PUBLIC NOTICE

The Grantsville City Planning Commission will hold a Regular Meeting at 7:00 p.m. on Thursday, April 17, 2025 at 429 East Main Street, Grantsville, UT 84029. The agenda is as follows:

ROLL CALL

PLEDGE OF ALLEGIANCE

PUBLIC HEARING

a) Consideration of the Proposed Sportsman Permit for Jerrick Neria to have up to four dogs on the residential property located at 345 Belair Circle, in the R-1-21 zone.

b) Consideration of the proposed amendment to the Grantsville City Land Use and Management Code Chapter 2 definition (104), Chapter 14.6 Codes and Symbols and Use Table 14.1, and Chapter 15.7 Codes and Symbols and Use Table 15.1 (Family Food Production).

c) Consideration of the Matthews Lane Rezone to go from Multi Use (MU) zoning to General Commercial District (C-G) for the commercial lots fronting Matthews Lane.

AGENDA

1. Consideration of the Matthews Lane Rezone to go from Multi Use zoning to General Commercial District (C-G) for the commercial lots fronting Matthews Lane.

2. Consideration of the Proposed Sportsman Permit for Jerrick Neria to have up to four dogs on the residential property located at 345 Belair Circle, in the R-1-21 zone.

3. Considers of the order to show cause letter sent to Dustin Marazzito, regarding a conditional use permit for animals, located at 611 S. Woodruff Way in the R-1-21 zone.

4. Consideration of the proposed Overlay District for Deseret located at approximately 1300 W Mack Canyon Road.

5. Consideration of the proposed amendment to the Grantsville City Land Use and Management Code, Chapter 4.16 (Clear view of Intersection Streets).

6. Consideration of the proposed amendment to the Grantsville City Land Use and Management Code Chapter 2 definition (104), Chapter 14.6 Codes and Symbols and Use Table 14.1, and Chapter 15.7 Codes and Symbols and Use Table 15.1 (Family Food Production).

7. Approval of minutes from the February 20, 2025 Planning Commission Work Meeting Minutes.

8. Approval of minutes from the February 20, 2025 Planning Commission Regular Meeting Minutes.

9. Report from Zoning Administrator

10. Open Forum for Planning Commissioners.

11. Report from City Council.

12. Adjourn.

Shelby Moore
Zoning Administrator
Grantsville City Community & Economic Development

Scan QR code to join Zoom meeting.

Join Zoom Meeting
https://us02web.zoom.us/j/88514202419
Meeting ID: 885 1420 2419

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.

Grantsville City Planning Commission

April 17, 2025
Public Hearing

Proposed Sportsman Permit for Jerrick Neria to have up to four dogs on the residential property located at 345 Belair Circle, in the R-1-21 zone.

Notice is hereby given that, in accordance with the provisions of Sections §10-9A-205 and §10-9A-502 of the Utah Code, the Grantsville Planning Commission will hold a discussion and public hearing on **April 17, 2025**, at 7:00 p.m. at Grantsville City Hall. The meeting will also be broadcast on Zoom. The discussion, public hearing, and meeting are to receive public input and consider action on the **Public hearing of the Proposed sportsman permit for Jerrick Neria to have up to four dogs on the residential property located at 345 Belair Circle, in the RM-7 zone.**

You can view a copy of the agenda and packet online by 5:00pm on **April 11, 2025** at the link below:
https://cms9.revize.com/revize/grantsvilleut/departments/community___economic_development/current_public_notices.php

Or by emailing pzcommission@grantsvilleut.gov. All comments and concerns need to be sent in writing through email or mail and received no later than **12:00pm on April 16, 2025.**

Dated this 4th day of April, 2025

BY ORDER OF THE GRANTSVILLE PLANNING COMMISSION

Shelby Moore
Zoning Administrator

Scan the QR code above or use the link below to join the Zoom meeting.
https://us02web.zoom.us/j/88514202419
Meeting ID: 885 1420 2419

Grantsville City Planning Commission

April 17, 2025
Public Hearing

Notice is hereby given that the City of Grantsville will hold a public hearing to address an order to show cause letter sent to the applicant regarding a conditional use permit for animals, located at 611 S. Woodruff Way in the R-1-21 zone.

Notice is hereby given that in accordance with the provisions of Section §10-9A-205 and §10-9a-502 of the Utah Code, the Grantsville Planning Commission will hold a discussion and public hearing on **April 17, 2025 at 7:00 p.m.** at Grantsville City Hall. The meeting will also be broadcast on Zoom. The discussion, public hearing and meeting are to receive public input and consider action on the **public hearing to address an order to show cause letter sent to the applicant regarding a conditional use permit for animals, located at 611 S. Woodruff Way in the R-1-21 zone**

You can view a copy of the agenda and packet online by 5:00pm on April 11, 2025 at the link below:
https://grantsvilleut.gov/departments/community___economic_development/planning_commission.php

Or by emailing pzcommission@grantsvilleut.gov. All comments and concerns need to be sent in writing through email or mail and received no later than 12:00pm on April 16, 2025.

Dated this 3rd day of April, 2025

BY ORDER OF THE GRANTSVILLE PLANNING COMMISSION

Shelby Moore
Zoning Administrator

Scan QR code above or use the link below to join Zoom meeting.
https://us02web.zoom.us/j/88514202419
Meeting ID: 885 1420 2419

Grantsville City Planning Commission

April 17, 2025
Public Hearing

Consideration of the proposed amendment to the Grantsville City Land Use and Management Code Chapter 2 definition (104), Chapter 14.6 Codes and Symbols and Use Table 14.1, and Chapter 15.7 Codes and Symbols and Use Table 15.1 (Family Food Production).

Notice is hereby given that, in accordance with the provisions of Sections §10-9A-205 and §10-9A-502 of the Utah Code, the Grantsville Planning Commission will hold a discussion and public hearing on **April 17, 2025 at 7:00 p.m.** at Grantsville City Hall. The meeting will also be broadcast on Zoom. The discussion, public hearing, and meeting are to receive public input and consider action on the **consideration of the proposed amendment to the Grantsville City Land Use and Management Code Chapter 2 definition (104), Chapter 14.6 Codes and Symbols and Use Table 14.1, and Chapter 15.7 Codes and Symbols and Use Table 15.1 (Family Food Production).**

You can view a copy of the agenda and packet online by 5:00pm on **April 11, 2025** at the link below:
https://cms9.revize.com/revize/grantsvilleut/departments/community___economic_development/current_public_notices.php

Or by emailing pzcommission@grantsvilleut.gov. All comments and concerns need to be sent in writing through email or mail and received no later than **12:00pm on April 16, 2025.**

Dated this 25th day of March, 2025

BY ORDER OF THE GRANTSVILLE PLANNING COMMISSION

Shelby Moore
Zoning Administrator

Scan the QR code above or use the link below to join the Zoom meeting.
https://us02web.zoom.us/j/88514202419
Meeting ID: 885 1420 2419

Grantsville City Planning Commission

April 17, 2025
Public Hearing

Consideration of the Matthews Lane Rezone to go from Multi Use (MU) zoning to General Commercial District (C-G) for the commercial lots fronting Matthews Lane.

Notice is hereby given that, in accordance with the provisions of Sections §10-9A-205 and §10-9A-502 of the Utah Code, the Grantsville Planning Commission will hold a discussion and public hearing on **April 17, 2025, at 7:00 p.m.** at Grantsville City Hall. The meeting will also be broadcast on Zoom. The discussion, public hearing, and meeting are to receive public input and consider action on the **proposed consideration of the Matthews Lane Rezone to go from Multi Use (MU) zoning to General Commercial District (C-G) for the commercial lots fronting Matthews Lane.**

You can view a copy of the agenda and packet online by 5:00pm on April 11, 2025 at the link below:
https://cms9.revize.com/revize/grantsvilleut/departments/community___economic_development/current_public_notices.php

Or by emailing pzcommission@grantsvilleut.gov. All comments and concerns need to be sent in writing through email or mail and received no later than 12:00pm on April 16, 2025.

Dated this 4th day of April, 2025

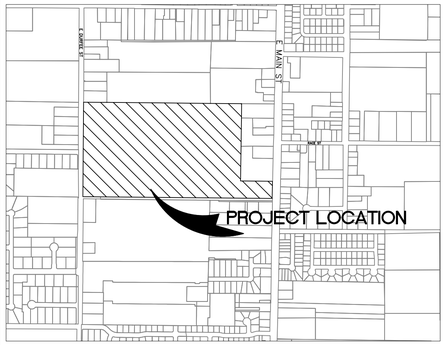
BY ORDER OF THE GRANTSVILLE PLANNING COMMISSION

Shelby Moore
Zoning Administrator

Scan the QR code above or use the link below to join the Zoom meeting.
https://us02web.zoom.us/j/88514202419
Meeting ID: 885 1420 2419

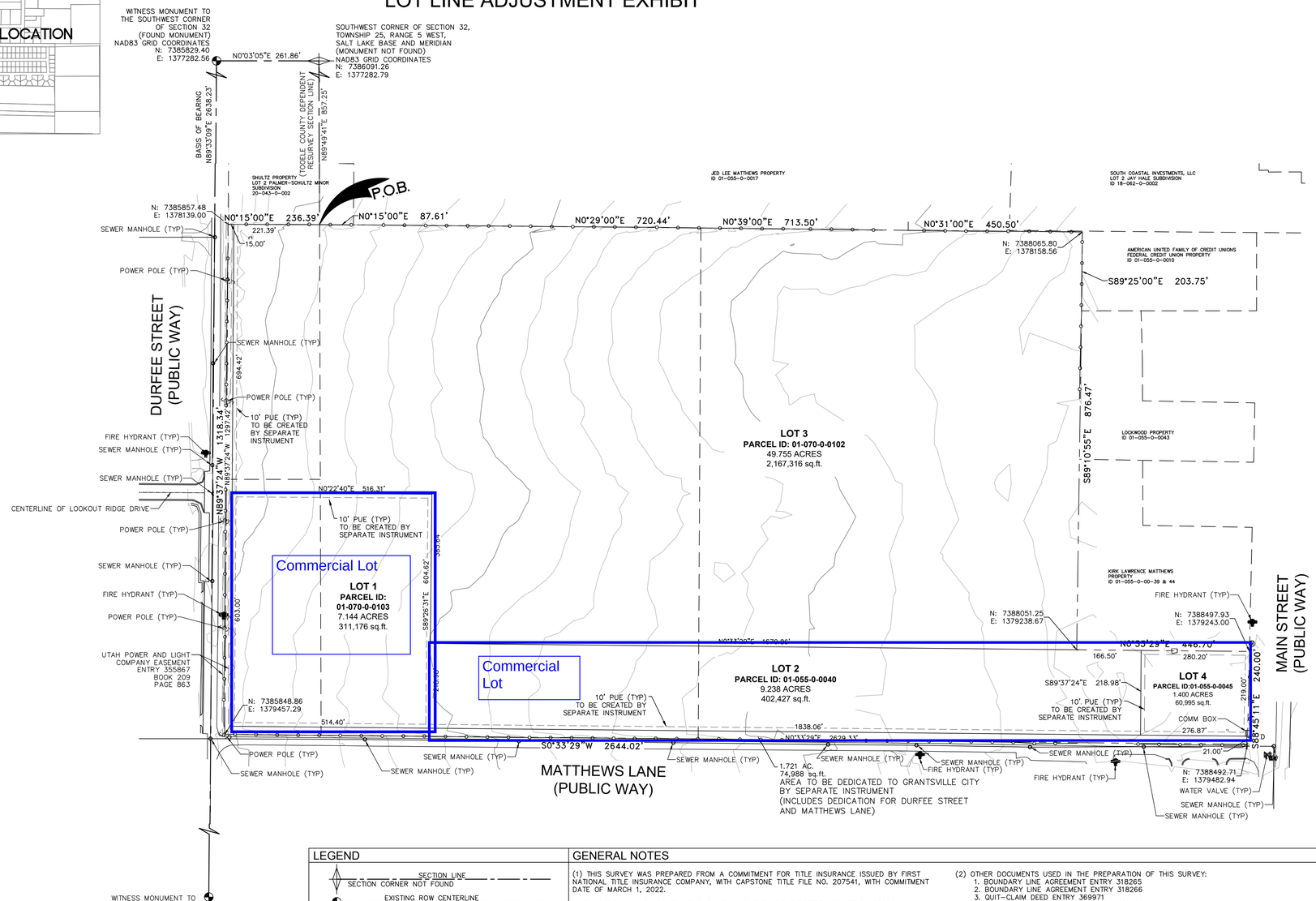
MATTHEWS PROPERTY

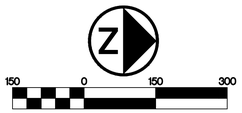
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 2 SOUTH, RANGE 5 WEST, SALT LAKE BASE AND MERIDIAN
LOT LINE ADJUSTMENT EXHIBIT



VICINITY MAP

SCALE: 1" = 1000'
GRANSTVILLE, UTAH





LEGEND

- SECTION LINE
- SECTION CORNER NOT FOUND
- EXISTING ROW CENTERLINE
- FOUND WITNESS CORNER MONUMENT
- FOUND REBAR AND CAP
- SET 5/8 REBAR AND CAP (WILDING ENGINEERING) (BOUNDARY LINE)
- EXISTING FENCE
- ADJACENT PROPERTY / ROW LINE
- EXISTING RECORDED PARCEL LINES
- PROPOSED NEW PARCEL LINES

GENERAL NOTES

(1) THIS SURVEY WAS PREPARED FROM A COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST NATIONAL TITLE INSURANCE COMPANY, WITH CAPSTONE TITLE FILE NO. 207541, WITH COMMITMENT DATE OF MARCH 1, 2022.

NOTES PERTAINING TO SCHEDULE B, PART 2, OF THE ABOVE REFERENCED TITLE REPORT:

1–16 NOT ADDRESSED BY THIS SURVEY.

17. RIGHT OF WAYS ADJOIN THE PROPERTY ON THE NORTH, EAST AND SOUTH SIDES AND ARE SHOWN HEREON. NO OTHER RIGHT OF WAYS OR EASEMENTS WERE IDENTIFIED IN THE TITLE REPORT OR IN OUR FIELD INVESTIGATION.

18 THE RECORD OF SURVEY FOR A&J MATTHEWS PROPERTIES, L.C. PREPARED BY NOLAN HATHCOCK DATED JANUARY 10, 2009 WAS REVIEWED WITH THE PERFORMANCE OF THIS SURVEY.

(2) OTHER DOCUMENTS USED IN THE PREPARATION OF THIS SURVEY:
1. BOUNDARY LINE AGREEMENT ENTRY 318265
2. BOUNDARY LINE AGREEMENT ENTRY 318266
3. QUIT-CLAIM DEED ENTRY 369971
4. BOUNDARY LINE AGREEMENT ENTRY 385408
5. WARRANTY DEED ENTRY 455712
6. WARRANTY DEED ENTRY 526335
7. JAY HALES SUBDIVISION PLAT
8. PALMER-SCHULTZ MINOR SUBDIVISION PLAT
9. WARRANTY DEED ENTRY 565071

(3) WILDING ENGINEERING SURVEYED ABOVE GROUND VISIBLE EVIDENCE OF STRUCTURES THAT WOULD INDICATE THE POSSIBILITY OF AN EXISTING EASEMENT OR ENCUMBRANCE ON THE PROPERTY, HOWEVER WE RELIED UPON THE TITLE COMPANY TO RESEARCH THE COUNTY RECORDS FOR RECORDED EASEMENTS AND OTHER RECORDED ENCUMBRANCES THAT WOULD AFFECT THE PROPERTY AND THAT MAY OR MAY NOT BE READILY VISIBLE ON THE SITE TO BE SURVEYED AND SHOWN ON THIS MAP. WE REFERRED TO SCHEDULE B, PART 2 OF THE TITLE REPORT TO OBTAIN THIS INFORMATION.

SURVEYOR'S CERTIFICATE:

TITLE DESCRIPTION

PARCEL 1 (TAX ID NO: 01-055-0-0045):
BEGINNING AT A POINT ON THE WEST LINE OF MATTHEWS LANE WHICH LIES NORTH 89°49'41" EAST 2176.97 FEET ALONG THE TOOELE COUNTY DEPENDENT RESURVEY SECTION LINE TO THE WEST LINE OF MATTHEWS LANE AND NORTH 00°03'29 EAST" 975.044 FEET ALONG SAID WEST LINE OF MATTHEWS LANE FROM THE UNMARKED LOCATION ESTABLISHED BY THE TOOELE COUNTY DEPENDENT RESURVEY FOR THE SOUTHWEST CORNER OF SECTION 32, TOWNSHIP 2 SOUTH, RANGE 5 WEST, SALT LAKE BASE AND MERIDIAN, SAID UNMARKED SOUTHWEST CORNER OF SECTION 32 LIES NORTH 00°03'05" EAST 261.86 FEET FROM A TOOELE COUNTY DEPENDENT RESURVEY WITNESS MONUMENT IN DURFEE STREET AND NORTH 89°49'23" EAST 492.53 FEET FROM A TOOELE COUNTY DEPENDENT RESURVEY WITNESS MONUMENT IN SOUTH WILLOW STREET (NOTE: BASIS OF BEARING FOR THIS DESCRIPTION IS SOUTH 89°33'09" EAST 2638.14 FEET ALOND A LINE DEFINED BY SAID WITNESS MONUMENT TO THE SOUTHWEST CORNER OF SAID SECTION 32 IN DURFEE STREET, WITNESS MONUMENT TO THE SOUTH QUARTER CORNER OF SAID SECTION 32.); THENCE FROM SAID POINT OF BEGINNING, NORTH 89°41'42" WEST 1320.75 FEET TO INTERSECT AN ANCIENT FENCE LINE; THENCE ALONG ANCIENT FENCE LINES THE FOLLOWING THREE (3) COURSES; (1) NORTH 00°39'00" EAST 535.53 FEET; (2) NORTH 00°31'00" EAST 450.50 FEET; (3) SOUTH 89°25'00" EAST 203.75 FEET TO AN ANCIENT FENCE CORNER; THENCE SOUTH 89°10'55" EAST 876.47 FEET; THENCE NORTH 00°33'29" EAST 446.70 FEET TO THE SOUTH LINE OF MAIN STREET; THENCE ALONG SAID SOUTH LINE, SOUTH 88°45'11" EAST 240.00 FEET TO THE WEST LINE OF MATTHEWS LANE; THENCE ALONG SAID WEST LINE, SOUTH 00°33'29" WEST 1419.95 FEET TO THE POINT OF BEGINNING.

PARCEL 2 (TAX ID NO: 01-055-0-0040):
BEGINNING AT A POINT IN AN ANCIENT FENCE LINE WHICH LINES NORTH 89°49'41" EAST 857.25 FEET ALONG THE TOOELE COUNTY DEPENDENT RESURVEY SECTION LINE FROM THE UNMARKED LOCATION ESTABLISHED BY THE TOOELE COUNTY DEPENDENT RESURVEY FOR THE SOUTHWEST CORNER OF SECTION 32, TOWNSHIP 2 SOUTH, RANGE 5 WEST, SALT LAKE BASE AND MERIDIAN, SAID UNMARKED SOUTHWEST CORNER OF SECTION 32 LIES NORTH 00°03'05" EAST 261.86 FEET FROM A TOOELE COUNTY DEPENDENT RESURVEY WITNESS MONUMENT IN DURFEE STREET AND NORTH 89°49'23" EAST 492.53 FEET FROM A TOOELE COUNTY DEPENDENT RESURVEY WITNESS MONUMENT IN SOUTH WILLOW STREET (NOTE: BASIS OF BEARING FOR THIS DESCRIPTION IS SOUTH 89°33'09" EAST 2638.14 FEET ALONG A LINE DEFINED BY SAID WITNESS MONUMENT TO THE SOUTHWEST CORNER OF SAID SECTION 32 AND A TOOELE COUNTY DEPARTMENT RESURVEY MONUMENT ALSO IN DURFEE STREET, WITNESS MONUMENT TO THE SOUTH QUARTER CORNER OF SAID SECTION 32.); THENCE FROM SAID POINT OF BEGINNING, ALONG ANCIENT FENCE LINES THE FOLLOWING THREE (3) COURSES: (1) NORTH 00°15'00" EAST 87.61 FEET; (2) NORTH 00°29'00" EAST 720.44 FEET; (3) NORTH 00°39'00" EAST 177.97 FEET; THENCE SOUTH 89°41'42" EAST 1320.75 FEET TO THE WEST LINE OF MATTHEWS LANCE; THENCE ALONG SAID WEST LINE, SOUTH 00°33'29" WEST 975.04 FEET TO INTERSECT THE TOOELE COUNTY DEPARTMENT RESURVEY SECTION LINE, THENCE ALONG SAID SECTION LINE, SOUTH 89°49'41"WEST 1319.72 FEET TO THE POINT OF BEGINNING.

PARCEL 3 (TAX ID NO: 01-070-0-0102):
BEGINNING AT A POINT IN AN ANCIENT FENCE LINE WHICH LIES NORTH 89°49'41" EAST 857.25 FEET ALONG THE TOOELE COUNTY DEPENDENT RESURVEY SECTION LINE FROM THE UNMARKED LOCNT ESTABLISHED BY THE TOOELE COUNTY DEPENDENT RESURVEY FOR THE NORTHWEST CORNER OF SECTION 5, TOWNSHIP 3 SOUTH, RANGE 5 WEST, SALT LAKE BASE AND MERIDIAN, SAID UNMARKED NORTHWEST CORNER OF SECTION 5 LIES NORTH 00°03'05" EAST, 261.86 FEET FROM A TOOELE COUNTY DEPENDENT RESURVEY WITNESS MONUMENT IN DURFEE STREET AND NORTH 89°49'23" EAST 492.53 FEET FROM A TOOELE COUNTY DEPENDENT RESURVEY WITNESS MONUMENT IN SOUTH WILLOW STREET (NOTE: BASIS OF BEARING FOR THIS DESCRIPTION IS SOUTH 89°33'09" EAST 2638.14 FEET ALONG A LINE DEFINED BY SAID WITNESS MONUMENT TO THE NORTHWEST CORNER OF SAID SECTION 5 AND A TOOELE COUNTY DEPENDENT RESURVEY MONUMENT ALSO IN DURFEE STREET, WITNESS MONUMENT TO THE NORTH QUARTER CORNER OF SAID SECTION 5.); THENCE FROM SAID POINT OF BEGINNING, ALONG THE TOOELE COUNTY DEPENDENT RESURVEY SECTION LINE, NORTH 89°49'41" EAST 658.13 FEET; THENCE SOUTH 242.694 FEET TO THE NORTH LINE OF DURFEE STREET; THENCE ALONG SAID NORTH LINE, NORTH 89°37'24" WEST 659.17 FEET TO AN ANCIENT FENCE CORNER; THENCE ALONG AN ANCIENT FENCE LINE, NORTH 00°15'00" EAST 236.39 FEET TO THE POINT OF BEGINNING.

PARCEL 4 (TAX ID NO: 01-070-0-0103)
BEGINNING AT A POINT ON THE WEST LINE OF MATTHEWS LANE WHICH LIES NORTH 89°49'41" EAST 2176.97 FEET ALONG THE TOOELE COUNTY DEPENDENT RESURVEY SECTION LINE FROM THE UNMARKED LOCATION ESTABLISHED BY THE TOOELE COUNTY DEPENDENT RESURVEY FOR THE NORTHWEST CORNER OF SECTION 5, TOWNSHIP 3, RANGE 5 WEST, SALT LAKE BASE AND MERIDIAN, SAID UNMARKED NORTHWEST CORNER OF SECTION 5 LIES NORTH 00°03'05" EST 261.86 FEET FROM A TOOELE COUNTY DEPENDENT RESURVEY WITNESS MONUMENT IN DURFEE STREET AND NORTH 89°49'23" EAST 492.53 FEET FROM A TOOELE COUNTY DEPENDENT RESURVEY WITNESS MONUMENT IN SOUTH WILLOW STREET (NOTE: BASIS OF BEARING FOR THIS DESCRIPTION IS SOUTH 89°33'09" EAST 2638.14 FEET ALONG A LINE DEFINED BY SAID WITNESS MONUMENT TO THE NORTHWEST CORNER OF SAID SECTION 5 AND A TOOELE COUNTY DEPENDENT RESURVEY MONUMENT ALSO IN DURFEE STREET, WITNESS MONUMENT TO THE NORTH QUARTER CORNER OF SAID SECTION 5.); THENCE FROM SAID POINT OF BEGINNING, ALONG THE WEST LINE OF MATTHEWS LANE, SOUTH 00°33'29" WEST 249.025 FEET TO THE NORTH LINE OF DURFEE STREET; THENCE ALONG SAID NORTH LINE NORTH 89°37'24" WEST 659.175 FEET; THENCE NORTH 242.694 FEET TO INTERSECT THE TOOELE COUNTY DEPENDENT RESURVEY SECTION LINE; THENCE ALONG SAID SECTION LINE NORTH 89°49'41" EAST 661.59 FEET TO THE POINT OF BEGINNING.

AS-SURVEYED DESCRIPTION

BEGINNING AT A POINT IN AN ANCIENT FENCE LINE WHICH LINES NORTH 89°49'41"EAST 857.25 FEET ALONG THE TOOELE COUNTY DEPENDENT RESURVEY SECTION LINE FROM THE UNMARKED LOCATION ESTABLISHED BY THE TOOELE COUNTY DEPENDENT RESURVEY FOR THE SOUTHWEST CORNER OF SECTION 32, TOWNSHIP 2 SOUTH, RANGE 5 WEST, SALT LAKE BASE AND MERIDIAN, SAID UNMARKED SOUTHWEST CORNER OF SECTION 32 LIES NORTH 0°03'05" EAST 261.86 FEET FROM A TOOELE COUNTY DEPENDENT RESURVEY WITNESS MONUMENT IN DURFEE STREET AND NORTH 89°49'23" EAST 492.53 FEET FROM A TOOELE COUNTY DEPENDENT RESURVEY WITNESS MONUMENT IN SOUTH WILLOW STREET; THENCE FROM SAID POINT OF BEGINNING, ALONG SAID ANCIENT FENCE LINES THE FOLLOWING FIVE (5) COURSES: (1) NORTH 00°15'00" EAST 87.61 FEET; (2) NORTH 00°29'00" EAST 720.44 FEET; (3) NORTH 00°39'00" EAST 713.50 FEET; (4) NORTH 00°31'00" EAST 450.50 FEET; (5) SOUTH 89°25'00" EAST 203.75 FEET TO AN ANCIENT FENCE CORNER; THENCE SOUTH 89°10'55" EAST 876.47 FEET; THENCE NORTH 00°33'29" EAST 446.70 FEET TO THE SOUTH LINE OF MAIN STREET; THENCE ALONG SAID SOUTH LINE, SOUTH 88°45'11" EAST 240.00 FEET TO THE WEST LINE OF MATTHEWS LANE; THENCE ALONG SAID WEST LINE, SOUTH 00°33'29" WEST 2644.02 FEET TO THE NORTH LINE OF DURFEE STREET; THENCE ALONG SAID NORTH LINE NORTH 89°37'24" WEST 1318.34 FEET TO AN ANCIENT FENCE CORNER; THENCE ALONG AN ANCIENT FENCE LINE, NORTH 00°15'00" EAST 236.39 FEET TO THE POINT OF BEGINNING.
CONTAINS AN AREA OF 69.259 ACRES.

BASIS OF BEARINGS

THE BASIS OF BEARING FOR THIS SURVEY IS SOUTH 89°33'09" EAST 2638.14 FEET ALONG A LINE DEFINED BY THE WITNESS MONUMENT TO THE SOUTHWEST CORNER OF SAID SECTION 32 IN DURFEE STREET AND A TOOELE COUNTY DEPENDENT RESURVEY MONUMENT ALSO IN DURFEE STREET, WITNESS MONUMENT TO THE SOUTH QUARTER CORNER OF SAID SECTION 32.

NARRATIVE OF BOUNDARY

THE PURPOSE OF THIS SURVEY WAS TO LOCATE AND MARK ON THE GROUND THE EXTERIOR BOUNDARY OF THE FOUR SUBJECT PARCELS, IN PREPARATION FOR A SUBDIVISION OF THE PROPERTY FOR DEVELOPMENT. THE ANCIENT FENCE LINES THAT ARE REFERENCED IN THE DEEDS WERE LOCATED AND ARE SHOWN ON THE SURVEY. THE SUBJECT PROPERTY BOUNDARY MATCHED THE LOCATION OF SAID FENCE LINES. SEVERAL EXISTING PROPERTY CORNER MARKERS WERE FOUND AND ACCEPTED AS LOCATIONS DEMARCATING THE BOUNDARY.

WILDING ENGINEERING
14721 South Heritage Crest Way
Bluffdale, Utah 84065
801.553.8112
www.wildingengineering.com

G:\DATA\23167 Matthews Property\dwg\23167 LLA – Concept.dwg
PLOT DATE: Feb 19, 2025

UTILITY STATEMENT:
THE UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM FIELD OBSERVATIONS AND UTILITY MARKINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN HEREON COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN HEREON ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH THE SURVEYOR DOES STATE THAT THE UTILITIES SHOWN HEREON ARE LOCATED AS ACCURATELY AS POSSIBLE, FROM INFORMATION AVAILABLE AT THE TIME THE SURVEY WAS CONDUCTED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES AND THE EXACT LOCATION OF SOME UTILITIES MAY REQUIRE FURTHER FIELD INVESTIGATION OR EXCAVATION TO DETERMINE THEIR PRECISE LOCATIONS.

NO.	REVISION	DATE

DRAWING TITLE	LOT LINE ADJUSTMENT EXHIBIT
PROJECT NAME	MATTHEWS PROPERTY
DATE	2/19/2025
SCALE	1" = 150'
LOCATION	MATTHEWS LANE AND DURFEE ST
DRAWN	BDA
CHECKED	
SHEET	1 OF 1
	GRANTSVILLE, UTAH
COUNTY	TOOELE COUNTY

AGENDA ITEM #1

Consideration of the Matthews Lane Rezone to go from Multi Use zoning to General Commercial District (C-G) for the commercial lots fronting Matthews Lane.

Grantsville City Planning Commission

April 17, 2025
Public Hearing

Consideration of the Matthews Lane Rezone to go from Multi Use (MU) zoning to General Commercial District (C-G) for the commercial lots fronting Matthews Lane.

Notice is hereby given that, in accordance with the provisions of Sections §10-9A-205 and §10-9A-502 of the Utah Code, the Grantsville Planning Commission will hold a discussion and public hearing on **April 17, 2025, at 7:00 p.m.** at Grantsville City Hall. The meeting will also be broadcast on Zoom. The discussion, public hearing, and meeting are to receive public input and consider action on the **proposed consideration of the Matthews Lane Rezone to go from Multi Use (MU) zoning to General Commercial District (C-G) for the commercial lots fronting Matthews Lane.**

You can view a copy of the agenda and packet online by 5:00pm on April 11, 2025 at the link below:
https://cms9.revize.com/revize/grantsvilleut/departments/community___economic_development/current_public_notices.php

Or by emailing pzcommission@grantsvilleut.gov. All comments and concerns need to be sent in writing through email or mail and received no later than 12:00pm on April 16, 2025.

Dated this 4th day of April, 2025

BY ORDER OF THE GRANTSVILLE PLANNING COMMISSION

Shelby Moore
Zoning Administrator

Scan the QR code above or use the link below to join the Zoom meeting.
https://us02web.zoom.us/j/88514202419
Meeting ID: 885 1420 2419

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

Staff Report Summary for the consideration of the Matthews Lane Rezone to go from Multi Use zoning to General Commercial District (C-G) for the commercial lots fronting Matthews Lane.

Parcel ID(s): 01-055-0-0045
Property Address: SR-138 and Matthews Lane
Applicant Name: Mary and Marlo
Request: Rezone
Prepared By: Shelby Moore

Meeting Date: 4/17/25
Public Hearing Date: 4/17/25
Current Zone: MU
Prosed Zone: C-G
Acres: 17.782

PLANNING STAFF ANALYSIS AND COMMENTS

SUMMARY

The applicant is requesting approval to rezone approximately **17.782 acres of commercial property fronting Matthews Lane** from **Multi Use (MU)** to **General Commercial (C-G)**. This rezone request is being initiated in coordination with the City, pursuant to a previously approved Development Agreement.

The purpose of the rezone is to solidify the commercial character and use of the frontage lots along Matthews Lane and to ensure long-term commercial viability and land use consistency.

Recent History:

- **2021:** The Matthews Lane development was rezoned to **Multi Use (MU)**.
- **2024:** The developer entered into a **Development Agreement** with the City, which included provisions related to land use, infrastructure, and long-term planning objectives.
- The Development Agreement included a commitment by the developer to **preserve a commercial presence** along Matthews Lane.
- To that end, the developer has agreed to **dedicate 17.782 acres of commercial property** at the frontage, in coordination with the City.

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

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

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

PROJECT DESCRIPTION

The proposed rezone would apply only to the **commercial frontage lots** along Matthews Lane. These lots were originally envisioned for mixed-use purposes under the MU zone. However, in response to community planning goals and City direction, this rezone seeks to ensure that these lots remain **strictly commercial** in nature moving forward.

The General Commercial (C-G) zone allows for a broader range of commercial uses, better supporting retail, office, and service-related activities without requiring a residential component.

ANALYSIS

Land Use Compatibility:

- The proposed C-G zoning is consistent with the **City's General Plan** for the area, which designates the Matthews Lane frontage as a key **commercial corridor**.
- The transition from MU to C-G zoning ensures that the area retains its **commercial focus**, aligns with the **intent of the Development Agreement**, and supports future economic development.

Public Benefit:

- The rezone strengthens the long-term commercial viability of the development.
- It provides assurance to both the City and the public that the Matthews Lane frontage will serve as a commercial anchor for the surrounding area.

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

STAFF RECOMMENDATION

Staff recommends **approval** of the proposed rezone of approximately 17.782 acres from Multi Use (MU) to General Commercial (C-G) for the commercial lots fronting Matthews Lane.

This action aligns with:

- The previously approved **Development Agreement**
- The **General Plan's commercial land use goals**
- The City's objective to maintain a strong commercial presence along Matthews Lane

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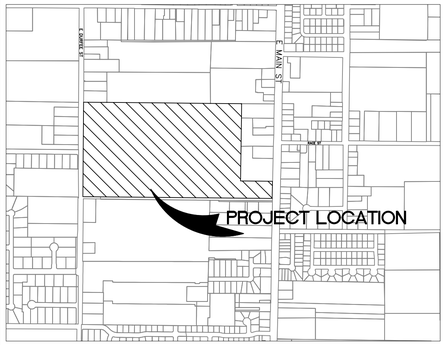
MATTHEWS PROPERTY

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 2 SOUTH, RANGE 5 WEST, SALT LAKE BASE AND MERIDIAN
LOT LINE ADJUSTMENT EXHIBIT



VICINITY MAP

SCALE: 1" = 1000'
GRANSTVILLE, UTAH

N

150 0 150 300

Scale 1" = 150 ft

WITNESS MONUMENT TO THE SOUTHWEST CORNER OF SECTION 32 (FOUND MONUMENT) NAD83 GRID COORDINATES N: 7385829.40 E: 1377282.56

N0°03'05"E 261.86'

SOUTHWEST CORNER OF SECTION 32, TOWNSHIP 25, RANGE 5 WEST, SALT LAKE BASE AND MERIDIAN (MONUMENT NOT FOUND) NAD83 GRID COORDINATES N: 7386091.26 E: 1377282.79

BASIS OF BEARING N89°33'09"E 2638.23'

(TOOELE COUNTY DEPENDENT RESURVEY SECTION LINE) N89°49'41"E 857.25'

SHULTZ PROPERTY LOT 2 PALMER-SCHULTZ MINOR SUBDIVISION 20-043-0-002

P.O.B.

JED LEE MATTHEWS PROPERTY ID 01-055-0-0017

SOUTH COASTAL INVESTMENTS, LLC LOT 2 JAY HALE SUBDIVISION ID 18-062-0-0002

AMERICAN UNITED FAMILY OF CREDIT UNIONS FEDERAL CREDIT UNION PROPERTY ID 01-055-0-0010

N: 7385857.48 E: 1378139.00

N0°15'00"E 236.39'

N0°15'00"E 87.61'

N0°29'00"E 720.44'

N0°39'00"E 713.50'

N0°31'00"E 450.50'

N: 7388065.80 E: 1378158.56

S89°25'00"E 203.75'

221.39'

15.00'

SEWER MANHOLE (TYP)

POWER POLE (TYP)

DURFEE STREET (PUBLIC WAY)

SEWER MANHOLE (TYP)

694.42'

POWER POLE (TYP)

10' PUE (TYP) TO BE CREATED BY SEPARATE INSTRUMENT

FIRE HYDRANT (TYP)

SEWER MANHOLE (TYP)

SEWER MANHOLE (TYP)

N89°37'24"W 1318.34'

N89°37'24"W 1193.42'

CENTERLINE OF LOOKOUT RIDGE DRIVE

N0°22'40"E 516.31'

10' PUE (TYP) TO BE CREATED BY SEPARATE INSTRUMENT

385.64'

POWER POLE (TYP)

SEWER MANHOLE (TYP)

FIRE HYDRANT (TYP)

POWER POLE (TYP)

603.00'

604.62'

S89°26'31"E

218.98'

UTAH POWER AND LIGHT COMPANY EASEMENT ENTRY 355867 BOOK 209 PAGE 863

LOT 1
PARCEL ID: 01-070-0-0103
7.144 ACRES
311,176 sq.ft.

LOT 2
PARCEL ID: 01-055-0-0040
9.238 ACRES
402,427 sq.ft.

LOT 3
PARCEL ID: 01-070-0-0102
49.755 ACRES
2,167,316 sq.ft.

LOT 4
PARCEL ID:01-055-0-0045
1.400 ACRES
60,995 sq.ft.

LOCKWOOD PROPERTY ID 01-055-0-0043

S89°10'55"E 876.47'

KIRK LAWRENCE MATTHEWS PROPERTY ID 01-055-0-00-39 & 44

FIRE HYDRANT (TYP)

N: 7388051.25 E: 1379238.67

N: 7388497.93 E: 1379243.00

N0°33'29"E 1670.86'

N0°33'29"E 446.70'

166.50'

280.20'

S89°37'24"E 218.98'

10' PUE (TYP) TO BE CREATED BY SEPARATE INSTRUMENT

COMM BOX

276.87'

219.00'

240.00'

S88°45'11"E

MAIN STREET (PUBLIC WAY)

N: 7385848.86 E: 1379457.29

514.40'

10' PUE (TYP) TO BE CREATED BY SEPARATE INSTRUMENT

1838.06'

N0°33'29"E 2629.33'

POWER POLE (TYP)

SEWER MANHOLE (TYP)

S0°33'29"W 2644.02'

SEWER MANHOLE (TYP)

SEWER MANHOLE (TYP)

SEWER MANHOLE (TYP)

SEWER MANHOLE (TYP)

FIRE HYDRANT (TYP)

SEWER MANHOLE (TYP)

21.00'

N: 7388492.71 E: 1379482.94

WATER VALVE (TYP)

SEWER MANHOLE (TYP)

SEWER MANHOLE (TYP)

MATTHEWS LANE (PUBLIC WAY)

1.721 AC.
74,988 sq.ft.
AREA TO BE DEDICATED TO GRANTSVILLE CITY BY SEPARATE INSTRUMENT (INCLUDES DEDICATION FOR DURFEE STREET AND MATTHEWS LANE)

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

LEGEND

- SECTION LINE
- SECTION CORNER NOT FOUND
- EXISTING ROW CENTERLINE
- FOUND WITNESS CORNER MONUMENT
- FOUND REBAR AND CAP
- SET 5/8 REBAR AND CAP (WILDING ENGINEERING) (BOUNDARY LINE)
- EXISTING FENCE
- ADJACENT PROPERTY / ROW LINE
- EXISTING RECORDED PARCEL LINES
- PROPOSED NEW PARCEL LINES

GENERAL NOTES

(1) THIS SURVEY WAS PREPARED FROM A COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST NATIONAL TITLE INSURANCE COMPANY, WITH CAPSTONE TITLE FILE NO. 207541, WITH COMMITMENT DATE OF MARCH 1, 2022.

NOTES PERTAINING TO SCHEDULE B, PART 2, OF THE ABOVE REFERENCED TITLE REPORT:

1–16 NOT ADDRESSED BY THIS SURVEY.

17. RIGHT OF WAYS ADJOIN THE PROPERTY ON THE NORTH, EAST AND SOUTH SIDES AND ARE SHOWN HEREON. NO OTHER RIGHT OF WAYS OR EASEMENTS WERE IDENTIFIED IN THE TITLE REPORT OR IN OUR FIELD INVESTIGATION.

18 THE RECORD OF SURVEY FOR A&J MATTHEWS PROPERTIES, L.C. PREPARED BY NOLAN HATHCOCK DATED JANUARY 10, 2009 WAS REVIEWED WITH THE PERFORMANCE OF THIS SURVEY.

(2) OTHER DOCUMENTS USED IN THE PREPARATION OF THIS SURVEY:
1. BOUNDARY LINE AGREEMENT ENTRY 318265
2. BOUNDARY LINE AGREEMENT ENTRY 318266
3. QUIT-CLAIM DEED ENTRY 369971
4. BOUNDARY LINE AGREEMENT ENTRY 385408
5. WARRANTY DEED ENTRY 455712
6. WARRANTY DEED ENTRY 526335
7. JAY HALES SUBDIVISION PLAT
8. PALMER-SCHULTZ MINOR SUBDIVISION PLAT
9. WARRANTY DEED ENTRY 565071

(3) WILDING ENGINEERING SURVEYED ABOVE GROUND VISIBLE EVIDENCE OF STRUCTURES THAT WOULD INDICATE THE POSSIBILITY OF AN EXISTING EASEMENT OR ENCUMBRANCE ON THE PROPERTY, HOWEVER WE RELIED UPON THE TITLE COMPANY TO RESEARCH THE COUNTY RECORDS FOR RECORDED EASEMENTS AND OTHER RECORDED ENCUMBRANCES THAT WOULD AFFECT THE PROPERTY AND THAT MAY OR MAY NOT BE READILY VISIBLE ON THE SITE TO BE SURVEYED AND SHOWN ON THIS MAP. WE REFERRED TO SCHEDULE B, PART 2 OF THE TITLE REPORT TO OBTAIN THIS INFORMATION.

SURVEYOR'S CERTIFICATE:

TITLE DESCRIPTION

PARCEL 1 (TAX ID NO: 01-055-0-0045):
BEGINNING AT A POINT ON THE WEST LINE OF MATTHEWS LANE WHICH LIES NORTH 89°49'41" EAST 2176.97 FEET ALONG THE TOOELE COUNTY DEPENDENT RESURVEY SECTION LINE TO THE WEST LINE OF MATTHEWS LANE AND NORTH 00°03'29 EAST" 975.044 FEET ALONG SAID WEST LINE OF MATTHEWS LANE FROM THE UNMARKED LOCATION ESTABLISHED BY THE TOOELE COUNTY DEPENDENT RESURVEY FOR THE SOUTHWEST CORNER OF SECTION 32, TOWNSHIP 2 SOUTH, RANGE 5 WEST, SALT LAKE BASE AND MERIDIAN, SAID UNMARKED SOUTHWEST CORNER OF SECTION 32 LIES NORTH 00°03'05" EAST 261.86 FEET FROM A TOOELE COUNTY DEPENDENT RESURVEY WITNESS MONUMENT IN DURFEE STREET AND NORTH 89°49'23" EAST 492.53 FEET FROM A TOOELE COUNTY DEPENDENT RESURVEY WITNESS MONUMENT IN SOUTH WILLOW STREET (NOTE: BASIS OF BEARING FOR THIS DESCRIPTION IS SOUTH 89°33'09" EAST 2638.14 FEET ALOND A LINE DEFINED BY SAID WITNESS MONUMENT TO THE SOUTHWEST CORNER OF SAID SECTION 32 IN DURFEE STREET AND A TOOELE COUNTY DEPENDENT RESURVEY MONUMENT ALSO IN DURFEE STREET, WITNESS MONUMENT TO THE SOUTH QUARTER CORNER OF SAID SECTION 32.); THENCE FROM SAID POINT OF BEGINNING, NORTH 89°41'42" WEST 1320.75 FEET TO INTERSECT AN ANCIENT FENCE LINE; THENCE ALONG ANCIENT FENCE LINES THE FOLLOWING THREE (3) COURSES; (1) NORTH 00°39'00" EAST 535.53 FEET; (2) NORTH 00°31'00" EAST 450.50 FEET; (3) SOUTH 89°25'00" EAST 203.75 FEET TO AN ANCIENT FENCE CORNER; THENCE SOUTH 89°10'55" EAST 876.47 FEET; THENCE NORTH 00°33'29" EAST 446.70 FEET TO THE SOUTH LINE OF MAIN STREET; THENCE ALONG SAID SOUTH LINE, SOUTH 88°45'11" EAST 240.00 FEET TO THE WEST LINE OF MATTHEWS LANE; THENCE ALONG SAID WEST LINE, SOUTH 00°33'29" WEST 1419.95 FEET TO THE POINT OF BEGINNING.

PARCEL 2 (TAX ID NO: 01-055-0-0040):
BEGINNING AT A POINT IN AN ANCIENT FENCE LINE WHICH LINES NORTH 89°49'41" EAST 857.25 FEET ALONG THE TOOELE COUNTY DEPENDENT RESURVEY SECTION LINE FROM THE UNMARKED LOCATION ESTABLISHED BY THE TOOELE COUNTY DEPENDENT RESURVEY FOR THE SOUTHWEST CORNER OF SECTION 32, TOWNSHIP 2 SOUTH, RANGE 5 WEST, SALT LAKE BASE AND MERIDIAN, SAID UNMARKED SOUTHWEST CORNER OF SECTION 32 LIES NORTH 00°03'05" EAST 261.86 FEET FROM A TOOELE COUNTY DEPENDENT RESURVEY WITNESS MONUMENT IN DURFEE STREET AND NORTH 89°49'23" EAST 492.53 FEET FROM A TOOELE COUNTY DEPENDENT RESURVEY WITNESS MONUMENT IN SOUTH WILLOW STREET (NOTE: BASIS OF BEARING FOR THIS DESCRIPTION IS SOUTH 89°33'09" EAST 2638.14 FEET ALONG A LINE DEFINED BY SAID WITNESS MONUMENT TO THE SOUTHWEST CORNER OF SAID SECTION 32 IN DURFEE STREET AND A TOOELE COUNTY DEPENDENT RESURVEY MONUMENT ALSO IN DURFEE STREET, WITNESS MONUMENT TO THE SOUTH QUARTER CORNER OF SAID SECTION 32.); THENCE FROM SAID POINT OF BEGINNING, ALONG ANCIENT FENCE LINES THE FOLLOWING FIVE (5) COURSES: (1) NORTH 00°15'00" EAST 87.61 FEET; (2) NORTH 00°29'00" EAST 720.44 FEET; (3) NORTH 00°39'00" EAST 713.50 FEET; (4) NORTH 00°31'00" EAST 450.50 FEET; (5) SOUTH 89°25'00" EAST 203.75 FEET TO AN ANCIENT FENCE CORNER; THENCE SOUTH 89°10'55" EAST 876.47 FEET; THENCE NORTH 00°33'29" EAST 446.70 FEET TO THE SOUTH LINE OF MAIN STREET; THENCE ALONG SAID SOUTH LINE, SOUTH 88°45'11" EAST 240.00 FEET TO THE WEST LINE OF MATTHEWS LANE; THENCE ALONG SAID WEST LINE, SOUTH 00°33'29" WEST 2644.02 FEET TO THE NORTH LINE OF DURFEE STREET; THENCE ALONG SAID NORTH LINE NORTH 89°37'24" WEST 1318.34 FEET TO AN ANCIENT FENCE CORNER; THENCE ALONG AN ANCIENT FENCE LINE, NORTH 00°15'00" EAST 236.39 FEET TO THE POINT OF BEGINNING.
CONTAINS AN AREA OF 69.259 ACRES.

AS-SURVEYED DESCRIPTION

BEGINNING AT A POINT IN AN ANCIENT FENCE LINE WHICH LINES NORTH 89°49'41"EAST 857.25 FEET ALONG THE TOOELE COUNTY DEPENDENT RESURVEY SECTION LINE FROM THE UNMARKED LOCATION ESTABLISHED BY THE TOOELE COUNTY DEPENDENT RESURVEY FOR THE SOUTHWEST CORNER OF SECTION 32, TOWNSHIP 2 SOUTH, RANGE 5 WEST, SALT LAKE BASE AND MERIDIAN, SAID UNMARKED SOUTHWEST CORNER OF SECTION 32 LIES NORTH 0°03'05" EAST 261.86 FEET FROM A TOOELE COUNTY DEPENDENT RESURVEY WITNESS MONUMENT IN DURFEE STREET AND NORTH 89°49'23" EAST 492.53 FEET FROM A TOOELE COUNTY DEPENDENT RESURVEY WITNESS MONUMENT IN SOUTH WILLOW STREET; THENCE FROM SAID POINT OF BEGINNING, ALONG SAID ANCIENT FENCE LINES THE FOLLOWING FIVE (5) COURSES: (1) NORTH 00°15'00" EAST 87.61 FEET; (2) NORTH 00°29'00" EAST 720.44 FEET; (3) NORTH 00°39'00" EAST 713.50 FEET; (4) NORTH 00°31'00" EAST 450.50 FEET; (5) SOUTH 89°25'00" EAST 203.75 FEET TO AN ANCIENT FENCE CORNER; THENCE SOUTH 89°10'55" EAST 876.47 FEET; THENCE NORTH 00°33'29" EAST 446.70 FEET TO THE SOUTH LINE OF MAIN STREET; THENCE ALONG SAID SOUTH LINE, SOUTH 88°45'11" EAST 240.00 FEET TO THE WEST LINE OF MATTHEWS LANE; THENCE ALONG SAID WEST LINE, SOUTH 00°33'29" WEST 2644.02 FEET TO THE NORTH LINE OF DURFEE STREET; THENCE ALONG SAID NORTH LINE NORTH 89°37'24" WEST 1318.34 FEET TO AN ANCIENT FENCE CORNER; THENCE ALONG AN ANCIENT FENCE LINE, NORTH 00°15'00" EAST 236.39 FEET TO THE POINT OF BEGINNING.
CONTAINS AN AREA OF 69.259 ACRES.

BASIS OF BEARINGS

THE BASIS OF BEARING FOR THIS SURVEY IS SOUTH 89°33'09" EAST 2638.14 FEET ALONG A LINE DEFINED BY THE WITNESS MONUMENT TO THE SOUTHWEST CORNER OF SAID SECTION 32 IN DURFEE STREET AND A TOOELE COUNTY DEPENDENT RESURVEY MONUMENT ALSO IN DURFEE STREET, WITNESS MONUMENT TO THE SOUTH QUARTER CORNER OF SAID SECTION 32.

NARRATIVE OF BOUNDARY

THE PURPOSE OF THIS SURVEY WAS TO LOCATE AND MARK ON THE GROUND THE EXTERIOR BOUNDARY OF THE FOUR SUBJECT PARCELS, IN PREPARATION FOR A SUBDIVISION OF THE PROPERTY FOR DEVELOPMENT. THE ANCIENT FENCE LINES THAT ARE REFERENCED IN THE DEEDS WERE LOCATED AND ARE SHOWN ON THE SURVEY. THE SUBJECT PROPERTY BOUNDARY MATCHED THE LOCATION OF SAID FENCE LINES. SEVERAL EXISTING PROPERTY CORNER MARKERS WERE FOUND AND ACCEPTED AS LOCATIONS DEMARCATING THE BOUNDARY.

WILDING ENGINEERING
14721 South Heritage Crest Way
Bluffdale, Utah 84065
801.553.8112
www.wildingengineering.com

G:\DATA\23167 Matthews Property\dwg\23167 LLA – Concept.dwg
PLOT DATE: Feb 19, 2025

UTILITY STATEMENT:
THE UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM FIELD OBSERVATIONS AND UTILITY MARKINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN HEREON COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN HEREON ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH THE SURVEYOR DOES STATE THAT THE UTILITIES SHOWN HEREON ARE LOCATED AS ACCURATELY AS POSSIBLE, FROM INFORMATION AVAILABLE AT THE TIME THE SURVEY WAS CONDUCTED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES AND THE EXACT LOCATION OF SOME UTILITIES MAY REQUIRE FURTHER FIELD INVESTIGATION OR EXCAVATION TO DETERMINE THEIR PRECISE LOCATIONS.

NO.	REVISION	DATE

DRAWING TITLE	LOT LINE ADJUSTMENT EXHIBIT
PROJECT NAME	MATTHEWS PROPERTY
LOCATION	MATTHEWS LANE AND DURFEE ST
DRAWN	BDA
CHECKED	
	GRANTSVILLE, UTAH
COUNTY	TOOELE COUNTY
DATE	2/19/2025
SCALE	1" = 150'
SHEET	1 OF 1

AGENDA ITEM #2

Consideration of the Proposed Sportsman Permit for Jerrick Neria to have up to four dogs on the residential property located at 345 Belair Circle, in the R-1-21 zone.

Sportsman Permit Application

Date: 04/02/2025

Applicant / Owner

Applicant Name:	Jerrick Neria	Owner Name:	Nathan Stanworth
Address:	3250 south 7900 west	Address:	
City, State, Zip:	Magna	City, State, Zip:	
Phone:	8017392086	Phone:	8015609962
Email:	jerneria@gmail.com	Email:	nstanworth@yahoo.com
Own Property:	No		

Location Information

Permit Type:	Sportsman Permit	Development:	
Site Address:		# of Acres:	.00
Site Parcel:	345 Belair Circle Grantsville, UT 84029	Current Zoning:	

Complete Description: We are submitting this application for a sportsman's permit at 345 Belair Circle to help facilitate our purchase of the home. We are seeking a temporary exception to the city ordinance, which allows for three dogs, as we currently have four. This exception is requested only until our number naturally reduces due to the passing of one of our current dogs. Grantsville has received a letter of authorization from the current homeowner allowing us to apply for this permit. As part of our commitment to responsible pet ownership and minimizing neighborhood impact, we will install appropriate privacy fencing, which is currently lacking. We understand that this request requires Planning Commission approval and are prepared to meet with you to discuss it further. I have also included a few photos of the dogs and a picture of where we plan to add the privacy fencing, which will be in red to be similar to the current fencing of our neighbors, which I highlighted in green.

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.

Jerrick Neria	04/02/2025
Name	Date

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

Staff Report Summary for Consideration of the Proposed Sportsman Permit for Jerrick Neria to have up to four dogs on the residential property located at 345 Belair Circle, in the R-1-21 zone.

Parcel ID(s): 08-003-0-0034
Property Address: 345 Belair Cr.
Applicant Name: Jerrick Neria
Request: Sportsman's Permit
Prepared By: Shelby Moore

Meeting Date: 4/17/25
Public Hearing Date: 4/17/25
Current Zone: R-1-21
Acres: 0.19

PLANNING STAFF ANALYSIS AND COMMENTS

SUMMARY

The applicant, Jerrick Neria, is requesting approval of a Sportsman Permit to keep up to four dogs at his residential property located at 345 Belair Circle. The subject property is zoned R-1-21 and consists of approximately 8,276 square feet.

Upon review of the applicable municipal code and site characteristics, staff finds that the property does not meet the minimum requirements for the proposed use.

BACKGROUND

- **Applicant:** Jerrick Neria
- **Property Address:** 345 Belair Circle
- **Zoning:** R-1-21 (Single-Family Residential)
- **Parcel Size:** 8,276 square feet
- **Request:** Sportsman Permit for up to four dogs

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

APPLICABLE CODE REQUIREMENTS

Per the R-1-21 use table regulating Sportsman Permits:

1. A **Sportsman Permit** allows for the keeping of **4 to 6 dogs** for personal or hobby purposes.
2. Each animal must have a **minimum of 1,000 square feet** of space.
3. **No dog** shall be kept, penned, or raised **within 100 feet of any pre-existing residential dwelling** on an **adjoining lot**, measured to the nearest corner.

ANALYSIS

- With 4 dogs proposed, the property must provide **a minimum of 4,000 square feet of usable space** dedicated for the animals. While the total lot size is 8,276 square feet, this includes all structures, setbacks, landscaping, and other non-usable areas. Based on the lot configuration, staff finds that there is not 4,000 square feet of compliant, dog-dedicated space exists on-site.
- The 100-foot setback requirement from neighboring dwellings poses a significant limitation. Given the typical proximity of homes in the R-1-21 zone and the relatively small lot size, **it is not feasible to maintain a 100-foot separation from adjacent residential dwellings** as required by code.

CONCLUSION

Based on the size of the property and the proximity of neighboring residences, the proposed Sportsman Permit for 4 dogs does **not comply** with the minimum spacing and lot size requirements outlined in the municipal code.

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Nicole Ackman <nackman@grantsvilleut.gov>

Sportsman Permit 2025068 Jerrick Neria

6 messages

Nicole Ackman <nackman@grantsvilleut.gov> Thu, Apr 3, 2025 at 2:05 PM
To: Shelby Moore <smoore@grantsvilleut.gov>, Christy Montierth <cmontierth@grantsvilleut.gov>, Mark Lawrence <mlawrence@grantsvilleut.gov>, Markus Seat <mseat@grantsvilleut.gov>, Gina Mecham <gmecham@grantsvilleut.gov>
Cc: Robert Sager <rsager@grantsvilleut.gov>, Andy Jensen <ajensen@grantsvilleut.gov>

Good afternoon,

Attached is a Sportsman application for the applicant to have 4 dogs. Based on the number of dogs and the proximity to neighboring residences this will be going to the Planning Commission. Please review and provide any feedback or concerns you may have.

Thank you,

Nicole Ackman

Planning and Zoning Administrative Assistant
435-884-1674
nackman@grantsvilleut.gov

This e-mail may contain privileged and confidential information intended for the use of the individual or entity named above. If the reader of this message is not the intended recipient, or the employee or agent responsible to deliver it to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you received this communication in error, please immediately notify sender by telephone or reply e-mail, do not use or disclose the contents to others, and delete the message and all attachments from your computer, system, &/or network.

CUP Application.pdf
88K

Gina Mecham <gmecham@grantsvilleut.gov> Thu, Apr 3, 2025 at 4:35 PM
To: Nicole Ackman <nackman@grantsvilleut.gov>

Nicole,
No open permits or non-compliance for property address 345 Belaire Cr.
Thanks

Gina Mecham
Administrative Assistant
435-884-1691

[Quoted text hidden]

Andy Jensen <ajensen@grantsvilleut.gov> Thu, Apr 3, 2025 at 6:08 PM
To: Nicole Ackman <nackman@grantsvilleut.gov>
Cc: Shelby Moore <smoore@grantsvilleut.gov>, Christy Montierth <cmontierth@grantsvilleut.gov>, Mark Lawrence <mlawrence@grantsvilleut.gov>, Markus Seat <mseat@grantsvilleut.gov>, Gina Mecham <gmecham@grantsvilleut.gov>, Robert Sager <rsager@grantsvilleut.gov>

No concerns.

Andy Jensen
Grantsville Building Official
ajensen@grantsvilleut.gov

435-884-4617

On Thu, Apr 3, 2025 at 2:07 PM Nicole Ackman <nackman@grantsvilleut.gov> wrote:
[Quoted text hidden]

Robert Sager <rsager@grantsvilleut.gov> Thu, Apr 3, 2025 at 8:51 PM
To: Andy Jensen <ajensen@grantsvilleut.gov>
Cc: Nicole Ackman <nackman@grantsvilleut.gov>, Shelby Moore <smoore@grantsvilleut.gov>, Christy Montierth <cmontierth@grantsvilleut.gov>, Mark Lawrence <mlawrence@grantsvilleut.gov>, Markus Seat <mseat@grantsvilleut.gov>, Gina Mecham <gmecham@grantsvilleut.gov>

Our animal control will report as required.
Sent from my iPhone

On Apr 3, 2025, at 6:10 PM, Andy Jensen <ajensen@grantsvilleut.gov> wrote:

[Quoted text hidden]

Christy Montierth <cmontierth@grantsvilleut.gov> Fri, Apr 4, 2025 at 6:44 AM
To: Robert Sager <rsager@grantsvilleut.gov>
Cc: Andy Jensen <ajensen@grantsvilleut.gov>, Nicole Ackman <nackman@grantsvilleut.gov>, Shelby Moore <smoore@grantsvilleut.gov>, Mark Lawrence <mlawrence@grantsvilleut.gov>, Markus Seat <mseat@grantsvilleut.gov>, Gina Mecham <gmecham@grantsvilleut.gov>

No concerns
[Quoted text hidden]

Nicole Ackman <nackman@grantsvilleut.gov> Mon, Apr 7, 2025 at 4:57 PM
To: Shelby Moore <smoore@grantsvilleut.gov>, Christy Montierth <cmontierth@grantsvilleut.gov>, Mark Lawrence <mlawrence@grantsvilleut.gov>, Markus Seat <mseat@grantsvilleut.gov>, Gina Mecham <gmecham@grantsvilleut.gov>
Cc: Robert Sager <rsager@grantsvilleut.gov>, Andy Jensen <ajensen@grantsvilleut.gov>

Per Mark Lawrence with Animal Control, he is against this CUP due to adjacent properties not being 100' away, and there is not a fenced backyard.

Nicole Ackman
Planning and Zoning Administrative Assistant
435-884-1674
nackman@grantsvilleut.gov

This e-mail may contain privileged and confidential information intended for the use of the individual or entity named above. If the reader of this message is not the intended recipient, or the employee or agent responsible to deliver it to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you received this communication in error, please immediately notify sender by telephone or reply e-mail, do not use or disclose the contents to others, and delete the message and all attachments from your computer, system, &/or network.

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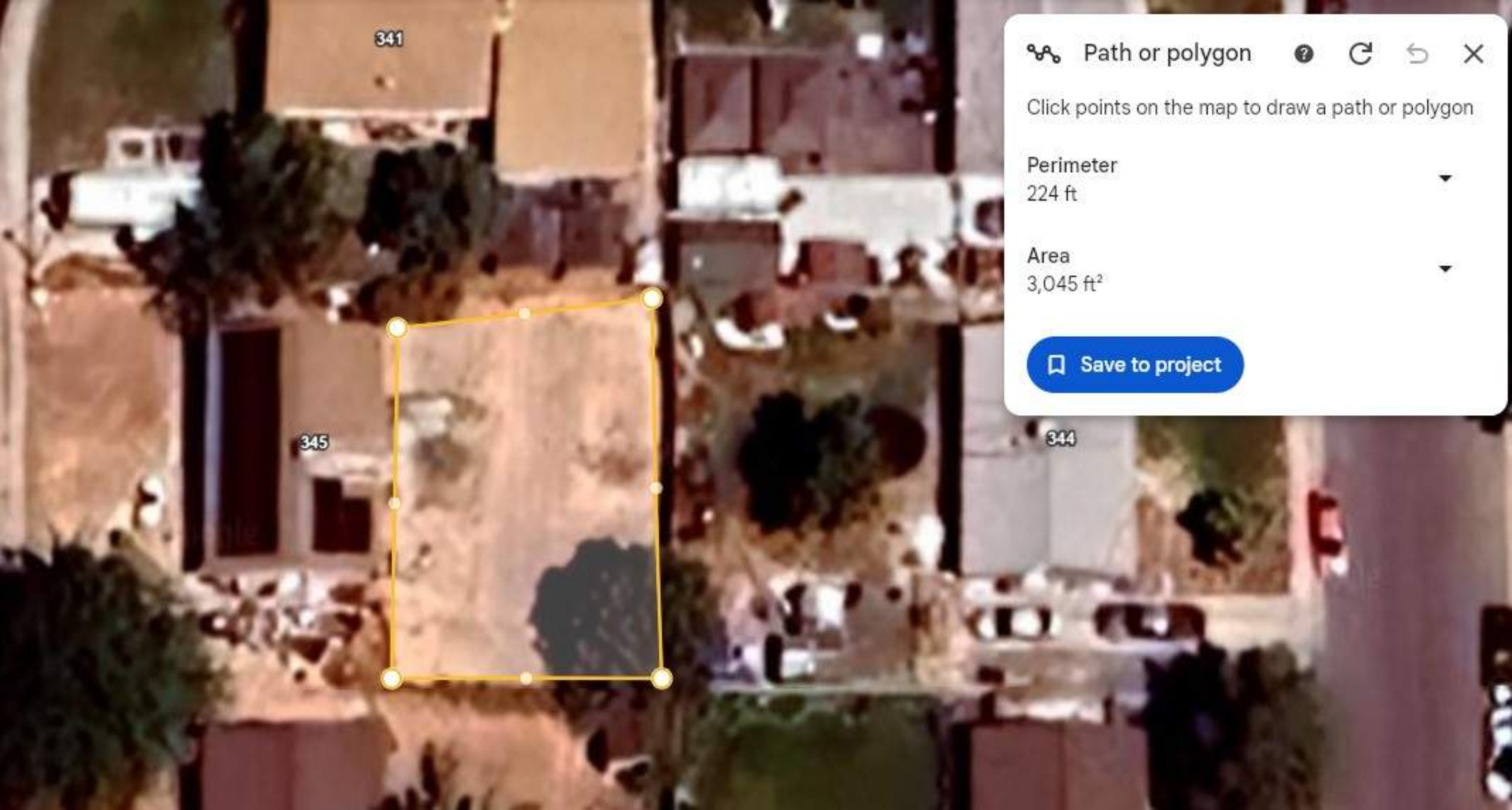
341
345
344
Path or polygon
Click points on the map to draw a path or polygon
Perimeter
224 ft
Area
3,045 ft²
Save to project

AGENDA ITEM #3

Considers of the order to show cause letter sent to Dustin Marazzito, regarding a conditional use permit for animals, located at 611 S. Woodruff Way in the R-1-21 zone.

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

Staff Report Summary for Considers of the order to show cause letter sent to Dustin Marazzito, regarding a conditional use permit for animals, located at 611 S. Woodruff Way in the R-1-21 zone.

Parcel ID(s):
Property Address: 611 S. Woodruff Way
Applicant Name: Dustin Marazzito
Request: Order to Show Cause
Prepared By: Shelby Moore

Meeting Date: 4/17/2025
Public Hearing Date: 4/17/2025
Current Zone: R-1-21
Acres: 1.76

PLANNING STAFF ANALYSIS AND COMMENTS

SUMMARY

The purpose of this report is to present the findings of two property inspections and supporting documentation related to a **Conditional Use Permit (CUP) for animals** at 611 S. Woodruff Way. The City issued an **Order to Show Cause** letter to Mr. Dustin Marazzito following repeated non-compliance with the conditions of the approved CUP. The Planning Commission is being asked to consider whether to take action regarding the applicant's CUP status.

BACKGROUND

- **Original CUP Approval Date:** July 30, 2021
- **Permitted Animals:** 7 horses and 4 pygmy goats, within approved conditions
- **Location of Animals:** Within a designated area of the on-site retention basin
- **Site Details:** Approximately 29,406 square feet of usable pasture located within the retention basin

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

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

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

INSPECTION SUMMARY

First Inspection – January 24, 2025

- **Findings:**
  - 7 horses in open area of the retention basin
  - 7 goats, 1 pig, and multiple chickens in pens near the home
  - Animals were healthy, pens were clean
  - Debris blocking inlets, outlets, and sumps; east side sump not visible
  - Property owner was found **out of compliance** due to:
    - Unapproved expansion (7 goats instead of 4, addition of a pig)
    - Total required space for current animals: **60,000 sq. ft.**
    - Available space: **29,406 sq. ft.**
- **Required Actions (due by Feb. 28, 2025):**
  - Remove debris from drainage system and sumps
  - Maintain pen cleanliness
  - Remove 1 pig and 3 goats
  - Reduce animal count to match allowable square footage

Second Inspection – March 3, 2025 (12:28 PM)

- **Findings:**
  - 7 horses still present
  - 4 goats, 1 pig, and chickens still housed on site
  - Inlets, outlets, and sumps were cleared of debris
  - Animals remained healthy with clean pens
  - Owner still **out of compliance** with CUP due to:
    - Presence of an unapproved pig
    - Animal count exceeding the permitted square footage
- **Updated Space Requirements:**
  - 7 horses: 22,000 sq. ft.
  - 4 goats: 16,000 sq. ft.
  - 6 chickens: 3,000 sq. ft.

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Grantsville, UT 84029
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- 1 pig: 4,000 sq. ft.
- **Total required:** 45,000 sq. ft. (Available: 29,406 sq. ft.)

DETERMINATION

Mr. Marazzito remains **non-compliant** with the conditions of the approved CUP for the following reasons:

1. **Unapproved expansion** of animal types and quantity:
   - CUP did not include approval for a pig
   - CUP allowed 4 pygmy goats; current use still exceeds original limitations
2. **Insufficient pasture space**: Current animal count exceeds the square footage permitted by code
3. **Failure to comply** with corrective actions outlined after the first inspection

---

OPTIONS FOR THE PLANNING COMMISSION

1. **Revoke the Conditional Use Permit** due to ongoing violations and failure to comply.
2. **Modify the Conditional Use Permit** to limit animal numbers and provide a final compliance deadline.
3. **Continue the hearing** and direct staff to work with the applicant on a revised compliance plan.
4. **Uphold the CUP** with a written warning and establish a strict final deadline for compliance.

*** 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.*

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336 W. Main St
Grantsville, Ut, 84029

Dustin Marazzito

611 S Woodruff Way

Grantsville, Utah, 84029

Subject: Inspection Report for Temporary Conditional Use Permit - Follow-Up Hearing

Dear Mr. Marazzito,

I hope this letter finds you well. This correspondence pertains to the Conditional Use Permit issued to you on November 12, 2020, with a follow-up hearing that was scheduled for July 30, 2021.

Inspection Summary:

During the inspection conducted on January 24, 2025 the following observations were made:

1. There are currently seven (7) horses in an open area of the retention basin.
2. Seven (7) goats, one (1) pig, and multiple chickens are kept in separate pens at the bottom of the retention basin near the home.
3. All animals appeared to be in healthy conditions, with clean pens.
4. It appears that the applicant has around 29,000 square feet of usable space for the animals.
5. In the minutes of the July 30, 2021 Planning Commission meeting the following was discussed, "City Engineer, Tim Dixon stated, the area that they are wanting to use is in a retention basin.
   Jaime Topham asked, is that something that we need to address?
   City Engineer, Tim Dixon answered, I just want to remind him of the requirements to maintain the retention basin that has been discussed.
   Dustin Marazito answered, of course. I'll make sure that the City has access and I've taken in your other requests and we'll definitely be fulfilling those as well. As part of the plans I submitted, you'll notice that I didn't go anywhere near the property line and it wasn't to maintain the hundred-foot rule, it was to make sure that I kept the horses off of the 30-10 grading that has been designed.
   City Engineer, Timm Dixon stated, perfect. I appreciate that. I just wanted to bring it up to the Commission since they aren't aware of our previous conversations.
   Jaime Topham stated, I appreciate you getting that put on the record as well so if there's any questions about it in the future it'll be part of the record.
   Attorney Coombs asked, could mention as part of the condition that the City will maintain the right to access the property to maintain the retention basin if needed?"
6. The inlet and outlets on the east, north, and southern sides were noted to be covered in debris, along with the eastern sump entirely covered potentially risking the reduced drainage of the retention basin.
7. It was also noted that there was debris, such as a bale of hay on the east end near the outlets and sump.

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Grantsville, Ut, 84029

8. The east side sump was not visible.
9. On the plat it is noted that the property owner is required to maintain the basin. The plat also states that the there is an easement access for Grantsville City.

Correspondence:

January 23, 2025, I received a request from Grantsville Police Department to inspect the property located at 611 S Woodruff Way, in Grantsville Utah, 84029.

Zoning Compliance:

According to the GLUMDC Chapter 7 Conditional Use Permits states the following procedures:

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.

7.16 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 finding of fact and it's ruling.
2. (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

336 W. Main St
Grantsville, Ut, 84029

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. (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.

Table 15.1 Use Regulations

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 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.

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)

Chapter 2 Definitions

(104) FAMILY FOOD PRODUCTION. The raising of animals for family food production, and horses, on adequate sized lots in appropriate locations. At least 10,000 square feet shall be provided for each large animal (horse, cow, etc.) At least 4,000 square feet shall be provided for each medium sized animal (pig, sheep, etc.). At least 500 square feet shall be provided for each small animal (rabbits, poultry, etc.) No animal shall be allowed to come closer than 100 feet from any dwelling. Not to include applicant dwelling, gross land area to be used.

Determination:

You have around 29,406 square feet of usable pasture with the following breakdown of the square footage for each animal.

1. 10,000 sq. ft. for the first horse
2. 2,000 sq. ft. for each additional horse
3. 4,000 sq. feet for each medium animal (pig, sheep, etc.).
4. 500 sq. ft. for each small animal (rabbits, poultry, etc.)
5. 7 horses would need a total of 22,000 sq. ft.
6. 7 goats would need a total of 28,000 sq. ft.
7. 6 chickens would need 6,000 sq. ft.
8. 1 pig would need a total of 4,000 sq. ft.

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Grantsville, Ut, 84029

9. This would require you to provide a total of 60,000 sq. ft. of space to house all of the animals that you currently own.

It was determined that you are out of compliance with your Conditional Use Permit due to the following reason:

1. You have expanded without approval of the Planning Commission or Planning and Zoning Administrator with the following:
    a. 7 goats when your conditional use permit was approved for 4 pigmy goats.
    b. 1 pig.
    c. You currently need 60,000 sq. ft. in order to house the current animals that you own.

Actions Required:

To ensure compliance with the conditions of your permit and the safety of the retention basin, please address the following by February 28, 2025:

1. Remove the debris from the inlet and outlets on the east, north, and southern sides to ensure proper drainage.
2. Remove any debris covering both the east and west sumps.
3. Continue to maintain the healthy conditions and cleanliness of the animal pens as observed.
4. Remove the 1 pig and 3 goats.
5. Remove any remaining animals on the property to meet the square footage of 29,406 sq. feet. that the conditional use permit allows.

Failure to comply with the Conditional Use Permit conditions may result in further action by the City. If you have any questions or require additional information, please do not hesitate to contact me.

An inspection will be scheduled for March 3, 2025 at 1:00 pm.

Thank you for your cooperation.

Best regards,

Shelby Moore

Planning and Zoning Administrator

336 West Main St.

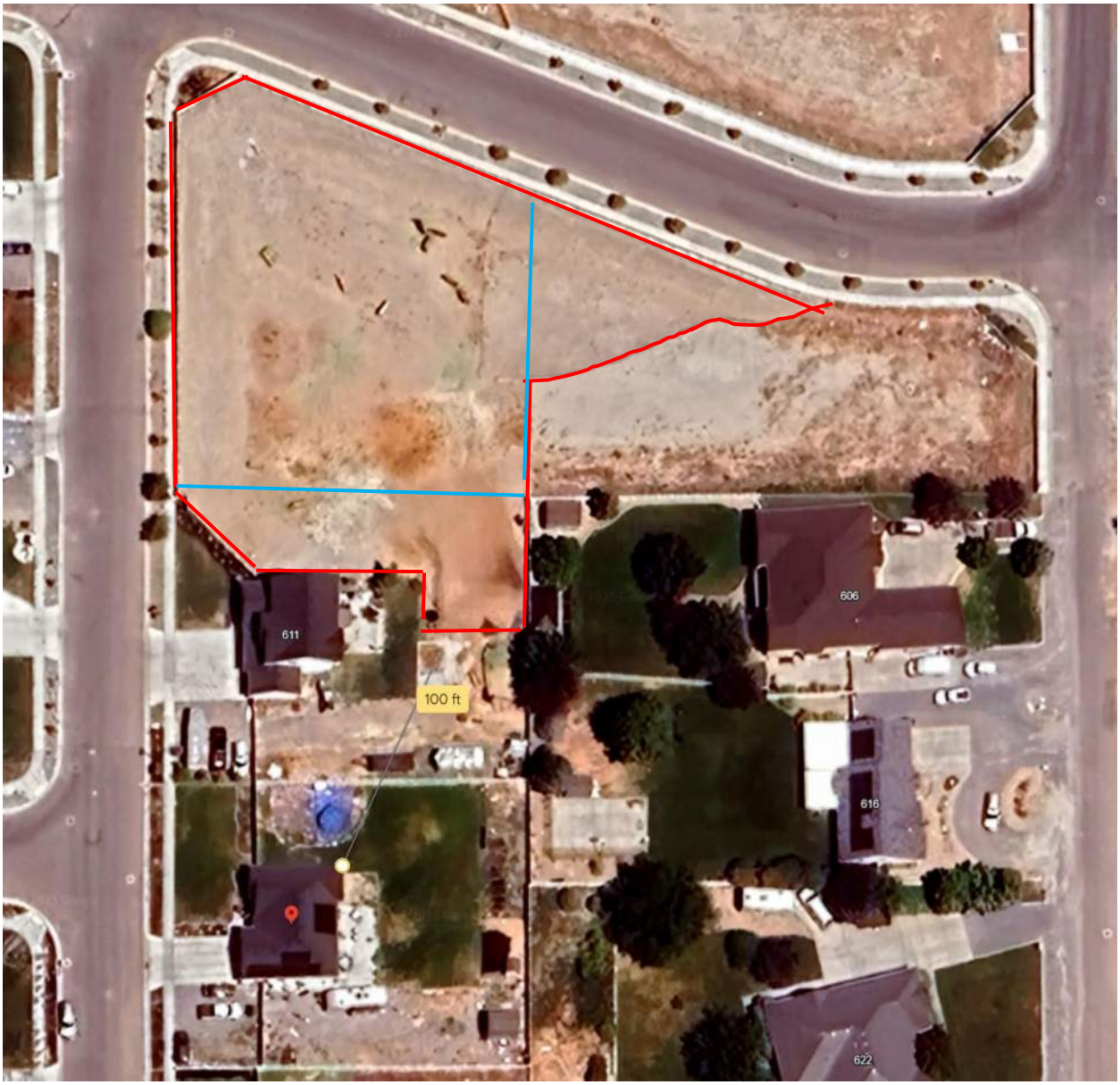
Grantsville, Utah, 84029

Smoore@grantsvilleut.gov

435-884-4604

336 W. Main St
Grantsville, Ut, 84029

Site Plan:



Tuesday, January 28, 2025

336 W. Main St
Grantsville, Ut, 84029

Dustin Marazzito

611 S Woodruff Way

Grantsville, Utah, 84029

Subject: Inspection Report - Conditional Use Permit - Follow-Up Hearing

Dear Mr. Marazzito,

I hope this letter finds you well. This correspondence pertains to the Conditional Use Permit issued to you on November 12, 2020

Inspection Summary:

During the inspection conducted on January 24, 2025, you were found to be out of compliance and a letter was sent to you outlining the findings and violations.

An inspection was scheduled March 3, 2025 to determine if you had come into compliance as outline in prior letter.

During the inspections on March 3rd, at 12:28 pm, you were found to still be in violation of your CUP and the number of animals that you have been permitted for.

There are currently the following animals in the retention basin:

1. All animals appeared to be in healthy conditions, with clean pens.
2. Seven (7) horses in an open area of the retention basin.
3. Four (4) goats, one (1) pig, and multiple chickens are kept in separate pens at the bottom of the retention basin near the home.
4. The inlets, outlets, and sumps were cleared of any debris blocking them.
5. On the plat it is noted that the property owner is required to maintain the basin. The plat also states that the there is an easement access for Grantsville City.

Zoning Compliance:

According to the GLUMDC Chapter 7 Conditional Use Permits states the following procedures:

- **Section 7.12 - Inspection:** The Zoning Administrator conducts periodic inspections to ensure compliance. An Investigation Report is issued for non-compliance, and if violations are not corrected within the allotted time, an **Order to Show Cause** will be issued for Planning Commission action.
- **Section 7.16 - Revocation:** The Planning Commission has the authority to revoke a CUP if conditions are not met. Prior to revocation, the property owner is required to appear before the Planning Commission at a public hearing. The Commission may revoke, modify, or uphold the

336 W. Main St
Grantsville, Ut, 84029

CUP with additional conditions. Any appeals must be made to the **City Council**, with further appeal to **district court** within 30 days.

Table 15.1 Use Regulations

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 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.

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)

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Determination:

You have around 29,406 square feet of usable pasture with the following breakdown of the square footage for each animal.

1. 10,000 sq. ft. for the first horse
2. 2,000 sq. ft. for each additional horse
3. 4,000 sq. feet for each medium animal (pig, sheep, etc.).
4. 500 sq. ft. for each small animal (rabbits, poultry, etc.)
5. 7 horses would need a total of 22,000 sq. ft.
6. 4 goats would need a total of 16,000 sq. ft.
7. 6 chickens would need 3,000 sq. ft.
8. 1 pig would need a total of 4,000 sq. ft.
9. This would require you to provide a total of 45,000 sq. ft. of space to house all of the animals that you currently own.

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Grantsville, Ut, 84029

It was determined that you are out of compliance with your Conditional Use Permit due to the following reasons:

1. You have expanded without approval of the Planning Commission or Planning and Zoning Administrator with the following:
    a. Your CUP was not approved for 1 pig.
    b. You currently need 45,000 sq. ft. in order to house the current animals that you own.

Actions Required:

To ensure compliance with the conditions of your permit and the safety of the retention basin, please address the following items:

1. An order to show cause letter will be sent to you from the Planning Commissioner and will require a meeting in a public setting.
2. Remove any remaining animals on the property to meet the square footage of 29,406 sq. feet. that the conditional use permit allows.

Failure to comply with the Conditional Use Permit conditions may result in further action by the City. If you have any questions or require additional information, please do not hesitate to contact me.

Thank you for your cooperation.

Best regards,

Shelby Moore Shelby Moore

Planning and Zoning Administrator

336 West Main St.

Grantsville, Utah, 84029

Smoore@grantsvilleut.gov

435-884-4604

Docusign Envelope ID: 0D3165C1-BE97-4F1F-95D0-8B826B930FE8

336 W. Main St
Grantsville, Ut, 84029

CITY OF GRANTSVILLE
PLANNING COMMISSION
336 West Main St.
Grantsville, Utah, 84029
Phone: 435-884-4604

ORDER TO SHOW CAUSE

Date: March 3, 2025
To: Dustin Marazzito
Address: 611 S Woodruff Way, Grantsville, Utah, 84029

Re: Conditional Use Permit (CUP) Compliance – Order to Show Cause

NOTICE IS HEREBY GIVEN that the **Planning Commission of the City of Grantsville** has received information indicating that the conditions of your **Conditional Use Permit (CUP)** issued on **November 12, 2020**, are not being complied with. Pursuant to **GLUMDC Chapter 7 - Conditional Use Permits, Sections 7.12 and 7.16**, you are hereby **ordered to appear** before the **Planning Commission** at a public hearing to show cause why your Conditional Use Permit should not be revoked or modified due to non-compliance.

Hearing Details

Date: April 17th, 2025
Time: 7:00 pm
Location: Grantsville City Hall, 429 East Main St., Grantsville, Utah, 84029

Alleged Violations

Based on inspections conducted on **January 24, 2025**, and **March 3, 2025**, the following violations have been identified:

1. **Unauthorized Expansion:** Your CUP was **not approved** for the housing of **one (1) pig**.
2. **Overpopulation of Animals:** Your current animal count **exceeds the allowable square footage** as outlined in **Table 15.1 - Use Regulations**.
    - You currently have **7 horses, 4 goats, 6 chickens, and 1 pig**.
    - Your CUP allows for **29,406 sq. ft. of pasture**, but the required area for your existing animals is **48,000 sq. ft.**, exceeding your permitted limit by **18,594 sq. ft.**

Docusign Envelope ID: 0D3165C1-BE97-4F1F-95D0-8B826B930FE8

336 W. Main St
Grantsville, Ut, 84029

Required Actions

At the scheduled hearing, you will be required to:

- **Present evidence or testimony** in support of your position regarding compliance with your CUP.
- **Provide a plan for rectifying the violations**, including the removal of excess animals or modification of your CUP application to align with the property's capabilities.
- **Demonstrate ongoing compliance** with all conditions of your permit.

Failure to appear at the hearing may result in **revocation, modification, or additional conditions being imposed on your CUP**. The Planning Commission may also take further legal action, including requiring the removal of offending structures or uses at your expense.

If you have any questions or need further clarification, please contact me at the City of Grantsville offices at **435-884-4604** or via email at **Smoore@grantsvilleut.gov**.

By Order of the Grantsville City Planning Commission

Rick Barchers Signed by: F3C4D27A6B3B4E0...

Planning and Zoning Chair
City of Grantsville

Measurement

Sq Feet (US)

Measurement Result

29,401.2 Sq Feet (US)

Clear

Press CTRL to enable snapping

SMITH KELSEY JT
20-072-0-0107
R096057
0.5 Acres
174 W WILLIAMS LN

DEVORE CORY
20-072-0-0106
R096056
0.5 Acres
150 W WILLIAMS LN

DEWEESE GEORGE ALLEN JT
20-072-0-0105
R096055
0.5 Acres
132 W WILLIAMS LN

CURTIS NATHAN
20-072-0-0104
R096054
0.5 Acres
114 W WILLIAMS LN

GARDNER MARISSA JT
20-072-0-0103
R096053
0.5 Acres
96 W WILLIAMS LN

78 W WILLIAMS LN

FRITZ KARL DOUGLAS JT
20-072-0-0102
R096052
0.52 Acres

KIMBER DON LEE JT
01-077-0-0075
R030584
1.427 Acres
560 S HALE ST

Hale St

KELLY L WILLIAMS JT
01-071-0-0031
R026486
1.07 Acres
549 S HALE ST

CAROL GATES JT
01-071-0-0027
R003127
1 Acres
559 S HALE ST

GRANTSVILLE CITY
20-072-0-000R
Williams Ln R096082
4.8 Acres

GLASER ADAM PAUL
20-072-0-0130
R096080
0.51 Acres
572 S WOODRUFF WAY

GRISENTI LEVI JARED JT
21-008-0-0201
R096915
0.5 Acres
594 S WOODRUFF WAY

MEZ JOHANA SARHAY CANO JT
21-008-0-0202
R096916
0.5 Acres
614 S WOODRUFF WAY

Woodruff Way

MAPAZZITO DUSTIN JT
20-072-0-0131
R096081
1.76 Acres
611 S WOODRUFF WAY

GRANTSVILLE CITY
01-071-0-0022
R021870
1.51 Acres

01-077-0-0059
Acres

01-077-0-0058
Acres

ANDERSON SCOTT M JT
01-071-0-0033
R013042
1.71 Acres
573 S HALE ST

KIMBER HEATHER JT
19-085-0-0001
R091389
1.441 Acres
585 S HALE ST

GRANTSVILLE CITY
21-008-0-000R
Phelps St 943
2.66 Acres

MANDER DEBRA JT
21-008-0-0227
R096941
0.5 Acres
621 S WOODRUFF WAY

REYNOLDS HALEY CHRISTINE JT
21-008-0-0211
R096925

01-077-0-0053

GRANTSVILLE CITY TEMPORARY CONDITIONAL USE PERMIT

C.U.P. # 20-40-1377

Dustin J. Marazzito
611 South Woodruff Way
Grantsville, Utah 84029

Description of Project: Animal Use / 8 Large Animals and 4 Pigmy Goats

FACTS & FINDINGS OF ZONING ADMINISTRATOR

FINDINGS

1. Approval is for animal use - keeping of up to eight (8) large animals and four (4) pigmy goats.
2. Pasture required for eight large animals and four pigmy goats is 26,000 square feet. The Marazzito pasture is adequate with a total of 29,406 square feet.
3. There is a one hundred (100) foot buffer zone between animals and the nearest neighboring residences.

CONCLUSIONS OF LAW

1. This is in compliance with the General Plan of Grantsville City.
2. This is in harmony with the surrounding uses in this area.
3. This is in keeping with the regulations for the R-1-21 zone.
4. Activity will not impact the use of property for surrounding owners.

THIS PERMIT HAS BEEN ISSUED WITH THE FOLLOWING CONDITIONS

1. May not expand the use without approval.
2. Must stay within the parameters of the application.
3. This permit shall be reviewed again by the Planning Commission in six months unless any complaints are received. Then it will be scheduled for the next Planning Commission meeting that is closest to the date of the complaint.

THE SIX MONTH REVIEW IS SCHEDULED FOR THE PLANNING COMMISSION MEETING THAT WILL BE HELD ON MAY 13, 20201. (You will receive an email reminding you of the meeting the Monday before the meeting)

Approved by the Grantsville City Planning Commission on November 12, 2020

ZONING ADMINISTRATOR

APPROVED
11/12/20 PEZ

GRANTSVILLE CITY ANIMAL C.U.P. APPLICATION

AMOUNT PAID $50.00

DATE PAID

HEARING DATE November 12, 2020

PERMIT # 20-40-1377

FEE IS $50.00

NAME Dustin J. Marazzito PHONE 385-226-0439

MAILING ADDRESS 611 S Woodruff Way, Grantsville, UT 84029

ADDRESS OF SUBJECT PROPERTY 611 S Woodruff Way, Grantsville, UT 84029

CURRENT ZONE OF PROPERTY Residential R-1-21

1. Please describe what type of animals, how many of each and provide a site plan that indicates the amount of open pasture you have for the animals. ***NOTE:*** Large animals require 10,000 sq ft of open pasture for the 1st animal, 2,000 sq ft for each additional animal, and medium size animals require 4,000 sq ft per animal, small animals require 500 sq ft per animal or bird. In addition, there must be a minimum of 100 linear ft between anywhere the animals pasture and the nearest neighboring residences.

   I have over 29,406 square feet of pasture that is 100 feet or more from the nearest home. I would like to be approved for 7 horses, 4 pigmy dwarf goats, and 1 cow.

2. Do you own the property? Yes

3. Include with your application a site plan that shows dimensions of your lot where your residence is located, as well as the residences on adjacent properties and how far away those residences are from the edge of pasture.

4. Include with your application: a plat of the parcel obtained from Tooele County Recorder's office, envelopes, mailing labels and first class postage for all property owners located within 300 feet of subject property boundary. DON'T PUT MAILING ADDRESSES ON ENVELOPES! THANK YOU!

SIGNATURE OF APPLICANT

SIGNATURE OF CO-APPLICANT

MEMORANDUM

DATE: July 30, 2021

TO: Planning Commission

FROM: Kristy Clark, Zoning Administrator and City Staff

RE: **ZONING ITEMS UP FOR CONSIDERATION AT PLANNING COMMISSION MEETING TO BE HELD AUGUST 5, 2021**

Planning Commission Agenda Item #2: Consideration to approve the Animal Conditional Use Permit for Dustin J. Marazzito to keep up to eight (8) large animals and four (4) pigmy dwarf goats. Property is located at 611 South Woodruff Way in the R-1-21 zone.

The Planning Commission held a public hearing and considered this on agenda item on November 12, 2020:

Chairman Jaime Topham opened the public hearing at 7:15 p.m. and called for comments.

With no comments were offered, Chairman Jaime Topham closed the public hearing at 7:15 p.m.

The Planning Commission made the motion to approve this item on November 12, 2020.

Dustin Marazzito was present for this agenda item and stated to the Commission: So, I don't know that we'll ever get up to the eight horses. My kids are very active in 4H, rodeo and the junior rodeo community. We would like to keep the horses on the property for them. So, I'm here to answer any questions that anyone has.

City Engineer, Tim Dixon stated, the area that they are wanting to use is in a retention basin.

Jaime Topham asked, is that something that we need to address?

City Engineer, Tim Dixon answered, I just want to remind him of the requirements to maintain the retention basin that has been discussed.

Dustin Marazito answered, of course. I'll make sure that the City has access and I've taken in your other requests and we'll definitely be fulfilling those as well. As part of the plans I submitted, you'll notice that I didn't go anywhere near the property line and it wasn't to maintain the hundred-foot rule, it was to make sure that I kept the horses off of the 30-10 grading that has been designed.

City Engineer, Timm Dixon stated, perfect. I appreciate that. I just wanted to bring it up to the Commission since they aren't aware of our previous conversations.

Jaime Topham stated, I appreciate you getting that put on the record as well so if there's any questions about it in the future it'll be part of the record.

Attorney Coombs asked, could mention as part of the condition that the City will maintain the right to access the property to maintain the retention basin if needed?

Jaime made the motion to approve the Animal Conditional Use Permit for Dustin J. Marazzito to keep up to eight (8) large animals and four (4) pigmy dwarf goats on his property located at 611 South Woodruff Way in the R-1-21 zone. With the condition that he will maintain the retention basin and permit the city to have access to maintain that retention basin. Gary seconded the motion. All voted in favor and the motion carried unanimously.

Staff Comments:

I have received an email on July 27, 2021 concerning the animals in the retention pond. I have attached the email for your consideration along with the Facts and Findings from the November approval.

- End of Memorandum-

APPLICATION FOR AN **ANIMAL CONDITIONAL USE PERMIT** CONSIDERATION BY GRANTSVILLE CITY PLANNING COMMISSION

This is to inform you that an application has been received in our office for consideration of an animal conditional use permit for:

Dustin J. Marazzito to keep up to eight (8) large animals and four (4) pigmy dwarf goats. Property is located at 611 South Woodruff Way in the R-1-21 zone.

The site plan provided with the application indicates that there is sufficient square footage in the pasture area for the animals. The site plan provided with application will provide a minimum of one hundred (100) feet away from your residence, which is required by ordinance.

This site is in the area of, or adjoins property you own, according to the tax rolls of Tooele County. A public hearing and meeting to discuss, consider action, and to make a determination will be held in the Grantsville City Hall Council Chambers, 429 E Main Street and on Zoom, on:

Thursday, November 12, 2020 at 7:00 p.m.

You are invited to request a copy of the application, proposed plans, and zoning code by emailing me at kclark@grantsvilleut.gov.

No comments will be allowed during the zoom meeting. All comments and concerns must be sent in writing through email or by mail and received no later than 5:00 p.m. on November 12, 2020.

For more information, please call me at 435-884-4604 or email me.

Thank you,

Kristy Clark
Zoning Administrator

Join Zoom Meeting
https://us02web.zoom.us/j/86149063912

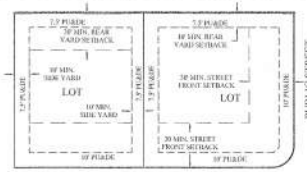
Meeting ID: 861 4906 3912

One tap mobile
+16699009128,,86149063912# US (San Jose)
+12532158782,,86149063912# US (Tacoma)

WELLS CROSSING
SUBDIVISION
PHASE 1
FINAL PLAT

LOCATED IN THE SE1/4 OF SECTION 1, T3S, R6W,
SALT LAKE BASE & MERIDIAN
GRANTSVILLE CITY, TOOELE COUNTY, UTAH

VICINITY MAP
NTS



R-1-21 TYPICAL BUILDING SETBACKS
N.T.S.

Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	13.00	90°32'11"	23.70	N45°29'42"W	21.21
C2	13.00	89°27'49"	23.42	S44°30'18"W	21.11
C3	13.00	90°32'11"	23.70	N45°29'18"W	21.31
C4	13.00	89°27'22"	23.42	N44°30'22"E	21.11
C5	13.00	90°32'38"	22.70	S45°28'28"E	21.28
C6	13.00	89°27'22"	23.42	S44°30'18"W	21.11
C7	963.00	0°32'38"	9.16	S89°39'37"W	9.16
C8	1000.00	0°32'38"	9.49	S89°39'37"W	9.49
C9	1033.00	0°32'38"	9.81	S89°39'37"E	9.81
C10	13.00	90°27'07"	23.66	N44°43'26"W	23.28
C11	15.06	111°52'29"	29.28	S56°03'45"W	24.84
C12	183.00	21°54'00"	69.96	S79°47'05"E	69.53
C13	167.00	21°42'30"	64.22	S79°58'20"E	64.07
C14	183.00	21°42'30"	76.84	S79°58'20"E	76.59
C15	183.00	21°42'30"	69.34	N79°41'20"W	68.93
C16	13.00	90°00'31"	23.08	N44°47'42"W	20.24
C17	159.00	21°54'00"	27.24	N79°47'05"W	86.99
C18	159.06	1°34'00"	4.34	N88°50'44"W	4.34
C19	159.00	20°19'59"	53.26	N78°39'06"W	52.92 (M-68)

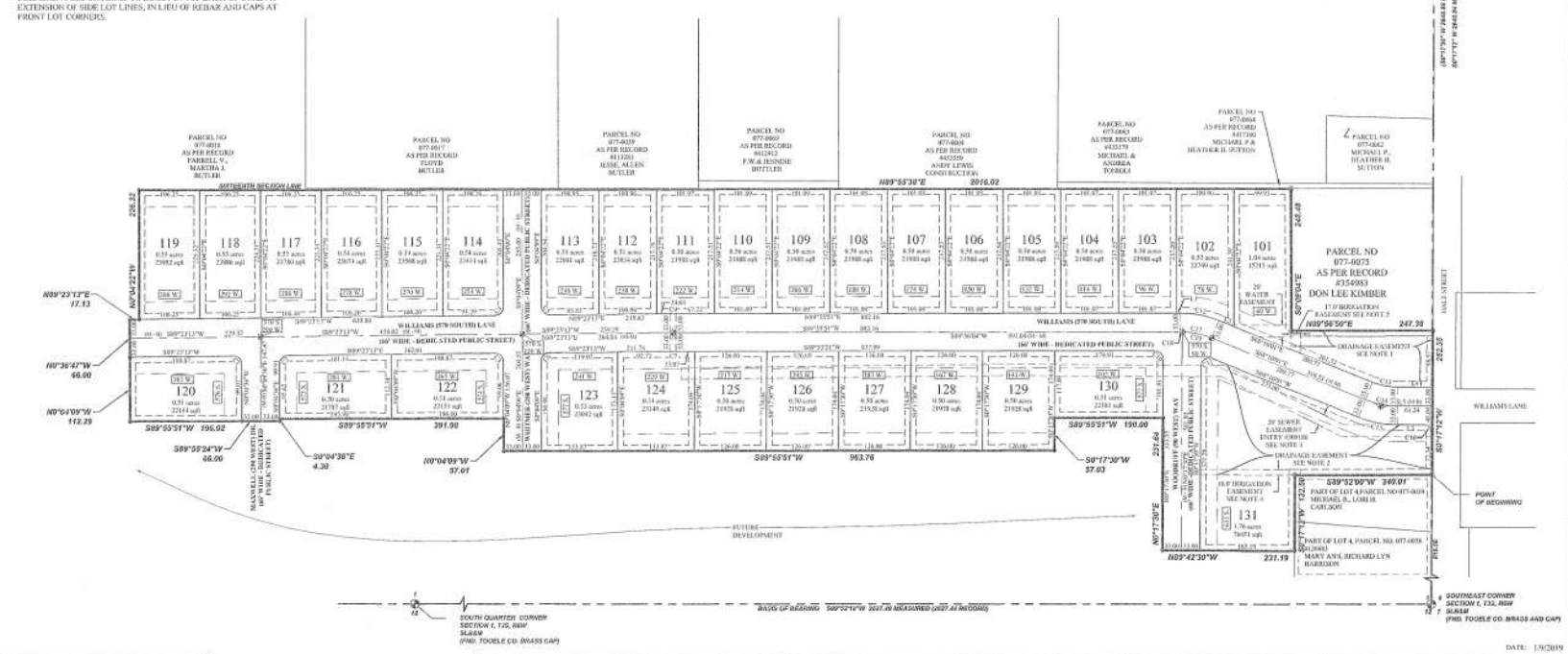
Line Table		
LINE	DIRECTION	LENGTH
L1	N89°55'21"E	6.39
L2	S00°04'04"E	28.45
L3	N89°55'59"W	66.10
L4	S89°52'37"E	61.52
L5	N89°55'30"W	59.68

LEGEND

- BOUNDARY
- SECTION LINE
- EASEMENT
- RIGHT-OF-WAY LINE
- BUILDING SETBACK
- EXISTING PROPERTY LINE
- SECTION MONUMENT (FOUND)
- STREET MONUMENT (TO BE SET)
- M-M MONUMENT TO MONUMENT
- M-B MONUMENT TO BOUNDARY
- SET REBAR & CAP

GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft.



DATE: 1/9/2019

SURVEYOR'S CERTIFICATE

I, Evan J. Wood, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 183395 in accordance with Title 58, Chapter 22 of Utah State Code. I further certify by authority of the owner(s) that I have completed a Survey of the property described on this Plat in accordance with Section 17-23-17 of said Code, and have subdivided said tract of land into lots, parcels, streets, and easements, and the same has, or will be correctly surveyed, staked and monumented on the ground as shown on this Plat, and that this Plat is true and correct.

EVAN J. WOOD
PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 183395

JAN 11, 2019
DATE

BOUNDARY DESCRIPTION

A PORTION OF THE SE1/4 OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 6 WEST, SALT LAKE BASE & MERIDIAN, THE BASIS OF BEARING IS S89°52'18"W, BETWEEN THE SOUTHEAST CORNER AND THE SOUTH QUARTER CORNER OF SAID SECTION 1, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SECTION LINE BETWEEN SAID SECTIONS 1 & 6, SAID POINT BEING N00°17'12"E 819.90 FEET ALONG THE SECTION LINE FROM THE SOUTHEAST CORNER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 6 WEST, SALT LAKE BASE AND MERIDIAN TO THE NORTHEAST CORNER OF LOT 4 OF THE HUNT MINOR SUBDIVISION AS DEFINED BY SURVEY 1999-0029-01 ON FILE IN THE OFFICE OF THE TOOELE COUNTY SURVEYOR; AND RUNNING THENCE S89°52'00"W 240.01 FEET ALONG THE NORTHERLY LOT LINE OF SAID LOT 4 TO THE NORTHWEST CORNER OF SAID LOT 4; THENCE S00°17'12"W 102.50 FEET ALONG THE WESTERLY LOT LINE OF SAID LOT 4; THENCE N89°42'30"W 231.19 FEET; THENCE N00°17'30"E 231.64 FEET; THENCE S89°55'51"W 190.00 FEET; THENCE S00°17'30"W 57.03 FEET; THENCE S89°55'51"W 963.76 FEET; THENCE N00°04'09"W 57.01 FEET; THENCE S89°55'51"W 391.90 FEET; THENCE S00°04'36"E 4.30 FEET; THENCE S89°55'24"W 66.00 FEET; THENCE S89°55'51"W 196.02 FEET; THENCE N00°04'09"W 112.29 FEET; THENCE N00°36'47"W 66.00 FEET; THENCE N89°23'13"E 87.13 FEET; THENCE N00°04'22"W 226.32 FEET TO THE SIXTEENTH SECTION LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 1; THENCE S89°55'30"E 2016.02 FEET ALONG SAID SIXTEENTH SECTION LINE TO THE NORTHWEST CORNER OF PARCEL 01-077-0075 AS RECORDED IN A WARRANTY DEED IN THE OFFICE OF THE TOOELE COUNTY RECORDER AT ENTRY#354983; THENCE ALONG SAID PARCEL THE FOLLOWING TWO (2) COURSES AND DISTANCES (1) S00°09'04"E 248.48 FEET; THENCE (2) N89°56'50"E 247.38 FEET TO THE SECTION LINE, WHICH IS ALSO THE WESTERLY RIGHT OF WAY LINE OF HALE STREET; THENCE ALONG SAID SECTION LINE AND RIGHT OF WAY LINE S00°17'12"W 252.35 FEET TO THE POINT OF BEGINNING.

CONTAINS: 22.34 ACRES+/-

OWNER'S DEDICATION

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

WELLS CROSSING
SUBDIVISION
PHASE 1

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

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR
HAND THIS 21ST DAY OF March A.D. 2019

DRP MANAGEMENT INC.

A W HARDY FAMILY INVESTMENTS LTD

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF Salt Lake

ON THE 17TH DAY OF June A.D. 2019 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF Salt Lake IN SAID STATE OF UTAH, Millie Parker Allen WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE Vice President OF DRP Management, Inc. A CORP. INC. AND THAT HE SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID COMPANY FOR THE PURPOSES THEREIN MENTIONED.
MY COMMISSION EXPIRES: 10/21/22

Julianne Bennett
A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN Salt Lake COUNTY
MY COMMISSION No. 702168
Julianne Bennett
PRINTED FULL NAME OF NOTARY

LIMITED ~~LIABILITY~~ ACKNOWLEDGMENT
PARTNERSHIP

STATE OF UTAH
S.S.
COUNTY OF Salt Lake

ON THE 14 DAY OF June A.D. 2019 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF Salt Lake IN SAID STATE OF UTAH, Steven L. Handy, Trustee WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS A PARTNER OF THE Firm OF A.W. HARDY FAMILY INVESTMENTS, L.P., A UTAH L.P., AND THAT HE/SHE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED ~~LIABILITY COMPANY~~ PARTNERSHIP FOR THE PURPOSES THEREIN MENTIONED.
MY COMMISSION EXPIRES: 10/21/22

Julianne Bennett
A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN Salt Lake COUNTY
MY COMMISSION No. 702168
Julianne Bennett
PRINTED FULL NAME OF NOTARY

PREPARED FOR
OWNER/DEVELOPER
DRP MANAGEMENT
2885 SOUTH MAIN STREET
SALT LAKE CITY, UTAH 84115
(801) 664-2800
CONTACT: MILLIE PARKER

PREPARED BY
FOCUS ENGINEERING AND SURVEYING, LLC
11 WEST CHURCH STREET
BINGHAM, UTAH 84006 PH: (801) 852-0699
www.focusut.com

CITY ATTORNEY
APPROVED AS TO FORM ON THIS 19TH DAY OF March A.D. 20 19
GRANTSVILLE CITY ATTORNEY

TOOELE COUNTY TREASURER
APPROVED THIS 19th DAY OF June A.D. 20 19 BY THE TOOELE COUNTY TREASURER. PROPERTY TAXES DUE AND OWING HAVE BEEN PAID IN FULL.
TOOELE COUNTY TREASURER

CITY MAYOR
APPROVED THIS 19th DAY OF March A.D. 20 19 BY THE GRANTSVILLE CITY MAYOR:
ATTEST: CITY RECORDER
MAYOR

RECORD OF SURVEY
PER STATE STATUTE 17-23-17, A SURVEY THAT INCLUDES THE LANDS SHOWN HEREON HAS BEEN COMPLETED AND FILED IN THE OFFICE OF THE TOOELE COUNTY SURVEYOR AND ASSIGNED FILE No. 2018-0082.

GRANTSVILLE CITY PUBLIC WORKS
APPROVED THIS 19th DAY OF Mar A.D. 20 19 BY THE DIRECTOR OF PUBIC WORKS FOR GRANTSVILLE CITY
DIRECTOR, GRANTSVILLE CITY PUBLIC WORKS

GRANTSVILLE CITY FIRE DEPARTMENT
APPROVED THIS 14th DAY OF March A.D. 20 19 BY THE GRANTSVILLE CITY FIRE DEPARTMENT
GRANTSVILLE CITY FIRE DEPARTMENT

GRANTSVILLE CITY PLANNING COMMISSION
APPROVED THIS 25th DAY OF March A.D. 20 19 BY THE GRANTSVILLE CITY PLANNING COMMISSION.
CHAIRMAN, GRANTSVILLE CITY PLANNING COMMISSION

TOOELE COUNTY SURVEYOR
APPROVED THIS 20 DAY OF JUNE A.D. 2019
ROS # 2018-0082
TOOELE COUNTY SURVEY DIRECTOR Chief Deputy

GRANTSVILLE CITY ENGINEER
APPROVED THIS 12TH DAY OF March A.D. 2019
GRANTSVILLE CITY ENGINEER

TOOELE COUNTY RECORDER
NO. 488458
STATE OF UTAH, COUNTY OF TOOELE, RECORDED & FILED AT THE REQUEST OF DRP Management Inc.
DATE 6/20/19 TIME 9:41 am
FEE $ 172.00
Marci Morrell
TOOELE COUNTY RECORDER

BK 20 PG 72

First Inspection

NO
TRESPASSING

STOP

Google

Second Inspection

STOP
BRAZEN

AGENDA ITEM #6

Consideration of the proposed Overlay District for Deseret located at approximately 1300 W Mack Canyon Road.

Grantsville City Planning Commission

February 20, 2025
PUBLIC NOTICE

Public hearing for the proposed General Plan Amendment and Overly District for Deseret, located approximately 1300 W Mack Canyon Road.

Notice is hereby given that in accordance with the provisions of Section §10-9A-205 and §10-9a-502 of the Utah Code, the Grantsville Planning Commission will hold a discussion and public hearing on February 20, 2025 at 7:00 p.m. at Grantsville City Hall. The meeting will also be broadcast on Zoom. The discussion, public hearing and meeting are to receive public input and consider action on the Public Hearing of the proposed General Plan Amendment and Overly District for Deseret, located approximately 1300 W Mack Canyon Road and make a recommendation to the City Council. You can view a copy of the proposed application online at the link below, by February 14, 2025.

You can view a copy of the agenda and packet online by 5:00pm on February 14, 2025 at the link below:
https://cms9.revize.com/revize/grantsvilleut/departments/community___economic_development/current_public_notices.php

Or by emailing pzcommission@grantsvilleut.gov. All comments and concerns need to be sent in writing through email or mail and received no later than 12:00pm on February 19, 2025.

Dated this 7th day of February, 2025

BY ORDER OF THE GRANTSVILLE PLANNING COMMISSION

Shelby Moore
Zoning Administrator

Scan the QR code above or use the link below to join the Zoom meeting.
https://us02web.zoom.us/j/86157767307
Meeting ID: 861 5776 7307

SJ Company
183 E Main St
Grantsville, UT 84029

April 1, 2025

Shelby,

I'm writing on behalf of VT Grantsville Co, LLC, the developer of the Deseret Development, to address the requests raised during our last planning commission meeting. We appreciate the opportunity to provide further documentation and clarify a few points about our project, particularly regarding the private road running through our property.

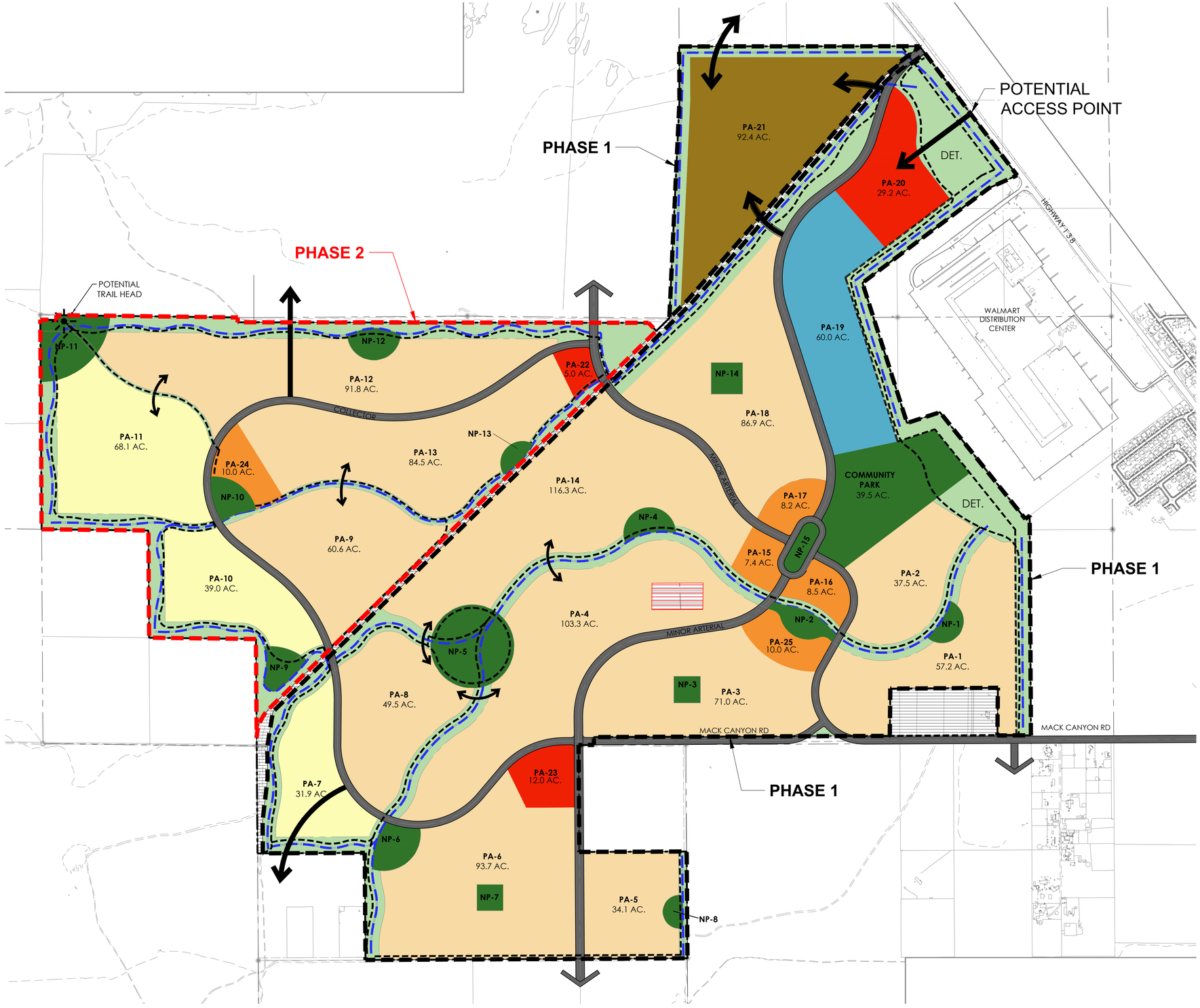
First, we'd like to assure you that our pending application remains on track. There seems to be some curiosity about access, but our project has multiple viable options in place. We already have access to our development and are open to working with neighboring stakeholders to find cooperative solutions where possible. Additionally, we're collaborating closely with UDOT and have plans to utilize both existing and future access points as the project moves forward. Like others, we'll make use of public roads in a way that respects shared access for property owners and the public alike.

Second, regarding the commission's request for more information, please see the attached documentation. It outlines the percentage of densities we'd achieve if we couldn't secure access to the other side of the private road. We're comfortable with the densities shown and believe they align well with our plans for the project.

We hope these clarifications and the attached materials will help the city feel comfortable moving forward with our application. Our aim is to develop this land in a way that contributes positively to the city and its future residents, and we're committed to doing so responsibly and within the law. We're happy to address any further questions and look forward to continuing this process together.

Thank you for your time and consideration.

Shaun Johnson



LAND USE SUMMARY PHASE 1			
LAND USE CATEGORY	**AREA (ACRES)**	**PERCENTAGE OF AREA (ACRES)**	**RESIDENTIAL UNITS**
COMMERCIAL GENERAL	41.2	3%	
COMMERCIAL NEIGHBORHOOD	34.1	3%	
COMMERCIAL FLEX	92.4	7%	462
SUBTOTAL	167.7	14%	462
RESIDENTIAL	31.9	3%	128
RESIDENTIAL FLEX	709.5	57%	4541
SUBTOTAL	741.4	60%	4669
PARK	89.8	7%	
OPEN SPACE / DRAINAGE	182.4	15%	
MAJOR R.O.W.	60.2	5%	
TOTAL	**1241.5**		**5131**

LAND USE SUMMARY PHASE 2			
LAND USE CATEGORY	**AREA (ACRES)**	**PERCENTAGE OF AREA (ACRES)**	**RESIDENTIAL UNITS**
COMMERCIAL GENERAL	5.0	1%	
COMMERCIAL NEIGHBORHOOD	10.0	2%	
COMMERCIAL FLEX	0.0	0%	
SUBTOTAL	15.0	3%	0
RESIDENTIAL	107.1	22%	428
RESIDENTIAL FLEX	236.9	49%	1438
SUBTOTAL	344.0	71%	1866
PARK	28.0	6%	
OPEN SPACE / DRAINAGE	81.8	17%	
MAJOR R.O.W.	18.8	4%	
TOTAL	**487.6**		**1866**

3/13/2025 1:35 PM, 1:35 PM P:\VENTANA CAPITAL\DESERET_OVERALL\CAD\PLANNING\DWG DESERET - LAND USE PLAN.DWG LAYOUT1-24X36 EXHIBIT LAND

PHASES 1&2 LAND USE PLAN

DESERET

GRANTSVILLE, UT

March 13, 2025

terracina design
URBAN PLANNING | CIVIL ENGINEERING | LANDSCAPE ARCHITECTURE

Scale: 1"= 600'-0"
0 300 600 1200

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

Permit # 2024087

Staff Report Summary for
Deseret Development General Plan Amendment, located at approximately 1300 Mack Canyon Road.

Parcel ID(s): 01-063-0-0006
Property Address: 1300 Mack Canyon Rd
Applicant Name: Shaun Johnson
Request: General Plan Amendment
Prepared By: Shelby Moore

Meeting Date: 04/17/25
Public Hearing Date: 02/20/2025
Current Zone: MU
Acres: 1729
Proposed Density: 6,997 gross density

Planning Staff Explanation and Recommendation: This staff report discusses the proposed general plan amendment and overlay district for the Deseret property located on Mack Canyon Road. The amendment and overlay district aim to enhance land use regulations and encourage a balanced mix of commercial and residential development in the area.

Proposed Changes:

Commercial:

1. Include at least 182 acres of the land area as commercial fronting the major street. This equals 11% of the total land area.

Residential:

1. 1085.4 acres is proposed as developable acreage for residential areas. This equals 63% of the total land area.

Land Use Allocation:

1. **Total Commercial Provided:**
    a. Commercial (General): 46.2 Acres (3%)
    b. Commercial (Neighborhood): 44.1 Acres (3%)
    c. Commercial (Flex): 92.4 Acres (5%)
    d. **Total Commercial:** 182.7 Acres (11%)
2. **Total Residential:**
    a. 139 Acres (8%)
    b. Residential Flex 946.4 (55%
    c. Total Residential 1085.4 (63%)
3. **Total Parks:**
    a. Community Park 39.5 (2.2%)
    b. Neighborhood Park 78.3 (4.5%)

    c. Total 117.8 Acres (6.8%)
4. **Open Space:** 264.0 Acres (15.3%)
5. **Total Area:** 946.4 Acres (55%)

Staff Analysis:

1. **Commercial Frontage:**
    a. The requirement for at least 50% of the land area to be commercial fronting the major street ensures that the area maintains a strong commercial presence and supports economic growth.
    b. With the lack of Major roads in that area, it is assumed that 20% of the total acreage would need to account for commercial.
    c. This would provide a total of 345.8 acres of commercial.
2. **Zoning Compatibility:**
    a. The zoning is currently Mixed Use (MU).
    b. Mix Use allows for town home lot sizes of 2,400 sq. ft.
    c. Single Family Lots of 4,000 sq. ft.
    d. Commercial: At least 50% of the land area to be commercial fronting the major street
3. **MIH Dedication:**
    a. The developer is proposing to dedicate 20 acres to moderate income housing.

Exceptions Requested:

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

Parking:

Per GLUDMC Chapter 12.2 1 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 offstreet 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.

*** 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.

TECHNICAL MEMORANDUM

TO: Shelby Moore, Grantsville City Planning and Zoning Administrator

FROM: Shay Stark, Planner

DATE: February 13, 2025

SUBJECT: Deseret Zoning Overlay District – Background and Review

PROJECT NO.: -

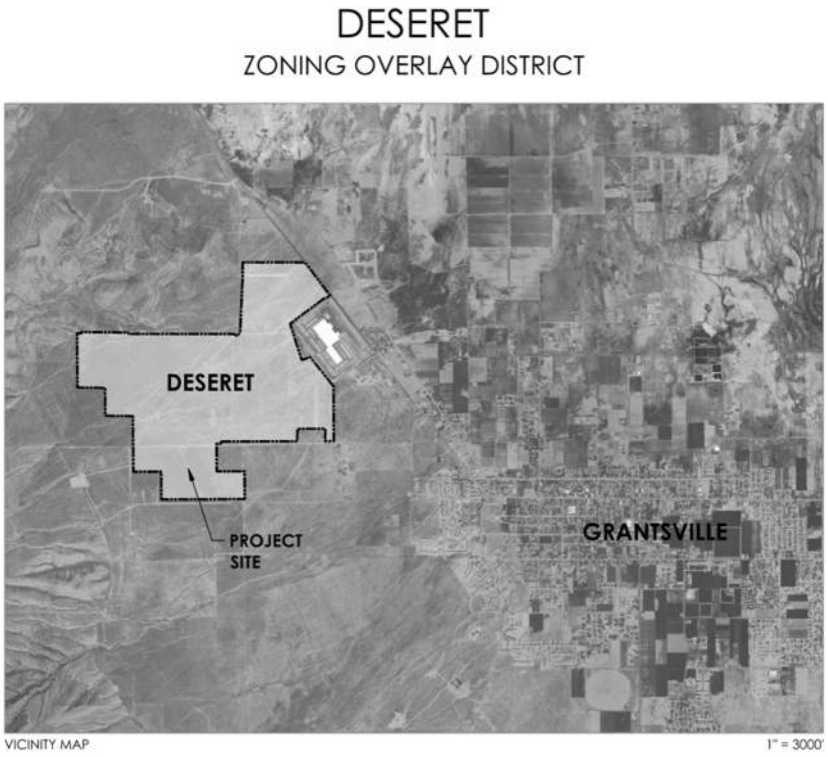
The applicant is requesting the creation of an overlay district to cover 1,729 acres of land surrounding the north and west sides of the Walmart Distribution Center. The applicant has developed a Master Plan for this area that integrates various types of commercial, commercial flex space (light industrial), civic, public space and a variety of types of residential uses in an effort to provide a balance to the Master Planned Community that allows its residents to live, learn, work, recreate and shop in Grantsville and more importantly within the proposed development.

The purpose of this memo is to provide some background on the property, and what an overlay district is. AQUA Engineering has also reviewed the documents and will provide a few comments on how the proposed overlay and Master Plan fit within the General Plan, the General Plan Future Land Use Map, Grantsville City Land Use and Management Code (GLUDMC). This is not meant to be an all-inclusive review, but the goal is to point out key features of what is proposed and compare with City Planning Documents and the City Land-Use Code. The following documents were provided by the applicant and are part of the review:

- Deseret Zoning Overlay District Planning Package. Project Planners and Engineers: Terracina Design and Rick Engineering, Dated 1//14/2025. The package includes the following sheets: Sheet 1 - Cover, Sheet 2 – Existing Conditions, Sheet 3 – Zoning Plan, Sheet 4 – Land Use Plan, Sheet 5 – Land Use Matrix, Sheet 6 – Development Standards – Single Family Detached Estate Dwellings, Sheet 7 – Development Standards – Single Family Detached Dwellings, Sheet 8 – Development Standards - Twin Home / Two Family Dwellings, Sheet 9 – Development Standards - Single Family Attached Dwellings, Sheet 10 – Development Standards – Green Court / Cottage Homes, Sheet 11 – Development Standards – Multi-Family, Sheet 12 – Open Space & Trails Plan, Sheet 13 – Circulation Plan, Sheet 14 – Road Sections, Sheet 15 – Road Sections, Sheet 16 – Architectural Design Standards, Sheet 17 – Design Standards.
- Response Letter to Staff Requested Revisions, by Terracina Design, Dated January 14, 2025. This is included in this review as it contains descriptions of the applicants intent and descriptions of project benefits.
- Deseret Zoning Overlay District Deviations from GLUDMC. Dated January 14, 2025.
- Deseret Zoning Overlay District Code Comparison Table No Date.
- Deseret Traffic Study, Prepared By Galloway and Company, Date January 8, 2025.
- Grantsville Springs PUD Application (Presentation) December 2024

Background:

The Deseret Zoning Overlay District application seeks create a master planned development utilizing a zoning overlay to guide development on 1,729 acres located to the north and west of the Walmart Distribution Center.



Vicinity Map excerpt from the planning documents Cover page.

The purpose for proposing a zoning overlay district is a desire to Master Plan the property to have a cohesive theme utilizing common design standards throughout the project and allowing for a balanced mix of uses. It sems that they recognize that the proposed community would potentially double the current population and thus they are trying to include everything that a complete community would need.

What is an Overlay District:

The opening statement in Salt Lake City's Overlay District Ordinance (21A.34.010 – General Provisions) provides a good example of the intent of an Overlay District:

Statement Of Intent: An Overlay District is intended to provide supplemental regulations or standards pertaining to specific geographic features or land uses, wherever these are located, in addition to "base" or underlying zoning district regulations applicable within a designated area. Whenever there is a conflict between the regulations of a base zoning district and those of an Overlay District, the Overlay District regulations shall control.

An Overlay District may be used to:

- Protect or provide guidance for development in sensitive land areas such as is the case with GLUDMC Chapter 19 Sensitive Area District.
- Preserve unique features and qualities of a neighborhood or community such as a historic

district, or a downtown area.
- Incentivize certain types of uses such as moderate-income housing.
- Allow for implementation of special provisions that would support the intent of a Master Planed neighborhood such as regulating specific aesthetic and architectural features, allowing for a modified streetscape to promote cohesion, walkability and/or alternative modal uses. An example might be South Willow Estates open space corridors and trails including equestrian trails. This may be unique to an area such as the Master Plans for Northstar Ranch, Presidents Park or 20 Wells or as a PUD such as Palomino Ranchettes PUD or Desert Edge.
- Apply additional regulations and incentives to a specific area for redevelopment. GLUDMC Chapter 18 Downtown Redevelopment Area District is an example of this use.
- Etc.

An Overlay Zoning District is codified and is administered on the affected property just as any other Land Use Ordinance. It is important that the Overlay District fits within the existing Land Use ordinances as much as possible so that it does not create a burden on the city and does not create inequality within the processes and administration of the ordinances. For that purpose, Staff requested that the applicant minimize the number of deviations to ordinances that are typically found outside of the Mixed-Use Zoning District. As you will see in the Applicants response letter dated January 14th 2025, they have made modifications to better conform with ordinances and standards including; Commercial meeting CS & CG standards, street sections matching city standards, parking conforming with GLUDMC Chapter 6, signs conforming with GLUDMC Chapter 20, meeting driveway standards and multi-unit section 4.34.

The Deseret Zoning Overlay application and process is in many ways similar to the process that might occur if the City adopts a PUD Zoning Overlay. The process has included the applicant master planning the proposed community not just by creating a pretty concept map with all of their hopes and desires but has included taking a deep dive into infrastructure needs both on and off site, soils analysis, stormwater/floodplain considerations, traffic studies, coordination for schools, and consideration of public service demands to name just a few of the preliminary considerations that have occurred in planning before the overlay application has been submitted.

In order to submit the Zoning Overlay application, the applicant has had to review the City General Plan, other Planning Documents, Land Use Ordinances and City Standards to determine what language needs to be modified by the Zoning Overlay District to accomplish their vision for the development. As you have seen in the documents submitted for your consideration, this has included providing lists of proposed deviations to the land use ordinances as well as the specific language to define the desired features that will be included in the proposed Zoning Overlay District.

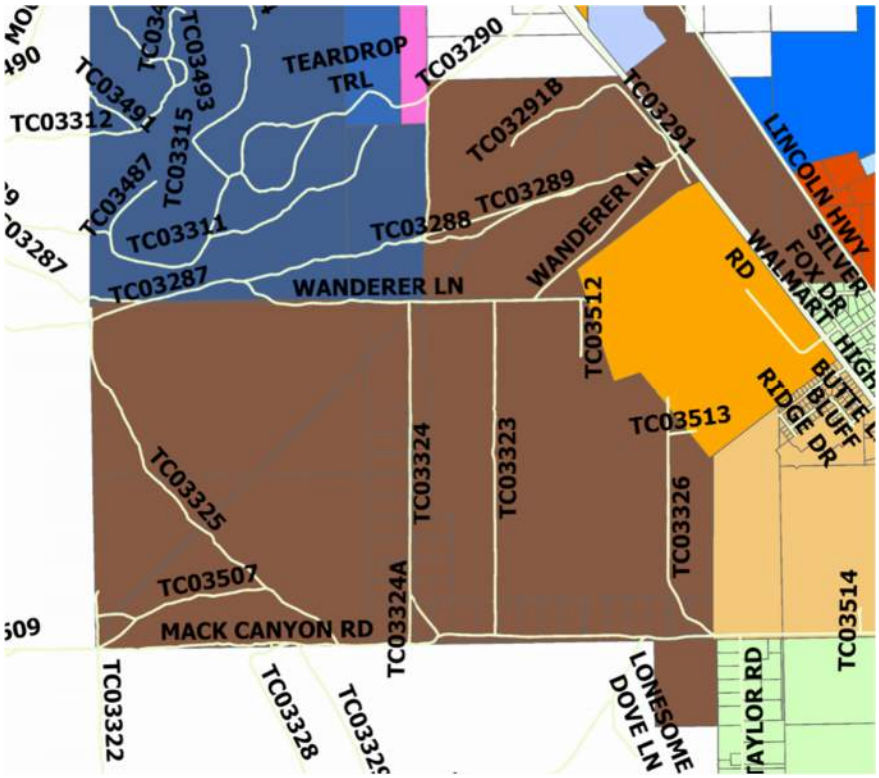
There has been considerable vetting to make the requirements of the overlay district fit in the current City General Plan and Land Use ordinances. There will be a great deal more vetting once there is agreement with Planning Commission and City Council as to what the Deseret Zoning Overlay District will look like.

Once approved, the outcome of the process is a codified Zoning Overlay District that will direct the growth within the proposed PUD, associated planning documents and a Development Agreement to memorialize processes, expectations and key steps and dates associated with the proposed development.

Review Comments:

Characterization of the Zoning:

Since another item on the agenda has detailed the history of the Land Use designation and Zoning for this property it will not be addressed in detail in this memo. The current zoning on this property is MU.



Excerpt from Zoning Map Amended May 1, 2024. The annexation parcels are not shown on this map but are located to the west and to the south of the brown parcels.

The Grantsville City Boundary runs along the west and south sides of the property. To the north lie a group of parcels that are zoned MG and are utilized for mining. A portion of the north boundary is adjacent to land zoned A-10 which may be utilized for grazing at certain times of the year. To the east lies Deseret Edge Subdivision which is also zoned Mixed-Use, The Walmart Distribution Center zoned MD and the Highlands Subdivision PUD which is zoned RM-7.

In many ways the development proposed under the Deseret Zoning Overlay District will be complementary to the neighboring developments that are adjacent to the project on the east. The residential projects to the east include a mix of housing types as will the Deseret project. The Deseret project provides a variety of single-family lot sizes as well as multi-family housing. The proposed commercial and commercial flex are proposed to be located near SR-138 which is easily accessible to Desert Edge and the Highlands. Schools that will be developed in this project will very likely be utilized by these other subdivisions. Schools, Parks and Open Space are proposed along the back of the Walmart property.

Traffic Impact Study and Streets:

Access to the project is off of SR-138 and Mack Canyon Road. SR-138 provides direct access to downtown Grantsville as well as freeway access. According to the Traffic Impact Study the Mack Canyon Road will be initially developed as a collector with two travel lanes on an arterial right-of-way. It will be built out to four-lane arterial in future phases as necessary. The TIS projects the

need for the arterial in Phase 3 (2041 to 2050) of four phases but also recognizes that timing of development on the south side of Mack Canyon Road and in the Highlands Development will affect the timing.

According to the TIS SR-138 has excess capacity through the first three phases but then may require additional improvements with the fourth and final phase. Again, this may change depending on the growth of traffic on SR-138 form other growth in the city.

Phasing in the TIS is used to break the study down into manageable pieces that mimic the general flow of the development over time and does not reflect the actual number of phases that will be used to develop the project.

Deviations to the Standards and Ordinances:

The applicants are asking for some deviations to the ordinances and standards. They have created two tables that address these. The Deviations Table lists those changes that allow something less than the ordinance requires:

DESERET ZONING OVERLAY DISTRICT DEVIATIONS FROM GLUMC

Grantsville, Utah 14-Jan-25

Code Section	City Standard	Deseret Standard	
Chapter 4. Regulations			
Fencing			
Max Height	6 feet	6 feet for residential 8 feet for industrial screening	
Residential Min Building Width	22 feet	20 feet	
Multi-Unit Residential			
Single Family Attached (townhomes)		Front Loaded	Alley Loaded
Front Setback	25 feet	10 feet 25 feet to garage	10 feet
Side Setback	15 feet	5 feet	5 feet
Rear Setback	20 feet	15 feet	5 feet
Building Separation	30 feet	10 feet	10 feet
Corner setback	25 feet	10 feet or sight triangle	10 feet or sight triangle
Multi-family (apartments/condos)			
Visitor Parking	1/ unit and .5 per unit	1 per every 3 units	
Building Height (max)	35 feet	45 feet (as approved by Fire Department)	
Chapter 6. Parking			
Parking Requirements			
Multi family guest parking	1 per unit for first 10 then 0.5 per unit	1 per 3 units	
Single Family Parking		driveways count toward meeting off street parking requirements	

DESERET ZONING OVERLAY DISTRICT DEVIATIONS FROM GLUMC

Grantsville, Utah 14-Jan-25

Code Section	City Standard	Deseret Standard	
Chapter 19a. Mixed Use			
Single Family Detached		Front Loaded	Alley Loaded
Lot Size (min)	4,000 sf	*4,500 sf	2,400 sf
Lot Frontage	50 feet	45 feet	30 feet
Front Setback	25 feet	10 feet	10 feet
Side Setback	7.5 feet	5 feet	5 feet
Rear Setback	20 feet	15 feet	5 feet
Corner setback	25 feet	10 feet (must adhere to sight triangle)	10 feet (must adhere to sight triangle)
Twin / Two Family Homes			
Lot Size (min)	4,000 sf	4,000 sf	2,400 sf
Lot Frontage	50 feet	40 feet	30 feet
Front Setback	25 feet	10 feet	10 feet
Side Setback	7.5 feet	5 feet	5 feet
Rear Setback	20 feet	10 feet	5 feet
Corner setback	25 feet	10 feet (must adhere to sight triangle)	10 feet (must adhere to sight triangle)
Chapter 21. Subdivision			
Phase Development	50 lots per filing	200 lots per filing	
	subsequent filiings only when 70% built	up to 600 lots or 3 filings may be in review at any one time	
Design Standards			
Easements	10 foot front	5 foot front or as approved by utility providers	
	7.5 foot side and rear	5 foot side, only if needed for utility connections	

There are also some instances where their standard is greater than the ordinance requires. Some of these have been listed in the following table:

DESERET ZONING OVERLAY DISTRICT

Grantsville, Utah

Code Section	City Standard	Deseret Standard
Chapter 4. Regulations		
Fencing		
*Materials	none	vinyl not permitted
*Style	none	throughout Deseret
Multi-Unit Residential		
*Common Open Space	10%	20%
Building Height (max)	35 feet	45 feet (as approved by Fire Department)
Chapter 9. Landscape		
*Landscape Buffers along Arterials and Collector Roads	none	30' along arterial and collector roads
Landscape Reqmts		
Parkway	1 tree / 30 feet	1 tree / 30 feet
*Detention	none	1 tree / 100 lf
*Landscape Buffers	none	1 tree and 10 shrubs per 40 lf
*Medians	none	1 tree / 40 lf
*Parking Lots	none	1 tree per 10x18' island
*Parks	none	1 tree and 5 shrubs per 1,500 sf
*Other Landscape Areas	none	1 tree and 5 shrubs per 3,000 sf

It is important to note that if the zoning overlay district is approved these proposed standards will no longer be deviations to ordinances but will be the codified standards for the Deseret Zoning

Overlay District and will only apply to this overlay.

Benefits of the Project:

The applicants' January 14th response letter notes several benefits that they feel the project provides to the City. They are listed below:

Deseret offers many Benefits to the City including the following:

1. Master Planned Community
   Deseret is a thoughtfully planned community, not a subdivision. Deseret will integrate a variety of housing types with passive and active recreation and community facilities that will serve all residents of Grantsville.

2. Active Parks
   117.8 acres of active parks with triggers for construction. The capital facilities pla shows an acreage requirement of 88 acres assuming 3 persons per household.

3. Dedicated Open Space with trails
   264 acres of open space with 11.5 miles of trails

4. Civic and Community Space
   Opportunities for civic uses such as a fire station, community space, schools, churches will be located in Deseret.

5. Retail and Commercial Opportunities
   Deseret has 180 acres of property zoned for commercial uses. In addition, the Residential Flex areas (totaling 946 acres have retail and commercial uses permitted).

6. Infrastructure
   Deseret will contribute to the expansion of the wastewater treatment plant, upgrade the culinary water system and provide road connections.

7. Design Standards
The Zoning Overlay District includes many design and development standards that exceed what is required in the GLUMC including the following:

Code Section	City Standard	Deseret Standard
Chapter 4. Regulations		
Fencing		
*Materials	none	vinyl not permitted
*Style	none	details included for consistency throughout Deseret
Multi-Unit Residential		
*Common Open Space	10%	20%
Building Height (max)	35 feet	45 feet (as approved by Fire Department)
Chapter 9. Landscape		
*Landscape Buffers along Arterials and Collector Roads	none	30' along arterial and collector roads
Landscape Reqmts		
Parkway	1 tree / 30 feet	1 tree / 30 feet
*Detention	none	1 tree / 100 lf
*Landscape Buffers	none	1 tree and 10 shrubs per 40 lf
*Medians	none	1 tree / 40 lf
*Parking Lots	none	1 tree per 10x18' island
*Parks	none	1 tree and 5 shrubs per 1,500 sf
*Other Landscape Areas	none	1 tree and 5 shrubs per 3,000 sf
Chapter 19a. Mixed Use		
*Landscape Requirement	25%	27% (22% parks and open space + 5% landscape area)
Chapter 21. Subdivision		
*Open Space	10%	22%
Design Standards		
Blocks	none	700 feet maximum. Maximum of 1,000 feet with 30' tract
Other Design Standards		
*Lighting	none	dark sky compliance and cut off down cast fixtures
*Residential Architecture	none	product variation requirements green court development standards cottage homes development standards multifamily 360 design requirements, articulation requirements
*Commercial Architecture	none	building articulation requirements, mechanical and service yard screening requirements
* Parks and Open Space Triggers	none	triggers for timing of construction for parks included

Moderate Income Housing:

There is a lot of pressure on the City to promote moderate income housing. This has been a challenging issue to address. The applicants of this project have suggested a novel approach which deserves consideration. The project applicants are proposing dedicating 20 acres of land to the City or a housing agency to develop moderate income housing. In the past the City has

partnered with the Tooele Housing Authority to provide moderating income housing. The Blue Lakes Subdivision located on the north side of Clark Street between Bowery and Race Street is one of these projects. By partnering with the Tooele Housing Authority grants may be available to develop moderate income housing. The City does not need to enter into the development business as that is the role of the housing authority, but the City can facilitate the process by partnering with the housing authority for grants, and providing out of the box opportunities for developers to contribute to moderate income housing.

The dedication of 20 acres of land in Deseret project for moderate income housing is a significant benefit if the Tooele Housing Authority is willing to partner with the City to find funding and spearhead the project.

Conclusion:

The proposed Deseret Zoning Overlay District is a significant project in size and scope. It is very likely to take several decades to develop out and thus it is important that it is Master Planned taking very thoughtful consideration of infrastructure and services demands as well as providing the right balance of residential, commercial, civic, public uses that take care of the citizens which live within the area as well as benefit the surrounding community.

With a project of this scope it is important that the ordinances and standards necessary to enact the vision of the Master Plan are codified in the overlay, and the specifics of how the project is to move forward are memorialized in a Development Agreement so that there is a clear path ahead not just for the near future but through the life of the project. The process of enacting the Deseret Zoning Overlay District is the City's opportunity to work with the applicant and guide development of a large area in the city.

The documents that have been provided by the applicant are thoughtful and have taken consideration of many very consequential issues such as but certainly not limited to utilities, infrastructure, schools, availability of services, quality of life issues such as walkability, availability of parks, trails and open space. The applicant has been very receptive to staff suggestions and has shown a willingness to put in the effort to learn about and try to address the challenges and needs of not only the project itself but its impact on the community. It is now time to move this forward to Planning Commission and City Council for their consideration.

END

January 14, 2025

Shelby Moore, Zoning Administrator
Grantsville City
429 East Main Street
Grantsville, UT 84029

Re: Deseret

Dear Shelby,

On behalf of Ventana Capital and SJ Company, Terracina Design has reviewed the comments received on November 27, 2024 from the City. The Zoning District Map has been revised and responses provided on the pdf.

Deseret is comprised of approximately 1,729 acres and proposes a maximum of 6,997 homes, 90.3 acres (6%) of associated non-residential uses including retail, professional services, schools, and churches and 381 acres of parks and open space.

Deseret is zoned Mixed Use which is the densest Zone District in the City. With this zoning district overlay, the density is capped at 6,997 homes which equates to 4.0 dwelling units per acre. This density is below the adjacent developments of The Highlands which has 6.8 dwelling units per acre and Desert Edge which has 5.9 dwelling units per acre.

Revisions to Zoning District Map with this submittal.

1. Deviation Requests. The table has been greatly reduced to only reflect those deviations that are less than the requirements in the GLUMC. Any other items in the Zoning Overlay District that exceed the GLUMC are shown under benefits.

2. Land uses and development standards for Commercial Areas have been removed and will instead follow the standards and uses allowed in the C-S and C-G Districts per Section 19a.2 of the GLUMC.

3. Street Sections. Revised to match current City standards, however, they remain in the Overlay District to ensure consistent streets throughout the community. We continue to believe that a reduced pavement section would benefit the City by reducing impervious surfaces along with less asphalt to maintain over time. If the City would agree to discussing modified sections, we would be happy to have further discussions.

terracina design
Landscape Architecture ▪ Planning ▪ Civil Engineering
10200 E. Girard Avenue, A-314. Denver, CO 80231 ph: 303.632.8867

4. Parking. The parking requirements are shown on the Land Use Matrix and are consistent with the requirements of Chapter 6 of the GLUMC with the exception of visitor parking for multi-family. They are included in the Use Matrix to avoid interpretation between land use nomenclature and parking nomenclature.

5. Signs. Custom sign standards have been removed from the Zoning Overlay District. Signs within Deseret will comply with Chapter 20 of the GLUMC.

6. Multi-family Development Standards have been revised to comply with Section 4.34.

7. The minimum length of driveways, when provided, has been revised to 25 feet.

8. Moderate Income Housing. Deseret understands the importance of offering many types of housing the price of housing. The smaller lots and product proposed will offer a lower price point than traditional 7,000 sf lots. Deseret will dedicate 20 acres for moderate income housing. The land may be dedicated to the Housing Authority, City or other entity as the City sees fit to fulfill the moderate-income housing requirement.

Deseret offers many Benefits to the City including the following:

1. Master Planned Community
   Deseret is a thoughtfully planned community, not a subdivision. Deseret will integrate a variety of housing types with passive and active recreation and community facilities that will serve all residents of Grantsville.

2. Active Parks
   117.8 acres of active parks with triggers for construction. The capital facilities plan shows an acreage requirement of 88 acres assuming 3 persons per household.

3. Dedicated Open Space with trails
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   Opportunities for civic uses such as a fire station, community space, schools, churches will be located in Deseret.

5. Retail and Commercial Opportunities
   Deseret has 180 acres of property zoned for commercial uses. In addition, the Residential Flex areas (totaling 946 acres have retail and commercial uses permitted).

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   Deseret will contribute to the expansion of the wastewater treatment plant, upgrade the culinary water system and provide road connections.

7. Design Standards
   The Zoning Overlay District includes many design and development standards that exceed what is required in the GLUMC including the following:

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Chapter 4. Regulations		
Fencing		
*Materials	none	vinyl not permitted
*Style	none	details included for consistency throughout Deseret
Multi-Unit Residential		
*Common Open Space	10%	20%
Building Height (max)	35 feet	45 feet (as approved by Fire Department)
Chapter 9. Landscape		
*Landscape Buffers along Arterials and Collector Roads	none	30' along arterial and collector roads
Landscape Reqmts		
Parkway	1 tree / 30 feet	1 tree / 30 feet
*Detention	none	1 tree / 100 lf
*Landscape Buffers	none	1 tree and 10 shrubs per 40 lf
*Medians	none	1 tree / 40 lf
*Parking Lots	none	1 tree per 10x18' island
*Parks	none	1 tree and 5 shrubs per 1,500 sf
*Other Landscape Areas	none	1 tree and 5 shrubs per 3,000 sf
Chapter 19a. Mixed Use		
*Landscape Requirement	25%	27% (22% parks and open space + 5% landscape area)
Chapter 21. Subdivision		
*Open Space	10%	22%
Design Standards		
Blocks	none	700 feet maximum. Maximum of 1,000 feet with 30' tract
Other Design Standards		
*Lighting	none	dark sky compliance and cut off down cast fixtures
*Residential Architecture	none	product variation requirements
		green court development standards
		cottage homes development standards
		multifamily 360 design requirements, articulation requirements

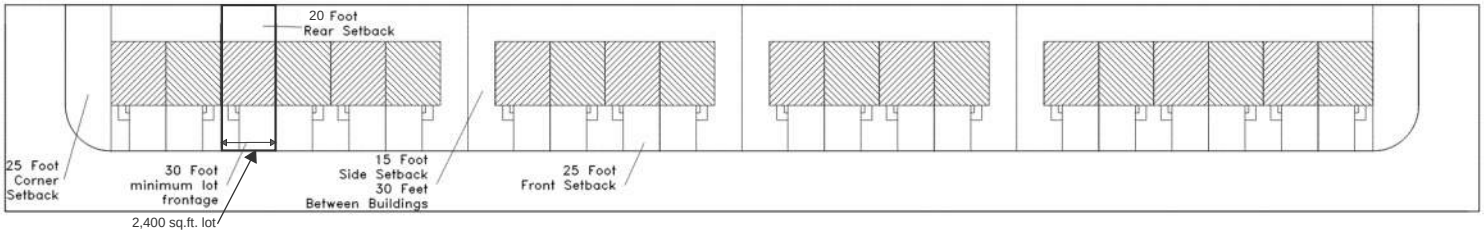
*Commercial Architecture	none	building articulation requirements, mechanical and service yard screening requirements
* Parks and Open Space Triggers	none	triggers for timing of construction for parks included

We appreciate the opportunity to submit this application for your review and consideration and look forward to being a positive addition to Grantsville.

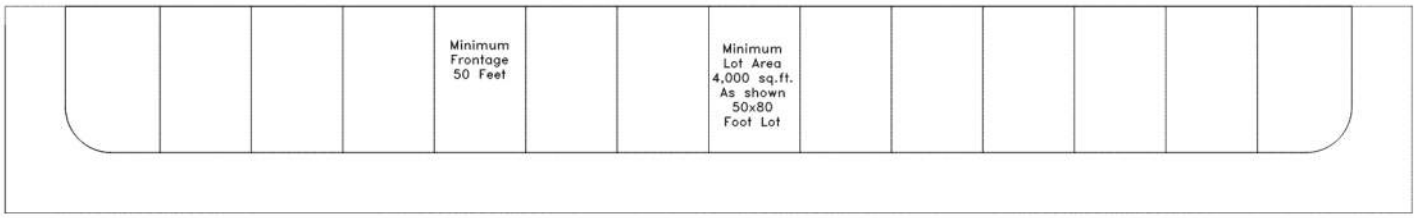
Sincerely,
Terracina Design

Layla Rosales
Principal

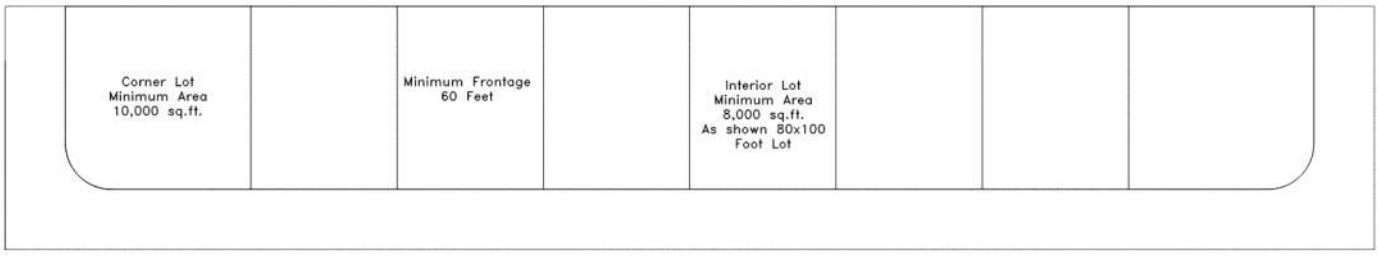
GLUDMC 4.34 townhomes 2,400 sq.ft. lots includes 30 foot width, 25 foot front set back, 20 foot rear setback, and dwelling footprint. (GLUDMC 4.34-2 a,c&d)
35'x30' = 1,050 sq.ft. townhomes
91,078 sq.ft. 2.0909 acres Equivalent 9.57 units per acre (this layout, The calculation does not include required: 10% open space, visitor parking, storm water basin)
33 foot half width residential street (32,146.2523 sq.ft. 0.73.80 acres) 740 foot long block (GLUDMC 21.6.3-3 & Grantsville Standard Residential Street Cross Section)



GLUDMC 19a.3 Mixed Use District Single Family Lots 4,000 sq.ft. Min. 50 foot frontage width.
86,936.9116 sq.ft. 1.9958 acres Equivalent qsave7.0 units per acre (this layout, The calculation does not include required: 10% open space or storm water basin)
33 foot half width residential street (30,936.9116 sq.ft. 0.7102 acres) 703.35 foot long block (GLUDMC 21.6.3-3 & Grantsville Standard Residential Street Cross Section)



GLUDMC 15.5.1 & 5 Multiple Residential District RM-15 Single Family Lots 8,000 sq.ft. interior Min. 60 foot frontage width.
99,574.7858 sq.ft. 2.2859 acres Equivalent 3.5 units per acre (this layout, The calculation does not include required: 10% open space or storm water basin)
33 foot half width residential street (31,574.778 sq.ft. 0.7249 acres) 682.68 foot long block (GLUDMC 21.6.3-3 & Grantsville Standard Residential Street Cross Section)



DESERET ZONING OVERLAY DISTRICT DEVIATIONS FROM GLUMC

Grantsville, Utah 14-Jan-25

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Side Setback	15 feet	5 feet	5 feet
Rear Setback	20 feet	15 feet	5 feet
Building Separation	30 feet	10 feet	10 feet
Corner setback	25 feet	10 feet or sight triangle	10 feet or sight triangle
Multi-family (apartments/condos)			
Visitor Parking	1/ unit and .5 per unit	1 per every 3 units	
Building Height (max)	35 feet	45 feet (as approved by Fire Department)	
Chapter 6. Parking			
Parking Requirements			
Multi family guest parking	1 per unit for first 10 then 0.5 per unit	1 per 3 units	
Single Family Parking		driveways count toward meeting off street parking requirements	

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Grantsville, Utah 14-Jan-25

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Side Setback	7.5 feet	5 feet	5 feet
Rear Setback	20 feet	15 feet	5 feet
Corner setback	25 feet	10 feet (must adhere to sight triangle)	10 feet (must adhere to sight triangle)
Twin / Two Family Homes			
Lot Size (min)	4,000 sf	4,000 sf	2,400 sf
Lot Frontage	50 feet	40 feet	30 feet
Front Setback	25 feet	10 feet	10 feet
Side Setback	7.5 feet	5 feet	5 feet
Rear Setback	20 feet	10 feet	5 feet
Corner setback	25 feet	10 feet (must adhere to sight triangle)	10 feet (must adhere to sight triangle)
Chapter 21. Subdivision			
Phase Development	50 lots per filing	200 lots per filing	
	subsequent filiings only when 70% built	up to 600 lots or 3 filings may be in review at any one time	
Design Standards			
Easements	10 foot front	5 foot front or as approved by utility providers	
	7.5 foot side and rear	5 foot side, only if needed for utility connections	

DESERET
ZONING OVERLAY DISTRICT

AUTHORITY

THIS ZONING OVERLAY DISTRICT IS AUTHORIZED BY SECTION 3.16 OF THE LAND USE DEVELOPMENT AND MANAGEMENT CODE OF THE CITY OF GRANTSVILLE PURSUANT TO THE UTAH CODE TITLE 10-9A-501 AND SUCH OTHER AUTHORITIES AND PROVISIONS OF THE UTAH CODE ANNOTATED AND LAW THAT ARE RELEVANT AND APPROPRIATE.

LEGAL DESCRIPTION

THE BASIS OF BEARING FOR THIS SURVEY IS THE LINE BETWEEN THE FOUND MONUMENT AT THE NORTHWEST CORNER AND THE NORTH QUARTER CORNER OF SECTION 27, TOWNSHIP 2 SOUTH, RANGE 6 WEST, SALT LAKE BASE AND MERIDIAN, WHICH BEARS NORTH 89°04'40" EAST 2514.34 FEET.

PARCEL 1:

THE NORTHEAST QUARTER AND THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 2 SOUTH, RANGE 6 WEST, SALT LAKE BASE AND MERIDIAN. (TAX PARCEL NO. 05-081-0-0010)

PARCEL 2:

THE NORTH HALF OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 6 WEST, SALT LAKE BASE AND MERIDIAN. (TAX PARCEL NO. 01-120-0-0010) EXCEPTING THEREFROM THE EAST 877.5 FEET.

PARCEL 3:

THE SOUTH HALF OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 6 WEST, SALT LAKE BASE AND MERIDIAN. (TAX PARCEL NO. 01-120-0-0006) EXCEPTING THEREFROM THE EAST 877.5 FEET.

PARCEL 4:

THE NORTH HALF OF THE NORTHWEST QUARTER, THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, AND THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 6 WEST, SALT LAKE BASE AND MERIDIAN. (TAX PARCEL NO. 05-082-0-0037)

PARCEL 5:

THE NORTH HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 6 WEST, SALT LAKE BASE AND MERIDIAN (TAX PARCEL NO. 05-082-0-0027)

PARCEL 6:

THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 6 WEST, SALT LAKE BASE AND MERIDIAN (TAX PARCEL NO. 05-082-0-0033)

PARCEL 7:

BEGINNING AT THE NORTHWEST CORNER OF SECTION 27, TOWNSHIP 2 SOUTH, RANGE 6 WEST, SALT LAKE BASE AND MERIDIAN, THENCE SOUTH 02°13'09" EAST 3277.55 FEET, THENCE SOUTH 89°43'43" WEST 335.9 FEET, THENCE NORTH 00°33'43" WEST 1638.00 FEET. THENCE NORTH 89°43'43" EAST 698.00 FEET, THENCE NORTH 00°33'43" EAST 1638.00 FEET, THENCE NORTH 89°43'43" EAST 874.86 FEET TO THE POINT OF BEGINNING. (TAX PARCEL NO. 01-120-0-0009)

LESS AND EXCEPTING ANY PORTIONS DESCRIBED IN THAT CERTAIN WARRANTY DEED RECORDED MARCH 25, 2021 AS ENTRY NO. 539331 AND IN WARRANTY DEED RECORDED APRIL 2, 2021 AS ENTRY NO. 540210

PARCEL 8:

BEGINNING AT THE NORTHWEST CORNER OF SECTION 27, TOWNSHIP 2 SOUTH, RANGE 6 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 89°46'01" EAST 2522.7 FEET MORE OR LESS TO GRANTSVILLE ANNEXATION REC 8/8/03 #207757 880/91 OF TOOELE COUNTY OFFICIAL RECORDS, THENCE SOUTH 17°39'15" EAST 1370.96 FEET, THENCE NORTH 71°48'53" EAST 427.45 FEET, THENCE SOUTH 38°40'11 EAST 1690.12 FEET, THENCE NORTH 53°08'05 EAST 427.45 FEET, THENCE SOUTH 38°40'11 EAST 1690.12 FEET, THENCE NORTH 53°08'05" EAST 72.05 FEET, THENCE SOUTH 2175.78 TO VALLEY RANCHES SUBDIVISION BOUNDARY LINE OF SAID SUBDIVISION, THENCE SOUTH 89°10'00" WEST 3990.00 FEET, THENCE NORTH 1310.4 FEET, THENCE SOUTH 89°10'10"00 WEST 354.38 FEET MORE OR LESS TO WEST LINE OF SECTION 27, THENCE NORTH 02°13'09" WEST 3320.41 FEET TO THE POINT OF BEGINNING. (TAX PARCEL NO. 01-063-0006)

LESS AND EXCEPTING ANY PORTIONS DESCRIBED IN THAT CERTAIN WARRANTY DEED RECORDED MARCH 25, 2021 AS ENTRY NO. 539331

PARCEL 9:

THE WEST ½ OF THE SOUTHWEST 1/4, THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 (LESS 5.12 AC TO GRANTSVILLE CITY) NORTHEAST 1/4 OF THE SOUTHWEST ¼ , SOUTH ½ OF THE NORTHWEST ¼ OF SECTION 22, TOWNSHIP 2 SOUTH, RANGE 6 WEST, SALT LAKE BASE AND MERIDIAN. ALSO COMMENCING AT THE CENTER OF SECTION 22, TOWNSHIP 2 SOUTH, RANGE 6 WEST, THENCE NORTH 660 FEET, THENCE EAST TO THE WEST BOUNDARY LINE OF HIGHWAY 138, THENCE SOUTHEASTERLY ALONG THE WEST BOUNDARY LINE OF HIGHWAY TO A POINT DIRECTLY EAST OF THE POINT OF BEGINNING, THENCE WEST TO THE POINT OF BEGINNING. (TAX PARCEL NO. 01-115-0-0025)

LESS AND EXCEPTING ANY PORTIONS DESCRIBED IN THAT CERTAIN WARRANTY DEED RECORDED MARCH 25, 2021 AS ENTRY NO. 539331

PARCEL 10:

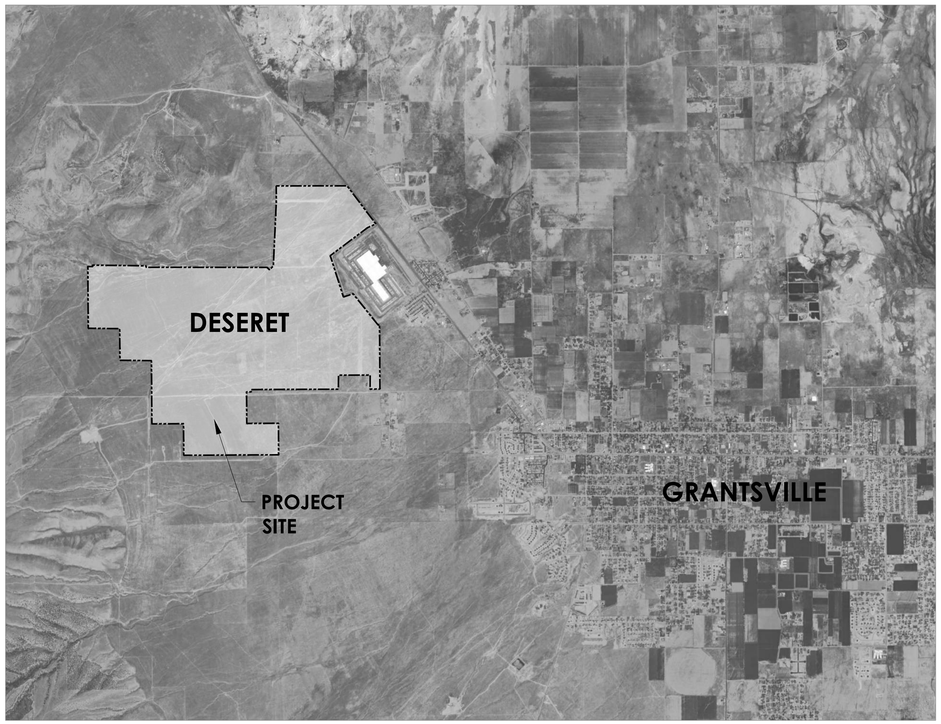
BEGINNING AT THE NORTH 1/4 CORNER OF SECTION 22, TOWNSHIP 2 SOUTH, RANGE 6 WEST, SALT LAKE BASE & MERIDIAN, RUNNING THENCE EAST 1320 FEET; THENCE SOUTH 1320 FEET; THENCE EAST 297 FEET; THENCE SOUTH 2203.27 FEET, THENCE SOUTH 65°32'07" WEST 484.95 FEET, THENCE SOUTH 53°07'50" WEST 1421.52 FEET, THENCE NORTH 1941.65 FEET, THENCE EAST 1320 FEET; THENCE NORTH 1320 FEET; THENCE WEST 1320 FEET; THENCE NORTH 1320 FEET TO THE POINT OF BEGINNING. (TAX PARCEL NO. 01-115-0-0021)
LESS AND EXCEPTING ANY PORTIONS DESCRIBED IN THAT CERTAIN SPECIAL WARRANTY DEED RECORDED DECEMBER 10, 2020 AS ENTRY NO. 529338

LESS AND EXCEPTING ANY AND ALL PORTIONS LYING EAST OF THE WEST LEGAL BOUNDARY OF STATE ROAD 138 HIGHWAY.

LESS AND EXCEPTING ANY AND ALL PORTIONS LYING WITHIN THE LEGAL BOUNDS OF THAT CERTAIN PROPERTY DESCRIBED IN THAT CERTAIN WARRANTY DEED RECORDED DECEMBER 11, 1963 AS ENTRY NO. 268986.

PARCEL 11:

LOTS 1, 6 THROUGH 25, 126 THROUGH 128 VALLEY RANCHES SUBDIVISION. (TAX PARCEL NO. 10-036-0-0001, 10-036-0-0006 THROUGH 10-036-0-0010, 10-037-0-0011 THROUGH 10-037-0-0023; 10-039-0-0024,10-039-0-0025)



VICINITY MAP 1" = 3000'

CITY CERTIFICATION

THIS ZONING OVERLAY DISTRICT REQUEST HAS BEEN REVIEWED AND FOUND TO BE COMPLETE AND IN ACCORDANCE WITH THE LAND USE DEVELOPMENT AND MANAGEMENT CODE OF THE CITY OF GRANTSVILLE.

_____ _____
MAYOR, CITY OF GRANTSVILLE DATE

_____ _____
CITY CLERK (ATTEST) DATE

CLERK AND RECORDER CERTIFICATION

STATE OF UTAH)
) SS.
COUNTY OF TOOELE)

I HEREBY CERTIFY THAT THIS PLAN WAS FILED IN MY OFFICE ON THIS _____ DAY OF _____ , 20____ A.D. AT _____ O'CLOCK AM/PM AND WAS RECORDED PER RECEPTION NO. _____ .

_____
TOOELE COUNTY CLERK AND RECORDER

DEVELOPMENT PHASING

PHASING WILL OCCUR IN A LOGICAL AND COST EFFECTIVE MANNER BASED ON INFRASTRUCTURE EXTENSION, AVAILABILITY OF UTILITY SERVICE, AND MARKET CONDITIONS. THE PROJECT WILL BE BUILT IN MULTIPLE PHASES, AS CONDITIONS DICTATE. THE FINAL PLATTING OF SUBDIVISIONS MAY INCLUDE UP TO 200 LOTS IN EACH PHASE. A MAXIMUM OF THREE PLATS OR 600 LOTS MAY BE IN REVIEW AT ANY ONE TIME.

RELATIONSHIP TO CITY REGULATIONS

THE PROVISIONS OF THIS ZONING OVERLAY DISTRICT SHALL PREVAIL AND GOVERN DEVELOPMENT TO THE EXTENT PERMITTED BY THE CITY OF GRANTSVILLE MUNICIPAL CODE. WHERE STANDARDS, DETAILS, AND GUIDELINES OF THE ZONING OVERLAY DISTRICT DO NOT CLEARLY ADDRESS A SPECIFIC SUBJECT OR ARE SILENT, THE CITY OF GRANTSVILLE MUNICIPAL CODE AND OTHER STANDARDS, REGULATIONS, AND GUIDELINES SHALL BE USED. ALL PROPOSED DEVELOPMENT IS SUBJECT TO CITY OF GRANTSVILLE REVIEW PROCEDURES.

OWNERSHIP CERTIFICATION

FIDELITY NATIONAL TITLE COMPANY, A QUALIFIED TITLE COMPANY, DULY LICENSED BY THE STATE OF UTAH, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE OF ALL LANDS DEPICTED AND DESCRIBED HEREON AND THAT TITLE TO SUCH LAND IS OWNED IN FEE SIMPLE BY VT GRANTSVILLE LAND CO, LLC, A COLORADO LIMITED LIABILITY COMPANY.

FIDELITY NATIONAL TITLE COMPANY

BY: _____ DATE: _____

STATE OF UTAH)
) SS.
COUNTY OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ , 20_____

BY _____ , AS _____ OF FIDELITY NATIONAL TITLE COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES _____

_____
NOTARY PUBLIC

OWNER SIGNATURE

VT GRANTSVILLE LAND CO, LLC, A COLORADO LIMITED LIABILITY COMPANY, AS MANAGER

BY: _____

NAME: _____ ,
TITLE: MANAGER

STATE OF _____
) SS.

COUNTY OF _____

_____ THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF _____ , 20_____

BY _____ , AS MANAGER OF VT GRANTSVILLE HOLD CO, LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES _____

_____
NOTARY PUBLIC

OWNER/APPLICANT

VT GRANTSVILLE LAND CO, LLC
8678 CONCORD CENTER DR. SUITE 200
ENGLEWOOD, COLORADO 80112
CONTACT: TOM CLARK, VENTANA CAPITAL
PHONE: 303-346-7006
EMAIL: tclark@ventanacap.com

PLANNER

TERRACINA DESIGN
10200 E GIRARD AVENUE SUITE A-314
DENVER, COLORADO 80231
CONTACT: LAYLA ROSALES
PHONE: 303-632-8867
EMAIL: lrosales@terracinadesign.com

ENGINEER

RICK
8678 CONCORD CENTER DR. SUITE 200
ENGLEWOOD, COLORADO 80112
CONTACT: ROB FITCH, PE
PHONE: 303-537-8020
EMAIL: rfitch@rickengineering.com

SHEET INDEX

1	COVER
2	EXISTING CONDITIONS
3	ZONING PLAN
4	LAND USE PLAN
5	LAND USE MATRIX
6-11	DEVELOPMENT STANDARDS
12	OPEN SPACE & TRAILS PLAN
13	CIRCULATION PLAN
14-15	STREET SECTIONS
16-17	DESIGN STANDARDS

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ph:+303.632.8867

RICK

PROJECT NAME

DESERET
ZONING OVERLAY DISTRICT
GRANTSVILLE, UTAH

SUBMITTAL DATE:
7/18/2024
REVISION DATE:
8/23/2024
1/14/2025
2/26/2025

SHEET TITLE

COVER

SHEET NUMBER

1

SHEET 1 OF 17

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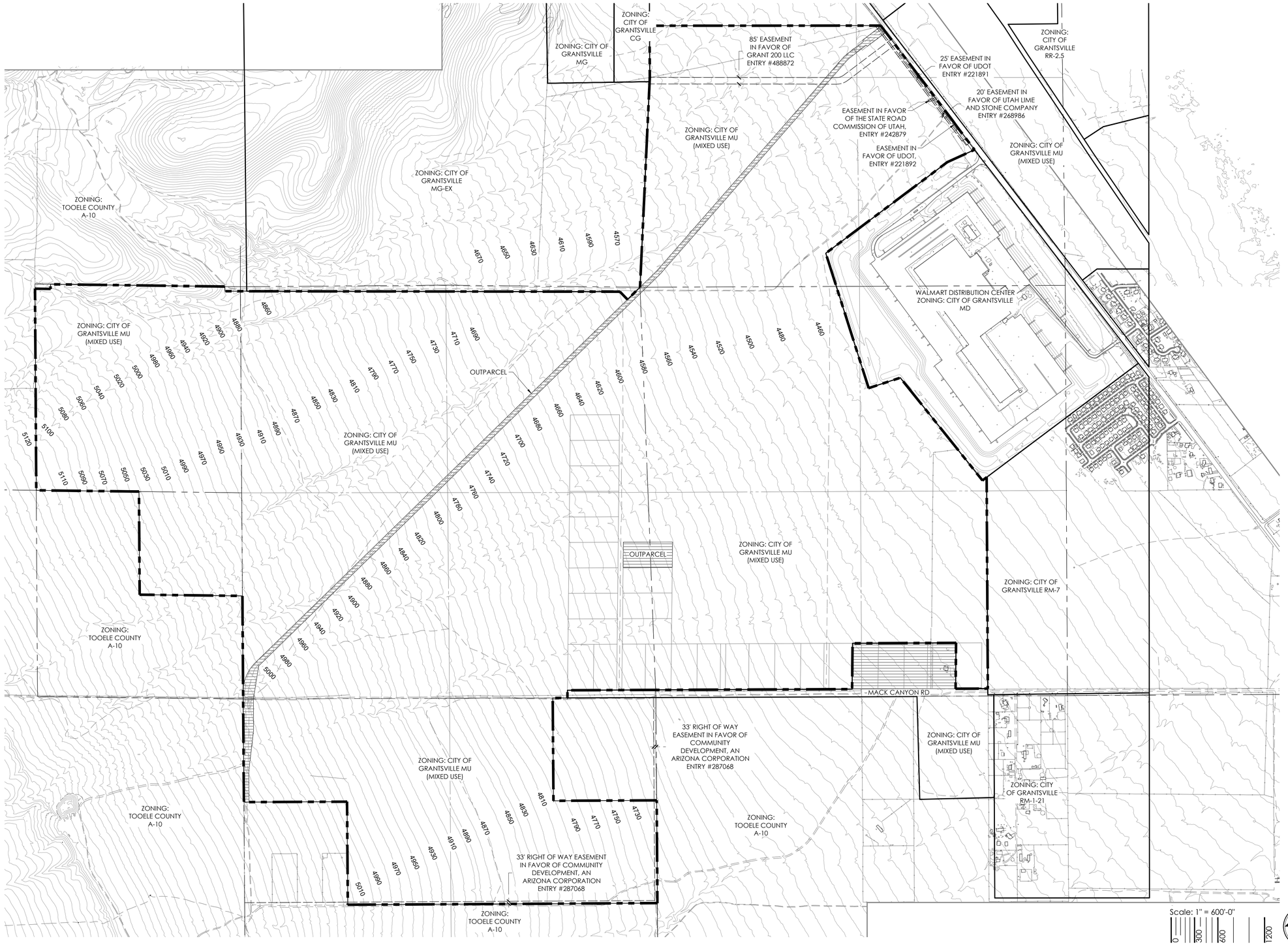
DESERET

ZONING OVERLAY DISTRICT



LEGEND

- PROPERTY BOUNDARY
- OUTPARCEL
- MAJOR CONTOUR
- 5000 CONTOUR LABEL

Scale: 1" = 600'-0"

0 300 600 1200

N

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RICK

PROJECT NAME

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SHEET TITLE

EXISTING CONDITIONS

SHEET NUMBER

2

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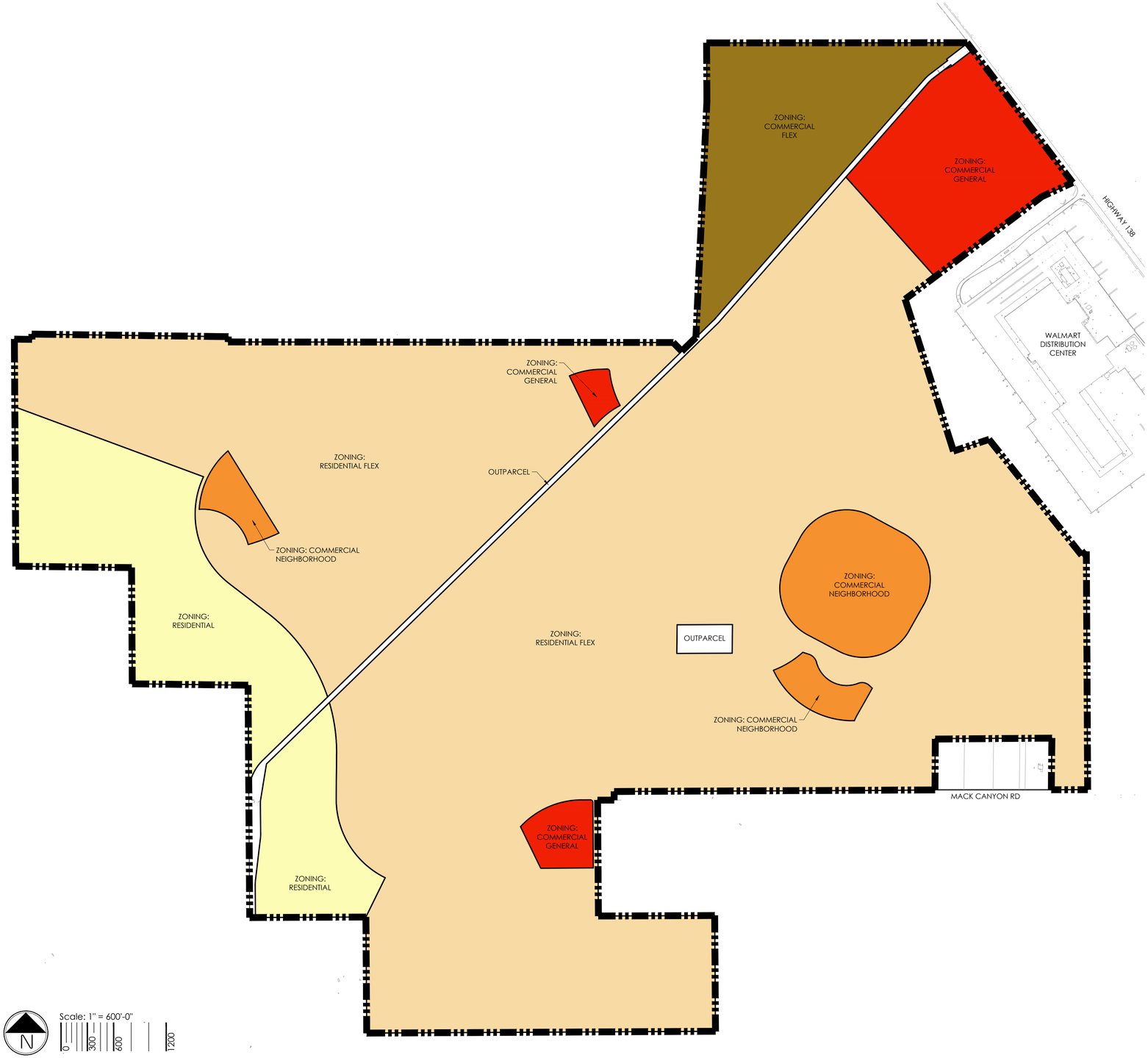
DESERET
ZONING OVERLAY DISTRICT



LEGEND

- COMMERCIAL GENERAL
- COMMERCIAL NEIGHBORHOOD
- COMMERCIAL FLEX
- RESIDENTIAL FLEX
- RESIDENTIAL

ZONING CATEGORY	AREA (ACRES)	PERCENTAGE OF AREA
COMMERCIAL GENERAL	94.9	5%
COMMERCIAL NEIGHBORHOOD	69.4	4%
COMMERCIAL FLEX	110.6	6%
SUBTOTAL	**274.9**	**16%**
RESIDENTIAL FLEX	1272.3	74%
RESIDENTIAL	181.9	11%
SUBTOTAL	**1454.2**	**84%**
TOTAL	**1729.1**	**100%**

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RICK

PROJECT NAME

DESERET
ZONING OVERLAY DISTRICT
GRANTSVILLE, UTAH

SUBMITTAL DATE:
7/18/2024
REVISION DATE:
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1/14/2025
2/26/2025

SHEET TITLE

ZONING PLAN

SHEET NUMBER

3

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DESERET
ZONING OVERLAY DISTRICT

A. RESIDENTIAL UNIT TRANSFER

THE PERMITTED NUMBER OF RESIDENTIAL UNITS FOR EACH PLANNING AREA IS DEFINED IN THE PLANNING AREA SUMMARY BELOW. RESIDENTIAL UNITS MAY BE TRANSFERRED BETWEEN PLANNING AREAS BY A MAXIMUM OF 20% OF THE RECEIVING PLANNING AREA WITHOUT AN AMENDMENT TO THIS ZONING PLAN. THE TOTAL NUMBER OF 6,997 UNITS MAY NOT BE EXCEEDED WITHOUT AN AMENDMENT TO THIS ZONING PLAN.

ONCE A PLANNING AREA HAS BEEN FULLY PLATTED THROUGH THE FINAL PLAT PROCESS, ANY REMAINING RESIDENTIAL UNITS DESIGNATED ON THIS ZONING DISTRICT DOCUMENT WITHIN SAID PLANNING AREA SHALL REMAIN AVAILABLE FOR TRANSFER TO OTHER REMAINING RECIPIENT PLANNING AREAS.

B. PLANNING AREA BOUNDARIES

PLANNING AREA ACREAGES AND BOUNDARIES ARE CONCEPTUAL AND SUBJECT TO CHANGE WITH DETAILED PLANNING. PLANNING AREA ACREAGES MAY CHANGE UP TO 15%.

PLANNING AREA SUMMARY

PLANNING AREA	LAND USE CATEGORY	AREA (ACRES)	DENSITY (DU/AC)	MAX ALLOWED DWELLING UNITS
PA-1	RESIDENTIAL FLEX	57.2	5	286
PA-2	RESIDENTIAL FLEX	37.5	8	300
PA-3	RESIDENTIAL FLEX	71.0	5	355
PA-4	RESIDENTIAL FLEX	103.3	8	826
PA-5	RESIDENTIAL FLEX	34.1	5	170
PA-6	RESIDENTIAL FLEX	93.7	5	469
PA-7	RESIDENTIAL	31.9	4	128
PA-8	RESIDENTIAL FLEX	49.5	5	248
PA-9	RESIDENTIAL FLEX	60.6	5	303
PA-10	RESIDENTIAL	39.0	4	156
PA-11	RESIDENTIAL	68.1	4	272
PA-12	RESIDENTIAL FLEX	91.8	5	459
PA-13	RESIDENTIAL FLEX	84.5	8	676
PA-14	RESIDENTIAL FLEX	116.3	7.67	892
PA-15	COMMERCIAL NEIGHBORHOOD	7.4		
PA-16	COMMERCIAL NEIGHBORHOOD	8.5		
PA-17	COMMERCIAL NEIGHBORHOOD	8.2		
PA-18	RESIDENTIAL FLEX	86.9	8	695
PA-19	RESIDENTIAL FLEX	60.0	5	300
PA-20	COMMERCIAL GENERAL	29.2		
PA-21	COMMERCIAL FLEX	92.4	5	462
PA-22	COMMERCIAL GENERAL	5.0		
PA-23	COMMERCIAL GENERAL	12.0		
PA-24	COMMERCIAL NEIGHBORHOOD	10.0		
PA-25	COMMERCIAL NEIGHBORHOOD	10.0		
	COMMUNITY PARK	39.5		
	NEIGHBORHOOD PARKS	78.3		
	OPEN SPACE / DRAINAGE	264.2		
	MAJOR R.O.W.	79.0		
	TOTAL	**1729.1**	**4.0**	**6,997**

NOTES:

1. TWENTY (20) ACRES WILL BE DEDICATED FOR MODERATE-INCOME HOUSING. LOCATION TO BE MUTUALLY AGREED UPON BY THE CITY OF GRANTSVILLE AND THE DEVELOPER. NO ADDITIONAL MODERATE-INCOME UNITS ARE REQUIRED.
2. **NO MORE THAN 30 ACRES MAY BE RESIDENTIAL IN PA-21 (COMMERCIAL FLEX).**

LEGEND

- RESIDENTIAL
- RESIDENTIAL FLEX
- COMMERCIAL NEIGHBORHOOD
- COMMERCIAL GENERAL
- COMMERCIAL FLEX
- SCHOOL
- PARK (NP)
- OPEN SPACE / DRAINAGE
- ROADS

LAND USE SUMMARY

LAND USE CATEGORY	AREA (ACRES)	PERCENTAGE OF AREA (ACRES)
COMMERCIAL GENERAL	46.2	3%
COMMERCIAL NEIGHBORHOOD	44.1	3%
COMMERCIAL FLEX	92.4	5%
SUBTOTAL	182.7	11%
RESIDENTIAL	139.0	8%
RESIDENTIAL FLEX	946.4	55%
SUBTOTAL	1085.4	63%
PARK	117.8	7%
OPEN SPACE / DRAINAGE	264.2	15%
MAJOR R.O.W.	79.0	5%
TOTAL	**1729.1**	100%

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RICK

PROJECT NAME

DESERET
ZONING OVERLAY DISTRICT
GRANTSVILLE, UTAH

SUBMITTAL DATE:
7/18/2024
REVISION DATE:
8/23/2024
1/14/2025
2/26/2025

SHEET TITLE

LAND USE PLAN

SHEET NUMBER

4

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DESERET

ZONING OVERLAY DISTRICT

USE	RESIDENTIAL	RESIDENTIAL FLEX (2)	COMMERCIAL NEIGHBORHOOD (2)	COMMERCIAL GENERAL (3)	COMMERCIAL FLEX (3)	PARKING REQUIREMENTS
RESIDENTIAL						
CONGREGATE CARE FACILITY	-	P	-	-	P	1 SPACE PER 3 DWELLING UNITS
GREEN COURT HOME	-	P	-	-	-	2 SPACES PER UNIT
GROUP HOME, LARGE	-	C	-	-	C	1 SPACE PER 3 DWELLING UNITS
GROUP HOME, SMALL	-	C	-	-	C	1 SPACE PER 3 DWELLING UNITS
COTTAGE HOME	-	P	-	-	-	2 SPACES PER UNIT
MULTI-FAMILY DWELLINGS OF A DENSITY NOT GREATER THAN 18 DU/AC	-	P	-	-	P	**2 SPACES PER UNIT, PLUS VISITOR PARKING AT RATES OF 1 SPACE PER UNIT FOR THE FIRST 10 UNITS AND 1 SPACE PER UNIT FOR EVERY 2 UNITS AFTER THE FIRST 10 UNITS**
RESIDENTIAL FACILITIES FOR HANDICAPPED OR ELDERLY	-	P	-	-	P	1 SPACE PER 3 DWELLING UNITS
SINGLE FAMILY ATTACHED DWELLINGS	-	P	-	-	C (4)	**2 SPACES PER UNIT, PLUS VISITOR PARKING AT RATES OF 1 SPACE PER UNIT FOR THE FIRST 10 UNITS AND 1 SPACE PER UNIT FOR EVERY 2 UNITS AFTER THE FIRST 10 UNITS**
SINGLE FAMILY DETACHED DWELLINGS	P	P	-	-	-	2 SPACES PER UNIT
SINGLE FAMILY DETACHED ESTATE DWELLINGS	P	P	-	-	-	2 SPACES PER UNIT
TRANSITIONAL TREATMENT HOME, SMALL	-	-	-	-	C	1 SPACE PER 3 DWELLING UNITS
TWIN HOME DWELLINGS	-	P	-	-	C (4)	2 SPACES PER UNIT
TWO FAMILY DWELLINGS	-	P	-	-	C (4)	2 SPACES PER UNIT
USE	**RESIDENTIAL**	**RESIDENTIAL FLEX (2)**	**COMMERCIAL NEIGHBORHOOD (2)**	**COMMERCIAL GENERAL (3)**	**COMMERCIAL FLEX (3)**	**PARKING REQUIREMENTS**
AGRICULTURAL						
FAMILY FOOD PRODUCTION AND THE RAISING OF HORSES (1)	C	C	-	-	-	N/A
FRUIT/VEGETABLE STAND	C	C	P	P	P	N/A
GRAIN ELEVATOR	-	-	-	-	P	N/A
PUBLIC STABLE, RIDING ACADEMY OR RIDING RING, HORSE SHOW BARNS OR FACILITIES	-	-	-	-	P	4 SPACES PER 1,000 SF OF GROSS FLOOR AREA
RAISING OF RABBITS, DUCKS, CHICKENS (HENS ONLY), OR TURKEYS WITH NOT MORE THAN SIX SUCH ANIMALS IN ANY COMBINATION, PROVIDED THAT APPROPRIATE CAGES, PENS, COOPS, HOUSES, ETC. SHALL BE PROVIDED FOR WHEN THESE ANIMALS ARE KEPT OUTDOORS	P	C	-	-	-	N/A
THE TILLING OF THE SOIL, THE RAISING OF CROPS, HORTICULTURE AND HOME GARDENING	P	P	-	-	-	N/A
USE	**RESIDENTIAL**	**RESIDENTIAL FLEX (2)**	**COMMERCIAL NEIGHBORHOOD (2)**	**COMMERCIAL GENERAL (3)**	**COMMERCIAL FLEX (3)**	**PARKING REQUIREMENTS**
COMMERCIAL						
DATA CENTER	-	-	-	-	P	0.5 SPACE PER 1,000 SF OF GROSS FLOOR AREA
OFFICE FLEX	-	-	-	-	P	2 SPACES PER 1,000 SF OF GROSS FLOOR AREA
USE	**RESIDENTIAL**	**RESIDENTIAL FLEX (2)**	**COMMERCIAL NEIGHBORHOOD (2)**	**COMMERCIAL GENERAL (3)**	**COMMERCIAL FLEX (3)**	**PARKING REQUIREMENTS**
RECREATIONAL, CULTURAL, AND ENTERTAINMENT						
COMMUNITY & RECREATION CENTERS	P	P	P	P	P	4 SPACES PER 1,000 SF OF GROSS FLOOR AREA
COMMUNITY GARDENS	P	P	P	P	P	N/A
COMMUNITY OUTDOOR RECREATION	P	P	P	P	P	N/A
GOLF COURSE	-	P	P	P	P	4 SPACES PER HOLE, PLUS 1 SPACE PER PRACTICE TEE, PLUS 1 SPACE PER 400 SF OF PRO SHOP OR CONCESSION AREA
NATURAL OPEN SPACE & CONSERVATION AREAS	P	P	P	P	P	N/A
PARKS AND PLAYGROUNDS, PUBLIC AND PRIVATE, LESS THAN FIVE ACRES IN SIZE	P	P	P	P	P	N/A
PARKS AND PLAYGROUNDS, PUBLIC AND PRIVATE, FIVE ACRES OR MORE IN SIZE	P	P	P	P	P	1 SPACE PER ACRE
PEDESTRIAN PATHWAYS, TRAILS & GREENWAYS	P	P	P	P	P	N/A
PRIVATE CLUB	P	P	P	P	P	4.37 SPACES PER 1,000 SF OF GROSS FLOOR AREA
PRIVATE RECREATIONAL GROUNDS AND FACILITIES NOT OPEN TO THE PUBLIC, IN WHICH NO ADMISSION CHARGE IS MADE	P	P	P	P	P	4.37 SPACES PER 1,000 SF OF GROSS FLOOR AREA

USE	RESIDENTIAL	RESIDENTIAL FLEX (2)	COMMERCIAL NEIGHBORHOOD (2)	COMMERCIAL GENERAL (3)	COMMERCIAL FLEX (3)	PARKING REQUIREMENTS
INSTITUTIONAL						
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	N/A
NURSING CARE FACILITY	-	P	P	P	P	1 SPACE PER 3 DWELLING UNITS
PLACES OF WORSHIP	P	P	P	P	P	1.25 SPACE PER 4 SEATS OR 6 LINEAR FEET OF PEW
PERSONAL WIRELESS TELECOMMUNICATION FACILITIES	P	P	P	P	P	N/A
PRE-SCHOOL (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	N/A
PRE-SCHOOL (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)	-	P	P	P	P	1 SPACE PER 2 EMPLOYEES, PLUS 2 ADDITIONAL PARKING SPACES, PLUS 1 LOADING SPACE PER 8 CLIENTS
PRIVATE EDUCATIONAL INSTITUTION HAVING A CURRICULUM SIMILAR TO THE PUBLIC SCHOOLS, GRADES K-12	P	P	P	P	P	EXCEPT HIGH SCHOOL: 1 SPACE PER 3 EMPLOYEES, PLUS 5 SPACES, HIGH SCHOOL: 1 SPACE PER 5 STUDENTS
PUBLIC SCHOOL, GRADES K-12	P	P	P	P	P	EXCEPT HIGH SCHOOL: 1 SPACE PER 3 EMPLOYEES, PLUS 5 SPACES, HIGH SCHOOL: 1 SPACE PER 5 STUDENTS
SCHOOLS OF HIGHER EDUCATION, COMMUNITY COLLEGES, OFF CAMPUS FACILITIES	-	-	P	P	P	1 SPACE PER 5 STUDENTS
USE	**RESIDENTIAL**	**RESIDENTIAL FLEX (2)**	**COMMERCIAL NEIGHBORHOOD (2)**	**COMMERCIAL GENERAL (3)**	**COMMERCIAL FLEX (3)**	**PARKING REQUIREMENTS**
ACCESSORY USES						
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	N/A
HOME OCCUPATION	P	P	-	-	P	N/A
SOLAR	C	C	C	C	C	N/A
USE	**RESIDENTIAL**	**RESIDENTIAL FLEX (2)**	**COMMERCIAL NEIGHBORHOOD (2)**	**COMMERCIAL GENERAL (3)**	**COMMERCIAL FLEX (3)**	**PARKING REQUIREMENTS**
TEMPORARY USES						
CONSTRUCTION EQUIPMENT AND SUPPLY TRAILER, TEMPORARY	P	P	P	P	P	N/A
CONSTRUCTION FIELD OFFICE, TEMPORARY	C	C	C	C	C	N/A
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	C	C	C	C	N/A

NOTES

1. 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 AREA REQUIREMENTS. NO ANIMAL SHALL BE KEPT, CORRALLED, PENINED, 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.
2. IN ADDITION TO THOSE LISTED ABOVE, ALL USES PERMITTED IN THE CITY OF GRANTSVILLE C-S DISTRICT SHALL BE PERMITTED IN THE RESIDENTIAL FLEX AND COMMERCIAL NEIGHBORHOOD ZONING OVERLAY DISTRICTS. DEVELOPMENT STANDARDS FOR COMMERCIAL USES, INCLUDING MINIMUM LOT SIZE AND SETBACKS, WILL FOLLOW THE C-S DISTRICT.
3. IN ADDITION TO THOSE LISTED ABOVE, ALL USES PERMITTED IN THE CITY OF GRANTSVILLE C-G DISTRICT SHALL BE PERMITTED IN THE COMMERCIAL GENERAL AND COMMERCIAL FLEX ZONING OVERLAY DISTRICTS. DEVELOPMENT STANDARDS FOR COMMERCIAL USES, INCLUDING MINIMUM LOT SIZE AND SETBACKS, WILL FOLLOW THE C-G DISTRICT.
4. A 50-FOOT LANDSCAPE BUFFER SHALL BE REQUIRED BETWEEN RESIDENTIAL AND COMMERCIAL USES.

DEFINITIONS

- GREEN COURT HOME - A CONFIGURATION OF REAR-LOADED SINGLE FAMILY DETACHED AND/OR TWIN HOME DWELLINGS WHERE THE FRONT DOOR FACES ONTO A COMMON GREEN SPACE.
- COTTAGE HOME - A CONFIGURATION OF SINGLE FAMILY DETACHED AND/OR TWIN HOME DWELLINGS SHARING A COMMON PRIVATE ACCESS DRIVE.
- SINGLE FAMILY ATTACHED DWELLING - A BUILDING CONTAINING THREE OR MORE DWELLINGS THAT HAVE AT LEAST ONE SHARED WALL AND EXIST ON SEPARATE LOTS.
- TWIN HOME DWELLING - A BUILDING CONTAINING TWO DWELLINGS THAT HAVE A SHARED WALL AND EXIST ON SEPARATE LOTS.
- TWO FAMILY DWELLING - A BUILDING CONTAINING TWO DWELLINGS THAT HAVE A SHARED WALL AND EXIST ON THE SAME LOT.
- OFFICE FLEX - A TYPE OF DEVELOPMENT DESIGNED TO BE VERSATILE, WHICH MAY INCLUDE A COMBINATION OF USES INCLUDING, BUT NOT LIMITED TO, OFFICE, RESEARCH AND DEVELOPMENT, QUASI-RETAIL SALES, WHOLESALE OPERATIONS, CRAFT MANUFACTURING, WAREHOUSE, AND/OR DISTRIBUTION USES.

LEGEND

P	PERMITTED USE
-	USE NOT PERMITTED
C	CONDITIONAL USE

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RICK

PROJECT NAME

DESERET
ZONING OVERLAY DISTRICT
GRANTSVILLE, UTAH

SUBMITTAL DATE:
7/18/2024
REVISION DATE:
8/23/2024
1/14/2025
2/26/2025

SHEET TITLE

LAND USE MATRIX

SHEET NUMBER

5

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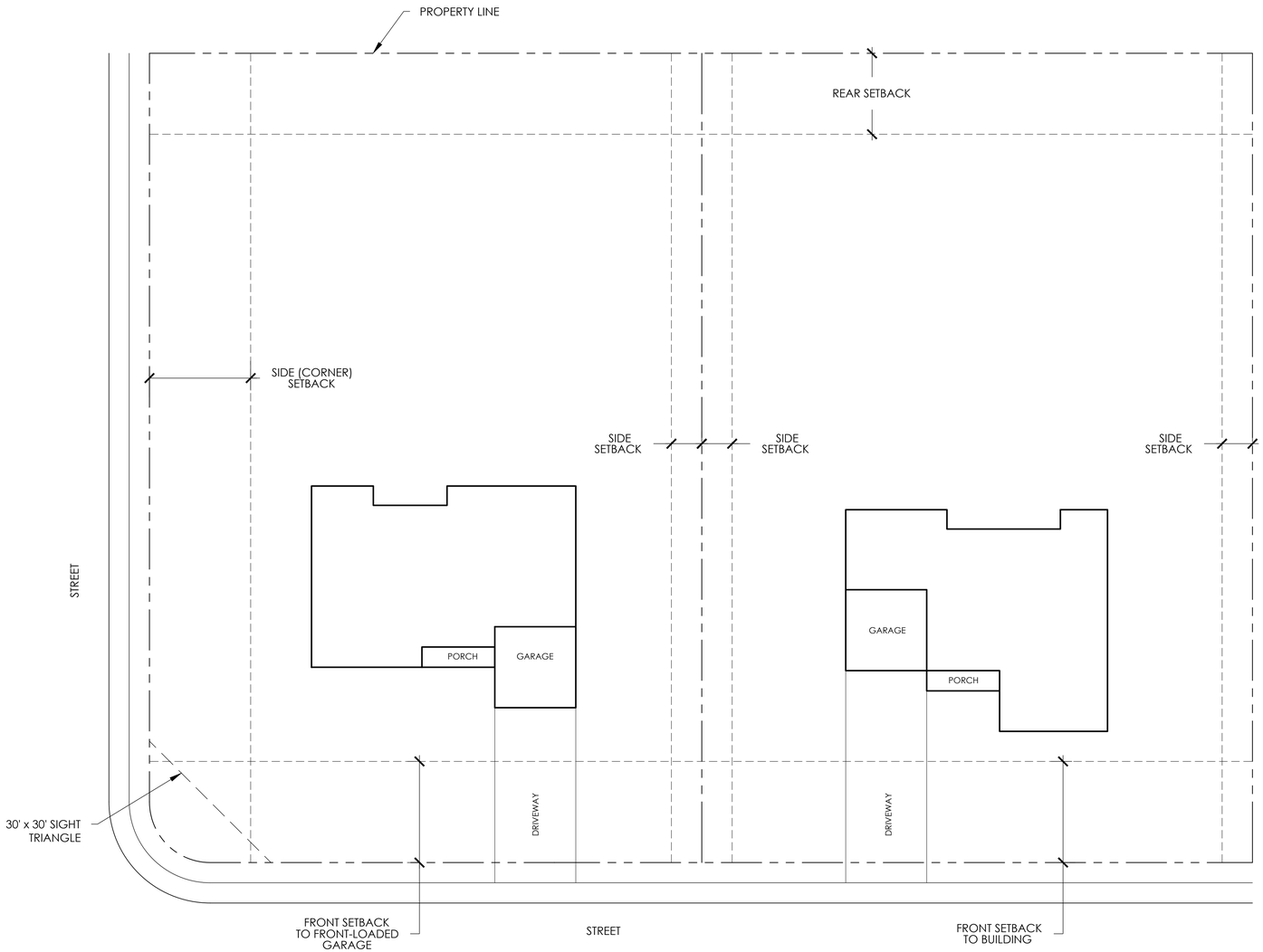
DESERET
ZONING OVERLAY DISTRICT

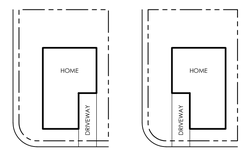


DEVELOPMENT STANDARDS	
RESIDENTIAL DEVELOPMENT STANDARDS MATRIX	
SINGLE FAMILY DETACHED ESTATE DWELLING (FRONT-LOADED & SIDE-LOADED)	
STANDARDS	
MINIMUM LOT SIZE	0.25 AC
MINIMUM LOT FRONTAGE / WIDTH	90'
MINIMUM BUILDING WIDTH	50'
PRINCIPAL USE	
MAXIMUM HEIGHT	35'
FRONT SETBACK TO BUILDING	25'
FRONT SETBACK TO FRONT-LOADED GARAGE	25'
SIDE SETBACK	7.5'
REAR SETBACK	20'
SIDE (CORNER) SETBACK (3)	25'
ACCESSORY USE	
MAXIMUM HEIGHT	15'
FRONT SETBACK (2)	25'
SIDE SETBACK	3'
REAR SETBACK	5'
SIDE (CORNER) SETBACK	25'

NOTES:
1. BUILDING SEPARATION MUST FOLLOW THE REQUIREMENTS STATED WITHIN THE CURRENT FIRE CODE AND/OR INTERNATIONAL BUILDING CODE (I.B.C.).
2. ACCESSORY BUILDINGS MUST BE SET BACK EQUAL TO OR FURTHER FROM THE PUBLIC R.O.W. THAN THE PRINCIPAL USE.
3. BUILDINGS MAY NOT ENCROACH ON SIGHT TRIANGLE.
4. SETBACK MEANS THE HORIZONTAL DISTANCE BETWEEN ANY FOUNDATION AND THE ESTABLISHED STREET RIGHT-OF-WAY LINE OR PROPERTY LINE.

ADDITIONAL NOTES FOR THIS SHEET

A. ARCHITECTURAL ELEMENTS SUCH AS COVERED PORCHES, WINDOW WELLS, ROOF OVERHANGS, FIREPLACES, AND BAY BOX WINDOWS ARE PERMITTED A 24-INCH ENCROACHMENT INTO BUILDING SETBACKS. FOUNDATION WALLS ARE NOT PERMITTED WITHIN ANY SETBACKS. UNENCLOSED DECKS MAY ENCROACH INTO REAR SETBACKS BUT SHALL BE LOCATED NO CLOSER THAN 10' (TEN FEET) FROM THE REAR PROPERTY LINE BUT SHALL NOT ENCROACH INTO A UTILITY EASEMENT. DECKS SHALL NOT ENCROACH INTO SIDE SETBACK.
B. BUILDINGS MAY NOT BE LOCATED IN EASEMENTS.
C. HOMES LOCATED ON A CORNER SHALL BE HANDED WITH THE DRIVEWAY FURTHEST FROM THE INTERSECTION. SEE DIAGRAM BELOW.



FRONT-LOADED SINGLE FAMILY DETACHED ESTATE DWELLING TYPICAL

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GRANTSVILLE, UTAH

SUBMITTAL DATE:
7/18/2024
REVISION DATE:
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2/26/2025

SHEET TITLE

DEVELOPMENT STANDARDS
SINGLE FAMILY DETACHED ESTATE DWELLINGS

SHEET NUMBER

6

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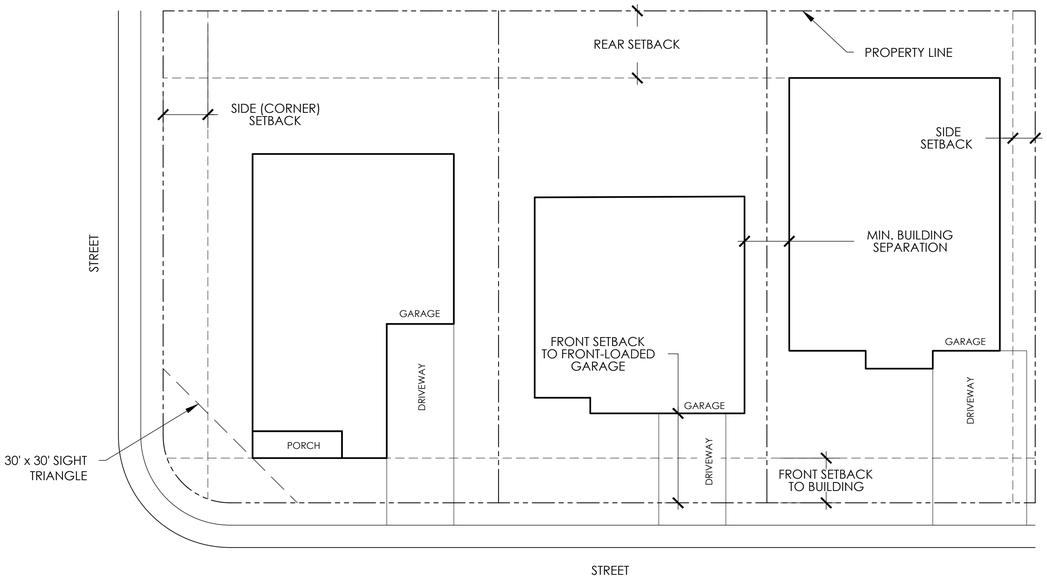
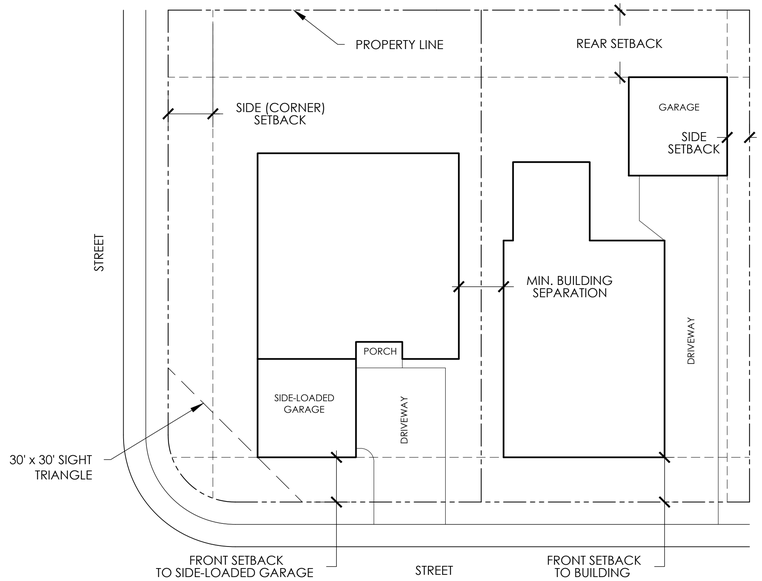
DESERET
ZONING OVERLAY DISTRICT



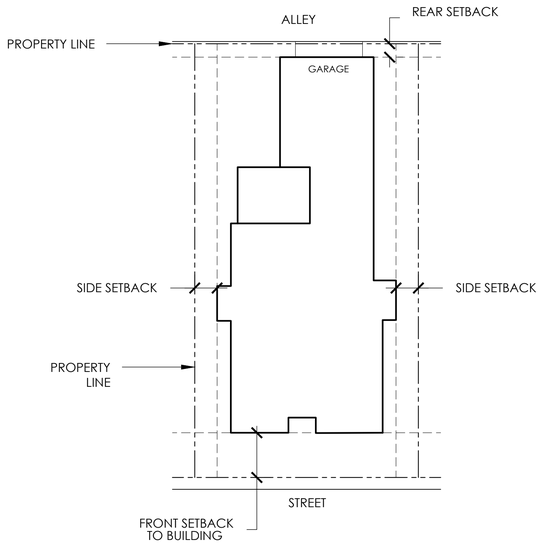
A. FRONT-LOADED SINGLE FAMILY DETACHED DWELLING TYPICAL



A. SIDE AND DETACHED GARAGE SINGLE FAMILY DETACHED DWELLING TYPICAL

DEVELOPMENT STANDARDS TABLE A	
RESIDENTIAL DEVELOPMENT STANDARDS MATRIX	
SINGLE FAMILY DETACHED DWELLING (FRONT-LOADED & SIDE-LOADED)	
STANDARDS	
MINIMUM LOT SIZE	4,500
MINIMUM LOT FRONTAGE / WIDTH	45'
MINIMUM BUILDING WIDTH	35'
PRINCIPAL USE	
MAXIMUM HEIGHT	35'
FRONT SETBACK TO BUILDING	10'
FRONT SETBACK TO FRONT-LOADED GARAGE	25'
FRONT SETBACK TO SIDE-LOADED GARAGE	10'
SIDE SETBACK	5'
MIN. BUILDING SEPARATION (1)	10'
REAR SETBACK	15'
SIDE (CORNER) SETBACK (3)	10'
ACCESSORY USE	
MAXIMUM HEIGHT	15'
FRONT SETBACK (2)	20'
SIDE SETBACK	3'
REAR SETBACK	5'
SIDE (CORNER) SETBACK	15'
SIDE (CORNER) SETBACK TO FRONT-LOADED GARAGE	20'

NOTES:
1. BUILDING SEPARATION MUST FOLLOW THE REQUIREMENTS STATED WITHIN THE CURRENT FIRE CODE AND/OR INTERNATIONAL BUILDING CODE (I.B.C.).
2. ACCESSORY BUILDINGS MUST BE SET BACK EQUAL TO OR FURTHER FROM THE PUBLIC R.O.W. THAN THE PRINCIPAL USE.
3. BUILDINGS MAY NOT ENCROACH ON SIGHT TRIANGLE.
4. SETBACK MEANS THE HORIZONTAL DISTANCE BETWEEN ANY FOUNDATION AND THE ESTABLISHED STREET RIGHT-OF-WAY LINE OR PROPERTY LINE.



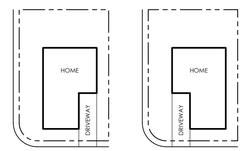
B. ALLEY-LOADED SINGLE FAMILY DETACHED DWELLING TYPICAL

DEVELOPMENT STANDARDS TABLE B	
RESIDENTIAL DEVELOPMENT STANDARDS MATRIX	
SINGLE FAMILY DETACHED DWELLING (ALLEY-LOADED)	
STANDARDS	
MINIMUM LOT SIZE	2,400
MINIMUM LOT FRONTAGE / WIDTH	30'
MINIMUM BUILDING WIDTH	22'
PRINCIPAL USE	
MAXIMUM HEIGHT	35'
FRONT SETBACK TO BUILDING	10'
SIDE SETBACK	5'
MIN. BUILDING SEPARATION (1)	10'
REAR SETBACK (3)	5'
SIDE (CORNER) SETBACK (4)	10'
ACCESSORY USE	
MAXIMUM HEIGHT	15'
FRONT SETBACK (2)	20'
SIDE SETBACK	3'
REAR SETBACK	3'
SIDE (CORNER) SETBACK	15'

NOTES:
1. BUILDING SEPARATION MUST FOLLOW THE REQUIREMENTS STATED WITHIN THE CURRENT FIRE CODE AND/OR INTERNATIONAL BUILDING CODE (I.B.C.).
2. ACCESSORY USES MUST BE SET BACK EQUAL TO OR FURTHER FROM THE PUBLIC R.O.W. THAN THE PRINCIPAL USE.
3. APRONS SHALL BE 5 FEET AND DRIVEWAYS SHALL BE 25 FEET IN LENGTH AS MEASURED FROM THE PROPERTY LINE. ALL OTHER APRON OR DRIVEWAY LENGTHS ARE NOT PERMITTED.
4. BUILDINGS MAY NOT ENCROACH ON SIGHT TRIANGLE.
5. SETBACK MEANS THE HORIZONTAL DISTANCE BETWEEN ANY FOUNDATION AND THE ESTABLISHED STREET RIGHT-OF-WAY LINE OR PROPERTY LINE.

ADDITIONAL NOTES FOR THIS SHEET

A. ARCHITECTURAL ELEMENTS SUCH AS COVERED PORCHES, WINDOW WELLS, ROOF OVERHANGS, FIREPLACES, AND BAY BOX WINDOWS ARE PERMITTED A 24-INCH ENCROACHMENT INTO BUILDING SETBACKS. FOUNDATION WALLS ARE NOT PERMITTED WITHIN ANY SETBACKS. UNENCLOSED DECKS MAY ENCROACH INTO REAR SETBACKS BUT SHALL BE LOCATED NO CLOSER THAN 10' (TEN FEET) FROM THE REAR PROPERTY LINE BUT SHALL NOT ENCROACH INTO A UTILITY EASEMENT. DECKS SHALL NOT ENCROACH INTO SIDE SETBACK.
B. BUILDINGS MAY NOT BE LOCATED IN EASEMENTS.
C. HOMES LOCATED ON A CORNER SHALL BE HANDED WITH THE DRIVEWAY FURTHEST FROM THE INTERSECTION. SEE DIAGRAM BELOW.



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RICK

PROJECT NAME

DESERET
GRANTSVILLE, UTAH
ZONING OVERLAY DISTRICT

SUBMITTAL DATE:
7/18/2024
REVISION DATE:
8/23/2024
1/14/2025
2/26/2025

SHEET TITLE

DEVELOPMENT STANDARDS
SINGLE FAMILY DETACHED DWELLINGS

SHEET NUMBER

7

SHEET 7 OF 17

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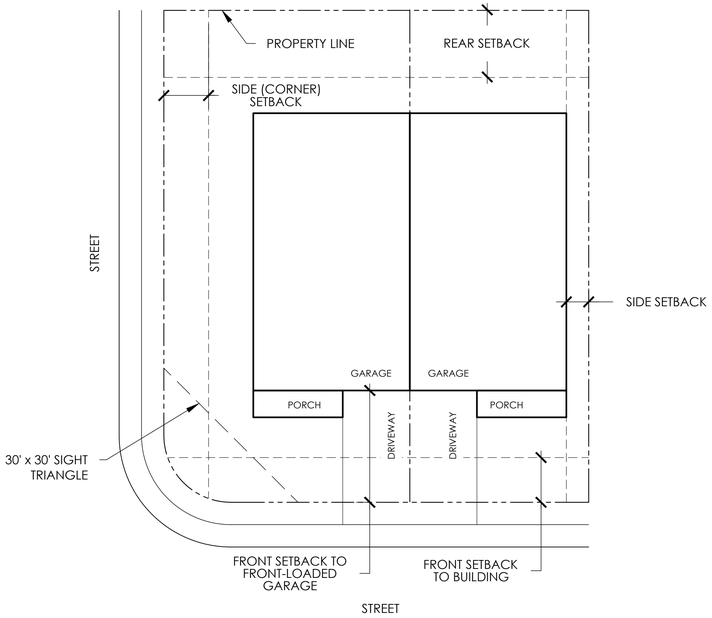
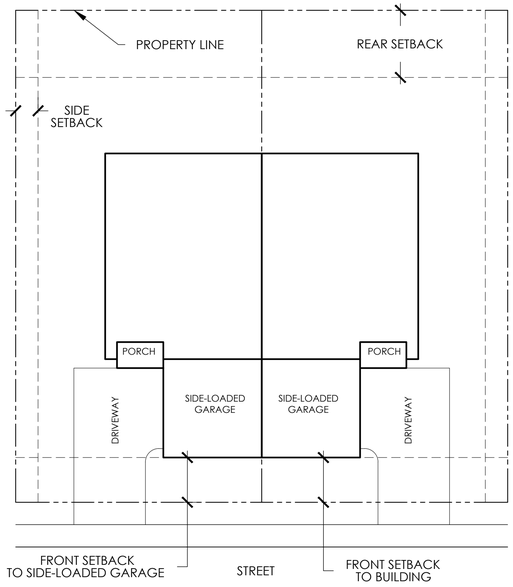
DESERET
ZONING OVERLAY DISTRICT



A. TWIN HOME / TWO FAMILY DWELLING (FRONT-LOADED)

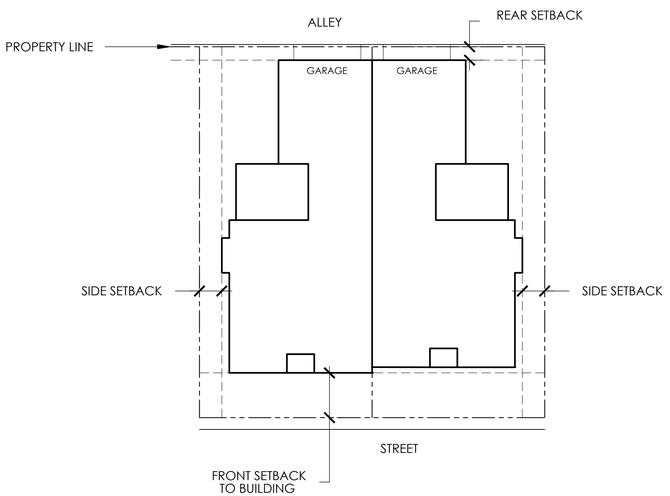


A. TWIN HOME / TWO FAMILY DWELLING (SIDE-LOADED)

DEVELOPMENT STANDARDS TABLE A	
RESIDENTIAL DEVELOPMENT STANDARDS MATRIX	
TWIN HOME / TWO FAMILY DWELLING (FRONT-LOADED & SIDE-LOADED)	
STANDARDS	
MINIMUM LOT SIZE	4,000
MINIMUM LOT FRONTAGE / WIDTH	40'
MINIMUM BUILDING WIDTH PER UNIT	30'
PRINCIPAL USE	
MAXIMUM HEIGHT	35'
FRONT SETBACK TO BUILDING	10'
FRONT SETBACK TO FRONT-LOADED GARAGE	25'
FRONT SETBACK TO SIDE-LOADED GARAGE	10'
SIDE SETBACK	5'
MIN. BUILDING SEPARATION (1)	10'
REAR SETBACK	15'
SIDE (CORNER) SETBACK (3)	10'
ACCESSORY USE	
MAXIMUM HEIGHT	15'
FRONT SETBACK (2)	20'
SIDE SETBACK	3'
REAR SETBACK	3'
SIDE (CORNER) SETBACK	15'
SIDE (CORNER) SETBACK TO FRONT-LOADED GARAGE	20'

NOTES:
1. BUILDING SEPARATION MUST FOLLOW THE REQUIREMENTS STATED WITHIN THE CURRENT FIRE CODE AND/OR INTERNATIONAL BUILDING CODE (I.B.C.).
2. ACCESSORY USES MUST BE SET BACK EQUAL TO OR FURTHER FROM THE PUBLIC R.O.W. THAN THE PRINCIPAL USE.
3. BUILDINGS MAY NOT ENCROACH ON SIGHT TRIANGLE.
4. SETBACK MEANS THE HORIZONTAL DISTANCE BETWEEN ANY FOUNDATION AND THE ESTABLISHED STREET RIGHT-OF-WAY LINE OR PROPERTY LINE.

B. TWIN HOME / TWO FAMILY DWELLING (ALLEY-LOADED)



DEVELOPMENT STANDARDS TABLE B	
RESIDENTIAL DEVELOPMENT STANDARDS MATRIX	
TWIN HOME / TWO FAMILY DWELLING (ALLEY-LOADED)	
STANDARDS	
MINIMUM LOT SIZE	2,400
MINIMUM LOT FRONTAGE / WIDTH	30'
MINIMUM BUILDING WIDTH PER UNIT	22'
PRINCIPAL USE	
MAXIMUM HEIGHT	35'
FRONT SETBACK TO BUILDING	10'
SIDE SETBACK	5'
MIN. BUILDING SEPARATION (1)	10'
REAR SETBACK (3)	5'
SIDE (CORNER) SETBACK (4)	10'
ACCESSORY USE	
MAXIMUM HEIGHT	15'
FRONT SETBACK (2)	20'
SIDE SETBACK	3'
REAR SETBACK	3'
SIDE (CORNER) SETBACK	15'

NOTES:
1. BUILDING SEPARATION MUST FOLLOW THE REQUIREMENTS STATED WITHIN THE CURRENT FIRE CODE AND/OR INTERNATIONAL BUILDING CODE (I.B.C.).
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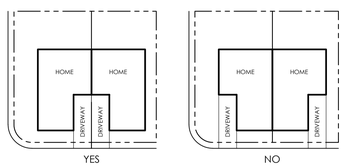
3. APRONS SHALL BE 5 FEET AND DRIVEWAYS SHALL BE 25 FEET IN LENGTH AS MEASURED FROM THE PROPERTY LINE. ALL OTHER APRON OR DRIVEWAY LENGTHS ARE NOT PERMITTED.
4. BUILDINGS MAY NOT ENCROACH ON SIGHT TRIANGLE.
5. SETBACK MEANS THE HORIZONTAL DISTANCE BETWEEN ANY FOUNDATION AND THE ESTABLISHED STREET RIGHT-OF-WAY LINE OR PROPERTY LINE.

ADDITIONAL NOTES FOR THIS SHEET

A. ARCHITECTURAL ELEMENTS SUCH AS COVERED PORCHES, WINDOW WELLS, ROOF OVERHANGS, FIREPLACES, AND BAY BOX WINDOWS ARE PERMITTED A 24-INCH ENCROACHMENT INTO BUILDING SETBACKS. FOUNDATION WALLS ARE NOT PERMITTED WITHIN ANY SETBACKS. UNENCLOSED DECKS MAY ENCROACH INTO REAR SETBACKS BUT SHALL BE LOCATED NO CLOSER THAN 10' (TEN FEET) FROM THE REAR PROPERTY LINE BUT SHALL NOT ENCROACH INTO A UTILITY EASEMENT. DECKS SHALL NOT ENCROACH INTO SIDE SETBACK.
B. BUILDINGS MAY NOT BE LOCATED IN EASEMENTS.
C. HOMES LOCATED ON A CORNER SHALL BE HANDED WITH THE DRIVEWAY FURTHEST FROM THE INTERSECTION. SEE DIAGRAM BELOW.



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RICK

PROJECT NAME

DESERET
ZONING OVERLAY DISTRICT
GRANTSVILLE, UTAH

SUBMITTAL DATE:
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SHEET TITLE

DEVELOPMENT STANDARDS
TWIN HOME / TWO FAMILY DWELLINGS

SHEET NUMBER

8

SHEET 8 OF 17

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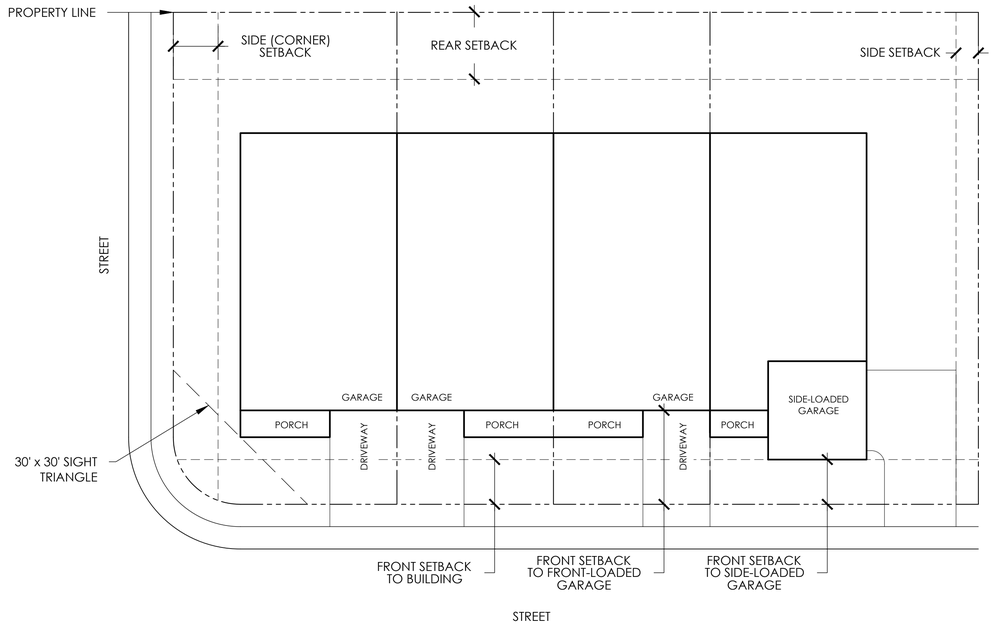
DESERET
ZONING OVERLAY DISTRICT



A. SINGLE FAMILY ATTACHED DWELLING (FRONT-LOADED)

DEVELOPMENT STANDARDS TABLE A	
RESIDENTIAL DEVELOPMENT STANDARDS MATRIX	
SINGLE FAMILY ATTACHED DWELLING (FRONT-LOADED & SIDE-LOADED)	
STANDARDS	
MINIMUM LOT SIZE	2,400
MINIMUM LOT FRONTAGE / WIDTH	30'
MINIMUM BUILDING WIDTH PER UNIT	30'
PRINCIPAL USE	
MAXIMUM HEIGHT	35'
FRONT SETBACK TO BUILDING	10'
FRONT SETBACK TO FRONT-LOADED GARAGE	25'
FRONT SETBACK TO SIDE-LOADED GARAGE	10'
SIDE SETBACK	5'
MIN. BUILDING SEPARATION (1)	10'
REAR SETBACK	15'
SIDE (CORNER) SETBACK (3)	10'
ACCESSORY USE	
MAXIMUM HEIGHT	15'
FRONT SETBACK (2)	20'
SIDE SETBACK	3'
REAR SETBACK	3'
SIDE (CORNER) SETBACK	15'
SIDE (CORNER) SETBACK TO FRONT-LOADED GARAGE	20'

NOTES:
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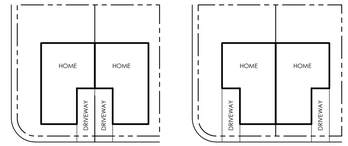
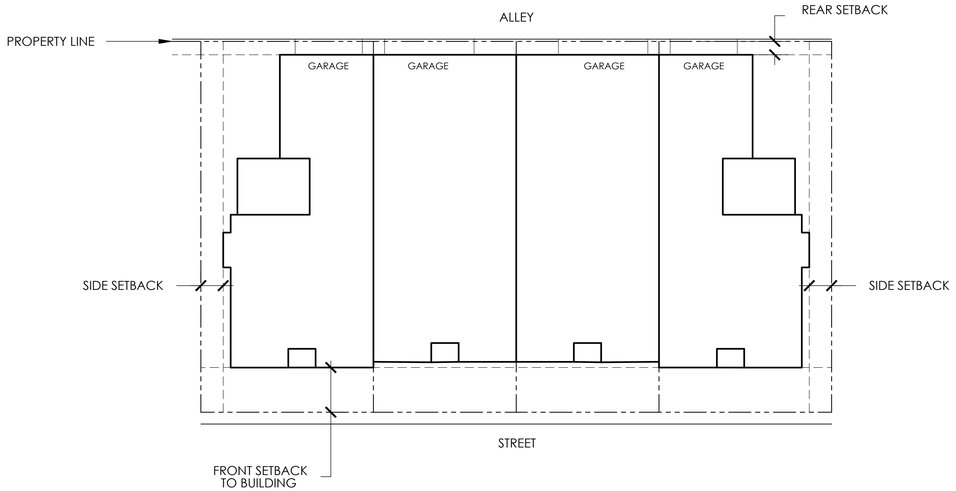
C. HOMES LOCATED ON A CORNER SHALL BE HANDED WITH THE DRIVEWAY FURTHEST FROM THE INTERSECTION. SEE DIAGRAM BELOW.





B. SINGLE FAMILY ATTACHED DWELLING (ALLEY-LOADED)

DEVELOPMENT STANDARDS TABLE B	
RESIDENTIAL DEVELOPMENT STANDARDS MATRIX	
SINGLE FAMILY ATTACHED DWELLING (ALLEY-LOADED)	
STANDARDS	
MINIMUM LOT SIZE	2,400
MINIMUM LOT FRONTAGE / WIDTH	22'
MINIMUM BUILDING WIDTH PER UNIT	22'
PRINCIPAL USE	
MAXIMUM HEIGHT	35'
FRONT SETBACK TO BUILDING	10'
SIDE SETBACK	5'
MIN. BUILDING SEPARATION (1)	10'
REAR SETBACK (3)	5'
SIDE (CORNER) SETBACK (4)	10'
ACCESSORY USE	
MAXIMUM HEIGHT	15'
FRONT SETBACK (2)	20'
SIDE SETBACK	3'
REAR SETBACK	3'
SIDE (CORNER) SETBACK	15'

NOTES:
1. BUILDING SEPARATION MUST FOLLOW THE REQUIREMENTS STATED WITHIN THE CURRENT FIRE CODE AND/OR INTERNATIONAL BUILDING CODE (I.B.C.).
2. ACCESSORY USES MUST BE SET BACK EQUAL TO OR FURTHER FROM THE PUBLIC R.O.W. THAN THE PRINCIPAL USE.
3. APRONS SHALL BE 5 FEET AND DRIVEWAYS SHALL BE 25 FEET IN LENGTH AS MEASURED FROM THE PROPERTY LINE. ALL OTHER APRON OR DRIVEWAY LENGTHS ARE NOT PERMITTED.
4. BUILDINGS MAY NOT ENCROACH ON SIGHT TRIANGLE.
5. SETBACK MEANS THE HORIZONTAL DISTANCE BETWEEN ANY FOUNDATION AND THE ESTABLISHED STREET RIGHT-OF-WAY LINE OR PROPERTY LINE.

DISCLAIMER: TYPICALS ARE INTENDED TO ILLUSTRATE DEVELOPMENT STANDARDS ONLY AND DO NOT REPRESENT A SPECIFIC SITE PLAN.

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11200 E. Girard Ave, A-314
Denver, CO 80231
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RICK

PROJECT NAME

DESERET
ZONING OVERLAY DISTRICT
GRANTSVILLE, UTAH

SUBMITTAL DATE:
7/18/2024
REVISION DATE:
8/23/2024
1/14/2025
2/26/2025

SHEET TITLE

DEVELOPMENT STANDARDS
SINGLE FAMILY ATTACHED DWELLINGS

SHEET NUMBER

9

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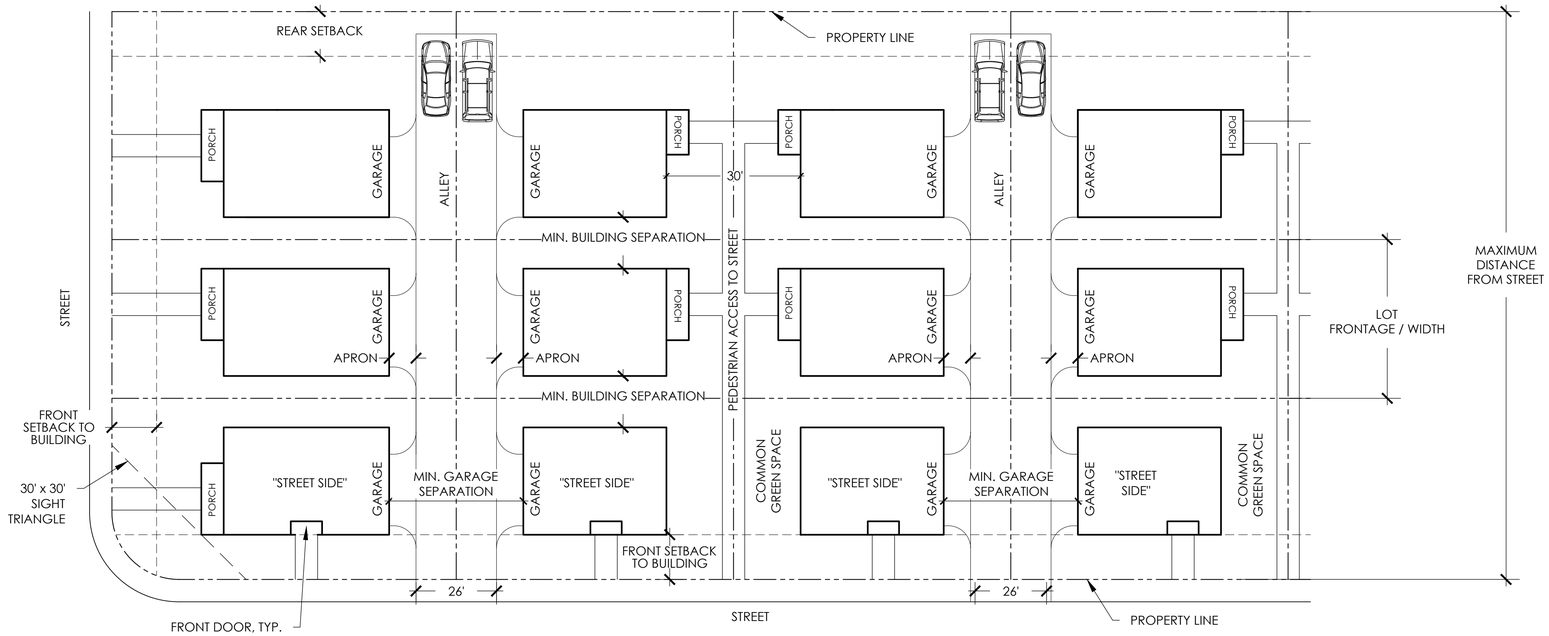
DESERET
ZONING OVERLAY DISTRICT



DEVELOPMENT STANDARDS MATRIX	
RESIDENTIAL DEVELOPMENT STANDARDS MATRIX	
GREEN COURT HOME	
STANDARDS	
MINIMUM LOT SIZE	2,000
MINIMUM LOT FRONTAGE / WIDTH	30'
MINIMUM BUILDING WIDTH	20'
PRINCIPAL USE	
MAXIMUM HEIGHT	35'
FRONT SETBACK TO BUILDING	10'
MIN. BUILDING SEPARATION (1)	10'
MIN. GARAGE SEPARATION	36'
REAR SETBACK	10'
MAXIMUM DISTANCE FROM STREET	150'
ACCESSORY USE	
MAXIMUM HEIGHT	15'
FRONT SETBACK (2)	20'
SIDE SETBACK	3'
REAR SETBACK	5'
SIDE (CORNER) SETBACK	15'

NOTES:
1. BUILDING SEPARATION MUST FOLLOW THE REQUIREMENTS STATED WITHIN THE CURRENT FIRE CODE AND/OR INTERNATIONAL BUILDING CODE (I.B.C.).
2. ACCESSORY USES MUST BE SET BACK EQUAL TO OR FURTHER FROM THE PUBLIC R.O.W. THAN THE PRINCIPAL USE.
3. BUILDINGS MAY NOT ENCROACH ON SIGHT TRIANGLE.
4. SETBACK MEANS THE HORIZONTAL DISTANCE BETWEEN ANY FOUNDATION AND THE ESTABLISHED STREET RIGHT-OF-WAY LINE OR PROPERTY LINE.

GREEN COURT HOME

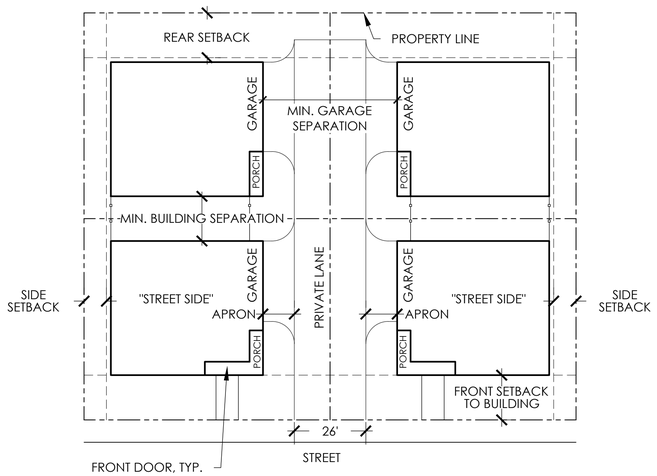
A CONFIGURATION OF REAR-LOADED SINGLE FAMILY DETACHED AND/OR TWIN HOME DWELLINGS WHERE THE FRONT DOOR FACES ONTO A COMMON GREEN SPACE.

STANDARDS:

A. THE COMMON GREEN SPACE SHALL BE A MINIMUM OF 30 FEET IN WIDTH AS MEASURED FROM FACE OF BUILDING TO FACE OF BUILDING. FRONT PORCHES MAY ENCROACH INTO THE COMMON GREEN SPACE FIVE (5) FEET.
B. EACH GREEN COURT DWELLING SHALL HAVE DIRECT FRONTAGE ON AND/OR PEDESTRIAN ACCESS TO A STREET THAT INCLUDES ON-STREET PARKING AND SIDEWALKS ON BOTH SIDES.
C. THE FRONT, SIDE AND REAR SETBACKS SHALL BE MEASURED FROM THE OUTER LOT LINES OF THE GREEN COURT DEVELOPMENT AND SHALL NOT APPLY TO THE INDIVIDUAL LOTS. THE FRONT SETBACK SHALL BE TO THE LOT LINE ADJACENT TO THE STREET. REAR IS OPPOSITE THE STREET AND SIDES ARE PERPENDICULAR TO THE STREET.
D. THE ALLEY AND COMMON GREEN SPACE MAY BE LOCATED IN AN EASEMENT ON THE LOTS. A SEPARATE TRACT IS NOT REQUIRED.
E. THE STREET-FACING FACADE OF "STREET SIDE" HOMES SHALL CONTAIN ARCHITECTURAL ENHANCEMENTS; THEREFORE, "STREET SIDE" HOMES SHALL UTILIZE THE "FRONT SETBACK TO BUILDING" CONDITION.
F. "STREET SIDE" HOMES SHALL HAVE THE FRONT DOORS FACING THE STREET.

ADDITIONAL NOTES

A. ARCHITECTURAL ELEMENTS SUCH AS COVERED PORCHES, WINDOW WELLS, ROOF OVERHANGS, FIREPLACES, AND BAY BOX WINDOWS ARE PERMITTED A 24-INCH ENCROACHMENT INTO BUILDING SETBACKS. FOUNDATION WALLS ARE NOT PERMITTED WITHIN ANY SETBACKS. UNENCLOSED DECKS MAY ENCROACH INTO REAR SETBACKS BUT SHALL BE LOCATED NO CLOSER THAN 10' (TEN FEET) FROM THE REAR PROPERTY LINE BUT SHALL NOT ENCROACH INTO A UTILITY EASEMENT. DECKS SHALL NOT ENCROACH INTO SIDE SETBACK.
B. BUILDINGS MAY NOT BE LOCATED IN EASEMENTS.



COTTAGE HOME

DEVELOPMENT STANDARDS MATRIX	
RESIDENTIAL DEVELOPMENT STANDARDS MATRIX	
COTTAGE HOME	
STANDARDS	
MINIMUM LOT SIZE	2,000
MINIMUM LOT FRONTAGE / WIDTH	30'
MINIMUM BUILDING WIDTH	20'
PRINCIPAL USE	
MAXIMUM HEIGHT	35'
FRONT SETBACK TO BUILDING	10'
SIDE SETBACK	5'
MIN. BUILDING SEPARATION (1)	10'
MIN. GARAGE SEPARATION	36'
REAR SETBACK	10'
SIDE (CORNER) SETBACK (3)	10'
ACCESSORY USE	
MAXIMUM HEIGHT	15'
FRONT SETBACK (2)	20'
SIDE SETBACK	3'
REAR SETBACK	5'
SIDE (CORNER) SETBACK	15'

NOTES:
1. BUILDING SEPARATION MUST FOLLOW THE REQUIREMENTS STATED WITHIN THE CURRENT FIRE CODE AND/OR INTERNATIONAL BUILDING CODE (I.B.C.).
2. ACCESSORY USES MUST BE SET BACK EQUAL TO OR FURTHER FROM THE PUBLIC R.O.W. THAN THE PRINCIPAL USE.
3. BUILDINGS MAY NOT ENCROACH ON SIGHT TRIANGLE.
4. SETBACK MEANS THE HORIZONTAL DISTANCE BETWEEN ANY FOUNDATION AND THE ESTABLISHED STREET RIGHT-OF-WAY LINE OR PROPERTY LINE.

COTTAGE HOME

A CONFIGURATION OF SINGLE FAMILY DETACHED AND/OR TWIN HOME DWELLINGS SHARING A COMMON PRIVATE LANE.

STANDARDS:

A. NO MORE THAN FOUR DWELLINGS MAY BE CLUSTERED ONTO A SINGLE PRIVATE LANE.
B. THE PRIVATE LANE SHALL ACCOMMODATE A FIRE LANE WHEN THE REAR UNITS ARE FURTHER THAN 150 FEET FROM THE PUBLIC ROAD.
C. ALL GARAGES SHALL RECEIVE ACCESS FROM THE PRIVATE LANE, NOT THE PUBLIC STREET.
D. THE FRONT, SIDE AND REAR SETBACKS SHALL BE MEASURED FROM THE OUTER LOT LINES OF THE COTTAGE HOME DEVELOPMENT AND SHALL NOT APPLY TO THE INDIVIDUAL LOTS. THE FRONT SETBACK SHALL BE TO THE LOT LINE ADJACENT TO THE STREET. REAR IS OPPOSITE THE STREET AND SIDES ARE PERPENDICULAR TO THE STREET.
E. THE PRIVATE LANE MAY BE LOCATED IN AN EASEMENT ON THE LOTS. A SEPARATE TRACT IS NOT REQUIRED.
E. THE STREET-FACING FACADE OF "STREET SIDE" HOMES SHALL CONTAIN ARCHITECTURAL ENHANCEMENTS; THEREFORE, "STREET SIDE" HOMES SHALL UTILIZE THE "FRONT SETBACK TO BUILDING" CONDITION.
F. "STREET SIDE" HOMES SHALL HAVE THE FRONT DOORS FACING THE STREET.

ADDITIONAL NOTES

A. ARCHITECTURAL ELEMENTS SUCH AS COVERED PORCHES, WINDOW WELLS, ROOF OVERHANGS, FIREPLACES, AND BAY BOX WINDOWS ARE PERMITTED A 24-INCH ENCROACHMENT INTO BUILDING SETBACKS. FOUNDATION WALLS ARE NOT PERMITTED WITHIN ANY SETBACKS. UNENCLOSED DECKS MAY ENCROACH INTO REAR SETBACKS BUT SHALL BE LOCATED NO CLOSER THAN 10' (TEN FEET) FROM THE REAR PROPERTY LINE BUT SHALL NOT ENCROACH INTO A UTILITY EASEMENT. DECKS SHALL NOT ENCROACH INTO SIDE SETBACK.
B. BUILDINGS MAY NOT BE LOCATED IN EASEMENTS.

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RICK

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DESERET
ZONING OVERLAY DISTRICT
GRANTSVILLE, UTAH

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SHEET TITLE

DEVELOPMENT STANDARDS
GREEN COURT / COTTAGE HOMES

SHEET NUMBER

10

SHEET 10 OF 17

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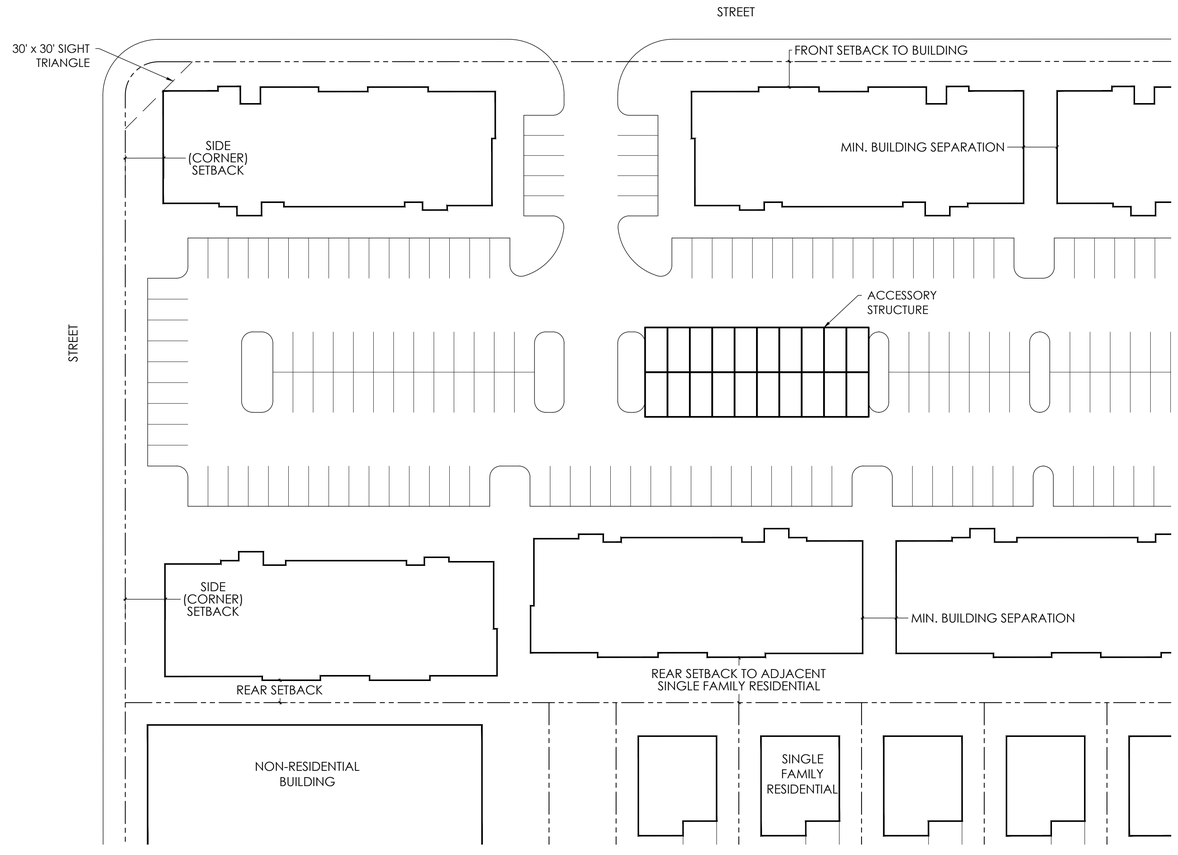
DESERET
ZONING OVERLAY DISTRICT



MULTI-FAMILY

DEVELOPMENT STANDARDS MATRIX	
RESIDENTIAL DEVELOPMENT STANDARDS MATRIX	
MULTI-FAMILY DWELLING	
STANDARDS	
MINIMUM LOT SIZE	2,400 SQ. FT. PER UNIT
PRINCIPAL USE	
MAXIMUM HEIGHT (5)	35'
FRONT SETBACK TO BUILDING	25'
SIDE SETBACK	15'
MIN. BUILDING SEPARATION (2)	30'
REAR SETBACK	20'
REAR SETBACK ADJACENT TO SINGLE FAMILY RESIDENTIAL	30'
SIDE (CORNER) SETBACK (7)	25'
ACCESSORY STRUCTURE	
MAXIMUM HEIGHT	20'
FRONT SETBACK (3)	25'
SIDE SETBACK	5'
REAR SETBACK - NON GARAGE	10'
REAR SETBACK - ALLEY LOADED GARAGE	3'
SIDE (CORNER) SETBACK	0'

NOTES:

1. THE NARROWER DIMENSION OF A LOT SHALL BE THE "LOT WIDTH," AND THE WIDER DIMENSION SHALL BE THE "LOT DEPTH."
2. BUILDING SEPARATION MUST FOLLOW THE REQUIREMENTS STATED WITHIN THE CURRENT FIRE CODE AND/OR INTERNATIONAL BUILDING CODE (I.B.C.).
3. ACCESSORY USES MUST BE SET BACK EQUAL TO OR FURTHER FROM THE PUBLIC R.O.W. THAN THE PRINCIPAL USE.
4. SETBACKS ARE MEASURED FROM OVERALL LOT BOUNDARY, NOT INDIVIDUAL BUILDING PADS.
5. BUILDING HEIGHT IS SUBJECT TO APPROVAL BY THE FIRE DEPARTMENT.
6. SETBACK MEANS THE HORIZONTAL DISTANCE BETWEEN ANY FOUNDATION AND THE ESTABLISHED STREET RIGHT-OF-WAY LINE OR PROPERTY LINE.
7. BUILDINGS MAY NOT ENCROACH ON SIGHT TRIANGLE.

ADDITIONAL NOTES

A. ARCHITECTURAL ELEMENTS SUCH AS ROOF OVERHANGS, WINDOW WELLS, FIREPLACES, AND BAY BOX WINDOWS ARE PERMITTED A 24-INCH ENCROACHMENT INTO BUILDING SETBACKS.
B. BUILDINGS MAY NOT BE LOCATED IN EASEMENTS.

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PROJECT NAME

DESERET
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GRANTSVILLE, UTAH

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2/26/2025

SHEET TITLE

DEVELOPMENT STANDARDS
MULTI-FAMILY

SHEET NUMBER

11

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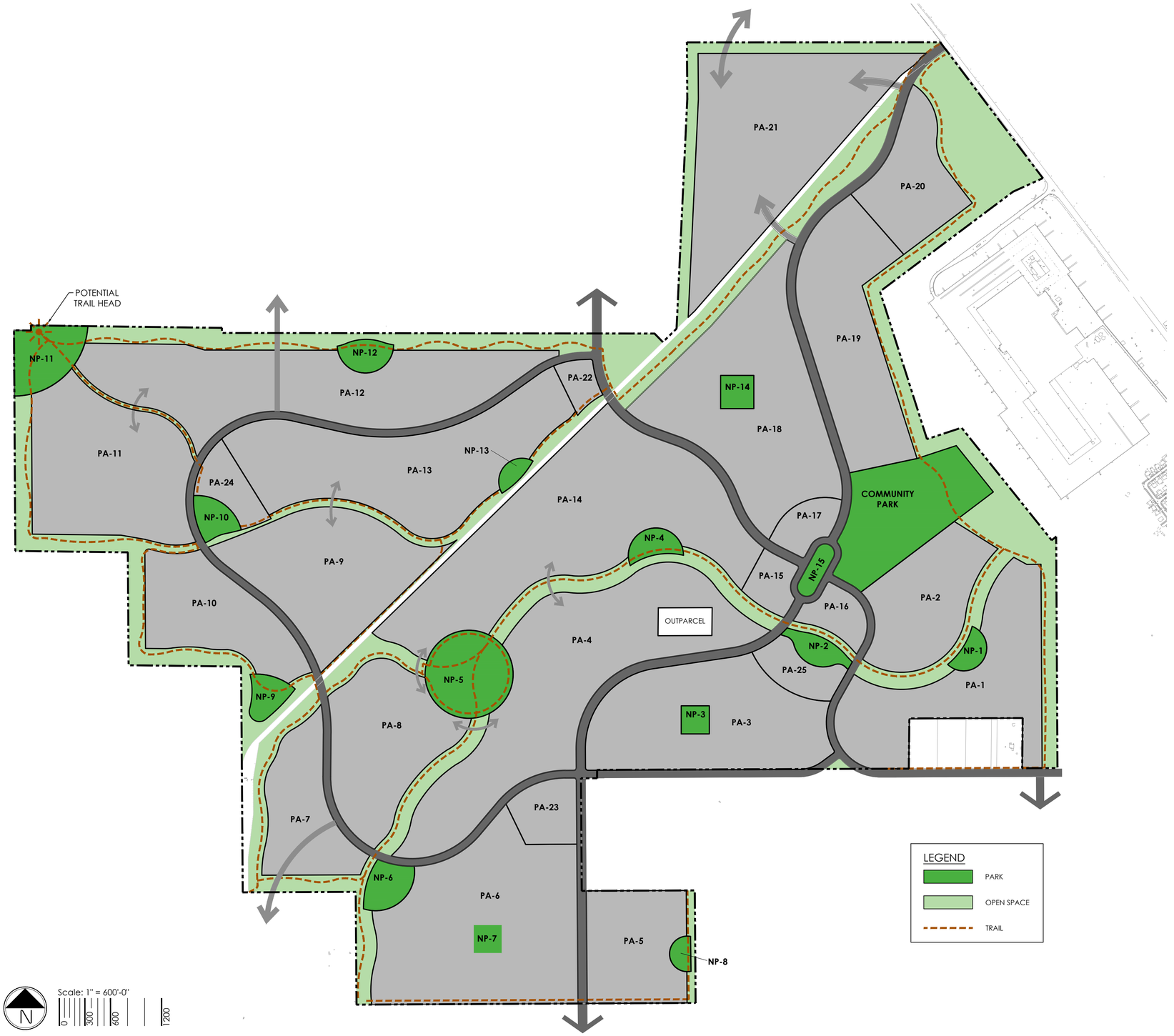
DESERET
ZONING OVERLAY DISTRICT



A. PARK, OPEN SPACE, REGIONAL DETENTION, AND NATURAL AREAS

THE PARK AND OPEN SPACE PROVIDED IN THIS PLAN WILL BE USED TO MEET THE REQUIRED TEN (10) PERCENT FOR ALL THE FUTURE PRELIMINARY PLANS OR SITE PLANS AND WILL BE RECORDED ON THE FINAL PLATS. TEN (10) PERCENT OPEN SPACE IS NOT REQUIRED IN EACH INDIVIDUAL PLAT BUT MUST BE PROVIDED AND ACCOUNTED FOR ON A COMMUNITY-WIDE BASIS. OPEN SPACE TRACKING CHARTS WILL BE PROVIDED ON EACH SITE PLAN. NO ADDITIONAL OPEN SPACE AREA WILL BE REQUIRED.

IN THE DESIGN OF PARKS, OPEN SPACE, DETENTION, AND NATURAL AREAS SHALL MEET THE RECREATION AND OPEN SPACE GOALS AND POLICIES OF THE CITY OF GRANTSVILLE GENERAL PLAN AND LAND USE CODE. SITE PLANS MAY BE SUBMITTED IN STAGES BY PHASE. AS SUCH, THE DESIGN, APPROVAL, AND LANDSCAPE INSTALLATION OF THESE AREAS WILL OCCUR AS ADJACENT LOTS DEVELOP.

B. MINIMUM PARK REQUIREMENT

A MINIMUM OF 117 ACRES SHALL BE DESIGNATED AS PARK.

C. MINIMUM OPEN SPACE REQUIREMENT

A MINIMUM OF 264 ACRES SHALL BE DESIGNATED AS OPEN SPACE.

STORMWATER FACILITIES INCLUDING CHANNELS AND DETENTION PONDS MAY COUNT TOWARDS OPEN SPACE AND/OR PARKS IF THEY INCLUDE USABLE AMENITIES SUCH AS TRAILS OR INCLUDE ONE OR MORE PLAY ELEMENT LISTED BELOW IN NEIGHBORHOOD PARKS (D.6 OF THIS SHEET).

D. NEIGHBORHOOD PARKS

1. NEIGHBORHOOD PARKS MAY VARY IN SIZE FROM 0.5 ACRES TO 25 ACRES. EACH HOME SHALL BE LOCATED WITHIN 1/4 MILE OF A PARK.
2. PARKS WILL BE INCORPORATED INTO EACH PLANNING AREA AND INCLUDED WITH THE SUBDIVISION APPLICATION FOR THE PLANNING AREA IN WHICH IT IS LOCATED.
3. NEIGHBORHOOD PARKS WILL BE CONSTRUCTED PRIOR TO THE COMPLETION OF 50% OF THE LOTS/HOMES IN THE PHASE OF THE SUBDIVISION IN WHICH THEY ARE LOCATED.
4. ANY PARK LESS THAN 10 ACRES WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION OR ASSIGNEES.
5. NEIGHBORHOOD PARKS SHALL HAVE A DIFFERENT THEME OR STYLE IN THEIR DESIGN. THERE SHALL BE NO EXACT DUPLICATION OF PLAY ELEMENTS WITHIN 2,000 FEET EXCEPT FOR TURF FIELDS, NATURAL AREAS, WALKS AND COMFORT FEATURES, AS DEFINED BELOW. FOR EXAMPLE, NEIGHBORHOOD PARKS MAY NOT HAVE THE EXACT SAME MULTI-LEVEL PLAY STRUCTURE AS AN ADJACENT PARK WITHIN 2,000 FEET. EACH PARK SHALL HAVE A DISTINCT CHARACTER, AND REPETITIOUS PLAY ELEMENTS WILL NOT BE APPROVED.
6. PLAY ELEMENTS IN A NEIGHBORHOOD PARK MAY INCLUDE (BUT ARE NOT LIMITED TO) THE FOLLOWING:
   - AMPHITHEATER
   - BASEBALL FIELD
   - BASKETBALL COURT
   - BOCCE BALL
   - BOULDER PLAY AREA OR CLIMBING WALLS
   - COMMUNITY GARDEN
   - CORN HOLE
   - DISPLAY GARDEN
   - DOG PARK
   - FIRE PITS
   - FISHING POND
   - FITNESS COURSE
   - GROUP SHELTER WITH A MINIMUM OF FOUR PICNIC TABLES
   - HORSESHOE PITS
   - INDIVIDUAL SHELTER WITH TWO PICNIC TABLES
   - MULTI-LEVEL PLAY STRUCTURE FOR AGES 2-5
   - MULTI-LEVEL PLAY STRUCTURE FOR AGES 5-12
   - MULTI-PURPOSE FIELD
   - NATURAL PLAY FEATURES
   - PICKLEBALL COURT
   - PUBLIC ART
   - REGULATION SOCCER FIELD
   - SAND PLAY
   - SHUFFLEBOARD
   - SPRING TOYS
   - SWIMMING POOL
   - SWINGS
   - TENNIS COURT
   - TETHERBALL
   - TIRE SWING
   - VOLLEYBALL
   - WATER FEATURE SUCH AS STREAM, POND, OR WATERFALL
   - WATER SPRAY GROUND
   - OR EQUIVALENT AS APPROVED BY THE CITY OF GRANTSVILLE
7. COMFORT FEATURES INCLUDE THE FOLLOWING:
   - BBQ GRILLS
   - BENCHES
   - BICYCLE RACKS
   - DOG PICK UP STATION
   - DRINKING FOUNTAIN
   - LANDSCAPING
   - PICNIC TABLES
   - SHADE STRUCTURES
   - TRASH RECEPTACLES

E. COMMUNITY PARK

1. THE COMMUNITY PARK WILL BE OWNED AND MAINTAINED BY THE CITY OF GRANTSVILLE.
2. THE PLAY ELEMENTS IN THE COMMUNITY PARK WILL BE DETERMINED IN COLLABORATION WITH THE CITY.
3. THE COMMUNITY PARK WILL BE MASTER-PLANNED AND MAY BE CONSTRUCTED IN PHASES. THERE MAY BE A MAXIMUM FOR FOUR PHASES.
4. THE COMMUNITY PARK WILL BE SUBDIVIDED WITH THE ADJACENT PLANNING AREA AND BE DEDICATED TO THE CITY. MASTER DESIGN WILL COMMENCE WITH THE SUBDIVISION.
5. THE FIRST PHASE OF THE COMMUNITY PARK WILL BE COMPLETE PRIOR TO THE ISSUANCE OF THE 1,500TH CERTIFICATE OF OCCUPANCY (CO) FOR THE COMMUNITY.
6. THE CONSTRUCTION OF SUBSEQUENT PHASES WILL OCCUR WITH EVERY 1,500 CO'S.

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RICK

PROJECT NAME

DESERET
ZONING OVERLAY DISTRICT
GRANTSVILLE, UTAH

SUBMITTAL DATE:
7/18/2024
REVISION DATE:
8/23/2024
1/14/2025
2/26/2025

SHEET TITLE

OPEN SPACE & TRAILS PLAN

SHEET NUMBER

12

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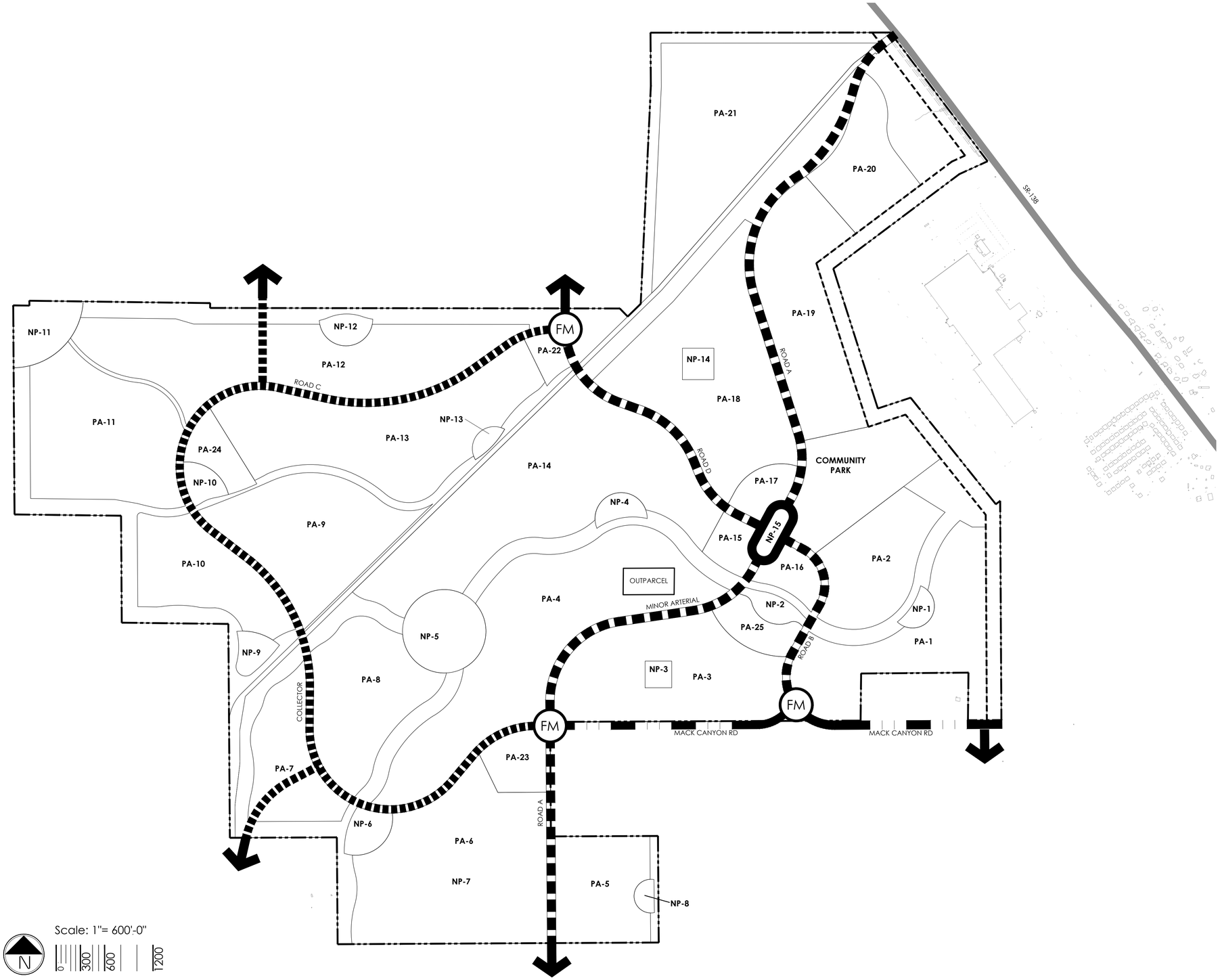
DESERET
ZONING OVERLAY DISTRICT



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LEGEND

- COLLECTOR
- MINOR ARTERIAL
- CONDITIONAL ARTERIAL
- TOWN CENTER
- EXISTING SR-138
- POTENTIAL ACCESS POINT
- POTENTIAL FUTURE ACCESS POINT
- FM — PROPOSED FULL MOVEMENT INTERSECTION (1)

NOTES:

1. INTERSECTION DESIGNATION IS DEPENDENT ON THE TRAFFIC IMPACT STUDY AT THE TIME OF INDIVIDUAL DEVELOPMENT APPROVALS.

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SUBMITTAL DATE:
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2/26/2025

SHEET TITLE

CIRCULATION PLAN

SHEET NUMBER

13

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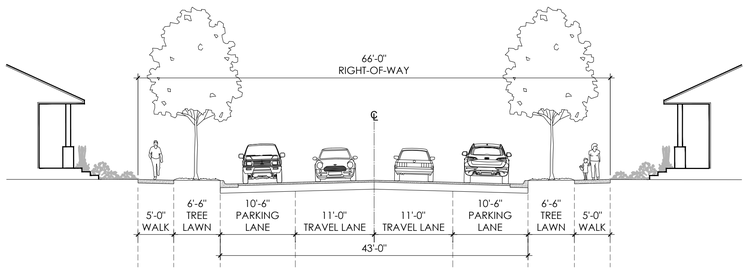
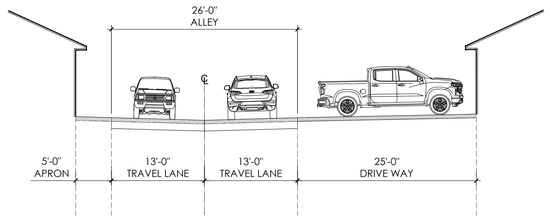
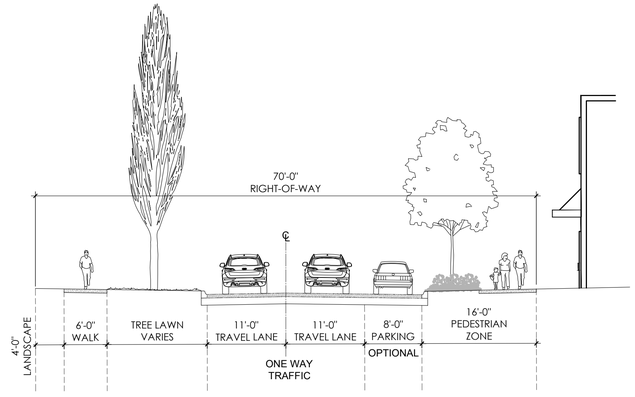
DESERET
ZONING OVERLAY DISTRICT



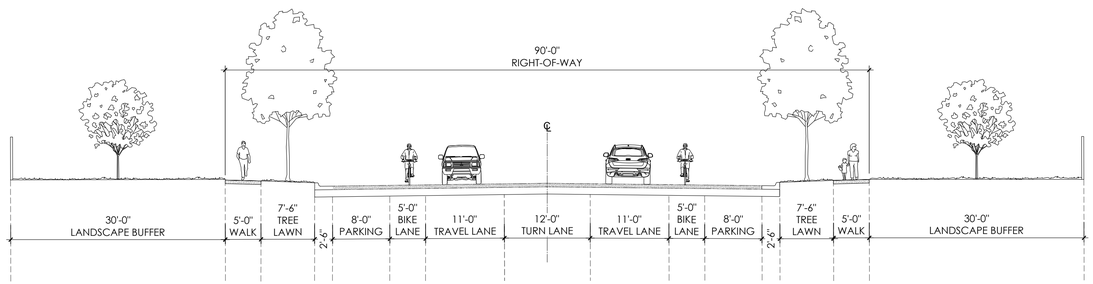
66' LOCAL RESIDENTIAL



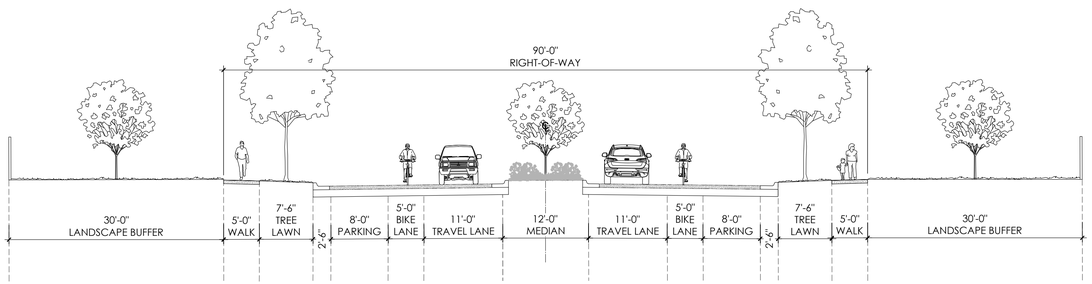
26' ALLEY



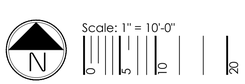
70' TOWN CENTER



90' COLLECTOR
(TURN LANE)



90' COLLECTOR
(MEDIAN)



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GRANTSVILLE, UTAH

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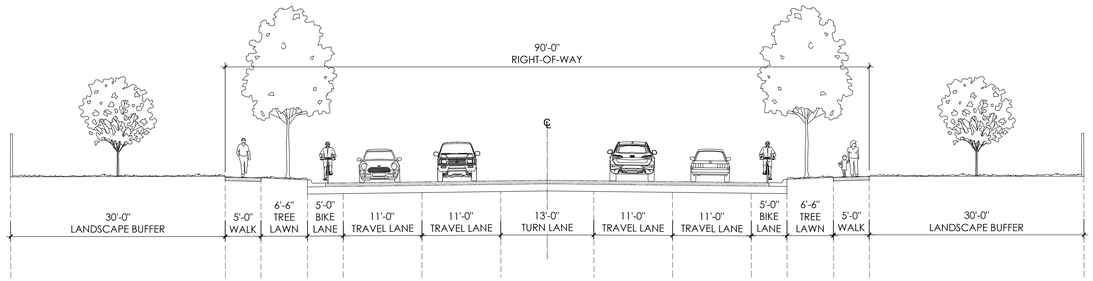
SHEET TITLE

ROAD SECTIONS

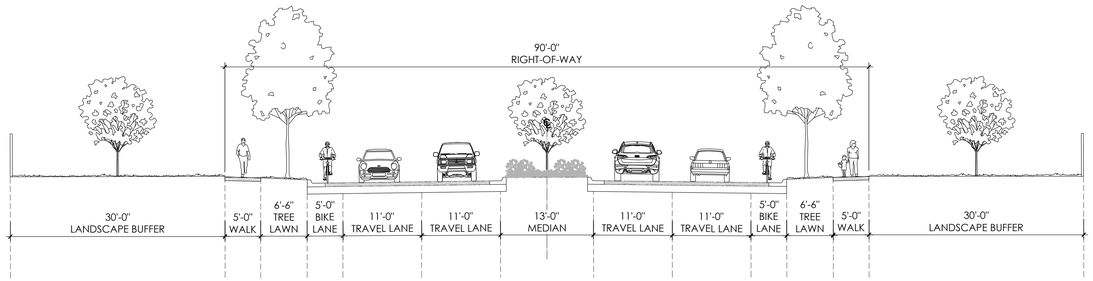
SHEET NUMBER

14

DESERET
ZONING OVERLAY DISTRICT



90' CONDITIONAL ARTERIAL
(TURN LANE)



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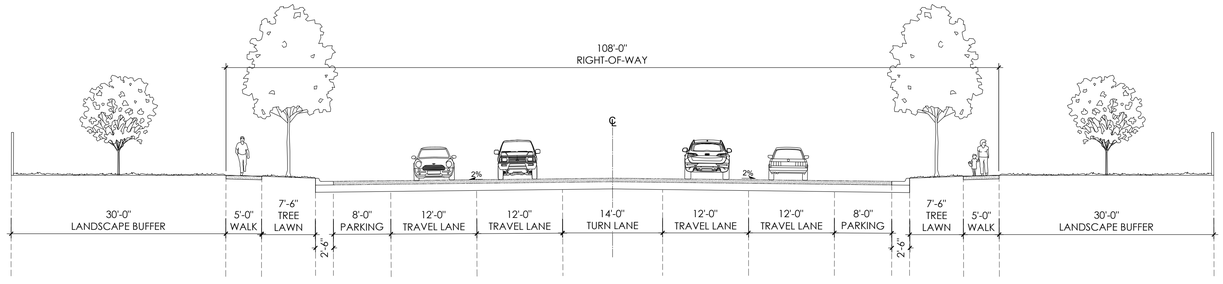

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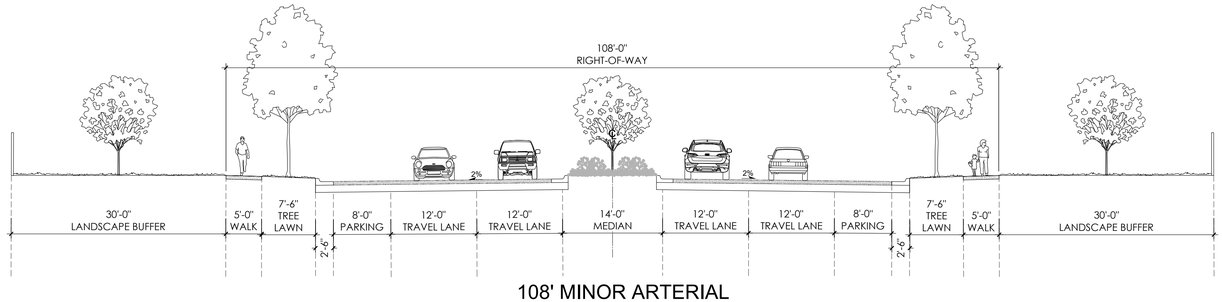

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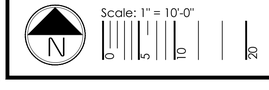

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DESERET
ZONING OVERLAY DISTRICT
GRANTSVILLE, UTAH

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SHEET TITLE

ROAD SECTIONS

SHEET NUMBER

15

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DESERET
ZONING OVERLAY DISTRICT

ARCHITECTURE DESIGN STANDARDS

PART A - INTRODUCTION

1. APPLICABILITY - THE DESIGN STANDARDS SHALL BE UTILIZED BY RESIDENTS, DEVELOPERS, ARCHITECTS, ENGINEERS, AND PLANNERS FOR DESIGN AND CONSTRUCTION GUIDANCE WITHIN THIS COMMUNITY. ALL DEVELOPMENTS WITHIN THE OVERALL PROPERTY BOUNDARY ARE SUBJECT TO THE DESIGN STANDARDS CONTAINED HEREIN. IN CASES WHERE THIS DOCUMENT IS SILENT, THE CITY OF GRANTSVILLE STANDARDS AND REGULATIONS APPLY.

PART B - RESIDENTIAL STANDARDS

1. APPLICABILITY - THESE STANDARDS REPRESENT MINIMUM ARCHITECTURAL AND DEVELOPMENT STANDARDS FOR ALL RESIDENTIAL DEVELOPMENT. THESE STANDARDS ENSURE COHESIVENESS IN THE OVERALL COMMUNITY ACROSS MULTIPLE BUILDERS AND PRODUCTS.

2. SINGLE FAMILY ATTACHED AND DETACHED RESIDENTIAL ARCHITECTURAL STANDARDS
   - 2.1. APPLICABILITY - ALL SINGLE FAMILY DETACHED AND ATTACHED DWELLINGS SHALL CONFORM TO ALL APPLICABLE REQUIREMENTS OF THESE DESIGN STANDARDS, AS WELL AS APPLICABLE REQUIREMENTS OF THE ADOPTED BUILDING CODE.
   - 2.2. EXTERIOR CHANGES - EXTERIOR MATERIAL CHANGES SHOULD OCCUR AT CHANGES IN THE PLANE OF THE BUILDING, NOT EXCLUSIVELY AT THE OUTSIDE CORNERS.
   - 2.3. GARAGES - ALL SINGLE FAMILY DETACHED HOMES SHALL INCLUDE A MINIMUM 2-CAR GARAGE OR ENCLOSED PARKING SPACE, EITHER ATTACHED OR DETACHED, AS PART OF THE NEW CONSTRUCTION OR PLACEMENT.
   - 2.4. PRODUCT VARIATION
     - 2.4.1. APPLICABILITY - THE FOLLOWING HOUSING MODEL VARIETY STANDARDS SHALL APPLY TO ALL NEW RESIDENTIAL SUBDIVISIONS AND DEVELOPMENTS. THESE STANDARDS ARE INTENDED TO PREVENT MONOTONOUS STREETSCAPES AND OFFER CONSUMERS A WIDE CHOICE OF HOUSING STYLES.
     - 2.4.2. EACH HOUSING MODEL SHALL PROVIDE AND EXHIBIT AT LEAST THREE FEATURES THAT CLEARLY AND OBVIOUSLY DISTINGUISH THEM FROM OTHER HOUSING MODELS. THESE FEATURES MAY INCLUDE ANY OF THE FOLLOWING:
       - 2.4.2.1. BUILDING MASS - BUILDING MASS IS CONSIDERED TO BE THE OUTLINE OF THE STRUCTURE. THIS IS DETERMINED BY THE HEIGHT, WIDTH, AND DEPTH OF THE STRUCTURE.
       - 2.4.2.2. BUILDING FORM - BUILDING FORM IS CONSIDERED TO BE THE STYLE OF THE HOME, INCLUDING RANCH, TRI-LEVEL, OR TWO-STORY STRUCTURES.
       - 2.4.2.3. ROOF TYPE - ROOF TYPES CONSIST OF MANSARD, HIP, GAMBREL, GABLE, AND FRONT-TO-BACK (SHED STYLE). DIFFERENTIATION MAY ALSO BE ACHIEVED THROUGH THE USE OF ROOF DORMERS, GABLES, AND HIPS. FLAT OR A-FRAME ROOFS SHOULD BE AVOIDED UNLESS APPROPRIATE TO THE ARCHITECTURAL STYLE.
       - 2.4.2.4. WINDOWS AND DOORS - THE VERTICAL OR HORIZONTAL VARIATION IN THE PLACEMENT OF AT LEAST TWO WINDOWS AND/OR DOORS ON THE FRONT FACADE ELEVATION OR WINDOW SHAPES THAT ARE SUBSTANTIALLY DIFFERENT. THIS STANDARDS ALSO APPLIES TO ANY ELEVATION FACING A STREET, OPEN SPACE, OR PUBLIC/PRIVATE PARK.
       - 2.4.2.5. MATERIALS - THE USE OF AT LEAST TWO DIFFERENT MATERIALS ON THE FRONT FACADE ELEVATION.
       - 2.4.2.6. GARAGES - VARIATION IN THE LOCATION AND/OR PROPORTION OF GARAGES AND GARAGE DOORS, SUCH AS ALLEY-LOADED GARAGES, SIDE-LOADED GARAGES, AND THE LIKE. 2-CAR GARAGE VS. 3-CAR GARAGE OF THE SAME ELEVATION DO NOT MEET THE INTENT.
       - 2.4.2.7. PORCHES - VARIATIONS IN THE LOCATION, WIDTH, AND PROPORTION OF FRONT PORCHES (MINIMUM SIZE 6 FOOT x 6 FOOT).
       - 2.4.2.8. MINOR COSMETIC CHANGES SUCH AS A DIFFERENT PAINT COLOR, REVERSING OR CREATING MIRRORED IMAGES OF THE EXTERIOR ARCHITECTURAL ELEVATIONS, SHUTTERS, DECORATIVE BRACKETS, OR USING DIFFERENT BRICK OR STONE COLOR SHALL NOT MEET THE INTENT OF THIS SECTION.
     - 2.4.3. THE SAME HOUSING MODEL WITH THE IDENTICAL STREET ELEVATION DESIGN (OR NEARLY IDENTICAL) SHALL NOT BE PLACED LESS THAN THREE AWAY OR DIRECTLY ACROSS THE STREET FROM ONE ANOTHER. "ACROSS THE STREET" IS DEFINED AS LOTS THAT OVERLAP EACH OTHER WHEN THE SIDE LOT LINES ARE EXTENDED ACROSS THE STREET TO THE OPPOSITE LOT. THE SAME HOUSING MODEL USED AT THE END OF ONE BLOCK SHALL NOT BE REPEATED ON THE FIRST LOT OF THE NEIGHBORING BLOCK.
     - 2.4.4. IDENTICAL OR NEARLY IDENTICAL STREET ELEVATION DESIGN MEANS LITTLE OR NO VARIATION IN THE ARTICULATION OF THE FACADE, HEIGHT OR WIDTH OF THE FACADE, PLACEMENT OF THE PRIMARY ENTRANCES OR PORCHES, AND NUMBER AND PLACEMENT OF WINDOWS AND/OR OTHER MAJOR ARCHITECTURAL FEATURES.
     - 2.4.5. FINISHED FLOOR ELEVATION SHALL BE A MINIMUM OF TWO FEET ABOVE FLOW LINE OF THE ADJACENT STREET.
     - 2.4.6. NO MORE THAN 6 UNITS ARE PERMITTED IN A SINGLE FAMILY ATTACHED BUILDING.

3. GREEN COURT HOME RESIDENTIAL ARCHITECTURAL STANDARDS
   - 3.1. ALL GREEN COURT HOMES SHALL CONFORM TO ALL APPLICABLE REQUIREMENTS OF THESE DESIGN STANDARDS, AS WELL AS APPLICABLE REQUIREMENTS OF THE ADOPTED BUILDING CODE.
   - 3.2. NO MORE THAN TWO OF THE SAME MODEL ELEVATIONS ARE PERMITTED WITHIN A GREEN COURT CLUSTER. IF TWO OF THE SAME MODEL ELEVATIONS ARE LOCATED WITHIN THE SAME GREEN COURT, THEY MUST USE DIFFERENT COLORS OR MATERIALS.
   - 3.3. NO HOME MODEL ELEVATION SHALL BE REPEATED DIRECTLY ACROSS ANY STREET. THIS APPLIES TO STREET-SIDE HOMES ONLY. THIS DOES NOT APPLY TO UNITS LOCATED INTERIOR TO THE GREEN COURT.
   - 3.4. THE FRONT FACADE OF ALL "STREET-SIDE" GREEN COURT HOMES SHALL INCORPORATE A COVERED PORCH AND HAVE FRONT DOORS THAT FACE THE STREET.

4. COTTAGE HOME RESIDENTIAL ARCHITECTURAL STANDARDS
   - 4.1. APPLICABILITY - ALL COTTAGE HOMES SHALL CONFORM TO ALL APPLICABLE REQUIREMENTS OF THESE DESIGN STANDARDS, AS WELL AS APPLICABLE REQUIREMENTS OF THE ADOPTED BUILDING CODE.
   - 4.2. NO MORE THAN TWO OF THE SAME MODEL ELEVATIONS ARE PERMITTED WITHIN A COTTAGE HOME CLUSTER. IF TWO OF THE SAME MODEL ELEVATIONS ARE LOCATED WITHIN THE SAME CLUSTER, THEY MUST USE DIFFERENT COLORS OR MATERIALS.
   - 4.3. NO HOME MODEL ELEVATION SHALL BE REPEATED DIRECTLY ACROSS ANY STREET. THIS APPLIES TO STREET-SIDE HOMES ONLY. THIS DOES NOT APPLY TO UNITS LOCATED INTERIOR TO THE MOTOR COURT.
   - 4.4. THE FRONT FACADE OF ALL "STREET-SIDE" COTTAGE HOMES SHALL INCORPORATE A COVERED PORCH AND HAVE FRONT DOORS THAT FACE THE STREET.

5. MULTI-FAMILY RESIDENTIAL ARCHITECTURAL AND COMMON AREA STANDARDS
   - 5.1. APPLICABILITY - ALL MULTI-FAMILY DWELLINGS SHALL CONFORM TO ALL APPLICABLE REQUIREMENTS OF THESE DEVELOPMENT STANDARDS, AS WELL AS APPLICABLE REQUIREMENTS OF THE ADOPTED BUILDING CODE.
   - 5.2. BUILDING DESIGN
     - 5.2.1. THE ARCHITECTURAL DESIGN APPROACH SHALL EMPHASIZE COMPATIBILITY WITH EXISTING DEVELOPMENT AND SITE DESIGN.
     - 5.2.2. THE DESIGN OF NEW STRUCTURES IN OR ADJACENT TO EXISTING DEVELOPED AREAS SHALL BE COMPATIBLE WITH, OR AN UPGRADE TO, THE ESTABLISHED ARCHITECTURAL CHARACTER OF SUCH AREAS. COMPATIBILITY MAY BE ACHIEVED THROUGH TECHNIQUES SUCH AS:
       - 5.2.2.1. REPETITION OF ROOF LINES
       - 5.2.2.2. USE OF SIMILAR PROPORTIONS IN BUILDING MASS AND OUTDOOR SPACES
       - 5.2.2.3. SIMILAR RELATIONSHIPS TO THE STREET
       - 5.2.2.4. SIMILAR WINDOW AND DOOR PATTERNS
       - 5.2.2.5. BUILDING MATERIALS WITH SIMILAR COLORS AND TEXTURES
     - 5.2.3. TREAT ALL SIDES WITH SIMILAR MATERIALS. MULTI-FAMILY BUILDING FACADES SHALL BE ARTICULATED WITH PORCHES, BALCONIES, BAYS, OR OTHER OFFSETS.
     - 5.2.4. ACCESSORY BUILDINGS SHALL HAVE THE SAME CHARACTER AND MATERIALS AS PRIMARY BUILDINGS.
   - 5.3. FACADES
     - 5.3.1. FACADES THAT FACE A STREET OR PARKING AREA SHALL NOT HAVE A BLANK, UNINTERRUPTED LENGTH EXCEEDING 50 FEET WITHOUT INCLUDING AT LEAST TWO OF THE FOLLOWING:
       - 5.3.1.1. CHANGE IN PLANE
       - 5.3.1.2. CHANGE IN COLOR, TEXTURE OR PATTERN, MATERIAL
       - 5.3.1.3. WINDOWS
       - 5.3.1.4. COLUMNS, PIERS, OR EQUIVALENT ELEMENT THAT SUBDIVIDES THE WALL
     - 5.3.2. FACADES GREATER THAN 150 FEET IN LENGTH SHALL INCORPORATE WALL PLANE PROJECTIONS OR RECESSES HAVING A DEPTH OF AT LEAST 2% OF THE LENGTH OF THE FACADE AND OCCUPY AT LEAST 20% OF THE LENGTH OF THE FACADE.
   - 5.4. BUILDING ENTRANCES
     - 5.4.1. PRIMARY BUILDING ENTRANCES SHALL BE CLEARLY DEFINED AND PROVIDE SHELTER AND INCLUDE A MINIMUM OF TWO OF THE FOLLOWING:
       - 5.4.1.1. CANOPY, ARCADE, OR PORTICO
       - 5.4.1.2. OVERHANG OR RECESS
       - 5.4.1.3. RAISED CORNICED PARAPET
       - 5.4.1.4. PEAKED ROOF OR ARCH
       - 5.4.1.5. ARCHITECTURAL DETAIL SUCH AS COLUMNS, TILE WORK, STONE OR MOLDINGS INTEGRATED INTO THE BUILDING STRUCTURE
       - 5.4.1.6. INTEGRAL PLANTERS OR WING WALLS THAT INCORPORATE LANDSCAPED AREAS AND/OR SEATING
       - 5.4.1.7. SPECIAL LANDSCAPE FOR SITE FEATURE(S)
   - 5.5. ROOF AND TOP TREATMENTS
     - 5.5.1. ROOFTOP MECHANICAL EQUIPMENT MUST BE NON-OBTRUSIVE, SCREENED FROM VIEW, OR DESIGNED TO BE INTEGRAL COMPONENTS OF THE BUILDING.
     - 5.5.2. THE AVERAGE PARAPET HEIGHT MAY NOT EXCEED 15% OF THE SUPPORTING WALL HEIGHT.
     - 5.5.3. LARGE SLOPED ROOFS SHALL HAVE VARIATIONS IN HEIGHT OR OFFSETS TO BREAK UP THE LARGE PLANE WITH A MAXIMUM OF 100 LINEAR FEET PER ONE PLANE.
   - 5.6. COMMON AREA
     - 5.6.1. COMMON AREA IS DEFINED AS ANY AREA OR SPACE DESIGNED FOR JOINT USE OF RESIDENTS OF A MULTI-FAMILY RESIDENTIAL BUILDING OR COMPLEX.
     - 5.6.2. MULTI-FAMILY RESIDENTIAL DEVELOPMENT SHALL REQUIRE A MINIMUM OF 20% COMMON AREA.

PART C - COMMERCIAL STANDARDS

1. APPLICABILITY - THESE DESIGN STANDARDS APPLY TO THE CREATION OF AND IMPROVEMENTS TO HIGHLY-VISIBLE NEIGHBORHOOD, COMMUNITY, AND REGIONAL-SCALE COMMERCIAL AREAS.

2. CONTEXT AND SCALE
   - 2.1. IN ORDER TO ACHIEVE COHESIVE DESIGNS AND DEFINE SPACES WITHIN EACH AREA OF DEVELOPMENT, ATTENTION MUST BE PAID TO BUILDINGS AND FEATURES SURROUNDING THE PROPOSED IMPROVEMENT. THESE AREAS SHALL BE DESIGNED AT A PEDESTRIAN SCALE.
   - 2.2. THE DESIGN OF BUILDINGS WHICH FACE PUBLIC STREETS, ADJACENT DEVELOPMENTS, OR CONNECTED PEDESTRIAN SPACES SHALL EMPLOY, ALONG A MINIMUM OF 40 PERCENT OF THE FACADE, AT LEAST TWO OF THE FOLLOWING:
     - 2.2.1. SIMILAR WINDOWS AND PATTERNS
     - 2.2.2. REPETITION OF ROOF LINES
     - 2.2.3. SIMILAR BUILDING MATERIALS AND TEXTURES
     - 2.2.4. SHADING DEVICES INCLUDING ARCADES, AWNINGS, AND ARBORS
     - 2.2.5. SIMILAR PROPORTIONS OF ELEMENTS
   - 2.3. THE ABOVE REQUIREMENT IS FOR ALL ELEVATIONS OF A BUILDING REFERRED TO AS 360° DESIGN.

3. ARTICULATION
   - 3.1. WALL DESIGN FOR ALL FACADES SHALL VARY AT LEAST EVERY 50 HORIZONTAL FEET BY USE OF AT LEAST TWO OF THE FOLLOWING:
     - 3.1.1. CHANGES IN COLOR, TEXTURE, OR MATERIALS
     - 3.1.2. CHANGES IN WALL PLANE PROJECTIONS, REVEALS, ENTRANCES, AND RECESSES WITH A MINIMUM CHANGE OF ONE FOOT
     - 3.1.3. CHANGE IN GLAZING / CURTAIN WALL
     - 3.1.4. VARIETY IN ROOFS SUCH AS PITCH, HEIGHT, AND STYLE
     - 3.1.5. ENHANCED ARTICULATION ALONG PEDESTRIAN PATHS

4. BUILDING ENTRANCES
   - 4.1. PUBLIC BUILDING ENTRANCES SHALL BE CLEARLY DEFINED AND FEATURE AT LEAST TWO OF THE FOLLOWING ELEMENTS:
     - 4.1.1. CANOPIES OR PORTICOS
     - 4.1.2. OVERHANGS, RECESSES, OR PROJECTIONS
     - 4.1.3. ARCADES
     - 4.1.4. ARCHES
     - 4.1.5. DISPLAY WINDOWS ALONG SIDEWALKS
     - 4.1.6. INTEGRAL PLANTERS OR WING WALLS WITH INCORPORATED LANDSCAPE AREAS AND/OR SEATING
     - 4.1.7. DISTINCTIVE ROOF FORMS
     - 4.1.8. AWNINGS
     - 4.1.9. COLUMNS, TILE WORK, MOLDINGS, AND STONE INTEGRATED INTO THE DESIGN OF THE BUILDING

5. MECHANICAL EQUIPMENT, LOADING AREAS, AND OUTDOOR STORAGE
   - 5.1. ALL LOADING DOCKS, ACCESSORY OUTDOOR STORAGE, AND SERVICE YARDS SHALL BE LOCATED TO THE SIDE AND REAR YARDS OF BUILDINGS.
   - 5.2. ALL OUTDOOR STORAGE YARDS, LOADING DOCKS, SERVICE AREAS, AND MECHANICAL EQUIPMENT SHALL BE CONCEALED FROM VIEW FROM RESIDENTIAL USES AND PUBLIC R.O.W. BY A COMBINATION OF SCREENS AND SCREENING MATERIALS (I.E. PLANTS) AT LEAST AS HIGH AS THE EQUIPMENT OR AREAS THEY HIDE. SCREENS SHALL BE DESIGNED WITH COLORS AND MATERIALS SIMILAR TO THOSE USED ON THE BUILDING ARCHITECTURE. PLANTS USED IN COMBINATION WITH SCREENS/FENCING SHALL BE AN EVERGREEN SPECIES.

6. RETAINING WALLS
   - 6.1. ANY PORTION OF CONCRETE OR MASONRY RETAINING WALLS VISIBLE FROM PUBLIC STREETS SHALL BE COVERED WITH DECORATIVE MATERIALS SUCH AS STONE, BRICK, OR STUCCO.

PART D - SITE PLAN STANDARDS

1. EACH PLANNING AREA SHALL HAVE A MINIMUM OF 5% LANDSCAPE AREA IN ADDITION TO PARKS AND OPEN SPACE REQUIREMENTS.
2. BLOCK LENGTHS SHALL NOT EXCEED 700 FEET WITHOUT A 30' LANDSCAPE TRACT. IF A LANDSCAPE TRACT IS PROVIDED, THE MAXIMUM BLOCK LENGTH SHALL BE 1,000 FEET.
3. DRY UTILITY EASEMENTS SHALL BE A MINIMUM OF 5 FEET IN THE FRONT, 7.5 FEET IN THE REAR, AND 5 FEET ON THE SIDE OF EACH LOT. SIDE EASEMENTS SHALL ONLY BE PROVIDED IF NEEDED FOR UTILITY CONNECTIONS.

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DESERET
ZONING OVERLAY DISTRICT

LANDSCAPE, FENCING, AND LIGHTING DESIGN STANDARDS

PART E - LANDSCAPE

1. LANDSCAPE DESIGN PRINCIPLES
   - 1.1. ALL DEVELOPMENT SHALL DEMONSTRATE ADHERENCE TO THE FOLLOWING LANDSCAPE DESIGN PRINCIPLES:
     - 1.1.1. DESIGN TO PROVIDE AN ATTRACTIVE, COMFORTABLE ENVIRONMENT FOR USERS WHILE MINIMIZING MAINTENANCE NEEDS, IRRIGATION WATER REQUIREMENTS, AND THE USE OF HERBICIDES AND PESTICIDES
     - 1.1.2. DESIGN LANDSCAPES TO CREATE A NATURALIZED APPEARANCE. USE PLANT MATERIALS THAT ARE INDIGENOUS TO NORTHERN UTAH WHERE POSSIBLE. ONLY USE INTRODUCED SPECIES IN ORDER TO ACHIEVE DESIGN OBJECTIVES THAT CANNOT BE ACHIEVED WITH THE USE OF NATIVE SPECIES.
     - 1.1.3. COORDINATE THE DESIGN OF THE LANDSCAPE WITH SITE EROSION PROTECTION, STORM DRAINAGE, AND WATER QUALITY IMPROVEMENT SYSTEMS.
     - 1.1.4. DESIGN AND MANAGE IRRIGATION SYSTEMS TO ACHIEVE PEAK EFFICIENCY.

2. PARKWAY DESIGN OF ARTERIAL AND COLLECTOR STREETS
   - 2.1. VEHICULAR ENTRIES WILL CONTAIN BOTH SIGNAGE AND LANDSCAPING THAT TIE INTO THE OVERALL DEVELOPMENT PARKWAY DESIGN. THE CIRCULATION PLAN ILLUSTRATES THE MAJOR ENTRIES INTO THE SITE.
   - 2.2. IN ORDER TO CREATE AN APPROPRIATE LANDSCAPE CORRIDOR ALONG MAJOR ROADWAYS, LARGE MASSES OF TREES AND SHRUBS ARE REQUIRED. THE RIGHT-OF-WAY (R.O.W.) WILL BE PRIMARILY DROUGHT-TOLERANT TURF OR IRRIGATED NATIVE SEED. THIS TREATMENT WILL TRANSITION TO DRIFTS OF SHRUB AND/OR PERENNIAL BEDS AND TREE GROUPINGS THAT MEANDER FROM JUST INSIDE THE R.O.W. TO THE EDGE OF THE BUFFERS AND BACK. THE GOAL IS TO AVOID A STRAIGHT-LINE TREATMENT AT THE EDGE OF THE R.O.W. WALKS WILL BE DETACHED AND MEANDER WITHIN THE R.O.W. AND OUTSIDE OF THE R.O.W. INTO THE LANDSCAPE BUFFER IF DESIRED.
   - 2.3. MEDIANS WILL BE PLANTED IN A SIMILAR FASHION TO THE PARKWAY OR WILL BE CONSTRUCTED OF COLORED AND STAMPED CONCRETE.
   - 2.4. THE PARKWAY DESIGN SHALL EMPHASIZE XERISCAPE PRINCIPLES AND A UNIQUE LOOK THAT SETS THE COMMUNITY APART.

3. ARTERIAL AND COLLECTOR STREET BUFFER
   - 3.1. A 30 FOOT AVERAGE LANDSCAPE BUFFER WILL BE PROVIDED ALONG ARTERIAL AND COLLECTOR STREETS. THE BUFFER MAY VARY IN WIDTH TO CREATE VISUAL INTEREST BUT SHALL BE A MINIMUM OF 20 FEET AT ITS NARROWEST DIMENSION.

4. MINIMUM PLANT SIZE - ALL CANOPY SHADE TREES SHALL BE A MINIMUM OF 2.5 INCH CALIPER AT TIME OF PLANTING. ALL EVERGREEN TREES SHALL BE A MINIMUM OF SIX FEET TALL AT TIME OF PLANTING. ALL ORNAMENTAL TREES SHALL BE A MINIMUM OF 1.5 INCH CALIPER AT TIME OF PLANTING. FIVE GALLON CONTAINERS ARE REQUIRED FOR ALL SHRUBS. ORNAMENTAL GRASSES AND PERENNIALS MAY BE ONE GALLON CONTAINERS.

5. MINIMUM PLANT MATERIAL QUANTITIES
   - 5.1. SHRUBS MAY BE SUBSTITUTED FOR UP TO 25% OF THE REQUIRED SHADE TREES AT A RATE OF FIVE SHRUBS PER ONE SHADE TREE. SHRUB SUBSTITUTES SHALL BE NO LESS THAN A 5 GALLON CONTAINER AT THE TIME OF PLANTING.
   - 5.2. BUFFER
     - 5.2.1. LANDSCAPE BUFFERS SHALL CONTAIN A MINIMUM OF ONE TREE AND TEN SHRUBS PER 40 LINEAR FEET.
     - 5.2.2. WHERE RESIDENTIAL USES BACK TO THE ROAD, 50% OF THE TREES PROVIDED SHALL BE EVERGREEN.
   - 5.3. DETENTION AND/OR DRAINAGE
     - 5.3.1. DETENTION PONDS SHALL REQUIRE ONE CANOPY SHADE TREE OR EVERGREEN TREE PER 100 LINEAR FEET OF POND PERIMETER, AS MEASURED ALONG THE TOP OF THE BANK ELEVATION.
     - 5.3.2. DRAINAGE CORRIDORS SHALL REQUIRE ONE CANOPY SHADE TREE OR EVERGREEN TREE PER 200 LINEAR FEET.
   - 5.4. PARKWAY
     - 5.4.1. PARKWAYS ARE DEFINED AS THE GROUND AREA WITHIN THE STREET RIGHT-OF-WAY SITUATED BETWEEN THE BACK OF CURB (OR EDGE OF PAVEMENT) AND THE SIDEWALK.
     - 5.4.2. PARKWAY TREES ALONG ARTERIAL AND COLLECTOR STREETS SHALL BE PLANTED AT A RATE OF ONE CANOPY SHADE TREE PER 30 LINEAR FEET.
     - 5.4.3. PARKWAY TREES ALONG LOCAL STREETS SHALL BE PLANTED AT A RATE OF ONE CANOPY SHADE TREE PER LOT OR ONE CANOPY SHADE TREE PER 30 LINEAR FEET WHERE HOMES DO NOT FRONT.
     - 5.4.4. LINEAR FEET SHALL BE MEASURED ALONG THE SOFT SURFACE OF THE PARKWAY ONLY.
     - 5.4.5. PARKWAY PLANTING SHALL UTILIZE A VARIETY OF TREE SPECIES. NO MORE THAN 50% OF ANY ONE SPECIES MAY BE PLANTED IN A PARKWAY.
     - 5.4.6. PARKWAYS MAY INCLUDE A VARIETY OF GROUNDCOVER INCLUDING (BUT NOT LIMITED TO) SHRUBS, ORNAMENTAL GRASSES, PERENNIALS, CEDAR AND/OR ROCK MULCH, DECORATIVE BOULDERS, TURF GRASS/SOD, AND MASONRY PAVERS.
   - 5.5. MEDIAN
     - 5.5.1. MEDIANS SHALL REQUIRE ONE CANOPY SHADE TREE OR ORNAMENTAL TREE EVERY 40 LINEAR FEET ON AVERAGE. AT LEAST HALF OF THE TREES SHALL BE CANOPY SHADE TREES. EVERGREEN TREES ARE NOT PERMITTED WITHIN MEDIANS UNLESS PRE-APPROVED. ORNAMENTAL TREES MAY BE GROUPED CLOSER TOGETHER TO ACHIEVE A SPECIFIC AESTHETIC LOOK.
     - 5.5.2. SHRUBS SHALL BE PROVIDED AT A RATIO OF SIX SHRUBS PER 50 LINEAR FEET OF MEDIAN.
   - 5.6. PARKING LOT
     - 5.6.1. INTERIOR PARKING LOT ISLANDS SHALL HAVE A MINIMUM OF ONE CANOPY SHADE TREE PER 10 FOOT BY 18 FOOT ISLAND OR TWO CANOPY SHADE TREES PER 10 FOOT BY 36 FOOT ISLAND.
     - 5.6.2. PARKING LOT PERIMETERS SHALL CONTAIN A MINIMUM OF ONE TREE AND FIVE SHRUBS PER 40 LINEAR FEET.
   - 5.7. PARKS
     - 5.7.1. PARKS SHALL CONTAIN A MIX OF ONE CANOPY SHADE TREE AND/OR EVERGREEN TREE PER 1,500 SQUARE FEET.
     - 5.7.2. SHRUBS SHALL BE PLANTED AT A RATE OF FIVE SHRUBS PER 1,500 SQUARE FEET OF PARK SPACE.
     - 5.7.3. SPORTS FIELDS OR COURTS (I.E. BASEBALL, VOLLEYBALL, TENNIS, ETC.) IN PARKS SHALL NOT HAVE A PLANTING REQUIREMENT.
   - 5.8. ALL OTHER LANDSCAPE AREAS
     - 5.8.1. ALL OTHER LANDSCAPE AREAS REQUIRE ONE TREE AND 5 SHRUBS PER 3,000 SQUARE FEET.

6. **RESIDENTIAL LANDSCAPE**
   - **6.1. FRONT YARD LANDSCAPE SHALL BE INSTALLED WITHIN 90 DAYS OF OCCUPANCY, UNLESS THE HOME IS FIRST OCCUPIED BETWEEN OCTOBER 1 AND MARCH 1, WHEN IT MAY BE DELAYED UNTIL THE FOLLOWING JULY 1.**

7. **WATERWISE LANDSCAPES**
   - **7.1. NO MORE THAN 30% TURF IS PERMITTED IN TREE LAWNS, LANDSCAPE BUFFERS AND OTHER PASSIVE LANDSCAPED AREAS.**
   - **7.2. TURF WITHIN PARKS SHALL BE LIMITED TO ACTIVE AREAS SUCH AS FIELDS.**
   - **7.3. ALL LANDSCAPE WITHIN THE COMMUNITY SHALL BE WATERED BY AN AUTOMATIC IRRIGATION SYSTEM EXCEPT FOR NATIVE GRASS WITHIN OPEN SPACE AREAS, WHICH DOES NOT REQUIRE IRRIGATION.**
   - **7.4. LANDSCAPE BEDS SHALL BE WATERED WITH A DRIP IRRIGATION SYSTEM.**
   - **7.5. SEPARATE WATER ZONES ARE REQUIRED FOR TURF AND LANDSCAPE BEDS.**
   - **7.6. PLANTS SHALL BE WATERWISE AND ADAPTED TO GRANTSVILLE'S LOCAL CLIMATE.**

PART F - FENCING

1. SINGLE FAMILY DETACHED, TWIN HOME, TWO FAMILY, AND SINGLE FAMILY ATTACHED RESIDENTIAL FENCING
   - 1.1. ALL FENCING SHALL CONSIST OF NATURAL (I.E. WOOD OR MASONRY) OR COMPOSITE MATERIALS.
   - 1.2. CHAIN LINK AND VINYL FENCING ARE NOT PERMITTED IN RESIDENTIAL APPLICATIONS.

2. MULTI-FAMILY RESIDENTIAL FENCING
   - 2.1. ALL MULTI-FAMILY RESIDENTIAL FENCING SHALL CONSIST OF NATURAL (I.E. WOOD OR MASONRY) OR COMPOSITE MATERIALS.
   - 2.2. CHAIN LINK AND VINYL FENCING ARE NOT PERMITTED IN MULTI-FAMILY RESIDENTIAL APPLICATIONS.
   - 2.3. ORNAMENTAL METAL FENCING IS PERMITTED IN CLUBHOUSE APPLICATIONS, SUCH AS AROUND POOLS.

3. NON-RESIDENTIAL FENCING
   - 3.1. CHAIN LINK FENCE IS PERMITTED IN INDUSTRIAL APPLICATIONS AND SPORTS FIELDS/COURTS BUT SHALL BE VINYL-COATED.
   - 3.2. CHAIN LINK SHALL BE RESTRICTED WHEN POSSIBLE.
   - 3.3. ELECTRIC FENCING AND BARBED WIRE, OR SIMILAR, ARE NOT PERMITTED.
   - 3.4. ALL OTHER FENCING SHALL CONSIST OF NATURAL (I.E. WOOD OR MASONRY) OR COMPOSITE MATERIALS. VINYL IS NOT PERMITTED.
   - 3.5. EXCESSIVE FENCING SHALL BE AVOIDED THROUGH THE USE OF STAGGERING, LANDSCAPE, AND BUFFERING.
   - 3.6. THE MAXIMUM HEIGHT FOR INDUSTRIAL FENCING IS 8 FEET.

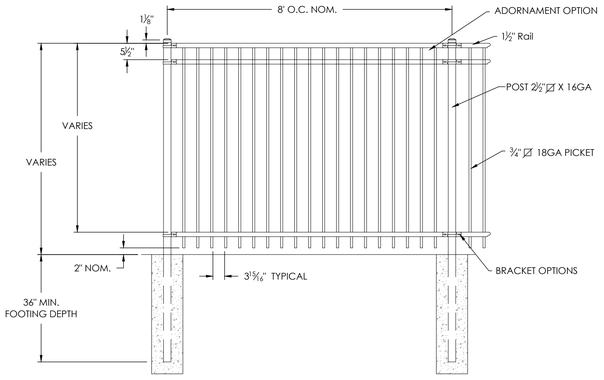
4. ARTERIAL STREET FENCING
   - 4.1. A SIX FOOT SOLID PRIVACY FENCE IS REQUIRED ALONG ALL ARTERIAL STREETS.
   - 4.2. ARTERIAL FENCES SHALL CONSIST OF NATURAL (I.E. WOOD OR MASONRY) OR COMPOSITE MATERIALS.

5. OPEN RAIL FENCING
   - 5.1. OPEN RAIL FENCING IS PERMITTED ADJACENT TO PARKS, OPEN SPACES, AND DRAINAGE CORRIDORS.
   - 5.2. OPEN RAIL FENCES SHALL CONSIST OF NATURAL (I.E. WOOD) OR COMPOSITE MATERIALS.

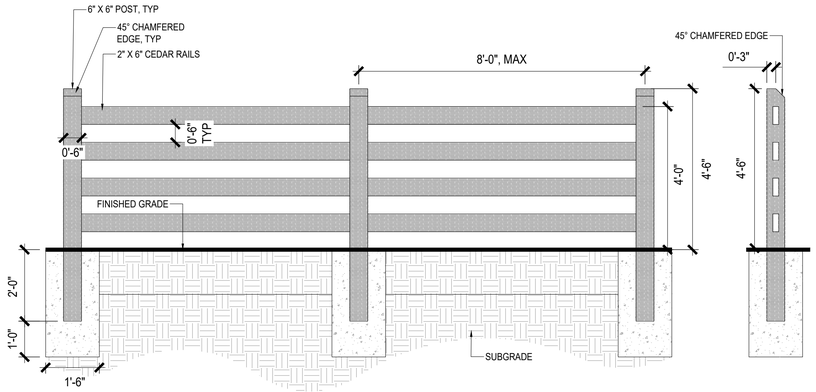
6. ADJOINING PROPERTY FENCING
   - 6.1. A SIX FOOT SOLID PRIVACY FENCE IS REQUIRED ALONG THE REAR OR SIDE LOT LINE OF ANY HOME OR COMMERCIAL SITE ADJACENT TO NEIGHBORING PROPERTIES. THIS FENCING REQUIREMENT IS NOT REQUIRED IF THE HOME OR COMMERCIAL SITE IS ADJACENT TO OPEN SPACE.

PART G - LIGHTING

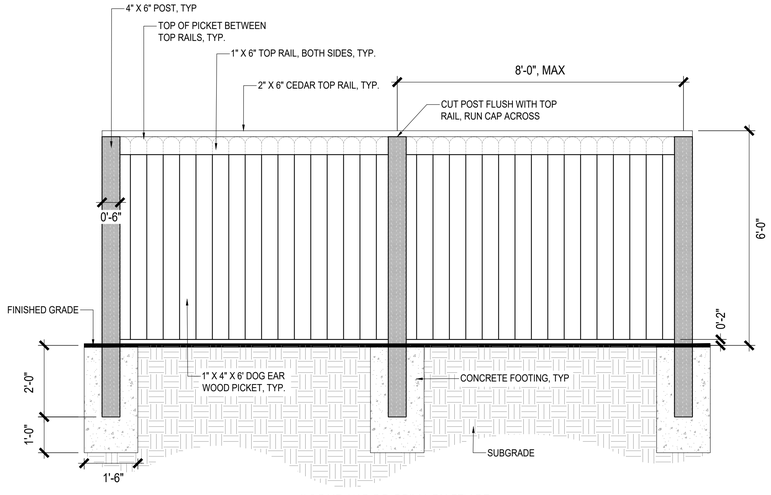
1. ALL DEVELOPMENT SHALL PROVIDE ADEQUATE LIGHTING SO AS TO ASSURE SAFETY AND SECURITY. LIGHTING INSTALLATIONS SHALL NOT HAVE AN ADVERSE IMPACT ON TRAFFIC SAFETY OR THE SURROUNDING AREA. LIGHT SOURCES SHALL BE SHIELDED AND SHALL NOT SHINE ONTO ADJACENT PROPERTIES.
2. LIGHTING FIXTURES SHALL BE "DARK SKY" COMPLIANT.
3. THE MAXIMUM POLE HEIGHT FOR COMMERCIAL AND INDUSTRIAL APPLICATIONS IS 40 FEET.
4. THE MAXIMUM POLE HEIGHT FOR RESIDENTIAL APPLICATIONS IS 25 FEET.
5. IN ORDER TO REDUCE LIGHT POLLUTION, STREET LIGHTS ARE ONLY REQUIRED AT INTERSECTIONS, ENDS OF CUL-DE-SAC, AND ACCESS POINTS INTO NON-RESIDENTIAL USES.



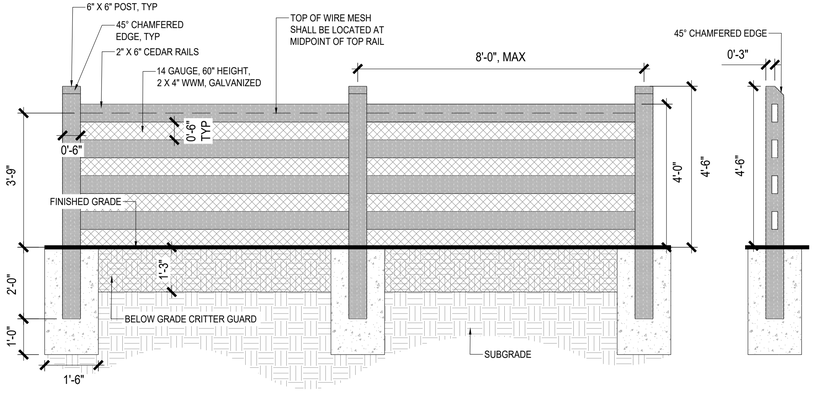
ORNAMENTAL METAL FENCE



4' OPEN RAIL FENCE



6' SOLID WOOD PRIVACY FENCE



4' OPEN RAIL FENCE WITH WIRE MESH

terracina design
11200 E. Girard Ave, A-314
Denver, CO 80231
ph: 303.632.8867

RICK

PROJECT NAME

DESERET
ZONING OVERLAY DISTRICT
GRANTSVILLE, UTAH

SUBMITTAL DATE:
7/18/2024
REVISION DATE:
8/23/2024
1/14/2025
2/26/2025

SHEET TITLE

DESIGN STANDARDS

SHEET NUMBER

17

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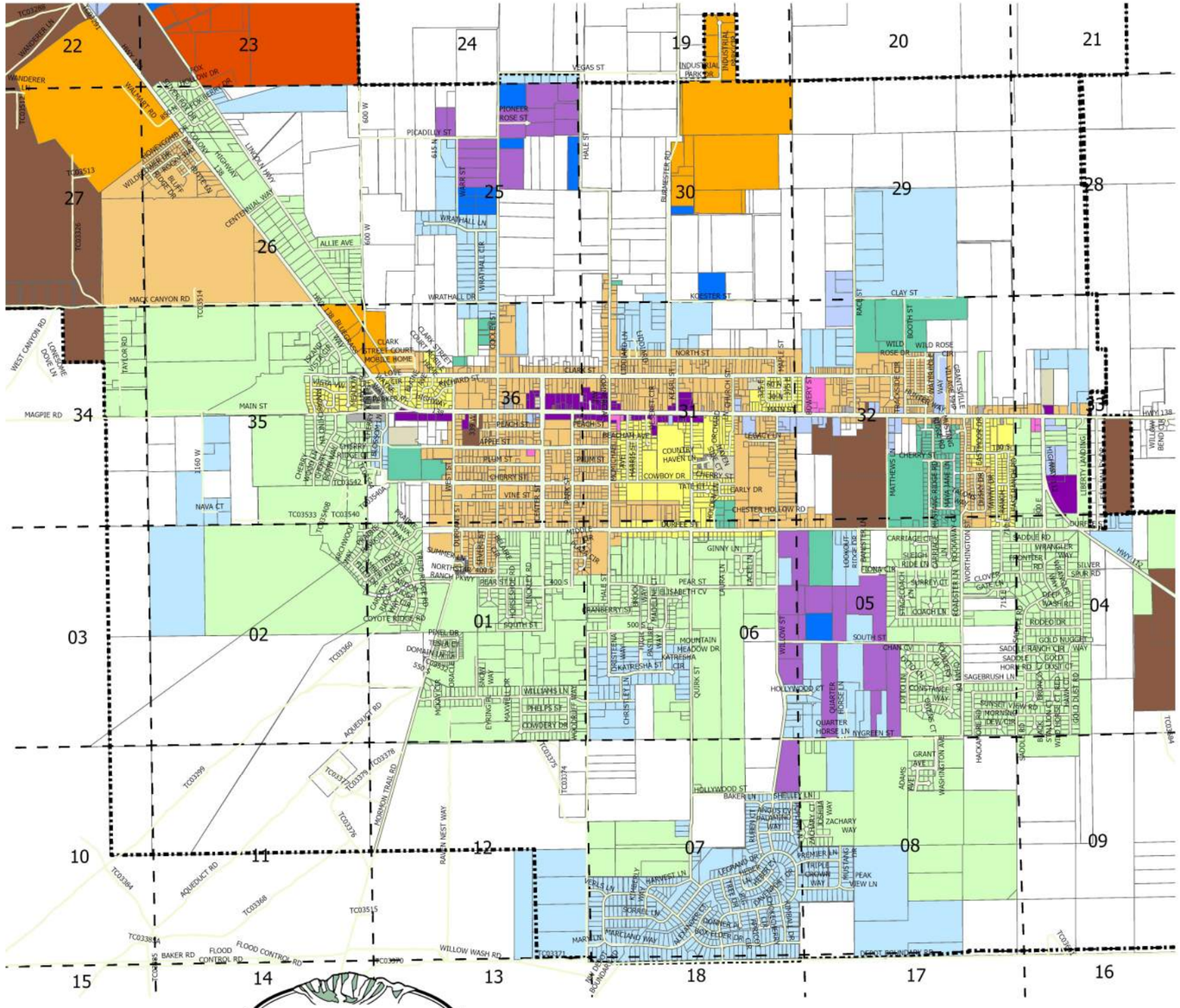
LEGEND

Grantsville City Boundary

Zoning

A-10	10 Acre minimum. The purpose is to promote and preserve conditions favorable to agriculture and to maintain green belt spaces.
RR-5	5 Acre lot minimum. The purpose is to provide a rural residential district.
RR-2.5	2.5 Acre lot minimum.
RR-1	1 Acre lot minimum.
R-1-21	21,780 square feet in size. The purpose is to promote environmentally sensitive and visually compatible development suitable for rural locations.
R-1-12	12,000 square feet in size.
R-1-8	8,000 square feet in size.
RM-7	7,000 square feet in size. The provide areas for medium density single family and multi-family residential.
RM-15	8,000 square feet in size. The purpose is to provide areas for medium high density residential.
CN	Neighborhood Commercial District is intended to provide for small scale commercial uses that can be located within residential neighborhoods without having significant impacts upon residential uses.
CS	60,000 square feet in size. Commercial Shopping District is to provide an environment for efficient and attractive shopping center development.
CG	10,000 square feet in size. General District is to provide an environment for a variety of commercial uses.
CD	The purpose is to provide areas for high intensity public, quasi-public, commercial, office and residential uses by conditional use only.
MD	20,000 square feet in size. Light Manufacturing and Distribution District is to provide an environment for light industrial uses.
MG	20,000 square feet in size. General Manufacturing District is to provide an environment for larger and more intensive industrial uses.
MG-EX	Mining, quarry sand and gravel extraction industrial uses.
PUD	An integrated design for development of residential, commercial or industrial uses, or limited combinations of such uses, in which the density and location regulations of the district in which the district is situated may be varied or waived to allow flexibility and initiative in site and building design and location, in accordance with an approved plan and imposed requirements.
MU	A mixture of commercial/retail and residential uses, allowing up to 10 units per acre where surrounding uses are compatible. 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. (MU Description Updated with Ordinance 2021-35)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MAGPIE RD
MACK CANYON RD
WEST CANYON RD
LINCOLN HWY
CENTENNIAL HWY
ALLIE AVE
WRATHALL DR
WRATHALL LN
PICADILLY ST
VEGAS ST
PIONEER ROSE ST
HALE ST
RUBY ST
CLAY ST
NORTH ST
CLARK ST
CLARK STREET COURT MOBILE HOME
COOPER ST
WILD ROSE DR
WILD ROSE CIR
BOOTH ST
GRANTSVILLE
PEACH ST
APPLE ST
PLUM ST
CHERRY ST
VINE ST
COWBOY DR
COUNTRY HAVEN LN
TATE HILL DR
EARLY DR
CHESTER HOLLOW RD
DURFEE ST
LEWIS ST
NAVA CT
CHERRY RIDGE CIR
CHERRY WOOD CIR
CHERRY WOOD LN
CHERRY WOOD WAY
MATTHEWS DR
CHERRY ST
HIGHWAY
HWY 138
WILLOW BEND RD
LIBERTY LANDING
SADDLE RD
WRANGLER WAY
SILVER SPUR RD
RODEO DR
GOLD NUGGET
SADDLE RANCH CIR
SADDLE RANCH WAY
SAGEBRUSH LN
SUNSET VIEW RD
MORNING DEW CIR
WASH RD
CARRIAGE CIR
SLEIGH RIDE LN
LONG CIR
COACH LN
STAGECOACH LN
CLOVER GATE CIR
HORSESHOE RD
NORTHINGTON
HACKAMORE RD
SPOOKY LN
CHAIN OVI
SOUTH ST
WILLOW ST
HOLLYWOOD CT
HOLLYWOOD ST
QUARTER HORSE LN
EVERGREEN ST
BAKER LN
SHELLEY LN
ZACHARY WAY
PREMIER LN
PEAK VIEW LN
MOUNTAIN MEADOW DR
KATRESHA ST
KATRESHA CIR
QUIRK ST
CHRISTENSEN WAY
PROTHERO WAY
PHELPS ST
WILLIAMS LN
HOLLEY WAY
ENKING DR
MAYER
WOODBURY WAY
CONVERY DR
ORACLE
PIXEL DR
TECHNICAL DR
DOMAIN NAME DR
NORTHPOINTE RANCH PKWY
BEAR ST
HORSE RIDGE RD
COYOTE RIDGE RD
SUMMER ME
SOUTH ST
RANCHERS ST
PEAR ST
ISABETH CV
GINNY LN
DURFEE CT
LEWIS CT
COOPER PL
COOPER CT
HARVEST LN
MARYLIN
MARYLAND WAY
LEONARD DR
HARVEST CIR
BOX ELDER CIR
ROBERT DR
ROBERT CIR
ROBERT WAY
DEPOT BOUNDARY RD
WILLOW WASH RD
FLOOD CONTROL RD
BAKER RD
AQUEDUCT RD
JOHNSON TRAIL RD
RAVEN NEST WAY
INDUSTRIAL PARK DR
INDUSTRIAL WAY
RUBY ST
KOOTER ST
TAYLOR RD
LORRAINE DORR LN
ORANGE VILLAGE WAY
RICHARD ST
CLARK STREET COURT
MOBILE HOME
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LEGEND
Future Land Use Designations

Ensuring that the land and the proposed land-uses within the community are utilized to meet a unified community vision or goal is the first and often most important responsibility of a general plan. outlined on this map is the proposed Future land use map for the City of Grantsville:

Commercial
(A variety of commercial, retail, office and light industrial associated with a retail presence fronting street with special approval)

Mixed-Use Density
(A mixture of commercial/retail and residential uses, allowing up to 10 units per acre where surrounding uses are compatible. 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 fit the scale of the surrounding properties in the zone.)

High Single Family Density Residential
(Residential uses, allowing a maximum of 6 dwelling units per acre)

Medium Density Residential
(Residential uses, allowing a maximum of 4 dwelling units per acre)

Low Density Residential
(Residential use, allowing a maximum of 2 dwelling units per acre)

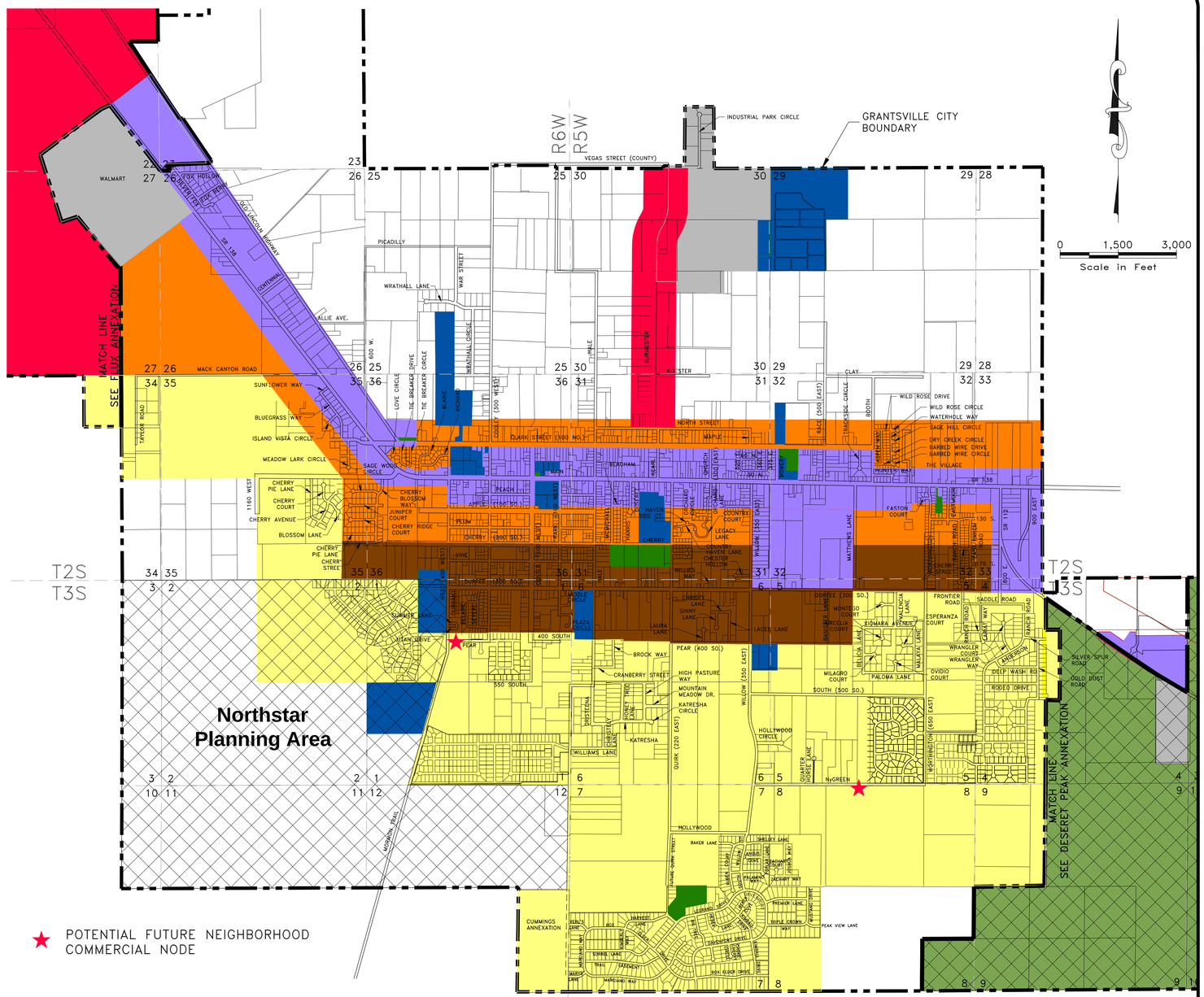
Rural Residential – 1
(Residential use with applicable rural land uses, allowing 1 dwelling unit per one to ten acres)

Rural Residential 2
(Residential use with applicable rural land uses, allowing 1 dwelling unit per five to ten acres)

Industrial
(Allowing industrial, light industrial and mining)

Municipal/School: This land use designates city-owned school district owned property serving a public purpose.

Parks & Open Space: Designates public parks, open space and recreational areas.



★ POTENTIAL FUTURE NEIGHBORHOOD COMMERCIAL NODE

GRANTSVILLE CITY

FUTURE LAND USE MAP

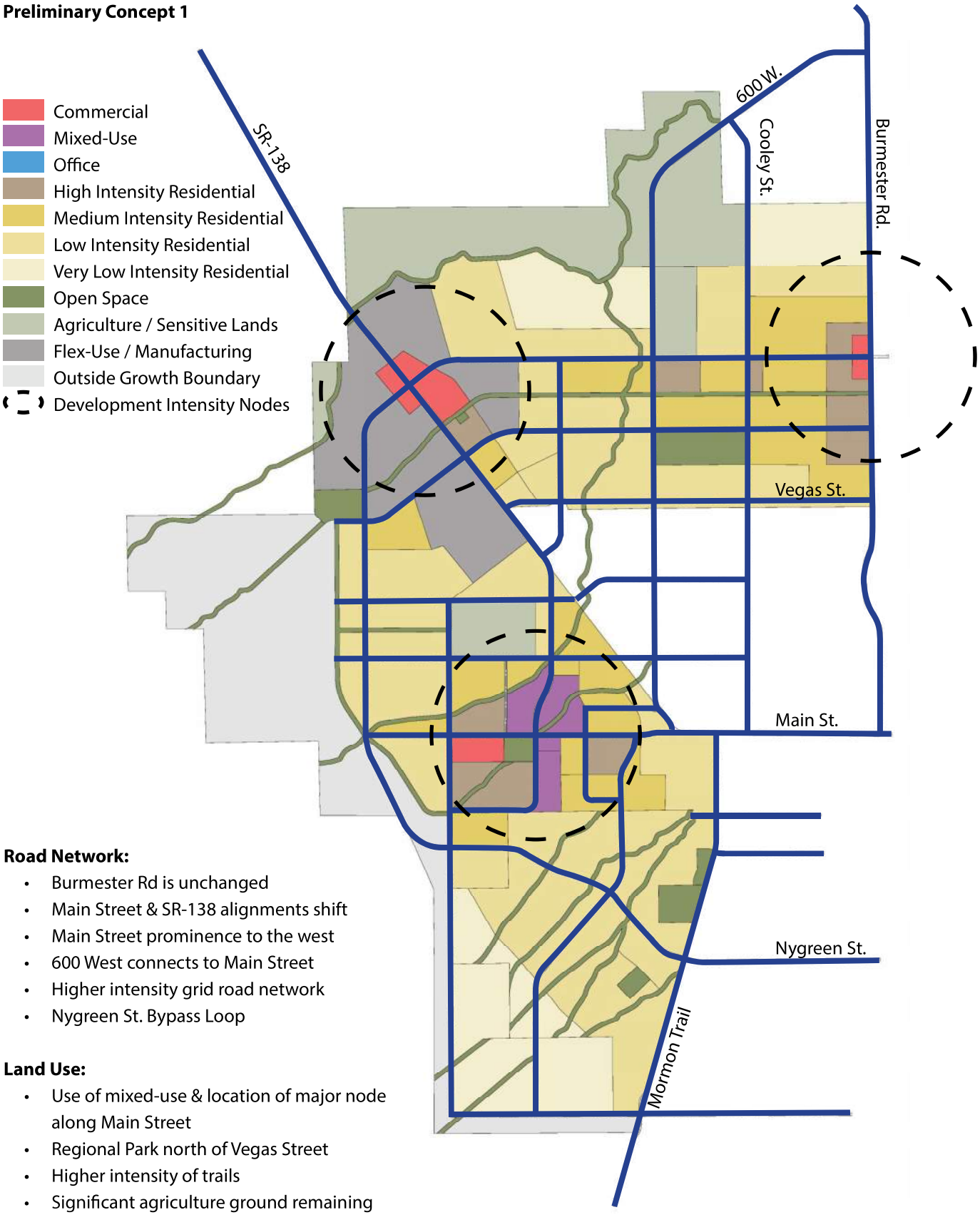
CITY CENTER

ADOPTED JANUARY 15, 2020
REVISED JULY 30, 2021

THE PURPOSE OF DESIGNATED PLANNING AREAS IS TO FOSTER A JOINT WORKING RELATIONSHIP BETWEEN THE LANDOWNER(S) OF LARGE PARCELS OR GROUPS OF PARCELS OF 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 AND WILL ADEQUATELY ADDRESS THE POTENTIAL IMPACTS ON TRANSPORTATION, UTILITIES, AND OTHER PUBLIC SERVICES AND AMENITIES.

AQUA ENGINEERING
533 W 2600 S, SUITE 275, BOUNTIFUL, UT 84010
PHONE (801) 299-1327 FAX (801) 299-0153

Preliminary Concept 1



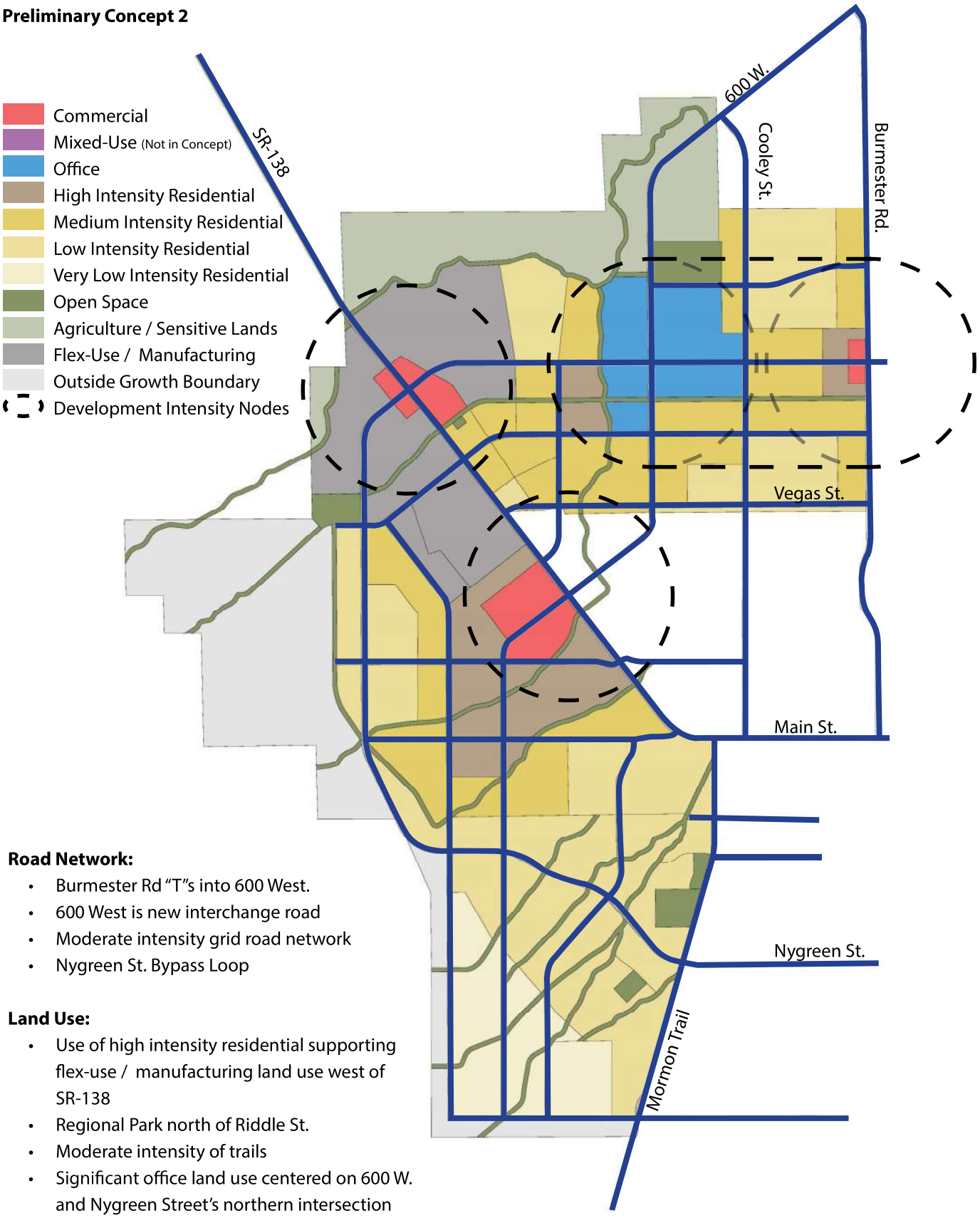
Road Network:

- Burmester Rd is unchanged
- Main Street & SR-138 alignments shift
- Main Street prominence to the west
- 600 West connects to Main Street
- Higher intensity grid road network
- Nygreen St. Bypass Loop

Land Use:

- Use of mixed-use & location of major node along Main Street
- Regional Park north of Vegas Street
- Higher intensity of trails
- Significant agriculture ground remaining
- Higher intensity node along Burmester Rd.

Preliminary Concept 2



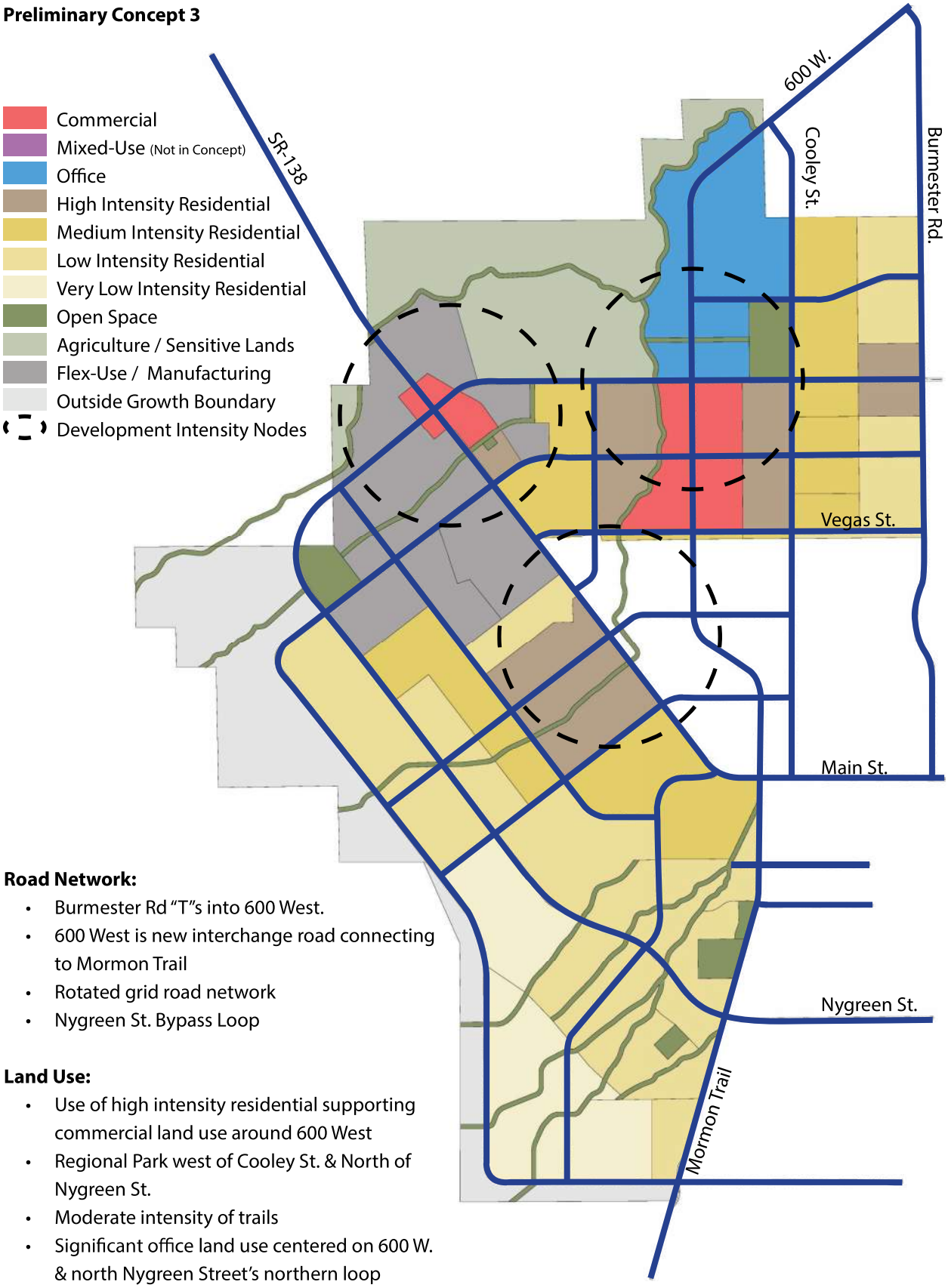
Road Network:

- Burmester Rd "T"s into 600 West.
- 600 West is new interchange road
- Moderate intensity grid road network
- Nygreen St. Bypass Loop

Land Use:

- Use of high intensity residential supporting flex-use / manufacturing land use west of SR-138
- Regional Park north of Riddle St.
- Moderate intensity of trails
- Significant office land use centered on 600 W. and Nygreen Street's northern intersection
- More low intensity residential

Preliminary Concept 3



Road Network:

- Burmester Rd "T"s into 600 West.
- 600 West is new interchange road connecting to Mormon Trail
- Rotated grid road network
- Nygreen St. Bypass Loop

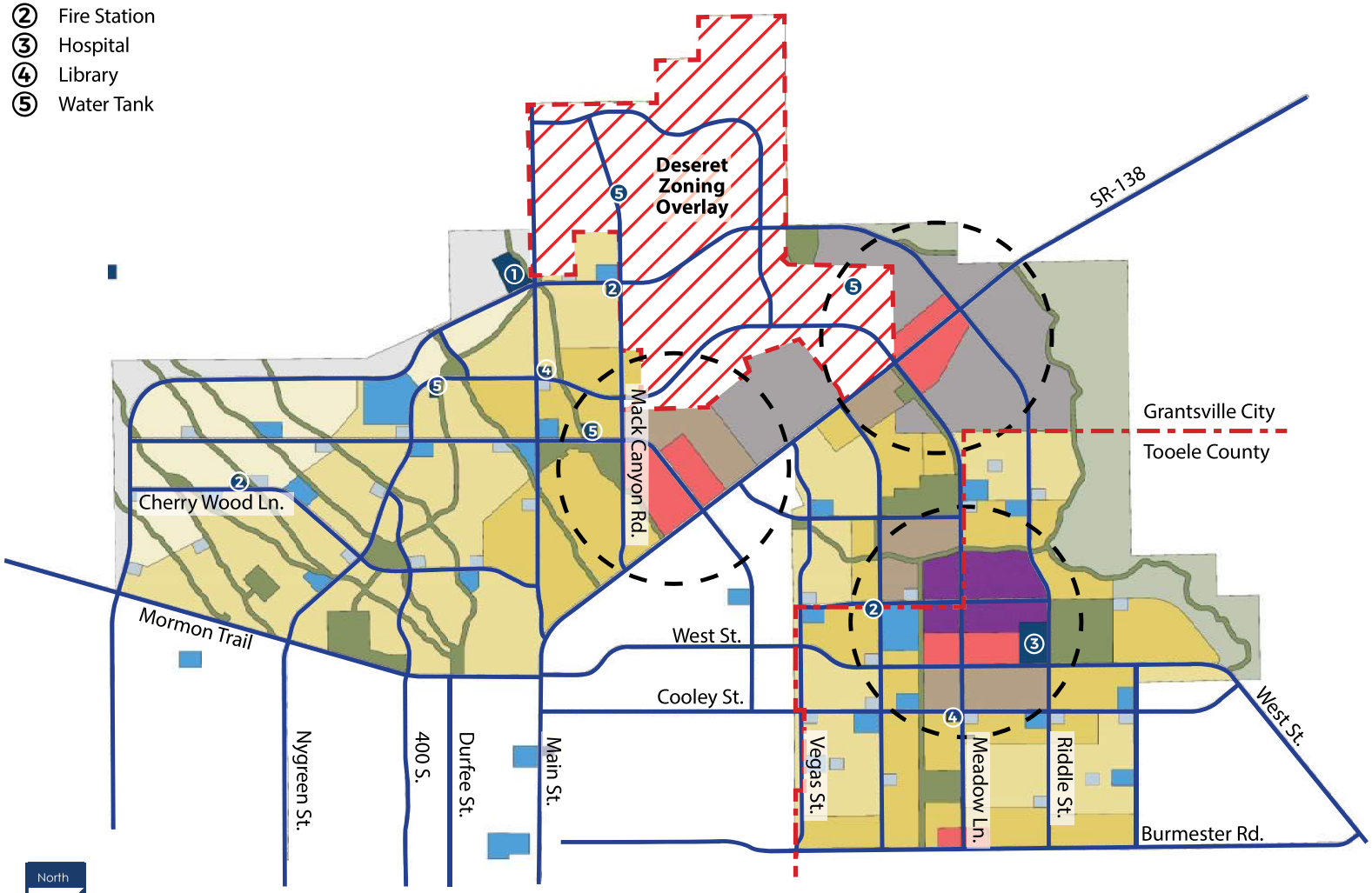
Land Use:

- Use of high intensity residential supporting commercial land use around 600 West
- Regional Park west of Cooley St. & North of Nygreen St.
- Moderate intensity of trails
- Significant office land use centered on 600 W. & north Nygreen Street's northern loop
- More high and very low intensity residential

Proposed Concept

CIVIC USE LEGEND

① Cemetery
② Fire Station
③ Hospital
④ Library
⑤ Water Tank



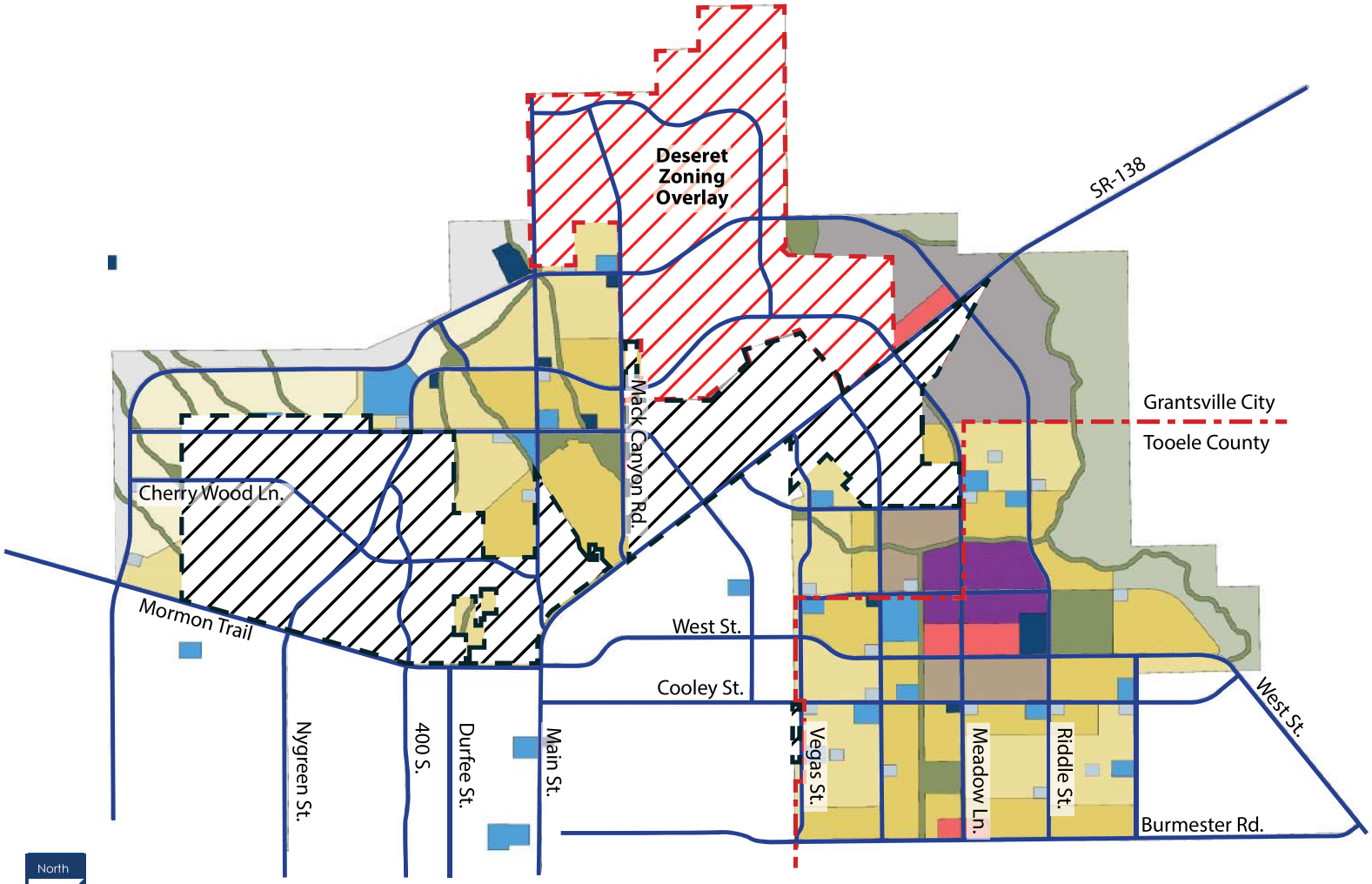
LAND USE LEGEND*

- Commercial
- Office
- Civic - School
- Civic - Services
- Religious
- High Intensity Residential
- Medium Intensity Residential
- Low Intensity Residential
- Very Low Intensity Residential
- Open Space / Drainage Trails
- Agriculture / Sensitive Lands
- Flex-Use / Manufacturing
- Outside Growth Boundary
- Development Intensity Nodes
- Desert Edge Overlay
- Existing / Proposed Streets

* See page 6-7 for land use descriptions

Note: The Proposed Concept has been used to calculate the intensity of use for determining the demands and necessary capacity of proposed infrastructure to serve the planning area. These intensities are based upon the highest and best use to ensure the sizing of the infrastructure will be adequate for potential future demands.

Proposed Concept - Currently Vested Uses July 2024



North

Scale 1"=1,500'

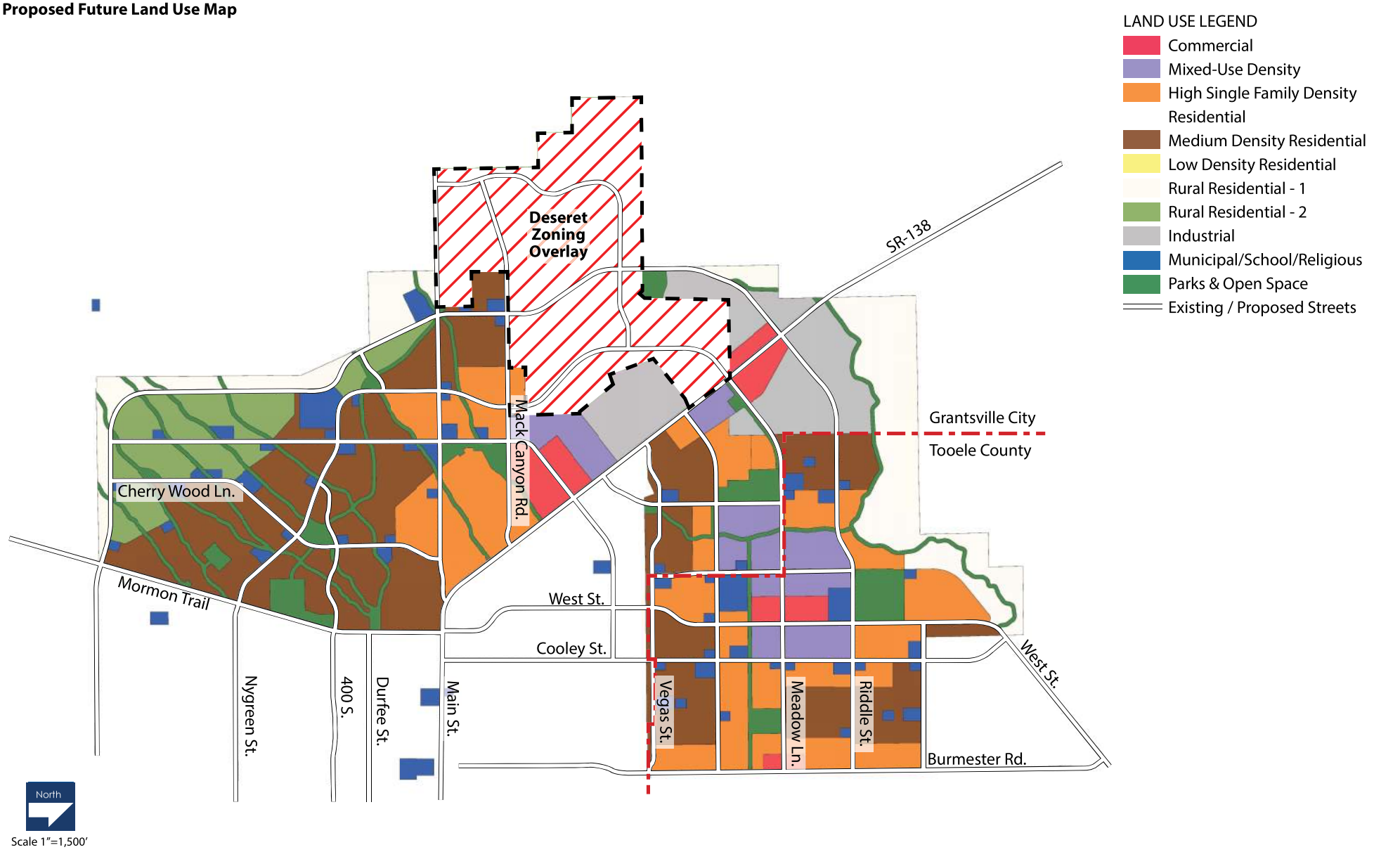
LAND USE LEGEND*

- Commercial
- Office
- Civic - School
- Civic - Services
- Religious
- High Intensity Residential
- Medium Intensity Residential
- Low Intensity Residential
- Very Low Intensity Residential
- Open Space / Drainage Trails
- Agriculture / Sensitive Lands
- Flex-Use / Manufacturing
- Outside Growth Boundary
- Development Intensity Nodes
- Desert Edge Overlay
- Vested Uses July 2024
- Existing / Proposed Streets

* See page 6-7 for land use descriptions

Note: The Proposed Concept has been revised to show the properties that are currently vested with specific development rights. Vesting has occurred through Zoning, Master Development Agreement, PUD Approval, Preliminary or Final Plat Approvals.

Proposed Future Land Use Map



Proposed Concept

CIVIC USE LEGEND

① Cemetery
② Fire Station
③ Hospital
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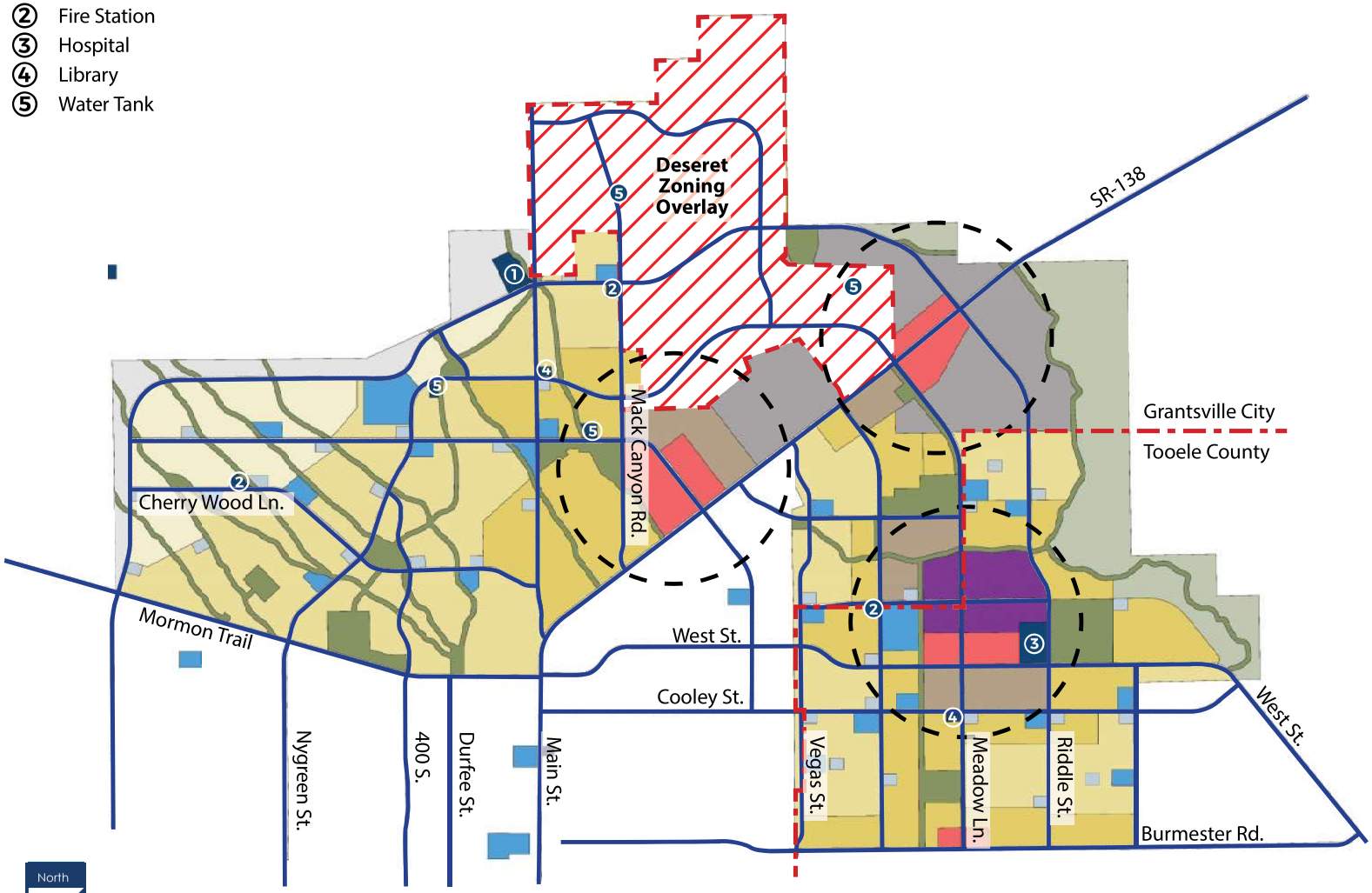


LAND USE LEGEND*

- Commercial
- Office
- Civic - School
- Civic - Services
- Religious
- High Intensity Residential
- Medium Intensity Residential
- Low Intensity Residential
- Very Low Intensity Residential
- Open Space / Drainage Trails
- Agriculture / Sensitive Lands
- Flex-Use / Manufacturing
- Outside Growth Boundary
- Development Intensity Nodes
- Desert Edge Overlay
- Existing / Proposed Streets

* See page 6-7 for land use descriptions

Note: The Proposed Concept has been used to calculate the intensity of use for determining the demands and necessary capacity of proposed infrastructure to serve the planning area. These intensities are based upon the highest and best use to ensure the sizing of the infrastructure will be adequate for potential future demands.

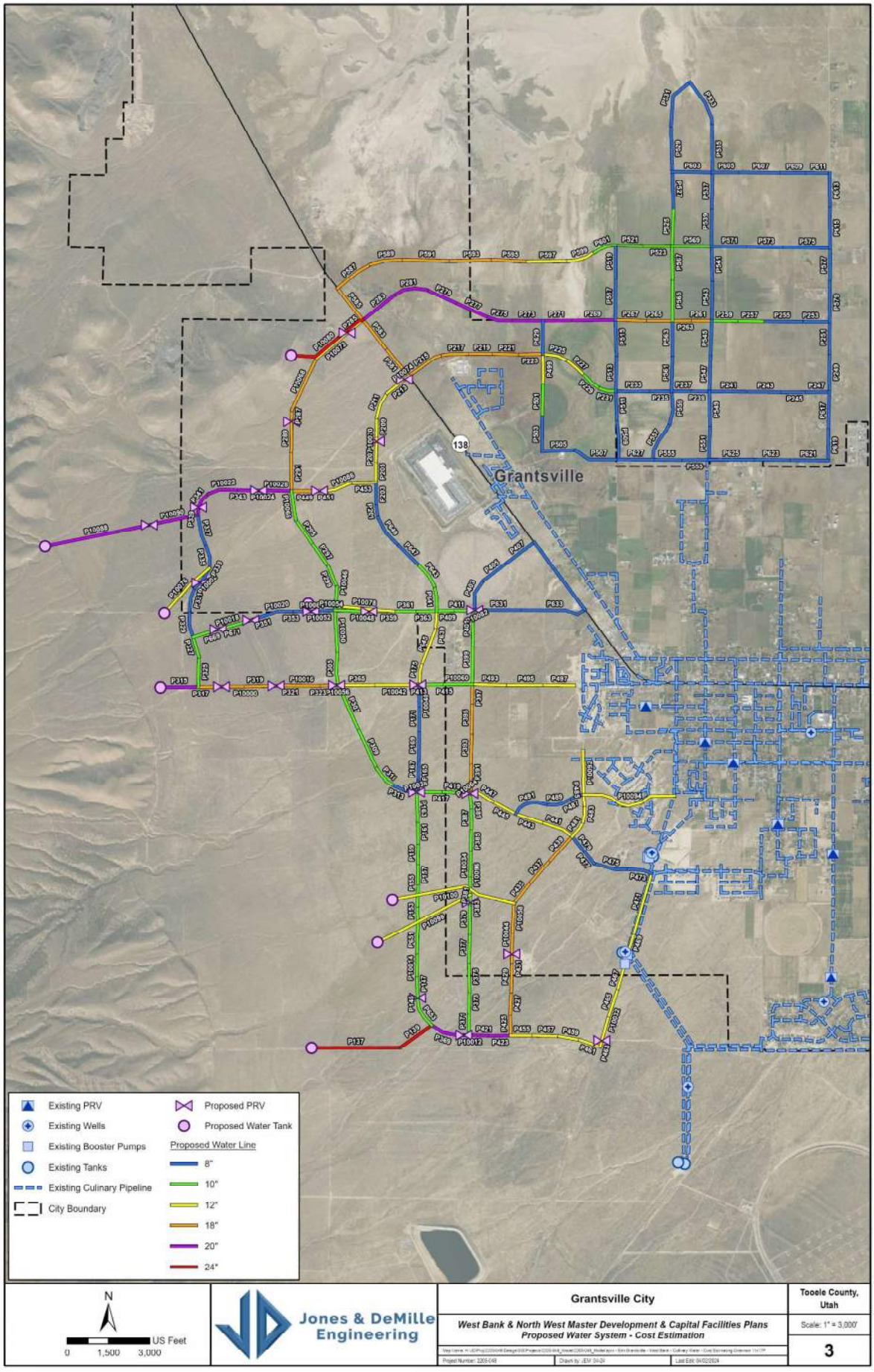
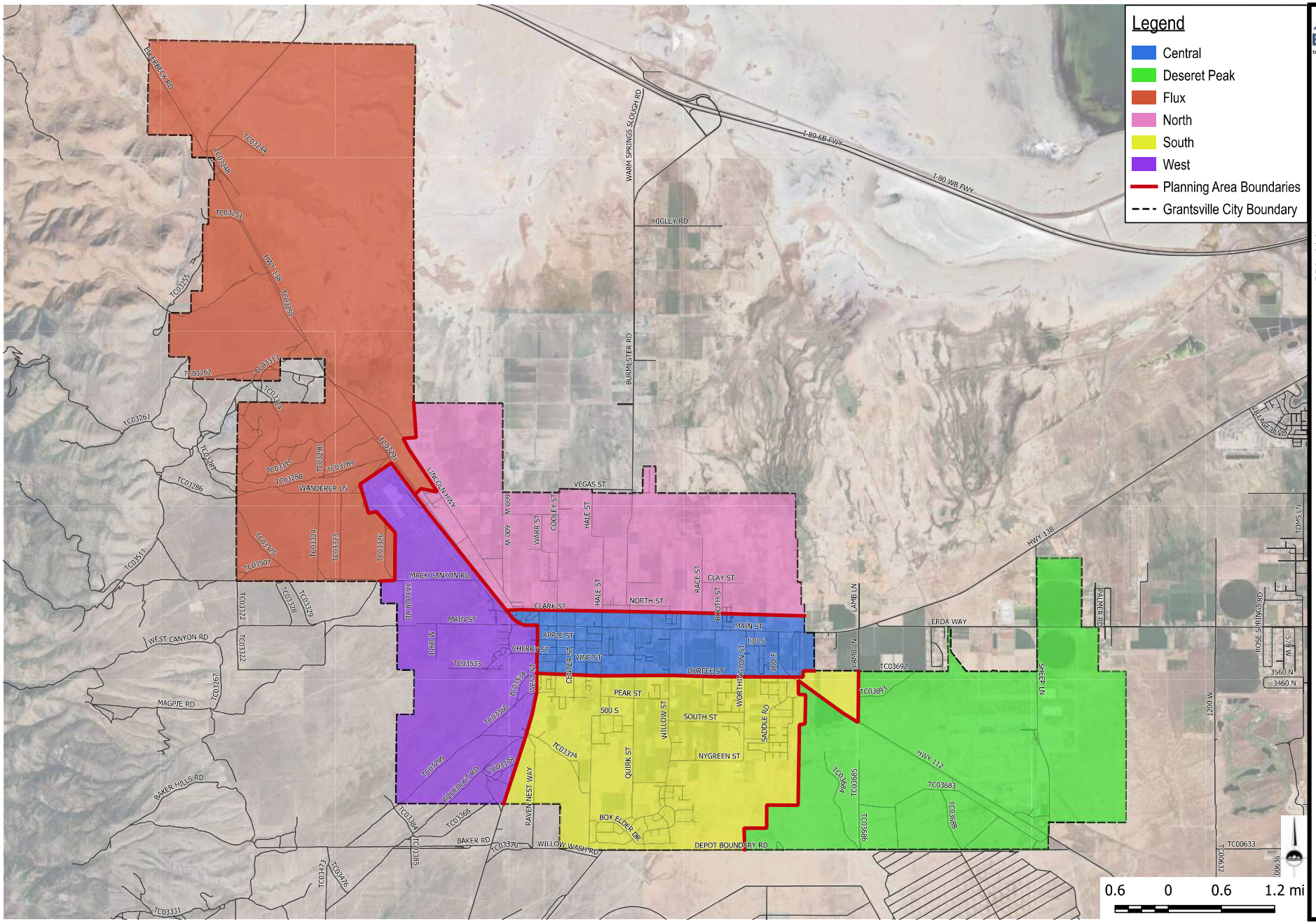


Figure 3. Cost Estimating Overview and Pipe Labels



ENSIGN
THE STANDARD IN ENGINEERING

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Sandy, UT 84070
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LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
CITY OF GRANTSVILLE
429 E MAIN STREET
GRANTSVILLE, UTAH 84029

CONTACT:
MAYOR NEIL A. CRITCHLOW
PHONE: 435-884-3411

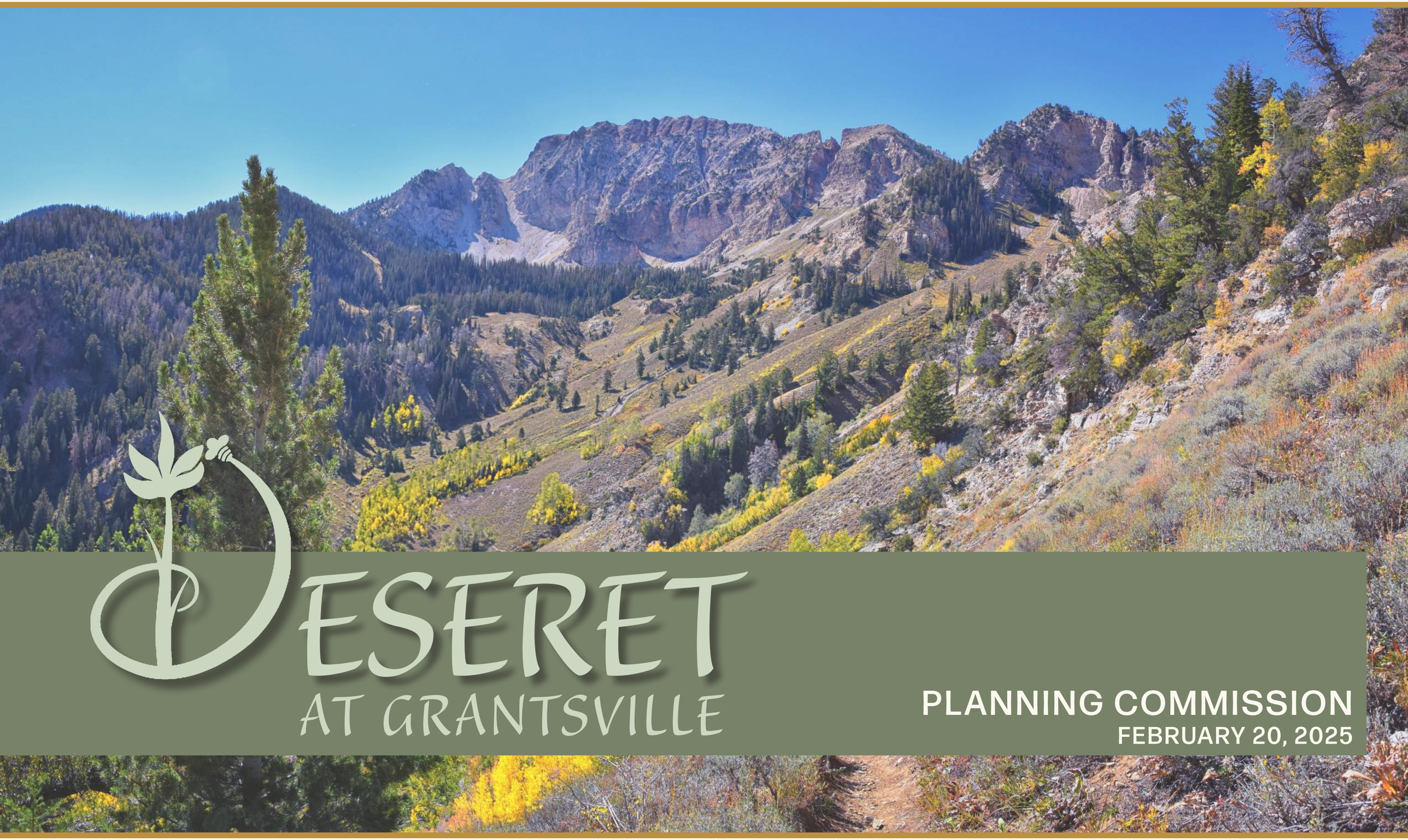
GRANTSVILLE CFP, IFFP, AND IFA

GRANTSVILLE, UTAH

PLANNING AREAS

PROJECT NUMBER 10786D
PRINT DATE 2024-04-23
PROJECT MANAGER R. ROUSSELLE
DESIGNED BY M. SANFORD

FIG 2-1



DESERET
AT GRANTSVILLE

PLANNING COMMISSION
FEBRUARY 20, 2025

APPLICATIONS FOR CONSIDERATION

1. GENERAL PLAN AMENDMENT
2. ZONING OVERLAY DISTRICT

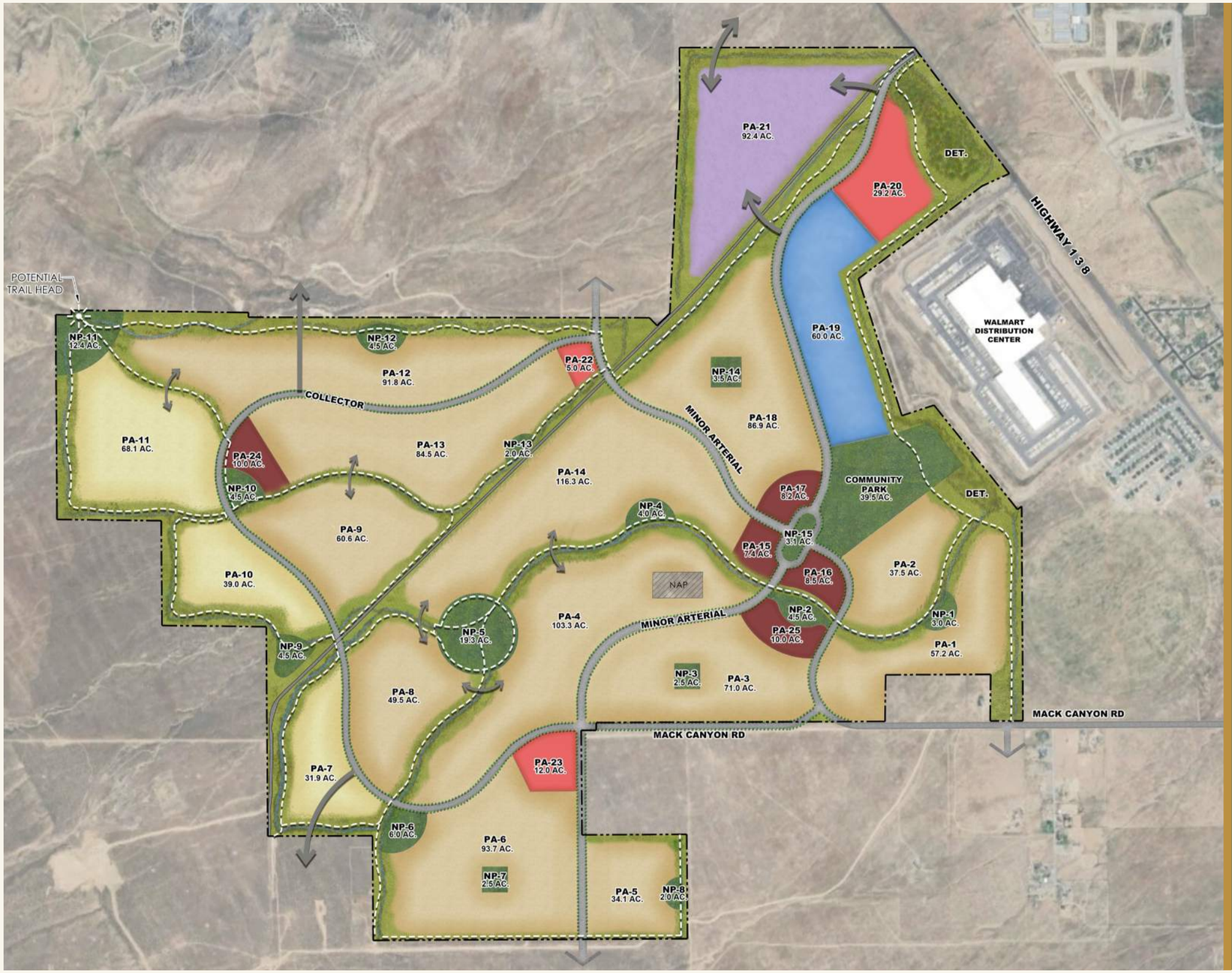
RENDERING IS CONCEPTUAL

EXISTING ZONING:MU

- COMMERCIAL
  - INCLUDE AT LEAST 50% OF THE LAND AREA AS COMMERCIAL FRONTING THE MAJOR STREET.
  - COMMERCIAL USES ALLOWED IN THE C-N, C-S, AND C-G

- RESIDENTIAL
  - SINGLE FAMILY AND TWIN HOMES:
    - MINIMUM LOT SIZE: 4,000 SQUARE FEET
    - SETBACKS:
      - FRONT: 25 FEET.
      - SIDES: 7.5/10 FEET OR PUE DIMENSION
      - REAR: 20 FEET
      - CORNER LOTS: 25 FEET FRONTING A STREET / 10 FEET SETBACK FOR THE INTERIOR SIDE.
      - MINIMUM LANDSCAPE REQUIREMENT: 25% OF THE TOTAL PROJECT AREA.

- MULTI-UNIT RESIDENTIAL DEVELOPMENT
  - MINIMUM LOT SIZE: 2,400 SQUARE FEET
    - SETBACKS:
    - FRONT: 25 FEET.
    - SIDES (ATTACHED DWELLINGS): 30 FEET SPACING BETWEEN BUILDINGS / 15 FEET SIDE SETBACK TO PROPERTY LINE
    - REAR: 20 FEET.
    - CORNER LOTS (ATTACHED DWELLINGS): 25 FEET ON EACH SIDE FRONTING A STREET
    - OPEN SPACE REQUIREMENTS: 10% OF THE TOTAL PROJECT AREA.



LAND USE SUMMARY		
LAND USE CATEGORY	**AREA (ACRES)**	**UNITS**
COMMERCIAL GENERAL	46.2	0
COMMERCIAL NEIGHBORHOOD	44.1	0
COMMERCIAL FLEX	92.4	462
SUBTOTAL	182.7	462
RESIDENTIAL	139.0	556
RESIDENTIAL FLEX	946.4	5979
SUBTOTAL	1085.4	6535
PARK	117.8	0
OPEN SPACE / DRAINAGE	264.2	0
MAJOR R.O.W.	79.0	0
TOTAL	**1729.1**	**6997**

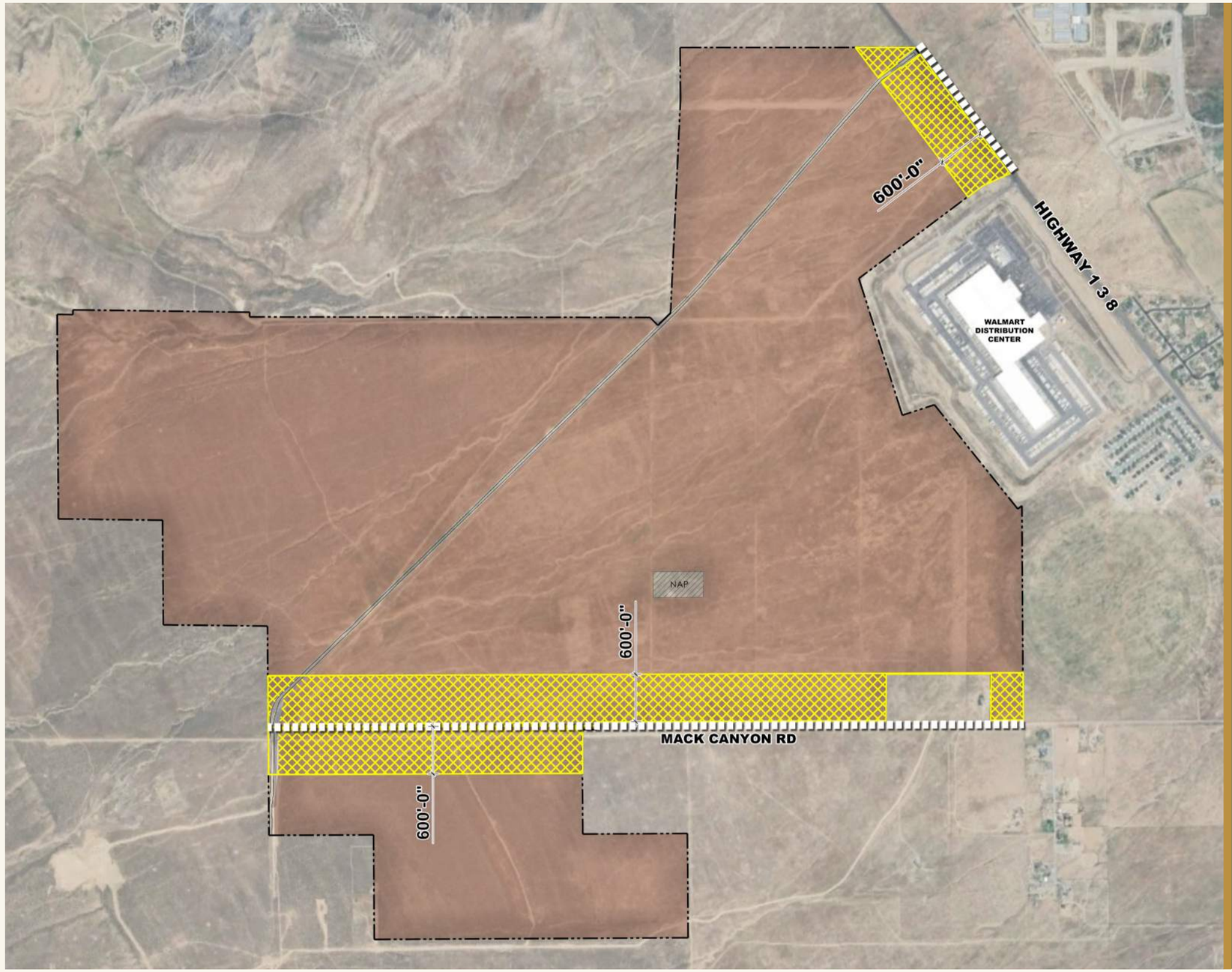
LEGEND

- RESIDENTIAL
- RESIDENTIAL FLEX
- COMMERCIAL NEIGHBORHOOD
- COMMERCIAL GENERAL
- COMMERCIAL FLEX
- SCHOOL
- PARK (NP)
- OPEN SPACE / DRAINAGE

DESERET
AT GRANTSVILLE

LAND USE PLAN

February 20, 2025
Renderings, concepts, and plans may vary and are subject to change without notice.



COMMERCIAL REQUIRED PER MU ZONING

- COMMERCIAL
  - INCLUDE AT LEAST 50% OF THE LAND AREA AS COMMERCIAL FRONTING THE MAJOR STREET.
  - AREA FRONTING THE MAJOR STREETS: 198.9 AC.
  - REQUIRED COMMERCIAL AREA (50%):99.5 AC.
  - COMMERCIAL USES ALLOWED IN THE C-N, C-S, AND C-G

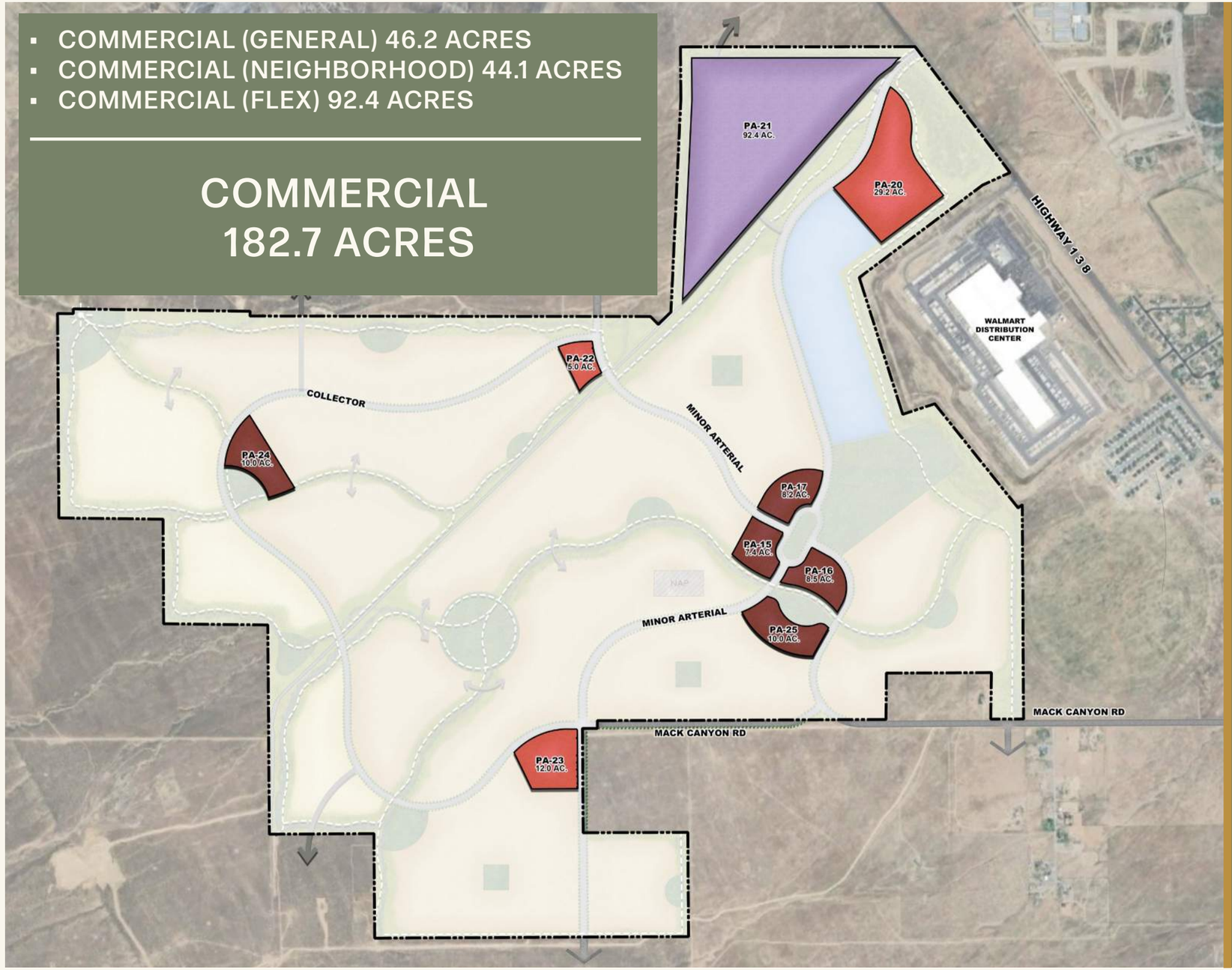
DESERET
AT GRANTSVILLE

REQUIRED COMMERCIAL PER MU ZONING

Renderings, concepts, and plans may vary and are subject to change without notice.

- COMMERCIAL (GENERAL) 46.2 ACRES
- COMMERCIAL (NEIGHBORHOOD) 44.1 ACRES
- COMMERCIAL (FLEX) 92.4 ACRES

COMMERCIAL
182.7 ACRES



DESERET
AT GRANTSVILLE

COMMERCIAL
SITE PLAN

February 20, 2025
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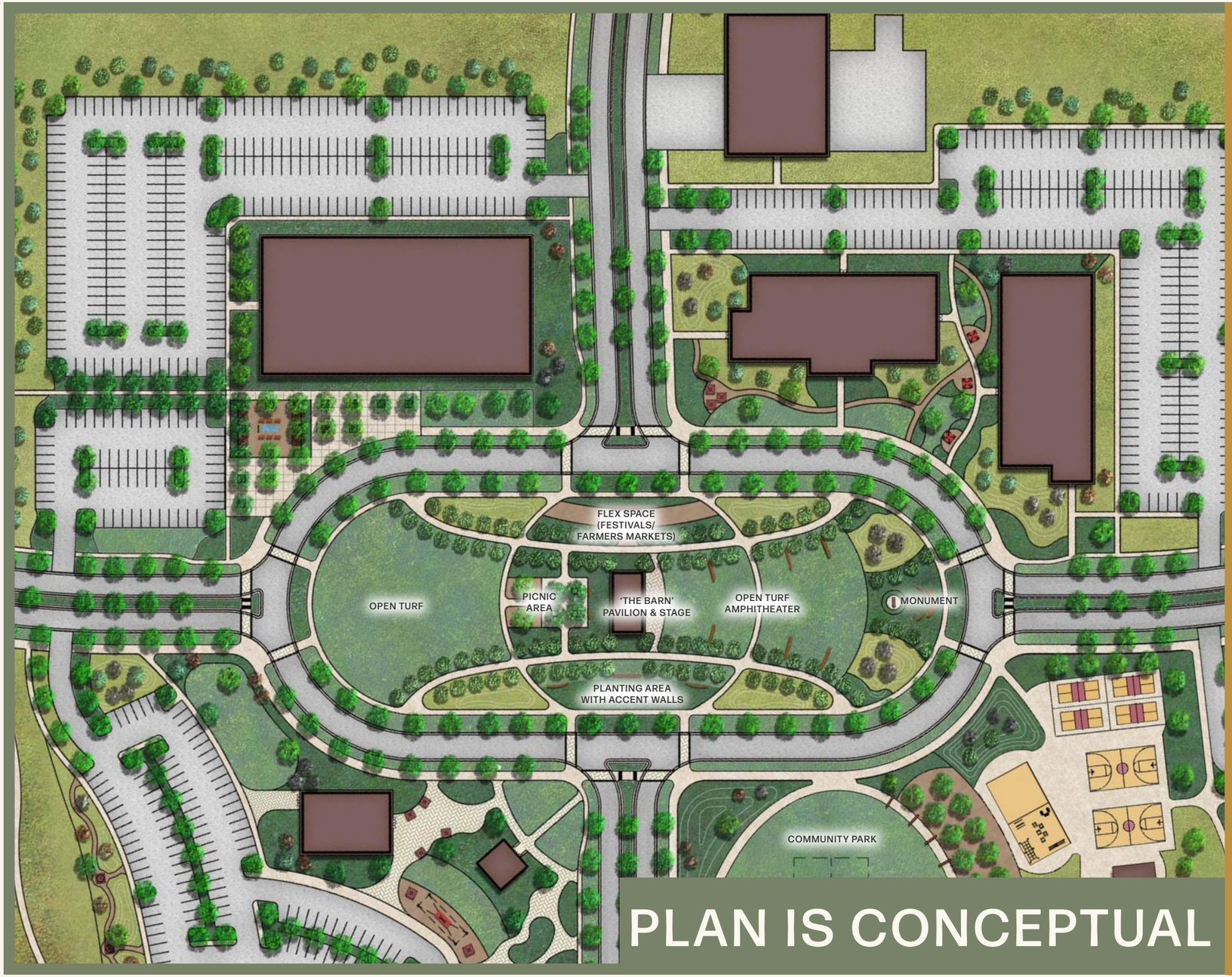

PLAN IS CONCEPTUAL

COMMERCIAL BUILDINGS

COMMUNITY GATHERING SPACES

KEYMAP

DESERET
AT GRANTSVILLE

TOWN CENTER
COMMERCIAL

February 20, 2025
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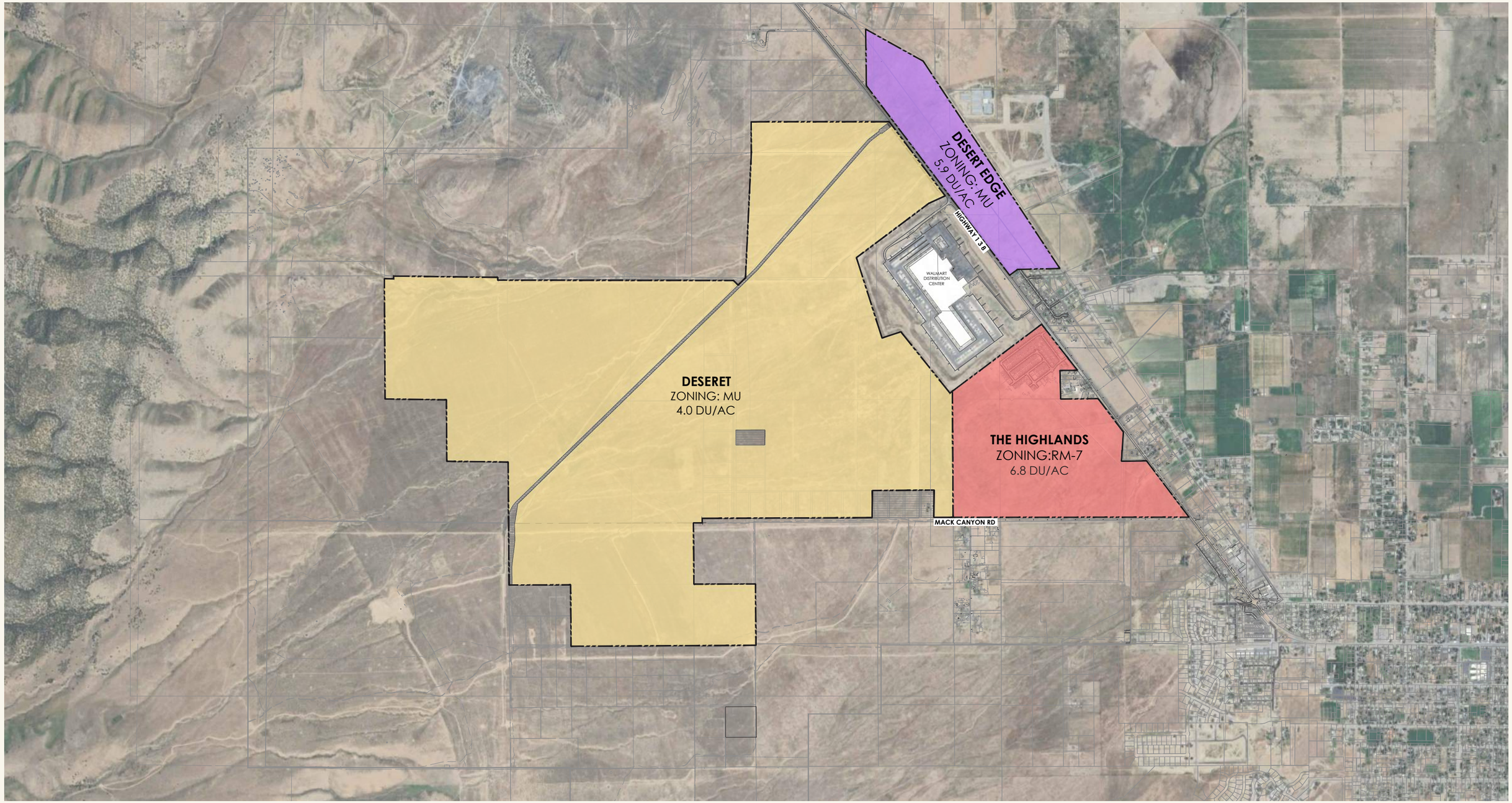


DESERET
AT GRANTSVILLE

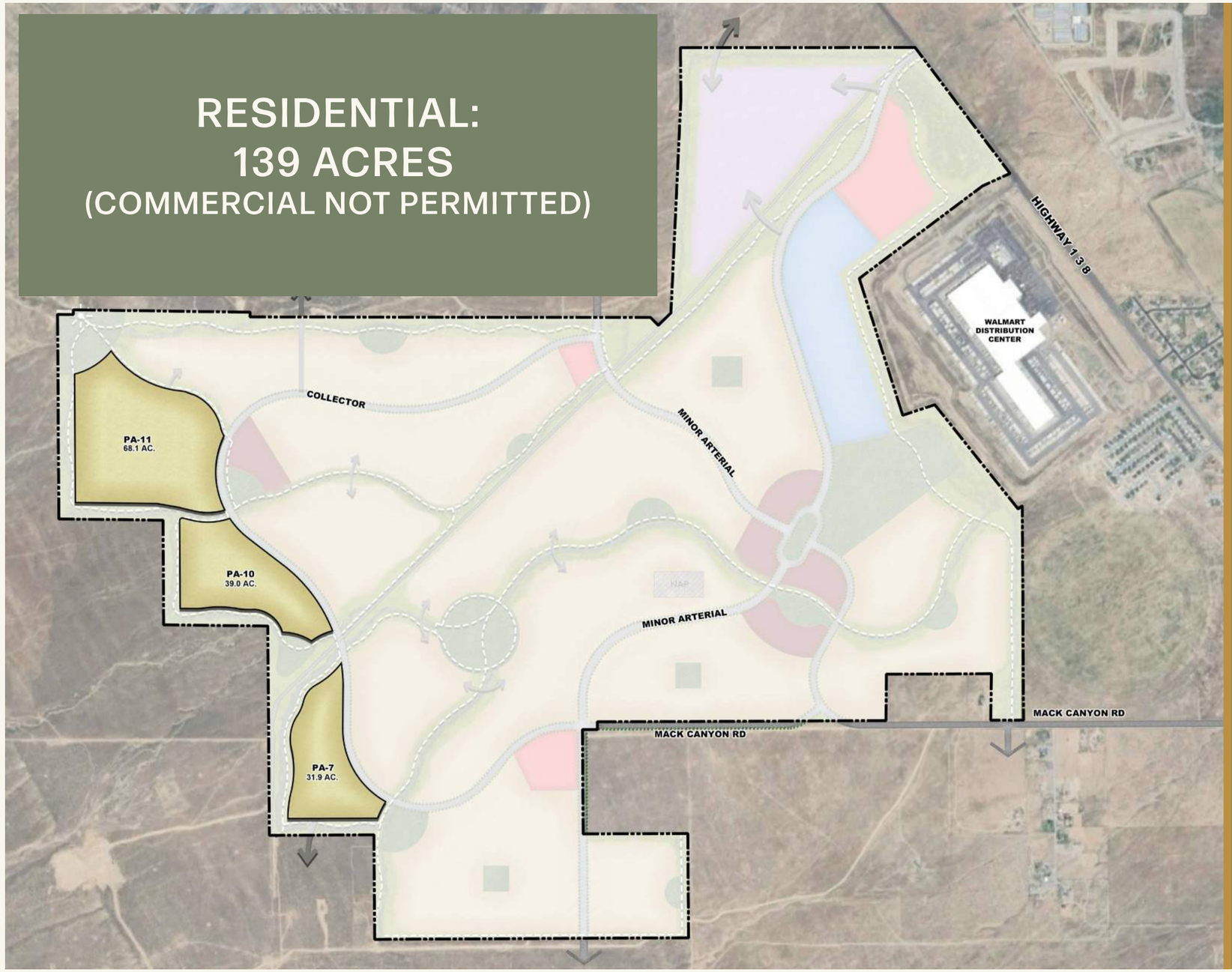
SURROUNDING DEVELOPMENTS

DENSITY EXHIBIT

February 20, 2025

Renderings, concepts, and plans may vary and are subject to change without notice.

RESIDENTIAL:
139 ACRES
(COMMERCIAL NOT PERMITTED)

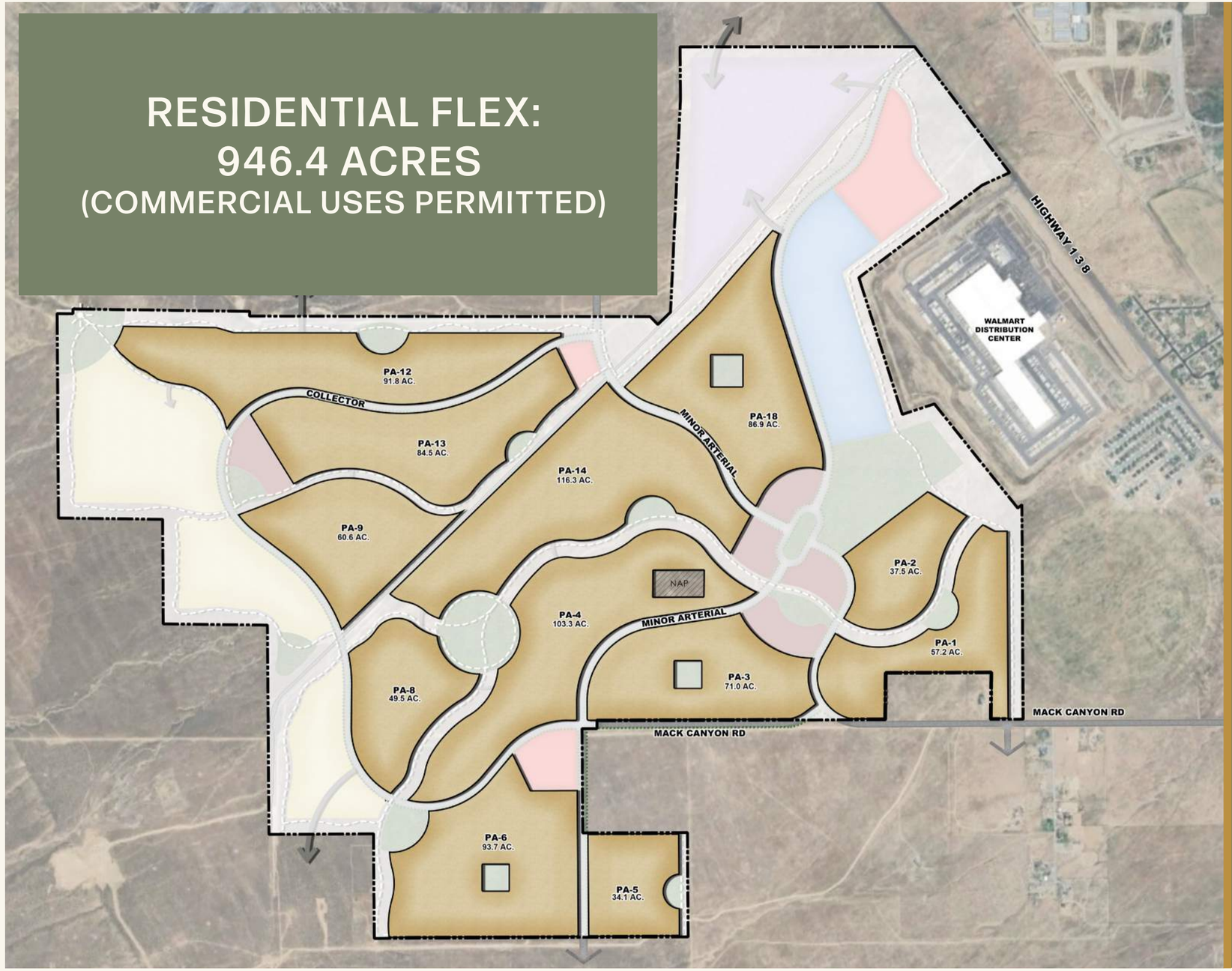


DESERET
AT GRANTSVILLE

RESIDENTIAL
SITE PLAN

February 20, 2025
Renderings, concepts, and plans may vary and are subject to change without notice.

RESIDENTIAL FLEX:
946.4 ACRES
(COMMERCIAL USES PERMITTED)



SINGLE FAMILY DETACHED

TOWN HOME - FRONT LOADED

NEIGHBORHOOD RETAIL

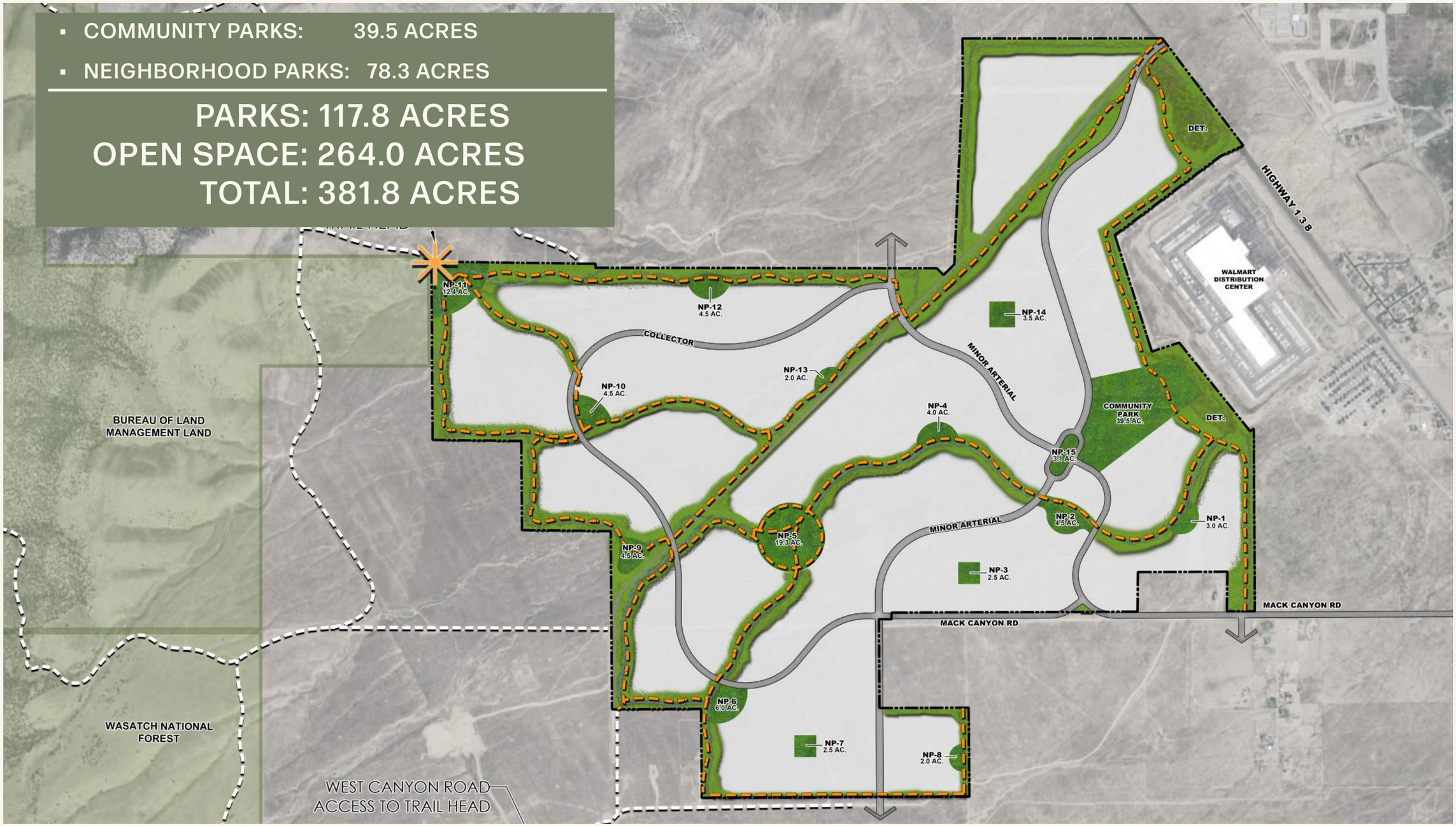
DESERET
AT GRANTSVILLE

RESIDENTIAL FLEX
SITE PLAN

February 20, 2025
Renderings, concepts, and plans may vary and are subject to change without notice.

- COMMUNITY PARKS: 39.5 ACRES
- NEIGHBORHOOD PARKS: 78.3 ACRES

PARKS: 117.8 ACRES
OPEN SPACE: 264.0 ACRES
TOTAL: 381.8 ACRES



DESERET
AT GRANTSVILLE

PARKS, TRAILS & OPEN SPACE

SITE PLAN

February 20, 2025
Renderings, concepts, and plans may vary and are subject to change without notice.

PLAN IS CONCEPTUAL

SPORTS COMPLEX

COMMUNITY SPACE WITH OPEN TURF

CENTRALIZED AMENITY HUB

DESERET
AT GRANTSVILLE

COMMUNITY PARK (40 ac.)

ENLARGEMENT

February 20, 2025

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PLAN IS CONCEPTUAL

DESERET
AT GRANTSVILLE

NEIGHBORHOOD PARK (3.5 ac.)

ENLARGEMENT

February 20, 2025

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CAP FACILITY FUND CALCULATIONS

GRANTSVILLE CITY PARK CAPITAL FACILITIES PLAN (CFP)

- LEVEL OF SERVICE FOR PARKS AT 4.00 ACRES PER 1,000 POPULATION.
- DESERET ZONING DISTRICT - PARK REQUIREMENT (BASED ON THE CFP):
- PROPOSED 6,997 UNITS X 3.5 PERSONS PER UNIT = 24,490 POPULATION
- (24,490 / 1,000) X 4 ACRES = 98.0 PARK ACRES
- PROPOSED PARKS: 117 ACRES

TRIGGERS FOR PARKS

1. NEIGHBORHOOD PARKS:
   - WILL BE CONSTRUCTED PRIOR TO THE COMPLETION OF 50% OF THE LOTS/HOMES IN THE PHASE OF THE SUBDIVISION IN WHICH THEY ARE LOCATED.
2. COMMUNITY PARK:
   - THE COMMUNITY PARK WILL BE OWNED AND MAINTAINED BY THE CITY OF GRANTSVILLE.
   - THE PLAY ELEMENTS IN THE COMMUNITY PARK WILL BE DETERMINED IN COLLABORATION WITH THE CITY.
   - THE COMMUNITY PARK WILL BE MASTER-PLANNED AND MAY BE CONSTRUCTED IN PHASES. THERE MAY BE A MAXIMUM FOR FOUR PHASES.
   - THE COMMUNITY PARK WILL BE SUBDIVIDED WITH THE ADJACENT PLANNING AREA AND BE DEDICATED TO THE CITY. MASTER DESIGN WILL COMMENCE WITH THE SUBDIVISION.
   - THE FIRST PHASE OF THE COMMUNITY PARK WILL BE COMPLETE PRIOR TO THE ISSUANCE OF THE 1,500TH CERTIFICATE OF OCCUPANCY (CO) FOR THE COMMUNITY.
   - THE CONSTRUCTION OF SUBSEQUENT PHASES WILL OCCUR WITH EVERY 1,500 CO'S.

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RENDERING IS CONCEPTUAL

DESERET
AT GRANTSVILLE

TOWN GREEN

RENDERING

February 20, 2025
Renderings, concepts, and plans may vary and are subject to change without notice.

GRANTSVILLE CODE

CODE DEVIATIONS

1. SETBACKS (SFD, TWIN, TOWNHOMES)
2. LOT SIZES/ FRONTAGE (SFD, TWIN HOMES)
3. PHASE DEVELOPMENT
4. UTILITY EASEMENTS

CODE COMPLIANT

1. COMMERCIAL SETBACKS, USES, AND STANDARDS
2. PARKING
3. SIGNS
4. APARTMENT AND CONDOMINIUMS, LOT SIZES, SETBACKS, AND STANDARDS
5. ROAD SECTIONS
6. DRIVEWAY LENGTHS (25’)
7. ESTATE HOME LOT SIZE AND SETBACKS

CODE ENHANCEMENTS

1. FENCING
2. LANDSCAPE
3. ARCHITECTURE STANDARDS
4. LIGHTING
5. MULTI FAMILY OPEN SPACE

February 20, 2025
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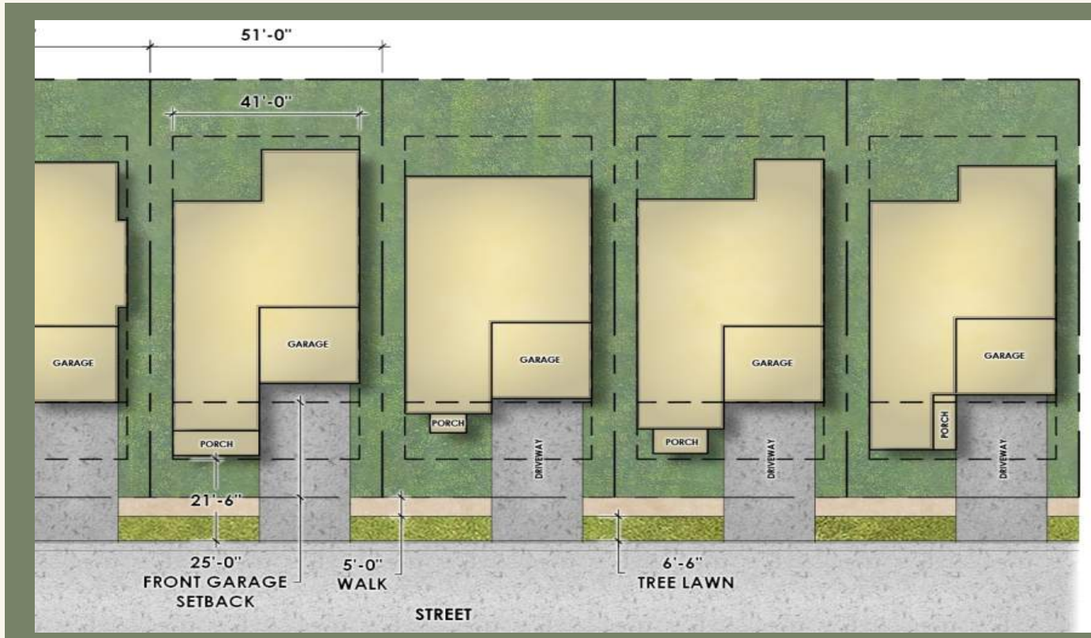
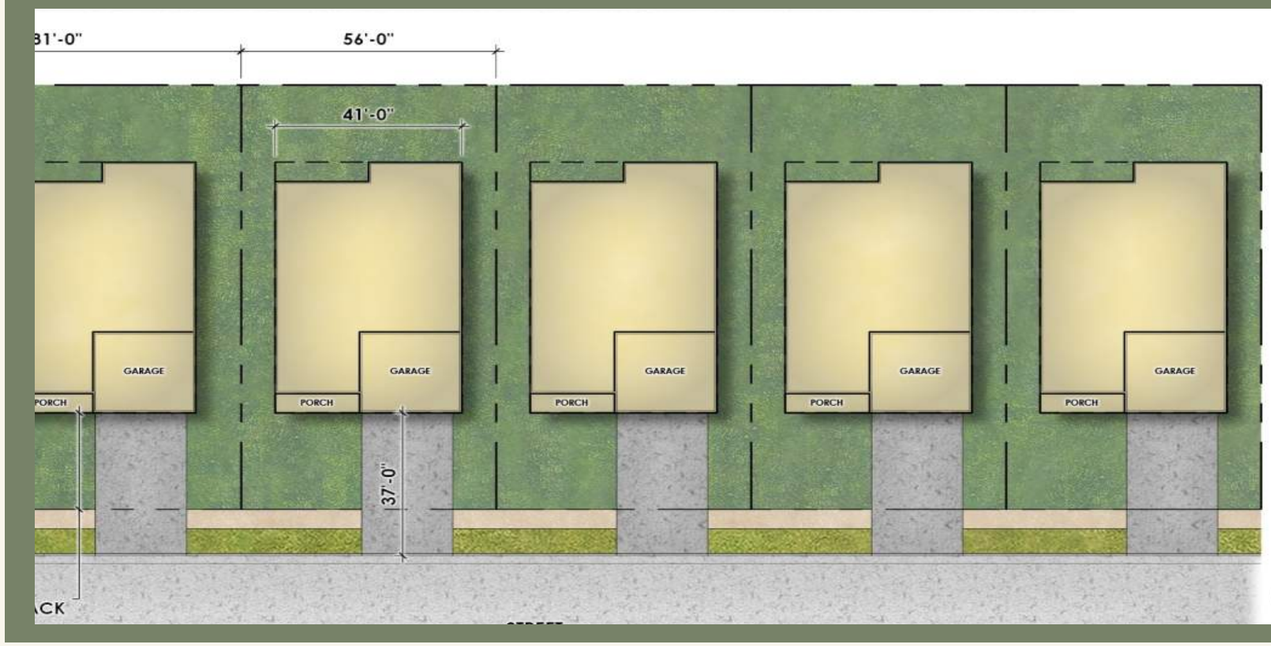


DESERET



CITY

SINGLE FAMILY ATTACHED (TOWNHOMES)

CITY STANDARD	DESERET STANDARD
25 FEET	10 FEET (FRONT LOADED) 25 FEET TO GARAGE (FRONT LOADED) 10 FEET (ALLEY LOADED)

TWIN/ TWO FAMILY HOMES

CITY STANDARD	DESERET STANDARD
25 FEET	10 FEET (FRONT LOADED) 25 FEET TO GARAGE (FRONT LOADED) 10 FEET (ALLEY LOADED)

SINGLE FAMILY DETACHED

CITY STANDARD	DESERET STANDARD
25 FEET	10 FEET (FRONT LOADED) 25 FEET TO GARAGE (FRONT LOADED) 10 FEET (ALLEY LOADED)

DESERET
AT GRANTSVILLE

DEVIATIONS

FRONT SETBACKS

February 20, 2025

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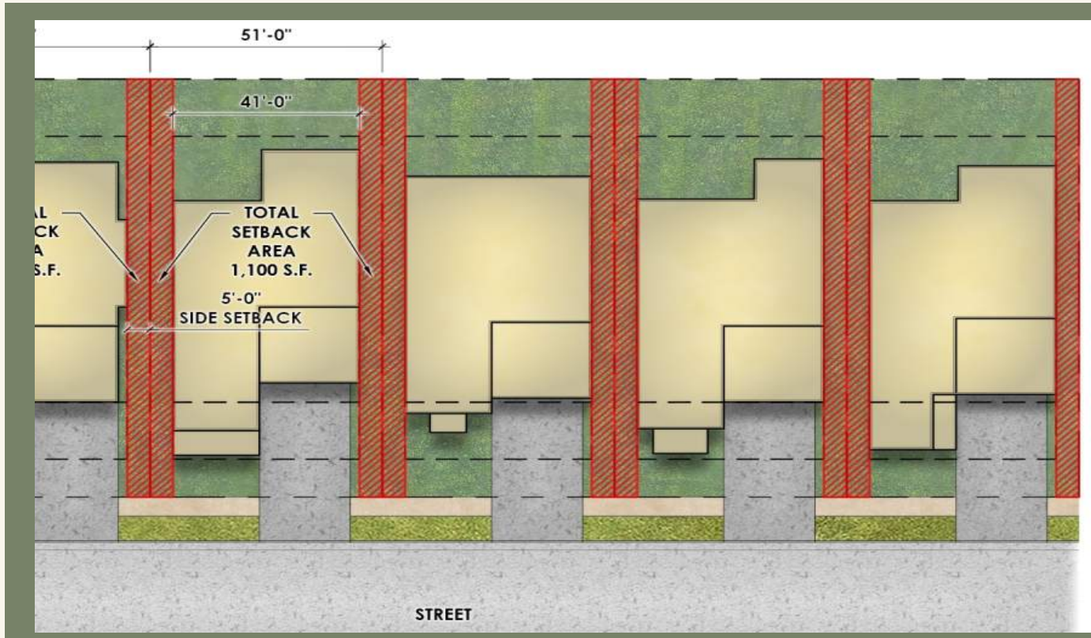
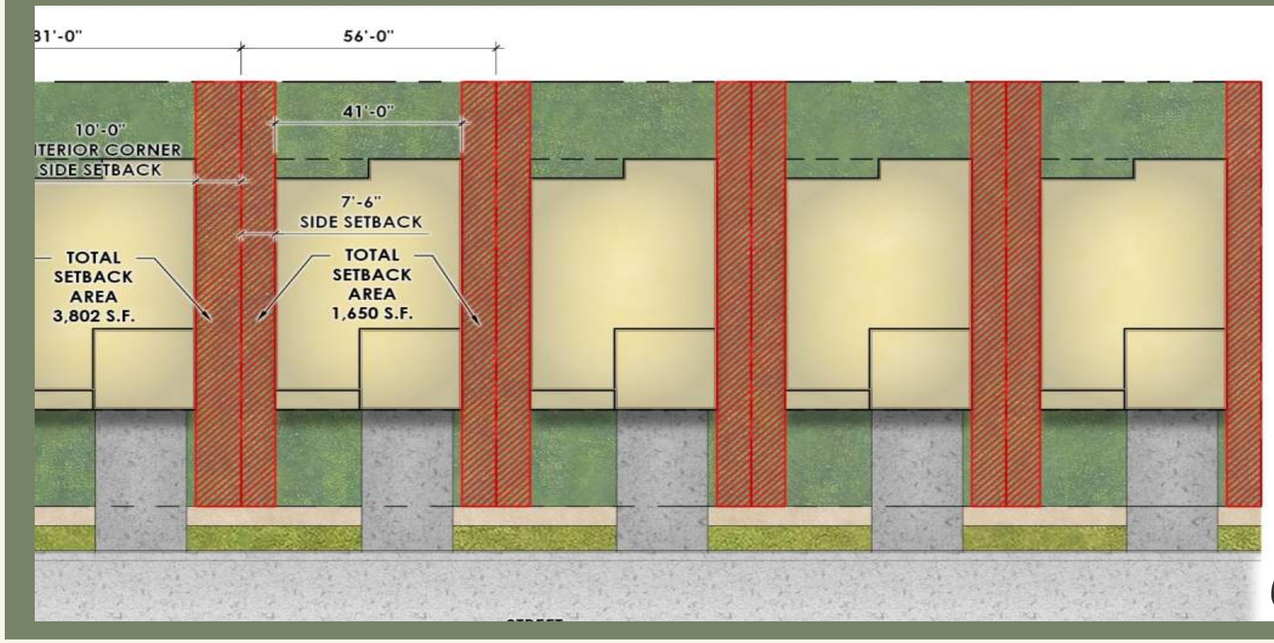


DESERET



CITY

SINGLE FAMILY ATTACHED (TOWNHOMES)

CITY STANDARD	DESERET STANDARD
15 FEET	5 FEET (FRONT LOADED) 5 FEET (ALLEY LOADED)

TWIN/ TWO FAMILY HOMES

CITY STANDARD	DESERET STANDARD
7.5 FEET	5 FEET (FRONT LOADED) 5 FEET (ALLEY LOADED)

SINGLE FAMILY DETACHED

CITY STANDARD	DESERET STANDARD
7.5 FEET	5 FEET (FRONT LOADED) 5 FEET (ALLEY LOADED)

DESERET
AT GRANTSVILLE

DEVIATIONS

SIDE SETBACKS

February 20, 2025

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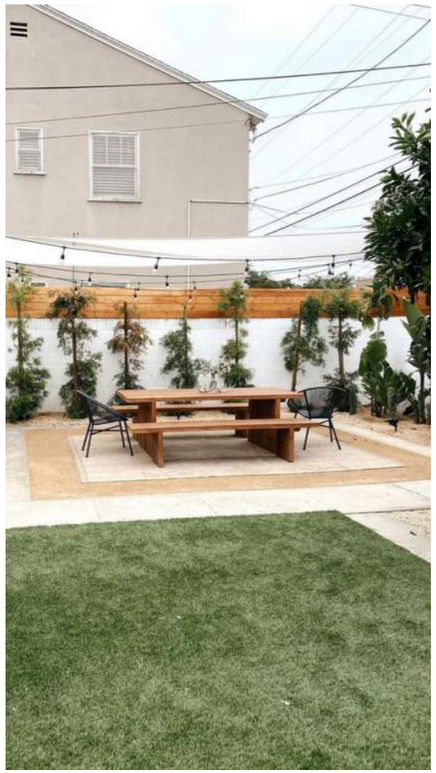

SINGLE FAMILY ATTACHED (TOWNHOMES)

CITY STANDARD	DESERET STANDARD
20 FEET	15 FEET (FRONT LOADED) 5 FEET (ALLEY LOADED)

TWIN/ TWO FAMILY HOMES

CITY STANDARD	DESERET STANDARD
20 FEET	10 FEET (FRONT LOADED) 5 FEET (ALLEY LOADED)

SINGLE FAMILY DETACHED

CITY STANDARD	DESERET STANDARD
20 FEET	15 FEET (FRONT LOADED) 5 FEET (ALLEY LOADED)

DESERET
AT GRANTSVILLE

DEVIATIONS

REAR SETBACKS

RENDERING IS CONCEPTUAL

TWIN/ TWO FAMILY HOMES

	CITY STANDARD	DESERET STANDARD
LOT SIZE MIN.	4,000 SF	4,000 SF (FRONT LOADED) 2,400 SF (ALLEY LOADED)
LOT FRONTAGE	50 FEET	40 FEET (FRONT LOADED) 30 FEET (ALLEY LOADED)

SINGLE FAMILY DETACHED

	CITY STANDARD	DESERET STANDARD
LOT SIZE MIN.	4,000 SF	4,500 SF (FRONT LOADED) 2,400 SF (ALLEY LOADED)
LOT FRONTAGE	50 FEET	45 FEET (FRONT LOADED) 30 FEET (ALLEY LOADED)

DESERET
AT GRANTSVILLE

DEVIATIONS

LOT SIZES

RENDERING IS CONCEPTUAL

PHASE DEVELOPMENT

CITY STANDARD	DESERET STANDARD
▪ 50 LOTS PER FILING	▪ 200 LOTS PER FILING
▪ SUBSEQUENT FILINGS ONLY WHEN 70% BUILT	▪ UP TO 600 LOTS OR 3 FILINGS MAY BE IN REVIEW AT THE SAME TIME

DESIGN STANDARD EASEMENTS

CITY STANDARD	DESERET STANDARD
▪ 10 FOOT FRONT	▪ 5 FOOT FRONT OR AS APPROVED BY UTILITY PROVIDER
▪ 7.5 FOOT SIDE AND REAR	▪ 5 FOOT SIDE, ONLY IF NEEDED FOR UTILITY CONNECTIONS

DESERET
AT GRANTSVILLE

DEVIATIONS

SUBDIVISION

February 20, 2025

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DESERET ZONING OVERLAY DISTRICT DEVIATIONS FROM GLUMC				
Grantsville, Utah				2/4/2025
Code Section	**City Standard**	**Deseret Standard**		**Comments**
Chapter 4. Regulations				
Fencing				
Max Height	6 feet	6 feet for residential 8 feet for commercial screening		An eight(8) foot fence is allowed to screen commercial uses from residential uses.
Multi-Unit Residential				
Single Family Attached (townhomes)		Front Loaded	Alley Loaded	
Front Setback	25 feet	10 feet 25 feet to garage	10 feet	The ten (10) foot front setback allows for variety in the home placement along the street. All garages must be 25 feet back but the front porch or other living spaces may be forward of that. This gives the homeowner more living space and may increase the size of the rear yard by moving the house forward.
Side Setback	15 feet	5 feet	5 feet	The five foot side setback meets international fire code requirements for a 10 foot building separation. This reduced setback allows for more units within the development thereby reducing the cost in a product that is price point sensitive.
Rear Setback	20 feet	15 feet	5 feet	This reduced setback allows for more units within the development thereby reducing the cost in a product that is price point sensitive.
Building Separation	30 feet	10 feet	10 feet	The five foot side setback meets international fire code requirements for a 10 foot building separation. This reduced setback allows for more units within the development thereby reducing the cost in a product that is price point sensitive.
Corner setback	25 feet	10 feet or sight triangle	10 feet or sight triangle	Ten feet from the corner provides adequate sight distance without creating overly large side yards.

DESERET ZONING OVERLAY DISTRICT DEVIATIONS FROM GLUMC				
Grantsville, Utah				2/4/2025
Code Section	**City Standard**	**Deseret Standard**		**Comments**
Twin / Two Family Homes				
Lot Size (min)	4,000 sf	4,000 sf	2,400 sf	The minimum lot size for a front loaded home is the same as allowed in the MU District. The alley loaded home is reduced to 2,400 because a rear-loaded home can have a narrow footprint and large yards are not associated with this product.
Lot Frontage	50 feet	40 feet	30 feet	Reduced lot frontage allows for the lots to be right sized for the product. Excess side yard is not space that is valued by homeowners.
Front Setback	25 feet	10 feet 25 feet to garage	10 feet	The ten (10) foot front setback allows for variety in the home placement along the street. All garages must be 25 feet back but the front porch or other living spaces may be forward of that. This gives the homeowner more living space and may increase the size of the rear yard by moving the house forward.
Side Setback	7.5 feet	5 feet	5 feet	The five foot side setback meets international fire code requirements for a 10 foot building separation. In addition, the extra 2.5 feet of side yard is not usable to the homeowner so they are paying for land that they will not utilize. The reduction in land area may be better spent on enhancements to the home that the homeowner values and reducing the lot size allows for more land for parks and open space.
Rear Setback	20 feet	10 feet	5 feet	Reducing the rear yard setback allows for an adequately sized single story home to fit on the lot. Most 2 story homes will be set back further due to the more compact footprint.
Corner setback	25 feet	10 feet (must adhere to sight triangle)	10 feet (must adhere to sight triangle)	Ten feet from the corner provides adequate sight distance without creating overly large side yards.

DESERET
AT GRANTSVILLE

DEVIATIONS
TWIN/TWO FAMILY HOMES

February 20, 2025
Renderings, concepts, and plans may vary and are subject to change without notice.

DESERET ZONING OVERLAY DISTRICT DEVIATIONS FROM GLUMC				
Grantsville, Utah				2/4/2025
Code Section	**City Standard**	**Deseret Standard**		**Comments**
Chapter 19a. Mixed Use				
Single Family Detached		Front Loaded	Alley Loaded	
Lot Size (min)	4,000 sf	*4,500 sf	2,400 sf	The minimum lot size for a front loaded home is larger than allowed in the MU District. The Alley loaded home is reduced to 2,400 because a rear-loaded home can have a narrow footprint and large yards are not associated with this product.
Lot Frontage	50 feet	45 feet	30 feet	Reduced lot frontage allows for the lots to be right sized for the product. Excess side yard is not space that is valued by homeowners.
Front Setback	25 feet	10 feet 25 feet to garage	10 feet	The ten (10) foot front setback allows for variety in the home placement along the street. All garages must be 25 feet back but the front porch or other living spaces may be forward of that. This gives the homeowner more living space and may increase the size of the rear yard by moving the house forward.
Side Setback	7.5 feet	5 feet	5 feet	The five foot side setback meets international fire code requirements for a 10 foot building separation. In addition, the extra 2.5 feet of side yard is not usable to the homeowner so they are paying for land that they will not utilize. The reduction in land area may be better spent on enhancements to the home that the homeowner values and reducing the lot size allows for more land for parks and open space.
Rear Setback	20 feet	15 feet	5 feet	Reducing the rear yard setback allows for an adequately sized single story home to fit on the lot. Most 2 story homes will be set back further due to the more compact footprint.
Corner setback	25 feet	10 feet (must adhere to sight triangle)	10 feet (must adhere to sight triangle)	Ten feet from the corner provides adequate sight distance without creating overly large side yards.

DESERET
AT GRANTSVILLE

DEVIATIONS
SINGLE FAMILY DETACHED

February 20, 2025
Renderings, concepts, and plans may vary and are subject to change without notice.

DESERET ZONING OVERLAY DISTRICT DEVIATIONS FROM GLUMC			
Grantsville, Utah			2/4/2025
Code Section	**City Standard**	**Deseret Standard**	**Comments**
Chapter 21. Subdivision			
Phase Development	50 lots per filing	200 lots per filing	Due to the millions of dollars in infrastructure required to open this community, it is necessary to sell homes as expeditiously as possible. We are happy to assist with review by paying for third party reviewers as needed to manage the work load.
	subsequent filings only when 70% built	up to 600 lots or 3 filings may be in review at any one time	
Design Standards			
Easements	10 foot front	5 foot front or as approved by utility providers	Excessive easements puts limits on the usable outdoor space for homeowners. Easements should be sized to adequately accommodate the utility.
	7.5 foot side and rear	5 foot side, only if needed for utility connections	

DESERET
AT GRANTSVILLE

DEVIATIONS
SUBDIVISION

February 20, 2025
Renderings, concepts, and plans may vary and are subject to change without notice.

DEVELOPMENT STANDARDS MATRIX	
RESIDENTIAL DEVELOPMENT STANDARDS MATRIX	
GREEN COURT HOME	
STANDARDS	
MINIMUM LOT SIZE	2,000
MINIMUM LOT FRONTAGE / WIDTH	30'
MINIMUM BUILDING WIDTH	20'
PRINCIPAL USE	
MAXIMUM HEIGHT	35'
FRONT SETBACK TO BUILDING	10'
MIN. BUILDING SEPARATION (1)	10'
MIN. GARAGE SEPARATION	36'
REAR SETBACK	10'
MAXIMUM DISTANCE FROM STREET	150'
ACCESSORY USE	
MAXIMUM HEIGHT	15'
FRONT SETBACK (2)	20'
SIDE SETBACK	3'
REAR SETBACK	5'
SIDE (CORNER) SETBACK	15'

NOTES:
1. BUILDING SEPARATION MUST FOLLOW THE REQUIREMENTS STATED WITHIN THE CURRENT FIRE CODE AND/OR INTERNATIONAL BUILDING CODE (I.B.C.).
2. ACCESSORY USES MUST BE SET BACK EQUAL TO OR FURTHER FROM THE PUBLIC R.O.W. THAN THE PRINCIPAL USE.
3. BUILDINGS MAY NOT ENCROACH ON SIGHT TRIANGLE.
4. SETBACK MEANS THE HORIZONTAL DISTANCE BETWEEN ANY FOUNDATION AND THE ESTABLISHED STREET RIGHT-OF-WAY LINE OR PROPERTY LINE.

DESERET
AT GRANTSVILLE

GREEN COURTS

February 20, 2025
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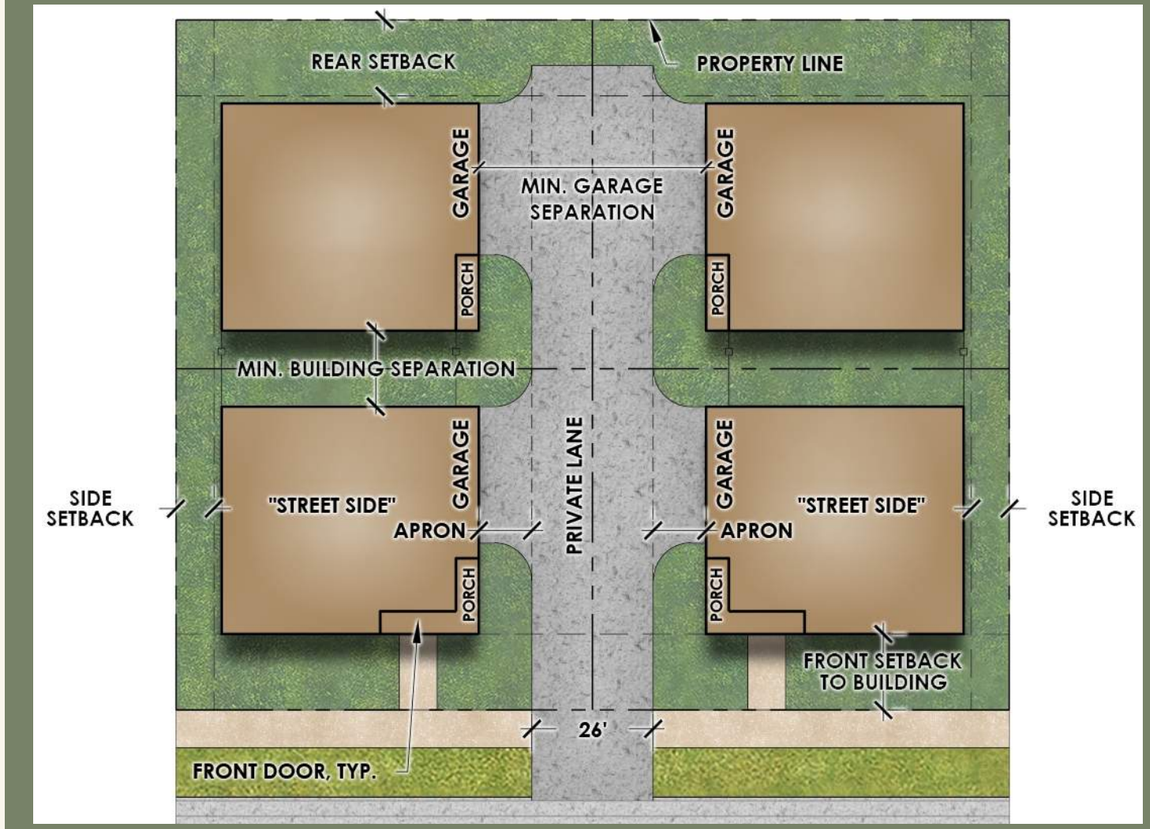


DEVELOPMENT STANDARDS MATRIX	
RESIDENTIAL DEVELOPMENT STANDARDS MATRIX	
COTTAGE HOME	
STANDARDS	
MINIMUM LOT SIZE	2,000
MINIMUM LOT FRONTAGE / WIDTH	30'
MINIMUM BUILDING WIDTH	20'
PRINCIPAL USE	
MAXIMUM HEIGHT	35'
FRONT SETBACK TO BUILDING	10'
SIDE SETBACK	5'
MIN. BUILDING SEPARATION (1)	10'
MIN. GARAGE SEPARATION	36'
REAR SETBACK	10'
SIDE (CORNER) SETBACK (3)	10'
ACCESSORY USE	
MAXIMUM HEIGHT	15'
FRONT SETBACK (2)	20'
SIDE SETBACK	3'
REAR SETBACK	5'
SIDE (CORNER) SETBACK	15'

NOTES:
1. BUILDING SEPARATION MUST FOLLOW THE REQUIREMENTS STATED WITHIN THE CURRENT FIRE CODE AND/OR INTERNATIONAL BUILDING CODE (I.B.C.).
2. ACCESSORY USES MUST BE SET BACK EQUAL TO OR FURTHER FROM THE PUBLIC R.O.W. THAN THE PRINCIPAL USE.
3. BUILDINGS MAY NOT ENCROACH ON SIGHT TRIANGLE.
4. SETBACK MEANS THE HORIZONTAL DISTANCE BETWEEN ANY FOUNDATION AND THE ESTABLISHED STREET RIGHT-OF-WAY LINE OR PROPERTY LINE.

RENDERING IS CONCEPTUAL

CODE COMPLIANT

- COMMERCIAL SETBACKS, USES, AND STANDARDS
- PARKING
- SIGNS
- APARTMENT AND CONDOMINIUMS, LOT SIZE, SETBACKS, AND STANDARDS
- ROAD SECTIONS
- DRIVEWAY LENGTHS (25’)
- ESTATE HOME LOT SIZE & SETBACKS

FENCING

- CITY STANDARD
  - MATERIALS: NONE
  - STYLE: NONE

- DESERET STANDARD:
  - MATERIALS: VINYL NOT PERMITTED
  - STYLE: DETAILS INCLUDED FOR CONSISTENCY THROUGHOUT DESERET

4’ WOOD OPEN RAIL FENCE

6’ SOLID WOOD PRIVACY FENCE

6’ ORNAMENTAL METAL FENCE

DESERET
AT GRANTSVILLE

CODE ENHANCEMENTS

FENCING DESIGN STANDARDS

February 20, 2025

Renderings, concepts, and plans may vary and are subject to change without notice.

- 30’ LANDSCAPE BUFFER
  - ALONG COLLECTORS AND ARTERIALS
- MINIMUM PLANT MATERIAL QUANTITIES
  - BUFFERS
  - DETENTION
  - PARKWAY
  - MEDIAN
  - PARKING LOTS
  - PARKS

DESERET LANDSCAPE BUFFER:

- 30’ LANDSCAPE BUFFER MAY VARY IN WIDTH TO CREATE VISUAL INTEREST BUT SHALL BE A MINIMUM OF 20 FEET AT ITS NARROWEST DIMENSION.
- MINIMUM OF ONE TREE AND TEN SHRUBS PER 40 LINEAR FEET.
- WHEN HOUSES BACK TO THE ROAD 50% OF THE TREES SHALL BE EVERGREEN FOR SCREENING.
- WATERWISE LANDSCAPE (NATIVE SEED AND XERISCAPE PLANTS)

DESERET
AT GRANTSVILLE

CODE ENHANCEMENTS

LANDSCAPE COMPARISON

RENDERING IS CONCEPTUAL

DESERET
AT GRANTSVILLE

LANDSCAPE
RENDERING

February 20, 2025
Renderings, concepts, and plans may vary and are subject to change without notice.

GRANTSVILLE GENERAL PLAN: "MEMBERS OF THE GRANTSVILLE COMMUNITY SHARE THE GOALS OF HIGH QUALITY AND ACCESSIBLE HOUSING. THIS CAN BE ACHIEVED BY ALLOWING DIVERSE HOUSING STYLES THAT BLEND AESTHETICALLY WITH NEIGHBORING STRUCTURES AND LAND USES."

DESERET ZONING DISTRICT ARCHITECTURAL STANDARDS HIGHLIGHTS:

- DIVERSITY OF HOUSING TYPES
- PRODUCT VARIATION: EACH HOUSING MODEL SHALL PROVIDE AND EXHIBIT AT LEAST THREE FEATURES THAT CLEARLY AND OBVIOUSLY DISTINGUISH THEM FROM OTHER HOUSING MODELS
- STREET FACADES WITH UNINTERRUPTED LENGTH EXCEEDING 50 FEET WILL INCLUDE AT LEAST TWO OF THE FOLLOWING:
  - CHANGE IN PLANE
  - CHANGE IN COLOR, TEXTURE OR PATTERN, MATERIAL
  - WINDOWS
  - COLUMNS, PIERS, OR EQUIVALENT ELEMENT THAT SUBDIVIDES THE WALL
- MAX BUILDING HEIGHTS OF 45 FEET FOR MULTI-FAMILY AND NON-RESIDENTIAL STRUCTURES AND 35 FEET FOR RESIDENTIAL
- MULTI-FAMILY BUILDING FACADES SHALL BE ARTICULATED WITH PORCHES, BALCONIES, BAYS, OR OTHER OFFSETS.
- NON-RESIDENTIAL: THE DESIGN OF BUILDINGS WHICH FACE PUBLIC STREETS, ADJACENT DEVELOPMENTS, OR CONNECTED PEDESTRIAN SPACES SHALL EMPLOY 360° DESIGN.

SINGLE FAMILY DETACHED

SINGLE FAMILY DETACHED

ESTATE HOMES

ESTATE HOMES

RETAIL/ COMMERCIAL

RETAIL/ COMMERCIAL

DESERET
AT GRANTSVILLE

CODE ENHANCEMENTS

ARCHITECTURE

LIGHTING

- CITY STANDARD:
  - NONE
- DESERET STANDARD:
  - DARK SKY COMPLIANCE AND CUT OFF DOWN CAST FIXTURES

DESERET
AT GRANTSVILLE

CODE ENHANCEMENTS

LIGHTING

February 20, 2025
Renderings, concepts, and plans may vary and are subject to change without notice.

DESERET ZONING OVERLAY DISTRICT Grantsville, Utah		
Code Section	**City Standard**	**Deseret Standard**
Chapter 4. Regulations		
Fencing		
*Materials	none	vinyl not permitted
*Style	none	details included for consistency throughout Deseret
Multi-Unit Residential		
*Common Open Space	10%	20%
Chapter 9. Landscape		
*Landscape Buffers along Arterials and Collector Roads	none	30' along arterial and collector roads
Landscape Reqmts		
Parkway	1 tree / 30 feet	1 tree / 30 feet
*Detention	none	1 tree / 100 lf
*Landscape Buffers	none	1 tree and 10 shrubs per 40 lf
*Medians	none	1 tree / 40 lf
*Parking Lots	none	1 tree per 10x18' island
*Parks	none	1 tree and 5 shrubs per 1,500 sf
*Other Landscape Areas	none	1 tree and 5 shrubs per 3,000 sf

DESERET
AT GRANTSVILLE

CODE ENHANCEMENTS

Renderings, concepts, and plans may vary and are subject to change without notice.

DESERET ZONING OVERLAY DISTRICT Grantsville, Utah		
Code Section	**City Standard**	**Deseret Standard**
Chapter 19a. Mixed Use		
*Landscape Requirement	25%	27% (22% parks and open space + 5% landscape area)
Chapter 21. Subdivision		
*Open Space	10%	22%
Design Standards		
Blocks	none	700 feet maximum. Maximum of 1,000 feet with 30' tract
Other Design Standards		
*Lighting	none	dark sky compliance and cut off down cast fixtures
*Residential Architecture	none	product variation requirements
		green court development standards
		motor court development standards
		multifamily 360 design requirements, articulation requirements
*Commercial Architecture	none	mechanical and service yard screening requirements
* Triggers	none	parks included

Renderings, concepts, and plans may vary and are subject to change without notice.

MODERATE INCOME HOUSING

- STATE BILL 34 ENCOURAGES LOCAL COMMUNITIES TO PLAN FOR HOUSING FOR RESIDENTS OF ALL INCOME LEVELS, AND COORDINATE THAT HOUSING WITH TRANSPORTATION. COMMUNITIES ARE REQUIRED TO DEVELOP A MODERATE INCOME HOUSING (MIH) PLAN AS PART OF THEIR GENERAL PLAN. COMMUNITIES THAT ARE REQUIRED TO ANNUALLY REPORT ON THEIR MIH PLAN IMPLEMENTATION MUST SATISFY THESE REQUIREMENTS TO REMAIN ELIGIBLE FOR STATE TRANSPORTATION INVESTMENTS.

- THE PROPOSED PLAN SHALL INCLUDE A RECOMMENDATION TO IMPLEMENT 3 STRATEGIES FOR MODERATE INCOME HOUSING (LISTED IN 518; 1205).

- DESERET WILL PRESERVE 20 ACES FOR MODERATE INCOME HOUSING.

RENDERING IS CONCEPTUAL

WE HEARD YOU!

FEEDBACK AND CHANGES TO PLAN:

- COMMERCIAL WITHIN COMMUNITY INCREASED
- REDUCED UNIT COUNT FROM 7500 TO 6997
- ADDED 20 ACRES FOR MODERATE INCOME HOUSING
- 25’ FRONT GARAGE SETBACK
- COMMERCIAL TO FOLLOW CODE
- MULTI-UNIT DEVELOPMENT TO FOLLOW CODE
- PARKING TO FOLLOW CODE
- SIGNAGE TO FOLLOW CODE
- STREET SECTIONS TO FOLLOW CODE

RENDERING IS CONCEPTUAL

BENEFITS

MASTER PLANNED COMMUNITY
- DESERET IS A THOUGHTFULLY PLANNED COMMUNITY, NOT A SUBDIVISION
- FOLLOWS THE PRINCIPLES OF SMART GROWTH

CLUSTER DEVELOPMENT
- GENERAL PLAN:
  - GOAL 3 - SUPPORT A MIX OF LAND USES: ALLOW THE SIZES OF LOTS/UNITS WITHIN A SUBDIVISION TO VARY FROM THE ZONING REQUIREMENT WHILE MAINTAINING THE OVERALL ZONING DENSITY OF THE PARCEL TO PROVIDE IMPROVED OPEN SPACE THROUGH THE PLANNED UNIT DEVELOPMENT (PUD) PROCESS.
- INCREASED OPEN SPACE/PARKS
- LOWER SITE DEVELOPMENT COST

ACTIVE PARKS
- 117 ACRES OF ACTIVE PARKS WITH TRIGGERS FOR CONSTRUCTION. THE CAPITAL FACILITIES PLAN SHOWS AN ACREAGE REQUIREMENT OF 98 ACRES ASSUMING 4 PERSONS PER HOUSEHOLD.

DEDICATED OPEN SPACE WITH TRAILS
- 264 ACRES OF OPEN SPACE WITH 11.5 MILES OF TRAILS

CIVIC AND COMMUNITY SPACE
- OPPORTUNITIES FOR CIVIC USES SUCH AS A FIRE STATION, COMMUNITY SPACE, SCHOOLS, CHURCHES.

RETAIL AND COMMERCIAL OPPORTUNITIES
- DESERET HAS 182.7 ACRES OF DEDICATED COMMERCIAL AND COMMERCIAL COMMUNITY USES.
- THE RESIDENTIAL FLEX AREAS (TOTALING 946.4 ACRES) HAVE RETAIL AND COMMERCIAL USES PERMITTED.

INFRASTRUCTURE
- DESERET WILL CONTRIBUTE TO THE EXPANSION OF THE WASTE WATER TREATMENT PLANT, UPGRADE THE CULINARY WATER SYSTEM AND PROVIDE MAJOR ROAD CONNECTIONS.

PREDICTABILITY WITH THE ZONING DISTRICT
- RESIDENTIAL USES MAXED OUT AT 4.0 DU/AC
- DEVELOPER HAS AN UNDERSTANDING OF THE ALLOWED USES AND DENSITY ON THE SITE TO SUSTAIN THE FINANCIAL FEASIBILITY OF THE DEVELOPMENT.

MODERATE INCOME HOUSING
- DESERET WILL DEDICATE 20 ACRES TO THE HOUSING AUTHORITY OR CITY FOR MODERATE INCOME HOUSING.

WHERE HERITAGE MEETS HOME

ESERET
AT GRANTSVILLE

THANK YOU!

AGENDA ITEM #4

Consideration of the proposed amendment to the Grantsville City Land Use and Management Code Chapter 4.16 (Clear View of Intersection Streets).

Grantsville City Planning Commission

April 3, 2025
Public Hearing

Consideration of the proposed amendment to the Grantsville City Land Use and Management Code Chapter 4.16 (Clear View of Intersection Streets)

Notice is hereby given that, in accordance with the provisions of Sections §10-9A-205 and §10-9A-502 of the Utah Code, the Grantsville Planning Commission will hold a discussion and public hearing on **April 3, 2025, at 7:00 p.m.** at Grantsville City Hall. The meeting will also be broadcast on Zoom. The discussion, public hearing, and meeting are to receive public input and consider action on the **consideration of the proposed amendment to the Grantsville City Land Use and Management Code Chapter 4.16 (Clear View of Intersection Streets).**

You can view a copy of the agenda and packet online by 5:00pm on **March 28, 2025** at the link below:
https://cms9.revize.com/revize/grantsvilleut/departments/community___economic_development/current_public_notices.php

Or by emailing pzcommission@grantsvilleut.gov. All comments and concerns need to be sent in writing through email or mail and received no later than **12:00pm on April 3, 2025.**

Dated this 25th day of March, 2025

BY ORDER OF THE GRANTSVILLE PLANNING COMMISSION

Shelby Moore
Zoning Administrator

Scan the QR code above or use the link below to join the Zoom meeting.
https://us02web.zoom.us/j/86300457275
Meeting ID: 863 0045 7275

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

Staff Report Summary the amendment to Chapter 4.16 Clear View of Intersecting Streets

Staff Report Summary

Subject: Amendment to Chapter 4.16 – Clear View of Intersecting Streets

Overview:
The proposed amendment to **Chapter 4.16** of the City Code pertains to **clear view requirements** at intersections on **residential streets** where speeds are **25 mph or less**. The amendment ensures that all **sight triangles** and **clear view areas** comply with the most recent edition of the **Geometric Design of Highways and Streets ("Greenbook")** by the **American Association of State Highway and Transportation Officials (AASHTO).**

Key Changes:

- Establishes uniform **clear view** standards for residential intersections.
- Aligns regulations with the latest industry standards as outlined in the **AASHTO Greenbook**.
- Improves safety by ensuring unobstructed visibility at intersections.

Staff Recommendation:
Staff recommends **Approval** of the proposed amendment to align local regulations with national best practices and enhance public safety.

Before Amendment

4.16 Clear View Of Intersecting Streets

A. For the purpose of providing adequate vision of vehicular and pedestrian traffic, a clear-view area shall be maintained at the intersection of every street, whether public or private street. The clear-view provisions are considered life-safety standards and shall supersede any conflicting provisions of this Code.

B. No provision of this section shall be constructed to allow the continuance of any nonconforming tree, shrub, plant or plant growth, fence wall, other screening material, or other obstruction which interferes with the safety of pedestrians or vehicle traffic.

C. No obstruction to view in excess of three feet (3') in height shall be placed on any corner lot within a triangular area formed by the street property lines and line connecting them at points thirty feet (30') from the intersection of the street lines. Within that clear-view area, the following shall apply:

1. Solid fences, walls, signs, sight obscuring vegetation, and/or other sight obscuring devices shall not exceed three (3') feet in height above the level of the curb.
2. Open style fences shall not exceed four (4') feet in height above the level of the curb and front yard sold fencing shall not exceed three feet (3') in height.
3. Tree trunks shall not be located within the clear-view area, however, tree canopies may extend into the clear view area if they are trimmed at least seven (7) feet above the elevation of the sidewalk and eleven (11) feet above the elevation of the street. It is unlawful to allow any vegetation or other growth to black any traffic sign, traffic signal, street light, or other public safety device, regardless of whether it is located in a clear-view area or not.
4. No sight shall be allowed in the clear-view area unless it is specifically permitted in this Title and it is determined by the City Engineer that it is not a safety hazard.
5. No obstruction of any sort which interferes with the safety of pedestrians or traffic shall be allowed within the clear view area unless it is specifically permitted by this Title and it is determined by the City Engineer that it is not a safety hazard.

D. The clear view area for the intersection of a driveway and a street shall have no obstruction to view in excess of three feet (3') in height and shall be placed at any automobile access way within the triangular area formed of points twelve feet (12') along the property line and twelve feet (12') along the driveway line. The driveway clear view fencing provisions may not be required on corner and double frontage lots for a secondary drive access that is gated, locked, and that accesses the rear yard, if it is determined by the City Engineer that the drive access is not a primary access.

E. Trees, shrubs that are located within the park strip must be thirty feet (30') from any traffic or street sign and must be pruned above the sidewalk seven feet (7') for pedestrian safety and above the road thirteen feet-six inches (13.6) for emergency and maintenance vehicles.

APPROVED TREE LIST FOR PARK STRIPS

a. *Acer platanoides 'Columnar'* (Columnar Maple)

b. *Celtis occidentalis* (Hackberry, Common, Prairie Pride, Chicagoland)

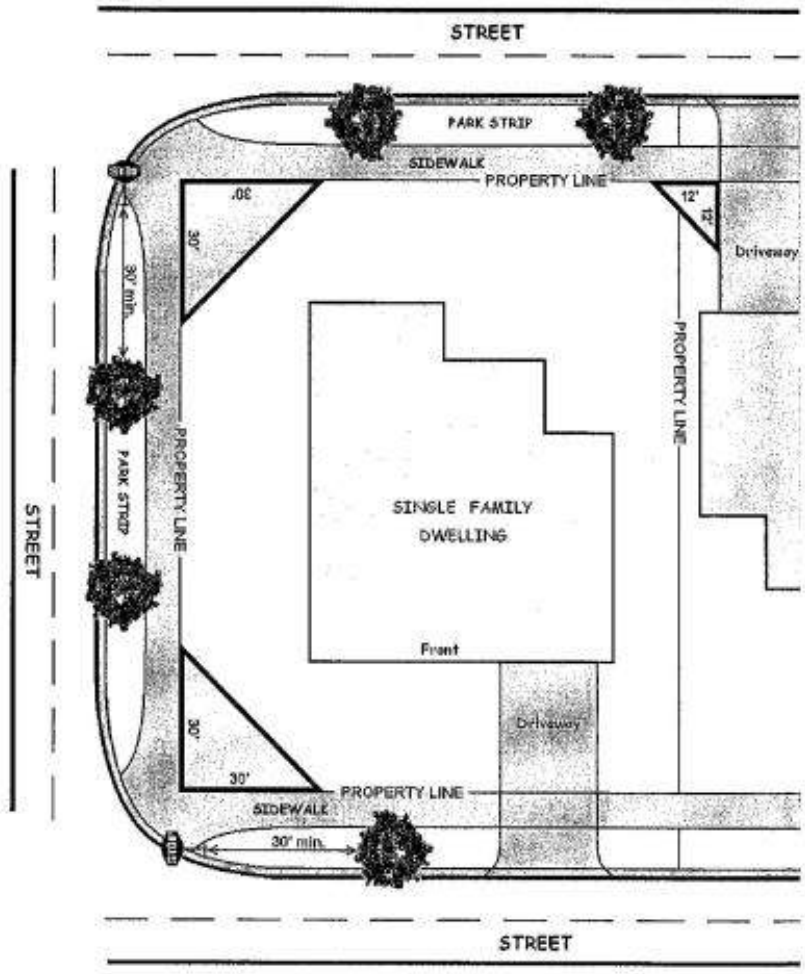
c. *ECorylus collurna* (Turkish Hazel)

d. *Fraxinus mandschurica* (Manchurian Ash)

e. *Ginkgo biloba* (Maidenhair tree, any hybrid variety)

f. *Quercus bicolor* (Swamp White Oak)

g. Tilia cordata (Littleleaf Linden)



HISTORY
Repealed & Reenacted by Ord. 2021-03 on 2/3/2021

After Amendment

4.16 Clear View Of Intersecting Streets

A. For the purpose of providing adequate vision of vehicular and pedestrian traffic, a clear-view area shall be maintained at the intersection of every street, whether public or private street. The clear-view provisions are considered life-safety standards and shall supersede any conflicting provisions of this Code.

B. This Code applies to residential streets. All sight triangles and clear view areas shall comply with the latest edition of the Geometric Design of Highway and Streets "Greenbook" by the American Association of State Highway and Transportation Officials **(AASHTO).**

~~B.~~C. No provision of this section shall be constructed to allow the continuance of any nonconforming tree, shrub, plant or plant growth, fence wall, other screening material, or other obstruction which interferes with the safety of pedestrians or vehicle traffic.

~~C.~~ D. No obstruction to view in excess of three feet (3') in height shall be placed on any corner lot within a triangular area formed by the street property lines and line connecting them at points thirty feet (30') from the intersection of the street lines. Within that clear-view area, the following shall apply:

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4. No ~~sight~~ sign shall be allowed in the clear-view area unless it is specifically permitted in this Title and it is determined by the City Engineer that it is not a safety hazard.
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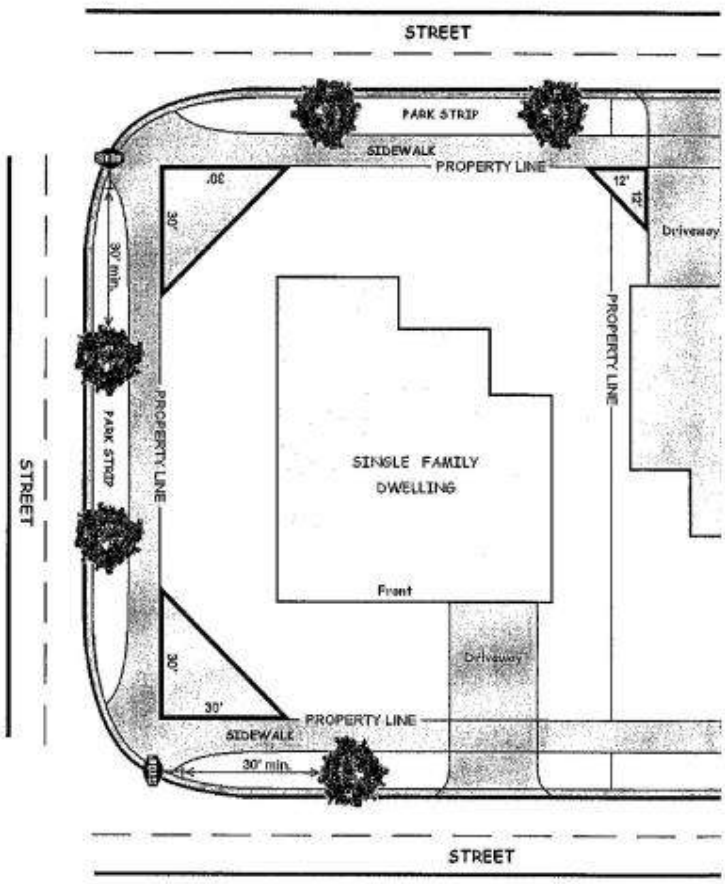
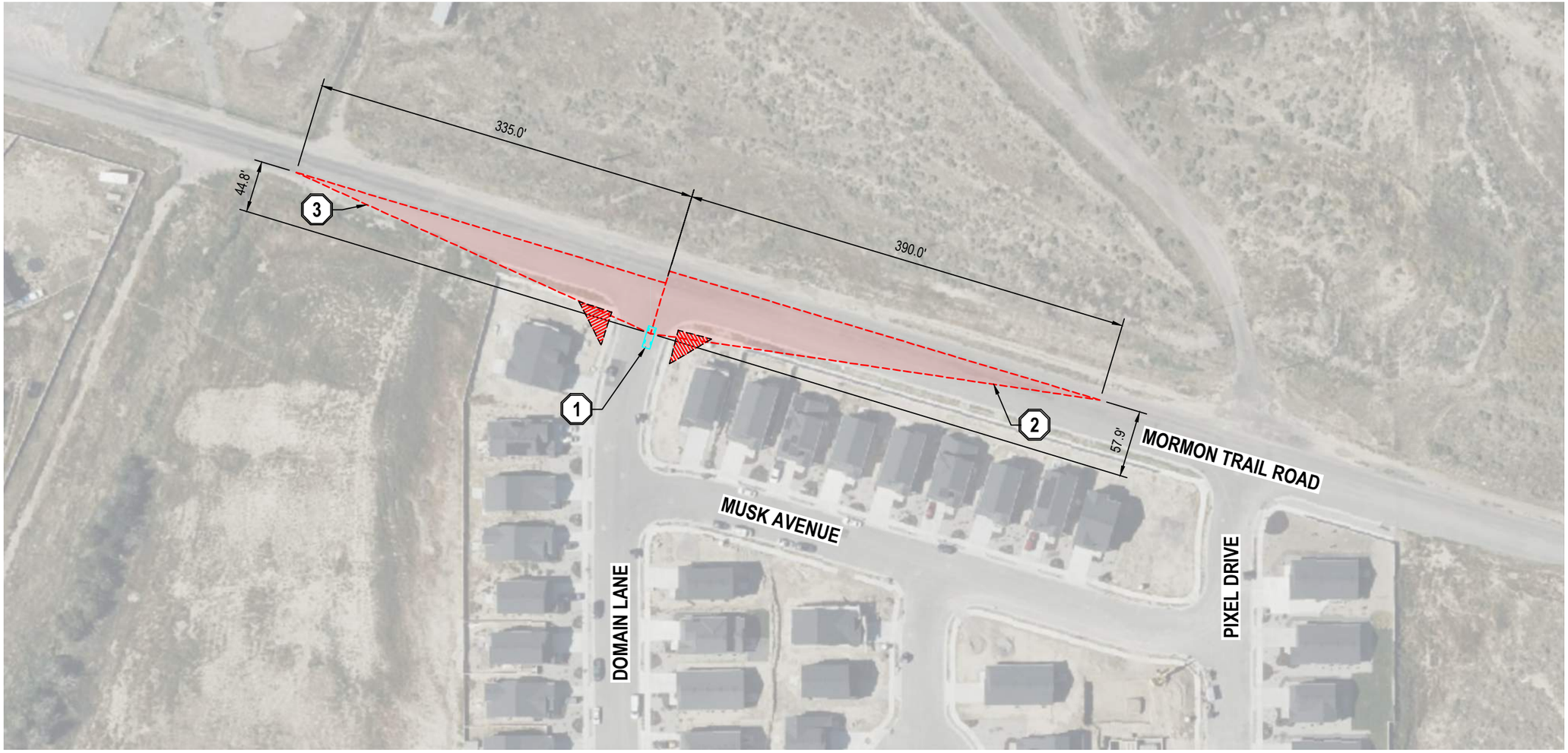
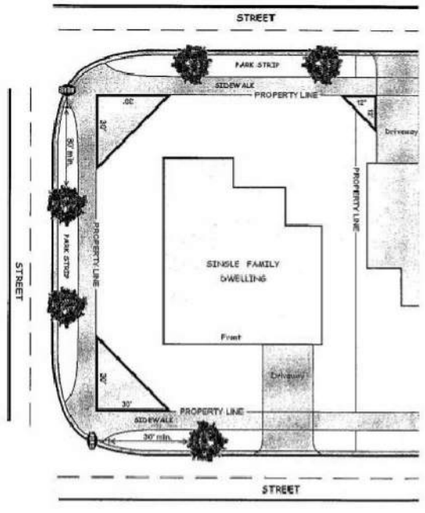


HISTORY
Repealed & Reenacted by Ord. 2021-03 on 2/3/2021





LEGEND

30' X 30' CLEAR VIEW CITY SIGHT TRIANGLE

AASHTO SIGHT TRIANGLE

NORTH

SCALE: 1" = 100'

KEY NOTES

1. FRONT OF CAR IS 4-FEET BEHIND CROSSWALK WHERE STOP SIGN IS APPROXIMATELY LOCATED, DRIVER'S EYE IS 6-FEET FROM FRONT OF CAR, AND CENTERED IN CAR PER AASHTO GREEN BOOK STANDARDS. HEIGHT OF DRIVERS EYE IS 3.5-FEET PER AASHTO GREENBOOK STANDARDS.
2. CASE B1- LEFT TURN FROM STOP, MINOR ROAD, 35 MPH,LEG MAJOR=390 FEET
3. CASE B2 - RIGHT TURN FROM STOP, MINOR ROAD, 35 MPH,LEG MAJOR=335 FEET

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FOR:
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429 EAST MAIN STREET
GRANTSVILLE, UT 84029

CONTACT:
MAYOR NEIL CRITCHLOW
PHONE: 435-884-3411

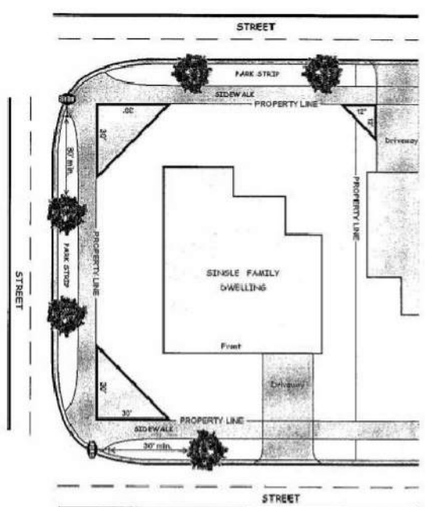
SIGHT TRIANGLE EXHIBITS

GRANTSVILLE, UTAH

SIGHT TRIANGLE EXHIBIT- MORMON TRAIL AND DOMAIN LN.

PROJECT NUMBER	PRINT DATE
11637C	2025-04-08
PROJECT MANAGER	DESIGNED BY
R. ROUSELLE	G. OFFERMANN

EX-1



LEGEND

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AASHTO SIGHT TRIANGLE

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CONTACT:
MAYOR NEIL CRITCHLOW
PHONE: 435-884-3411

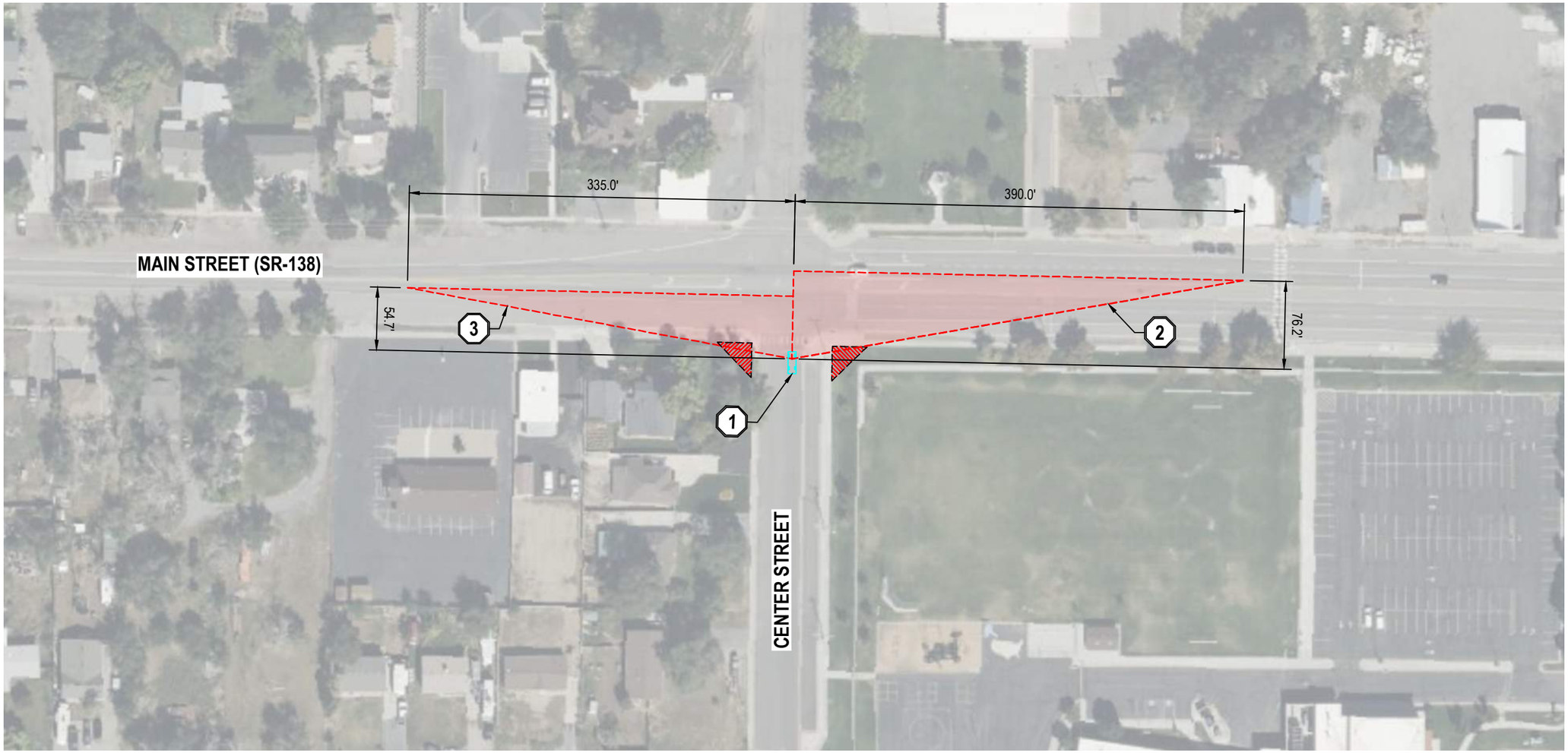
SIGHT TRIANGLE EXHIBITS

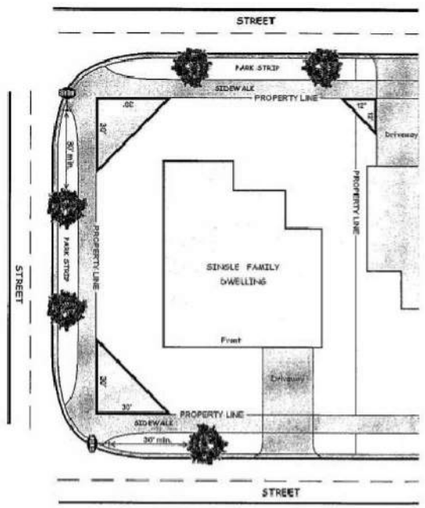
GRANTSVILLE, UTAH

SIGHT TRIANGLE EXHIBIT- HALE ST. AND CHERRY ST.

PROJECT NUMBER 11637C
PRINT DATE 2025-04-08
PROJECT MANAGER R. ROUSELLE
DESIGNED BY G. OFFERMANN

EX-2





LEGEND

30' X 30' CLEAR VIEW CITY SIGHT TRIANGLE

AASHTO SIGHT TRIANGLE

NORTH

SCALE: 1" = 100'

KEY NOTES

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MAYOR NEIL CRITCHLOW
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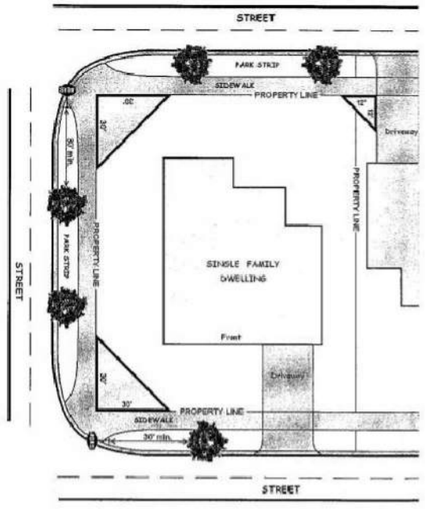
SIGHT TRIANGLE EXHIBITS

GRANTSVILLE, UTAH

SIGHT TRIANGLE EXHIBIT- MAIN ST.AND CENTER ST.

PROJECT NUMBER	PRINT DATE
11637C	2025-04-08
PROJECT MANAGER	DESIGNED BY
R. ROUSELLE	G. OFFERMANN

EX-3



LEGEND

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CONTACT:
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PHONE: 435-884-3411

SIGHT TRIANGLE EXHIBITS

GRANTSVILLE, UTAH

SIGHT TRIANGLE EXHIBIT- EAST RANCH ROAD AND CHERRY ST.

PROJECT NUMBER 11637C
PRINT DATE 2025-04-08
PROJECT MANAGER R. ROUSELLE
DESIGNED BY G. OFFERMANN

EX-4

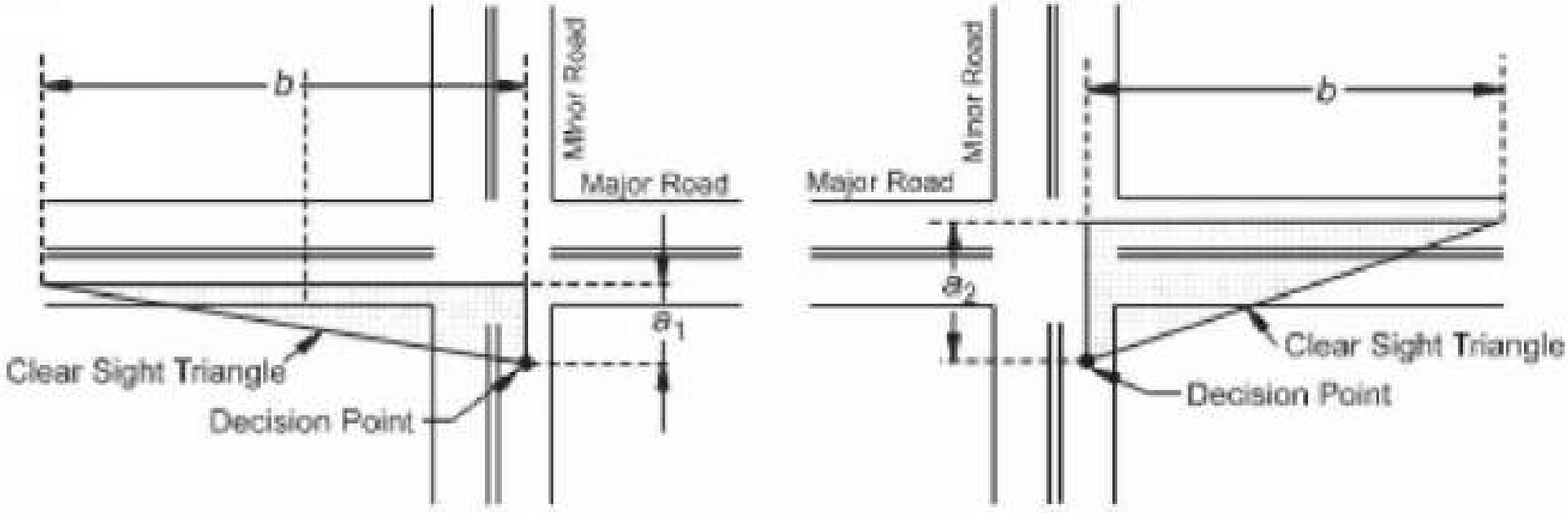
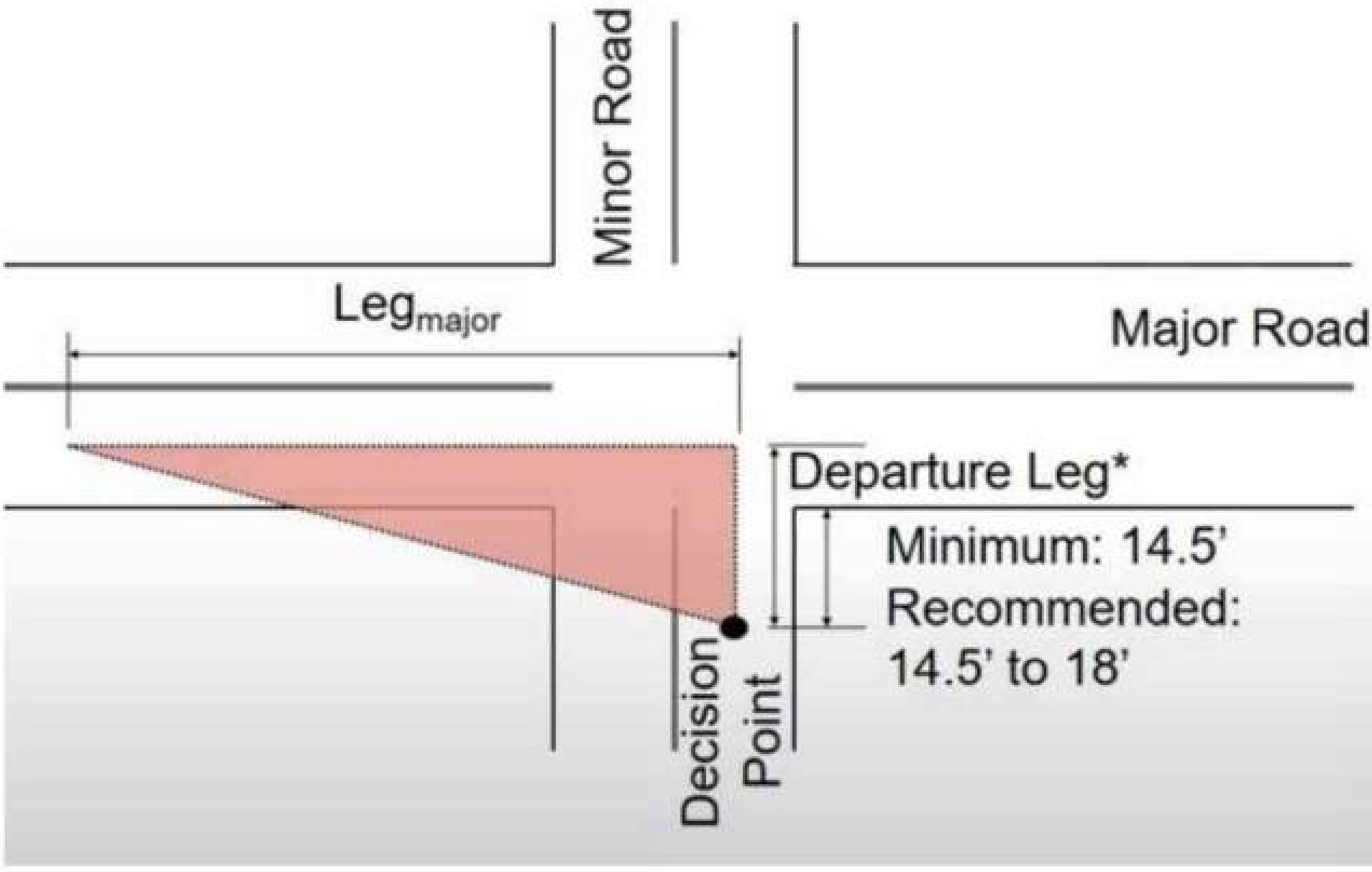


Figure 9-17. Departure Sight Triangles for Intersections


Minor Road
Leg major
Major Road
Departure Leg*
Minimum: 14.5'
Recommended:
14.5' to 18'
Decision
Point

policies for intersection sight distance vary by intersection control type and are presented below in Section 9.5.3 for seven specific cases, designated Cases A through G.

Less sight distance may be needed at roundabouts, signalized intersections, or all-way stop controlled intersections. The sight distance needed under various assumptions of physical conditions and driver behavior is directly related to the type of traffic control, to the maneuvers allowed, to the vehicle speeds, and to the resultant distances traversed during perception–reaction time and braking.

9.5.2 Sight Triangles

Specified areas along intersection approach legs and across their included corners should be clear of obstructions that might block a driver's view of potentially conflicting vehicles. These specified areas are known as clear sight triangles. The dimensions of the legs of the sight triangles depend on the design speeds of the intersecting roadways and the type of traffic control used at the intersection. These dimensions are based on observed driver behavior and are documented by space-time profiles and speed choices of drivers on intersection approaches (*21*). Two types of clear sight triangles are considered in intersection design—approach sight triangles and departure sight triangles.

9.5.2.1 Approach Sight Triangles

Each quadrant of an intersection should contain a triangular area free of obstructions that might block an approaching driver's view of potentially conflicting vehicles. The length of the legs of this triangular area, along both intersecting roadways, should be such that the drivers can see any potentially conflicting vehicles in sufficient time to slow or stop before colliding within the intersection. Figure 9-16 shows typical clear sight triangles to the left and to the right for a vehicle approaching an uncontrolled or yield-controlled intersection.

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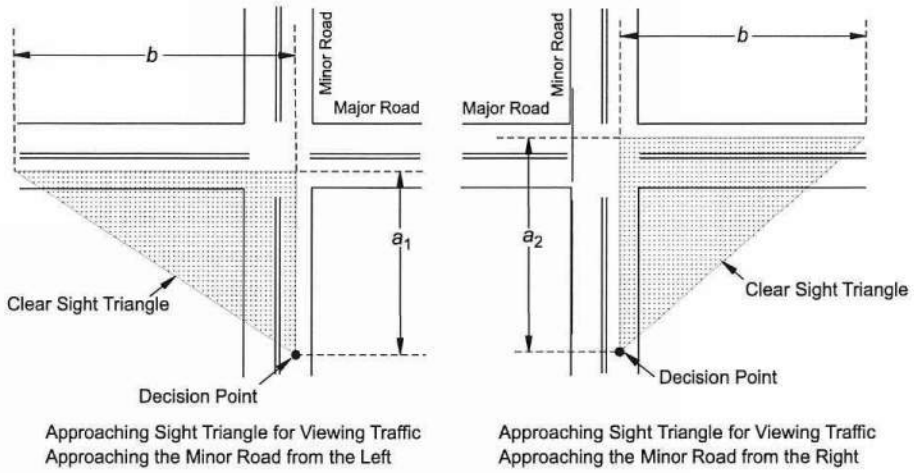

Approach Sight Triangles (Uncontrolled or Yield-Controlled)

Figure 9-16—Approach Sight Triangles at Intersections

The vertex of the sight triangle on a minor-road approach (or an uncontrolled approach) represents the decision point for the minor-road driver (see Figure 9-16). This decision point is the location at which the minor-road driver should begin to brake to a stop if another vehicle is present on an intersecting approach. The distance from the major road, along the minor road, is illustrated by the distance a_1 to the left and a_2 to the right as shown in Figure 9-16. Distance a_2 is equal to distance a_1 plus the width of the lane(s) departing from the intersection on the major road to the right. Distance a_2 should also include the width of any median present on the major road unless the median is wide enough to permit a vehicle to stop before entering or crossing the roadway beyond the median.

The geometry of a clear sight triangle is such that when the driver of a vehicle without the right-of-way sees a vehicle that has the right of way on an intersecting approach, the driver of that potentially conflicting vehicle can also see the first vehicle. Distance b illustrates the length of this leg of the sight triangle. Thus, the provision of a clear sight triangle for vehicles without the right-of-way also permits the drivers of vehicles with the right-of-way to slow, stop, or avoid other vehicles, if needed.

Although desirable at higher volume intersections, approach sight triangles like those shown in Figure 9-16 are not needed for intersection approaches controlled by stop signs or traffic signals. In that case, the need for approaching vehicles to stop at the intersection is determined by the traffic control devices and not by the presence or absence of vehicles on the intersecting approaches.

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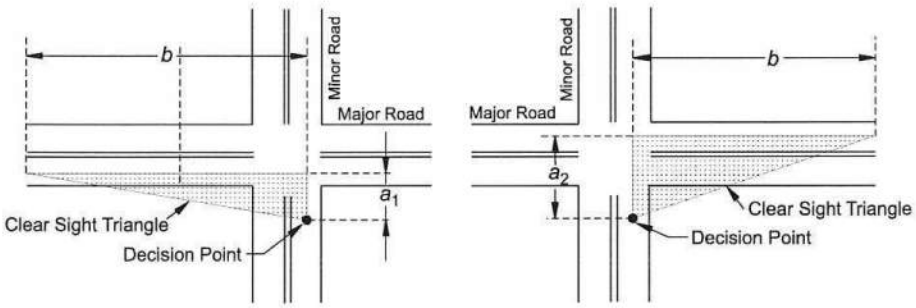
9.5.2.2 Departure Sight Triangles

A second type of clear sight triangle provides sight distance sufficient for a stopped driver on a minor-road approach to depart from the intersection and enter or cross the major road. Figure 9-17 shows typical departure sight triangles to the left and to the right of the location of a stopped vehicle on the minor road. Departure sight triangles should be provided in each quadrant of each intersection approach controlled by stop or yield signs. Departure sight triangles should also be provided for some signalized intersection approaches (see Section 9.5.3.4). Distance a_2 in Figure 9-17 is equal to distance a_1 plus the width of the lane(s) departing from the intersection on the major road to the right. Distance a_2 should also include the width of any median present on the major road unless the median is wide enough to permit a vehicle to stop before entering or crossing the roadway beyond the median. The appropriate measurement of distances a_1 and a_2 for departure sight triangles depends on the placement of any marked stop line that may be present and, thus, may vary with site-specific conditions.



Departure Sight Triangle for Viewing Traffic Approaching the Minor Road from the Left

Departure Sight Triangle for Viewing Traffic Approaching the Minor Road from the Right

Departure Sight Triangles (Stop-Controlled)

Figure 9-17. Departure Sight Triangles for Intersections

The recommended dimensions of the clear sight triangle for desirable traffic operations where stopped vehicles enter or cross a major road are based on assumptions derived from field observations of driver gap-acceptance behavior (*21*). The provision of clear sight triangles like those shown in Figure 9-17 also allows the drivers of vehicles on the major road to see any vehicles stopped on the minor-road approach and to be prepared to slow or stop, if needed.

9.5.2.3 Identification of Sight Obstructions within Sight Triangles

The profiles of the intersecting roadways should be designed to provide the recommended sight distances for drivers on the intersection approaches. Within a sight triangle, any object at a height above the elevation of the adjacent roadways that would obstruct the driver's view should

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be removed or lowered, if practical. Such objects may include buildings, parked vehicles, roadway structures, roadside hardware, hedges, trees, bushes, unmowed vegetation, tall crops, walls, fences, and the terrain itself. Particular attention should be given to the evaluation of clear sight triangles at interchange ramp/crossroad intersections where features such as bridge railings, roadside barriers, piers, and abutments are potential sight obstructions.

The determination of whether an object constitutes a sight obstruction should consider both the horizontal and vertical alignment of both intersecting roadways, as well as the height and position of the object. In making this determination, it should be assumed that the driver's eye is 3.50 ft [1.08 m] above the roadway surface and that the object to be seen is 3.50 ft [1.08 m] above the surface of the intersecting road.

This object height is based on a vehicle height of 4.35 ft [1.33 m], which represents the 15th percentile of vehicle heights in the current passenger car population less an allowance of 10 in. [250 mm]. This allowance represents a near-maximum value for the portion of a passenger car height that needs to be visible for another driver to recognize it as the object. The use of an object height equal to the driver eye height makes intersection sight distances reciprocal (i.e., if one driver can see another vehicle, then the driver of that vehicle can also see the first vehicle).

Where the sight-distance value used in design is based on a single-unit or combination truck as the design vehicle, it is also appropriate to use the eye height of a truck driver in checking sight obstructions. The recommended value of a truck driver's eye height is 7.6 ft [2.33 m] above the roadway surface.

9.5.3 Intersection Control

The recommended dimensions of the sight triangles vary with the type of traffic control used at an intersection because different types of control impose different legal constraints on drivers and, therefore, result in different driver behavior. Procedures to determine sight distances at intersections are presented below according to different types of traffic control, as follows:

- Case A—Intersections with no control (see Section 9.5.3.1)
- Case B—Intersections with stop control on the minor road (see Section 9.5.3.2)
  - Case B1—Left turn from the minor road (see Section 9.5.3.2.1)
  - Case B2—Right turn from the minor road (see Section 9.5.3.2.2)
  - Case B3—Crossing maneuver from the minor road (see Section 9.5.3.2.3)
- Case C—Intersections with yield control on the minor road (see Section 9.5.3.3)
  - Case C1—Crossing maneuver from the minor road (see Section 9.5.3.3.1)
  - Case C2—Left or right turn from the minor road (see Section 9.5.3.3.2)
- Case D—Intersections with traffic signal control (see Section 9.5.3.4)

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- Case E—Intersections with all-way stop control (see Section 9.5.3.5)
- Case F—Left turns from the major road (see Section 9.5.3.6)
- Case G—Roundabouts (see Section 9.5.3.7)

9.5.3.1 Case A—Intersections with No Control

For intersections not controlled by yield signs, stop signs, or traffic signals, the driver of a vehicle approaching an intersection should be able to see potentially conflicting vehicles in sufficient time to stop before reaching the intersection. The location of the decision point (driver's eye) of the sight triangles on each approach is determined from a model that is analogous to the stopping sight distance model, with slightly different assumptions.

While some perceptual tasks at intersections may need substantially less time, the detection and recognition of a vehicle that is a substantial distance away on an intersecting approach, and is near the limits of the driver's peripheral vision, may take up to 2.5 s. The distance to brake to a stop can be determined from the same braking coefficients used to determine stopping sight distance in Table 3-1.

Field observations indicate that vehicles approaching uncontrolled intersections typically slow to approximately 50 percent of their midblock running speed. This occurs even when no potentially conflicting vehicles are present (*21*). This initial slowing typically occurs at deceleration rates up to 5 ft/s^2 [1.5 m/s^2]. Deceleration at this gradual rate has been observed to begin even before a potentially conflicting vehicle comes into view. Braking at greater deceleration rates, which can approach those assumed in stopping sight distance, can begin up to 2.5 s after a vehicle on the intersecting approach comes into view. Thus, approaching vehicles may be traveling at less than their midblock running speed during all or part of the perception–reaction time and can, therefore, where needed, brake to a stop from a speed less than the midblock running speed.

Table 9-4 shows the distance traveled by an approaching vehicle during perception–reaction and braking time as a function of the design speed of the roadway on which the intersection approach is located. These distances should be used as the legs of the sight triangles shown in Figure 9-16 as dimensions a_1 and b. Distance a_2 is longer than distance a_1, as defined Section 9.5.2.1, "Approach Sight Triangles.". Referring to Figure 9-16, roadway A with an assumed design speed of 50 mph [80 km/h] and roadway B with an assumed design speed of 30 mph [50 km/h] need a clear sight triangle with legs extending at least 245 and 140 ft [75 m and 45 m] along roadways A and B, respectively.

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Table 9-4. Length of Sight Triangle Leg—Case A, No Traffic Control

U.S. Customary	
Design Speed (mph)	Length of Leg (ft)
15	70
20	90
25	115
30	140
35	165
40	195
45	220
50	245
55	285
60	325
65	365
70	405
75	445
80	485

Metric	
Design Speed (km/h)	Length of Leg (m)
20	20
30	25
40	35
50	45
60	55
70	65
80	75
90	90
100	105
110	120
120	135
130	150

Note: For approach grades greater than 3 percent, multiply the sight distance values in this table by the appropriate adjustment factor from Table 9-5.

This clear triangular area will permit the vehicles on either road to stop, if needed, before reaching the intersection. If the design speed of any approach is not known, it can be estimated by using the 85th percentile of the midblock running speeds for that approach.

The distances shown in Table 9-4 are generally less than the corresponding values of stopping sight distance for the same design speed. Where a clear sight triangle has legs that correspond to the stopping sight distances on their respective approaches, an even greater margin of efficient operation is provided. However, since field observations show that motorists slow down to some extent on approaches to uncontrolled intersections, the provision of a clear sight triangle with legs equal to the full stopping sight distance is not essential.

Where the grade along an intersection approach exceeds 3 percent, the leg of the clear sight triangle along that approach should be adjusted by multiplying the appropriate sight distance from Table 9-5 by the appropriate adjustment factor from Table 9-6.

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Table 9-5. Adjustment Factors for Intersection Sight Distance Based on Approach Grade

U.S. Customary														
Approach Grade (%)	Design Speed (mph)													
	15	20	25	30	35	40	45	50	55	60	65	70	75	80
−6	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.2	1.2	1.2	1.2	1.2	1.2	1.2
−5	1.0	1.0	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.2	1.2	1.2	1.2
−4	1.0	1.0	1.0	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1
−3 to +3	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
+4	1.0	1.0	1.0	1.0	0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9
+5	1.0	1.0	1.0	0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9
+6	1.0	1.0	0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9

Metric												
Approach Grade (%)	Design Speed (km/h)											
	20	30	40	50	60	70	80	90	100	110	120	130
−6	1.1	1.1	1.1	1.1	1.1	1.1	1.2	1.2	1.2	1.2	1.2	1.2
−5	1.0	1.0	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.2	1.2	1.2
−4	1.0	1.0	1.0	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1
−3 to +3	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
+4	1.0	1.0	1.0	1.0	0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9
+5	1.0	1.0	1.0	0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9
+6	1.0	1.0	0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9

Note: Based on ratio of stopping sight distance on specified approach grade to stopping sight distance on level terrain.

Note: This table is used in determining intersection sight distance criteria for Cases A and C.

If the sight distances given in Table 9-4, as adjusted for grades, cannot be provided, consideration should be given to installing regulatory speed signing to reduce speeds or installing stop signs on one or more approaches.

No departure sight triangle like that shown in Figure 9-17 is needed at an uncontrolled intersection because such intersections typically have very low traffic volumes. If a motorist needs to stop at an uncontrolled intersection because of the presence of a conflicting vehicle on an intersecting approach, it is very unlikely another potentially conflicting vehicle will be encountered as the first vehicle departs the intersection.

9.5.3.2 Case B—Intersections with Stop Control on the Minor Road

Departure sight triangles for intersections with stop control on the minor road should be considered for three situations:

- Case B1—Left turns from the minor road;

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- Case B2—Right turns from the minor road; and
- Case B3—Crossing the major road from a minor-road approach.

Intersection sight distance criteria for stop-controlled intersections are longer than stopping sight distance to allow the intersection to operate smoothly. Minor-road vehicle operators can wait until they can proceed safely without forcing a major-road vehicle to stop.

9.5.3.2.1 Case B1—Left Turn from the Minor Road

Departure sight triangles for traffic approaching from either the right or the left, like those shown in Figure 9-17, should be provided for left turns from the minor road onto the major road for all stop-controlled approaches. The length of the leg of the departure sight triangle along the major road in both directions, shown as distance b in Figure 9-17, is the recommended intersection sight distance for Case B1.

The vertex (decision point) of the departure sight triangle on the minor road should be 14.5 ft [4.4 m] from the edge of the major-road traveled way. This represents the typical position of the minor-road driver's eye when a vehicle is stopped relatively close to the major road. Field observations of vehicle stopping positions found that, where needed, drivers will stop with the front of their vehicle 6.5 ft [2.0 m] or less from the edge of the major-road traveled way. Measurements of passenger cars indicate that the distance from the front of the vehicle to the driver's eye for the current U.S. passenger car population is nearly always 8 ft [2.4 m] or less (*21*). Where practical, it is desirable to increase the distance from the edge of the major-road traveled way to the vertex of the clear sight triangle from 14.5 to 18 ft [4.4 m to 5.4 m]. This increase allows 10 ft [3.0 m] from the edge of the major-road traveled way to the front of the stopped vehicle, providing a larger sight triangle. The length of the sight triangle along the minor road (distance *a* in Figure 9-17) is the sum of the distance from the major road plus $^1/_2$ lane width for vehicles approaching from the left, or $1^1/_2$ lane widths for vehicles approaching from the right.

Field observations of the gaps in major-road traffic actually accepted by drivers turning onto the major road have shown that the values in Table 9-6 provide sufficient time for the minor-road vehicle to accelerate from a stop and complete a left turn without unduly interfering with major-road traffic operations. The time gap acceptance time does not vary with approach speed on the major road. Studies have indicated that a constant value of time gap, independent of approach speed, can be used as a basis for intersection sight distance determinations. Observations have also shown that major-road drivers will reduce their speed to some extent when minor-road vehicles turn onto the major road. Where the time gap acceptance values in Table 9-6 are used to determine the length of the leg of the departure sight triangle, most major-road drivers should not need to reduce speed to less than 70 percent of their initial speed (*21*).

The intersection sight distance in each direction should be equal to the distance traveled at the design speed of the major road during a period of time equal to the applicable time gap shown

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in Table 9-6. The length of the sight triangle leg to the right needed for a left-turn maneuver by a passenger car onto the major road, shown as dimension *b* in the drawing on the right in Figure 9-17, is based on a time gap of 7.5 s. A sight triangle to the left is also needed for the left-turning vehicle to cross the near lane(s) of the major road on which traffic approaches from the left; the length of the leg of this sight triangle along the major road is shown as dimension *b* in the drawing to the left in Figure 9-17. This sight triangle to the left is normally provided by Case B2 for the right-turn maneuver (see below). In the rare case where a right-turn maneuver is not permitted onto a two-way street, Case B2 should still be provided so that sight distance is available for crossing the near lane(s) in a left-turn maneuver. In applying Table 9-6, it can usually be assumed that the minor-road vehicle is a passenger car. However, where substantial volumes of heavy vehicles enter the major road, such as from a ramp terminal, the use of tabulated values for single-unit or combination trucks should be considered.

Table 9-6 includes appropriate adjustments to the gap times for the number of lanes on the major road and for the approach grade of the minor road. The adjustment for the grade of the minor-road approach is needed only if the rear wheels of the design vehicle would be on an upgrade that exceeds 3 percent when the vehicle is at the stop line of the minor-road approach.

Table 9-6. Time Gap for Case B1, Left Turn from Stop

Design Vehicle	Time Gap (t_g)(s) at Design Speed of Major Road
Passenger car	7.5
Single-unit truck	9.5
Combination truck	11.5

Note: Time gaps are for a stopped vehicle to turn left onto a two-lane highway with no median and with minor-road approach grades of 3 percent or less. The time gaps are applicable to determining sight distance to the right in left-turn maneuvers. The table values should be adjusted as follows:

For multilane roadways or medians—For left turns onto two-way roadways with more than two lanes, including turn lanes, add 0.5 s for passenger cars or 0.7 s for trucks for each additional lane, from the left, in excess of one, to be crossed by the turning vehicle. Median widths should be converted to an equivalent number of lanes in applying the 0.5 and 0.7 s criteria presented above; for example, an 18-ft [5.5-m] median is equivalent to one and a half lanes, and would require an additional 0.75 s for a passenger to cross and an additional 1.05 s for a truck to cross.

For minor-road approach grades—If the approach grade is an upgrade that exceeds 3 percent, add 0.2 s for each percent grade by which the approach grade exceeds zero percent.

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The intersection sight distance along the major road (distance *b* in Figure 9-17) is determined by:

U.S. Customary	Metric
$ISD = 1.47\ V_{major}\ t_g$	$ISD = 0.278\ V_{major}\ t_g$
where:	where:
ISD = intersection sight distance (length of the leg of sight triangle along the major road) (ft)	ISD = intersection sight distance (length of the leg of sight triangle along the major road) (m)
V_{major} = design speed of major road (mph)	V_{major} = design speed of major road (km/h)
t_g = time gap for minor road vehicle to enter the major road (s)	t_g = time gap for minor road vehicle to enter the major road (s)

(9-1)

For example, a passenger car turning left onto a two-lane major road should be provided sight distance equivalent to a time gap of 7.5 s in major-road traffic. If the design speed of the major road is 60 mph [100 km/h], this corresponds to a sight distance of 1.47(60)(7.5) = 661.5 or 665 ft [0.278(100)(7.5) = 208.5 or 210 m], rounded for design.

A passenger car turning left onto a four-lane undivided roadway will need to cross two near lanes, rather than one. This increases the recommended gap in major-road traffic from 7.5 to 8.0 s. The corresponding value of sight distance for this example would be 706 ft [223 m]. If the minor-road approach to such an intersection is located on a 4 percent upgrade, then the time gap selected for intersection sight distance design for left turns should be increased from 8.0 to 8.8 s, equivalent to an increase of 0.2 s for each percent grade.

The design values for intersection sight distance for passenger cars are shown in Table 9-7.

No adjustment of the recommended sight distance values for the major-road grade is generally needed because both the major- and minor-road vehicle will be on the same grade when departing from the intersection. However, if the minor-road design vehicle is a heavy truck and the intersection is located near a sag vertical curve with grades over 3 percent, then an adjustment to extend the recommended sight distance based on the major-road grade should be considered.

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Table 9-7. Design Intersection Sight Distance—Case B1, Left Turn from Stop

U.S. Customary				Metric			
Design Speed (mph)	Stopping Sight Distance (ft)	Intersection Sight Distance for Passenger Cars		Design Speed (km/h)	Stopping Sight Distance (m)	Intersection Sight Distance for Passenger Cars	
		Calculated (ft)	Design (ft)			Calculated (m)	Design (m)
15	80	165.4	170	20	20	41.7	45
20	115	220.5	225	30	35	62.6	65
25	155	275.6	280	40	50	83.4	85
30	200	330.8	335	50	65	104.3	105
35	250	385.9	390	60	85	125.1	130
40	305	441.0	445	70	105	146.0	150
45	360	496.1	500	80	130	166.8	170
50	425	551.3	555	90	160	187.7	190
55	495	606.4	610	100	185	208.5	210
60	570	661.5	665	110	220	229.4	230
65	645	716.6	720	120	250	250.2	255
70	730	771.8	775	130	285	271.1	275
75	820	826.9	830				
80	910	882.0	885				

Note: Intersection sight distance shown is for a stopped passenger car to turn left onto a two-lane highway with no median and grades 3 percent or less. For other conditions, the time gap should be adjusted and the sight distance recalculated.

Sight distance design for left turns at intersections on divided roads or streets should consider multiple design vehicles and median width. If the design vehicle used to determine sight distance for an intersection on a divided road or street is larger than a passenger car, then sight distance for left turns should be checked for that selected design vehicle and for a passenger car as well. If the median on a divided road or street is wide enough to store the design vehicle with a clearance to the through lanes of approximately 3 ft [1 m] at both ends of the vehicle, no separate analysis for the departure sight triangle for left turns is needed on the minor-road approach for the near roadway to the left. In most cases, the departure sight triangle for right turns (Case B2) will provide sufficient sight distance for a passenger car to cross the near roadway to reach the median. Possible exceptions are addressed in the discussion of Case B3.

If the design vehicle can be stored in the median with adequate clearance to the through lanes, a departure sight triangle to the right for left turns should be provided for that design vehicle turning left from the median roadway. Where the median is not wide enough to store the design vehicle, a departure sight triangle should be provided for that design vehicle to turn left from the minor-road approach.

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The median width should be considered in determining the number of lanes to be crossed. The median width should be converted to equivalent lanes. For example, an 18-ft [5.5-m] median should be considered as one and a half additional lanes to be crossed in applying the multilane roadway adjustment for time gaps in Table 9-6. Furthermore, a departure sight triangle for left turns from the median roadway should be provided for the largest design vehicle that can be stored on the median roadway with adequate clearance to the through lanes.

If the sight distance along the major road shown in Figure 9-17, including any appropriate adjustments, cannot be provided, then consideration should be given to installing regulatory speed signing on the major-road approaches.

For left-turns onto a one-way roadway, time gaps based on Case B2 (see below) can be applied in determining the sight triangle needed for looking at vehicles approaching from the right.

9.5.3.2.2 Case B2—Right Turn from the Minor Road

A departure sight triangle for traffic approaching from the left like that shown in Figure 9-17 should be provided for right turns from the minor road onto the major road. The intersection sight distance for right turns is determined in the same manner as for Case B1, except that the time gaps (*tg*) in Table 9-6 should be adjusted. Field observations indicate that, in making right turns, drivers generally accept gaps that are slightly shorter than those accepted in making left turns (*21*). The time gaps in Table 9-6 can be decreased by 1.0 s for right-turn maneuvers without undue interference with major-road traffic. These adjusted time gaps for the right turn from the minor road are shown in Table 9-8. Design values based on these adjusted time gaps are shown in Table 9-9 for passenger cars. This 1.0-s reduction in the time gap applies only where turns are limited to right turns; where left turns are also permitted, the time gaps for Case B1 from Table 9-5 apply. When the minimum recommended sight distance for a right-turn maneuver cannot be provided, even with the reduction of 1.0 s from the values in Table 9-6, consideration should be given to installing regulatory speed signing or other traffic control devices on the major-road approaches.

Table 9-8. Time Gap for Case B2—Right Turn from Stop

Design Vehicle	Time Gap (t_g)(s) at Design Speed of Major Road
Passenger car	6.5
Single-unit truck	8.5
Combination truck	10.5

Note: Time gaps are for a stopped vehicle to turn right onto or to cross a two-lane roadway with no median and with minor-road approach grades of 3 percent or less. The table values should be adjusted as follows:

For minor-road approach grades—If the approach grade is an upgrade that exceeds 3 percent, add 0.1 s for each percent grade by which the approach grade exceeds zero percent.

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Table 9-9. Design Intersection Sight Distance—Case B2, Right Turn from Stop

U.S. Customary			
Design Speed (mph)	Stopping Sight Distance (ft)	Intersection Sight Distance for Passenger Cars	
		Calculated (ft)	Design (ft)
15	80	143.3	145
20	115	191.1	195
25	155	238.9	240
30	200	286.7	290
35	250	334.4	335
40	305	382.2	385
45	360	430.0	430
50	425	477.8	480
55	495	525.5	530
60	570	573.3	575
65	645	621.1	625
70	730	668.9	670
75	820	716.6	720
80	910	764.4	765

Metric			
Design Speed (km/h)	Stopping Sight Distance (m)	Intersection Sight Distance for Passenger Cars	
		Calculated (m)	Design (m)
20	20	36.1	40
30	35	54.2	55
40	50	72.3	75
50	65	90.4	95
60	85	108.4	110
70	105	126.5	130
80	130	144.6	145
90	160	162.6	165
100	185	180.7	185
110	220	198.8	200
120	250	216.8	220
130	285	234.9	235

Note: Intersection sight distance shown is for a stopped passenger car to turn right onto or to cross a two-lane roadway with no median and with grades of 3 percent or less. For other conditions, the time gap should be adjusted and the sight distance recalculated.

9.5.3.2.3 Case B3—Crossing Maneuver from the Minor Road

In most cases, the departure sight triangles for left and right turns onto the major road, as described for Cases B1 and B2, will also provide adequate sight distance for minor-road vehicles to cross the major road. However, in the following situations, it is advisable to check the availability of sight distance for crossing maneuvers:

- where left or right turns or both are not permitted from a particular approach and the crossing maneuver is the only legal maneuver;
- where the crossing vehicle would cross the equivalent width of more than six lanes; or
- where substantial volumes of heavy vehicles cross the roadway and steep grades that might slow the vehicle while its back portion is still in the intersection are present on the departure roadway on the far side of the intersection.

The equation for intersection sight distance in Case B1 (see Equation 9-1) is used again for the crossing maneuver except that time gaps (t_g) are the same as those for the Right Turn from Stop maneuver, which presents time gaps and appropriate adjustment factors to determine the intersection sight distance along the major road to accommodate crossing maneuvers. At divid-

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ed roadway intersections, depending on the relative magnitudes of the median width and the length of the design vehicle, intersection sight distance may need to be considered for crossing both roadways of the divided roadway or for crossing the near roadway only and stopping in the median before proceeding. The application of adjustment factors for median width and grade is discussed under Case B1.

The time gaps for use in determining intersection sight distance for crossing maneuvers are shown in Table 9-10. Table 9-11 shows the design values for passenger cars for the crossing maneuver based on the unadjusted time gaps in Table 9-10. For major roads with less than six lanes for both directions of travel combined, the provision of sight triangles for Cases B1 and B2 at an intersection will also provide sufficient sight distance for Case B3.

Table 9-10. Time Gap for Case B3, Crossing Maneuver from the Minor Road

Design Vehicle	Time Gap (tg)(s) at Design Speed of Major Road
Passenger car	6.5
Single-unit truck	8.5
Combination truck	10.5

Note: Time gaps are for a stopped vehicle to cross a two-lane highway with no median and with minor-road approach grades of 3 percent or less. The table values should be adjusted as follows:

For multilane roadways or medians—For crossing maneuvers that cross roadways with more than two lanes, including turn lanes, add 0.5 s for passenger cars or 0.7 s for trucks for each additional lane, from the left, in excess of two, to be crossed by the turning vehicle. Median widths should be converted to equivalent lanes; for example, an 18 ft [5.5 m] median would be equal to one and a half lanes and would need an additional time gap of 0.75 s for passenger cars and 1.05 s for trucks.

For minor-road approach grades—If the approach grade is an upgrade that exceeds 3 percent, add 0.2 s for each percent grade by which the approach grade exceeds zero percent.

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Table 9-11. Design Intersection Sight Distance—Case B3, Crossing Maneuver

U.S. Customary				Metric			
Design Speed (mph)	Stopping Sight Distance (ft)	Intersection Sight Distance for Passenger Cars		Design Speed (km/h)	Stopping Sight Distance (m)	Intersection Sight Distance for Passenger Cars	
		Calculated (ft)	Design (ft)			Calculated (m)	Design (m)
15	80	143.3	145	20	20	36.1	40
20	115	191.1	195	30	35	54.2	55
25	155	238.9	240	40	50	72.3	75
30	200	286.7	290	50	65	90.4	95
35	250	334.4	335	60	85	108.4	110
40	305	382.2	385	70	105	126.5	130
45	360	430.0	430	80	130	144.6	145
50	425	477.8	480	90	160	162.6	165
55	495	525.5	530	100	185	180.7	185
60	570	573.3	575	110	220	198.8	200
65	645	621.1	625	120	250	216.8	220
70	730	668.9	670	130	285	234.9	235
75	820	716.6	720				
80	910	764.4	765				

Note: Intersection sight distance shown is for a stopped passenger car to turn right onto or to cross a two-lane roadway with no median and with grades of 3 percent or less. For other conditions, the time gap should be adjusted and the sight distance recalculated.

9.5.3.3 Case C—Intersections with Yield Control on the Minor Road

Drivers approaching yield signs are permitted to enter or cross the major road without stopping, if there are no potentially conflicting vehicles on the major road. The sight distances needed by drivers on yield-controlled approaches exceed those for stop-controlled approaches.

For four-leg intersections with yield control on the minor road, two separate pairs of approach sight triangles like those shown in Figure 9-16 should be provided. One set of approach sight triangles is needed to accommodate crossing the major road and a separate set of sight triangles is needed to accommodate left and right turns onto the major road. Both sets of sight triangles should be checked for potential sight obstructions.

For three-leg intersections with yield control on the minor road, only the approach sight triangles to accommodate left- and right-turn maneuvers need be considered, because the crossing maneuver does not exist.

Both approach and departure sight triangles for intersections with yield control on the minor road should be considered for two situations:

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- Case C1—Crossing Maneuver from the Minor Road
- Case C2—Left- and Right-Turn Maneuvers

9.5.3.3.1 Case C1—Crossing Maneuver from the Minor Road

The length of the leg of the approach sight triangle along the minor road to accommodate the crossing maneuver from a yield-controlled approach (distance a_1 in Figure 9-16) is given in Table 9-12. Distance a_2 is longer than distance *a1* as defined in Section 9.5.2.1, "Approach Sight Triangles.". The distances in Table 9-12 are based on the same assumptions as those for Case A except that, based on field observations, minor-road vehicles that do not stop are assumed to decelerate to 60 percent of the minor-road design speed rather than 50 percent.

Sufficient travel time for the major road vehicle should be provided to allow the minor-road vehicle: (1) to travel from the decision point to the intersection, while decelerating at the rate of 5 ft/s² [1.5 m/s²] to 60 percent of the minor-road design speed; and then (2) to cross and clear the intersection at that same speed. The intersection sight distance along the major road to accommodate the crossing maneuver (distance b in Figure 9-16) should be computed with the following equations:

U.S. Customary	Metric
$t_g = t_a + \frac{w + L_a}{0.88 V_{minor}}$	$t_g = t_a + \frac{w + L_a}{0.167 V_{minor}}$
$b = 1.47 V_{major} t_g$	$b = 0.278 V_{major} t_g$
where:	where:
t_g = travel time to reach and clear the major road (s)	t_g = travel time to reach and clear the major road (s)
b = length of leg of sight triangle along the major road (ft)	b = length of leg of sight triangle along the major road (m)
t_a = travel time to reach the major road from the decision point for a vehicle that does not stop (s) (use appropriate value for the minor-road design speed from Table 9-12 adjusted for approach grade, where appropriate)	t_a = travel time to reach the major road from the decision point for a vehicle that does not stop (s) (use appropriate value for the minor-road design speed from Table 9-12 adjusted for approach grade, where appropriate)
w = width of intersection to be crossed (ft)	w = width of intersection to be crossed (m)
L_a = length of design vehicle (ft)	L_a = length of design vehicle (m)
V_{minor} = design speed of minor road (mph)	V_{minor} = design speed of minor road (km/h)
V_{major} = design speed of major road (mph)	V_{major} = design speed of major road (km/h)

(9-2)

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Table 9-12. Case C1—Crossing Maneuvers from Yield-Controlled Approaches, Length of Minor Road Leg and Travel Times

U.S. Customary				
Design Speed (mph)	Minor-Road Approach		Travel Time (t_g) (s)	
	Length of Leg[a] (ft)	Travel Time t_a[a,b] (s)	Calculated Value	Design Value[c,d]
15	75	3.4	6.7	6.7
20	100	3.7	6.1	6.5
25	130	4.0	6.0	6.5
30	160	4.3	5.9	6.5
35	195	4.6	6.0	6.5
40	235	4.9	6.1	6.5
45	275	5.2	6.3	6.5
50	320	5.5	6.5	6.5
55	370	5.8	6.7	6.7
60	420	6.1	6.9	6.9
65	470	6.4	7.2	7.2
70	530	6.7	7.4	7.4
75	590	7.0	7.7	7.7
80	660	7.3	7.9	7.9

Metric				
Design Speed (km/h)	Minor-Road Approach		Travel Time (t_g) (s)	
	Length of Leg[a] (m)	Travel Time t_a[a,b] (s)	Calculated Value	Design Value[c,d]
20	20	3.2	7.1	7.1
30	30	3.6	6.2	6.5
40	40	4.0	6.0	6.5
50	55	4.4	6.0	6.5
60	65	4.8	6.1	6.5
70	80	5.1	6.2	6.5
80	100	5.5	6.5	6.5
90	115	5.9	6.8	6.8
100	135	6.3	7.1	7.1
110	155	6.7	7.4	7.4
120	180	7.0	7.7	7.7
130	205	7.4	8.0	8.0

a For minor-road approach grades that exceed 3 percent, multiply the distance or the time in this table by the appropriate adjustment factor from Table 9-5.

b Travel time applies to a vehicle that slows before crossing the intersection but does not stop.

c The value of tg should equal or exceed the appropriate time gap for crossing the major road from a stop-controlled approach.

d Values shown are for a passenger car crossing a two-lane roadway with no median and with minor-road approach grades of 3 percent or less.

The value of t_g should equal or exceed the appropriate travel time for crossing the major road from a stop-controlled approach, as shown in Table 9-8. The design values for the time gap (t_g) shown in Table 9-12 incorporate these crossing times for two-lane roadways and are used to develop the length of the leg of the sight triangle along the major road in Table 9-13.

The distances and times in Table 9-12 should be adjusted for the grade of the minor-road approach using the factors in Table 9-5. If the major road is a divided roadway with a median wide enough to store the design vehicle for the crossing maneuver, then only crossing of the near lanes needs to be considered and a departure sight triangle for accelerating from a stopped position in the median should be provided as described in Case B3. For median widths not wide enough to store the design vehicle, the crossing width should be adjusted as discussed in Case B1.

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9.5.3.3.2 Case C2—Left- and Right-Turn Maneuvers

The length of the leg of the approach sight triangle along the minor road to accommodate right turns without stopping (distance a_1 in Figure 9-16) should be 82 ft [25 m]. This distance is based on the assumption that drivers making left and right turns without stopping will slow to a turning speed of 10 mph [16 km/h]. Distance a_2 for left turns is longer than distance a_1 for right turns as defined in Section 9.5.2.1, "Approach Sight Triangles."

The leg of the approach sight triangle along the major road (distance b in Figure 9-16) is similar to the major-road leg of the departure sight triangle for a stop-controlled intersection in Cases B1 and B2. However, the time gaps in Table 9-6 should be increased by 0.5 s to the values shown in Table 9-14. The appropriate lengths of the sight triangle leg are shown in Table 9-15 for passenger cars. The minor-road vehicle needs 3.5 s to travel from the decision point to the intersection. This represents additional travel time that is needed at a yield-controlled intersection, but is not needed at a stop-controlled intersection (Case B). However, the acceleration time after entering the major road is 3.0 s less for a yield sign than for a stop sign because the turning vehicle accelerates from 10 mph [16 km/h] rather than from a stop condition. The net 0.5-s increase in travel time for a vehicle turning from a yield-controlled approach is the difference between the 3.5-s increase in travel time and the 3.0-s reduction in travel time.

Departure sight triangles like those provided for stop-controlled approaches (see Cases B1, B2, and B3) should also be provided for yield-controlled approaches to accommodate minor-road vehicles that stop at the yield sign to avoid conflicts with major-road vehicles. However, since approach sight triangles for turning maneuvers at yield-controlled approaches are larger than the departure sight triangles used at stop-controlled intersections, no specific check of departure sight triangles at yield-controlled intersections should be needed.

Yield-controlled approaches generally need greater sight distance than stop-controlled approaches, especially at four-leg yield-controlled intersections where the sight distance needs of the crossing maneuver should be considered. If sight distance sufficient for yield control is not available, use of a stop sign instead of a yield sign should be considered. In addition, at locations where the recommended sight distance cannot be provided, consideration should be given to installing regulatory speed signing or other traffic control devices at the intersection on the major road to reduce the speeds of approaching vehicles.

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Table 9-13. Length of Sight Triangle Leg along Major Road—Case C1, Crossing Maneuver at Yield-Controlled Intersections

U.S. Customary									
Major Road Design Speed (mph)	Stopping Sight Distance (ft)	Design Values (ft) Minor-Road Design Speed (mph)							
		15	20–50	55	60	65	70	75	80
15	80	150	145	150	155	160	165	170	175
20	115	200	195	200	205	215	220	230	235
25	155	250	240	250	255	265	275	285	295
30	200	300	290	300	305	320	330	340	350
35	250	345	335	345	360	375	385	400	410
40	305	395	385	395	410	425	440	455	465
45	360	445	430	445	460	480	490	510	525
50	425	495	480	495	510	530	545	570	585
55	495	545	530	545	560	585	600	625	640
60	570	595	575	595	610	640	655	680	700
65	645	645	625	645	660	690	710	740	755
70	730	690	670	690	715	745	765	795	815
75	820	740	720	740	765	795	820	850	875
80	910	790	765	790	815	850	875	910	930

Metric								
Major Road Design Speed (km/h)	Stopping Sight Distance (m)	Design Values (m) Minor-Road Design Speed (km/h)						
		20	30–80	90	100	110	120	130
20	20	40	40	40	40	45	45	45
30	35	60	55	60	60	65	65	70
40	50	80	75	80	80	85	90	90
50	65	100	95	95	100	105	110	115
60	85	120	110	115	120	125	130	135
70	105	140	130	135	140	145	150	160
80	130	160	145	155	160	165	175	180
90	160	180	165	175	180	190	195	205
100	185	200	185	190	200	210	215	225
110	220	220	200	210	220	230	240	245
120	250	240	220	230	240	250	260	270
130	285	260	235	250	260	270	280	290

Note: Values in the table are for passenger cars and are based on the unadjusted distances and times in Table 9-12. The distances and times in Table 9-12 need to be adjusted using the factors in Table 9-5.

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Table 9-14. Time Gap for Case C2, Left or Right Turn at Yield-Controlled Intersections

Design Vehicle	Time Gap (t_g)(s)
Passenger car	8.0
Single-unit truck	10.0
Combination truck	12.0

Note: Time gaps are for a vehicle to turn right or left onto a two-lane roadway with no median. The table values should be adjusted for multilane roadways:

For multilane roadways or medians—For left turns onto two-way roadways with more than two lanes, including turn lanes, add 0.5 s for passenger cars or 0.7 s for trucks for each additional lane, from the left, in excess of one, to be crossed by the turning vehicle. Median widths should be converted to equivalent lanes; for example, an 18 ft [5.5 m] median would be equal to one and a half lanes and would need an additional time gap of 0.75 s for passenger cars and 1.05 s for trucks.

For right turns, no adjustment is needed.

Table 9-15. Design Intersection Sight Distance—Case C2, Left or Right Turn at Yield-Controlled Intersections

U.S. Customary			
Design Speed (mph)	Stopping Sight Distance (ft)	Length of Leg	
		Passenger Cars	
		Calculated (ft)	Design (ft)
15	80	176.4	180
20	115	235.2	240
25	155	294.0	295
30	200	352.8	355
35	250	411.6	415
40	305	470.4	475
45	360	529.2	530
50	425	588.0	590
55	495	646.8	650
60	570	705.6	710
65	645	764.4	765
70	730	823.2	825
75	820	882.0	885
80	910	940.8	945

Metric			
Design Speed (km/h)	Stopping Sight Distance (m)	Length of Leg	
		Passenger Cars	
		Calculated (m)	Design (m)
20	20	44.5	45
30	35	66.7	70
40	50	89.0	90
50	65	111.2	115
60	85	133.4	135
70	105	155.7	160
80	130	177.9	180
90	160	200.2	205
100	185	222.4	225
110	220	244.6	245
120	250	266.9	270
130	285	289.1	290

Note: Intersection sight distance shown is for a passenger car making a right or left turn without stopping onto a two-lane road.

9.5.3.4 Case D—Intersections with Traffic Signal Control

At signalized intersections, the first vehicle stopped on one approach should be visible to the driver of the first vehicle stopped on each of the other approaches. Left-turning vehicles should have sufficient sight distance to select gaps in oncoming traffic and complete left turns. Apart

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from these sight conditions, there are generally no other approach or departure sight triangles needed for signalized intersections. Signalization may be an appropriate crash countermeasure for higher volume intersections with restricted sight distance that have experienced a pattern of sight-distance related crashes.

However, if the traffic signal is to be placed on two-way flashing operation (i.e., flashing yellow on the major-road approaches and flashing red on the minor-road approaches) under off-peak or nighttime conditions, then the appropriate departure sight triangles for Case B, both to the left and to the right, should be provided for the minor-road approaches. In addition, if right turns on a red signal are to be permitted from any approach, then the appropriate departure sight triangle to the left for Case B2 should be provided to accommodate right turns from that approach.

9.5.3.5 Case E—Intersections with All-Way Stop Control

At intersections with all-way stop control, the first stopped vehicle on one approach should be visible to the drivers of the first stopped vehicles on each of the other approaches. There are no other sight distance criteria applicable to intersections with all-way stop control and, indeed, all-way stop control may be the best option at a limited number of intersections where sight distance for other control types cannot be attained. However, if the projected traffic volumes indicate that the intersection may need to be signalized within a few years, then consideration should be given to providing sight distances for Case D. The Case D sight distances do not differ markedly from the Case E sight distances except where provision is made to accommodate two-way flashing operation and or right turn on red at the future signal.

9.5.3.6 Case F—Left Turns from the Major Road

All locations along a major roadway from which vehicles are permitted to turn left across opposing traffic, including intersections and driveways, should have sufficient sight distance to accommodate the left-turn maneuver. Left-turning drivers need sufficient sight distance to decide when to turn left across the lane(s) used by opposing traffic. Sight distance design should be based on a left turn by a stopped vehicle, since a vehicle that turns left without stopping would need less sight distance. The sight distance along the major road to accommodate left turns is the distance traversed at the design speed of the major road in the travel time for the design vehicle given in Table 9-16.

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Table 9-16—Time Gap for Case F, Left Turns from the Major Road

Design Vehicle	Time Gap (t_g)(s) at Design Speed of Major Road
Passenger car	5.5
Single-unit truck	6.5
Combination truck	7.5

Note: Time gaps are for a stopped vehicle turning left from a two-lane highway with no median

For multilane and/or divided roadways—For left turns on two-way roadways across more than one opposing lane, including turn lanes, add 0.5 s for passenger cars or 0.7 s for trucks for each additional lane to be crossed in the left-turn maneuver in excess of one lane. Where the left-turning vehicle must pass through a median, the median width should be converted to an equivalent number of lanes; for example, an 18-ft [5.5-m] median would be equivalent to one and a half lanes and crossing through the median would require an additional 0.75 s for a passenger car and 1.05 s for a truck. The table also contains appropriate adjustment factors for the number of major-road lanes to be crossed by the turning vehicle. The unadjusted time gap in Table 9-16 for passenger cars was used to develop the sight distances in Table 9-17.

Table 9-17. Intersection Sight Distance—Case F, Left Turn from the Major Road

U.S. Customary				Metric			
Design Speed (mph)	Stopping Sight Distance (ft)	Intersection Sight Distance		Design Speed (km/h)	Stopping Sight Distance (m)	Intersection Sight Distance	
		Passenger Cars				Passenger Cars	
		Calculated (ft)	Design (ft)			Calculated (m)	Design (m)
15	80	121.3	125	20	20	30.6	35
20	115	161.7	165	30	35	45.9	50
25	155	202.1	205	40	50	61.2	65
30	200	242.6	245	50	65	76.5	80
35	250	283.0	285	60	85	91.7	95
40	305	323.4	325	70	105	107.0	110
45	360	363.8	365	80	130	122.3	125
50	425	404.3	405	90	160	137.6	140
55	495	444.7	445	100	185	152.9	155
60	570	485.1	490	110	220	168.2	170
65	645	525.5	530	120	250	183.5	185
70	730	566.0	570	130	285	198.8	200
75	820	606.4	610				
80	910	646.8	650				

Note: Intersection sight distance shown is for a passenger car making a left turn from an undivided roadway. For other conditions and design vehicles, the time gap should be adjusted and the sight distance recalculated.

If stopping sight distance has been provided continuously along the major road and if sight distance for Case B (stop control) or Case C (yield control) has been provided for each minor-road

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approach, sight distance will generally be adequate for left turns from the major road. Therefore, no separate check of sight distance for Case F may be needed.

However, at three-leg intersections or driveways located on or near a horizontal curve or crest vertical curve on the major road, the availability of adequate sight distance for left turns from the major road should be checked. In addition, the availability of sight distance for left turns from divided roadways should be checked because of the possibility of sight obstructions in the median.

At four-leg intersections on divided roadways, opposing vehicles turning left can block a driver's view of oncoming traffic. Figure 9-40, presented in Section 9.7.3, illustrates intersection designs that can be used to offset the opposing left-turn lanes and provide left-turning drivers with a better view of oncoming traffic.

9.5.3.7 Case G—Roundabouts

Similar in application to other intersection types, a roundabout needs intersection sight distance so that drivers on a yield-controlled approach to the roundabout can decide when to proceed into the roundabout. Drivers entering a roundabout need to see and react to the presence of potentially conflicting vehicles. Specifically, drivers entering a roundabout need to see potentially conflicting vehicles along the circulatory roadway and vehicles entering the roundabout from the immediate upstream entry. NCHRP Report 672, *Roundabouts: An Informational Guide* (*41*), presents a procedure for determining sight distances for use in the design of roundabouts. The report indicates that, based on international experience, it is advantageous to provide only the minimum sight distance needed at a roundabout. Additional intersection sight distance could result in higher vehicle speeds that may increase conflicts between motor vehicles, bicyclists, and pedestrians. Landscaping within the central island can be effective in restricting sight distance to the minimum needed while creating a "terminal vista" on the approach to improve visibility of the central island.

9.5.4 Effect of Skew

Where two roadways intersect at an angle less than 75 degrees or greater than 105 degrees, and where conversion to a roundabout or realignment to increase the angle of intersection is not justified, some of the factors for determination of intersection sight distance may need adjustment.

Each of the clear sight triangles described above are applicable to oblique-angle intersections. As shown in Figure 9-18, the legs of the sight triangle will lie along the intersection approaches and each sight triangle will be larger or smaller than the corresponding sight triangle would be at a right-angle intersection. The area within each sight triangle should be clear of potential sight obstructions as described previously.

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At an oblique-angle intersection, the length of the travel paths for some turning and crossing maneuvers will be increased. The actual path length for a turning or crossing maneuver can be computed by dividing the total widths of the lanes (plus the median width, where appropriate) to be crossed by the sine of the intersection angle. If the actual path length exceeds the total widths of the lanes to be crossed by 12 ft [3.6 m] or more, then an appropriate number of additional lanes should be considered in applying the adjustment for the number of lanes to be crossed shown in Table 9-6 for Case B1, Table 9-8 for Case B2, and Table 9-10 for Case B3. For Case C1, the w term in the equation for the major-road leg of the sight triangle to accommodate the crossing maneuver should also be divided by the sine of the intersection angle to obtain the actual path length. In the obtuse-angle quadrant of an oblique-angle intersection, the angle between the approach leg and the sight line is often so small that drivers can look across the full sight triangle with only a small head movement. However, in the acute-angle quadrant, drivers often need to turn their heads considerably to see across the entire clear sight triangle. For this reason, it is recommended that the sight distance criteria for Case A not be applied to oblique-angle intersections and that sight distances at least equal to those for Case B should be provided, whenever practical.

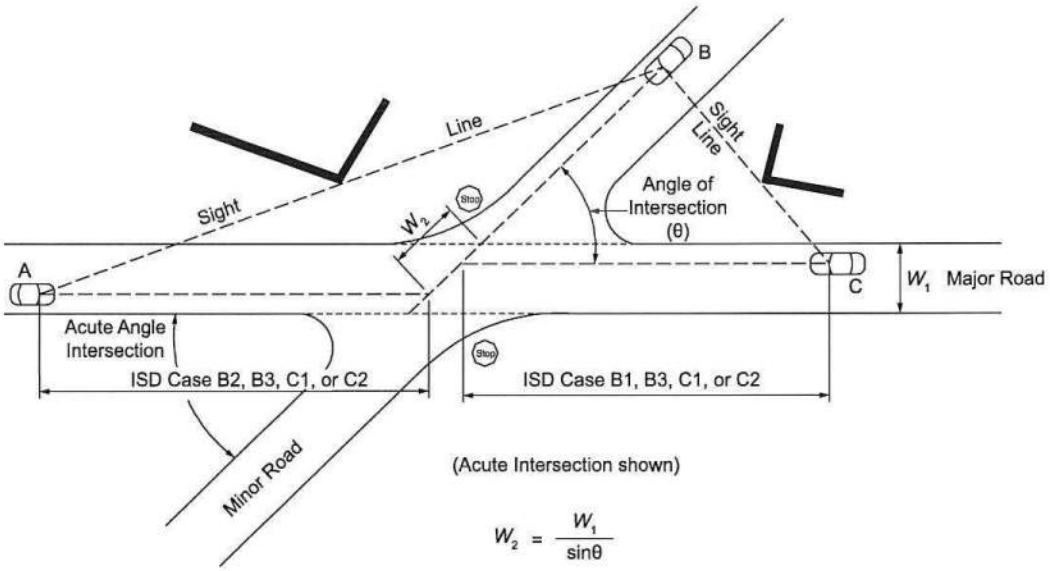

Figure 9-18. Sight Triangles at Skewed Intersections

9.6 TURNING ROADWAYS AND CHANNELIZATION

Turning roadways and channelization are a key aspect of intersection design. This section reviews the types of turning roadways, the basic principles of channelization and island design, the detailed design approaches to channelized turn lanes at intersections, turning roadways with corner islands, superelevation for turning roadways at intersections, and stopping sight distance for turning roadways. This section also provides guidance on pedestrian and bicycle facilities for turning roadways. For additional guidance on design for pedestrians and bicyclists, refer

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AGENDA ITEM #6

Consideration of the proposed amendment to the Grantsville City Land Use and Management Code Chapter 2 definition (104), Chapter 14.6 Codes and Symbols and Use Table 14.1, and Chapter 15.7 Codes and Symbols and Use Table 15.1 (Family Food Production).

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Staff Report Summary for Consideration of the proposed amendment to the Grantsville City Land Use and Management Code Chapter 2 definition (104), Chapter 14.6 Codes and Symbols and Use Table 14.1, and Chapter 15.7 Codes and Symbols and Use Table 15.1 (Family Food Production).

PLANNING STAFF ANALYSIS AND COMMENTS

Overview: This item concerns proposed amendments to the Grantsville City Land Use and Management Code involving the definition and regulations of **Family Food Production**. The changes impact **Chapter 2**, **Chapter 14.6 (Codes and Symbols and Use Table 14.1)**, and **Chapter 15.7 (Codes and Symbols and Use Table 15.1)**.

Key Changes:

- **Chapter 2 – Definition (104):**
  - Updated the definition of *Family Food Production* to align with new use table requirements.
  - Adjusted animal space requirements:
    - **Medium animals**: Reduced from 4,000 sq. ft. to **1,000 sq. ft.** per animal.
    - Allows up to **6 medium animals per ½ acre**.
    - **Small animals**: Reduced from 500 sq. ft. to **100 sq. ft.** per animal with not more than six (6) such animals in any combination per half acre.
- **Chapters 14.6 & 15.7 – Use Tables (14.1 and 15.1):**
  - Updated language under *Family Food Production* and *raising of rabbits, ducks, chickens, or turkeys*.
  - Clarified that **no more than 6 animals total (in any combination)** are allowed **per ½ acre.**
  - **Medium animals**: Reduced from 4,000 sq. ft. to **1,000 sq. ft.** per animal.
    - Allows up to **6 medium animals per ½ acre**.
  - **Small animals**: Reduced from 500 sq. ft. to **100 sq. ft.** per animal with not more than six (6) such animals in any combination per half acre.

Purpose: These amendments are designed to provide clearer guidelines for residential animal raising under Family Food Production, improve land use flexibility, and reflect practical considerations for urban agricultural activities.

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Chapter 2 Definitions

(104) FAMILY FOOD PRODUCTION. The raising of animals for family food production, and horses, on ~~adequate~~ adequately sized lots in appropriate locations. At least 10,000 square feet shall be provided for each large animal (horse, cow, etc.) each additional large animal shall have an additional 2,000 sq ft of open area. At least ~~4,000~~ 1,000 square feet shall be provided for each medium sized animal (pig, sheep, etc.) not to exceed more than 6 medium animals per half acre. At least ~~500~~ 100 square feet shall be provided for each small animal (rabbits, poultry, etc.) with not more than six (6) such animals in any combination per half acre. No animal shall be allowed to come closer than 100 feet from any dwelling. Not to include applicant dwelling, gross land area to be used.

Roosters are not allowed to be kept within City limits.

14.6 Codes And Symbols, Use Table 14.1

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 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 14.1 Use Regulations *Amended 04/02 by Ordinance 2002-05, 08/02 by Ordinance 2002-15, 02/09 by Ordinance 2008-44, 11/10 by Ordinance 2010-23, 06/11 by Ordinance 2011-18, 03/15 by Ordinance 2015-05*

USE	A	RR-5	RR-2.5	RR-1
Accessory buildings & uses incidental to permitted ag uses (except for the keeping of animals). Said uses shall be kept a minimum of 100' from the property line on which the primary building fronts and 100' from any pre-existing dwelling. If these accessory buildings and uses have been kept prior to the construction of a residential dwelling on an adjoining parcel, said uses need not be kept 100' away from the new dwelling, but may be maintained. (Amended 2008,2009)	P	P	P	P
Accessory buildings and uses customarily incidental to permitted uses other than those listed above.	P	P	P	P
Accessory buildings and uses customarily incidental to conditional uses	C	C	C	C

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Accessory buildings for the housing of animals customarily incidental to permitted ag uses, including pens, corrals and pastures for the keeping of animals. Such accessory buildings and uses shall not be allowed closer than 100' from any pre-existing residential dwelling on an adjoining parcel. If these accessory buildings and uses have been kept, prior to the construction of a residential dwelling, but may be maintained subject to the terms of any required conditional use permit. (Amended 2008, 2009)	P	C	C	C
Family Food Production and the Raising of Large, Medium, and Small Animals. 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 1,000 square feet for each medium sized animal (pig, sheep, etc.) not to exceed more than 6 medium animals per half acre. 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 area requirements. No animal shall be kept, corralled, penned, or raised within 100' from any pre-existing residential dwelling located on an adjoining lot measured at the nearest corner. 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 measured at the nearest corner.	P	P	P	C
Class "A" Kennel (4-15 animals only). No animal shall be kept, penned, or raised within 100' from any preexisting residential dwelling located on an adjoining lot measured at the nearest corner and it must have 4,000 sq ft for each additional animal over 5.	C	C	C	C
Sportsman's Permit for 4-6 dogs. No dog shall be kept, penned, or raised within 100' of an adjoining residence or dwelling measured at the nearest corner.	C	C	C	C
Raising of Rabbits, Ducks, Chickens (hens only), or Turkeys with not more than six (6) such animals in any combination per half acre. Roosters are not allowed in City limits.	P	P	P	P
Temporary buildings for uses incidental to construction work, including living quarters for guard or night watchman, which	C	C	C	C

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buildings must be removed upon completion or abandonment of the construction work.				
Mobile Homes for temporary living quarters and such other temporary uses found appropriately by the Planning Commission.	C	C	C	C
Agriculture, including grazing and pasturing of animals.	P	C	C	C
Agricultural Industry (Amended 2010)	C	C	C	-
Fruit/Vegetable Stand	P	C	C	C
Farm (Amendment 8/21/02, complete addition of term)	P	P	P	C
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. (Amended 8/21/02, complete addition of term)	C	C	C	C
Farms devoted to raising and marketing chickens, turkeys or other fowl or poultry, fish or frogs, mink, rabbits, including wholesale and retail sale (does not include family food production).	P	C	-	-
Forestry and forest industry, such as a saw mill, wood products, plants, or others	C	-	-	-
Apiary	P	C	C	C
Aviary	P	P	P	P
Public Stable, riding academy or riding ring, horse show barns or facilities	C	C	C	C
RESIDENTIAL	**A**	**RR-5**	**RR-2.5**	**RR-1**

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Single-Family Dwellings Detached	P	P	P	P
Single-Family Attached Dwellings	P	P	P	P
Two-Family Dwellings	P	P	P	P
Twin Home Dwellings	-	C	C	C
Congregate Care Facility	-	-	C	C
Nursing Care Facility	C	C	C	C
Group Home, Small	C	C	C	C
Group Home, Large	C	C	-C	C-
Transitional Treatment Home, Small	C	C	C	C
Transitional Treatment Home, Large	C	C	C	C
Residential facilities for handicapped or elderly	P	P	P	P
Home Occupation	C	C	C	C
Household Pets, other than a sportsman permit	P	P	P	P
INSTITUTIONAL	**A**	**RR-5**	**RR-2.5**	**RR-1**
Adult Day Care Center	C	C	C	C
Child Day Care Center	C	C	C	C
Places of Worship (Amended 7/98)	-	-	C	C
Schools, professional and vocational	C	C	C	C

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Kennel	P	C	C	C
Mine, Quarry, Gravel Pit, Rock Crusher, Concrete Batching Plant, or Asphalt Plant, Oil Wells or Steam Wells, Land Excavations	C	-	-	-
POWER GENERATION (Primary Power for on-site use)	**A**	**RR-5**	**RR-2.5**	**RR-1**
Solar	P	P	P	P
Wind driven under 5.9 KVA output	P	P	P	P
Auxiliary, temporary, and/or wind, with more than 6 KVA, but less than 150 KVA output	P	C	C	C
Steam, hydro, or reciprocating engine with more than 10.05 KVA, but less than 150 kVA output	C	C	C	C
RECREATION, CULTURAL & ENTERTAINMENT	**A**	**RR-5**	**RR-2.5**	**RR-1**
Dude Ranch; Family Vacation Ranch	C	-	-	-
Natural Open Space & Conservation Areas	P	P	P	P
Parks and Playgrounds, Public and Private, Less than one acre in size	C	P	P	P
Community & Recreations Centers	C	C	C	C
Pedestrian Pathways, Trails & Greenways	P	P	P	P
Community Gardens	-	C	C	C
Commercial Outdoor Recreation (amended 6/11)	C	-	-	-

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MISCELLANEOUS	A	RR-5	RR-2.5	RR-1
Personal Wireless Telecommunication Facilities (Amended 4/01)	C	-	-	-
Public/private Utility Transmission Wires, Line, Pipes, and Poles	P	P	P	P
Public/Private Utility Buildings and Structures	C	C	C	C
Veterinary Offices	P	P	P	P
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)	-	-	-	-

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. 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 area requirements. No animal shall be kept, corralled, penned, or raised within 100' from any	-	C	C	C	-

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pre-existing residential dwelling located on an adjoining lot. measured at the nearest corner 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 (4-15 animals only). No animal shall be kept, penned, or raised within 100' from any pre-existing residential dwelling located on an lot measured at residence the nearest corner. Each animal shall have a minimum area of 1,000 sq. ft. and must have 4,000 sq ft for each additional animal over 5.	-	C	C	C	-
Sportsman's Permit for 4-6 dogs. No dog shall be kept, penned, or raised within 100' from any pre-existing residential dwelling located on an adjoining lot measured at the nearest corner. Each animal shall have a minimum area of 1,000 sq. ft..	-	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 per half acre. Roosters are not allowed in City limits. (Amended 04/11, 02/13)	P	P	P	P	P
RESIDENTIAL	**R-1-8**	**R-1-12**	**R-1-21**	**RM-7**	**RM-15**
Single-Family Dwellings Detached	P	P	P	P	P
Single-Family Attached Dwellings	P	P	P	P	P
Two-Family Dwelling (Amended 5/97)	-	C	C	P	P
Twin Home Dwellings (Amended 5/97)	-	C	C	C	C
Multiple Family Dwellings	-	-	-	C	C
Congregate Care Facility	-	-	C	C	C

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Nursing Care Facility	C	C	C	C	C
Group Home, Small	C	C	C	C	C
Group Home, Large	C	C	C	C	C
Transitional Treatment Home, Small	C	C	C	C	C
Mobile Home Parks	-	-	-	C	C
Mobile Home Subdivisions	C	C	C	C	C
Residential facilities for handicapped or elderly	P	P	P	P	P
HOME OCCUPATION	C	C	C	C	C
Household pets, other than Sportsman Permit	P	P	P	P	P
INSTITUTIONAL	**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
Places of Worship	C	C	C	C	C

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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	-	-
POWER GENERATION	**R-1-8**	**R-1-12**	**R-1-21**	**RM-7**	**RM-15**
Solar	P	P	P	P	P
RECREATION, CULTURAL & ENTERTAINMENT					
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
MISCELLANEOUS	**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
Cemetery	C	C	C	C	C
Golf Course	C	C	C	C	C

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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	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)	-	-	-	-	-

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

HISTORY
Amended by Ord. 2022-14 on 8/3/2022
Amended by Ord. 2025-05 on 1/30/2025

AGENDA ITEM #7

Approval of minutes from the February 20, 2025 Planning Commission Work Meeting Minutes.

MINUTES OF THE GRANTSVILLE CITY PLANNING COMMISSION, HELD ON FEBRUARY 20, 2025 AT THE GRANTSVILLE CITY HALL, 429 EAST MAIN STREET, GRANTSVILLE, UTAH AND ON ZOOM. THE MEETING BEGAN AT 6:00 P.M.

Commission Members Present: Chair: Rick Barchers, Vice-Chair: Derek Dalton, Trent Stirling, Sarah Moore, Isaac Potter

On Zoom:

Commission Members Absent:

Appointed Officers and Employees Present: Zoning Administrator Shelby Moore, Community & Economic Development Administrative Assistant Nicole Ackman, City Attorney Tysen Barker, City Council Member Rhett Butler

On Zoom: Aqua Consultant Shay Stark

Citizens and Guests Present: None

Citizens and Guests Present on Zoom: None.

Commission Chairman Rick Barchers called the meeting to order at 6:00 PM.

PUBLIC NOTICE
The Grantsville City Planning Commission will hold a Work Meeting at 6:00 p.m. on Thursday, February 20, 2025 at 429 East Main Street, Grantsville, UT 84029. The agenda is as follows:

ROLL CALL

PLEDGE OF ALLEGIANCE

AGENDA

1. Discussion of the proposed General Plan Amendment for the Deseret Development located at approximately 1300 W Mack Canyon Road.

2. Discussion of the proposed Overlay District for Deseret located at approximately 1300 W Mack Canyon Road.

Chairman Barchers called the special work meeting to order at 6:00 PM. Both agenda items were addressed simultaneously. Shaun Johnson and Layla Gonzalez presented an updated proposal for a master-planned community under the Deseret Zoning Overlay District. Zoning Administrator Shelby Moore clarified that the presentation differed from the one originally submitted with the

packet. Sean Johnson requested to use the updated version, which included more detailed information. Chairman Barchers approved the request, allowing the updated presentation to be presented. Ms. Moore requested that Layla Gonzalez email her the updated version.

Shaun Johnson presented the development plan, which includes a Deseret Zoning Overlay District, allowing 50% commercial space, residential areas with minimum lot sizes, and 25% open space. The project is expected to span 15 to 20+ years. The plan includes 182 acres of commercial space, nearly double the current 99.5 acres required, with 0.026 acres per unit, compared to the current 0.19 acres per unit. Parks and open space total 117.8 acres and 264.2 acres, respectively, with parks required to be completed before certain occupancy milestones. Design standards will reflect Grantsville's historic character, prohibiting vinyl fences and emphasizing natural materials.

The plan includes four code deviations, eight compliance measures, and one enhancement, addressing multifamily residential landscape requirements and front-loaded home designs. Housing deviations include a request to reduce minimum lot sizes to 45 feet, providing more affordable options, with a minimum price of $2,430. Shaun noted a gap in CitiCo's available housing products, with smaller detached homes offering additional price points.

Infrastructure development requires larger filings to avoid financial risk, with estimated costs between $20 to $50 million, including three miles of sewer, a water storage tank, and storm drainage. Sean requested reducing easements to five feet or as approved by utility providers to allow greater homeowner flexibility.

Community design will ensure consistency, with 30-foot landscape areas along major roadways and nearly 200 feet between fences on main roads. Traffic and road design require further planning, with Chairman Barchers raising concerns about traffic circles and adherence to future road plans. Architecture standards will prevent monotonous elevations and increase apartment common areas from 10% to 20%.

The development will include 20 acres for moderate-income housing, providing 100 to 300 units. Chairman Barchers emphasized that front yards must meet the city's definition, while Mr. Johnson requested deviations. Chairman Barchers also noted that reducing setbacks decreases private space without significantly increasing public open space. Commissioner Dalton pointed out discrepancies in density calculations, requiring further discussion. Commissioner Stirling stated that moderate-income housing should be integrated throughout the development rather than concentrated in one area.

Commissioner Potter raised concerns that medians and similar green spaces are not usable or private, with Mr. Johnson agreeing that green spaces should be both aesthetically pleasing and functional. Mr. Potter also requested clarification on ownership and responsibility for driveways

and easements. Shaun acknowledged environmental concerns regarding water drainage due to silt and sand conditions, stating that consultation with environmental authorities is necessary.

The meeting concluded at 7:00pm

3. **Adjourn.**

Derek Dalton made a motion to adjourn. Trent Stirling seconded the motion. The vote is as follows:Derek Dalton "Aye," Trent Stirling "Aye," Rick Barchers "Aye," Sarah Noore "Aye, Isaac Potter "Aye." The motion carried unanimously. The meeting ended at 6:58 P.M.

AGENDA ITEM #8

Approval of minutes from the February 20, 2025 Planning Commission Regular Meeting Minutes.

Action Summary:

Agenda Item	Item Description	Action
#1	Concept Plan for Robin Dodge	Discussed
#2	Discussion of the amendments to Chapter 19a Mixed Use	Table
#3	Consideration of the order to show cause for USA RV & Storage Conditional Use Permit, located at 1361 N. Old Lincoln Hwy.	Revoked and Reinstated with new conditions
#4	Consideration of the proposed amendment to the USA RV & Storage Conditional Use Permit, located at 1361 N. Old Lincoln Hwy	Denied until they come into compliance with reinstated conditional use permit
#5	Consideration of the proposed amendment to the PUD for Presidents Park located at approximately Nygreen St. and Washington Ave.	Tabled pending submission of a 30' wide plan.
#6	Discussion of the proposed General Plan Amendment for the Deseret Development located at approximately 1300 W Mack Canyon Road.	Approved as an action item to designate the two areas as Mixed Used (MU).
#7	Discussion of the proposed Overlay District for Deseret located at approximately 1300 W Mack Canyon Road.	Discussed

MINUTES OF THE GRANTSVILLE CITY PLANNING COMMISSION, HELD ON FEBRUARY 20, 2025 AT THE GRANTSVILLE CITY HALL, 429 EAST MAIN STREET, GRANTSVILLE, UTAH AND ON ZOOM. THE MEETING BEGAN AT 7:00 P.M.

Commission Members Present: Chair Rick Barchers, Vice-Chair Commissioner Dalton Dalton, Trent Stirling, Isaac Potter, Commissioner Sarah Moore

On Zoom:

Commission Members Absent:

Appointed Officers and Employees Present: Zoning Administrator Shelby Moore, City Attorney Tysen Barker, City Council Member Rhett Butler, Administrative Assistant Nicole Ackman

On Zoom: Aqua Consultant Mr. StarkStark

Citizens and Guests Present: Rob Fitch, Tom Clark, Layla Rosales, Dillon Hutchins, Russell Christensen, Keith Dodge, Gary Pinkham, Joei Jaterka, Linda Herrera, Micheal Anyvyer, Linda Hamond, Kevin Jorgensen, Nathan Perry, Jennifer Perry, Travis Taylor, Steve Burgess

Citizens and Guests Present on Zoom: Jeff Nielsen, Kevin Unknown, Jeff Williams, Jolene Jenkins, Mike Colson, Dillon Hutchins, Mark Nickless, and unknowns

Commissioner Chairman Barchers called the meeting to order at 7:00 PM.

PUBLIC NOTICE
The Grantsville City Planning Commission will hold a Regular Meeting at 7:00 p.m. on Thursday, February 20, 2025 at 429 East Main Street, Grantsville, UT 84029. The agenda is as follows:

ROLL CALL

PLEDGE OF ALLEGIANCE

PUBLIC HEARING

a) Proposed amendment to the conditional use permit for USA RV & Storage to expand the storage and equipment rentals from 3 acres to 7.72 acres at 1361 N. Old Lincoln Hwy, in the MD zone.

Email Received 02/03/2025 and 6 Attachments

Shelby,

I am reaching out to you concerning the ongoing issue with the business USA RV and Storage and their non-compliance with the conditions outlined in their Conditional Use Permit (CUP). It seems that despite multiple warnings, the business has not corrected the violations or adhered to the restrictions set forth in their CUP, particularly with regard to:

1. U-Haul business operation outside the approved boundaries: The U-Haul trucks and trailers are being parked outside the designated area, which violates the CUP. Additionally, the placement of these vehicles is blocking the second exit for the business, which could create safety concerns.

2. Operating outside of approved hours: The CUP restricts business hours to 7 AM to 9 PM, yet the business is operating 24/7, as evidenced by the sign and lockboxes that allow customers to pick up and drop off trucks at any time.

3. Failure to correct violations after receiving multiple notices: The business received violation notices in September 2024 and again in December 2024, including a Cease and Desist letter. However, these violations remain unaddressed, and the business continues to operate outside of the approved terms.

This issue was discussed at the Planning and Zoning meeting on 1/16/25, and while the owners were requesting to expand their business, the matter was tabled for further discussion. However, it seems this issue is not listed on the agenda for the upcoming meeting on 2/6/25, which may delay further action.

Given the ongoing violations and lack of action from the business, it is reasonable to expect that there will be follow-up from the local government or zoning authorities to ensure compliance.

I have attached some photos to support some of my concerns listed in this email.

I would appreciate your prompt response to this message

Linda Herrera

Linda Herrera: Linda Herrera was present to speak on this item. She expressed concern as the matter was previously discussed in a meeting, and she believed it was understood that the business would continue operating under its current conditions until a specified time. She mentioned that rental trucks are brought in from outside areas and requested an email with further clarification regarding the rental trucks. She noted that the business hours are inconsistent, leading to operations occurring at various times. Additionally, she questioned whether there would be two separate operational plans. Linda also raised concerns about the hours of operation, emphasizing that the business continues to operate regularly.

b) Discussion of the proposed General Plan Amendment for the Deseret Development located at approximately 1300 W Mack Canyon Road.

Rick Christensen: Rick Christensen was present to speak on this item. He made a few comments on the proposed subdivision, expressing his long-time connection to the town and understanding the concerns about growth. He acknowledged the fear of change and the worry that the town could become like West Valley. Rick pointed out that while developers often have grand visions and can do quality work, their projects still impact the city's infrastructure. He questioned why someone couldn't come to town with a well-thought-out plan for a beautiful subdivision that includes necessary infrastructure improvements. He reflected on his 27 years in Farmington and how West Farmington grew with a clear vision. He emphasized the importance of supporting responsible growth and those willing to take the risk, noting that growth is inevitable. He warned against experiencing "death by a thousand cuts," where development happens without proper planning, leading to undesirable results. He urged the town to consider comprehensive, well-planned developments instead of accepting fragmented projects.He

referenced past opposition to developments like the Maverik and how resistance could have hindered beneficial growth. Rick argued that without a solid plan, the town would face small, disjointed subdivisions and lose opportunities for well-designed communities. He stressed that development is going to happen regardless and encouraged embracing projects that enhance the town's charm.He advocated for bringing in businesses and developments that would generate local tax revenue, reducing the need for residents to shop elsewhere. Rick supported projects that could attract higher-income residents, bringing economic benefits to the town. While acknowledging the challenges of growth, he expressed a desire to see someone with a vision execute a thoughtful plan that benefits the community. Rick emphasized the need to act rather than delay decisions, warning that without proactive planning, the town could end up with undesirable developments. He maintained that when developers are willing to commit to responsible projects, the community should consider supporting them. He acknowledged that growth is inevitable and encouraged careful planning to ensure it enhances the town's character.

c) Discussion of the proposed General Plan Amendment for the Deseret Development located at approximately 1300 W Mack Canyon Road.

No Comments

d) Proposed amendment to the Grantsville City Land Use and Management Code Chapter 19a.

Emailed Received 02/18/2025

I like what is being done to modify the provisions in Chapter 19a. The inclusion of the moderate income dedication for the added density addresses my previous concerns on this.

The only thing I see is in 19a.1(4)(g)b and c there is a reference to a definition for Net Density. There is no definition included here or in Chapter 2 of the Code.

This definition will need to be carefully drafted to account for the incidental requirements of the development such as open space, streets at City standards, non-developable lands such as wetlands and sensitive soils, buffers, etc.

Gary Pinkham

Gary Pinkham: Gary Pinkham was present to speak on this item. He stated that he had read through the document and found about 95% of it to be acceptable, though there were a few sections that didn't read well. He expressed that, by and large, he liked the document and appreciated that it addressed some housing issues. He specifically noted that the city's developer claims the changes are intended to make housing more affordable. However, he was firm in his belief that, as he had recommended two years ago, this should be made a requirement in the code. He emphasized that if affordability is the goal, then developers need to "have the money

where the mouth is" and comply with state requirements. Gary pointed out—Chapter 2 lacks a definition of density. He stated that this needs to be corrected and that a definition should be added. He warned the council to be cautious about net density, reminding them that this had been a significant issue over the past six or seven years. He expressed frustration over developers coming in with large projects, calculating density based on gross area, and then attempting to manipulate the code to lower requirements and force developments to meet their own density standards. He strongly stated that this was "the wrong way to go" and reiterated his longstanding position that the code and project design must be considered carefully. Gary stated that several legal requirements must be met, including state laws regarding street parking, fire code compliance, and other regulations. He stated how factors such as streets, parking, open space, and retention basins all consume land, which in turn affects net density. He insisted that when evaluating net density, it is critical to assess what land remains after all required elements have been accounted for. From a planning standpoint, he stressed that density should be determined based on what is actually feasible within a given space rather than being dictated by developer demands. Stating that historically, they have placed him in a position where he is forced to accept their figures. He urged the council to correct this issue by clearly defining density within the code. He then referenced calculations done by Shay, explaining that after factoring in open space codes, retention basins, and city street standards, the result is roughly 1.4 active blocks per week of work. He concluded by stating that, realistically, developments do not achieve two units per block under these conditions.

Shawn Johnson: Shawn Johnson was present to speak on the item. He pointed out a very small change in the amendment, emphasizing that while the area would still be commercial, the modification affects the code history. Previously, the requirement stated that at least 50 percent of the land area must be commercial or fronting a major street. The updated language now simply requires that 50 percent of the land in a mixed-use area be commercial, without the previous street frontage condition. Shawn explained that this change means mixed-use developments are now strictly required to designate 50 percent of their land as commercial. He urged the council to carefully consider what qualifies as commercial land and how much commercial space a town actually needs. He referenced his own research, which was based on urban planning literature and municipal zoning codes. According to his findings, smaller towns or rural areas generally need only 2 to 5 percent of their land to be commercial, suburban towns require 5 to 10 percent, and larger urban centers like Salt Lake City typically allocate 10 to 15 percent. He expressed concern that requiring 50 percent commercial use in mixed-use areas was a significant overreach for the city. He advised the council to reevaluate the commercial land requirement.

AGENDA

1. Concept Plan for Robin Dodge.

Zoning Administrator Shelby Moore was present to answer questions on this item, she stated that the applicant was present and explained that the Concept Plan was presented to avoid a Rezone,

as the current zoning is RM 5. If subdivided, the applicant would retain 2.5 acres, while the other parcel would be 2.84 acres, creating a legal non-conforming lot, necessitating a rezone.

Chairman Barchers confirmed that the lots would be conjoined and that a condition could be added to ensure this. Commissioner Stirling questioned whether the lot would stand out, and it was clarified that the lots to the south are also 2.5 acres, which Ms. Moore confirmed, however Chairman Barchers pointed out the lots to the North are 5 acres.

Commissioner Potter verified that both lots would be zoned 2.5 acres and combined, with Ms. Moore confirming that they would, and each lot could still be sold separately. She stated there are potential buyers who are considering purchasing the lot and conjoining it with theirs.

Commissioner Dalton, Commissioner Sterling, Commissioner Moore, and Commissioner Potter had no concerns with the Concept Plan. However, Chairman Barchers was concerned that the 2.5-acre lot could be sold in a way that is inconsistent with zoning, noting that the northern lots are all 5 acres.

This item was closed

2. Discussion of the amendments to Chapter 19a Mixed Use

Zoning Administrator Shelby Moore was present to answer questions on this item, she clarified that this was a discussion-only item, as revisions to the PUD language could impact Chapter 19A. She stated that commercial properties must front a major street, and all properties within the Mixed-Use (MU) District must designate 50% of the land for commercial use. For a 5-acre parcel, this means 2.5 acres must be commercial, though this requirement can be negotiated down by requesting deviations.

Chairman Barchers referred to Code 19A, stating:

> "The purpose of the Mixed-Use District is to allow for the establishment of commercial properties integrated with subordinate residential use."

He stated that MU is a commercial zoning designation and emphasized that many MU properties were being developed without clear directives, leaving the commission without established guidelines. He reaffirmed that the 50% commercial land requirement was intended to generate commercial development. Chairman Barchers encouraged attendees to review the meeting when this provision was originally added to understand the intent behind making MU a commercial zone. He also questioned where commercial zoning should be applied if not within the MU District.

Commissioner Stirling stated that the 50% requirement for MU mirrors the issue with moderate-income housing standards, which also require 50% compliance. He argued that higher standards increase costs, making housing less accessible, and recommended reducing requirements to the lowest necessary number. He noted that the state's minimum requirement for moderate-income housing is around 10% and suggested lowering the MU commercial designation to 10% as well.

He also expressed concern that the 50% commercial requirement was attracting developers who wanted to build dense townhome developments that did not align with Grantsville's character. Commissioner Moore and Commissioner Potter agreed with Commissioner Sterling, while Commissioner Dalton acknowledged the concern but pointed out that if the city required 50%, builders would push for 10% instead. He further noted that if the city only required 10% commercial or moderate-income housing, developers would likely seek deviations down to 3%.

Chairman Barchers referred to Mr. Stark, consultant for Aqua Engineering, for clarification on the number of vested townhomes. Mr. Stark estimated that the number did not exceed 2,000, and Zoning Administrator Shelby Moore clarified that as of July, 1,196 townhomes were vested. Chairman Barchers requested a more up-to-date report on the number of vested townhomes.

Chairman Barchers clarified that the original intent of the Mixed-Use (MU) District was for smaller lots along Main Street, rather than larger parcels, emphasizing that zoning decisions should be made by the city rather than developers. Chairman Barchers suggested that developers who provide beneficial elements, such as parks or open space, could be offered a lower commercial percentage as an incentive. Attorney Barker stated that if the 50% commercial requirement was intended as a negotiation point he recommended that the code clearly define how this percentage could be reduced if it is going to be offered.

Commissioner Moore asked for current commercial occupancy rates and questioned what incentives the city could offer to encourage businesses to fill vacant commercial spaces. She also expressed concern that the 50% commercial requirement could result in empty buildings. Additionally, she pointed out potential conflicts between commercial and residential properties, such as noise and light pollution, which could negatively impact homeowners.

Zoning Administrator Shelby Moore reported that loan officers were hesitant to finance properties zoned as both commercial and residential, as banks were reluctant to approve loans for mixed-use properties, disproportionately affecting smaller developers.

Chairman Barchers emphasized the need to take action soon and urged everyone to begin working on the issue. He reiterated that the commission is not obligated to approve any deviation.

City Council Member Rhett Butler stated that he would withhold his opinion until the language is revised, as the current wording is poor, ambiguous, and confusing.

> **Commissioner Dalton Dalton made a motion to table the discussion of the amendments to Chapter 19a Mixed Use, Trent Sterling seconded the motion. The vote is as follows: Trent Sterling "aye", Derek Dalton "aye", Rick Barchers "aye, Isaac Potter "aye", Sarah Moore "aye". The discussion was tabled unanimously.**

3. Consideration of the order to show cause for USA RV & Storage Conditional Use Permit, located at 1361 N. Old Lincoln Hwy.

Trent Homer, owner and operator of USA RV, was present to answer questions on this item. Zoning Administrator Shelby Moore clarified that this agenda item is a show cause hearing regarding non-compliance with the code, and she would be relying heavily on Attorney Barker for guidance.

Attorney Barker stated that the burden of proof is on the applicant to present evidence that they are in compliance with their conditional use permit (CUP), and that the Planning Commission needs to provide evidence of non-compliance and show cause as to why they believe the applicant is not in compliance. Mr. Baker noted that there is an active application to amend the conditional use permit.

Attorney Barker suggested one potential approach: if the applicant acknowledges they are not in compliance, somewhat indicated in their application to expand the CUP, the commission could move forward with findings of non-compliance with the conditional use permit and proceed with amending, revoking, or modifying the CUP. He then advised Mr. Homer to decide whether he would present evidence of compliance or acknowledge that he is out of compliance.

Commissioner Sterling referred to Linda Herrera's comment early regarding U-hauls coming and going all hours of the night. He also noted that a sign on the property still indicated 24-hour drop-off, contradicting the stated hours of operation.

Attorney Barker clarified that they were now entering the evidentiary phase and suggested that the Planning Commission indicate whether, if the allegations were taken as true, they would be inclined to revoke the conditional use permit or allow for an expansion. He explained that if the commission signaled a willingness to consider expansion despite the allegations, it could expedite proceedings by waiving the right to a formal hearing. Commissioner Sterling stated he would be in favor of expansion if compliance was achieved, while Commissioner Potter, and Commissioner Dalton expressed opposition to expansion at this stage.

Attorney Barker then informed Mr. Homer that he had the opportunity to present evidence under oath to prove compliance or waive his right to the hearing and move forward with the expansion request. Zoning Administrator Shelby Moore clarified that Mr. Homer was attempting to come into compliance, she had suggested he expand the conditional use permit. She emphasized that the process had taken time, as is common with conditional use permits, and expressed concern that the commission was making it difficult for a commercial operator to achieve compliance.

Commissioner Potter suggested placing Mr. Homer under oath to provide statements and evidence on compliance. Chairman Barchers asked Mr. Homer to state his full name. Mr. Homer responded with "Trenton Andrus Homer," and Chairman Barchers swore Mr. Homer in.

Trent Homer stated that the containers in question were not owned by USA RV but by the Andrei Popa Trust. The containers were located on personally owned land, not USA RV property. Regarding the U-Haul operations, he stated that he believed the CUP permitted U-Hauls within a specific timeframe and that he was under the impression that by setting his

timeframe with U-Haul, that would be sufficient. He also mentioned the sign stating "24 hours" would be removed. Mr. Homer mentioned that the shipping containers arrived on December 20, 2025, and that another container had been there for some time. He stated that he was unsure what Mr. Popa was using the storage containers for, but emphasized that he was not using the containers in any way.

Mr. Homer called Zoning Administrator Shelby Moore as a witness. Ms. Moore presented an email chain from prior staff suggesting that the applicant did not require a CUP for certain uses, such as heavy equipment rentals and light equipment rentals. She clarified that city code did not specifically address shipping containers on personal property. She further stated that the applicant was working toward compliance with the code. Ms. Moore emphasized that USA RV was required to unblock access and restrict rental operations to business hours as stipulated in the CUP. Chairman Barchers inquired about a business license for the U-Hauls, Ms. Moore confirmed that a business license had been issued for the property, but it did not specify the U-Haul business. Commissioner Potter asked whether this was the only CUP for this property, which is under Andrei Popa, and Ms. Moore confirmed that it was.

Chairman Barchers referenced the minutes from a previous meeting and read from page six of the May 5, 2021, meeting minutes. He stated, "Andrei Popa, president of USA Containers, was present in December 2020. He explained that he was looking for a property in Tooele County to place shipping containers on. After finding this property in Grantsville, he inquired if it fit the general plan, went through the rezoning process, and then purchased the property." Chairman Barchers continued, "One would presume that he intended to put containers on the property, as that was his statement." Chairman Barchers continued to read from the minutes, "After the property was rezoned, Andrei Popa believed that he could start doing business and began placing containers on the property." Based on this Chairman Barchers stated he believes the containers are in violation of the conditional use permit.

Chairman Barchers stated that one of the conditions involves having two entrances, but only one was observed. Attorney Tysen Barker noted that the only allegation in the order to show cause is the storage of shipping containers outside the fenced area as outlined in the permit conditions.

Commissioner Stirling asked whether the containers outside the fence were privately or business-owned. Mr. Homer confirmed they were privately owned by Andrei Popa. Attorney Baker reiterated that the primary issue in the show cause notice is the storage of shipping containers outside the fenced area.

> **A roll call vote was conducted solely on the compliance of the storage containers. The vote is as follows: Trent Sterling "in compliance", Derek Dalton "out of compliance", Rick Barchers "out of compliance, Isaac Potter "out of compliance", Sarah Moore "in compliance". The vote was 3 to 2 out of compliance.**

Attorney Barker requested a justification for the decision of non-compliance.

Commissioner Dalton stated that the justification for the non-compliant use is that the containers are owned by the same individual who owns the property where the conditional use permit (CUP) was approved. He noted that he had not been presented with evidence showing the acres are owned by different entities. Mr. Homer stated that the Popa Trust owns all the acres and clarified that the reason for the Commissioners' vote of non-compliance was his failure to demonstrate that he leases only a portion of the property. Commissioner Dalton confirmed this by responding, "Yes."

Chairman Barchers stated that the Popa Trust owns all the properties in question. He noted that Andrei Popa is the President of U.S. Containers, which originally applied for the CUP to operate a business involving the storage, sale, and exchange of containers. He stated that he saw no other reason for the containers not to be used for that purpose.

Commissioner Potter explained that under the original CUP, the project is described as a storage container yard, which defines the business purpose. He added that Andrei Popa is the majority shareholder of USA RV and the property owner. Commissioner Potter concluded that there is insufficient evidence to prove the containers are private property rather than business property, indicating non-compliance.

The Commissioners discussed the next steps regarding the conditional use permit (CUP). After thorough discussion, it was determined that the current conditional use permit would be revoked, and a new permit would be issued with new conditions. The new permit would address concerns raised during the meeting and ensure compliance with the appropriate zoning regulations.

Commissioner Sterling clarified that this would require the applicant to remove the shipping containers and reapply for an extension. If the expansion is approved, the containers could then be placed back. Chairman Barcheres confirmed that was correct. Zoning Administrator Shelby Moore stated that if the site plan were to be modified from the prior approval, the Commissioners would need to establish reasonable doubt regarding the changes made.

> **Commissioner Dalton Dalton made a motion to revoke the CUP and simultaneously reinstate it with new conditions for USA RV & Storage, located at 1361 N. Old Lincoln Hwy, with the following conditions: come into compliance with the containers, the business must maintain a current business license at all times, any expansion of the use requires approval, pickup and drop-off of U-Hauls are allowed only between 8 a.m. and 4 p.m., approval was given by City Council with the condition that there will be a six-foot privacy fence installed immediately, the permit is contingent on staying within the parameters of the original application, the permit will be reviewed, and the owners must ensure compliance within 45 days of this meeting and reappear before the Planning Commission. All U-Haul vehicles must be parked inside the fenced areas at all times. Isaac Potter seconded the motion. The vote was as follows: Trent Sternling “Nay,” Derek Dalton “Aye,” Rick Barchers**

"Aye," Isaac Potter "Aye," Sarah Moore "Nay" the motion was passed with a 3 to 2 vote.

4. Consideration of the proposed amendment to the USA RV & Storage Conditional Use Permit, located at 1361 N. Old Lincoln Hwy

Agenda Items 3 and 4 were discussed simultaneously. Commissioners expressed consideration to amend the CUP once all conditions of the reinstated CUP have been met and he reappears before the Planning Commission.

5. Consideration of the proposed amendment to the PUD for Presidents Park located at approximately Nygreen St. and Washington Ave.

Travis Taylor was present to answer questions. He emphasized that the original development agreement and the code in place at the time were unchangeable. He also acknowledged that while codes and master plans evolve over time, adjustments are sometimes necessary. He stated he is seeking an additional 40 from the original agreement. He highlighted the benefits the development would bring to the community, particularly focusing on the challenge of creating affordable housing. Out of the 86 proposed units, five would qualify as affordable housing. Mr. Taylor also expressed frustration regarding the Commission's expectations and directed the Commission to provide clarity on what they actually want.

Chairman Barchers expressed concern, recalling that the development was initially proposed as a 55+ community, and at the time it was approved everything was supposed to be a half an acre, and has since been changed over time. He questioned how he could present the changes to the community while maintaining the original intent of the proposal. Chairman Barchers urged Mr. Taylor adhered to the existing agreement and emphasized the importance of respecting the initial plans.

Commissioner Stirling stated that going from 40' to 20' minimum lot width is concerning to him. Travis Taylor commented on the reduction in lot width from 40 feet to 20 feet, arguing that applying single-family lot standards to townhomes was unusual. He noted that dictating specific lot sizes as a community standard was problematic. Both Chairman Barchers and Commissioner Dalton remained focused on the importance of upholding the original agreement, expressing concerns about maintaining personal space for future residents. He also suggested that there were other ways to reduce housing costs, such as through rate buy-downs, without compromising lot sizes. Travis Taylor stated if they stay with the plan the way it is it will not be moderate income housing.

Commissioner Potter agreed with Commissioner Stirling's concern about the size of the 20' unit. Mr. Taylor responded by stating that the market is evolving, and such townhomes are increasingly desirable to a variety of buyers, becoming the standard in the industry. Travis

Taylor encouraged the commissioners to visit the units to better understand the design and layout.

Commissioner Moore inquired what the size of the 20', Mr. Taylor stated that it would be 1,600 sq ft. She also stated that she would like to see less variance requests, and Chairman Barchers noted that this was originally presented as a variance request. Commissioner Moore proposed a compromise, instead of reducing the townhomes to 20' but rather 30' to meet in the middle.

The commissioners expressed a willingness to negotiate further. Travis Taylor indicated that he could return with alternative options, with further conversations anticipated. Chairman Barchers reiterated that the city was not Salt Lake City and emphasized the importance of considering the impact on local infrastructure, including the HOA and utilities.

> **Derek Dalton made a motion to table the proposed amendment to the PUD for Presidents Park, located at approximately Nygreen St. and Washington Ave., pending submission of a 30' wide townhome plan. Trent Stirling seconded the motion. The vote is as follows: Trent Sterling "Aye," Commissioner Dalton Dalton "Aye," Rick Barchers "Aye," Isacc Potter "Aye," Commissioner Moore Moore "Aye." The motion carried unanimously.**

6. Discussion of the proposed General Plan Amendment for the Deseret Development located at approximately 1300 W Mack Canyon Road.

Shaun Johnson and Layla Rosales were present to answer questions on this agenda item. Shaun Johnson explained that they had obtained a $70,000 stormwater report. He noted that neighboring developers had attempted to access this report, as no one else had conducted such a study. Johnson stated that they are aware of the water flows coming off the alluvial fan and that the Army Corps is currently conducting a jurisdictional review of the area. He introduced Rob from Rick Engineering as their primary engineer and noted the presence of a stormwater. Mr. Johnson described their plan to mitigate the impact of the alluvial fan by constructing a moat similar to those seen at Walmart, clarifying that this measure was intended for significant storm events rather than routine flooding. He stated that at this stage, they do not plan to proceed further with the engineering until they have confirmation that this is a real plan. However, once they have that reassurance, they will move forward.

Commissioner Moore then began asking questions regarding the wetland designation and inquired about a year-over-year development plan for the project.

Before proceeding further, Zoning Administrator Shelby Moore clarified that this agenda item specifically concerns a general plan amendment for just these two areas. She explained that during the annexation and rezoning, a designation in the general plan was never assigned for these areas. She emphasized that this discussion was separate from Agenda Item 7, which is

where Commissioner Moore's questions are relevant. She stated that she was simply asking the Planning Commission to designate a designation in the general plans and future land use for these two areas, specifically requesting the Mixed-Use Density designation.

Chairman Barchers stated that the future land use designates the area as commercial,noting that the MU (Mixed Use) zoning is primarily intended for commercial purposes. He also acknowledged that the proposal now includes more commercial space than before. Mr. Johnson confirmed that the commercial space has been doubled compared to the last time.

Commissioner Dalton made a motion to make discussion of the proposed General Plan Amendment for the Deseret Development located at approximately 1300 W Mack Canyon Road. and action item and recommended the approval to make a designation of Mixed Used (MU), Trent Sterling seconded the motion. The vote is as follows: Trent Sterling "Aye," Commissioner Dalton Dalton "Aye," Rick Barchers "Aye," Isacc Potter "Aye," Commissioner Moore Moore "Aye." The motion carried unanimously.

7. Discussion of the proposed Overlay District for Deseret located at approximately 1300 W Mack Canyon Road.

Shaun Johnson and Layla Rosales were present to answer questions on this item. Chairman Barchers referred to Mr. StarkStark, consultant for Aqua Engineering about the number of units the property could hold based on the MU code. Mr. Stark stated that while theoretically, you could fit about seven single-family units per acre if the land were perfectly laid out, realistically, the density is more in the range of four to five units per acre due to practical layout issues. For apartments, Mr. Starks suggests that the density could reach 15 to 17 units per acre if developed efficiently. This higher density is possible if the development is well-planned and maximizes the use of space. In the case of townhouses, based on previous calculations from a nearby development, the density was around 6.8 units per acre. Mr. Stark personally calculated slightly higher at 7.2 units per acre in some instances, but acknowledges that layout constraints can affect these numbers.

Additionally, when asked about a geotechnical review, Mr. Stark mentioned that he did not see any major issues in the report and felt the materials were better than those found in the central part of town. However, he stated he would defer to a geotechnical expert for a definitive assessment, explaining that while he is not an expert in this area, the report did not raise any significant concerns for him.

Shaun Johnso explained that the initial proposal for the development included 15,000 units. However, after discussions and feedback from meetings with the Planning Commission, the plan was revised to include approximately 12,000 units. This reduction reflects the developer's willingness to adapt the project based on input received.

Chairman Barchers expressed a desire for a commitment to a certain amount of commercial space within the development. He emphasized the importance of not only having flexibility in the use of space but also ensuring a clear commitment to commercial areas. Shaun Johnson agreed with this approach, noting that the placement of commercial spaces should be logical and aligned with main roads to maximize accessibility and practicality.

Chairman Barchers expressed concerns about potential road damage resulting from construction activities. To mitigate this issue, he suggested the possibility of creating a dedicated construction access road. In response, Shaun Johnson proposed potential solutions, such as leaving the roads two inches below their final level during construction. This approach would allow for a later overlay, which could help preserve the integrity of the roads and minimize damage during the construction process.

Commissioner Sterling raised concerns about the residential mix, expressing apprehension that the development might turn into a "townhome city." In response, Shaun Johnson explained that the plan includes a diverse mix of housing types, such as townhomes and larger home sites, to ensure a balanced community. Layla Rosales added that the commercial component is designed to be proportionate to the size of the community, ensuring it meets the needs of future residents while maintaining a balanced development. Commissioner Dalton stated that the current development should not bear the entire burden of meeting all commercial needs, as other future developments will also contribute to fulfilling these requirements.

Commissioner Potter expressed uncertainty about whether the planned commercial space was sufficient for the size of the development. He found it challenging to determine the appropriate amount of commercial space needed to effectively support the community. Layla Rosales responded by noting that there are studies available that define the commercial needs for communities, suggesting that these studies could help guide the decision on the appropriate allocation of commercial space.

Commissioner Dalton raised concerns about the development changing hands over 30 years, potentially altering the community's vision. Shaun Johnson assured a strong MDA would protect the development's integrity.

Chairman Barchers raised concerns about deviations in setbacks, which could create complications with utility easements. Commissioner Moore stated that Rocky Mountain Power mandates an 8-foot easement for their power lines. Shaun Johnson acknowledged this requirement and stated that they would comply if 8 feet is indeed necessary. He emphasized that the determination of power easement widths should be made by the power company rather than the city. Johnson further explained that they are prepared to provide the necessary width, whether it be 8 feet or more, to ensure the proper accommodation of power lines.

Commissioner Stirling raised a concern about the development potentially creating two separate codes for Grantsville, which he suggested could be problematic. He implied that having two distinct sets of codes might lead to inconsistencies or contradictions with the general plan.

Chairman Barchers stated for single-family homes situated on a 2,400 square foot lot, he specified that there would be rear setbacks of 5 feet, which would result in a total of 10 feet between the houses. This spacing is crucial for ensuring adequate separation and privacy between properties. Additionally, he highlighted the necessity of a 25-foot driveway, which is an important consideration for vehicle access and parking. He also addressed the configuration of rear alley-loaded homes stating that this setup affects the layout of the front yard and the main entrance, as the primary access point would be from the front. He emphasized the importance of meeting front yard requirements to maintain proper access and curb appeal, ensuring that the development is both functional and aesthetically pleasing.

Chairman Barchers suggested that if there are significant changes to the zoning and planning requirements, such as extreme deviations in setbacks, it might be appropriate to involve the public in the decision-making process.

The discussion concluded with a plan to revisit the topic on the March 6, 2025 Planning Commission Meeting, which will focus on deviations and other concerns.

8. Report from Zoning Administrator

Zoning Administrator Shelby Moore asked the commission whether they wanted to adopt a Dark Sky Ordinance. Commissioner Barchers expressed interest in first determining whether the county already has such an ordinance in place.

Regarding annexations, Ms. Moore noted that while a zoning designation is typically assigned, a future land use designation is often omitted. She suggested including the future land use designation during the annexation process to streamline approvals and ensure all necessary noticing is completed at once. Further discussion on this topic is needed.

Additionally, a work meeting is scheduled for April 30, 2025, to determine Planned Unit Development (PUD) language. Ms. Moore has sent notes to the commissioners for review ahead of the meeting.

9. Open Forum for Planning Commissioners.

Commissioner Moore raised a question regarding the Commission's role in determining Homeowners Association (HOA) requirements. Chairman Barchers clarified that the Commission typically does not play a role in determining HOA requirements; however, the Commission can specify and recommend certain items for consideration.

Commissioner Moore expressed concerns about water shares, citing past issues with the Southwell Estates development where water shares were used as collateral for personal loans, leading to difficulties in securing water for the estates. She emphasized the importance of ensuring water runs with the land in new developments to avoid similar problems. Zoning Administrator Shelby Moore explained that a new policy requires irrigation shares to be dedicated to the city, ensuring they remain with the property even if ownership changes. Commissioner Moore questioned how water would be sourced for 7,000 new units, to which City Council Member Rhett Butler responded that it is the developer's responsibility to provide sufficient water shares.

Mr. Butler mentioned the possibility of using reclaimed water from a new sewer treatment plant, filtered through a tertiary system, to supply secondary water for irrigation. He noted that while this approach is costly, it could be beneficial, similar to practices in Phoenix. The discussion concluded with light-hearted remarks about personal matters.

10. Report from City Council.

Mr. Butler stated that per the most recent City Council Meeting, it was approved that the city code now allows residents to have up to three dogs instead of two.

11. Adjourn.

> **Trent Sterling made a motion to adjourn. Derek Dalton seconded the motion. The vote is as follows: Trent Sterling “Aye,” Derek Dalton “Aye,” Rick Barchers “Aye,” Isaac Potter “Aye,” Sarah Moore “Aye.” The motion carried unanimously. The meeting ended at 10:45 P.M.**

AGENDA ITEM #9

Report from Zoning Administrator.

AGENDA ITEM #10

Open Forum for Planning Commissioners

AGENDA ITEM #11

Report from City Council.

AGENDA ITEM #12

Adjourn.