



January 13, 2025
Board of Adjustment
Regular Meeting
Information Packet

PUBLIC NOTICE

The Grantsville City Board of Adjustments will hold a Regular Meeting at 8:00 p.m. on Monday, January 13, 2025 at 429 East Main Street, Grantsville, UT 84029. The agenda is as follows:

ROLL CALL

AGENDA

1. Hearing for the appeal filed against the denial of the Deseret Meadows Planned Unit Development (PUD).
2. Adjourn.

Shelby Moore
Zoning Administrator
Grantsville City Community & Economic Development

Join Zoom Meeting

<https://us02web.zoom.us/j/83582357426>

Meeting ID: 835 8235 7426



**Scan QR code
to join Zoom
meeting.**

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

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

AGENDA ITEM #1

Hearing for the appeal filed against the denial of the Deseret Meadows Planned Unit Development.



Subdivision Application

Date: 07/08/2024

Developer / Engineer

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

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

Owner Information

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

Phone: [REDACTED]
Email: [REDACTED]

Location

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

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

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

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

Thane Smith
Name

07/08/2024
Date

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



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

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

Meeting Date: 01/13/2025
Public Hearing Date: 09/05/2024
Current Zone: MU, R-1-21, RM-15
Proposed Density: 925 DU
Total Acreage: 119.63

Planning Staff Recommendation: Planning Staff recommends that the application is remanded back to the City Council with direction.

PLANNING STAFF ANALYSIS AND COMMENTS

Background:

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

Land Use: Planned Unit Development

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

PUD Objectives 12.1:

1. Objective A:

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

2. Objective B:

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

3. Objective C:

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

4. Objective D:

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

5. Objective E:

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

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

6. **Objective F:**

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

PUD Standards for Determination 12-14-2:

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

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

Exceptions Requested:

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

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

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

Buffer:

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

Parking:

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

Site Triangle:

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

ENGINEERING STAFF ANALYSIS & COMMENTS

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

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

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

CITY CONSULTANT ANALYSIS & COMMENTS



Project Memorandum

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



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

Project Overview

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

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

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

Lots: 925 residential lots

Commercial Acreage Proposed: 6 acres.

Total Acreage: 119.7 acres

General Plan and Future Land Use Map

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

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

Land Use and Future Land Use Map:

The property is located in the Deseret Peak Planning Area. As stated on the Future Land Use Map: *The purpose of designated planning areas is to foster a joint working relationship between the City and the landowners of large parcels or groups of parcels 500 acres or greater, to create a Master Plan for the area with a balance of uses beneficial to both the development and the surrounding community, adequately addressing the potential impacts on transportation, utility and other public services and amenities.*

The proposed PUD application includes a Master Plan.

Community Design:

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

Economic Development:

The application is proposing six acres for commercial development.

Transportation:

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

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

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

Housing:

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

Recreation and Open Space:

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

Infrastructure:

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

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

Zoning and Land Use Code

Zoning:

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

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

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

GLUDMC Planned Unit Development Ordinance Chapter 12:

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

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

GLUDMC Chapter 19a Mixed Use:

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

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

-END-

PUBLIC WORKS ANALYSIS & COMMENTS

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

CITY STAFF ANALYSIS & COMMENTS

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.

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 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.

With the introduction of new residential units and commercial spaces, the development will create job opportunities during both construction and ongoing operation phases. Furthermore, the new commercial areas will provide a platform for local businesses to thrive, ultimately supporting the local economy and encouraging entrepreneurship within the community.

CONDITIONS & CONCLUSIONS

Conclusion:

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

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

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

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

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

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

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

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

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

WHEN RECORDED, RETURN TO:

Braydee Baugh
Grantsville City Recorder
429 East Main Street
Grantsville City, Utah 84029

**GRANTSVILLE CITY
MASTER DEVELOPMENT AGREEMENT
FOR
DESERET MEADOWS**

THIS MASTER DEVELOPMENT Agreement (“**Agreement**”) is made and entered as of the _____ day of _____, 2024 (“**Effective Date**”), by and between Grantsville City, a municipal corporation of the State of Utah (“**City**”) and RG Grantsville 112, LLC, a Utah limited liability company (“**Developer**”).

RECITALS

A. The capitalized terms used in this Agreement and in these Recitals are defined in Section 1.2, below.

B. On August 17, 2022 (“**Application Date**”), Developer as a co-applicant with its then buyer, submitted an application for a planned unit development for the Property. Subsequently, Developer supplemented its planned unit development application. The application, as supplemented, contemplates the development of the Property consistent with the City’s planned unit development requirements. Developer and the City desire that the Property be developed in a unified and consistent fashion pursuant to the PUD. The Parties desire to enter into this Agreement to specify the rights and responsibilities of the Developer to develop the Property as expressed in this Agreement and the rights and responsibilities of the City to allow and regulate such development pursuant to the requirements of this Agreement.

C. The Parties understand and intend that this Agreement is a “development agreement” within the meaning of, and entered into pursuant to the terms of Utah Code Ann. §10-9a-101 et seq. This Agreement conforms with the intent of the City’s General Plan and the Zoning.

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

TERMS

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

- 1.1. **Agreement** means this Master Development Agreement including all of its Exhibits and Addenda.
- 1.2. **Applicant** means a person or entity submitting a Development Application.

- 1.3. **Buildout** means the completion of all of the development on the entire Project in accordance with this Agreement.
- 1.4. **City** means Grantsville City, a political subdivision of the State of Utah.
- 1.5. **City's Future Laws** means the ordinances, policies, standards, and procedures which may be in effect as of a particular time in the future when a Development Application is submitted for a part of the Project and which may or may not be applicable to the Development Application as provided in Section 3.2 below.
- 1.6. **Council** means the elected City Council of the City.
- 1.7. **Default** means a breach of this Agreement as specified herein.
- 1.8. **Developer** means RG Grantsville 112, LLC and its successors/assignees as permitted by this Agreement.
- 1.9. **Development** means the development of a portion of the Property pursuant to an approved Development Application.
- 1.10. **Development Application** means an application to the City for development of a portion of the Project or any other permit, certificate or other authorization from the City required for development of the Project.
- 1.11. **GLUDMC** means the Grantsville Land Use and Development Code, in effect on the Application Date.
- 1.12. **LUDMA** means the Land Use, Development, and Management Act, Utah Code Ann. § 10-9a-101 *et seq.*
- 1.13. **Maximum Residential Units** means the development on the Property of no more than 925 Residential Dwelling Units.
- 1.14. **Non-Residential Development** means development projects that are not Residential Dwelling Units, and include, without limitation, office uses, retail uses, and other commercial uses.
- 1.15. **Notice** means any notice to or from any Party to this Agreement that is either required or permitted to be given to another party.
- 1.16. **Party/Parties** means, in the singular, Developer or the City; in the plural Developer and the City.
- 1.17. **Project** means the residential subdivision to be constructed on the Property pursuant to this Agreement with the associated Public Infrastructure and private facilities, and all of the other aspects approved as part of this Agreement.
- 1.18. **Property** means the real property owned by and to be developed by Developer more fully described in **Exhibit A**.
- 1.19. **Public Infrastructure** means those elements of infrastructure that are planned to be dedicated to the City or other public entities as a condition of the approval of a Development Application.
- 1.20. **PUD** means the Deseret Meadows Planned Unit Development, dated October 1, 2024, and prepared by Focus Engineering & Surveying Inc., the standards and requirements of which are attached hereto as **Exhibit B**.
- 1.21. **Residential Dwelling Unit** means a structure or any separate portion thereof designed and intended for use as attached residences.
- 1.22. **Zoning** means the zoning districts and related standards that apply to the Property, including the RM-15 (45.47 acres); Mixed Use (44.18 acres); and R-1-21 (29.98 acres) zones.

2. Development of the Project.

2.1. Compliance with the PUD and this Agreement. Development of the Project shall be in accordance with LUDMA, GLUDMC, the City's Future Laws (to the extent they are applicable as specified in this Agreement), the PUD, and this Agreement.

2.2. Maximum Residential Units. At Buildout, Developer shall be entitled to develop the Maximum Residential Units of the type shown in the PUD. Developer is also entitled to develop Non-Residential Development consistent with the PUD.

2.3. Future Subdivision Approvals. The City's planning staff is hereby designated as the "land use authority", as defined in LUDMA for all subdivision plats and site plans and such subdivision plats or site plans do not require review or approval by the Council or City's Planning Commission, provided that said subdivision plats or site plans are consistent with this Agreement and the PUD. A subdivision plat is consistent with this Agreement and the PUD so long as it does not introduce uses not permitted within the Project or increase the number of Residential Units for the Project above the Maximum Residential Units. City shall approve all subdivision plats and site plans, provided that the same comply with applicable law.

3. Vested Rights.

3.1. Vested Rights Granted by Approval of this Agreement. As of the Effective Date, Developer has the vested right to proceed with the development of the Property in accordance with this Agreement, the PUD, LUDMA, and GLUDMC. To the maximum extent permissible under the laws of Utah and the United States and at equity, this Agreement grants to Developer "vested rights" as that term is construed in Utah's common law and pursuant to Utah Code § 10-9a-509, including the right to develop the Project in fulfillment of the terms and provisions of this Agreement and the laws and ordinances that apply to the Property as of the Application Date. The Parties intend that the rights granted to Developer under this Agreement are contractual and are in addition to those rights that exist under statute, common law and at equity.

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

3.2.1. Master Developer Agreement. The City's Future Laws or other regulations to which the Developer agrees to in writing after the Effective Date;

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

3.2.3. Codes. Any City's Future Laws that are updates or amendments to existing building, fire, plumbing, mechanical, electrical, dangerous buildings, drainage, or

similar construction or safety related codes, such as the International Building Code or similar standards that are generated by a nationally or statewide recognized construction/safety organization, or by the State or Federal governments and are required to meet legitimate concerns related to public health, safety or welfare;

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

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

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

3.2.7. Compelling, Countervailing Interest. Laws, rules or regulations that the City's land use authority finds, on the record, are necessary to avoid jeopardizing a compelling, countervailing public interest pursuant to Utah Code Ann. §10-9a-509(1)(a)(ii)(A), that was not known and not reasonably foreseeable as of the Effective Date.

4. **Term of Agreement**. Unless earlier terminated as provided for herein, the term of this Agreement begins on the date in the preamble to this Agreement and expires on September 30, 2034. If Developer has not been declared to be currently in Default as of August 31, 2034 (or if any such Default is being cured in accordance with this Agreement) then this Agreement will automatically extend until September 30, 2044. This Agreement will also terminate automatically when all certificates of occupancy have been issued for all Residential Dwelling Units at Buildout.

5. **PUD**.

5.1. **Effect of PUD**. Developer may develop the Property consistent with the PUD. GLUDMC and the Zoning are hereby modified, changed, and altered such that the Property can be developed consistent with the PUD and this Agreement, including those specific deviations to GLUDMC described on PUD Page 13, Deviations to the City Code - Single-family and Page 14 Deviations to the City Code – Multi-family. Any change to the PUD shall be processed in accordance with Section 25, Amendment, of this Agreement.

5.2. **Priority of Documents**. To the extent GLUDMC conflicts with the PUD or this Agreement as to the development of the Property, the PUD and this Agreement control.

5.3. **Phasing and Open Space**.

5.3.1. **Preliminary Plat Required**. Prior to submitting any final subdivision plat which includes Residential Dwelling Units, Developer shall submit a preliminary plat covering all remaining phases, specifically depicting the layout of units, open space

including specific amenities, and major utilities, and planning staff is hereby designated as the “land use authority” as defined in LUDMA for all preliminary plats. Upon approval of the preliminary plat for the Project and the preliminary plan, all final subdivision may be processed by planning staff through final approval, provided such plats are consistent with the approved preliminary plat. Deviations from the preliminary plat will be processed in accordance with Section 25 of this Agreement.

5.3.2. Residential Unit Phasing. All proposed phasing is subject this Agreement, the PUD, and GLUDMC Section 21.4.3. The phase which would achieve Buildout upon completion shall include all previously undeveloped area and incomplete Public Infrastructure identified in the PUD.

5.3.3. Open Space. Developer shall provide no less than the minimum open space consistent with GLUDMC and the PUD, as applicable. Open Space may be developed in differing proportions across phases, provided that (i) Developer shall complete no less than 50% of the total required open space for the residential portion of the project no later than when 50% of the Maximum Residential Units dwelling units have been constructed, and (ii) Developer shall complete all required open space and related improvements prior to or contemporaneously with completion of lot improvements for 70% of the Maximum Residential Units.

6. Public Infrastructure.

6.1. Construction by Developer.

6.1.1. Developer, at Developer’s cost and expense, shall construct or cause to be constructed and installed all Public Infrastructure reasonably and lawfully required as a condition of approval of a Development Application pursuant to GLUDMC. Such construction must meet all applicable standards and requirements and must be approved by the City’s engineer.

6.1.2. Developer, at Developer’s cost and expense, shall construct or cause to be constructed and installed those improvements and connections identified in Section 3.2 of the Memorandum attached hereto as Exhibit C and incorporated by this reference as though fully written into this Agreement. Such construction must meet all applicable standards and requirements and must be approved by the City’s engineer and the Memorandum.

6.1.3. Developer, at Developer’s cost and expense, shall construct or cause to be constructed and installed solid fences (i) along the south border of the Property between the residential portions of the Project and State Road 112 (no fencing is required along the south border of the commercial development abutting State Road 112), and (ii) along the east border of the Property between the industrial uses to the east and the residential portions of the Project. The fences shall consist of masonry, concrete, stucco, “Masonite,” metal or vinyl clad lap, or any material with similar appearance.

6.2. Responsibility Before Acceptance. Developer shall be responsible for all Public Infrastructure covered by this Agreement until final inspection of the same has been performed by the City, and a final acceptance and release has been issued by the Council. The City may not, nor may any officer or employee thereof, be liable or responsible for any accident, loss or damage happening or occurring to the Public Infrastructure, nor may any officer or employee thereof, be liable for any persons or property injured by reason of said Public Infrastructure; all of such liabilities shall be assumed by the Developer.

6.3. Warranty. Developer shall repair any defect in the design, workmanship or materials in all Public Infrastructure which becomes evident during a period of one year following the acceptance of the improvements by the City Council or its designee (“**Durability Testing Period**”). If, during the Durability Testing Period, any Public Infrastructure shows unusual depreciation, or if it becomes evident that required work was not done, or that the material or workmanship used does not comply with accepted standards, Developer shall correct said condition within a reasonable time at Developer’s cost.

6.4. Timing of Completion of Public Infrastructure. In accordance with the diligence requirements for the various types of approvals as described in the GLUDMC, construction of the required Public Infrastructure shall be completed within eighteen months (18) after the City Council grants final plat approval on any Development Application, subject to an event of force majeure as described in Section 17. Upon a showing of good and sufficient cause by Developer the City shall, in accordance with the provisions of GLUDMC, extend the time of performance if requested prior to expiration of the completion date.

6.5. Bonding. In connection with any Development Application, Developer shall provide bonds or other development security, including warranty bonds, to the extent required by GLUDMC, unless otherwise provided by Utah Code § 10-9a-101, *et seq.* The Applicant shall provide such bonds or security in a form acceptable to the City or as specified in GLUDMC. Partial releases of any such required security shall be made as work progresses based on GLUDMC. A portion of these completion assurances shall be withheld by the City until the expiration of the Durability Testing Period.

6.6. City Completion. The Developer agrees that in the event it does not: (a) complete all improvements within the time period specified under paragraph 4 above, or secure an extension of said completion date, (b) construct said improvements in accordance with City standards and as set forth in Paragraph one above, and (c) pay all claimants for material and labor used in the construction of said improvements, request and receive the funds held by the guarantor as surety and utilize the monies obtained to install or cause to be installed any uncompleted improvements and/or to pay any outstanding claims, as applicable. Provided however, that the City may not be responsible for any work beyond the amount of funds so provided. Any funds remaining after completion of the improvements shall be returned to the guarantor. The Developer further agrees to be personally liable for any commercially reasonable cost of improvements above the amount made available under the terms of this agreement.

7. Upsizing/Reimbursements to Developer.

7.1. **Upsizing.** The City may not require Developer to “upsized” any future Public Infrastructure (i.e., to construct the infrastructure to a size larger than required to service the Project), including requiring Developer to widen the roadway from the widths depicted on the PUD, unless financial arrangements, such as impact fee credits or reimbursements from impact fees, in a form reasonably acceptable to Developer are made to compensate Developer for the incremental or additive costs of such upsizing to the extent required by law. The City acknowledges that the 90’-wide collector road identified in the PUD is an upsized improvement that provides a regional benefit, and the City shall reimburse Developer by providing an impact fee credit or direct reimbursement, in a form acceptable to Developer, for those portions of said collector road that are not attributable to the Project. Developer may utilize the upsized culinary and sewer improvements built in connection with the neighboring industrial park.

8. Default.

8.1. **Notice.** If Developer or the City fails to perform their respective obligations hereunder or to comply with the terms hereof, the Party believing that a Default has occurred shall provide Notice to the other Party.

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

8.2.1. **Specific Claim.** Specify the claimed event of Default;

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

8.2.3. **Optional Cure.** If the City chooses, in its discretion, it may propose a method and time for curing the Default which shall be of no less than thirty (30) days duration, if weather conditions permit.

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

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

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

8.3.3. **Future Approvals.** The right to withhold all further reviews, approvals, licenses, building permits and/or other permits for development of the Project in the case of a default by Developer until the Default has been cured.

8.4. **Public Meeting.** Before any remedy in Section 8.3 may be imposed by the City the party allegedly in Default shall be afforded the right to attend a public meeting before the City Council and address the City Council regarding the claimed Default.

8.5. **Default of Assignee.** A default of any obligations expressly assumed by an assignee may not be deemed a default of Developer.

8.6. **Limitation on Recovery for Default – No Damages against the City.** Anything in this Agreement notwithstanding Developer may not be entitled to any claim for any monetary damages as a result of any breach of this Agreement and Developer waives any claims thereto. The sole remedy available to Developer and any assignee shall be that of specific performance.

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

To the Developer:

RG Grantsville 112, LLC
Attn: Anthon Stauffer and Thane Smith
2265 E. Murray Holladay Road
Holladay, UT 84117
Email: Anthon@theromneygroup.com
Thane@theromneygroup.com

To the City:

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

10. Dispute Resolution.

10.1. **Meet and Confer.** The City and Developer/Applicant shall meet within fifteen (15) business days of any dispute under this Agreement to resolve the dispute.

10.2. Mediation.

10.2.1. Disputes Subject to Mediation. Disputes that are not subject to arbitration shall be mediated.

10.2.2. Mediation Process. If the City and Developer/Applicant are unable to resolve a disagreement subject to mediation, the Parties shall attempt within ten (10) business days to appoint a mutually acceptable mediator with knowledge of the legal issue in dispute. If the Parties are unable to agree on a single acceptable mediator they shall

each, within ten (10) business days, appoint their own representative. These two representatives shall, between them, choose the single mediator. Developer/Applicant shall pay the fees of the chosen mediator. The chosen mediator shall within fifteen (15) business days from selection, or such other time as is reasonable under the circumstances, review the positions of the Parties regarding the mediation issue and promptly attempt to mediate the issue between the Parties. If the Parties are unable to reach an agreement, the Parties shall request that the mediator notify the Parties in writing of the resolution that the mediator deems appropriate. The mediator's opinion may not be binding on the Parties.

11. **Incorporation of Recitals and Exhibits.** The Recitals and Exhibits "A" - "B" are hereby incorporated into this Agreement.

12. **Headings.** The captions used in this Agreement are for convenience only and are not intended to be substantive provisions or evidence of intent.

13. **No Third-Party Rights/No Joint Venture.** This Agreement does not create a joint venture relationship, partnership or agency relationship between the City, or Developer. Except as specifically set forth herein, the parties do not intend this Agreement to create any third-party beneficiary rights.

14. **Assignability.** The rights and responsibilities of Developer under this Agreement may be assigned in whole or in part, respectively, by Developer with the consent of the City as provided herein.

14.1. **Sale of Lots.** Developer's selling or conveying lots in any approved subdivision may not be deemed to be an assignment.

14.2. **Related Entity.** Developer's transfer of all or any part of the Property to: (i) any entity "related" to Developer (as defined by regulations of the Internal Revenue Service in Section 165); (ii) Lennar Homes of Utah, LLC, a Delaware limited liability company ("**Lennar**"); (iii) a joint venture for the development of the Project in connection with Developer's entry into said joint venture; or (iv) Developer's pledging of part or all of the Project as security for financing may also not be deemed to be an assignment requiring consent hereunder. If Developer transfers all or any part of the Property to Lennar, then Lennar can subsequently transfer all or any part of the Property to a landbank entity identified by Lennar without obtaining the City's consent. Developer shall give the City Notice of any event specified in this sub-section within ten (10) days after the event has occurred. Such Notice shall include providing the City with all necessary contact information for the newly responsible party.

14.3. **Process for Assignment.** Developer shall give Notice to the City of any proposed assignment and provide such information regarding the proposed assignee that the City may reasonably request in making the evaluation permitted under this Section. Such Notice shall include providing the City with all necessary contact information for the proposed assignee. Unless the City objects in writing within twenty (20) business days of notice, the

City shall be deemed to have approved of and consented to the assignment. The City may not unreasonably withhold consent.

14.4. Partial Assignment. If any proposed assignment is for less than all of Developer's rights and responsibilities, then the assignee shall be responsible for the performance of each of the obligations contained in this MDA to which the assignee succeeds. If any obligations or rights are retained by Development in the event of a partial assignment, such reservations shall be detained in the notice described herein.

14.5. Complete Assignment. Developer may request the written consent of the City of an assignment of Developer's complete interest in this Agreement for an assignment requiring consent hereunder but not for an assignment under Section 14.2. In such cases, the proposed assignee shall have the qualifications and financial responsibility necessary and adequate, as required by the City, to fulfill all obligations undertaken in this Agreement by Developer. The City shall be entitled to review and consider the ability of the proposed assignee to perform, including financial ability, past performance and experience. After review, if the City gives its written consent to the assignment, Developer shall be released from its obligations under this Agreement for that portion of the Property for which such assignment is approved.

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

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

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

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

19. Appointment of Representatives. To further the commitment of the Parties to cooperate in the implementation of this Agreement, the City and Developer each shall designate and appoint a representative to act as a liaison between the City and its various departments and the Developer. The initial representative for the City shall be **the Mayor**. The initial representative for Developer shall be **Thane Smith**. The Parties may change their designated representatives by Notice. The representatives shall be available at all reasonable times to discuss and review the performance of the Parties to this Agreement and the development of the Project.

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

21. **Venue.** Any action to enforce this Agreement shall be brought only in the Third District Court, Tooele County in and for the State of Utah.

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

23. **Mutual Drafting.** Each Party has participated in negotiating and drafting this Agreement and therefore no provision of this Agreement shall be construed for or against any Party based on which Party drafted any particular portion of this Agreement.

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

25. **Amendment.** This Agreement may be amended only in writing signed by the parties hereto and processed consistent with GLUDMC, including Section 12.5 Adjustments to Development Plan.

26. **Recordation and Running with the Land.** This Agreement shall be recorded in the chain of title for the Project. This Agreement shall run with the land.

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

28. **Authority.** The Parties to this Agreement each warrant that they have all of the necessary authority to execute this Agreement.

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

30. **Governmental Immunity.** Notwithstanding any other provision of this Agreement, the City does not waive, and expressly reserves, all privileges, immunities, and defenses available to it under the Utah Governmental Immunity Act, Utah Code Ann. §§ 63G-7-101 et seq., as amended. The execution of this Agreement and any performance hereunder may not be construed as a waiver of any rights, immunities, or protections afforded by the Utah Governmental Immunity Act or any other applicable law.

DEVELOPER ACKNOWLEDGMENT

STATE OF UTAH)
 :SS.
COUNTY OF _____)

On the _____ day of _____, 20____, personally appeared before me
_____, who being by me duly sworn, did say that he/she is the Manager of RG
Grantsville 112, LLC, a Utah limited liability company and that the foregoing instrument was
duly authorized by the company at a lawful meeting held by authority of its operating agreement
and signed in behalf of said company.

NOTARY PUBLIC

My Commission Expires: _____

Residing at: _____

TABLE OF EXHIBITS

Exhibit "A"	Legal Description of Property
Exhibit "B"	PUD
Exhibit "C"	Ensign Memorandum

EXHIBIT A

(Legal Description of Property)

LEGAL DESCRIPTION OF DESERET MEADOWS

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 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+/-

EXHIBIT B

(PUD)

DESERET MEADOWS PLANNED UNIT DEVELOPMENT

DECEMBER 11, 2024 | GRANTSVILLE, UT

PREPARED BY



TABLE OF CONTENTS

INTRO	3
Preface	4
Executive Summary	4
Existing Conditions	5
LAND USES & DESIGN STANDARDS	6
Zoning and PUD Overlay Maps	7
Front-Load Single-Family Homes	8
Front-Load Twin Homes	9
Rear-Load Single-Family Homes	10
Front-Load Townhomes	11
Rear-Load Townhomes	12
Deviations To The City Code - Single-Family	13
Deviations To The City Code - Multi-Family	14
Bubble Plan	15
Example Concept Layout	16
Fencing	17
Private vs. Public Maintenance	18
OPEN SPACE	19
Open Space Narrative	20
Open Space Types	21
Open Space Amenities	22
Pedestrian Connectivity	23
TRANSPORTATION	24
Future Master Transportation Plan	25
Cross Sections	26
UTILITIES	27
Utilities	28
Retention Narrative	29

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

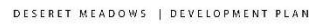
INTRO

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 primary feature of the site is the 10-acre Community Park which is integrated into the overall development. Additionally, interspersed open space and buffer areas provide ample recreation opportunities for residents. The proposed Planned Unit Development incorporates a maximum of 925 units with approximately 7.7 acres of commercial development, and per City code, a minimum of 10% of the overall development area as open space.



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	1.6	10.7	7.7
Max. Units	682.1	662.7	48	1392.8	925

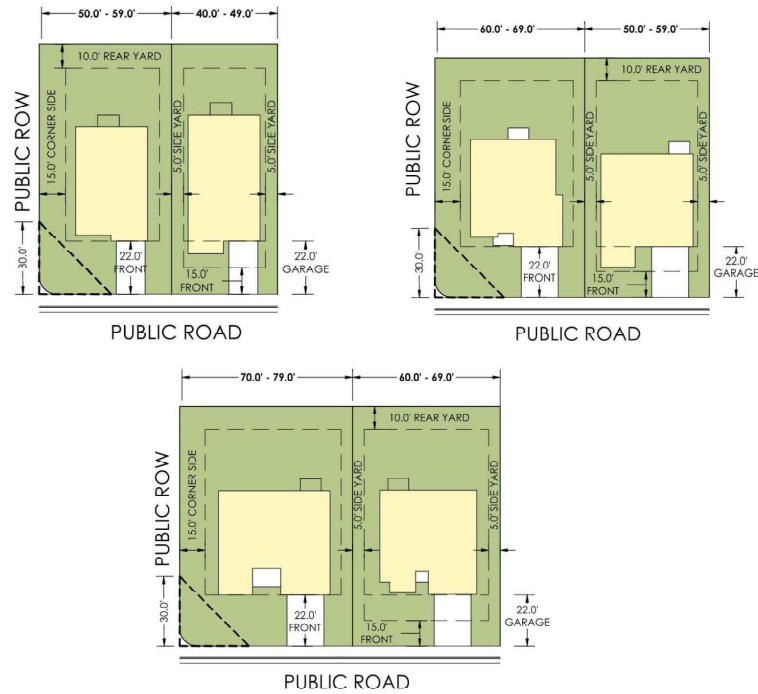
As shown in the table, the proposed PUD overlay's density is informed by the densities of the 2022 City Code underlying zones and their combined averages. Deseret Meadows proposes a minimum density reduction of 33.6% (467 fewer units than applicable zoning allowed).

LEGEND

- PROJECT BOUNDARY
- R-1-21
- PLANNED UNIT DEVELOPMENT OVERLAY
- RM-15
- 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

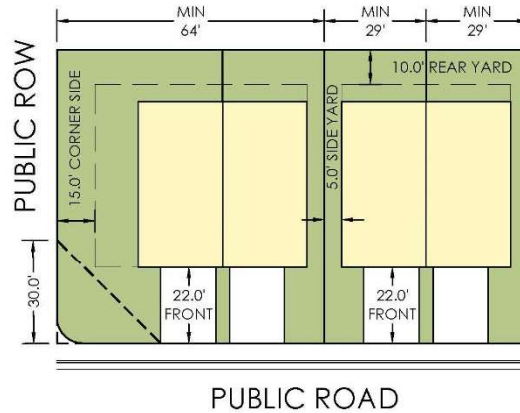


Home Examples

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

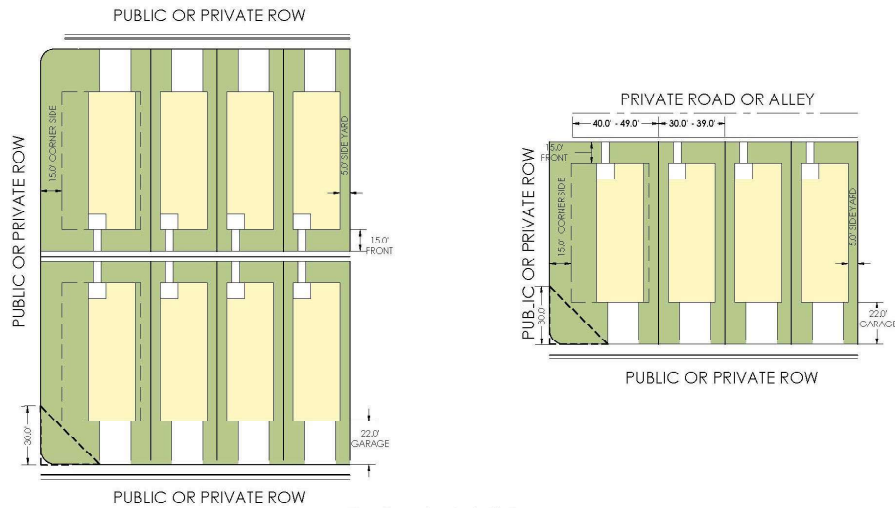


Conceptual Home Elevations

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

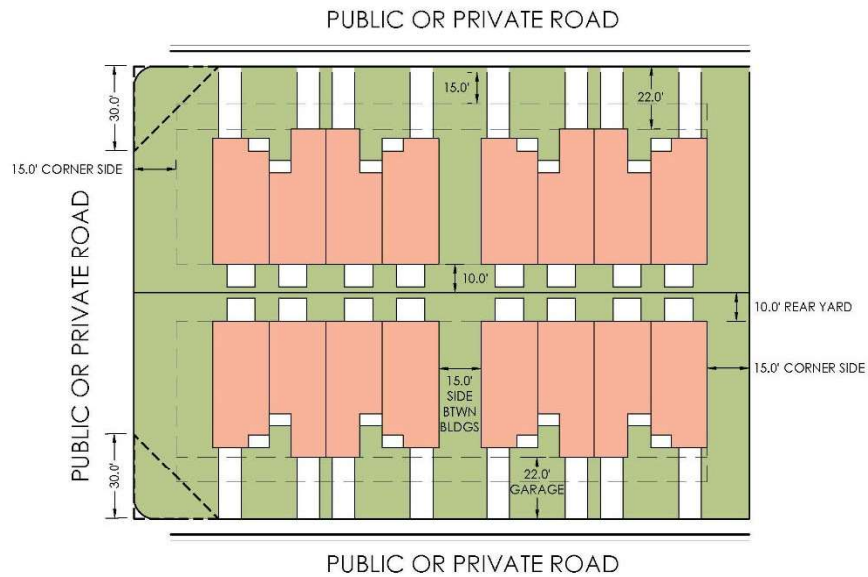


Home Examples

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

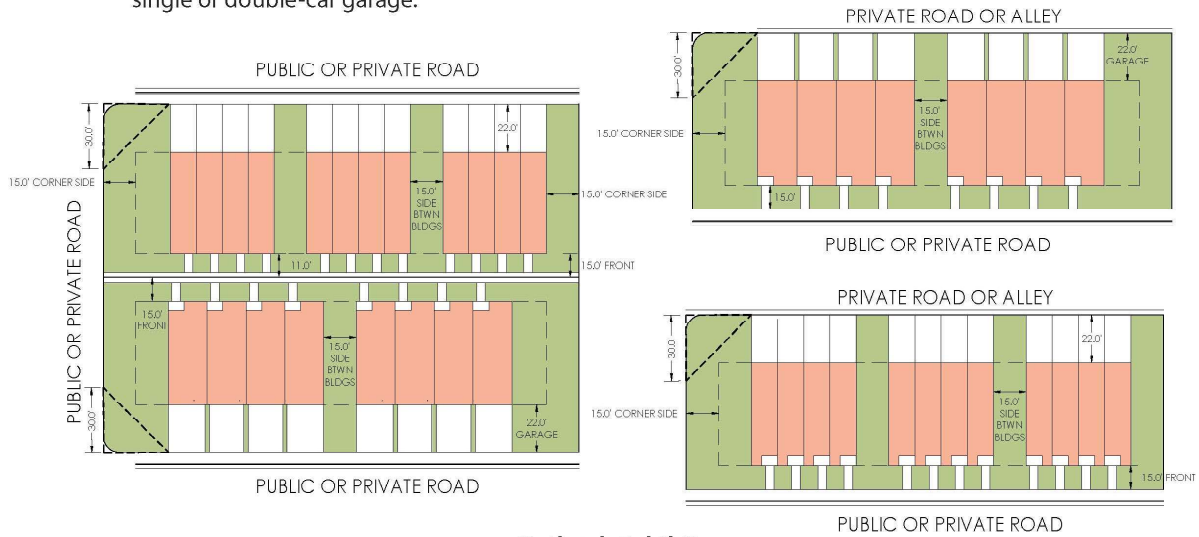


Home Examples

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 access, 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				5-feet; 0' for shared wall of twin homes	NA	15-feet	35-feet	65%					A 50-foot buffer will be used along HWY-112 and Lakeview Business Park where residential uses are planned.
	40-49' Lot	8 DU/Ac	3,200 sq. ft.	40-feet	15-feet; 22' garage setback 22' front setback on corner lots	10-feet	NA	5-feet	NA	15-feet	35-feet	55%	10 acres min. or 10% of area, whichever is greater	10%			
	50-59' Lot	6 DU/Ac	4,500 sq. ft.	50-feet		10-feet	NA	5-feet	NA	15-feet	35-feet	55%					
	60-69' Lot	5 DU/Ac	6,000 sq. ft.	60-feet		10-feet	NA	5-feet	NA	15-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, window wells with covers, bay/box windows, fireplaces/chimneys, entertainment center bump outs, counterforts, cantilevers, exterior post/columns, solar panels, 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.	Corner Side Yard (1)	Building Height	Min. Distance between structures on same lot	Maximum Building Coverage	Open Space Requirement (2)	Landscape Requirement	Minimum dwelling size	Parking	Perimeter Buffer
GRANTSVILLE ZONES	Mixed-Use Commercial		1/2 acre	100-feet	23-feet	20-feet	7.3-feet	7.3/10-feet	7.3-feet	25-feet each side on the street; 10-feet other two sides	33-feet	NA	NA		25% of total Project area	NA	4.1 spaces per 1,00 sq. ft. of gross floor area	30'
	Mixed-Use Multi-family	15 DU/Ac	3,400 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)	30'
PROPOSED STANDARDS	Alley-Load Townhomes	15 DU/Ac	1,200 sq. ft.	22-feet	15-feet	22' for full-length driveway or for drive approaches	NA	15-feet between buildings; 0' for shared wall		15-feet	35-feet	15-feet	90%			1,100 sq. ft. for Alley-loaded units	2 spaces per du + Guest parking	A 50-foot buffer will be used along HWY 112 and Lakeview Business Park where residential uses are planned.
	Front-Load Townhomes	13 DU/Ac	1,300 sq. ft.	24-feet	15-feet; 22' garage setback	15-feet	NA	13-feet between buildings; 0' for shared wall		15-feet	35-feet	15-feet	90%	10 acres min. or 10% of area, whichever is greater	10%	1,200 sq. ft. for Front-loaded Units	2 spaces per du + Guest parking	

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 designated 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, window wells with covers, bay/box windows, fireplaces/chimneys, entertainment center bump outs, counterforts, cantilevers, exterior post/columns, solar panels, 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

- 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.



EXAMPLE CONCEPT LAYOUT



LEGEND

- COMMERCIAL (7.7 AC SHOWN; RANGE: 6-8)
- TOWNHOMES (400 - 470 UNITS)
- TWIN HOMES (150 - 200 UNITS)
- VILLA (100 - 150 UNITS) (APPROX. MIN. 40' x 77' LOTS)
- DREAM (100 - 135 UNITS) (APPROX. MIN. 44' x 100' LOTS)
- TOWNHOME LANDSCAPING (9.1 AC SHOWN; RANGE: 6-9 AC)
- PUBLIC OPEN SPACE (17.5 AC SHOWN; RANGE: 12-18)
- OPEN SPACE OWNED & MAINTAINED BY CITY (10.2 AC SHOWN; MIN. 10 AC)
- POTENTIAL LOCATIONS FOR TOWNHOME AMENITIES (EX. PICNIC TABLES, PAVILIONS, ETC.)

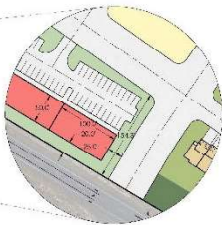
PARKING REQUIRED: 2 STALLS/UNIT (RESIDENT), 1 STALL/FIRST 10 UNITS + 1 STALL/2 UNITS (GUEST)

DRIVEWAY	1,670 - 1,800 STALLS
GARAGE	1,670 - 1,800 STALLS
GUEST	215 STALLS
TOTAL	3,540 - 3,700 STALLS (RESIDENTS: 4 STALLS/UNIT, GUESTS: REQ. MET)

PARALLEL PARKING: UNPUBLISHED, ROADWAY NOT REGULATED

NOTES

- 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.
- TOWN HOME LOTS REPRESENT THE PROPOSED FOOTPRINT AND PRIVATE OPEN SPACE BETWEEN THE FRONT AND REAR YARD AREAS.
- ADDITIONAL GUEST PARKING WILL BE PROVIDED FOR ALL TOWNHOME UNITS THROUGH A COMBINATION OF BOTH ON AND OFF-STREET PARKING STALLS.



EXAMPLE LAYOUT FOR COMMERCIAL AREA AT NORTHWEST POINT (FOR ILLUSTRATIVE PURPOSES ONLY)

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.

The Developer will install an HOA-maintained 6-foot vinyl or Trex perimeter fence along SR-112 to the south, Lakeview Business Park to the east, and the townhomes on the north. Any other perimeter fence for the park, open space, or residential and commercial areas will be installed and maintained by others.

RESIDENTIAL FENCING

- Perimeter fence: 6 FT; architectural vinyl, trex, or equivalent
- Fence styles should relate to the architectural style of the house
- Acceptable yard fence materials: wood, metal, brick, stone, architectural concrete, architectural vinyl, Trex, etc.
- Front yard: 3 FT max height
- Rear/Side yard: 6 FT max height for privacy fencing between lots



Examples of residential fencing - front yard



Example of residential fencing - side or rear fence



Example of residential fencing - side, rear, or perimeter fence

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, Trex, Architectural Concrete, etc.



Examples of open space fencing



MAJOR ROADWAYS FENCING

- Height: maximum 6 FT
- Acceptable materials - Masonry, Architectural Concrete, Architectural Vinyl, Trex, 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 2.5-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 | • Walking/jogging paths |
| • Pickleball court(s) | • Pavilions |
| • Basketball court(s) | • Parking |
| • Playgrounds | • Grill picnic areas |

OPEN SPACE TYPES

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

COMMUNITY PARK WITH STORMWATER RETENTION LESS THAN 3' DEEP

This park area will be centrally located to the community. It is the intent of this park and associated trail corridors to meet the proportionate share of the level of service for a community park as detailed within the City's adopted parks, recreation, trails, and related master plans. Details regarding the amenities are briefly discussed and illustrated in this 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 - Albion, 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.



Huttontown 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 the planned internal collector road. 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 SUBMISSION APPROVAL.



DESIGN STANDARDS

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

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

TRAIL LANDSCAPE

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

TRANSPORTATION

FUTURE MASTER TRANSPORTATION PLAN

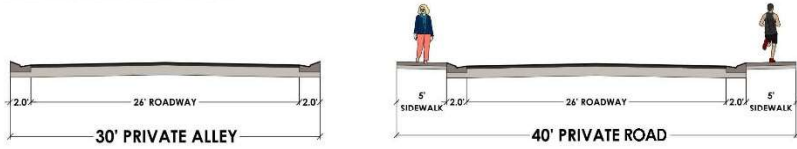


DESERT MEADOWS | DEVELOPMENT PLAN

25

CROSS SECTIONS

PRIVATE ROADWAYS (HOA MAINTAINED)

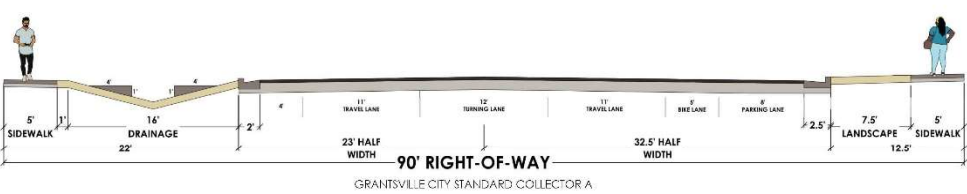


- NOTES:**
1. NO PARKING ON PRIVATE ALLEY OR PRIVATE ROAD.
 2. THE ALLOWABLE NUMBER OF UNITS ACCESSED FROM A PRIVATE ROAD OR ALLEY WILL BE THE SAME AS IF IT WERE A CITY STANDARD 66' PUBLIC RIGHT-OF-WAY.

LOCAL ROADWAY (CITY MAINTAINED)



COLLECTOR ROADWAY (CITY MAINTAINED)



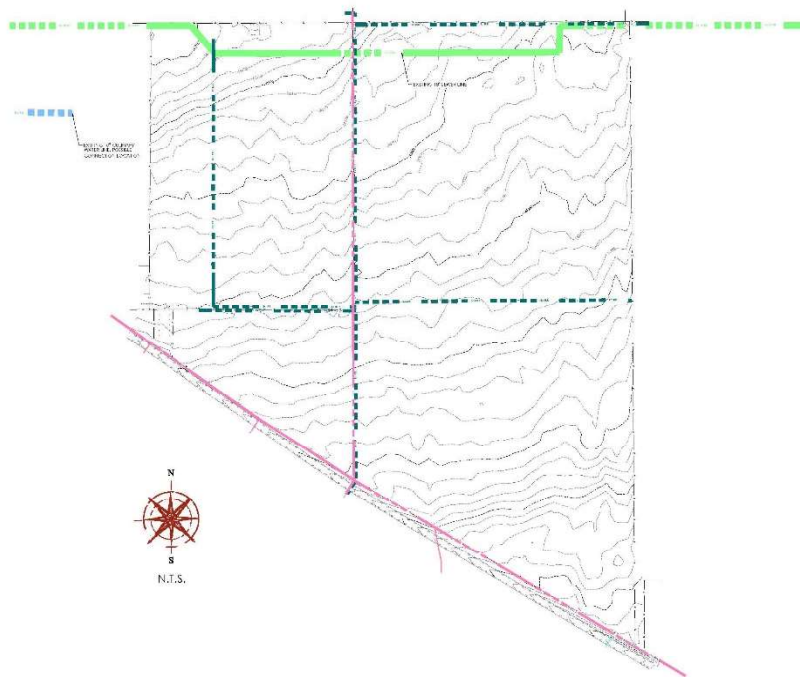
NOTE: ALL GRAPHICS SHOWN ARE CONCEPTUAL ONLY. ACTUAL FORM, DESIGN AND LAYOUT WILL BE DETERMINED AT PRELIMINARY SUBDIVISION APPROVAL.

DESERT MEADOWS | DEVELOPMENT PLAN

26

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 OFF-SITE IMPROVEMENTS FROM THE INDUSTRIAL PARK.

STORM DRAIN RETENTION BASIN WILL BE SIZED TO HOLD 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.

EXHIBIT C

(Ensign Memorandum)

MEMORANDUM



Date: November 15, 2024

Structural Engineering
Municipal Services
Civil Engineering
Land Surveying

To: *The Romney Group*

Thane Smith

2265 East Murray Holladay Road

Holladay, UT 84117

Transmitted Via Email: thane@theromneygroup.com

CC: ncritchlow@grantsvilleut.gov

cmontierth@grantsvilleut.gov

smoore@grantsvilleut.gov

From: *Robert Rousselle, PE*

Diane Sawadogo, EIT

RE: *Deseret Meadows Development*

Grantsville Water and Wastewater Capacity Analysis (Rev. 2)

Grantsville City, UT 84029

Ensign Engineering Project No.: 11637C

1.1 INTRODUCTION

Ensign has evaluated the capacity of the Grantsville City water and wastewater systems to serve the proposed Deseret Meadows Development located north of State Route 112 and adjacent to and west of the Lakeview Business Park. The Project conceptual layout was provided by Focus Engineering & Surveying, LLC in the Deseret Meadows Master Development Plan print-dated May 2024. This mixed-use development consists of 925 units with a 10-acre park, 10.55 acres of open space and 6 acres of commercial development equating to 1,044 Equivalent Residential Connections (ERC) located in Grantsville City. We assumed sewer flow for townhomes is equivalent to a single-family resident or residential connection (ERC), and we assumed 1 acre of the 6 commercial acres is being irrigated. This analysis is intended to determine the feasibility of providing water and wastewater services to this development through the City's water and wastewater systems.

SANDY

45 W 10000 S, STE 500
Sandy, UT 84070
P: 801.255.0529

LAYTON

919 North 400 West
Layton, UT 84041
P: 801.547.1100

CEDAR CITY

88 E Fiddler's Canyon Rd, STE 210
Cedar City, UT 84721
P: 435.865.1453

TOOELE

169 N. Main St, Unit 1
Tooele, UT 84074
P: 435.843.3590

RICHFIELD

225 N 100 E
Richfield, UT 84701
P: 435.896.2983

SECTION 2: WATER AND WASTEWATER LEVEL OF SERVICE AND ESTIMATED DEMANDS/FLOWS

2.1 WATER LEVEL OF SERVICE

Grantsville's drinking water level of service has been established with the Grantsville Drinking Water Capital Facilities Plan to comply with Utah Administrative Code R309, which has been accepted by the Utah Division of Drinking Water. The following is a summary of the City's drinking water level of service.

- **Unit Average Day Demand = 807 gpd/ERC (0.618 ac-ft/year/ERC)**
 - Indoor Demand = 195 gpd/ERC (0.218 ac-ft/year/ERC)
 - Outdoor Demand = 612 gpd/ERC (0.400 ac-ft/year/ERC)
- **Unit Peak Day Demand = 1,416 gpd/ERC (0.983 gpm/ERC)**
 - Indoor Demand = 275 gpd/ERC (0.191 gpm/ERC)
 - Outdoor Demand = 1,141 gpd/ERC (0.792 gpm/ERC)
- **Peak Instantaneous Demand:**
 - Indoor Demand = $10.8 * (\text{ERCs})^{0.64}$ gpm/ERC
 - Outdoor Demand = 1.58 gpm/ERC
- **Fire Flow:**
 - Industrial/Commercial Buildings = 2,050 gpm for 4 hours (492,000 gallons)
 - Residential = 1,500 for 2 hours
- **Drinking Water System Capacity Requirements:**
 - **Sources:**
 - Supply Peak Day Demand
 - **Storage:**
 - Storage for Average Day Demand plus Fire Flow
(Industrial/Commercial Buildings Fire Flow)
 - **Distribution:**
 - Per UAC R309-105-9, distribution systems should maintain a minimum pressure at all points in the system during;
 - Peak Day Demand plus Fire Flow - 20 psi

- Peak Instantaneous Demand – 30 psi
- Peak Day Demand – 40 psi
- Max Velocity Requirements:
 - Peak Day and Peak Instantaneous Demand - 5 fps
 - Peak Day Demand plus Fire Flow – 10 fps

2.2 WASTEWATER LEVEL OF SERVICE

Grantsville's wastewater level of service has been established with Wastewater Capital Facilities Plan to comply with Utah Administrative Code R317. The following is a summary of the City's wastewater level of service.

Table 1 – Wastewater Level of Service

Component	Parameter	Level of Service	
Collection System	Average Day Flow	150 gpd/ERC	
	Peaking Factors	<i>Miles From WWTF</i>	<i>Factor</i>
		<1	1.85
		>1 and <1.6	2.25
		>1.6	4.0
Lift Stations	Peak Inflow	0.35 gpm/ERC	
Wastewater Treatment Facility	Average Day Flow	150 gpd/ERC	
	Peak Day Flow	175 gpd/ERC	
	Peak Instantaneous Flow	0.4 gpm/ERC	

- Manning's n – 0.013
- Minimum diameter of 8-inches
- Sewer Line Capacity – depth (d) over Diameter (D), $d/D = 0.67$
 - For sewer lines, the capacity of a pipe is typically $d/D=0.67$.
- Mean Velocities not less than 2 feet per second when flowing full ($d/D=0.67$)
- Max Velocities not greater than 15 feet per second unless special provisions are made

2.3 ESTIMATED WATER DEMANDS AND WASTEWATER FLOWS

Estimated water and wastewater demands were determined as follows for the development with the developer utilizing waterwise landscaping which reduces outdoor water usage by approximately 68.35%:

Table 2 – Deseret Meadows Estimated Water Demands and Wastewater Flows

Demand Description	Quantity	Unit of Measurement
Proposed Indoor ERCs ¹	1,044	ERC ¹
Outdoor ERCs ¹	179.60 ²	ERC ¹
Total ERCs ¹	1,223.6	ERC ¹
Estimated Water Demands		
Water Average Day	278,707.04 ³	gpd
Total Water Source	296.63 ⁴	gpm
Total Water Storage	278,707.04	gallons
Estimated Wastewater Flows		
Treatment Wastewater Average Day	156,660 ⁵	gpd
Treatment Wastewater Peak (PF - 4)	626,400	gpd

¹ ERC = Equivalent Residential Connection

We assumed for the Commercial area that we have 3 units per acres and 7.92 ERCs per units

Indoor ERCs = 1044 ERCs = 925 ERCs plus (5 acres times 3 units/Acre times 7.92 ERCs/units

²Outdoor ERCs equal 10.55 irrigated acres divided by 0.12 irrigated acres per ERC plus 10 irrigated acres divided by 0.12 irrigated acres per ERC.

³Water Average Day Demand equals 1,044 indoor ERCs times 195 gpd/ERC plus 179.60 outdoor ERCs times 612 gpd/ERC times 68.35% (Waterwise Landscaping).

⁴Source Demand equals 1,044 indoor ERCs times 0.191 gpm/ERC plus 179.60 outdoor ERCs times 0.792 gpm/ERC times 68.35% (Waterwise Landscaping).

⁵Wastewater Average Day Flow equals 1,044 indoor ERCs times 150 gpd/ERC.

SECTION 3: WATER SYSTEM ANALYSIS

3.1 WATER SYSTEM ANALYSIS

As part of the analysis, Project water demands from the demand table (Table 3) were added to the system hydraulic water model to estimate their effect on the distribution system. The intent of the water model simulation is to ensure compliance with the State of Utah Division of Drinking Water system hydraulic modeling requirement R309-511 along with Grantsville City level of service requirements to determine the overall impact of Project demands on the existing City water system. Project demands were distributed between junctions within the proposed development as shown in Table 3.

Table 3 – Deseret Meadows Development Junction Demands

Junctions	ERCs	ADD ¹ (gpd)	PDD ² (gpm)	PID ³ (gpm)	PDD plus Fire Flow ⁴ (gpm)
ER3	84.97	19,405.98	20.70	114.71	1,520.70
J1098	84.97	19,405.98	20.70	114.71	1,520.70
J1104	84.97	19,405.98	20.70	114.71	1,520.70
J1108	84.97	19,405.98	20.70	114.71	1,520.70
J1110	119	25,844.25	27.51	160.65	2,027.51
J1116	84.97	19,405.98	20.70	114.71	1,520.70
J1118	84.97	19,405.98	20.70	114.71	1,520.70
J1120	84.97	19,405.98	20.70	114.71	1,520.70
J1122	84.97	19,405.98	20.70	114.71	1,520.70
J1126	84.97	19,405.98	20.70	114.71	1,520.70
J1128	84.97	19,405.98	20.70	114.71	1,520.70
J1130	84.97	19,405.98	20.70	114.71	1,520.70
J1132	84.97	19,405.98	20.70	114.71	1,520.70
J1134	84.97	19,405.98	20.70	114.71	1,520.70
Totals	1,223.60	278,707.04	296.63	1,651.86	NA

Abbreviations: Average Day Demand (ADD), Peak Day Demand (PDD), Peak Instantaneous Demand (PID), Pressure Zone (PZ), Equivalent Residential Connections (ERC), gallons per minute (gpm), Residential (R), Commercial (C).

¹ADD equals indoor 1,044 ERCs times 195 gpd/ERC plus outdoor 179.60 ERCs times 612 gpd/ERC times 68.35% (Waterwise Landscaping).

²PDD equals indoor 1,044 ERCs times 0.191 gpd/ERC plus outdoor 179.60 ERCs times 0.792 gpd/ERC times 68.35% (Waterwise Landscaping).

³PID equals total 1,223.60 ERCs times [0.27 gpm/ERC, indoor, plus 1.58 gpm/ERC, outdoor, times 68.35% (Waterwise Landscaping)] because the development is located in Pressure Zone 1.

⁴PDD plus Fire Flow equals 1,500 gpm plus PDD.

3.2 CONCLUSIONS

Based on the water model output and knowledge of the system along with available reference materials (master plans, capital facilities plans, etc.) the following conclusions are reached:

1. The development will satisfy the minimum pressure and fire flow requirements with 8-inch water lines on-site. However, it will need to connect to and extend the 12-inch water line along SR-112 to the southeast property planned by Twenty Wells and connect to the 8-inch and 12-inch water lines through the Twenty Wells Development connecting to the 16-inch water transmission line by the US Army Depot. Additionally, the development must connect to the existing water line on Durfee Street. The water model shows approximately 250 ERCs of the initial development could potentially be constructed off the Durfee Street 10-inch water line depending on the location of the 250 ERCs location within the development and meet minimum pressure requirements (Figure 1). These water line connections at build-out are required to meet 30 psi minimum pressures during peak instantaneous demand.
2. The system was modeled with all 8-inch diameter water lines within the development.
3. The development meets the minimum pressures during peak day demand, peak instantaneous demand, and the minimum fire flow requirement of 1,500 gpm (residential) / 2,050 gpm (commercial) at 20 psi residual pressure during peak day demand (Table 4) with the water system improvements completed under bullet point number 1.

Table 4 – Deseret Meadows Development Water Junction Flows

Junctions	PDD Scenario ¹		PID Scenario ²		PDD plus Fire Flow Scenario ³	
	Meets Requirements	Pressure (psi)	Meets Requirements	Pressure (psi)	Meets Requirements	Available Fire Flow (gpm)
ER3	Yes	65.95	Yes	50.05	Yes	3,631.67
J1098	Yes	73.02	Yes	52.43	Yes	2,569.59
J1104	Yes	76.49	Yes	55.99	Yes	2,832.41
J1108	Yes	77.42	Yes	58.33	Yes	3,178.99
J1110	Yes	63.24	Yes	47.30	Yes	3,076.39

Table 4 (Continued) – Deseret Meadows Development Water Junction Flows

Junctions	PDD Scenario ¹		PID Scenario ²		PDD plus Fire Flow Scenario ³	
	Meets Requirements	Pressure (psi)	Meets Requirements	Pressure (psi)	Meets Requirements	Available Fire Flow (gpm)
J1116	Yes	68.86	Yes	53.03	Yes	3,839.00
J1118	Yes	73.02	Yes	52.37	Yes	2,158.59
J1120	Yes	75.19	Yes	54.58	Yes	2,530.24
J1122	Yes	74.31	Yes	53.60	Yes	2,645.10
J1126	Yes	73.01	Yes	52.26	Yes	2,564.71
J1128	Yes	71.71	Yes	50.80	Yes	2,210.90
J1130	Yes	70.84	Yes	49.89	Yes	1,975.31
J1132	Yes	68.12	Yes	49.70	Yes	2,741.03
J1134	Yes	70.01	Yes	50.13	Yes	2,554.99

Abbreviations: Average Day Demand (ADD), Peak Day Demand (PDD), Peak Instantaneous Demand (PID), Pressure Zone (PZ), Equivalent Residential Connections (ERC), gallons per minute (gpm), Residential (R), Commercial (C)

Requirements:

¹ PDD requirements are 40 psi min pressure and 5 fps max velocity.

² PID requirements are 30 psi min pressure and 5 fps max velocity.

³ PDD plus Fire Flow requirements are 1,500 gpm min fire flow, 20 psi min pressure, and 10 fps max velocity.

4. Due to the size of this development some of the modeled 8-inch water mains in the development may need to be increased depending how the project is phased. Water improvements will need to be reviewed with each phase submitted.
5. Actual field conditions may differ from the City's hydraulic water model and the developer shall confirm conditions with actual field measurements at existing and proposed fire hydrants. This should be coordinated with the Grantsville City Fire Department to complete fire hydrant fire flow tests prior to development to confirm fire flow matches the hydraulic model and after improvements are constructed to confirm adequate fire flow exists.
6. The developer constructed the 2,500 gpm Marshall Well for this development and the Lakeview Business Park.
7. The developer constructed the 1.2 million gallon (MG) Lakeview Business Park Tank with associated 16-inch water line for this development and the Lakeview Business Park.

8. Allocation of water system, source, and storage capacity will not be granted until the final plat is approved.

SECTION 4: WASTEWATER SYSTEM ANALYSIS

4.1 WASTEWATER SYSTEM ANALYSIS

In order convey the wastewater generated by the Deseret Meadows Development to the Grantsville Wastewater Treatment Facility (WWTF), the developer will need to construct gravity sewer lines to flow into the existing sewer infrastructure, Lakeview Business Park Sewer Line, which consists of 12-inch to 18-inch diameter sewer lines. Table 5 shows the total flows at these junctions including existing flows and additional flows associated with the development.

Table 5 – Deseret Meadows Development Wastewater Junction Flow

Junctions	ERCs	ADF ¹ (gpd)	PDF ² (gpm)	PIF ³ (gpm)
MH_5006	1,044	156,600	626,400	417.60

Abbreviations: Average Day Flow (ADF), Peak Day Flow (PDF), Peak Instantaneous Flow (PIF), Equivalent Residential Connections (ERC), gallons per minute (gpm).

¹ADF equals 1,044 times 150 gpd/ERCs

²PDF equals 4 times ADF

³PIF equals 1,044 ERCs times 0.4 gpm/ERC

As part of the analysis, Project sewer flows from the estimated wastewater flow table (Table 5) were added to the downstream sewer main pipe with the least amount of excess capacity. The intent of the sewer collection analysis is to ensure compliance with the State of Utah Administrative Code requirements R317 along with Grantsville City level of service requirements to determine the overall impact of Project demands on the existing City wastewater system. A computer aided simulation of the sanitary sewer collection system used the average day wastewater flow from the demand table to estimate the effects of West Haven Development on the collection system. The analysis accounted for the design parameters in UAC R317-3.2.3 which require the following:

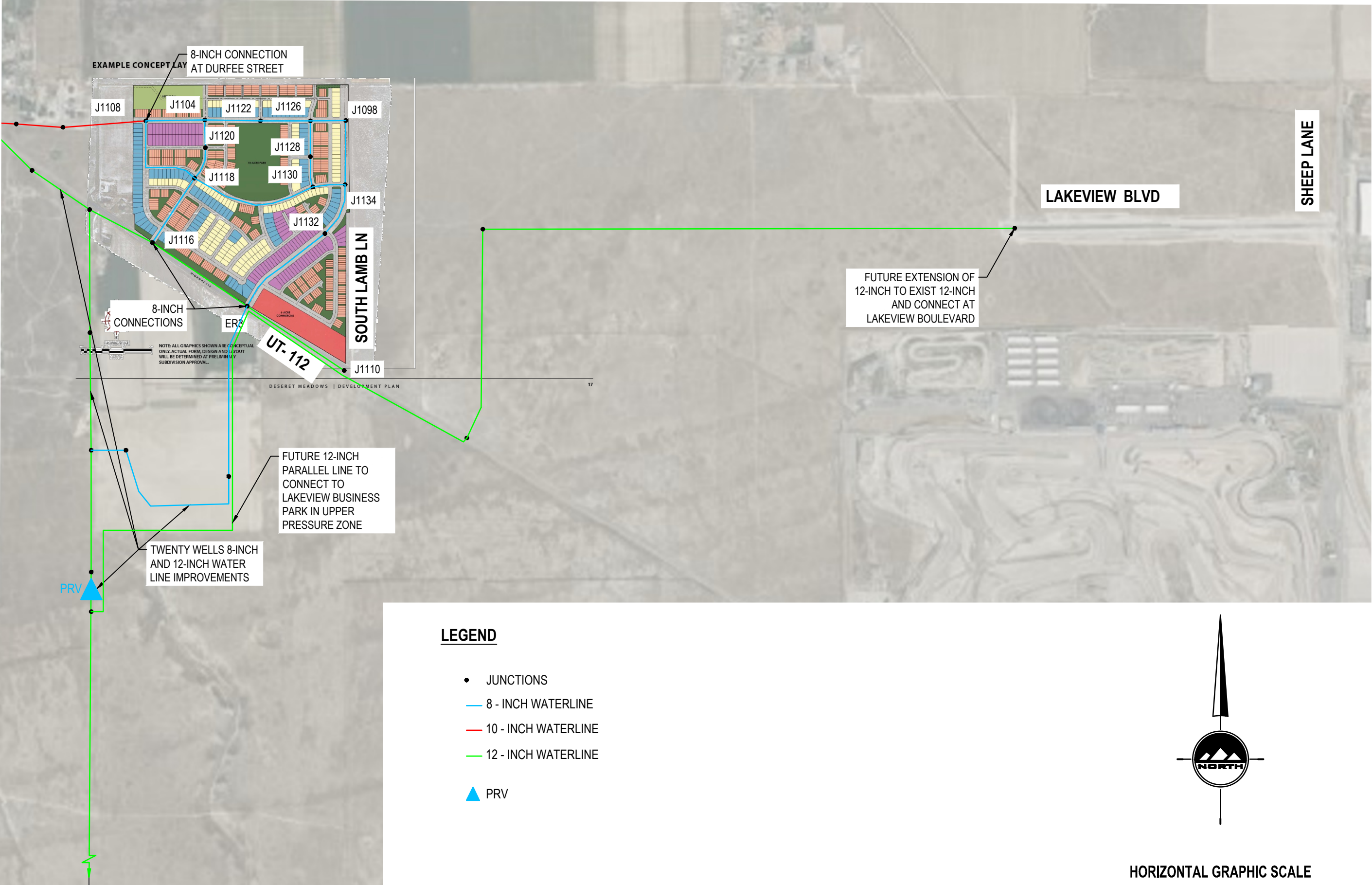
- Minimum Size = 8-inch diameter
- Depth to diameter ratio not to exceed 0.67
- Minimum scour velocity = 2 feet per second (manning's n value of 0.013)
- Maximum velocity= 15 feet per second

4.2 CONCLUSIONS

Based on the wastewater system analysis and knowledge of the system along with available reference materials (master plans, capital facilities plans, etc.) the following conclusions are reached:

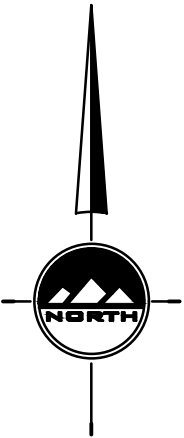
1. It is assumed the Project engineer has sized sewer piping within the Project to adequately convey the Project's estimated sewer flow to the existing City wastewater collection system.
2. Currently there is an 18-inch diameter sewer line running East to West built by the Lakeview Business Park Development. The entire wastewater system was analyzed assuming the Deseret Meadows Development sewage would flow into the Lakeview Business Park sewer line to the Northeast Interceptor then to the Northeast Lift Station where it would be pumped to the WWTF.
3. The wastewater analysis (Figure 2) indicates sufficient pumping capacity in the Northeast Lift Station to pump the additional sewage generation from the Project to the WWTF. All pipes between the proposed development and the Northeast Lift Station have sufficient capacity.
4. Actual field conditions may differ from the City's sewer information they have on file either in the sewer model, GIS, or mapping and the developer shall confirm conditions with actual field measurements, if required.
5. The City is completing upgrades to the lift station motors and discharge line size with the new WWTF project at the Northeast Lift Station to increase capacity with the understanding each pump will be capable of 1,850 gpm.
6. The new WWTF is required to treat new nutrient limits imposed by the State and EPA. The existing WWTF has an average daily flow capacity of 1.5 million gallons per day (MGD). The WWTF averages 1.0 MGD, but has peaked at 1.2 MGD. Therefore, the remaining capacity in the existing WWTF is 0.3 MGD or 2,000 ERCs (300,000 gallons divided by average daily flow per ERC of 150 gpd/ERC). There is not enough capacity in the WWTF at build-out for all the vested properties within the City. However, the City is currently designing a new WWTF to increase the capacity and meet the new nutrient limits, but it is not expected to have additional capacity in the facility for at least 3 years. The City will be monitoring sewer flows into the treatment plant as development occurs to make sure capacity is not exceeded. If the new WWTF is not constructed and the existing WWTF is close to capacity, a moratorium will be placed on City building permits complying with Utah State Code 10-9a-504 until the new WWTF is constructed.

7. Allocation of wastewater collection and wastewater treatment capacities will not be granted until the final plat is approved.

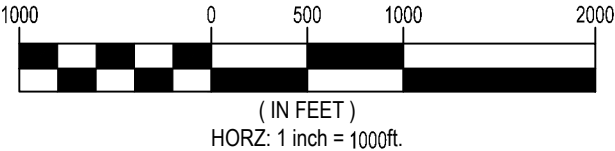


LEGEND

- JUNCTIONS
- 8 - INCH WATERLINE
- 10 - INCH WATERLINE
- 12 - INCH WATERLINE
- ▲ PRV



HORIZONTAL GRAPHIC SCALE



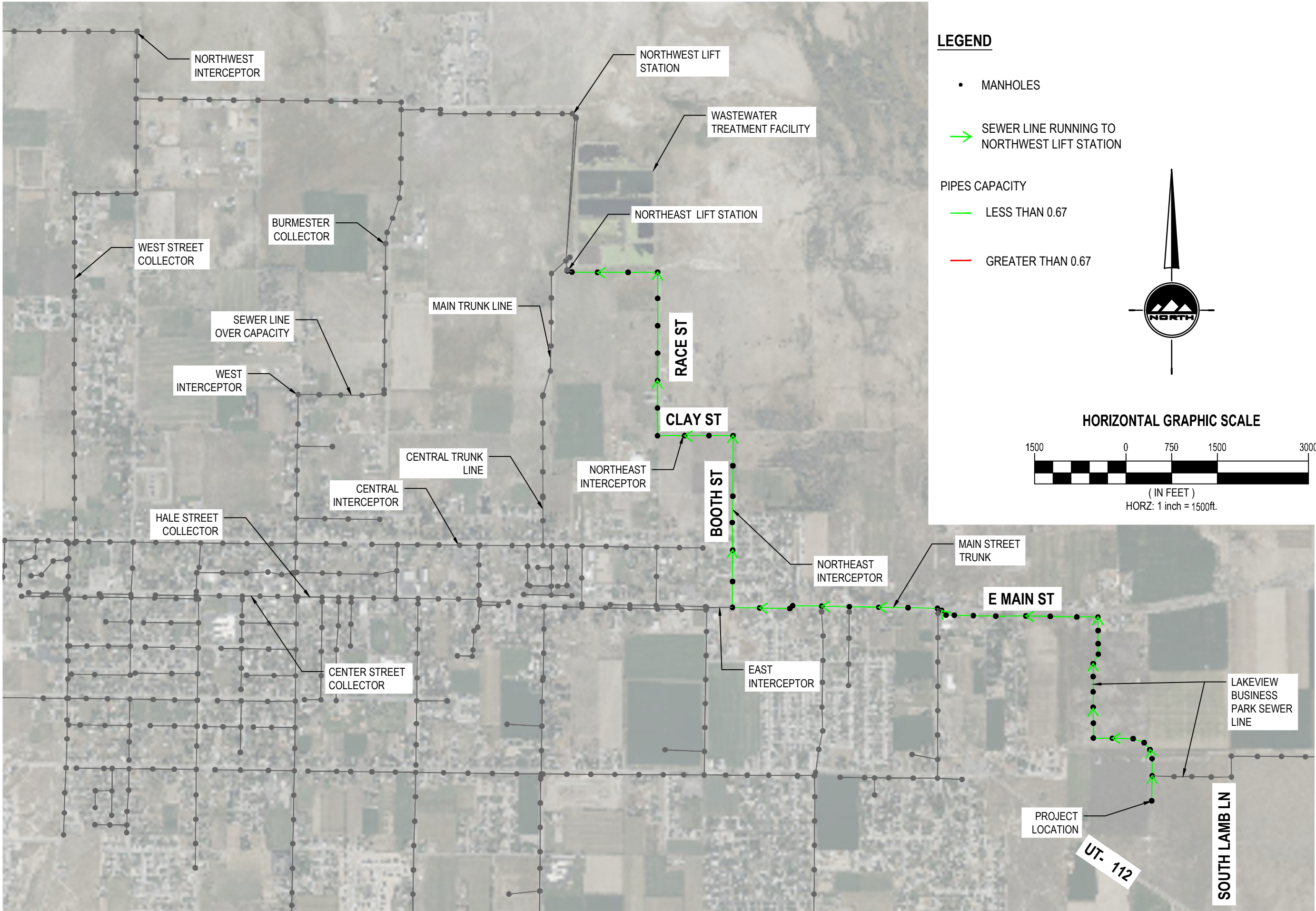
DESERET MEADOWS COMMUNITY

NORTH OF STATE ROUTE 112 AND ADJACENT TO AND WEST OF THE LAKEVIEW BUSINESS PARK
GRANTSVILLE CITY, UT 84029

**JUNCTION AND
AVAILABLE FIRE
FLOW MAP**

PROJECT NUMBER 11637C	PRINT DATE 2024-11-04
PROJECT MANAGER R. ROUSSELLE	DESIGNED BY D.S.

FIGURE 1





ENSIGN
THE STANDARD IN ENGINEERING
45 W 10000 S, Suite 500
Sandy, UT 84070
Phone: 801.255.0529
www.ensigneng.com

FOR:
GRANTSVILLE CITY
429 EAST MAIN STREET
GRANTSVILLE CITY, UT, 84029
CONTACT:
GRANTSVILLE CITY
PHONE: 435.884.3411

DESERET MEADOWS COMMUNITY

NORTH OF STATE ROUTE 112 AND ADJACENT TO AND WEST OF THE LAKEVIEW BUSINESS PARK
GRANTSVILLE CITY, UT 84029

**WASTEWATER
SYSTEM ANALYSIS**

PROJECT NUMBER 11637C	PRINT DATE 2024-10-16
PROJECT MANAGER R. ROUSSELLE	DESIGNED BY D.S

FIGURE 2

GRANTSVILLE CITY

DRAFT PUD APPLICATION WORKSHEET

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

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

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

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

Objective (a):

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

Response

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

Objective (b):

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

Response

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

Objective (c):

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

Response

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

Objective (d):

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

Response

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

Objective (e):

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

Response

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

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

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

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

7.8 Determination

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

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

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

Standard (a):

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

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

Chapter 14 Multiple Use, Agriculture and Rural Residential Districts

Chapter 15 Residential and Multiple Residential Districts

Chapter 16 Commercial and Industrial Districts

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

Response (Check the Applicable Box):

Permitted	☒	Conditional	☐	-	Not Allowed	☐	Not Applicable	☒
-----------	-------------------------------------	-------------	--------------------------	---	-------------	--------------------------	----------------	-------------------------------------

Standard (b):

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

Response

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

Standard (c):

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

Response

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

Standard (d):

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

Response

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

Standard (e):

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

Response

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

Standard (f):

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

Response

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

Standard (g):

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

Response

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

Standard (h):

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

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

Standard (i):

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

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

Standard (j):

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

Response

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

Standard (k):

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

Response

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

Standard (l):

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

Response

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

Standard (m):

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

Response

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

Standard (n):

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

Response

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

Standard (o):

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

Response

There are no existing structures on the Property.

Standard (p):

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

Response

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

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

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

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

Requested Deviation #1

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

Requested Deviation #2

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

Requested Deviation #3

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

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

Requested Deviation #4

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

Requested Deviation #5

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

SPECIAL CONSIDERATIONS:

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

--



December 7, 2020

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

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

To Whom It May Concern:

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

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

Sincerely,

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

Kristy Clark
Zoning Administrator

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

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

SECTION 23: **AMENDMENT** “19a.1 Purpose And Intent” of the Grantsville Land Use Ordinances is hereby *amended* as follows:

BEFORE AMENDMENT

19a.1 Purpose And Intent

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

(2) While achieving a mix of commercial and residential uses in Mixed Use developments is the goal, the City will review proposals on an individual basis in determining an acceptable ratio for the residential and commercial components. Project designs that fail to sufficiently integrate commercial and residential uses will not be considered for approval. Creativity in both site design and architecture is expected. Master planning of multiple contiguous properties is encouraged in order to integrate the proposed development harmoniously into the surrounding neighborhood.

(3) This land use district, in conjunction with the City's Land Use Element, recognizes that in order for the City to be a well-rounded community, many different housing styles, types and sizes should be permitted. Where surrounding uses are compatible, the mixed-use development may allow residential uses up to ten (10) units per acre.

(4) Heights are limited to two stories or a maximum of 35' above grade at street. Three stories above grade at street and/or 15 units per acre may be approved with special considerations of landscaping, buffering, and architectural design that fits the scale of the surrounding properties in the zone.

AFTER AMENDMENT

19a.1 Purpose And Intent

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

(2) While achieving a mix of commercial and residential uses in Mixed Use developments is the goal, the City will review proposals on an individual basis in determining an acceptable ratio for the residential and commercial components. Project designs that fail to sufficiently integrate commercial and residential uses will not be considered for approval. Creativity in both site design and architecture is expected. Master planning of multiple contiguous properties is encouraged in order to integrate the proposed development harmoniously into the surrounding neighborhood.

(3) This land use district, in conjunction with the City's Land Use Element, recognizes that in order for the City to be a well-rounded community, many different housing styles, types and sizes should be permitted. Where surrounding uses are compatible, the mixed-use development may allow residential uses up to ten (10) units per acre.

(4) Architectural design, scale and Hheights ~~are limited to two stories or a maximum of 35' above grade at street. Three stories above grade at street and/or 15 units per acre may be approved with special considerations of landscaping, buffering, and architectural design that fits the scale of the surrounding properties in the zone~~of development are designed to fit the scale and aesthetics of the surrounding properties in the district.

SECTION 24: **AMENDMENT** “19a.3 Minimum Lot Sizes” of the Grantsville Land Use Ordinances is hereby *amended* as follows:

BEFORE AMENDMENT

19a.3 Minimum Lot Sizes

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

AFTER AMENDMENT

19a.3 Minimum Lot Sizes

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

SECTION 25: **AMENDMENT** “19a.4 Setbacks/Yard Requirements” of the Grantsville Land Use Ordinances is hereby *amended* as follows:

BEFORE AMENDMENT

19a.4 Setbacks/Yard Requirements

- (1) Setbacks/yard requirements are intended to describe the amount of space required between buildings and property lines. All buildings in this zone, including accessory buildings, are

required to maintain a minimum distance from property lines as follows:

- (a) Front: 20 feet. The front setback may be reduced to 12 feet if the garage is setback from the front plane of the home, but in no case shall the garage be located closer than 20 feet to the front property line.
- (b) Sides: 5/10 feet (minimum - combined).
- (c) Rear: 20 feet.
- (d) Corner lots: There shall be a minimum setback on corner lots as follows: 20 feet on each side fronting a street, with 10 foot setbacks for the other two sides.
- (e) All accessory buildings in this zone are required to maintain distances from property lines and other dwelling units as follows: sides and rear 5 feet.
- (f) Mixed use buildings fronting Main Street and containing main floor commercial uses may allow the commercial uses to abut the street side property line with a portion of the building containing the main entrance to the commercial use, if an adjacent street side property is currently similarly configured.

AFTER AMENDMENT

19a.4 Setbacks/Yard Requirements

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

- (a) Front: ~~20~~5 feet. The front setback may be reduced to 12 feet if the garage is setback from the front plane of the home, but in no case shall the garage be located closer than 20 feet to the front property line.
- (b) Sides: 7.5/10 feet or PUE dimension, whichever is greater ~~(minimum - combined)~~. If twin-homes are attached to the property line, a setback of 15 feet (15') on each side.
- (c) Rear: 20 feet.
- (d) Corner lots: There shall be a minimum setback on corner lots as follows: ~~25~~0 feet on each side fronting a street, with 10 foot setbacks for the other two sides.
- (e) All accessory buildings in this zone are required to maintain distances from property lines and other dwelling units as follows: sides and rear 7.5 feet.
- (f) Mixed use buildings fronting Main Street and containing main floor commercial uses may allow the commercial uses to abut the street side property line with a portion of the building containing the main entrance to the commercial use, if an adjacent street side property is

currently similarly configured.

SECTION 26: **AMENDMENT** “19a.5 Minimum Lot Frontage” of the Grantsville Land Use Ordinances is hereby *amended* as follows:

BEFORE AMENDMENT

19a.5 Minimum Lot Frontage

(1) For single family homes, the minimum lot frontage shall be not less than 35 feet. All other uses in this zone shall have at least 100 feet of frontage along a public street.

AFTER AMENDMENT

19a.5 Minimum Lot Frontage

(1) For single family homes, the minimum lot frontage/lot width shall be not less than ~~35~~50 feet. Multi-use residential development shall meet the requirements found in GLUMDC 4.34. All other uses in this ~~zone~~district shall have at least 100 feet of frontage along a public street.

SECTION 27: **AMENDMENT** “19a.6 Maximum Height Of Structures” of the Grantsville Land Use Ordinances is hereby *amended* as follows:

BEFORE AMENDMENT

19a.6 Maximum Height Of Structures

(1) No structure in this zone shall exceed a maximum of two (2) stories in height for residential and four (4) stories in height or 35 feet above grade at street.

AFTER AMENDMENT

19a.6 Maximum Height Of Structures

(1) No structure in this zone shall exceed a maximum of two (2) stories in height ~~for residential and four (4) stories in height~~ or 35 feet above grade at street.

Ordinances is hereby *amended* as follows:

BEFORE AMENDMENT

12.1 Purpose

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

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

(b) The use of design, landscape or architectural features to create a pleasing environment while preserving desirable site characteristics such as natural topography, vegetation and geologic features as open space and providing recreational facilities. For projects containing a residential component containing more than 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;

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

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

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

AFTER AMENDMENT

12.1 Purpose

(1) A planned unit development is a distinct category of conditional use. As such, it is intended

to encourage the efficient use of land and resources, promote greater efficiency in public and utility services, preservation of open space, efficient use of alternative transportation and encouraging innovation in the planning and building of all types of development. Through the flexibility of the planned unit development technique, the City and developer will seek to achieve the following specific objectives:

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

(b) The use of design, landscape or architectural features to create a pleasing environment while preserving desirable site characteristics such as natural topography, vegetation and geologic features as open space and providing recreational facilities. For projects containing a residential component containing more than ~~a single dwelling unit~~ 4 dwelling units defined as Level 4 and Level 5 subdivisions in Chapter 21 of this code at least 10% of the total parcel acreage shall be improved, fully landscaped, amenity rich, active open space. All ~~P~~planned ~~U~~unit ~~D~~development projects shall conform at a minimum with open space and improved open space requirements found in Chapter 21. Topography with slopes greater than 30% on average with a site area greater than 5,000 square feet, natural water bodies and drainages shall be protected;

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

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

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

(f) Provide residential housing that conforms with the State moderate income requirements.

SECTION 39: **AMENDMENT** “12.2 Authority To Modify Regulations” of the Grantsville Land Use Ordinances is hereby *amended* as follows:

BEFORE AMENDMENT

12.2 Authority To Modify Regulations

(1) The Planning Commission shall have the authority in approving any planned development to change, alter, modify or waive any provisions of this Code as they apply to the proposed planned development. No such change, alteration, modification or waiver shall be approved unless the Planning Commission shall find that the proposed planned unit development:

(a) Will achieve the purposes for which a planned development may be approved pursuant to Section 12.1.

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

AFTER AMENDMENT

12.2 Authority To Modify Regulations

(1) The Planning Commission shall have the authority to set reasonable and appropriate conditions in approving any planned development and to change, alter, modify or waive ~~any certain~~ provisions of ~~this~~ the land use Code as they apply to the proposed planned development. Public health and safety issued including but not limited to: line of site, public utilities and associated easements, secondary and emergency access, and quantity of required parking are outside of the Planning Commission authority to modify or waive. No such change, alteration, modification or waiver shall be approved unless the Planning Commission shall find that the proposed planned unit development:

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

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

SECTION 40: **AMENDMENT** “12.4 Application Procedure” of the Grantsville Land Use Ordinances is hereby *amended* as follows:

BEFORE AMENDMENT

12.4 Application Procedure

(1) Except as required by this section, the application and approval procedures for planned unit developments are the same as is specified in the Subdivision Regulations contained in Section 2 and Section 4 of Chapter 21 of this Code. Planned unit developments shall also comply with the other provisions of Chapter 21, where applicable, including design standards for subdivision.

(2) In addition to the application requirements for subdivisions, an applicant for a planned unit development shall submit the following information with the Preliminary Plat application:

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

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

(3) The approval of the final plan or final plat (if required) shall include approval of the final development plan and all special conditions applicable to the planned unit development. The final plan or plat together with the final development plan and special conditions for the planned unit development, rather than any other provision of this Code, shall constitute the use, parking, loading, sign, bulk, space and yard and other regulations applicable to the subject property, and no use or development, other than a home occupation or temporary uses, not allowed by the final plan or plat development plan and conditions shall be permitted within the area of the planned unit development. The final plan or final plat shall include a notation of any changes, alterations, modifications or waivers of the regular standards of the zoning district and of this Code and shall list any special conditions.

(4) Any party aggrieved by the final decision of the Planning Commission, regarding a planned unit development, with respect to a concept phase, preliminary plan or plat, final plan or plat, the development plan or changes, alterations, modifications or waivers either granted or denied, may appeal such decision to the City Council, whose decision shall then be final. All appeals to the City Council must be in writing and filed with the Zoning Administrator within thirty (30) days of the date of the decision appealed from and prior to any further consideration by the Planning Commission of a subsequent step in the planned unit development approval process. Only the final decision of the City Council with respect to the Final Plan or plat, Development Plan or changes, alterations, modifications or waivers either granted or denied may be appealed to the District Court, provided such appeal is filed within thirty (30) days of the decision of the City Council. Said appeal shall be filed with the City Recorder and with the Clerk of the District Court. No planned unit development final plan (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.

AFTER AMENDMENT

12.4 Application Procedure

1. ~~(1) Except as required by this section, the application and approval procedures for planned unit developments are the same as is specified in the Subdivision Regulations contained in Section 2 and Section 4 of Chapter 21 of this Code. Planned unit developments shall also comply with the other provisions of Chapter 21, where applicable, including design standards for subdivision.~~ If required by code or the applicant is seeking proposed variations to a Grantsville City Ordinance, a PUD application shall be submitted and approved prior to the submittal of a development application such as, but not limited to, Preliminary Plan and Final Plat applications as detailed in Chapter 21.
2. ~~(2)~~ In addition to the application requirements for subdivisions, an applicant for a planned unit development shall submit the following information with the Preliminary Plat application:
 - a. (a) The applicant shall submit a concept plan, that is drawn to scale and is legible if printed on an 11 x 17 sheet. At a minimum, the concept plan shall include:
 - i. The proposed configuration of lots and types of uses proposed for the property.
 - ii. Streets rights-of-way, open spaces and other proposed common area or public use spaces shall be shown.
 - iii. Information shall be provided detailing minimum lot sizes, number of proposed lots for each type of use and calculations for over all areas for each type of use.
 - iv. Where proposed uses do not match uses on adjoining properties, a continuation of the adjoining use shall be implemented for lots against the lot boundary, or a passive use landscaped buffer of at least 50 feet wide containing trees and privacy fencing shall be included. No lighting shall be allowed to reside in the 50 foot buffer and no light shall escape onto adjacent properties. Landscaped buffer areas may be counted as open space if the open space complies with the requirements found in GLUDMC Section 21.1. For commercial properties that are not in use at night, parking may encroach into the buffer area but trees and fencing are still required between the parking and the property boundary. Properties smaller than three acres or containing narrow areas of less than 200 feet may be granted modifications to the buffer width in those narrow areas if applicants and Planning Commission agree on an acceptable alternative such as transitions in architectural design that complement the neighboring issues.
 - b. The applicant shall submit a written statement addressing each of the standards

set forth in GLUDMC Section 7.8 herein entitled, Determination, when applicable and how the proposed development will promote the objectives set forth in Section 12.1 ~~po~~f this Chapter. The statement shall explain specifically how the proposed planned unit development relates to each such standard and promotes a listed objective;

- c. ~~(b) At the preliminary phase, t~~The applicant shall submit a written statement indicating specifically what change, alteration, modification or waiver of any zoning or development regulations is being sought by the developer, if any. The proposed variations shall include specific references to the affected ordinances and a comparison of the requirement and proposed variations. The applicant shall also provide an explanation of how the proposed variation

benefits the development and the surrounding community and explain the steps that are proposed to mitigate the effects of the proposed variation on the ordinance.
- d. ~~(3)~~ The approval of the PUD applicaiton final plan or final plat (if required) shall include approval of all special conditions applicable to the planned unit development. All special conditions and approved variations to the GLUDMC shall be included in a Development Agreement which shall be approved by Planning Commission and City Council.
- e. ~~(4)~~ Any party aggrieved by the final decision of the Planning Commission, regarding a planned unit development, with respect to changes, alterations, modifications or waivers either granted or denied, may appeal such decision to the City Council, whose decision shall then be final. All appeals to the City Council must be in writing and filed with the Zoning Administrator within thirty (30) days of the date of the decision appealed from and prior to any further consideration by the Planning Commission of a subsequent step in the planned unit development approval process. Only the final decision of the City Council with respect to the Final Plan or plat, Development Plan or changes, alterations, modifications or waivers either granted or denied may be appealed to the District Court, provided such appeal is filed within thirty (30) days of the decision of the City Council. Said appeal shall be filed with the City Recorder and with the Clerk of the District Court.
- f. No planned unit development approval (that does not include a subdivision) shall be valid for a period longer than one year unless a building permit has been issued, construction has actually begun within that period and construction has been diligently pursued. Upon written request of the applicant, the one year period may be extended by the Planning Commission for such time as it shall determine for good cause shown, without further hearing.

SECTION 41: **AMENDMENT** “12.5 Adjustments To Development Plan” of the Grantsville Land Use Ordinances is hereby *amended* as follows:

BEFORE AMENDMENT

12.5 Adjustments To Development Plan

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

(a) Adjusting the distance as shown on the approved final Development Plan between any one structure or group of structures, and any other structure or group of structures, or any vehicular circulation element or any boundary of the site;

(b) Adjusting the location of any open space. The size or amount of open space that was approved shall not be compromised.

(c) Adjusting any final grade, and

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

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

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

AFTER AMENDMENT

12.5 Adjustments To Development Plan

(1) No major alteration or amendment to ~~the final~~ a development plan that would alter or expand the intent of the provisions in the approved PUD shall be made without a new application being filed and processed pursuant to the provisions of this Chapter. Minor alterations to a development plan that do not include a subdivision of land, may be made

subject to written approval of the Planning Commission when such adjustments appear necessary in light of technical or engineering considerations. Such minor adjustments shall be limited to the following elements:

- (a) Adjusting the distance as shown on the approved ~~final~~ Development Plan between any one structure or group of structures, and any other structure or group of structures, or any vehicular circulation element or any boundary of the site;
- (b) Adjusting the location of any open space. The size or amount of open space that was approved shall not be compromised.
- (c) Adjusting any final grade, and
- (d) Altering the types of landscaping elements and their arrangement within the required landscaping buffer area.

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

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

SECTION 42: AMENDMENT “16.8 Codes And Symbols And Use Table 16.1” of the Grantsville Land Use Ordinances is hereby *amended* as follows:

BEFORE AMENDMENT

16.8 Codes And Symbols And Use Table 16.1

(1) In the following sections of this chapter, uses of land or buildings which are allowed in various districts are shown as "permitted uses," indicated by a "P" in the appropriate column, or as a "conditional use," indicated by a "C" in the appropriate column. If a use is not allowed in a given district, it is either not named in the use list or it is indicated in the appropriate column by a dash, "-". If a regulation applies in a given district, it is indicated in the

Public/private Utility Transmission Wires, Line, Pipes, and Poles	P	P	P	P
Public/Private Utility Buildings and Structures	C	C	C	C
Cluster subdivisions or Planned Unit Developments	C	C	C	C
Sportsman Permit for 3 to 5 dogs. No dogs shall be kept, penned, or raised within 100 feet from an adjoining residence or dwelling. (Amended 7/98)	P	C	C	C
Veterinary Offices	P	P	P	P
Family Food Production	P	C	C	C
Governmental Uses and Facilities	C	C	C	C
Municipal Service Uses, Including City Utility Uses, Police and Fire Stations	C	C	C	C
Correctional Facility, Detention Center, Jail, Penitentiary, Prison, Penal Institution (1 - 249 Beds)	-	-	-	-
Correctional Facility, Detention Center, Jail, Penitentiary, Prison, Penal Institution (250 or more Beds)	-	-	-	-

SECTION 8: **AMENDMENT** “15.1 Residential District R-1-21” of the Grantsville Land Use Ordinances is hereby *amended* as follows:

BEFORE AMENDMENT

15.1 Residential District R-1-21

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

Minimum Lot Size:

.....21,780 sq. feet

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

Minimum Frontage (on a public street or an approved private street)50 feet

Minimum Yard Setback Requirements: Front Yard

.....40 feet. Rear
Yard30 feet
Side Yard for Main Buildings10 feet
Side Yard (Amended 4/98)4 feet
Rear Yard for Accessory Buildings1 foot
On corner lots, 2 front yards and 2 side yards are required.

Maximum Building Height35
feet Maximum Building Coverage
.....20 percent

Required Improvements:

Street grading Street base Surface drainage facilities Curb and Gutter Sidewalk Culinary water
facilities Surface drainage facilities Waste water disposal Street name signs Fire hydrants Street
monuments Shade trees (along public streets) Street lights

AFTER AMENDMENT

15.1 Residential District R-1-21

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

Minimum Lot Size:

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

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

Minimum Frontage (at the property line on a public street or an approved private street)
.....~~5~~70 feet

Minimum Yard Setback Requirements: Front Yard

.....40 feet. Rear
Yard30 feet
Side Yard for Main Buildings
.....~~5~~^{5*}/~~15~~¹⁵ feet Side Yard (Amended
4/98)4 feet* Rear Yard for
Accessory Buildings1 foot* On corner
lots, 2 front yards and 2 side yards are required.

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

Maximum Building Height35
feet, or a basement and two (2) floors, whichever is less Maximum Building Coverage
.....20 ~~percent~~%

Required Improvements:

Street grading Street base

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

Surface drainage facilities Curb and Gutter Sidewalk Culinary water facilities ~~Surface~~
~~drainage facilities~~ Waste water disposal Street name signs Fire hydrants Street monuments
Shade trees (along public streets) Street lights

SECTION 9: AMENDMENT “15.2 Residential District R-1-12” of the
Grantsville Land Use Ordinances is hereby *amended* as follows:

BEFORE AMENDMENT

15.2 Residential District R-1-12

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

Minimum Lot Size:

.....12,000 sq. feet

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

Minimum Frontage (on a public street or an approved private street)50 feet

Minimum Yard Setback Requirements:

Front Yard

.....40 feet

Rear Yard

.....30 feet

Minimum Frontage (along curb face on a public street or an approved private street) ~~45~~60 feet.

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

.....25 feet. Rear
Yard for Main Buildings20 feet Rear
Yard for Accessory Buildings1 foot, or match
the easement width, whichever is greater Side Yard for Main Building, Each Side
.....~~7.5~~15 feet Side Yard for Accessory Buildings
.....4 feet*

Set backs for Accessory Buildings on a corner lot: On the side of the Main Building
.....4 feet* On the rear of the Main Building
.....1 foot* On corner lots 2 front yards and 2
side yards are required.

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

Maximum Building Height35 feet,
or a basement and two (2) floors, whichever is less Maximum Building Coverage
.....35~~percent~~%

Required Improvements:

Street grading Street base

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

Surface drainage facilities Curb and Gutter Sidewalk Culinary water facilities ~~Surface~~
~~drainage facilities~~ Waste water disposal Street name signs Fire hydrants Street monuments
Shade trees (along public streets) Street lights

SECTION 12: AMENDMENT “15.5 Multiple Residential District RM-15”
of the Grantsville Land Use Ordinances is hereby *amended* as follows:

This is the ordinance date that has been used to review Deseret Meadows

BEFORE AMENDMENT

2022-14 on 08/03/2022

15.5 Multiple Residential District RM-15

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

Minimum Lot Size:8,000
sq. feet Minimum Lot Size for Corner Lots
.....10,000 sq. feet Additional lot area for each

additional dwelling unit2,300 sq. feet Maximum Density
.....15 d.u./acre

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

Minimum Frontage (on a public street or an approved private street)45 feet Minimum
Yard Setback Requirements: Front Yard

.....25 feet Rear
Yard for Main Buildings20 feet Rear
Yard for Accessory Buildings1 foot Side
Yard for Main Buildings, Each Side7.5 feet Side
Yard for Accessory Buildings4 feet On
corner lots, 2 front yards and 2 side yards are required.

Maximum Building Height55 feet
Maximum Building Coverage50
percent

Required Improvements:

Street grading Street base Surface drainage facilities Curb and Gutter Sidewalk Culinary water
facilities Surface drainage facilities Waste water disposal Street name signs Fire hydrants Street
monuments Shade trees (along public streets) Street lights

AFTER AMENDMENT

2022-14 on 08/03/2022

15.5 Multiple Residential District RM-15

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

Minimum Lot Size (Lot Area):

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

Additional lot area for each additional dwelling unit on the lot
.....~~2,300~~4,000 sq. feet of the lot area. To achieve this density, housing
units would need to be built above other housing units. Maximum Density
.....15 d.u./acre

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

All multi-use residential development shall comply with GLUMDC 4.34 (Multi-Use Unit Residential Development)

Minimum Frontage (at the property line on a public street or an approved private street)
.....~~45~~60 feet Minimum Yard Setback Requirements: Front Yard

.....25 feet Rear
Yard for Main Buildings20 feet Rear
Yard for Accessory Buildings1 foot* Side
Yard for Main Buildings, Each Side7.5 feet Side
Yard for Accessory Buildings4 feet* On
corner lots, 2 front yards and 2 side yards are required.

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

Maximum Building Height~~55~~35
feet Maximum Building Coverage of the lot area
.....50~~percent~~%

Required Improvements:

Street grading Street base

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

Surface drainage facilities Curb and Gutter Sidewalk Culinary water facilities ~~Surface~~
~~drainage facilities~~ Waste water disposal Street name signs Fire hydrants Street monuments
Shade trees (along public streets) Street lights

**SECTION 13: AMENDMENT “15.7 Codes And Symbols And Use Table
15.1” of the Grantsville Land Use Ordinances is hereby *amended* as follows:**

BEFORE AMENDMENT

15.7 Codes And Symbols And Use Table 15.1

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

Table 15.1 Use Regulations

.....25 feet Rear
 Yard for Main Buildings20 feet Rear
 Yard for Accessory Buildings1 foot* Side
 Yard for Main Buildings, Each Side7.5 feet Side
 Yard for Accessory Buildings4 feet* On
 corner lots, 2 front yards and 2 side yards are required.

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

Maximum Building Height~~55~~35
 feet Maximum Building Coverage of the lot area
50~~percent~~%

Required Improvements:

Street grading Street base

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

Surface drainage facilities Curb and Gutter Sidewalk Culinary water facilities ~~Surface~~
~~drainage facilities~~ Waste water disposal Street name signs Fire hydrants Street monuments
 Shade trees (along public streets) Street lights

SECTION 13: AMENDMENT “15.7 Codes And Symbols And Use Table 15.1” of the Grantsville Land Use Ordinances is hereby *amended* as follows:

BEFORE AMENDMENT

15.7 Codes And Symbols And Use Table 15.1

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

Table 15.1 Use Regulations

USE	R-1-8	R-1-12	R-1-21	RM-7	RM-15
Accessory buildings and uses customarily incidental to permitted residential uses, when the residential use has been previously established or is constructed simultaneously with the residential use.	P	P	P	P	P
Accessory buildings and uses customarily incidental to permitted uses, when the residential use has not previously been established.	C	C	C	C	C
Accessory buildings and uses customarily incidental to conditional uses.	C	C	C	C	C
The tilling of the soil, the raising of crops, horticulture and home gardening.	P	P	P	P	P
Fruit/Vegetable Stand	-	C	C	-	C
Farm	R-1-8	R-1-12	R-1-21	RM-7	RM-15
Accessory Farm Employee Housing. Each accessory farm employee housing unit must be located on a contiguous parcel that contains at least 10 acres or more for each such unit and which must have at least 10 additional acres if it is located on the same property as the primary residential dwelling.	-	C	C	C	-
Family Food Production and the Raising of Horses. The first large animal (fully grown) shall have 10,000 sq ft of open area, each additional large animal shall have an additional 2,000 sq ft of open area; each medium sized animal (fully grown) shall have 4,000 sq ft of open area and each small sized animal (fully grown) shall have 500 sq ft of open area. The area of stables, barns and pens accessible to regulate	-	C	C	C	-

animals may count towards the open area requirements. No animal shall be kept, corralled, penned, or raised within 100' from any pre-existing residential dwelling located on an adjoining lot. There is no setback requirement from neighboring residential dwellings if a C.U.P. has been issued prior to the start of construction of a residential dwelling on an adjoining lot.					
Class "A" Kennel (3-15 animals only). No animal shall be kept, penned, or raised within 100' from an adjoining residence or dwelling and it must have 4,000 sq ft for each additional animal over 5.	-	C	C	C	-
Sportsmans Permit for 3-5 dogs. No dog shall be kept, penned, or raised within 100' of an adjoining residence or dwelling.	-	C	C	C	C
Raising of Rabbits, Ducks, Chickens (hens only), or Turkeys with not more than six (6) such animals in any combination, provided that appropriate cages, pens, coops, houses, etc. shall be provided for when these animals are kept outdoors. (Amended 04/11, 02/13)	P	P	P	P	P
<u>RESIDENTIAL</u>	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	CA	CA	CA	CA	CA
Household pets, other than Sportsman Permit	P	P	P	P	P
<u>INSTITUTIONAL</u>	R-1-8	R-1-12	R-1-21	RM-7	RM-15
Adult Day Care Center	-	-	C	C	P
Child Day Care Center (in a home, no more than 12 children at any one time with 1 provider and up to 16 with 2 providers, including those residing in the home with no more than 2 children under the age of two)	C	C	C	C	C
Commercial Day Care Center (not in a home) no more than 20 children at any one time	-	C	C	-	P
Child Day Care Facility (a commercial operation, not in a home, no more than 100 children at any one time)	-	-	C	-	P
Hospital	-	-	-	-	C
Medical or dental clinic	-	C	C	-	C
Nursing Care Facility	-	-	-	-	C
Places of Worship	C	C	C	C	C
Preschool (in a home, no more than 10 children from the ages of 4 to 6 years in age, including those residing in the home, with a maximum length of four hours for those who do not reside there)	C	C	C	C	C
Preschool (a commercial operation, not in a home, no more than 20 children					

from the ages of 4 to 6 years in age, at any one time, for a period not to exceed four hours)	-	-	C	-	C
Private educational institution having a curriculum similar to the public schools, grades K-12	C	C	C	C	C
Schools of higher education, community colleges, off campus facilities	-	-	C	-	C
Schools, professional and vocational	-	-	C	-	-
<u>POWER GENERATION</u>	R-1-8	R-1-12	R-1-21	RM-7	RM-15
Solar	P	P	P	P	P
<u>RECREATION, CULTURAL & ENTERTAINMENT</u>					
Private Recreational Grounds and Facilities not open to the public, in which no admission charge is made	C	C	C	C	C
Natural Open Space Areas	P	P	P	P	P
Community & Recreation Centers	C	C	C	C	C
Parks and Playgrounds, Public and Private	P	P	P	P	P
Pedestrian Pathways, Trails & Greenways	P	P	P	P	P
Community Gardens	P	P	P	P	P
<u>MISCELLANEOUS</u>	R-1-8	R-1-12	R-1-21	RM-7	RM-15
Public/Private Utility Transmission Wires, Lines, Pipes and Poles	P	P	P	P	P
Public/Private Utility Buildings and Structures	C	C	C	C	C
Cluster subdivision or Planned Unit Developments	C	C	C	C	C
Cemetery	C	C	C	C	C
Golf Course	C	C	C	C	C
Government Uses and Facilities	C	C	C	C	C

Municipal Service Uses, including City utility uses, Police and Fire Stations	C	C	C	C	C
Temporary Buildings for uses incidental to construction work, including living quarters for guard or night watchman, which buildings must be removed upon completion or abandonment of the construction work	CA	CA	CA	CA	CA
Correctional Facility, Detention Center, Jail, Penitentiary, Prison, Penal Institution (1 -249 beds)	-	-	-	-	-
Correctional Facility, Detention Center, Jail, Penitentiary, Prison, Penal Institution (250 or more beds)	-	-	-	-	-

Amended 08/02 by Ord. 2002-15, 10/02 by Ord. 2002-20, 02/09 by Ord. 2008-43, 02/11 by Ord. 2010-27, 04/11 by Ord. 2011-14, 08/11 by Ord. 2011-26, 09/11 by Ord. 2011-30, 09/11 by Ord. 2011-31, 09/12 by Ord. 2012-16, 03/15 by Ord. 2015-05

AFTER AMENDMENT

15.7 Codes And Symbols And Use Table 15.1

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

Table 15.1 Use Regulations

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USE	R-1-8	R-1-12	R-1-21	RM-7	RM-15
Accessory buildings and uses customarily incidental to permitted residential uses, when the residential use has been previously established or is constructed simultaneously with the residential use.	P	P	P	P	P
Accessory buildings and uses customarily incidental to permitted uses, when the residential use has not previously been established.	C	C	C	C	C
Accessory buildings and uses customarily incidental to conditional uses.	C	C	C	C	C
The tilling of the soil, the raising of crops, horticulture and home gardening.	P	P	P	P	P
Fruit/Vegetable Stand	-	C	C	-	C
Farm	R-1-8	R-1-12	R-1-21	RM-7	RM-15
Accessory Farm Employee Housing. Each accessory farm employee housing unit must be located on a contiguous parcel that contains at least 10 acres or more for each such unit and which must have at least 10 additional acres if it is located on the same property as the primary residential dwelling.	-	C	C	C	-
Family Food Production and the Raising of Horses. The first large animal (fully grown) shall have 10,000 sq ft of open area, each additional large animal shall have an additional 2,000 sq ft of open area; each medium sized animal (fully grown) shall have 4,000 sq ft of open area and each small sized animal (fully grown) shall have 500 sq ft of open area. The area of stables, barns and pens accessible to regulate animals may count towards the open	-	C	C	C	-

area requirements. No animal shall be kept, corralled, penned, or raised within 100' from any pre-existing residential dwelling located on an adjoining lot. There is no setback requirement from neighboring residential dwellings if a C.U.P. has been issued prior to the start of construction of a residential dwelling on an adjoining lot.					
Class "A" Kennel (3-15 animals only). No animal shall be kept, penned, or raised within 100' from an adjoining residence or dwelling and it must have 4,000 sq ft for each additional animal over 5.	-	C	C	C	-
Sportsmans Permit for 3-5 dogs. No dog shall be kept, penned, or raised within 100' of an adjoining residence or dwelling.	-	C	C	C	C
Raising of Rabbits, Ducks, Chickens (hens only), or Turkeys with not more than six (6) such animals in any combination, provided that appropriate cages, pens, coops, houses, etc. shall be provided for when these animals are kept outdoors. (Amended 04/11, 02/13)	P	P	P	P	P
<u>RESIDENTIAL</u>	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	CA	CA	CA	CA	CA
Household pets, other than Sportsman Permit	P	P	P	P	P
<u>INSTITUTIONAL</u>	R-1-8	R-1-12	R-1-21	RM-7	RM-15
Adult Day Care Center	-	-	C	C	P
Child Day Care Center (in a home, no more than 12 children at any one time with 1 provider and up to 16 with 2 providers, including those residing in the home with no more than 2 children under the age of two)	C	C	C	C	C
Commercial Day Care Center (not in a home) no more than 20 children at any one time	-	C	C	-	P
Child Day Care Facility (a commercial operation, not in a home, no more than 100 children at any one time)	-	-	C	-	P
Hospital	-	-	-	-	C
Medical or dental clinic	-	C	C	-	C
Nursing Care Facility	-	-	-	-	C
Places of Worship	C	C	C	C	C
Preschool (in a home, no more than 10 children from the ages of 4 to 6 years in age, including those residing in the home, with a maximum length of four hours for those who do not reside there)	C	C	C	C	C

Preschool (a commercial operation, not in a home, no more than 20 children from the ages of 4 to 6 years in age, at any one time, for a period not to exceed four hours)	-	-	C	-	C
Private educational institution having a curriculum similar to the public schools, grades K-12	C	C	C	C	C
Schools of higher education, community colleges, off campus facilities	-	-	C	-	C
Schools, professional and vocational	-	-	C	-	-
<u>POWER GENERATION</u>	R-1-8	R-1-12	R-1-21	RM-7	RM-15
Solar	P	P	P	P	P
<u>RECREATION, CULTURAL & ENTERTAINMENT</u>					
Private Recreational Grounds and Facilities not open to the public, in which no admission charge is made	C	C	C	C	C
Natural Open Space Areas	P	P	P	P	P
Community & Recreation Centers	C	C	C	C	C
Parks and Playgrounds, Public and Private	P	P	P	P	P
Pedestrian Pathways, Trails & Greenways	P	P	P	P	P
Community Gardens	P	P	P	P	P
<u>MISCELLANEOUS</u>	R-1-8	R-1-12	R-1-21	RM-7	RM-15
Public/Private Utility Transmission Wires, Lines, Pipes and Poles	P	P	P	P	P
Public/Private Utility Buildings and Structures	C	C	C	C	C
Cluster subdivision or Planned Unit Developments	C	C	C	C	C

Cemetery	C	C	C	C	C
Golf Course	C	C	C	C	C
Government Uses and Facilities	C	C	C	C	C
Municipal Service Uses, including City utility uses, Police and Fire Stations	C	C	C	C	C
Temporary Buildings for uses incidental to construction work, including living quarters for guard or night watchman, which buildings must be removed upon completion or abandonment of the construction work	C A	C A	C A	C A	C A
Correctional Facility, Detention Center, Jail, Penitentiary, Prison, Penal Institution (1 -249 beds)	-	-	-	-	-
Correctional Facility, Detention Center, Jail, Penitentiary, Prison, Penal Institution (250 or more beds)	-	-	-	-	-

Amended 08/02 by Ord. 2002-15, 10/02 by Ord. 2002-20, 02/09 by Ord. 2008-43, 02/11 by Ord. 2010-27, 04/11 by Ord. 2011-14, 08/11 by Ord. 2011-26, 09/11 by Ord. 2011-30, 09/11 by Ord. 2011-31, 09/12 by Ord. 2012-16, 03/15 by Ord. 2015-05

SECTION 14: **ADOPTION** “16.0 Vehicle Queuing Length Requirements” of the Grantsville Land Use Ordinances is hereby *added* as follows:

BEFORE ADOPTION

16.0 Vehicle Queuing Length Requirements (Non-existent)

AFTER ADOPTION

16.0 Vehicle Queuing Length Requirements(*Added*)

1. Companies with drive-up windows will need to provide a queuing area for vehicles to be approved with their improvement plans.
2. The plan needs to show room for five (5) to twenty (20) vehicles to queue up at the drive-up window based on documentation of similar businesses.

Chapter 9 Landscaping And Buffers

9.1 Purpose

9.2 Enforcement Of Landscape Requirements

9.3 Landscape Plan

9.4 Selection, Installation, And Maintenance Of Plant Materials

9.5 Parkway Landscaping

Amended 11/05 by Ordinance 2005-19

9.1 Purpose

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

9.2 Enforcement Of Landscape Requirements

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

9.3 Landscape Plan

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

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

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

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

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

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

9.4 Selection, Installation, And Maintenance Of Plant Materials

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

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

9.5 Parkway Landscaping

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

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

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

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

Table 9-1, Parkway Design Standards *

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

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

Notes:

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

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

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

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

4 Flowers shall not include thorn bearing species.

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

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

4.34 Multi Unit Residential Development

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

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

f. Street and Parking

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

g. Building Requirements

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

HISTORY

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

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

Chapter 6 Off-Street Parking And Loading

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

6.2 Existing Parking And Loading Facilities

6.3 Damage Or Destruction Of Existing Facilities

6.4 Site Plan Requirements For A Building Permit

6.5 General Off-Street Parking Requirements

6.6 Parking For The Disabled

6.7 Off-Street Parking Dimensions

6.8 Design And Maintenance

6.9 Residential Districts

6.10 Main Street Parking

6.11 Transportation Demand Management

6.12 Recreational Vehicles Used As Dwelling Structures

6.13 Minimum Parking Requirements

6.14 Driveway Regulations

6.15 Access Requirements For Other Than Residential Lots

6.16 Maintenance Of Parking Lots

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

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

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

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

6.2 Existing Parking And Loading Facilities

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

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

6.3 Damage Or Destruction Of Existing Facilities

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

6.4 Site Plan Requirements For A Building Permit

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

6.5 General Off-Street Parking Requirements

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

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

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

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

HISTORY

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

6.6 Parking For The Disabled

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

Table 6.1 Minimum Required Accessible Parking Spaces

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

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

Amended 04/05 by Ordinance 2005-08

6.7 Off-Street Parking Dimensions

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

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

Table 6.2, Off-street Parking Dimensions

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

6.8 Design And Maintenance

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

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

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

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

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

6.9 Residential Districts

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

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

HISTORY

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

6.10 Main Street Parking

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

6.11 Transportation Demand Management

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

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

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

6.12 Recreational Vehicles Used As Dwelling Structures

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

6.13 Minimum Parking Requirements

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

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

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

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

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

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

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

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

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

Table 6.3 Parking Requirements

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

Table 6.4 Parking Requirements

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

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

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

HISTORY

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

6.14 Driveway Regulations

[6.14.1 Driveway Construction Requirements](#)

[6.14.2 Secondary Access Permit Required](#)

[6.14.3 Tempering With City Infrastructure](#)

[6.14.4 Driveway Location](#)

[6.14.5 Residential Districts](#)

[6.14.6 Commercial Or Industrial Districts](#)

[6.14.7 Public Safety Access Driveway](#)

6.14 Purpose

A. Purpose

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

HISTORY

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

6.14.1 Driveway Construction Requirements

A. Driveway Construction

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

HISTORY

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

6.14.2 Secondary Access Permit Required

A. Permit

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

HISTORY

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

6.14.3 Tempering With City Infrastructure

A. Damage to City Property

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

B. Penalties

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

HISTORY

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

6.14.4 Driveway Location

A. Streets and Roadways

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

B. Shared Access

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

C. Right-of-Way

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

HISTORY

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

6.14.5 Residential Districts

A. Residential Districts

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

g. Driveways shall not be closer than:

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

(2) Sixty feet (60') along the right of ways to a point of a road or street right-of-way intersection as measured from back of sidewalk or property line to edge of driveway.

h. Circular driveways shall only be permitted on local residential streets. A minimum lot frontage of one hundred feet (100') or greater is required of if located on a corner lot, at least thirty-five feet (35') of spacing from the curb line to the leading edge of the driveway.

i. Secondary driveways must be no closer than 10' from the adjacent property line, as measured from the property line to the edge of driveway, not including flares.

HISTORY

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

6.14.6 Commercial Or Industrial Districts

A. The following restrictions shall apply to all commercial or industrial district driveways:

1. All driveways shall be paved in their entirety, using either concrete or asphalt.

2. All driveways shall be constructed with concrete curb and gutter along the entire required entry and exit radii for the driveway.

3. No more than two (2) driveways are permitted per street frontage for any parcel, tract, or development, including access to any and all property designated as out parcels to be leased or sold for future development.

a. Exceptions: The City Engineer, in consultation with the City Public Works Director, may recommend to the City Planning Commission and City Council for their approval three driveways provided the parcel has at lease one thousand feet (1000') of frontage and a Traffic Impact Analysis is performed by a qualified engineer at the property owner's expense, justifying an additional driveway.

HISTORY

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

6.14.7 Public Safety Access Driveway

A. Public Safety Access Driveway Required

1. The owner or developer of any new residence, occupied structure or commercial building or facility or portion thereof which is hereafter constructed or moved into the City, which is located more than one-hundred and fifty feet (150') from the City street or from an approved private street, shall be required to construct and maintain a public safety access driveway from the City street or private street to within one-hundred feet (100') of the residence, structure, building or facility and each part thereof, pursuant to the following standards:

a. A public access driveway shall be constructed and maintained with an all-weather dustless surface that meets the requirements of the City for a standard residential street section. Said driveway shall also have constructed and maintained at its

terminus, an emergency vehicle apparatus turnaround which shall comply with City's standards and specifications for public cul-de-sacs or the minimum specifications of the current International Fire Code or its appendices for dead-end fire apparatus access road turnarounds.

- b. If the public safety access driveway is more than 500 feet in length, it shall be constructed and maintained as provided for above, except that the base course shall be at least 26 feet wide.
 - c. The distance from the public or private street to the residence, building, etc., shall be determined by a measurement along the private driveway from the street to the structure.
2. The public safety access driveway as required by this section shall be completed prior to the issuance of an occupancy permit. The owner of the property shall ensure that the public safety access driveway is maintained pursuant to the standards set forth in this Section and failure to maintain the same shall be guilty of an Infraction.

HISTORY

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

6.15 Access Requirements For Other Than Residential Lots

(1) In all cases where there is an existing curb and gutter or sidewalk on the street, the applicant for a permit shall provide a parking strip, with a minimum width of ten (10) feet, along the entire frontage of the property, except for the permitted driveways. On the street side of the parking strip a concrete curb shall be constructed, the height and type is a six (6) inch high back, unless another specification has been approved by the Planning Commission.

(4) In Planned Unit Developments (when required) and subdivisions that have a density greater than one (1) acre lots, and there is no existing curb and gutter or sidewalk, the applicant shall install a parking strip, sidewalk, curb and gutter, unless this requirement is waved by the Planning Commission.

Amended 04/05 by Ordinance 2005-08

HISTORY

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

6.16 Maintenance Of Parking Lots

(1) Every parcel of land used as a public or private parking lot shall be developed and maintained in accordance with the following requirements:

(a) **Surfacing** - Each off-street parking lot shall be surfaced with an asphaltic or portland cement or other binder pavement so as to provide a dustless surface. The parking area shall be so graded as to contain all surface water, by an on site containment system. If such water is to be carried to adjacent streets, it shall be piped under sidewalks.

(b) **Screening** - The sides and rear of any non-residential off-street parking lot which faces or adjoins a residential district shall be screened from such district by a masonry wall or solid visual barrier fence not less than four (4) nor more than six (6) feet in height.

(c) **Landscaping** - Each parking lot shall be adequately landscaped and permanently maintained.

(d) **Lighting** - Lighting used to illuminate any parking lot shall be arranged to reflect the light away from adjoining premises in any Residential or Commercial district, and from street traffic.

Chapter 7 Conditional Uses

7.1 Definition Of Conditional Use

7.2 No Presumption Of Approval

7.3 Site Plan And Permit Required

7.4 Fee

7.5 Application

7.6 Staff Report And Site Plan Report

7.7 Public Hearing

7.8 Determination

7.9 Planning Commission Action

7.10 Effect Of Approval Of Conditional Use

7.11 Appeals Of Decision

7.12 Inspection

7.13 Time Limit

7.14 Notification Required

7.15 Amendment Of A Conditional Use Permit

7.16 Revocation

Amended 12/05 by Ordinance 2005-25

7.1 Definition Of Conditional Use

A conditional use permit is a land use that, because of its unique characteristics or potential impact on the city, surrounding neighbors or adjacent land uses, may not be compatible in some areas or may be compatible only if certain conditions are required that mitigate or eliminate the detrimental impacts.

7.2 No Presumption Of Approval

The listing of a conditional use in any table of permitted and conditional uses found at the end of each chapter of this ordinance for each category of zoning district or districts does not constitute an assurance or presumption that such conditional use will be approved. Rather, each proposed conditional use shall be evaluated on an individual basis, in relation to its compliance with the standards and conditions set forth in this chapter and with the standards for the district in which it is located, in order to determine if the conditional use is appropriate at the particular location.

7.3 Site Plan And Permit Required

(1) A conditional use permit shall be required for all uses listed as conditional uses in the zoning district regulations where they are, or will be located, and if the use is specified as conditional use elsewhere in this ordinance. Failure to comply with any of the conditions imposed in the permit will result in an order to show cause for revocation. The permit may be revoked by the planning commission upon evidence that any condition has not been met.

(2) A conditional use permit has the potential for adverse impacts if located and laid out on zoning lots without careful planning. Such impacts may interfere with the use and enjoyment of adjacent property uses. Site plan review is a process designed to address such adverse impacts and minimize them where possible. Site plan review of development proposals is required for all conditional uses in all districts.

7.4 Fee

The application for any conditional use permit shall be accompanied by the appropriate fee as determined by the City Council.

7.5 Application

(1) The Planning Commission may authorize the Zoning Administrator to grant, attach conditions to, or deny conditional use permits, subject to such limitations or qualifications as are deemed necessary. The Zoning Administrator is also authorized to issue conditional use permits for family food production, the raising of animals and commercial uses in existing buildings, when appropriate, but may also defer any such application to the Planning Commission for its determination, in the sole discretion of the Zoning Administrator.

(2) The Zoning Administrator shall send out the appropriate notification for all conditional use permits. If comments are received that indicate a concern about the proposed conditional use, the conditional use shall be sent to Planning Commission for its consideration.

(3) The Zoning Administrator does not have authority to approve commercial conditional use permits requiring construction of new facilities or requiring exceptions or variances to the city ordinances and standards.

(4) All applications for a conditional use permit shall include:

- (a) The applicant's name, address, telephone numbers and interest in the property;
- (b) The owner's name, address and telephone number, if different than the applicant, and the owner's signed consent to the filing of the application;
- (c) The street address and legal description of the subject property;
- (d) The zoning classification, zoning district boundaries and present use of the subject property;
- (e) A vicinity map with North, scale and date, indicating the zoning classifications and current uses of properties within 500 feet of the boundaries of the subject property. When a conditional use permit will be considered by the Planning Commission, the application shall also include a current plat map showing the names and addresses of all property owners appearing on the tax rolls of the Tooele County Assessor within 500 feet of the boundaries of the subject property.
- (f) A plat or a survey of the parcel of land, lots block, blocks, or parts or portions thereof, drawn to scale, showing the actual dimensions of the piece or parcel, lot, lots, block, blocks, or portions thereof, according to the registered or recorded plat of such land;
- (g) The proposed title of the project and the names, addresses and telephone numbers of the architect, landscape architect, planner or engineer on the project;
- (h) A complete description of the proposed conditional use;
- (i) A plan or drawing drawn to scale of twenty feet to the inch (20' = 1 inch) or larger which includes the following information of the proposed use:
 - i. actual dimensions of the subject property;
 - ii. exact sizes and location of all existing and proposed buildings or other structures;
 - iii. driveways;
 - iv. parking spaces;

- v. safety curbs;
- vi. landscaping;
- vii. location of trash receptacles; and
- viii. drainage features and environmental features.

(j) Traffic Impact Analysis;

(k) A statement indicating whether the applicant will require a variance in connection with the proposed conditional use permit;

(l) Envelopes, mailing labels and first class postage for all property owners located within 500 feet of the subject property when a conditional use permit will be considered by the Planning Commission; and

(m) Such other further information or documentation as the Zoning Administrator may deem to be necessary for a full and proper consideration and disposition of the particular application.

Amended 01/03 by Ordinance 2003-02

HISTORY

Amended by Ord. [2021-12](#) on 4/28/2021

Amended by Ord. [2022-06](#) on 5/4/2022

7.6 Staff Report And Site Plan Report

Once the Zoning Administrator has determined that the application is complete, a Staff Report evaluating the conditional use application shall be prepared by the Zoning Administrator and forwarded to the Planning Commission along with a Site Plan Review Report prepared by the Zoning Administrator.

7.7 Public Hearing

A public hearing may be held if the Chairman of the Planning Commission shall deem a hearing to be necessary and in the public interest.

7.8 Determination

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

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

- (b) That such use will not, under the circumstances of the particular case, be detrimental to the health, safety, comfort, order or general welfare of persons residing or working in the vicinity;
- (c) That the use will comply with the intent, spirit, and regulations of these ordinances and is compatible with and implements the planning goals and objectives of the City, including applicable City master plans;
- (d) Make the use harmonious with the neighboring uses in the zoning district in which it is to be located;
- (e) That nuisances which would not be in harmony with the neighboring uses, will be abated by the conditions imposed;
- (f) That protection of property values, the environment, and the tax base for Grantsville City will be assured;
- (g) That the conditions shall be in compliance with the current comprehensive General Plan of Grantsville City;
- (h) That some form of a guarantee is made assuring compliance to all conditions that are imposed;
- (i) That the conditions imposed are not capricious, arbitrary or contrary to any precedence set by the Planning Commission on prior permits, which are similar in use and district, unless prior approvals were not in accordance with the provisions and standards of this ordinance;
- (j) The internal circulation system of the proposed development is properly designed;
- (k) Existing and proposed utility services are adequate for the proposed development;
- (l) Appropriate buffering is provided to protect adjacent land uses from light, noise and visual impacts;
- (m) Architecture and building materials are consistent with the development and compatible with the adjacent neighborhood;
- (n) Landscaping is appropriate for the scale of the development;
- (o) The proposed use preserves historical, architectural and environmental features of the property; and
- (p) Operating and delivery hours are compatible with adjacent land uses.

HISTORY

Amended by Ord. [2022-06](#) on 5/4/2022

7.9 Planning Commission Action

The staff's written recommendation shall be considered at the meeting. At the conclusion of the meeting, the Planning Commission shall either

- (1) approve the conditional use;
- (2) approve the conditional use subject to specific modifications;
- (3) postpone a decision pending consideration of additional information to be submitted by the applicant; or

(4) deny the conditional use.

7.10 Effect Of Approval Of Conditional Use

The approval of a proposed conditional use by the Planning Commission or the Zoning Administrator shall not authorize the establishment or extension of any use nor the development, construction, reconstruction, alteration or moving of any building or structure, but shall merely authorize the preparation, filing and processing of applications for any permits or approvals that may be required by the regulations of the City, including but not limited to a Building Permit, Certificate of Occupancy and subdivision approval.

7.11 Appeals Of Decision

Any person aggrieved by a decision of the Planning Commission regarding the issuance, denial or revocation or amendment of a conditional use permit, may appeal such decision to the City Council, whose decision shall then be final. All appeals to the City Council must be in writing and filed with the Zoning Administrator within thirty (30) days of the date of the decision appealed from. The decision of the City Council may be appealed to the District Court provided such appeal is filed within thirty (30) days of the decision of the City Council. Said appeal shall be filed with the Zoning Administrator and with the Clerk of the District Court.

7.12 Inspection

(1) Following the issuance of a conditional use permit by the Planning Commission or the Zoning Administrator:

(a) The Zoning Administrator shall take in an application for approval of a building permit (if applicable), and shall insure that development is undertaken and completed in compliance with the conditional use permit, these ordinances, and the building codes.

(b) The Zoning Administrator shall make periodic inspections to insure that compliance with all conditions imposed are being complied with. An Investigation Report will be issued to those who are out of compliance and if the discrepancy is not corrected in an allotted time, an Order to Show Cause will be issued for action by the Planning Commission.

7.13 Time Limit

(1) A conditional use permit for temporary uses may be issued for a maximum period of six (6) months, with renewals at the discretion of the Planning Commission for no more than three (3) successive periods thereafter.

(2) Unless there is substantial action under a conditional use permit within a maximum period of one (1) year of its issuance, said permit shall expire. The Planning Commission may grant one extension up to six (6) months, when deemed in the public interest. The approval of a proposed conditional use permit by the Planning Commission shall authorize only the particular use for which it was issued.

7.14 Notification Required

When the Planning Commission considers an application for a conditional use permit at the work meeting, notification shall be sent by mail to all landowners appearing on the tax rolls of Tooele County Assessor that adjoin the property or within an area that the Planning Commission or the Zoning Administrator deems to be impacted. It is the intent to make notification to all landowners or residents in the area that may be directly impacted by the conditional use action.

Amended 01/03 by Ordinance 2003-02

7.15 Amendment Of A Conditional Use Permit

(1) Once granted, a conditional use permit shall not be enlarged, changed, extended, increased in intensity, or relocated unless an application is made to amend the existing permit, and approval is given by the Planning Commission, except as provided below:

(a) The Zoning Administrator may administratively consider, approve, or disapprove modifications or changes which are consistent with the purpose and intent of this ordinance. In addition, such administrative determinations may be made only where the following conditions exist:

- i. All additions, modifications, or changes are determined not to have significant impact beyond the site.
- ii. Any decision of the Zoning Administrator may be appealed within 30 days to the Planning Commission.

(b) The Planning Commission may consider, approve with modifications, or disapprove amendments to a conditional use permit where the Zoning Administrator determines not to make an administrative determination as provided in (a) above and where the following requirements are met:

- i. The proposed modification or amendment complies with the intent and purpose of these ordinances.
- ii. Reasonable conditions may be attached, where and to the extent that the Planning Commission finds, that the imposition of the conditions will directly mitigate or eliminate some aspect of the proposed amendment that violate the intent and requirements of this chapter. Impacts must be of the magnitude that without the mitigation or elimination thereof, the amendment to the conditional use permit could not be granted.
- iii. All decisions of the Planning Commission regarding approval, denial, the imposition of special conditions may be appealed to the City Council as provided in this Chapter.

7.16 Revocation

(1) The Planning Commission may revoke a conditional use permit if the conditions of a use permit are not fully complied with. Prior to the revocation of a use permit, the Chairman of the Planning Commission, after receiving information that there is reason to believe that the conditions of a use permit are not being complied with, shall issue an Order to Show Cause, to the owner or person(s) who are in control over the property or use in question. The order shall specify the alleged conditions that are not in compliance, inform the owner or other responsible party that the conditional use permit is in question and may be revoked, and any relevant evidence may be presented in support of the owner or responsible parties position. All persons wishing to present evidence shall be required to take an oath or affirmation to tell the truth, which shall be administered by or under the direction of the Chairman of the Planning Commission. The form of the oath or affirmation shall be as specified by Sections 78-24-17 or 78-24-18 of the Utah Code Annotated. The Chairman may be reversed on any procedural ruling, by a majority vote of the other Planning Commission members present. A decision of the Planning Commission shall include a findings of fact and it's ruling.

(2) The Planning Commission may after a hearing, revoke a conditional use permit, allow the use to continue, or add new terms and conditions to an existing permit. Furthermore, the Planning Commission shall have the right of action to compel offending structures or uses to be removed at the cost of the violator or owner. Nothing in this section shall be construed to prevent the Planning Commission from otherwise reviewing use permits or be construed to prevent persons from being

prosecuted under the criminal provision of this code for failure to comply with the terms of a conditional use permit.

(3) Any person or firm aggrieved by the decision of the Planning Commission regarding the revocation or amendment of a conditional use permit, may appeal such decision to the City Council whose decision shall then be final. The decision of the City Council shall be appealed to district court provided, that petition for such relief is presented to the court within 30 days after the filing of such decision in the office of the Grantsville City Council.

4.34 Multi Unit Residential Development

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

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

f. Street and Parking

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

g. Building Requirements

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

HISTORY

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

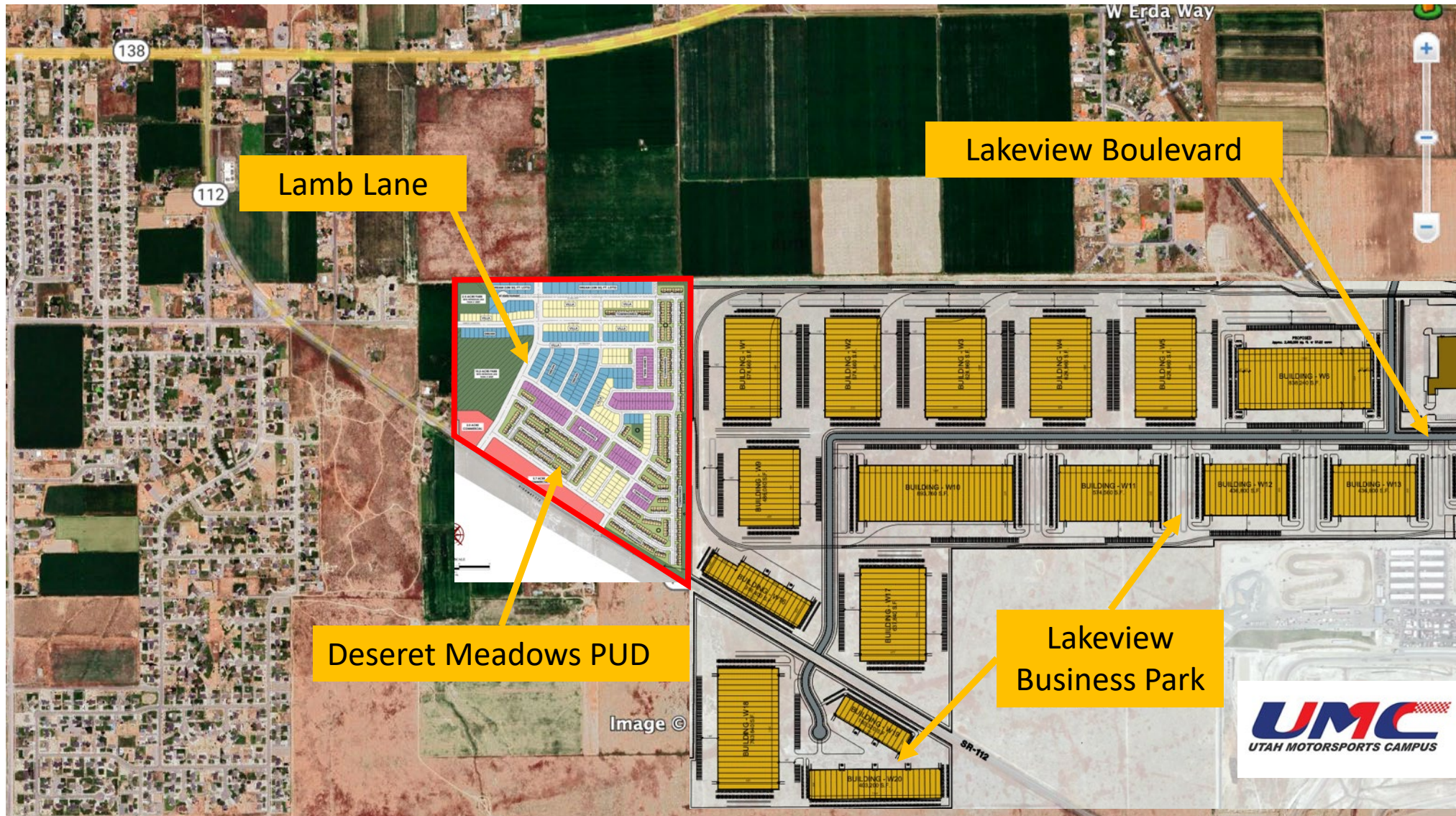
Amended by Ord. [2023-07](#) on 7/19/2023

Deseret Meadows Planned Unit Development

January 13, 2025

Board of Adjustments

Location (adjacent to Lakeview Business Park)



Roadway connections to Hwy 112 coordinated with Twenty Wells PUD

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	1.6	10.7	7.7
Max. Units	682.1	662.7	48	1392.8	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 33.6% (467 fewer units than applicable zoning allowed).

LEGEND

- PROJECT BOUNDARY

R-1-21

PLANNED UNIT DEVELOPMENT OVERLAY
- RM-15

MIXED USE (MU)

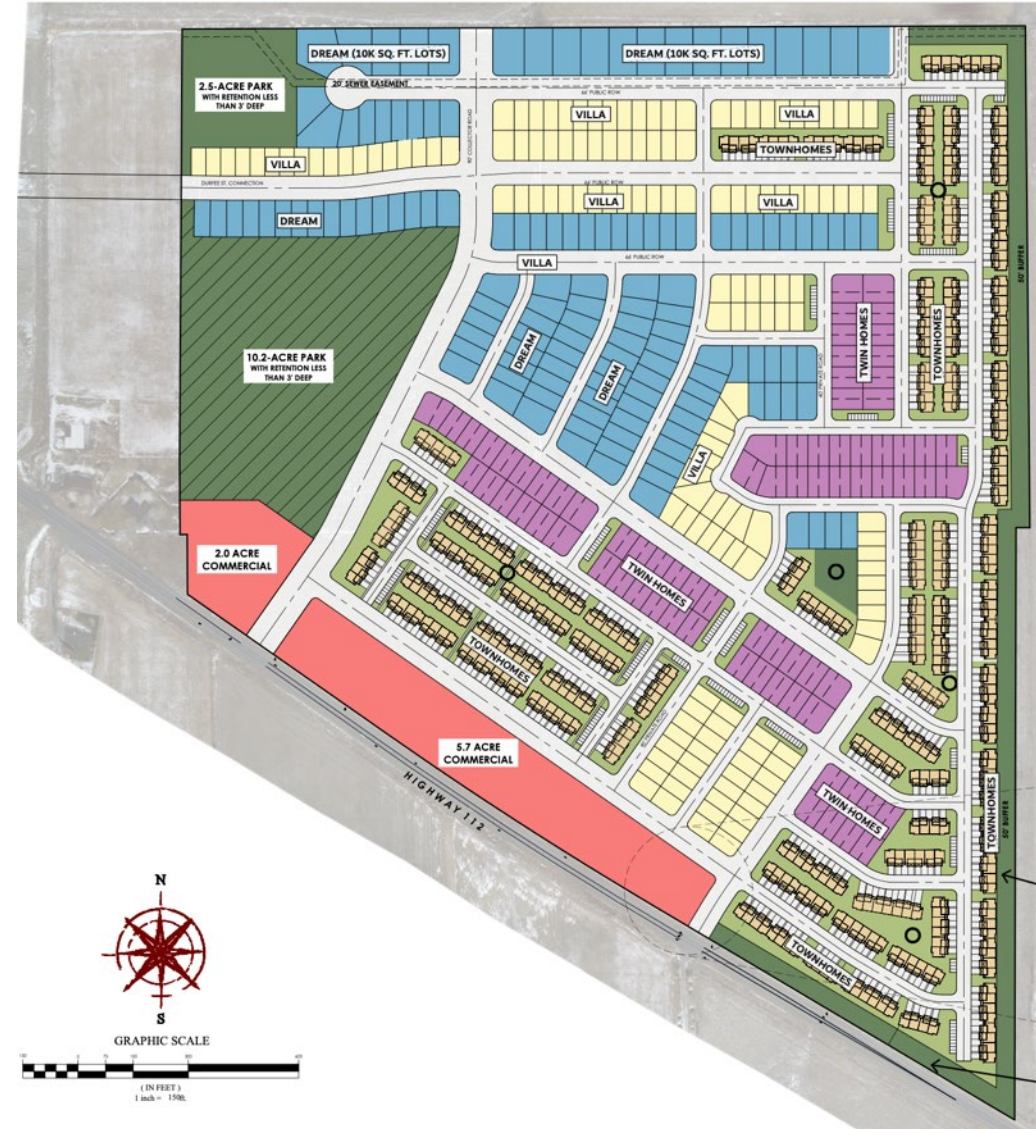
Underlying Zoning Layout

10.7 DU/acre



Proposed PUD Layout

7.7 DU/acre



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	15-feet; 22' garage setback - 22' front setback on corner lots	10-feet	NA	5-feet; 0' for shared wall of twin homes	NA	15-feet	35-feet	65%	10 acres min. or 10% of area, whichever is greater	10%			A 50-foot buffer will be used along HWY-112 and Lakeview Business Park where residential uses are planned.
	40-49' Lot	8 DU/Ac	3,200 sq. ft.	40-feet		10-feet	NA	5-feet	NA	15-feet	35-feet	55%					
	50-59' Lot	6 DU/Ac	4,500 sq. ft.	50-feet		10-feet	NA	5-feet	NA	15-feet	35-feet	55%					
	60-69' Lot	5 DU/Ac	6,000 sq. ft.	60-feet		10-feet	NA	5-feet	NA	15-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, window wells with covers, bay/box windows, fireplaces/chimneys, entertainment center bump outs, counterforts, cantilevers, exterior post/columns, solar panels, 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

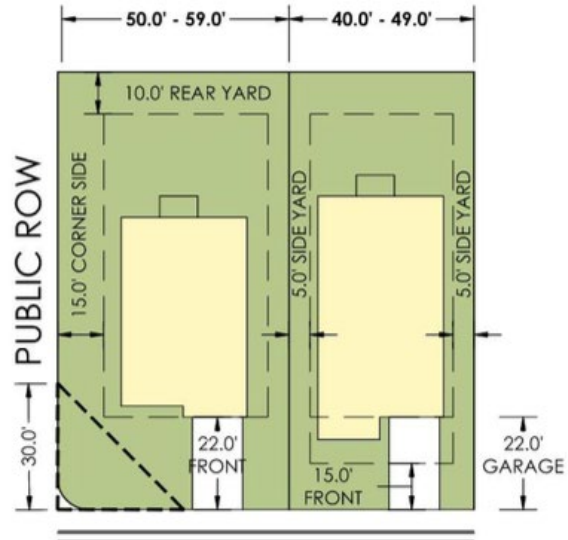
	Zone	Maximum Density	Minimum Lot Size	Minimum Lot Frontage (at property line on street)	Front Yard	Rear Yard Main Building	Rear Yard Accessory Bldg.	Side Yard Main Bldg.	Side Yard Accessory Bldg.	Side Yard Corner Side Yard (1)	Building Height	Min. Distance btwn structures on same lot	Maximum Building 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.	22-feet	15-feet	22' for full-length driveways; 5' for drive approaches	NA	15-feet between buildings; 0' for shared wall		15-feet	35-feet	15-feet	90%	10 acres min. or 10% of area, whichever is greater	10%	1,100 sq. ft. for Alley-loaded units	2 spaces per du + Guest parking	A 50-foot buffer will be used along HWY-112 and Lakeview Business Park where residential uses are planned.
	Front-Load Townhomes	15 DU/Ac	1,300 sq. ft.	24-feet	15-feet; 22' garage setback	15-feet	NA	15-feet between buildings; 0' for shared wall		15-feet	35-feet	15-feet	90%			1,200 sq. ft. for Front-loaded Units		

Footnotes

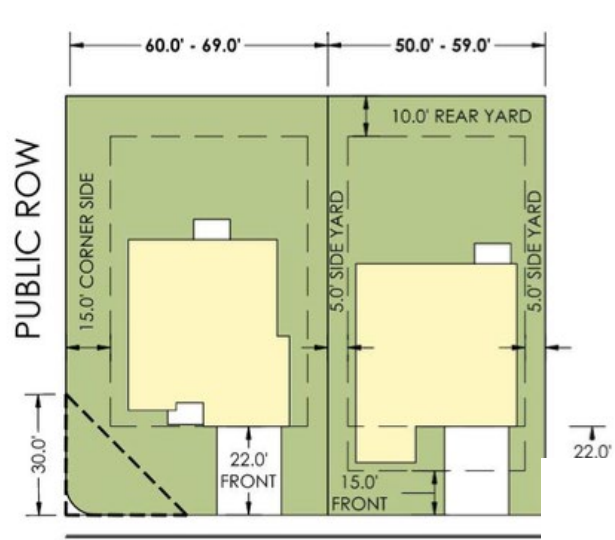
1. Corners to maintain a 30' sight triangle per city code on all lots, for every unit type.
2. Open space is based on an overall project-wide basis. Milestone 1: 50% of the required open space will be improved as 50% of the lots are improved; milestone 2: 100% of the required open space will be improved 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)

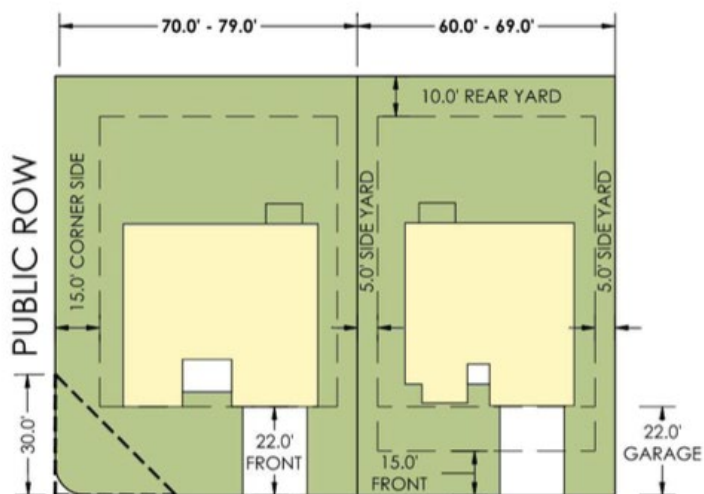
- Encroachments such as roof eaves/overhangs, brick ledges, window wells with covers, bay/box windows, fireplaces/chimneys, entertainment center bump outs, counterforts, cantilevers, exterior post/columns, solar panels, brick ledges, light fixtures, and like features are allowed to encroach up to 3-feet 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.



PUBLIC ROAD



PUBLIC ROAD



PUBLIC ROAD

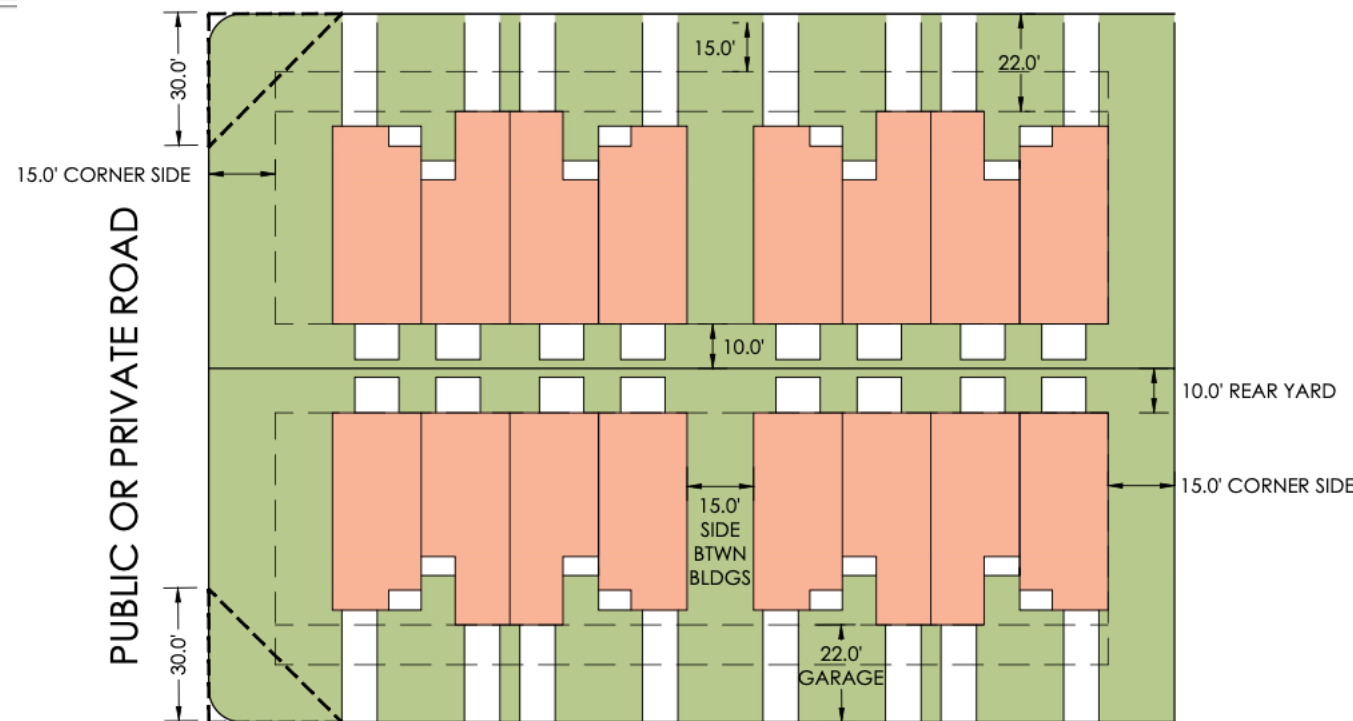
Setback Exhibit

Single Family

Example Depiction

Multi-family

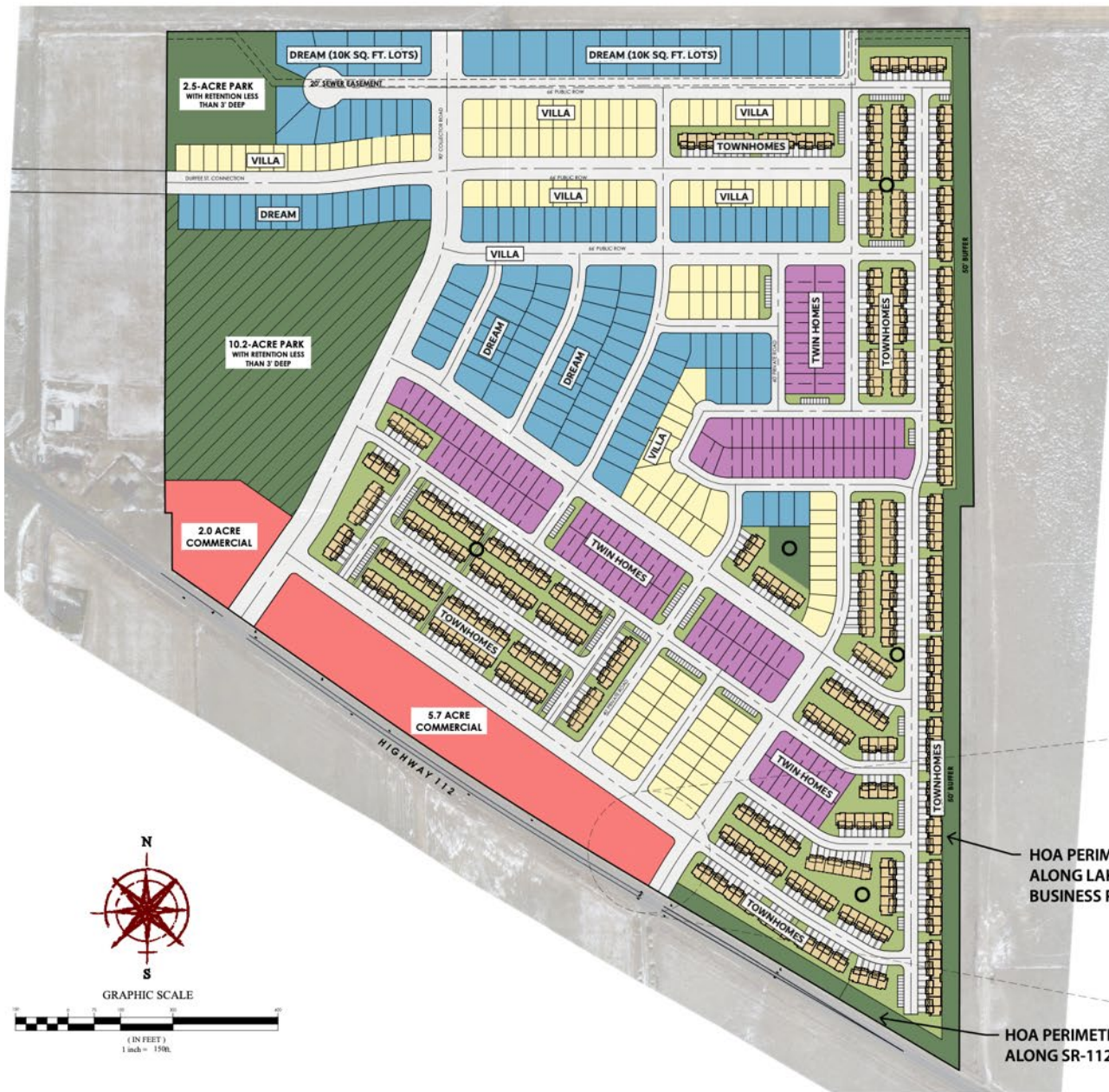
PUBLIC OR PRIVATE ROAD



PUBLIC OR PRIVATE ROAD

Setback Exhibit

EXAMPLE CONCEPT LAYOUT



LEGEND

- COMMERCIAL (7.7 AC SHOWN; RANGE: 6-8)
- TOWNHOMES (400 - 470 UNITS)
- TWIN HOMES (150 - 200 UNITS)
- VILLA (100 - 150 UNITS) (APPROX. MIN. 40' x 77' LOTS)
- DREAM (100 - 135 UNITS) (APPROX. MIN. 44' x 100' LOTS)
- TOWNHOME LANDSCAPING (9.1 AC SHOWN; RANGE: 6-9 AC)
- PUBLIC OPEN SPACE (17.9 AC SHOWN; RANGE: 12-18)
- OPEN SPACE OWNED & MAINTAINED BY CITY (10.2 AC SHOWN; MIN. 10 AC.)
- POTENTIAL LOCATIONS FOR TOWNHOME AMENITIES (EX. PICNIC TABLES, PAVILIONS, ETC.)

PARKING

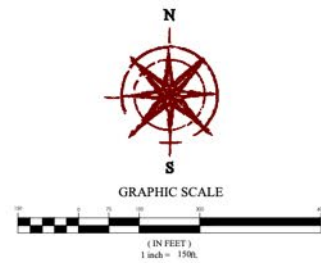
REQUIRED: 2 STALLS/UNIT (RESIDENT), 1 STALL/FIRST 10 UNITS + 1 STALL/2 UNITS (GUEST)

DRIVEWAY	1,670 - 1,850 STALLS
GARAGE	1,670 - 1,850 STALLS
GUEST	215 STALLS
TOTAL	3,340 - 3,700 STALLS (RESIDENTS: 4 STALLS/UNIT, GUESTS: REQ. MET)

PARALLEL PARKING ON PUBLIC ROADS NOT TABULATED.

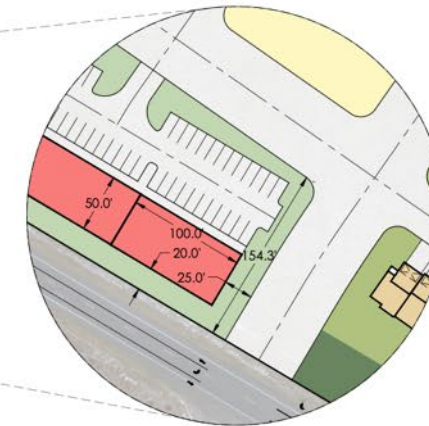
NOTES:

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



HOA PERIMETER FENCE
ALONG LAKEVIEW
BUSINESS PARK

HOA PERIMETER FENCE
ALONG SR-112



EXAMPLE LAYOUT FOR COMMERCIAL AREA
AT NARROWEST POINT
(FOR ILLUSTRATIVE PURPOSES ONLY)

OPEN SPACE TYPES

Deseret Meadow will feature a variety of open space types to meet the recreation needs of residents of both this development and the City of Grantsville overall. The design and layout of each of these open spaces will be determined at preliminary site plan submittal. Concepts plans have been provided.

COMMUNITY PARK WITH STORMWATER RETENTION LESS THAN 3'

This park area will be available to the community. 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

OPEN SPACE AMENITIES

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



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



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PEDESTRIAN CONNECTIVITY

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 plat 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 other open space uses within the community and provide the connectivity needed between major corridors, such as HWY-112 and the planned internal collector road. 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.



DESIGN STANDARDS

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

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

TRAIL LANDSCAPE

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



LEGEND

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

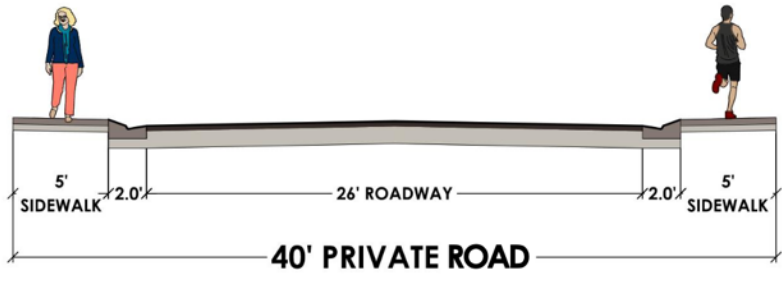
Note: Per UDOT requirements, a westbound turn lane and separate eastbound turn lane will be improved as part of the project. City and developer to continue coordination with UDOT on SR-112 cross section design. Needed ROW improvements will be determined by a Project traffic study.



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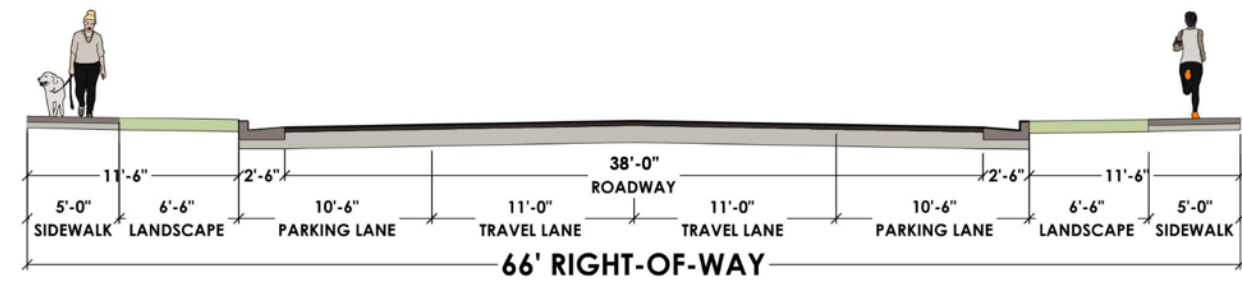
CROSS SECTIONS

PRIVATE ROADWAYS (HOA MAINTAINED)



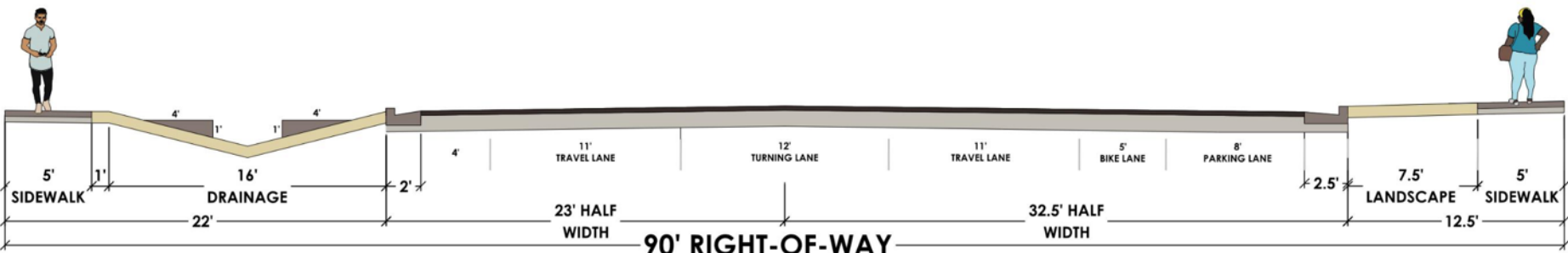
- NOTES:
- 1. NO PARKING ON PRIVATE ALLEY OR PRIVATE ROAD.
 - 2. THE ALLOWABLE NUMBER OF UNITS ACCESSED FROM A PRIVATE ROAD OR ALLEY WILL BE THE SAME AS IF IT WERE A CITY STANDARD 66' PUBLIC RIGHT-OF-WAY.

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.

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-inches 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 approval for Deseret Meadows PUD & Master Development Agreement

AGENDA ITEM #2

Adjourn.