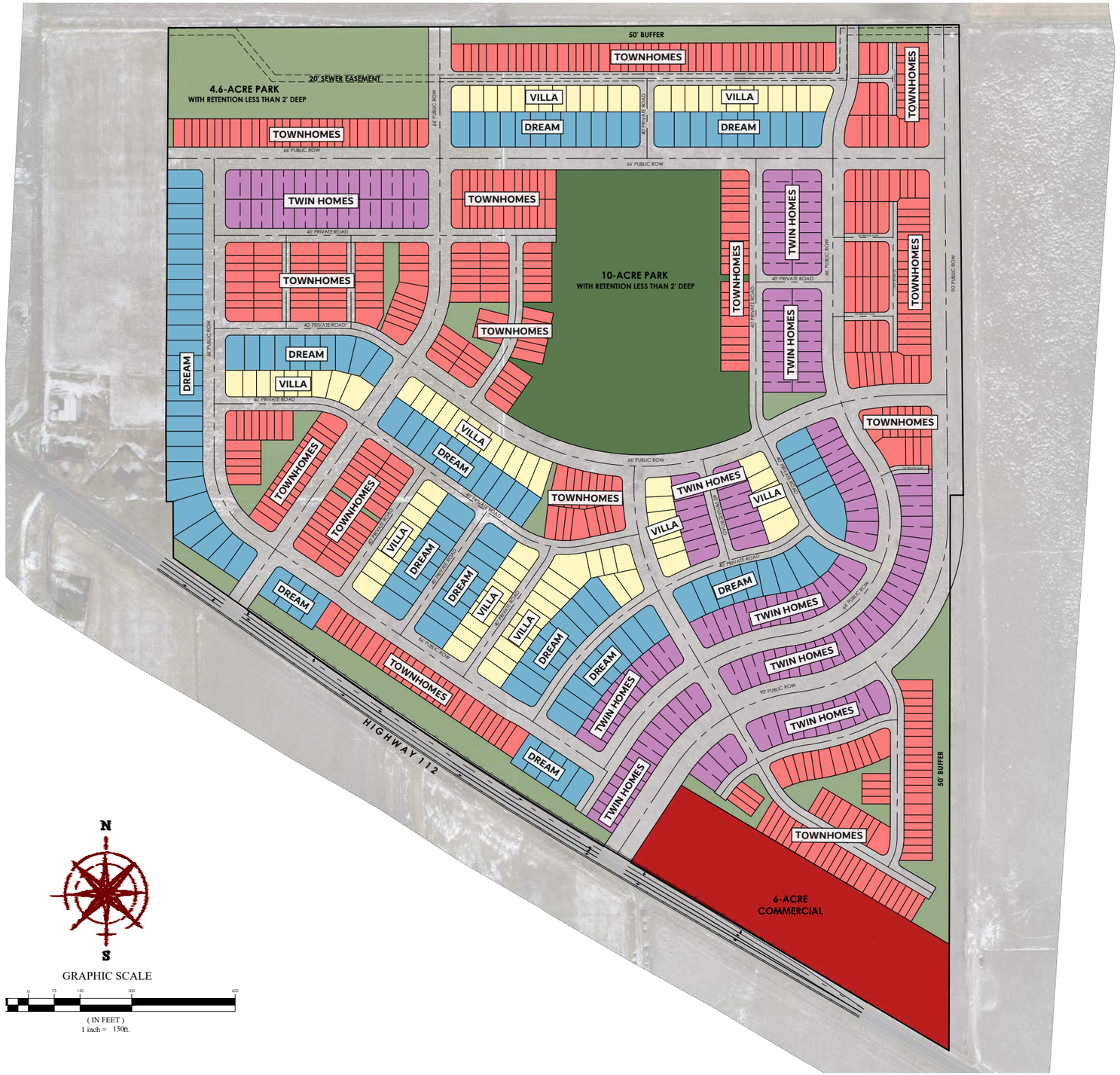
1. Deseret Meadows will provide the minimum 10% open space in this development as required by City code. Boundaries and locations of all open space areas may be adjusted by developer, but shall not result in less than the overall 10% required open space. Please see page 15 for a conceptual illustration of potential open space areas. Final open space areas and locations will be determined at preliminary plat.

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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	

NOTES:

1. 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.
2. TOWNHOME LOTS REPRESENT BOTH THE PRODUCT FOOTPRINT AND PRIVATE OPEN SPACE BETWEEN, IN FRONT OF, AND BEHIND TOWNHOME BUILDINGS.
3. ADEQUATE GUEST PARKING WILL BE PROVIDED FOR ALL TOWNHOME UNITS THROUGH A COMBINATION OF BOTH ON AND OFF-STREET PARKING STALLS.

FENCING

Fences and walls help define public and private open space boundaries, but can detract from the character of a community without regulation. Collector road perimeters will be designed at preliminary plat. Fence design should correspond to the style of the Architecture. Vinyl and precast concrete products will be allowed on a case-by-case basis as approved by the Architectural Review Committee.

Fences and perimeter walls should help delineate an open space from the adjacent properties. Each plat will elaborate on specific design standards and acceptable materials for this feature by location.

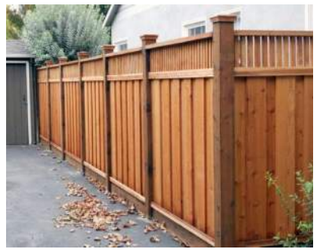
Minimal fencing should be incorporated into open space design except where required for certain sports fields/courts, dog parks, or swimming pools. Chain link is only acceptable around sports fields and for non-visible rear yard applications such as dog runs.

Visual permeability into open spaces invites the public to enter. The City will operate, maintain, and replace as needed all fencing built on City-owned property.

RESIDENTIAL PERIMETER

- Front Yard Height: maximum of 3 FT
- Back/Side Yard Height: maximum of 6 FT for privacy fencing between lots
- Fence styles should relate to the architectural style of the house
- Acceptable materials: wood, metal, brick, stone, architectural concrete, architectural vinyl, etc.






Examples of residential fencing

COMMERCIAL FENCING

- Height: maximum 6 FT
- Acceptable materials - Wood, Metal, Gabion, Trendstone, Architectural Concrete or equivalent.
- Avoid fencing except when adjacent to open space or residential property or to screen delivery alleys and dumpsters




Examples of commercial fencing

OPEN SPACE FENCING

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





Examples of open space fencing

MAJOR ROADWAYS FENCING

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



Example of roadway fencing

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

PRIVATE VS. PUBLIC MAINTENANCE

A Homeowners' Association (HOA) will be established for ownership and maintenance of common areas. Any HOA will be established under the applicable Utah Law with all necessary authority and reserve accounts in order to ensure proper maintenance of all open spaces. The HOA will own and maintain all park strips, private roads, open spaces, retention basins deeper than 3 feet, and parks under 10 acres, including the currently proposed 4.6-acre park and buffer areas.

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

OPEN SPACE

OPEN SPACE NARRATIVE

INTRODUCTION

A key element in the livability and long-term desirability of a planned unit development is the provision and integration of open space, trail corridors, active recreation, and community amenities. Open space is integral to the success of a community, as it provides public areas of respite, gathering, and connection. Just as architectural guidelines provide a palette of materials, recommended scale, and building setbacks, this plan provides the necessary components for the development of all open spaces.

This plan aims to expand on the traditional suburban park ideals by creating a coherent vision of the variety of open spaces to be developed. Located strategically throughout the community— and with ample pedestrian and bicycle access—open space promotes social interaction and healthier, active lifestyles. Well-designed open space plans incorporate a range of settings for both active and passive uses that cater to a broad range of ages and interests.

Deseret Meadows will meet or exceed the open space requirements outlined in Grantsville City code. When possible, these areas should highlight scenic views of the natural environment in an effort to visually connect residents to the surrounding context of the City and valley at large. To encourage the ongoing use of the proposed open space throughout the community, a variety of open space categories should be implemented. Open space amenities will be defined at preliminary plat and installed by the Developer. The intent of each space is to make a memorable landmark and intriguing destination that contributes to a unique sense of place.

OPEN SPACE TYPES

- Linear Park, min. 25' wide
- Community Parks (with programming and related amenities acting as stormwater retention when less than 3' deep)
- Multi-Family Open Space, min. 25' wide

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

POTENTIAL OPEN SPACE AMENITIES

- Open play fields
- Pickleball court(s)
- Basketball court(s)
- Playgrounds
- Walking/jogging paths
- Pavilions
- Parking
- Grill picnic areas

OPEN SPACE TYPES

Deseret Meadows will feature a variety of open space types to meet the recreational needs of residents of both this development and the City of Grantsville overall. The images shown on this page provide precedent imagery for each of these open space types and for example only. The design and layout of each of these open spaces will be determined at preliminary site plan submittal.

COMMUNITY PARK WITH STORMWATER RETENTION LESS THAN 3' DEEP

This park area will be centrally located to the community. It is the intent of this park and associated trail corridors to meet the proportionate share of the level of service for a community park as detailed within the City's adopted parks, recreation, trails, and related master plans. Details regarding the amenities are briefly discussed and illustrated in this PUD application. The recreational intensity and programming of the open space will be refined with input from the City to best meet the needs of the surrounding community.



Brookside Park - South Jordan, UT



Blue Hole Park - Wimberly, TX

With the large contiguous areas and proximity to trail corridors and other public open space areas, dual-use retention areas with depths less than 3' and areas greater than 10 acres are to be installed by the developer and owned and maintained by the City.



Redfern Park - Minto, Australia



2nd St. Detention Basin - Champaign, IL

MULTI-FAMILY OPEN SPACE

These open space areas will provide connectivity and recreation throughout multi-family development areas.



Hattontown Square - Herndon, VA



Church St. Apartments - Charlotte, NC

LINEAR PARKS

These park areas may parallel trails throughout the development to provide trailside amenities and utilize corridor areas to create connectivity and recreation opportunities for residents. They will have a minimum width of 25'.



Terry Hershey Park -Houston, TX



Cross Creek Ranch - Fulshear, TX

NOTE: ALL GRAPHICS SHOWN ARE CONCEPTUAL ONLY AND INTENDED TO CONVEY GENERAL CHARACTERISTICS OF THE DEVELOPMENT THROUGH PRECEDENT IMAGERY. ACTUAL FORM, DESIGN AND LAYOUT WILL BE DETERMINED AT PRELIMINARY SUBDIVISION APPROVAL.

OPEN SPACE AMENITIES

Deseret Meadows will provide a variety of amenities for residents to enjoy. These photos show examples of potential amenities that could be included in the open spaces and parks throughout the development.


PLAYGROUND


PAVILION


PLAYGROUND


VIEW POINT ALONG TRAIL


OPEN PLAY FIELDS


BASKETBALL COURTS


PATHS & TRAILS IN PARK


PICKLEBALL COURTS


PICNIC AREAS


PLAYGROUND

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

PEDESTRIAN CONNECTIVITY

Deseret Meadows is intended to be a pedestrian-oriented community with streets constructed in scale with the community needs. Planning efforts documented in this PUD application reiterate that the development layout should encourage pedestrian movement despite the anticipated prevalence of vehicles. Walkable districts will be a priority to reduce vehicle trips by allowing residents to park and be within walking distance of multiple destinations. Proximity to amenities combined with pedestrian/bike paths, on-street parking, and safe intersection crossings encourages multiple forms of travel.

The desire to accommodate various forms of transportation stems from the documented social and physical benefits associated with increased foot traffic within a community. Providing accessible and visible circulation routes for pedestrians and cyclists correlates to improved rates of physical activity. Providing the infrastructure that encourages physical activity also provides opportunities for social interaction between residents with leads to a higher reported quality of life. Increased interaction and pedestrian movement through a community fosters a sense of ownership and safety.

Site circulation will be refined as the street and trail layout for each plat is approved. Temporary roadways may be required with each individual phase for fire and secondary access purposes. These temporary roads will be addressed at preliminary and be dependent on existing conditions at the time of development.

All trails currently proposed per the Existing and Planned City Trails plan for the City prior to the time of submittal will be taken into consideration. The proposed routes for trails extending through the development will be rerouted to align with internal features and connect to existing trails along the border of the project. Exact alignments will be determined with each preliminary plat submittal. Trails shall be accessible and open, and designed to accommodate public safety needs and emergency services.

Connector trails will be incorporated with the other open space uses within the community and provide the connectivity needed between major corridors such as Hwy 112 and along Lamb Lane. Details regarding the landscaping of these connector trails can be found in the landscape plans with more detail at the preliminary plat. All trails outside the 10-acre park will be owned and maintained by the HOA, while all trails within the 10-acre park will be owned and maintained by the City.





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





DESIGN STANDARDS

City owned trails, including those adjacent to roadways, will be concrete. Privately maintained trails may use asphalt, concrete, paver, decomposed granite, or other compacted materials. Compacted materials should utilize a tackifier and be lined by steel edging on either side of the path to prevent vegetation for taking over pathways.

- Xeriscape should be incorporated as much as possible to encourage sparing use of water
- Adequate lighting, whether path or area lighting, should be provided for safe usage at night
- Trash receptacles and benches should be placed at a minimum of every ¼ mile
- Adjacent trees should provide continuous shade canopy at maturity
- Planting should be used to direct users to trailheads and add comfort to respite areas

TRAIL LANDSCAPE

- Trees should provide a continuous canopy at maturity
- Shrubs and ornamental grasses should be used to soften trail borders
- Trail entrances and respite zones should be accented with additional plantings
- Vegetation should be no higher than 24" for a distance of 3' on either side of the trail

TRANSPORTATION

FUTURE MASTER TRANSPORTATION PLAN



LEGEND

- PROJECT BOUNDARY
- COLLECTOR ROAD
- ARTERIAL ROAD

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

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

N

S

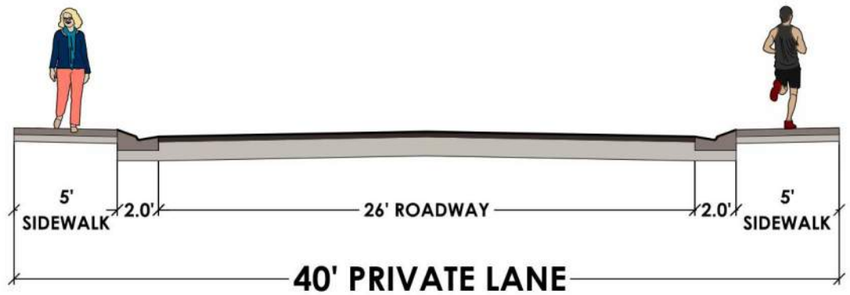
N.T.S.

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

CROSS SECTIONS

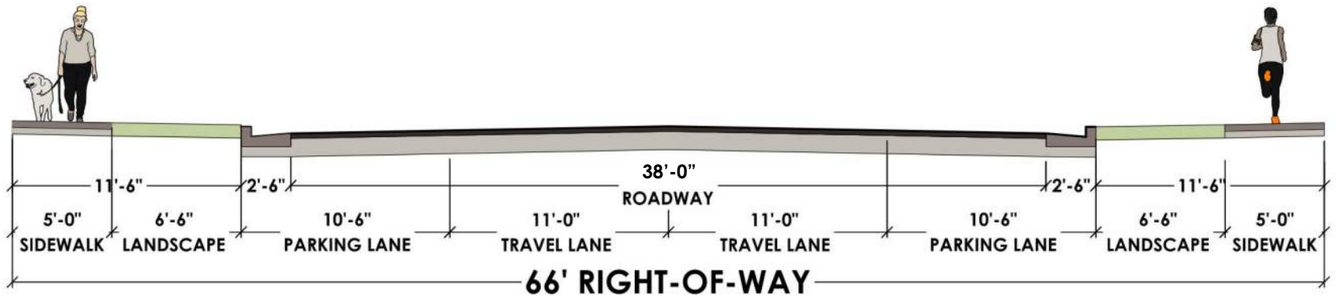
PRIVATE ROADWAYS (HOA MAINTAINED)





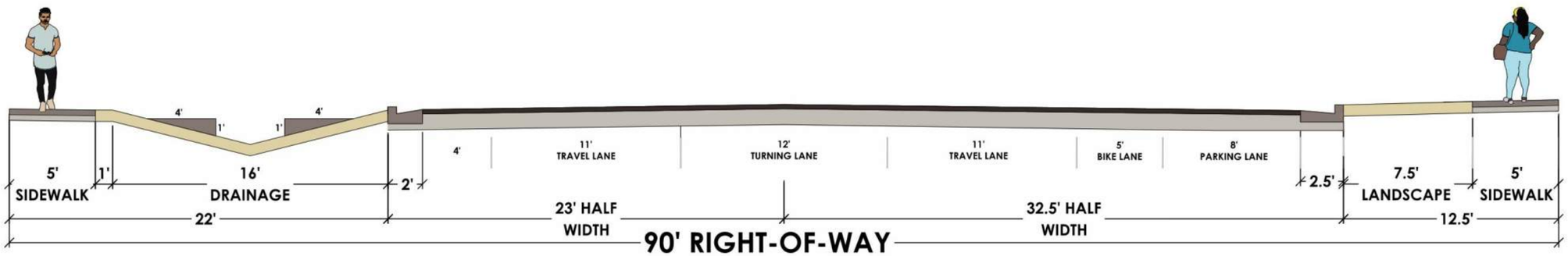
NOTE: NO PARKING ON PRIVATE ALLEY OR PRIVATE LANE

LOCAL ROADWAY (CITY MAINTAINED)



GRANTSVILLE CITY STANDARD 66' RIGHT-OF-WAY

COLLECTOR ROADWAY (CITY MAINTAINED)

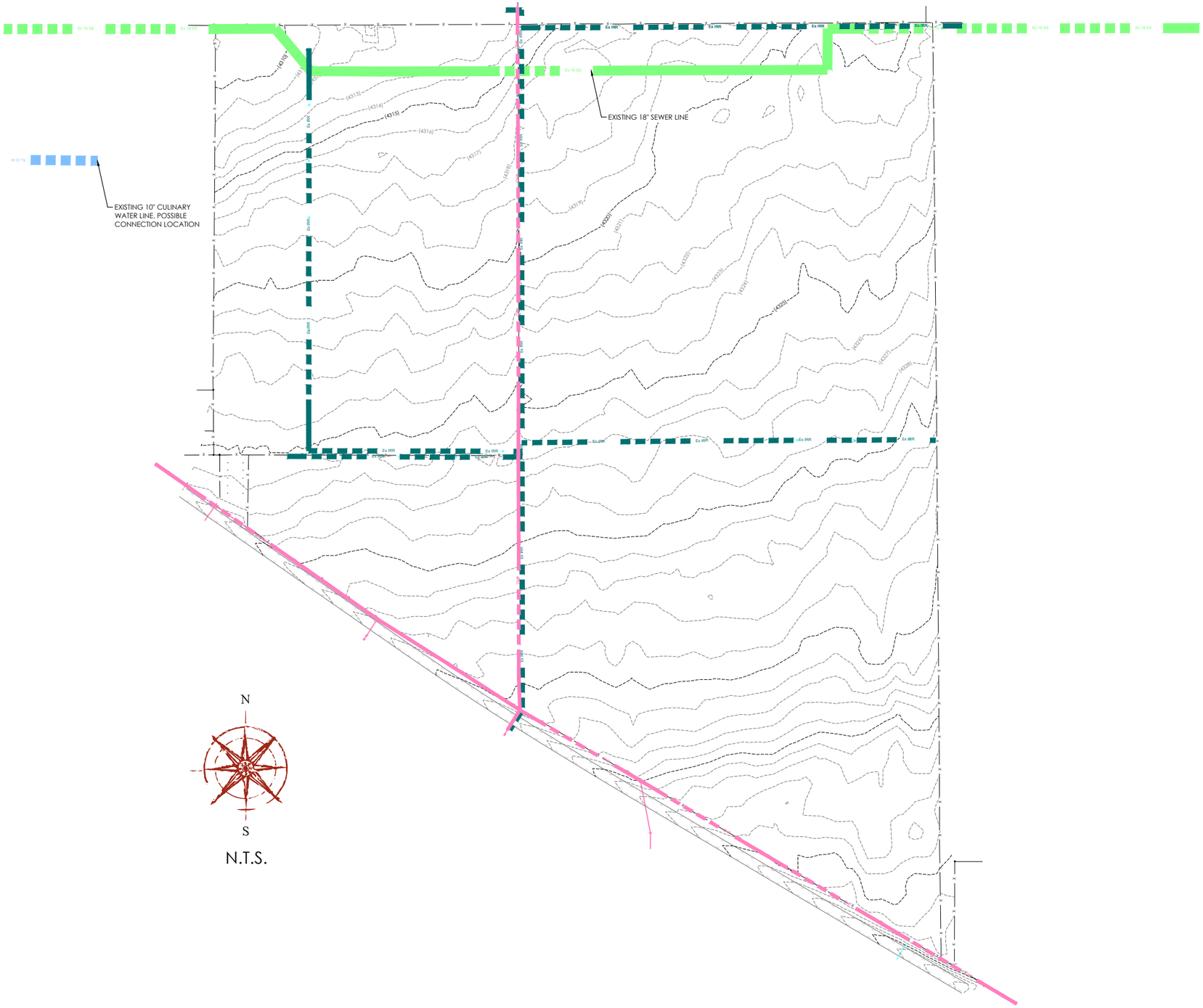


GRANTSVILLE CITY STANDARD COLLECTOR A

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 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

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



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 [redacted] 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" [redacted] Anthon Stauffer [redacted] Josh Romney [redacted] "Steven P. Jackson" [redacted] William Ryan [redacted] Megan Spencer [redacted] Matthew Christensen [redacted] "Hutchings, Michael" [redacted] Tysen Barker <tbarker@grantsvilleut.gov>, "Boal, Jason" [redacted]

Shelby,

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

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

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

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

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

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

Thank you,

Thane

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

Wade R. Budge, P.C.
[redacted]

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
[redacted]

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.

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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



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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alexis.osmond@colliers.com

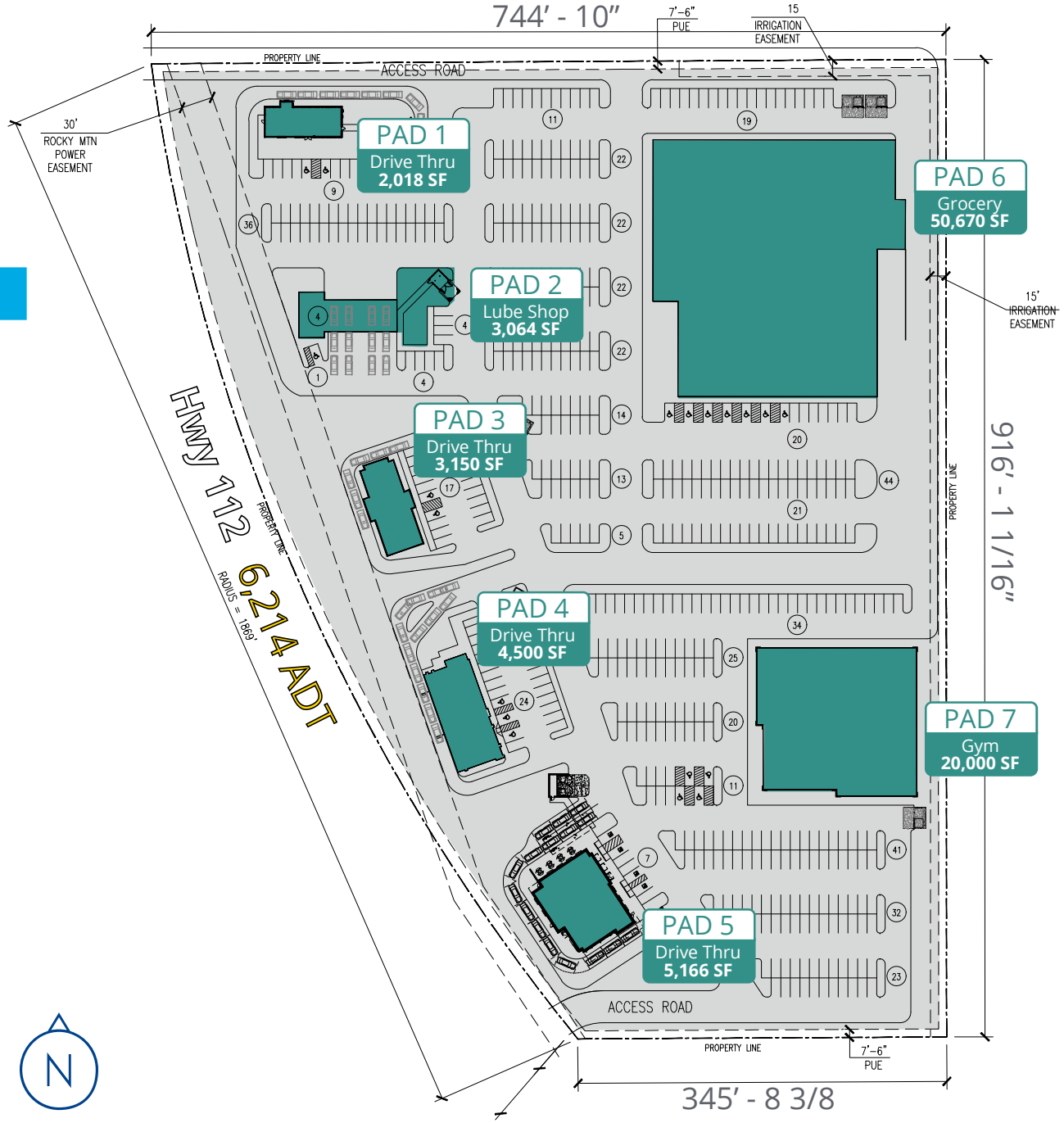
Colliers
2100 Pleasant Grove Blvd. | Suite 200
Pleasant Grove, UT 84062
Main: +1 801 947 8300
colliers.com

Colliers
Accelerating success.

Site Plan Detail

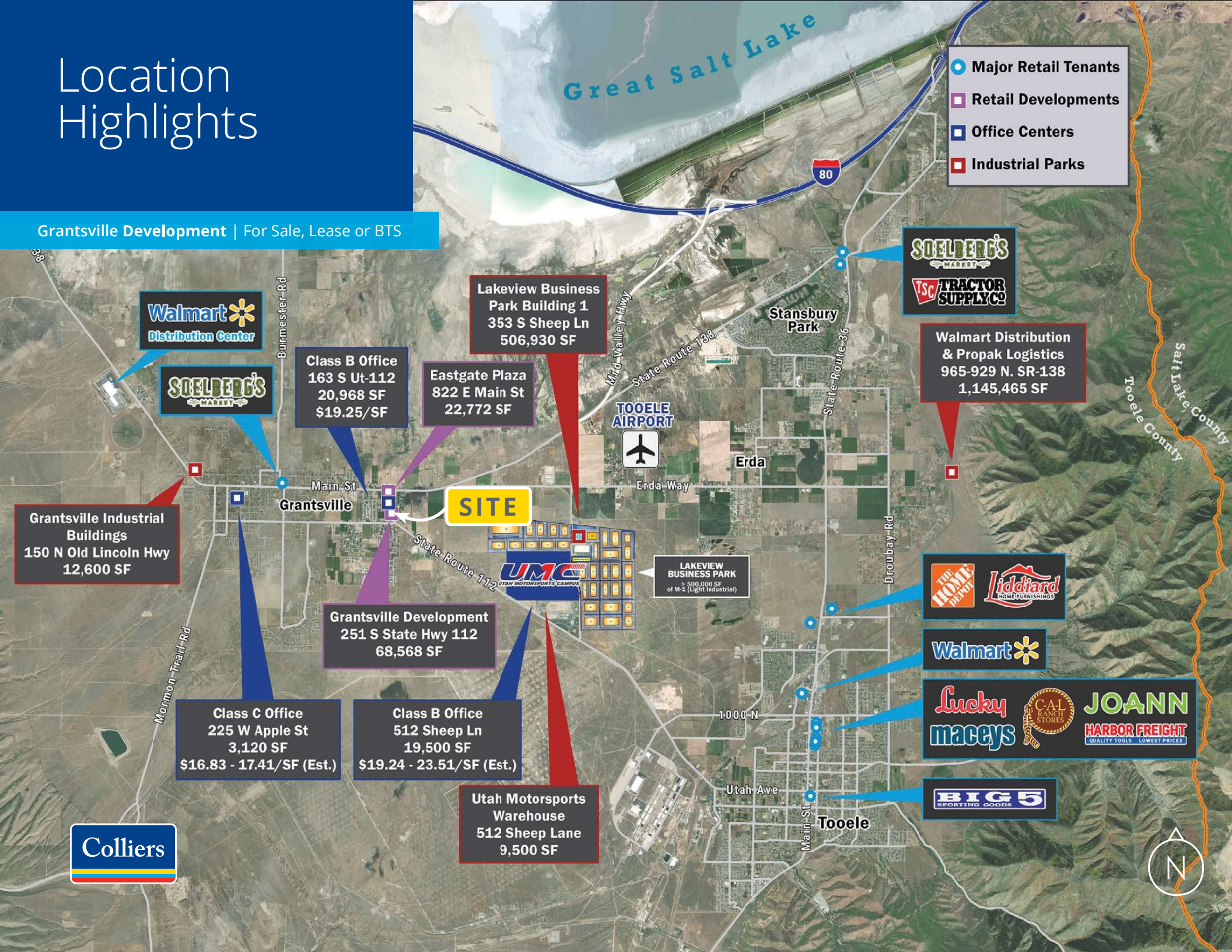
Grantsville Development | For Sale, Lease or BTS

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



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“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 [redacted] 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" [redacted] Anthon Stauffer [redacted] Josh Romney [redacted] "Steven P. Jackson" [redacted] William Ryan [redacted] Megan Spencer [redacted] Matthew Christensen [redacted] "Hutchings, Michael" [redacted] Tysen Barker <tbarker@grantsvilleut.gov>, "Boal, Jason" [redacted]

Shelby,

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

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

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

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

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

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

Thank you,

Thane

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

Wade R. Budge, P.C.
[redacted]

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
[redacted]

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

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

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

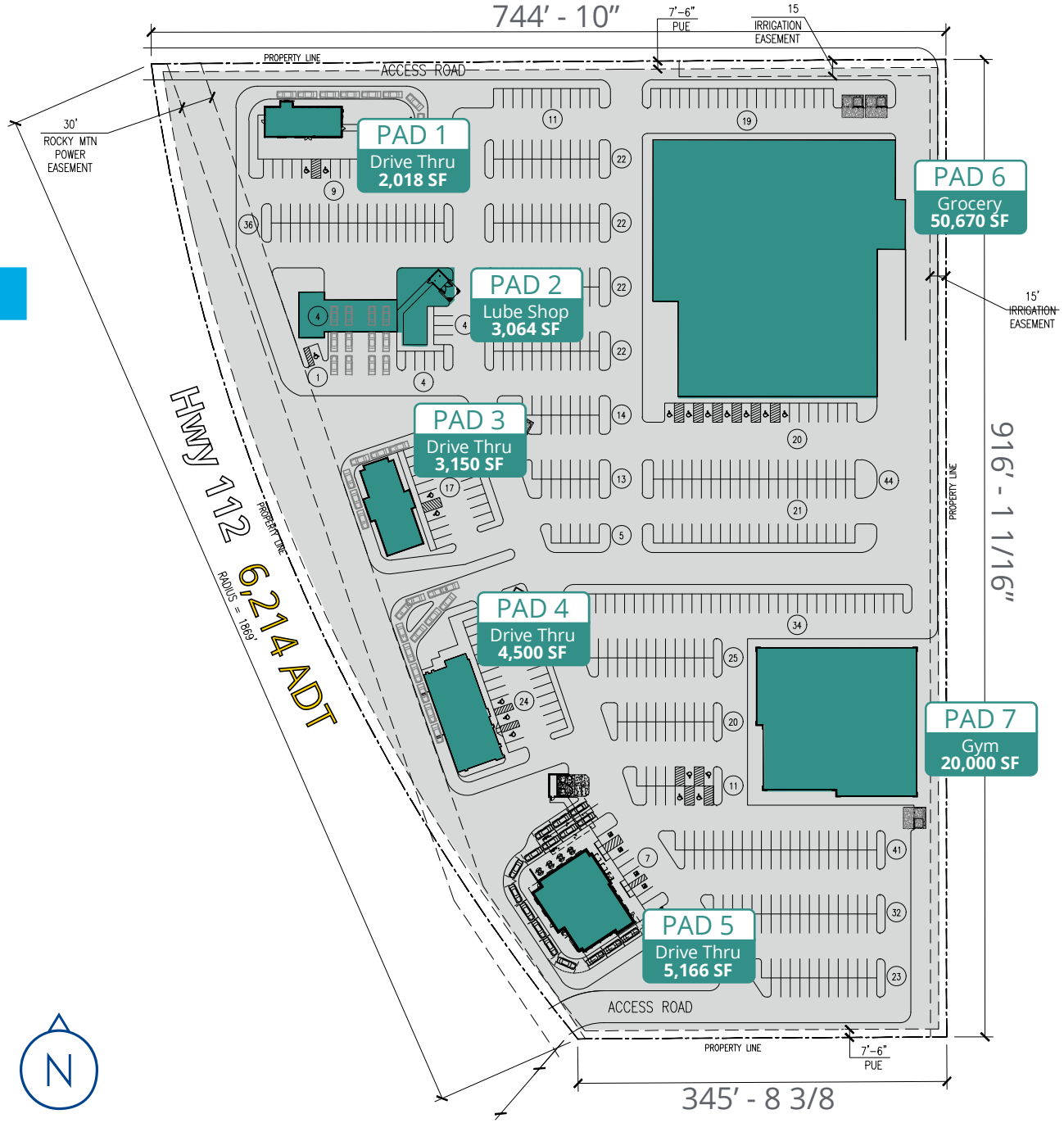
Colliers
2100 Pleasant Grove Blvd. | Suite 200
Pleasant Grove, UT 84062
Main: +1 801 947 8300
colliers.com

Colliers
Accelerating success.

Site Plan Detail

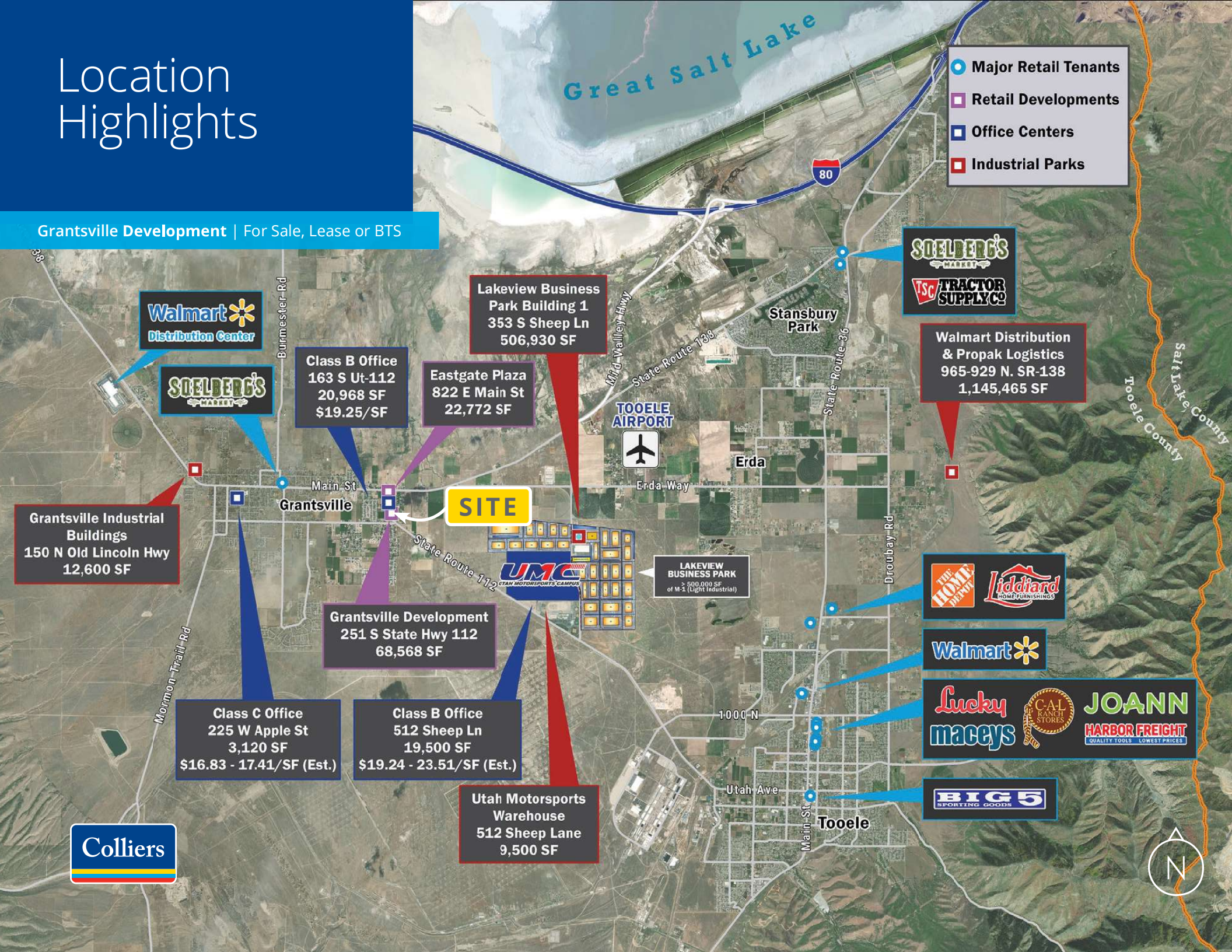
Grantsville Development | For Sale, Lease or BTS

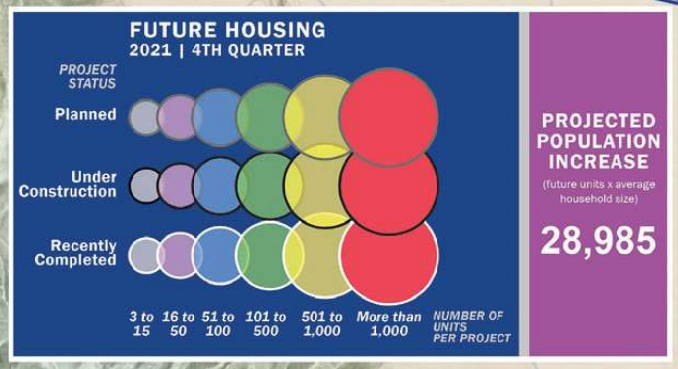
Pad	Size
1	2,018 SF
2	3,064 SF
3	3,150 SF
4	4,500 SF
5	5,166 SF
6	50,670 SF
7	20,000 SF



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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Executive Vice President
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brandon.goodman@colliers.com

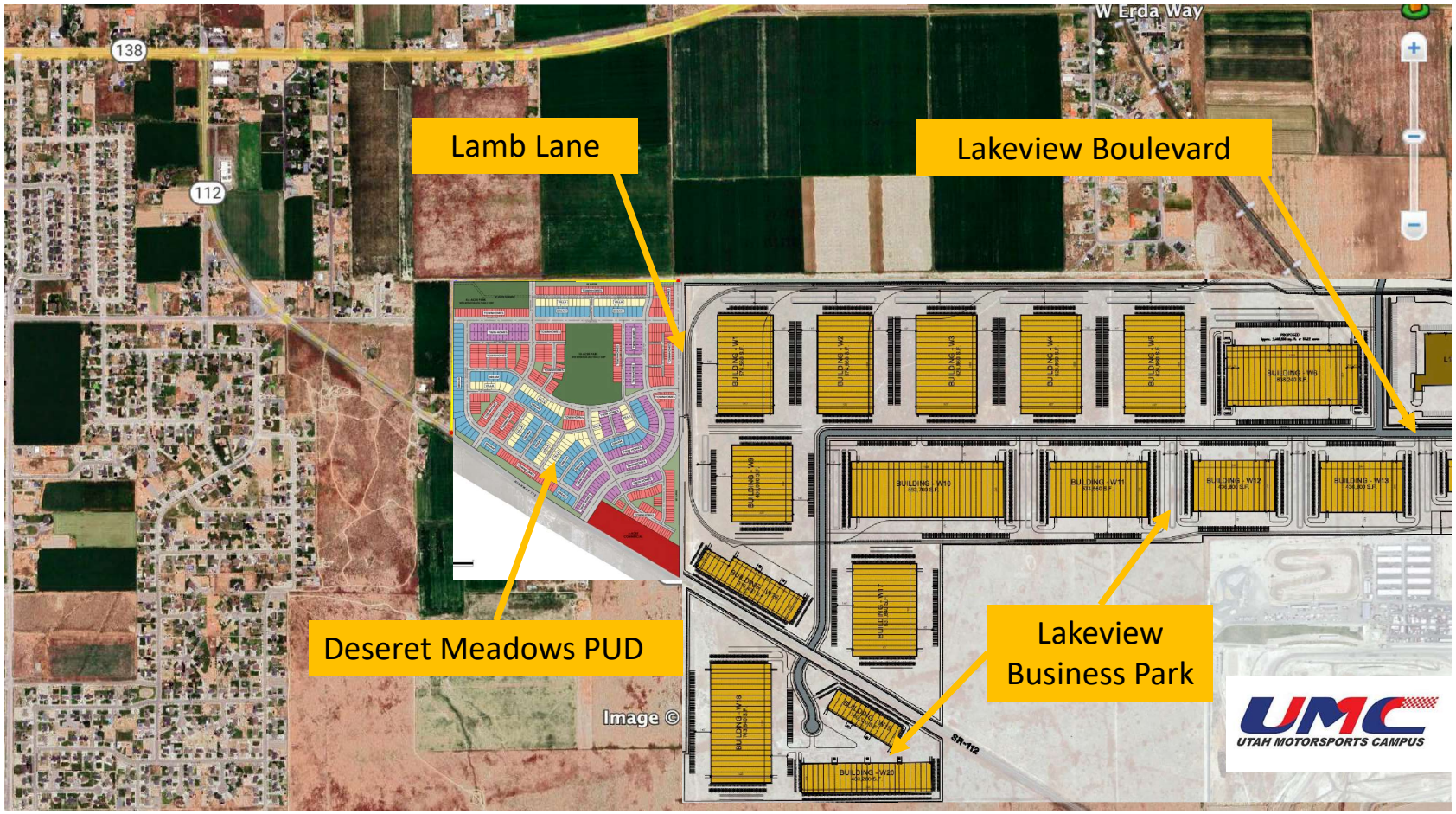
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Location (adjacent to Lakeview Business Park)



Agenda Item #5

Accepting the petition for Wayne Boyer to Annex property into Grantsville City Limits

GRANTSVILLE CITY
APPLICATION FOR ANNEXATION

For Office Use Only
Date filed: 10/02/2024 Number of acres (rounded up): 32
Fee: $1,000 (Covers the notices, publications, and reviews)
Fees received by: [illegible] Amount paid: $1,000.00
Is the property located within the Grantsville City Annexation Policy Plan? X Y ___ N
Does the application and petition have the following?
Map approved by the Tooele County Surveyor X Y ___ N
Legal Description X Y ___ N
List of all property owners within the petition X Y ___ N
Certificate of Mailing X Y ___ N Check #116

Contact Sponsor:

Name: Wayne Boyer Address: 46 North 360 East P.O. Box 1205
City: Grantsville State: Utah Zip: 84029
Phone #: _____ Cell #: (435) 496-0301 Email: _____
Authorized Agent (if applicable): Kevin Hamatake
Address: 83 N 360 E PO Box 1074
City: Grantsville State: UT Zip: 84029
Phone #: 455-830-1428 Cell #: _____ Email: hammer5034@msn.com
Name of Proposed Annexation: Wayne Boyer Trustee Annexation
General Location of Proposed Annexation: North of Vegas St West of Cooley Street
What percent of Private Real Property within the Proposed Annexation is represented by signatures of owners? 100%
Percent of the Value of Private Real Property within the Proposed Annexation is represented by the signatures? 100%
Total number of acres included in the Annexation: 31.77 Total number of parcels included in Annexation: 1
Zoning Requested: [illegible] R-1-21
Proposed Land Uses: Farming -
Surrounding Land Uses: Agriculture & RR-1

Please provide a legal description of the area and a spreadsheet with information for each parcel included with this annexation. (A fill in the blanks spreadsheet may be obtained from the Grantsville City Recorder.)

PETITION FOR ANNEXATION TO GRANTSVILLE CITY

OF PROPERTIES IDENTIFIED BELOW

We the undersigned owners of certain real property lying contiguous to the present municipal limits of Grantsville City hereby submit this Petition for Annexation and respectfully represent the following:

1. That this petition is made pursuant to the requirements of Section 10-2-403, Utah Code Annotated, 1953, as amended (U.C.A.);
2. That the property subject to this petition is a contiguous, unincorporated area contiguous to the boundaries of Grantsville City and the annexation thereof will not leave or create an unincorporated island or peninsula;
3. That the signatures affixed hereto are those of the owners of private real property that:
   a. is located within the area proposed for annexation;
   b. covers a majority of the private land area within the area proposed for annexation; and
   c. is equal in value to at least 1/3 of the value as shown by the last assessment rolls of all private real property within the area proposed for annexation; and
   d. is described on the accompanying legal description.
4. That up to five of the signers of this petition have been designated as sponsors, one of whom is designated as the "Contact Sponsor", with the mailing address of each sponsor being indicated;
5. That the petitioners have caused an accurate plat or map of the above-described property to be prepared by a licensed surveyor which has been reviewed and approved by the Tooele County Surveyor, which plat or map is filed herewith; and
6. That the petitioners request the property, if annexed, be zoned as follows with the attached signatures;

Contact Sponsor:

Printed Name: Wayne Boyer Signature: Wayne Boyer

Tooele County Parcel Number: 05-078-0-0033 Zone Requested: R-1-21

Sponsor #1:

Printed Name: _____ Signature: _____

Tooele County Parcel Number: _____ Zone Requested: _____

Residential Address: _____

Mailing Address: _____ Phone #: _____

Sponsor #2:

Printed Name: _____ Signature: _____

Tooele County Parcel Number: _____ Zone Requested: _____

Residential Address: _____

Mailing Address: _____ Phone #: _____

Petition for Annexation

TO GRANTSVILLE CITY:

We, the undersigned owners of private real property, hereby petition that the area (the "Area") shown on the accurate and recordable map (prepared by a licensed surveyor) that is attached to this petition (this "petition") be annexed to Grantsville City, Utah. Each of the undersigned affirms that (a) each has personally signed this petition, (b) each is an owner of real property that is located within the Area, and (c) the current residence address of each is correctly written after the signer's name. Further, each of the undersigned designates the individuals identified below as sponsors and contact sponsor of this petition:

NOTICE

- **There will be no public election on the annexation proposed by this petition because Utah law does not provide for an annexation to be approved by voters at a public election.**
- **If you sign this petition and later decide that you do not support the petition, you may withdraw your signature by submitting a signed, written withdrawal with the recorder of Grantsville City. If you choose to withdraw your signature, you must do so no later than 30 days after Grantsville City receives notice that the petition has been certified.**

Name	Mailing Address	Status
Wayne Boyer	P.O. Box 1205, Grantsville Ut 84029	sponsor/contact
		sponsor
		sponsor
		sponsor
		sponsor

Print Signer's Name	*Signer's Residence Address*	*Signature*
Wayne Boyer	46 N. 360 E Grantsville, Utah 84029	Wayne Boyer Tax Parcel ID#: 05-078-0-0033
		Tax Parcel ID#:

Notice of Intent to File An Annexation Petition

PURSUANT TO Utah Code Ann. 10-2-403(2), notice is hereby given that the person or persons identified below intend to file an annexation petition with Grantsville City, Utah. The area proposed for annexation in the annexation petition is commonly described as _____ (ADD NON-TECHNICAL DESCRIPTION). Further, an accurate map of the area that is proposed to be annexed is attached to this Notice.

Person or persons intending to file annexation petition:

NAME	ADDRESS

CERTIFICATE OF MAILING

I hereby certify that I provided a copy of the foregoing Notice of Petition Seeking Annexation, by mailing a copy of the same, to the following on the ___ day of _____, 20__ to the following:

Tooele County Commission
47 South Main Street
Tooele, UT 84074

Tooele County School District
92 South Lodestone Way
Tooele, Utah 84074

North Tooele County Fire Protection Service District
Stansbury Fire Station
179 County Club Drive
Stansbury Park, UT 84074

Tooele County Boundary Commission
c/o Tooele County Clerk
47 South Main Street
Tooele, UT 84074

Tooele Valley Mosquito Abatement District
1535 Sunset Road
Lake Point, Utah 84074

Tooele County Recreation Service District
47 South Main Street
Tooele, Utah 84074

Tooele County Special Service District-Water
c/o Tooele County Clerk
47 South Main Street
Tooele, UT 84074

Rocky Mountain Power
Annexations
P.O. Box 400
Portland, OR 97207-0400

_____

By

Certificate of Authority

(Trust)

The undersigned hereby **represents, warrants and certifies** for the benefit of Wayne Boyer Trust and **TOOELE COUNTY**, and their respective elected officials (including, without limitation, the Grantsville City Recorder and the Tooele County Clerk), employees, agents and attorneys that the undersigned (a) is (and at all pertinent time has been) a general partner of the partnership (the **"Trust"**) described below; (b) is duly authorized to execute and deliver on behalf of the Partnership the attached "Petition For Annexation" (the **"Petition"**); and (c) has duly executed and delivered the Petition on behalf of, and as a general partner of, the Trust.

DATED this 27 day of Aug, 2024

Wayne Boyer, Trustee

Wayne Boyer
(Print Trustee's Name)

Wayne Boyer Trustee

(Print Name of Trust)

List of Affected Entities to Which Notice was Sent

PLEASE BE INFORMED that written notice to the following listed affected entities was sent on the ___ day of _____, 20__.

NAME AND ADDRESS OF AFFECTED ENTITIES:

_____ _____

_____ _____

_____ _____

_____ _____

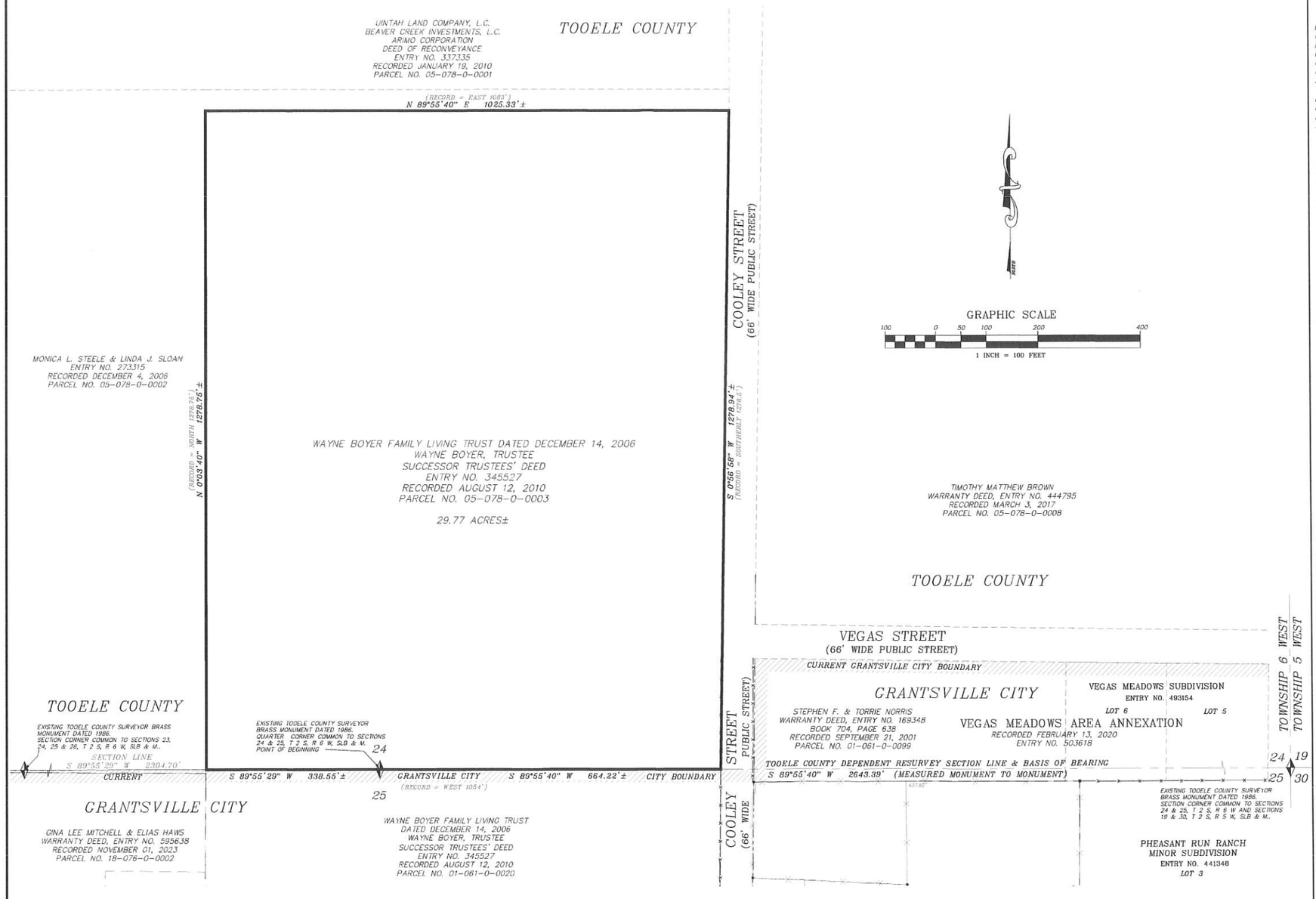
_____ _____

_____ _____

_____ _____

FINAL LOCAL ENTITY PLAT
GRANTSVILLE CITY
WAYNE BOYER TRUSTEE ANNEXATION

LOCATED IN THE SOUTHEAST AND SOUTHWEST QUARTERS OF SECTION 24, TOWNSHIP 2 SOUTH, RANGE 6 WEST, SALT LAKE BASE AND MERIDIAN
TOOELE COUNTY, UTAH



GRAPHIC SCALE

100 0 50 100 200 400

1 INCH = 100 FEET

LEGEND

- FOUND TOOELE COUNTY DEPENDENT RESURVEY BRASS MONUMENT
- EXISTING FENCE LINE
- CURRENT GRANTSVILLE CITY BOUNDARY

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

ANNEXATION SPONSOR:

WAYNE BOYER
PO BOX 1205
GRANTSVILLE, UTAH 84029

GRANTSVILLE CITY SEAL

TOOELE COUNTY SURVEYOR

Approved this 6th day of August, A.D. 2024 as a Final Local Entity Plat by the Tooele County Survey Department.

Jerry Houghton
Director, Tooele Co. Survey Department or Designee

TOOELE COUNTY RECORDER

RECORDED # _____

State of Utah, County of Tooele, recorded at the request of _____

Date: _____ Time: _____

Fee $ _____ Deputy, Tooele County Recorder

SURVEYOR'S CERTIFICATE

I, Nolan C. Hathcock, a Professional Land Surveyor licensed under Title 58, Chapter 22, Professional Engineers and Professional Land Surveyors Licensing Act, holding license no. 166346, do hereby certify that this Final Local Entity Plat, was prepared by me in accordance with Section 17-23-20, and that the information depicted hereon is a true and correct representation of the area to be annexed into the corporate limits of Grantsville City.

Nolan C Hathcock 7/22/2024
Nolan C. Hathcock, Professional Land Surveyor Date

ANNEXATION DESCRIPTION

Beginning at the Tooele County Surveyor monument representing the Quarter Corner common to Sections 24 and 25, Township 2 South, Range 6 West, Salt Lake Base and Meridian (Basis of Bearing for this description is North 89°55'40" East along the section line defined by Tooele County Surveyor brass monuments representing the Quarter Corner common to Sections 24 and 25 and the Section Corner common to Sections 24 and 25 in Township 2 South, Range 6 West and Sections 19 and 30 in Township 2 South, Range 5 West, Salt Lake Base and Meridian);
thence along the section line, a northerly boundary of Grantsville City and the southerly boundary of that parcel of land described in that certain Successor Trustees' Deed, recorded August 12, 2010 as Entry No. 345527 in the office of the Tooele County Recorder, South 89°55'29" West 338.55 feet, more or less, (record = West) to the southwest corner of said parcel;
thence along the westerly boundary of said parcel of land, North 0°03'40" West 1278.75 feet, more or less, (record = North) to the northwest corner of said parcel of land;
thence along the northerly boundary of said parcel of land, North 89°55'40" East 1025.33 feet, more or less (record = East 1083 feet) to the westerly right-of-way line of Cooley Street, a 66 foot-wide public street;
thence along said westerly right-of-way line of Cooley Street, South 0°56'58" West 1278.94 feet, more or less, (record = South 1278.75 feet) to the section line;
thence along said section line, South 89°55'40" West 664.22 feet to the Point of Beginning.
The above described parcel contains approximately 29.77 acres.

SURVEYOR'S NARRATIVE

This Final Local Entity Plat plat has been prepared for the express purpose of annexing into the corporate limits of Grantsville City approximately 29.77 acres comprised of all that parcel of land located in the Southwest Quarter of the Southeast Quarter and the Southeast Quarter of the Southwest Quarter of Section 24, Township 2 South, Range 6 West, of the Salt Lake Base and Meridian, owned by Wayne Boyer, Trustee of the WAYNE BOYER FAMILY LIVING TRUST DATED DECEMBER 14, 2006, currently identified (April 2024) by the Tooele County Assessor as Parcel No. 05-078-0-0003.
The description found hereon is based upon record information and does not purport to be based upon an actual field survey of the parcel shown hereon.

OWNER'S WITNESS

I, Wayne Boyer, owner of the tract of land described and graphically depicted herein, do declare that I have petitioned the City of Grantsville to annex into its corporate limits said tract of land and that I have caused this Final Local Entity Plat to be created to accomplish that purpose. In witness whereof I have hereunto set my hand this _____ day of _____ A.D. 2024

_____
By: Wayne Boyer

INDIVIDUAL ACKNOWLEDGEMENT

State of Utah)
)ss
County of _____)

On the _____ day of _____ A.D., 2024, personally appeared before me, the undersigned Notary Public, in and for said County of _____ in said State of Utah, Wayne Boyer, who being by me duly sworn, did acknowledge that he is the owner of the herein-described tract of land and that he signed the above Owner's Witness, freely and voluntarily for the purpose therein stated.

My Commission expires _____.

_____ Residing in _____.
Notary Public

ACCEPTANCE BY LEGISLATIVE BODY

This is to certify that we, the undersigned members of the Grantsville City Council, have adopted a resolution of intent to annex the tract of land shown herein and to subsequently adopt an ordinance annexing said tract into the corporate limits of Grantsville City, Utah and that a copy of the ordinance has been prepared for filing herewith, all in accordance with Utah Code Section 10-2-403 as revised and that we have examined and do hereby approve and accept the annexation of the tract of land shown hereon as a part of said City and that said tract of land is to be known hereafter as the WAYNE BOYER TRUSTEE ANNEXATION to Grantsville City.

_____
Neil A. Critchlow, Mayor

_____
ATTEST: Braydee Baugh, City Recorder Dated this _____ day of _____, 2024.

This annexation was approved by the Grantsville City Council the _____ day of _____, 2024 as Ordinance No. _____.

PLAT PREPARED: APRIL 1, 2024
REVISED TO CORRECT ANNEXATION NAME JULY 22, 2024

FINAL LOCAL ENTITY PLAT
GRANTSVILLE CITY
WAYNE BOYER TRUSTEE ANNEXATION
LOCATED IN THE SOUTHEAST AND SOUTHWEST QUARTERS OF SECTION 24, TOWNSHIP 2 SOUTH, RANGE 6 WEST, SALT LAKE BASE AND MERIDIAN
TOOELE COUNTY, UTAH

Agenda Item #6

Council Reports

Agenda Item # 7

Closed Session (Imminent Litigation, Personnel, Real Estate)

Agenda Item # 8

Adjourn