

Grantsville City
Record of Ordinance Adoption

A regular meeting of the City Council of Grantsville City was held at City Hall in Grantsville, Utah on Wednesday, the 21st Day of May, 2025 at the hour of 7:00 p.m., there being present and answering roll call the following:

Neil Critchlow	Mayor
Jeff Williams	Council Member
Jacob Thomas	Council Member
Heidi Hammond	Council Member
Rhett Butler	Council Member
Jolene Jenkins	Council Member

Also Present:

Braydee Baugh	City Recorder
Brett Coombs	City Attorney

Absent:

After the meeting had been duly called to order and the minutes of the preceding meeting approved, the ordinance 2025-28 was introduced in writing, read in full, and pursuant to a Motion made by Councilmember Jenkins. Seconded by Councilmember Thomas and was adopted by the following vote:

Yea:	Unanimous
Opposed:	None
Abstained:	None

The ordinance was then signed by the Mayor and recorded by the City Recorder in the official records of Grantsville City, Utah. The ordinance is attached:

DocuSigned by:

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Grantsville City Recorder



**GRANTSVILLE CITY
ORDINANCE NO. 2025-28**

**AN ORDINANCE OF GRANTSVILLE CITY APPROVING THE DESERET OVERLAY
DISTRICT LOCATED AT APPROXIMATELY 1300 WEST MACK CANYON ROAD**

Be it enacted and ordained by the City Council of Grantsville City, Utah as follows:

WHEREAS, VT Grantsville Land Co, LLC has submitted an application to establish a zoning overlay district to govern the development of approximately 1,729 acres located at approximately 1300 West Mack Canyon Road; and

WHEREAS, the proposed Overlay District establishes development standards, land use allocations, infrastructure requirements, and planning principles to guide a mixed-use master planned community known as Deseret; and

WHEREAS, the Overlay District provides a comprehensive framework to support commercial, residential, civic, and recreational development and includes the dedication of land for moderate income housing and significant open space and trail networks; and

WHEREAS, the Grantsville City Planning Commission held a public hearing on February 20, 2025, to receive input on the proposed Overlay District and, on April 17, 2025, recommended approval of the Overlay District to the City Council; and

WHEREAS, the City Council finds that the Overlay District conforms to the goals and policies of the City's General Plan, supports orderly growth, and promotes the public health, safety, and welfare;

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

Section 1. Adoption: The Deseret Overlay District, as proposed and described in the materials submitted by the applicant and reviewed by City staff and the Planning Commission, is hereby approved. The boundaries, zoning designations, development standards, and land use allocations associated with the Overlay District are set forth in Exhibit A, which is attached hereto and incorporated herein by this reference.

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

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

ADOPTED AND PASSED BY THE CITY COUNCIL OF GRANTSVILLE CITY, THIS
21ST DAY OF MAY, 2025.

BY THE ORDER OF THE GRANTSVILLE CITY COUNCIL:

ATTEST

DocuSigned by:

Braydee Baugh

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Braydee Baugh, City Recorder

By Mayor Neil Critchlow

Neil Critchlow

31473306108F4DF...

Approved as to Form:

Signed by:

Tylen Barker

F6489758F096494...

Tylen J. Barker, Grantsville City Attorney

Exhibit “A”

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.

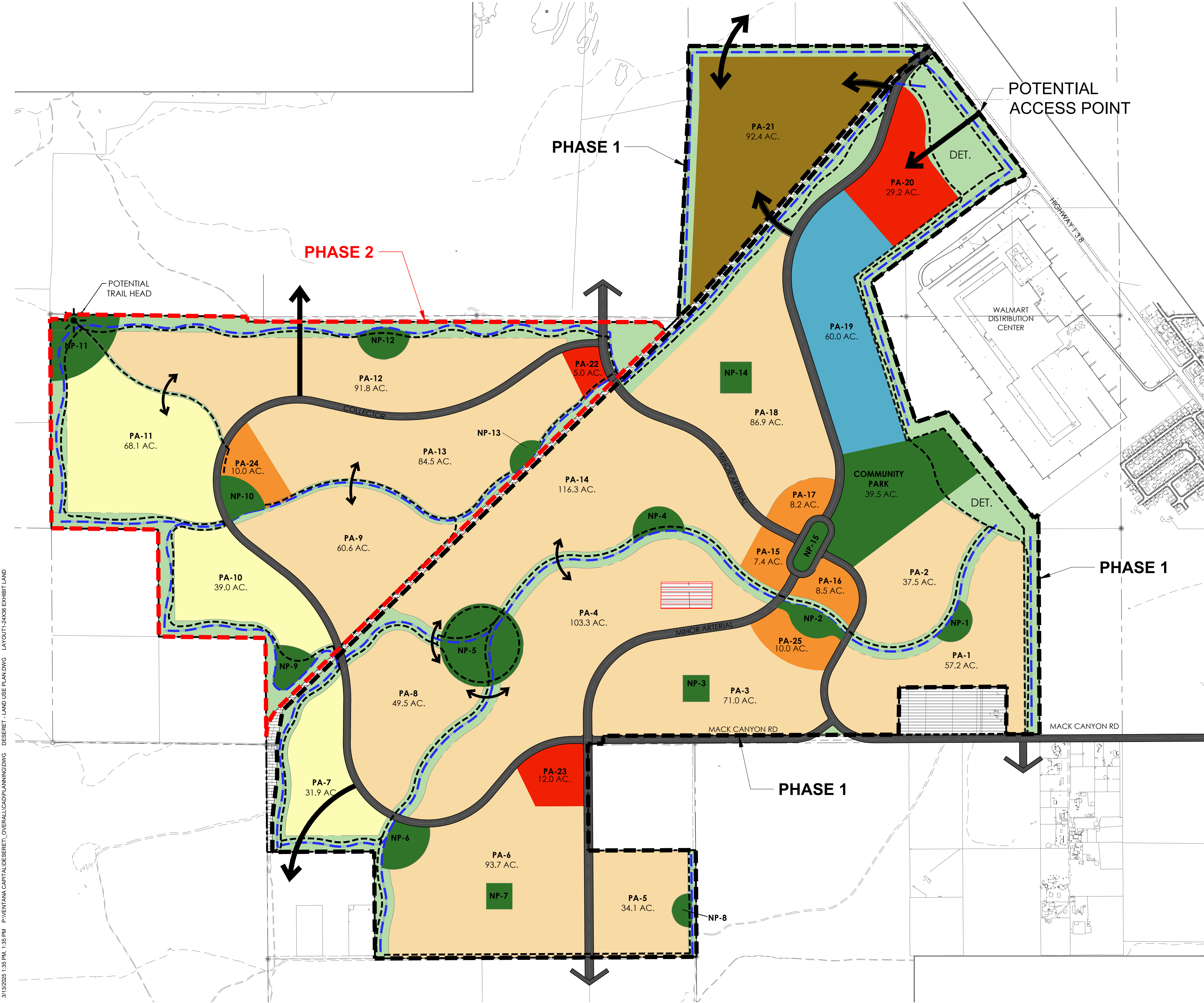
First, we'd like to assure you that our pending application remains on track. There seems to be some curiosity about access, but our project has multiple viable options in place. We already have access to our development and are open to working with neighboring stakeholders to find cooperative solutions 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

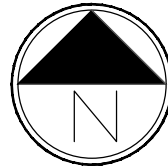
LAND USE SUMMARY PHASE 2			
LAND USE CATEGORY	AREA (ACRES)	PERCENTAGE OF AREA (ACRES)	RESIDENTIAL UNITS
COMMERCIAL GENERAL	5.0	1%	
COMMERCIAL NEIGHBORHOOD	10.0	2%	
COMMERCIAL FLEX	0.0	0%	
SUBTOTAL	15.0	3%	0
RESIDENTIAL	107.1	22%	428
RESIDENTIAL FLEX	236.9	49%	1438
SUBTOTAL	344.0	71%	1866
PARK	28.0	6%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

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

PHASES 1 & 2 LAND USE PLAN

DESERET
GRANTSVILLE, UT

March 13, 2025



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.

Planning Commission Conditions


1. The designated commercial areas shall be rezoned to a commercial designation.
2. Designate the locations of Moderate Income Housing in the MDA. The total acreage of Moderate Income Housing shall be no less than 25 acres.
3. No more than 1,000 dwelling units can be constructed without a 2nd UDOT access.

*** 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 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.: -

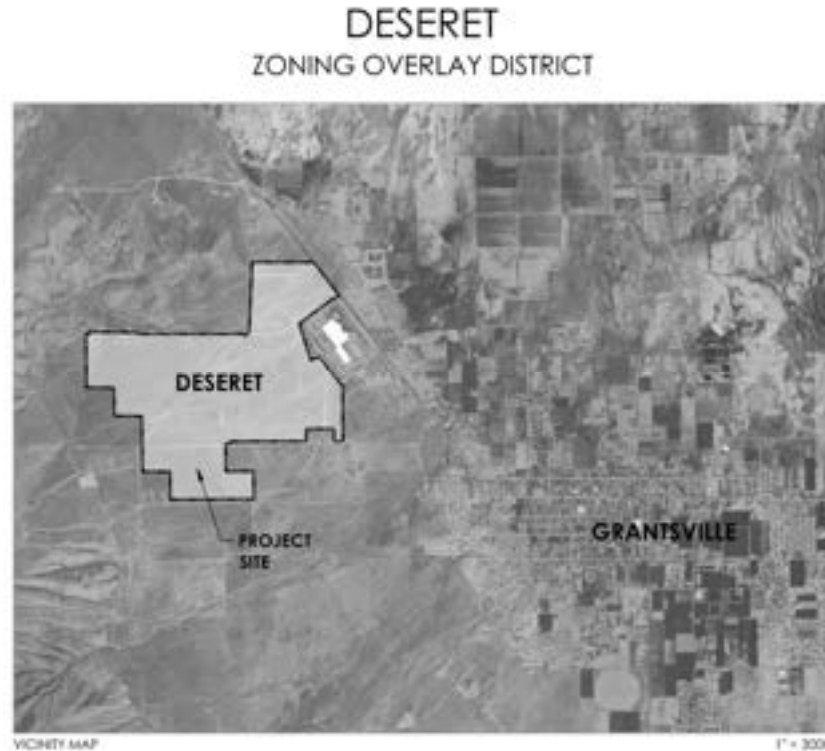
The applicant is requesting the creation of an overlay district to cover 1,729 acres of land surrounding the north and west sides of the Walmart Distribution Center. The applicant has developed a Master Plan for this area that integrates various types of commercial, commercial flex space (light industrial), 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 seems 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 Plan 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.





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 from 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 subsequent filings only when 70% built	200 lots per filing up to 600 lots or 3 filings may be in review at any one time	
Design Standards			
Easements	10 foot front 7.5 foot side and rear	5 foot front or as approved by utility providers 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 plan 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.

terraccina 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
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.

terraccina design

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10200 E. Girard Avenue, A-314. Denver, CO 80231 ph: 303.632.8867

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

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10200 E. Girard Avenue, A-314. Denver, CO 80231 ph: 303.632.8867

*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

terraccina design

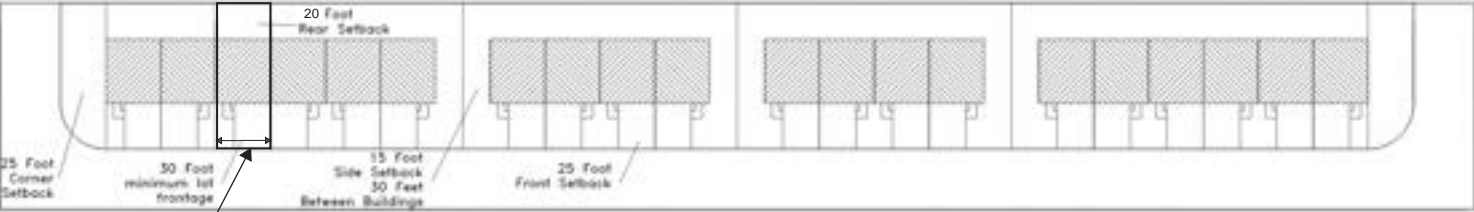
Landscape Architecture ▪ Planning ▪ Civil Engineering
10200 E. Girard Avenue, A-314. Denver, CO 80231 ph: 303.632.8867

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. 2.0908 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. 0.7380 acres) 740 foot long block (GLUDMC 21.6.3-3 & Grantsville Standard Residential Street Cross Section)



GLUDMC 19a.5 Mixed Use District Single Family Lots 4,000 sq.ft. Min. 50 foot frontage width.

86,936.9116 sq.ft. 1.9958 acres Equivalent 7.0 units per acre (this layout, The calculation does not include required: 10% open space or storm water basin)

33 foot half width residential street (50,956.9116 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 (51,574.778 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

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 subsequent filings only when 70% built	200 lots per filing 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 3.1.6 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 TOOEE COUNTY OFFICIAL RECORDS, THENCE SOUTH 17°39'15" EAST 1370.94 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 1/4 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 1/4, SOUTH 1/4 OF THE NORTHWEST 1/4 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:

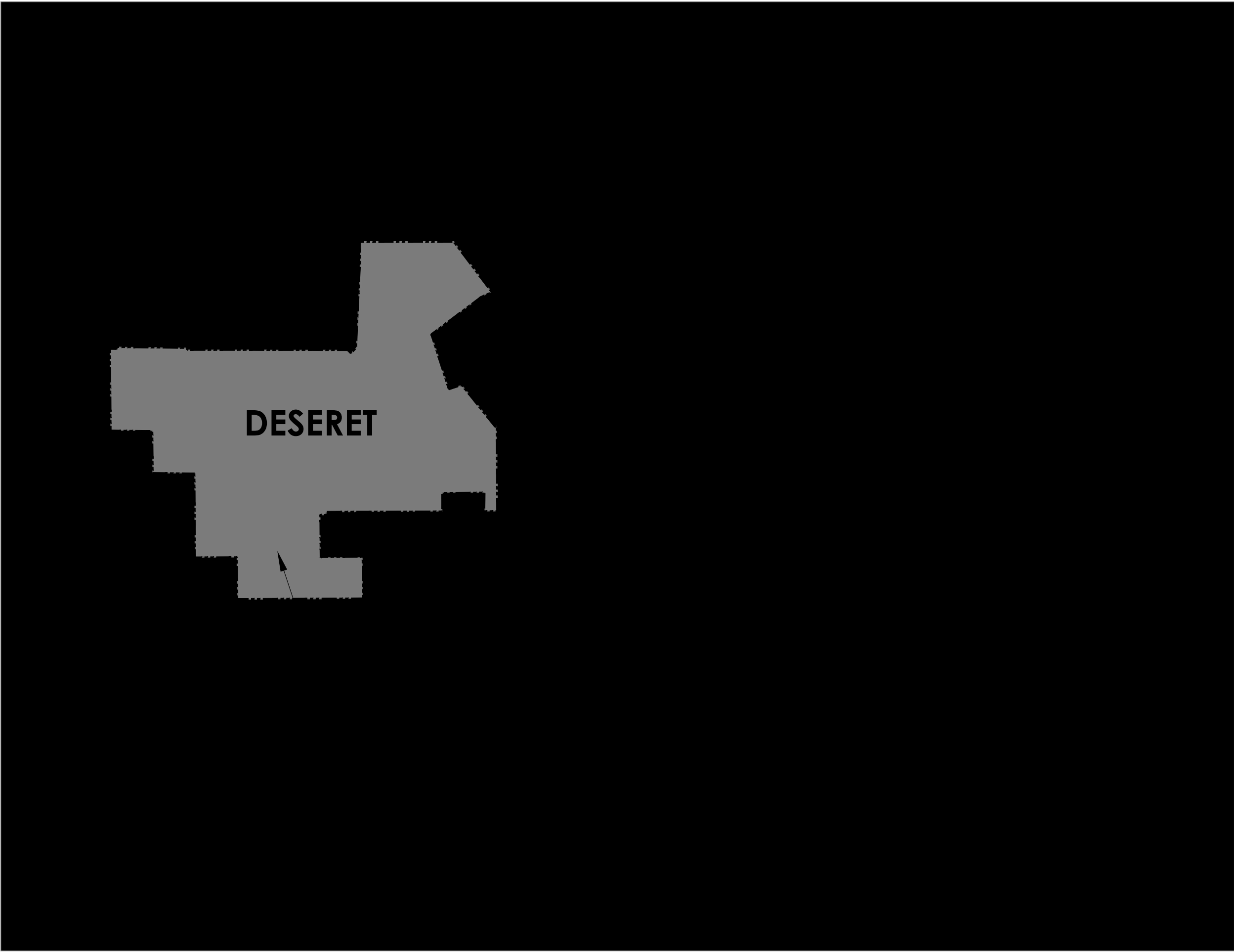
BEGINNING AT THE NORTH 1/4 CORNER OF SECTION 22, TOWNSHIP 2 SOUTH, RANGE 6 WEST, SALT LAKE BASE & MERIDIAN, RUNNING THENCE EAST 1320 FEET; THENCE SOUTH 1320 FEET; THENCE EAST 297 FEET; THENCE SOUTH 2203.27 FEET, THENCE SOUTH 65°32'07" WEST 484.95 FEET, THENCE SOUTH 53°07'50" WEST 1421.52 FEET, THENCE 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 TOOEE)

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 PLATING 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



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

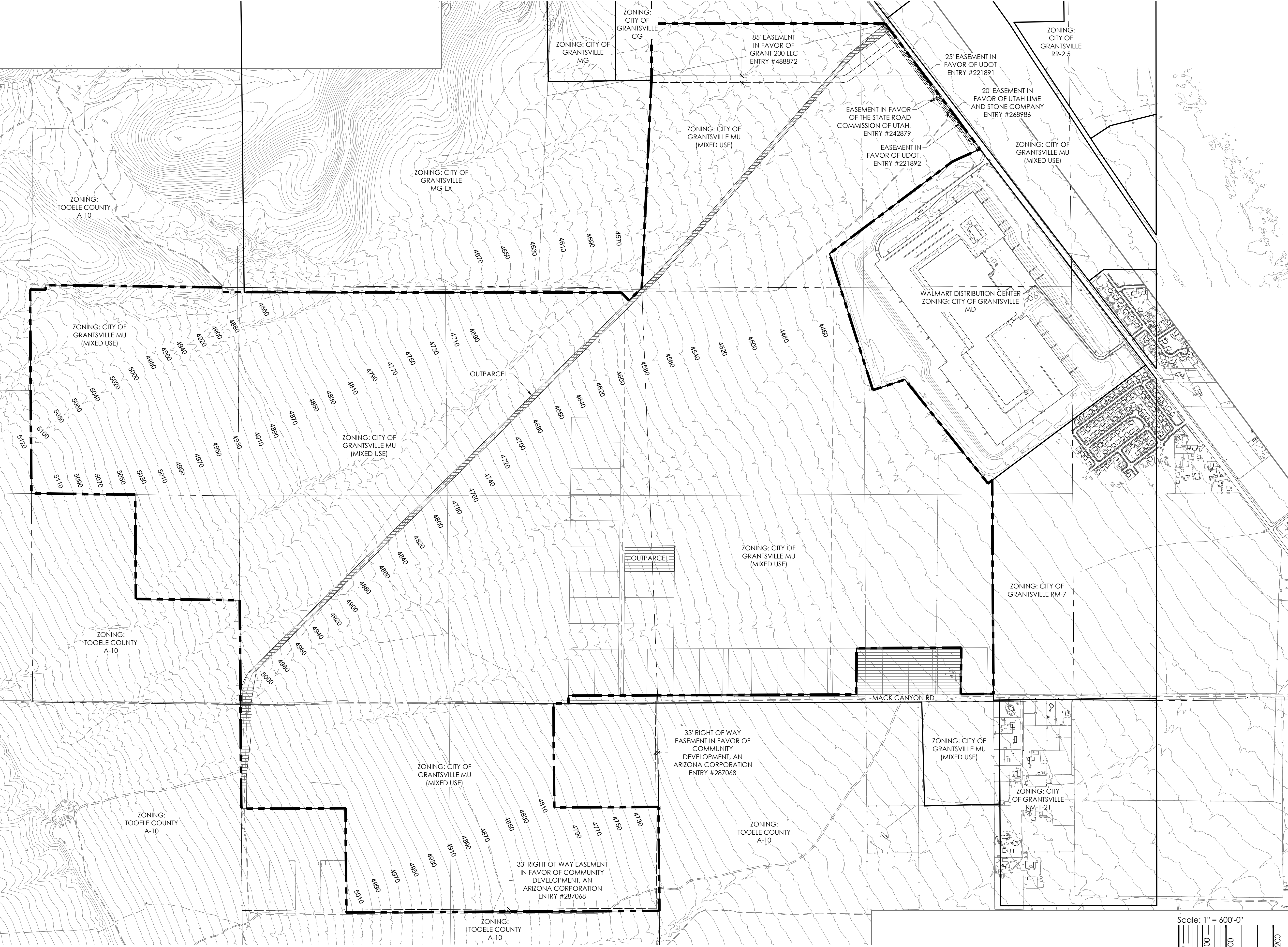
SHEET NUMBER

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"



terracedesign
10200 E. 1200 N., Suite A-314
Draper, UT 84020
PH: 303.632.8647

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

EXISTING CONDITIONS

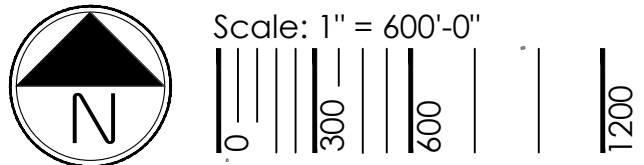
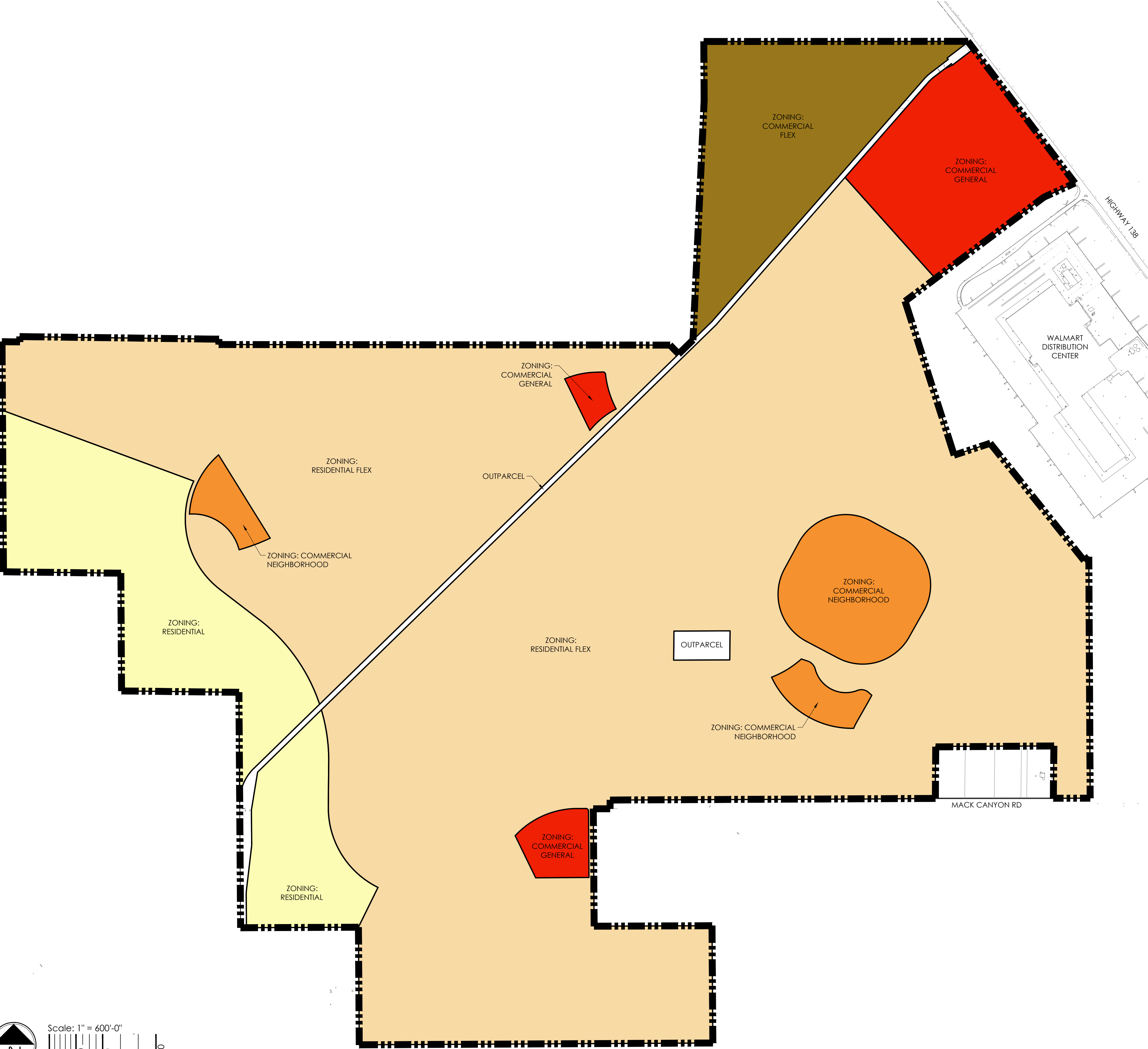
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2

SHEET 2 OF 17

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DESERET
ZONING OVERLAY DISTRICT



LEGEND		
<div></div>	COMMERCIAL GENERAL	
<div></div>	COMMERCIAL NEIGHBORHOOD	
<div></div>	COMMERCIAL FLEX	
<div></div>	RESIDENTIAL FLEX	
<div></div>	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%

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

ZONING PLAN

SHEET NUMBER

3

SHEET 3 OF 17

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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:
- 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.
 - NO MORE THAN 30 ACRES MAY BE RESIDENTIAL IN PA-21 (COMMERCIAL FLEX).

LAND USE SUMMARY		
LAND USE CATEGORY	AREA (ACRES)	PERCENTAGE OF AREA (ACRES)
RESIDENTIAL	46.2	3%
COMMERCIAL GENERAL	44.1	3%
COMMERCIAL NEIGHBORHOOD	92.4	5%
COMMERCIAL FLEX		
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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RESIDENTIAL	46.2	3%
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OPEN SPACE / DRAINAGE	264.2	15%
MAJOR R.O.W.	79.0	5%
TOTAL	1729.1	100%

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

- 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.
- 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.
- 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.
- 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



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

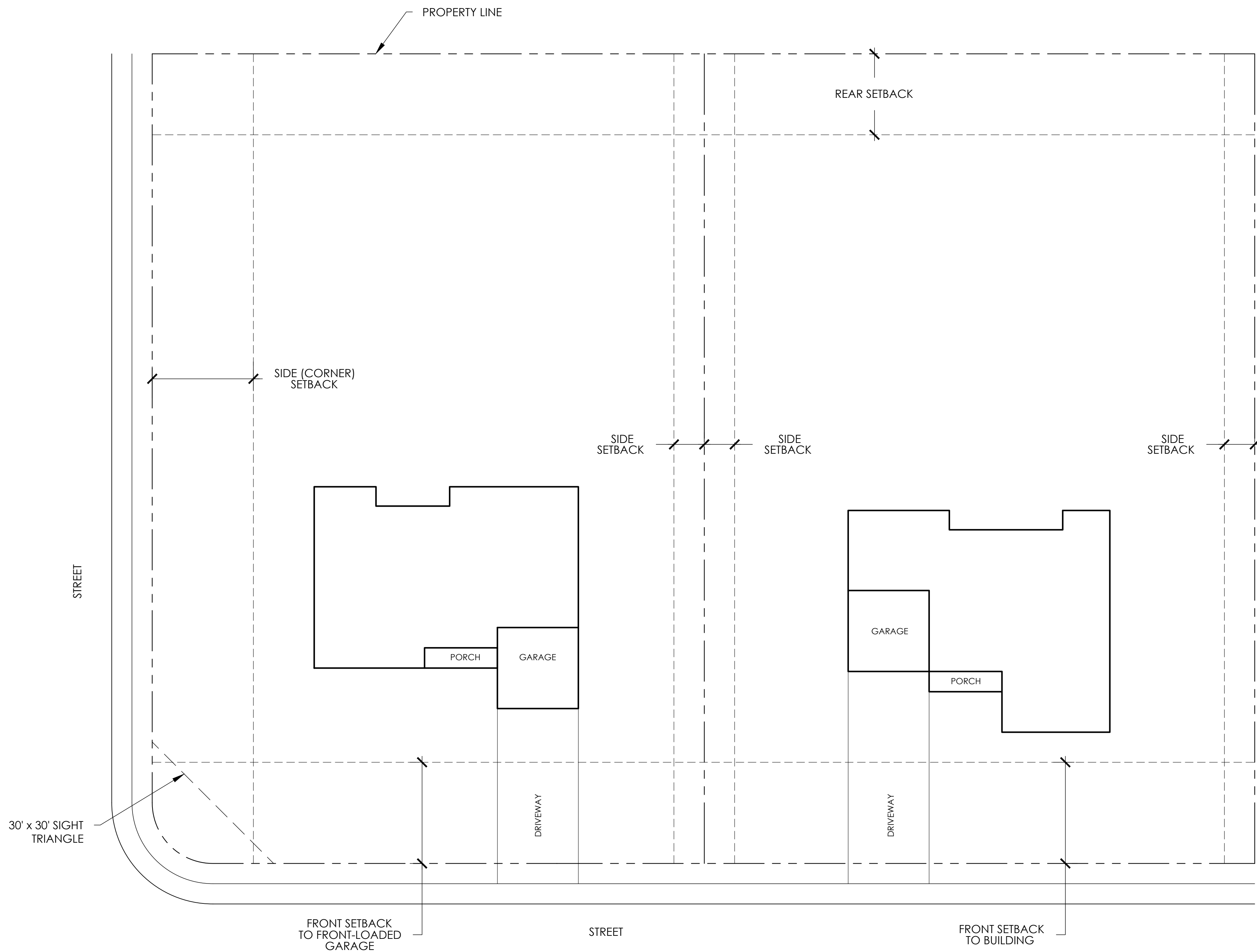
SHEET NUMBER

5

SHEET 5 OF 17

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DESERET
ZONING OVERLAY DISTRICT

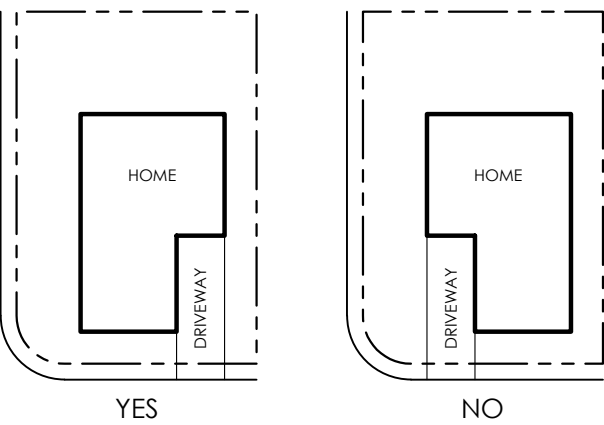


FRONT-LOADED SINGLE FAMILY DETACHED ESTATE DWELLING TYPICAL

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'

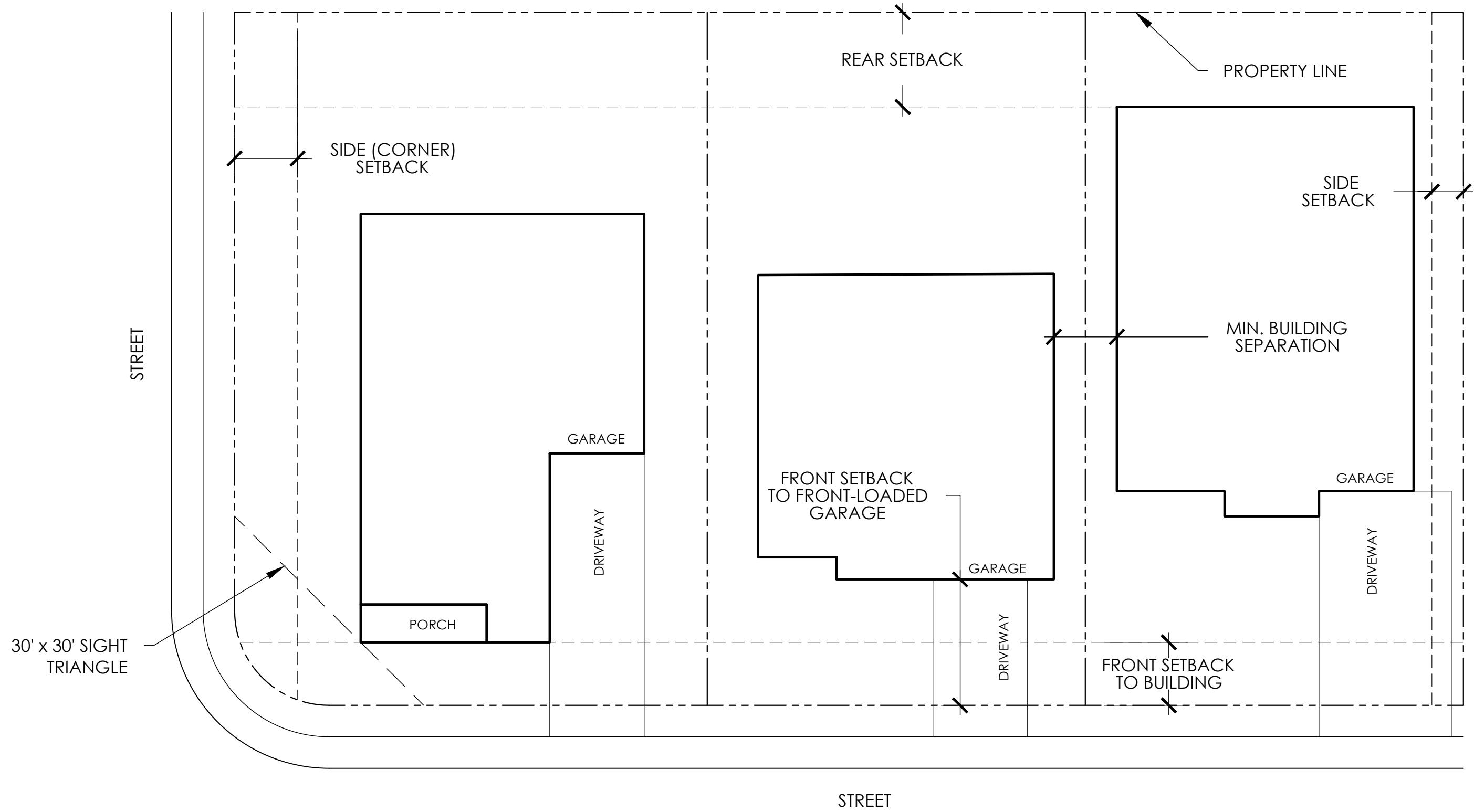
- NOTES:
- BUILDING SEPARATION MUST FOLLOW THE REQUIREMENTS STATED WITHIN THE CURRENT FIRE CODE AND/OR INTERNATIONAL BUILDING CODE (I.B.C.).
 - ACCESSORY BUILDINGS MUST BE SET BACK EQUAL TO OR FURTHER FROM THE PUBLIC R.O.W. THAN THE PRINCIPAL USE.
 - BUILDINGS MAY NOT ENCROACH ON SIGHT TRIANGLE.
 - SETBACK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

- ADDITIONAL NOTES FOR THIS SHEET
- 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. BUILDINGS MAY NOT BE LOCATED IN EASEMENTS.
 - HOMES LOCATED ON A CORNER SHALL BE HANDED WITH THE DRIVEWAY FURTHEST FROM THE INTERSECTION. SEE DIAGRAM BELOW.

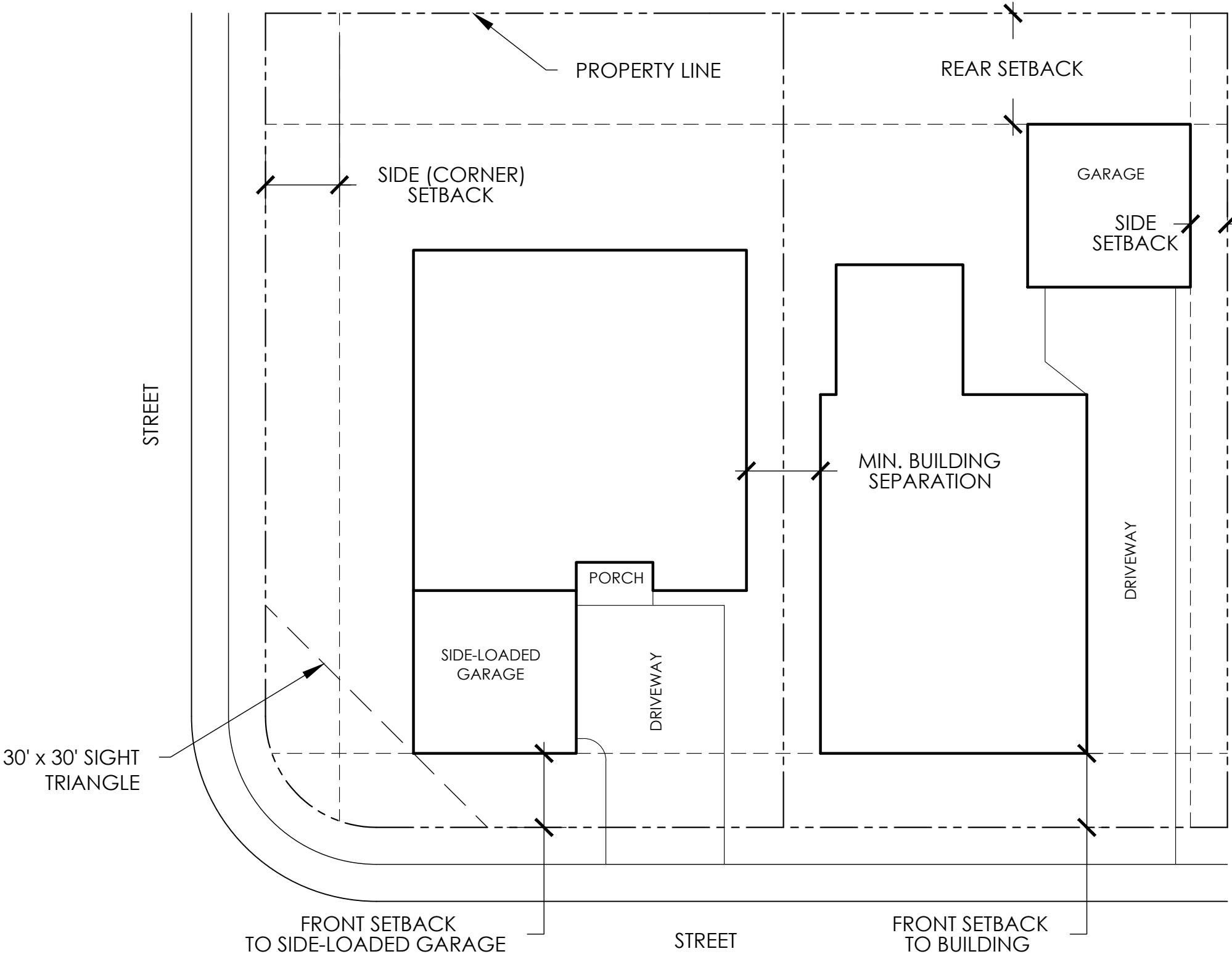


DISCLAIMER: TYPICALS ARE INTENDED TO ILLUSTRATE DEVELOPMENT STANDARDS ONLY AND DO NOT REPRESENT A SPECIFIC SITE PLAN.

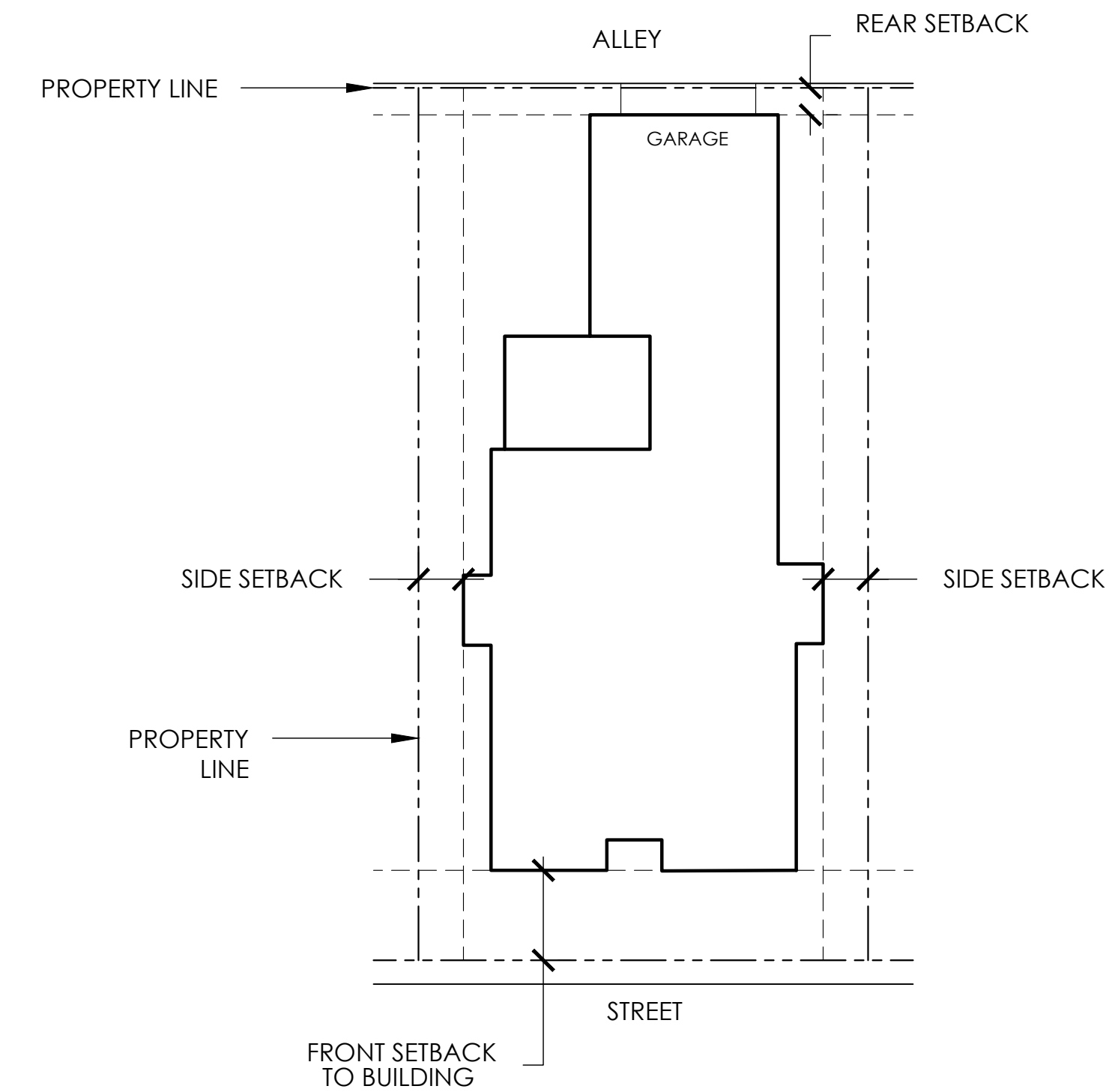
DESERET
ZONING OVERLAY DISTRICT



A. FRONT-LOADED SINGLE FAMILY DETACHED DWELLING TYPICAL



A. SIDE AND DETACHED GARAGE SINGLE FAMILY
DETACHED DWELLING TYPICAL



DEVELOPMENT STANDARDS TABLE 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 ENCR OACH ON SIGHT TRIANGLE.
5. SETBACK MEANS THE HORIZONTAL DISTANCE BETWEEN ANY FOUNDATION AND THE ESTABLISHED STREET RIGHT-OF-WAY LINE OR PROPERTY LINE.

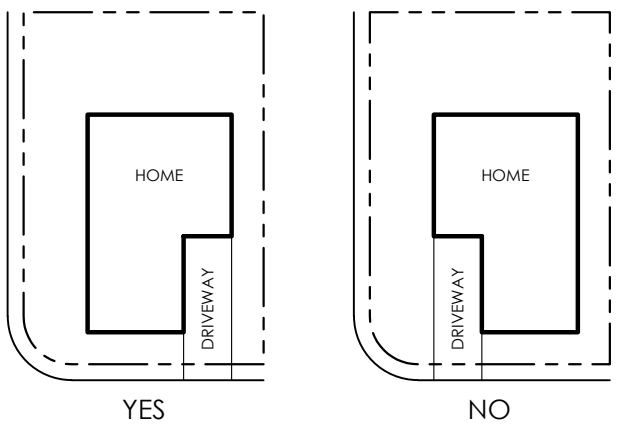
DEVELOPMENT STANDARDS TABLE A	
RESIDENTIAL DEVELOPMENT STANDARDS MATRIX	
SINGLE FAMILY DETACHED DWELLING (FRONT-LOADED & SIDE-LOADED)	
STANDARDS	
MINIMUM LOT SIZE	4,500
MINIMUM LOT FRONTAGE / WIDTH	45'
MINIMUM BUILDING WIDTH	35'
PRINCIPAL USE	
MAXIMUM HEIGHT	35'
FRONT SETBACK TO BUILDING	10'
FRONT SETBACK 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.).
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3. BUILDINGS MAY NOT ENCR OACH 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.

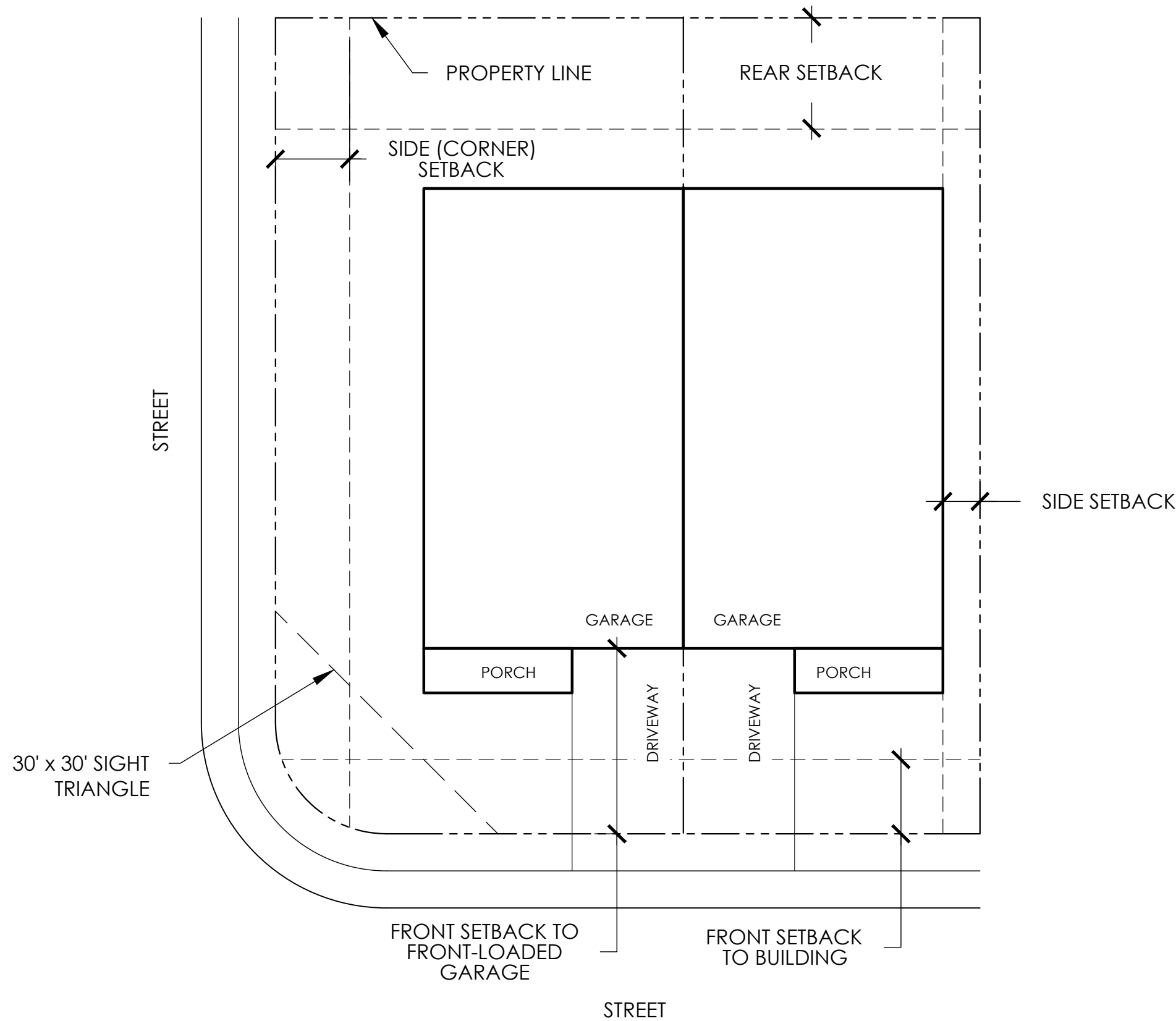


B. ALLEY-LOADED SINGLE FAMILY DETACHED
DWELLING TYPICAL

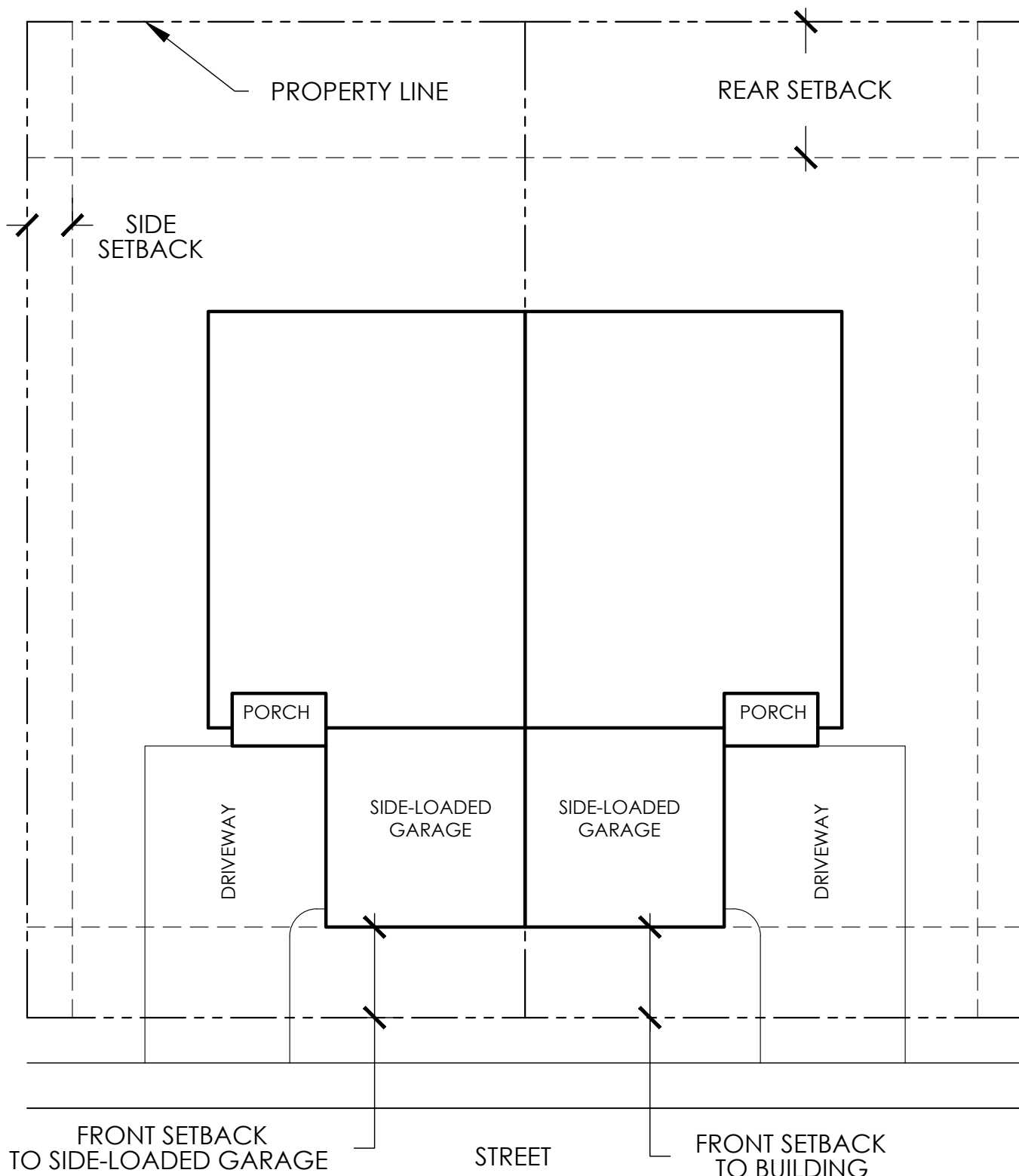
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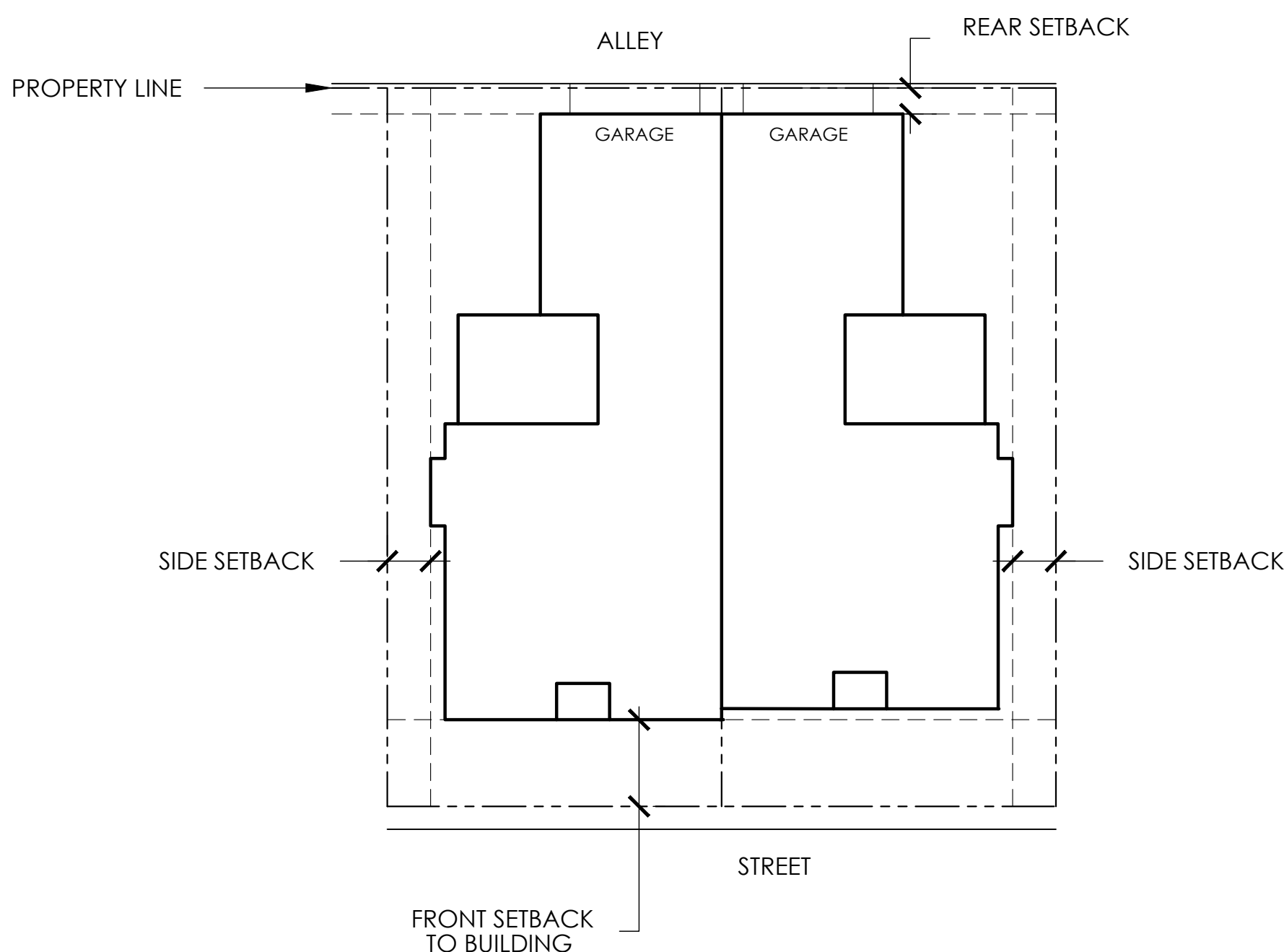
DESERET
ZONING OVERLAY DISTRICT



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



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



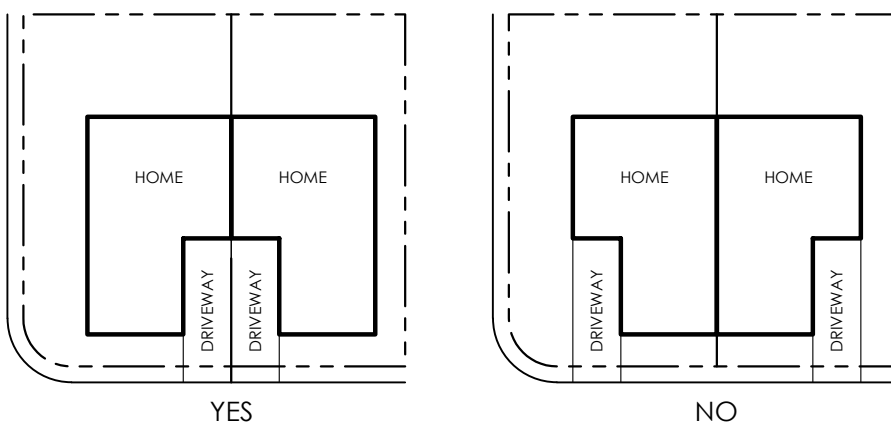
B. TWIN HOME / TWO FAMILY DWELLING (ALLEY-LOADED)

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:
- BUILDING SEPARATION MUST FOLLOW THE REQUIREMENTS STATED WITHIN THE CURRENT FIRE CODE AND/OR INTERNATIONAL BUILDING CODE (I.B.C.).
 - ACCESSORY USES MUST BE SET BACK EQUAL TO OR FURTHER FROM THE PUBLIC R.O.W. THAN THE PRINCIPAL USE.
 - 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.
 - BUILDINGS MAY NOT ENCR OACH ON SIGHT TRIANGLE.
 - 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. BUILDINGS MAY NOT BE LOCATED IN EASEMENTS.
- C. HOMES LOCATED ON A CORNER SHALL BE HANDLED WITH THE DRIVEWAY FURTHEST FROM THE INTERSECTION. SEE DIAGRAM BELOW.

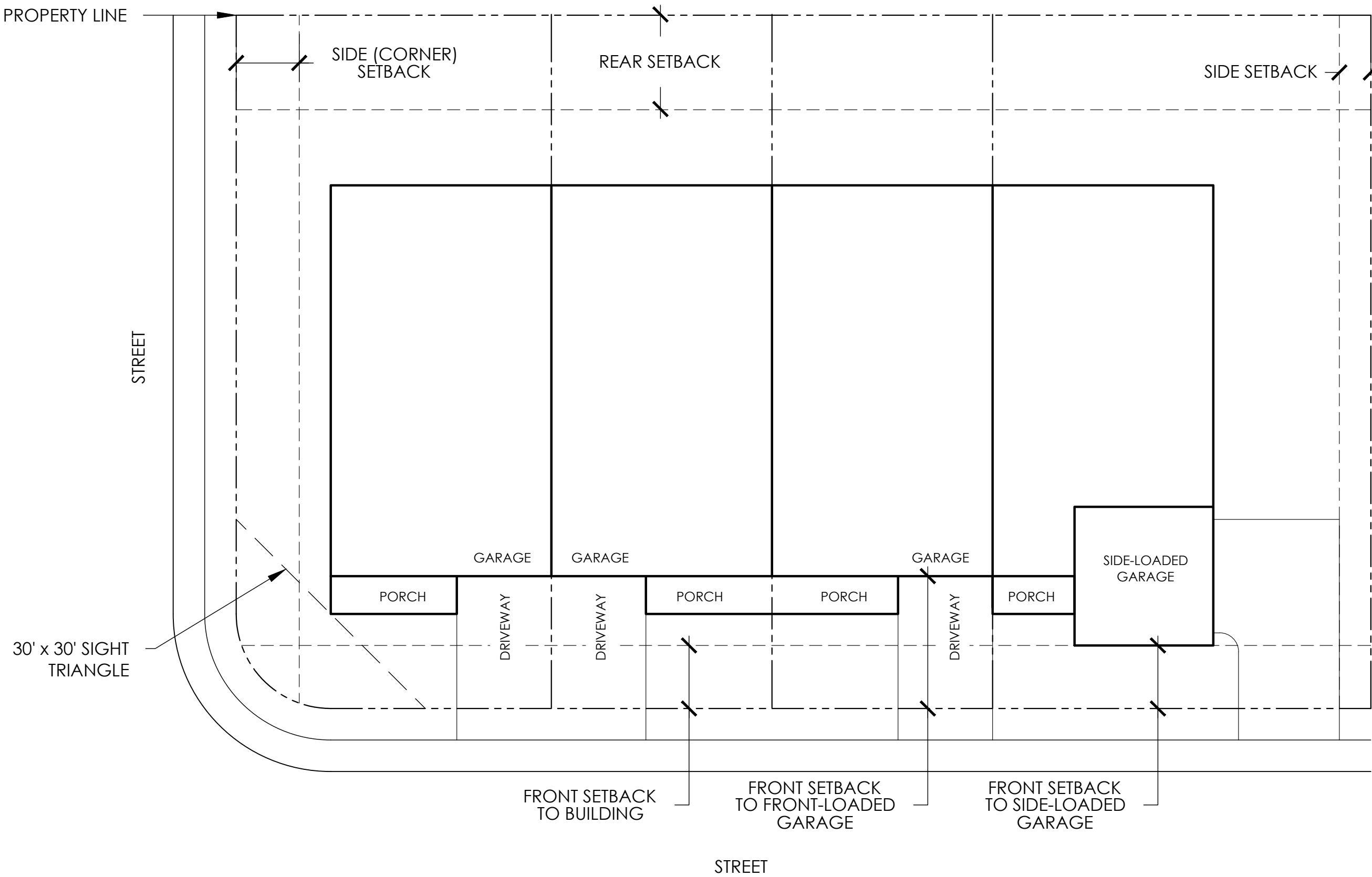


DEVELOPMENT STANDARDS TABLE A	
RESIDENTIAL DEVELOPMENT STANDARDS MATRIX	
TWIN HOME / TWO FAMILY DWELLING (FRONT-LOADED & SIDE-LOADED)	
STANDARDS	
MINIMUM LOT SIZE	4,000
MINIMUM LOT FRONTAGE / WIDTH	40'
MINIMUM BUILDING WIDTH PER UNIT	30'
PRINCIPAL USE	
MAXIMUM HEIGHT	35'
FRONT SETBACK TO BUILDING	10'
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'

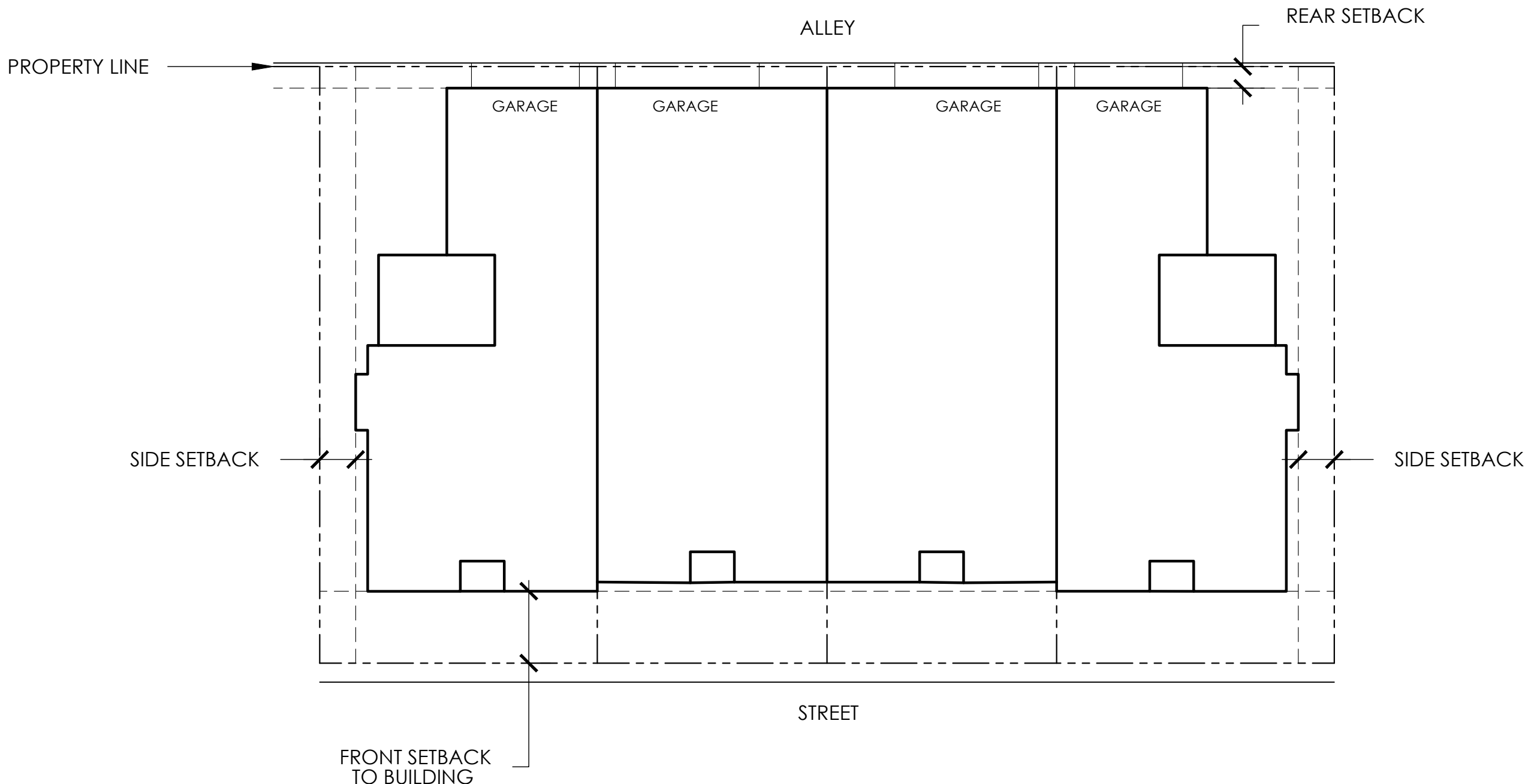
- NOTES:
- BUILDING SEPARATION MUST FOLLOW THE REQUIREMENTS STATED WITHIN THE CURRENT FIRE CODE AND/OR INTERNATIONAL BUILDING CODE (I.B.C.).
 - ACCESSORY USES MUST BE SET BACK EQUAL TO OR FURTHER FROM THE PUBLIC R.O.W. THAN THE PRINCIPAL USE.
 - BUILDINGS MAY NOT ENCROACH ON SIGHT TRIANGLE.
 - SETBACK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

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DESERET
ZONING OVERLAY DISTRICT



A. SINGLE FAMILY ATTACHED DWELLING (FRONT-LOADED)



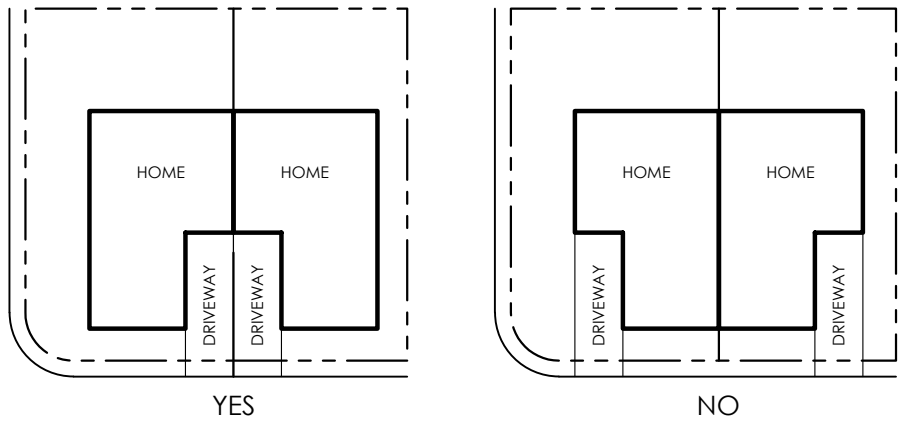
B. SINGLE FAMILY ATTACHED DWELLING (ALLEY-LOADED)

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:
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.

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. BUILDINGS MAY NOT BE LOCATED IN EASEMENTS.
B. HOMES LOCATED ON A CORNER SHALL BE HANDED WITH THE DRIVEWAY FURTHEST FROM THE INTERSECTION. SEE DIAGRAM BELOW.

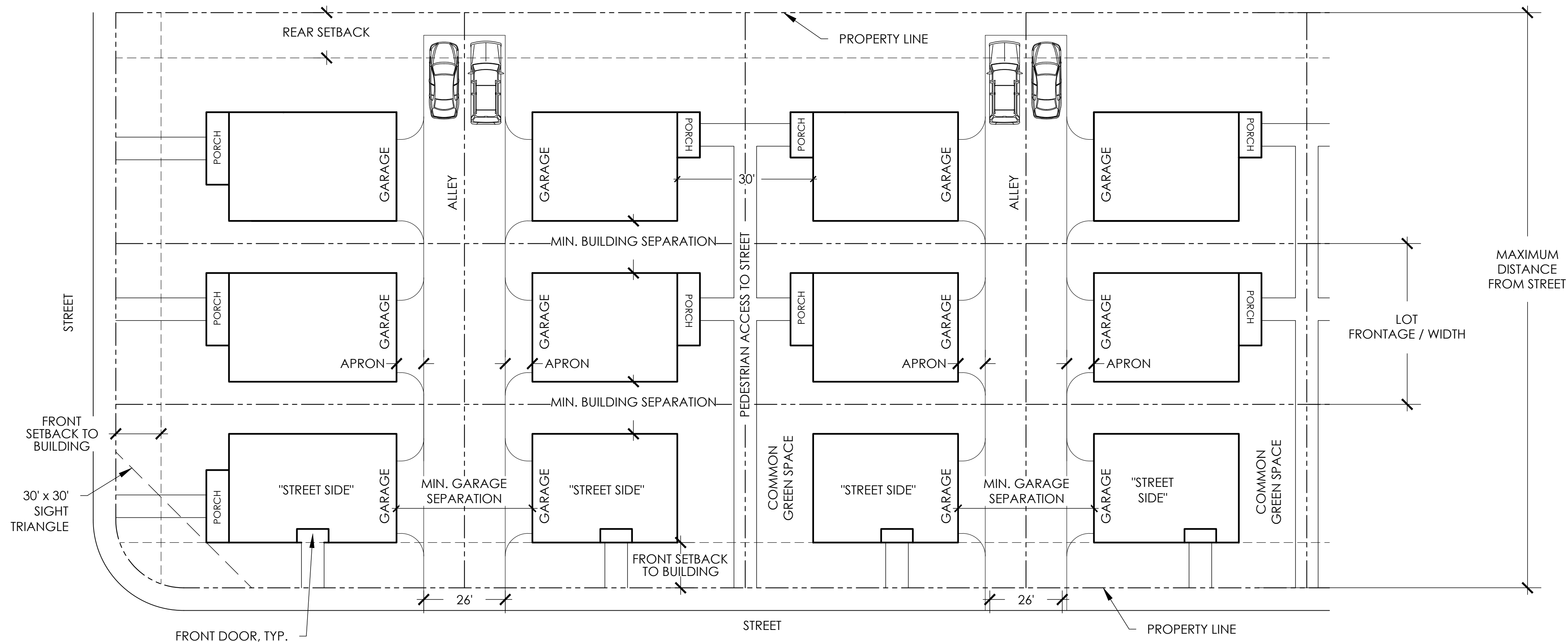


DEVELOPMENT STANDARDS TABLE B	
RESIDENTIAL DEVELOPMENT STANDARDS MATRIX	
SINGLE FAMILY ATTACHED DWELLING (ALLEY-LOADED)	
STANDARDS	
MINIMUM LOT SIZE	2,400
MINIMUM LOT FRONTAGE / WIDTH	22'
MINIMUM BUILDING WIDTH PER UNIT	22'
PRINCIPAL USE	
MAXIMUM HEIGHT	35'
FRONT SETBACK TO BUILDING	10'
SIDE SETBACK	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.

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 ENCR OACH 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.

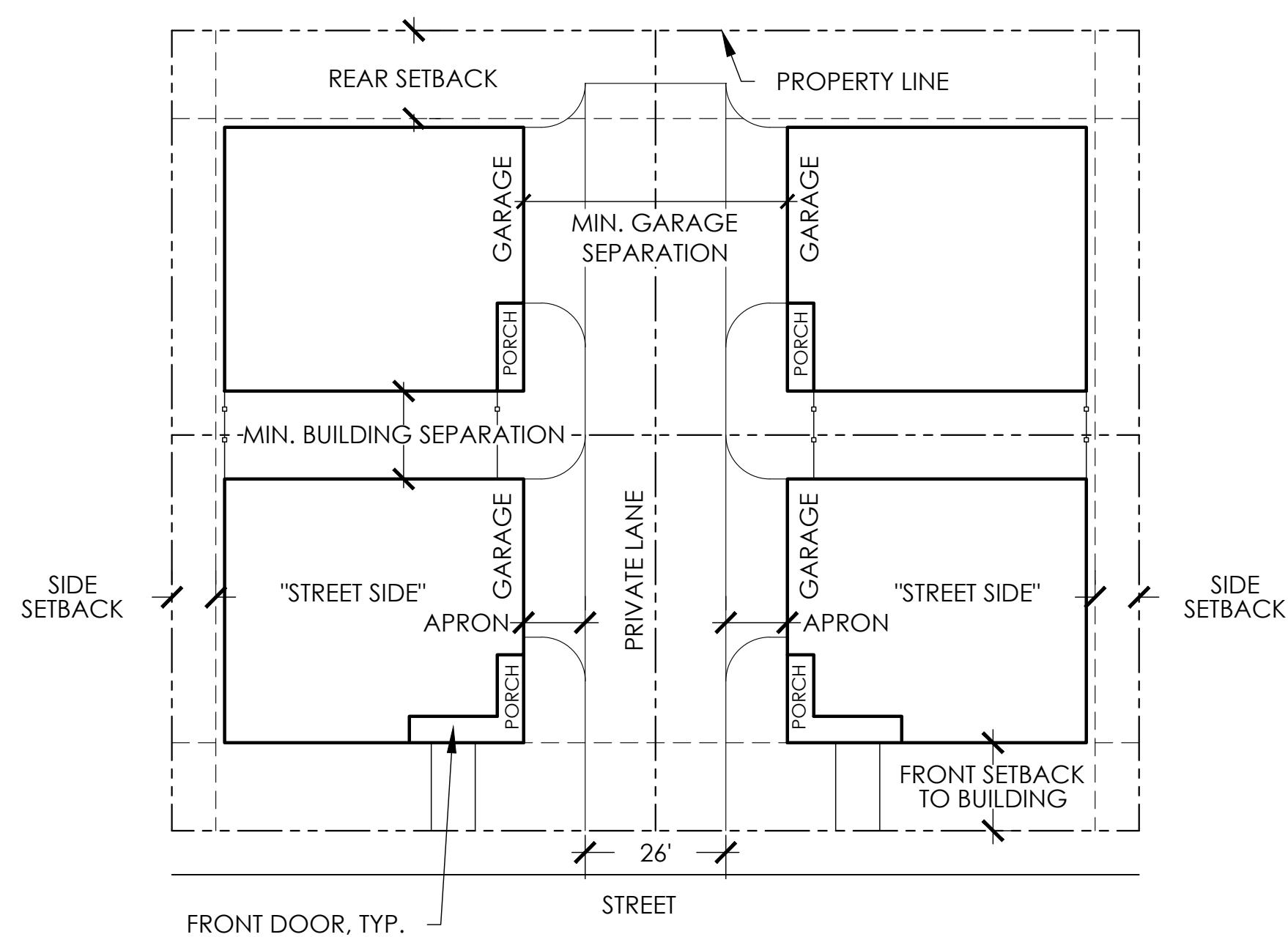
STANDARDS:

- 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 FRoMAGE ON AN ADJACENT 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 SETBACKS TO 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.

GREEN COURT 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 (11)	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 ENCR OACH 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 OF THE LOTS, A SEPARATE TRACT IS NOT REQUIRED.
- F. 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

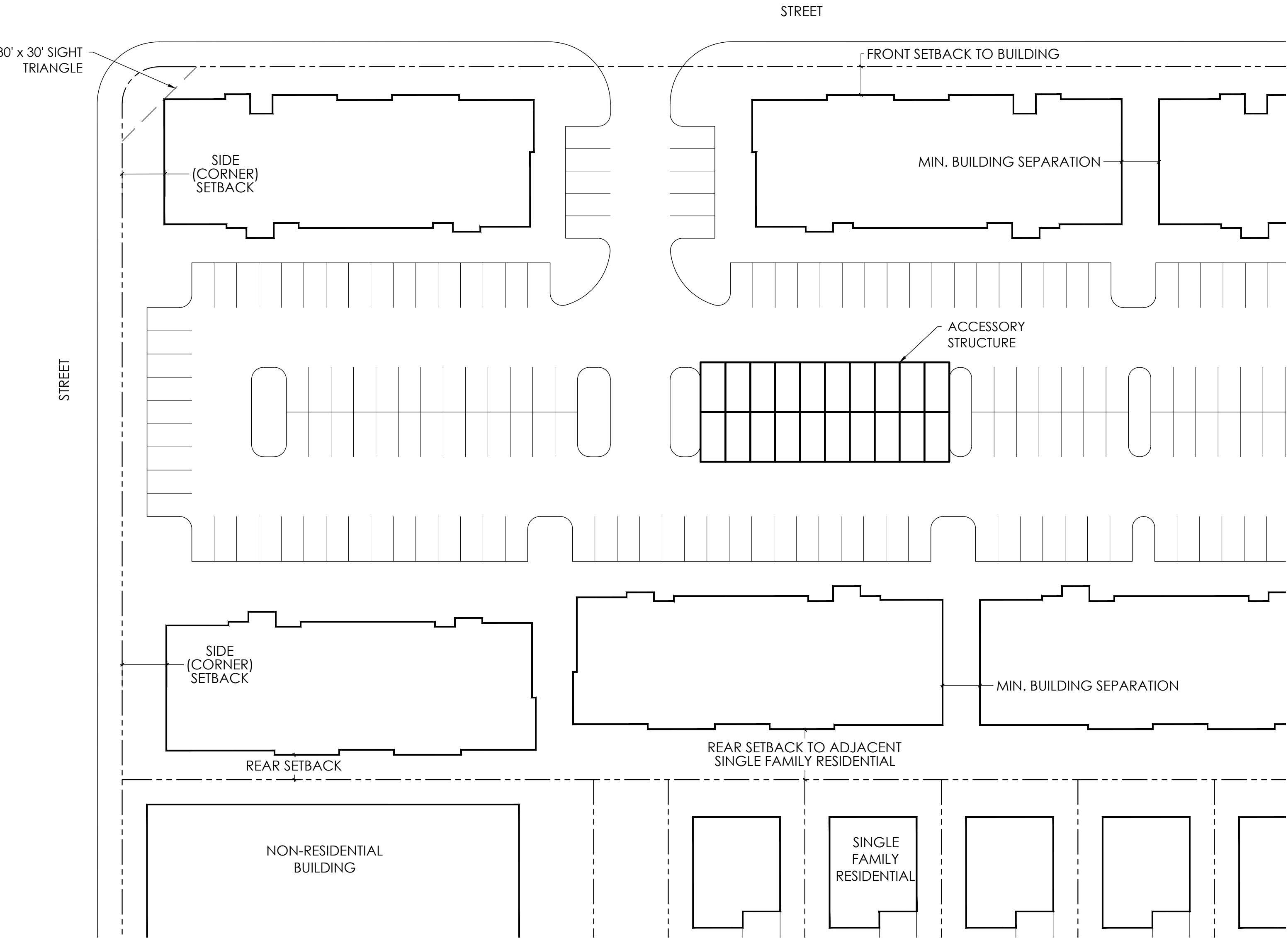
- A. ARCHITECTURAL ELEMENTS SUCH AS COVERED PORCHES, WINDOW WELLS, ROOF OVERHANGS, FIREPLACES, AND BAY BOX WINDOWS ARE PERMITTED A 24-INCH ENCROACHMENT INTO BUILDING SETBACKS. FOUNDATION WALLS ARE NOT PERMITTED WITHIN ANY SETBACKS. UNENCLOSED DECKS MAY ENCRACH INTO REAR SETBACKS BUT SHALL BE LOCATED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

COTTAGE HOME

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

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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.

DISCLAIMER: TYPICAL IS INTENDED TO ILLUSTRATE DEVELOPMENT STANDARDS ONLY AND DOES NOT REPRESENT A SPECIFIC SITE PLAN.



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

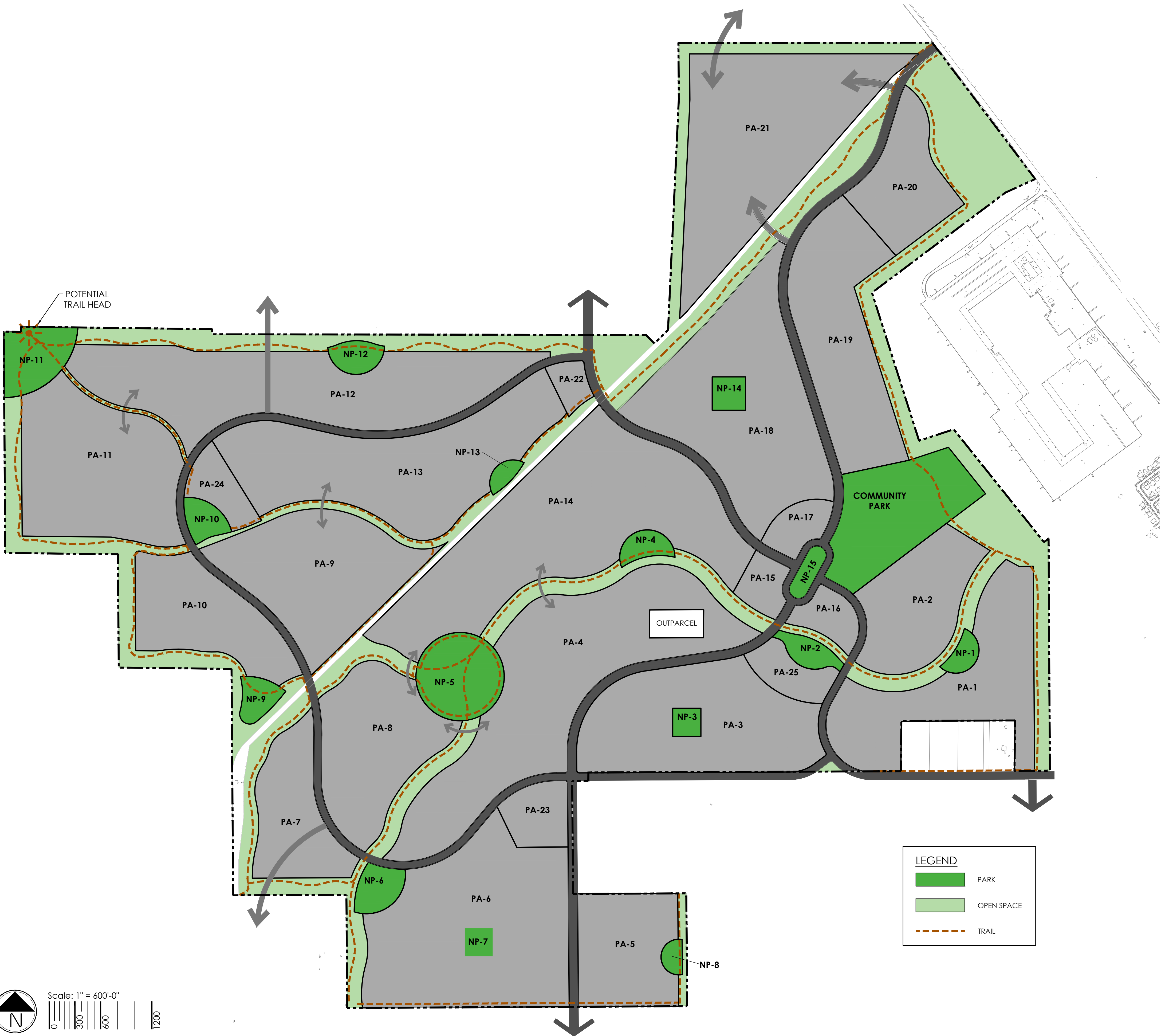
DEVELOPMENT
STANDARDS
MULTI-FAMILY

SHEET NUMBER

11

SHEET 11 OF 17

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).

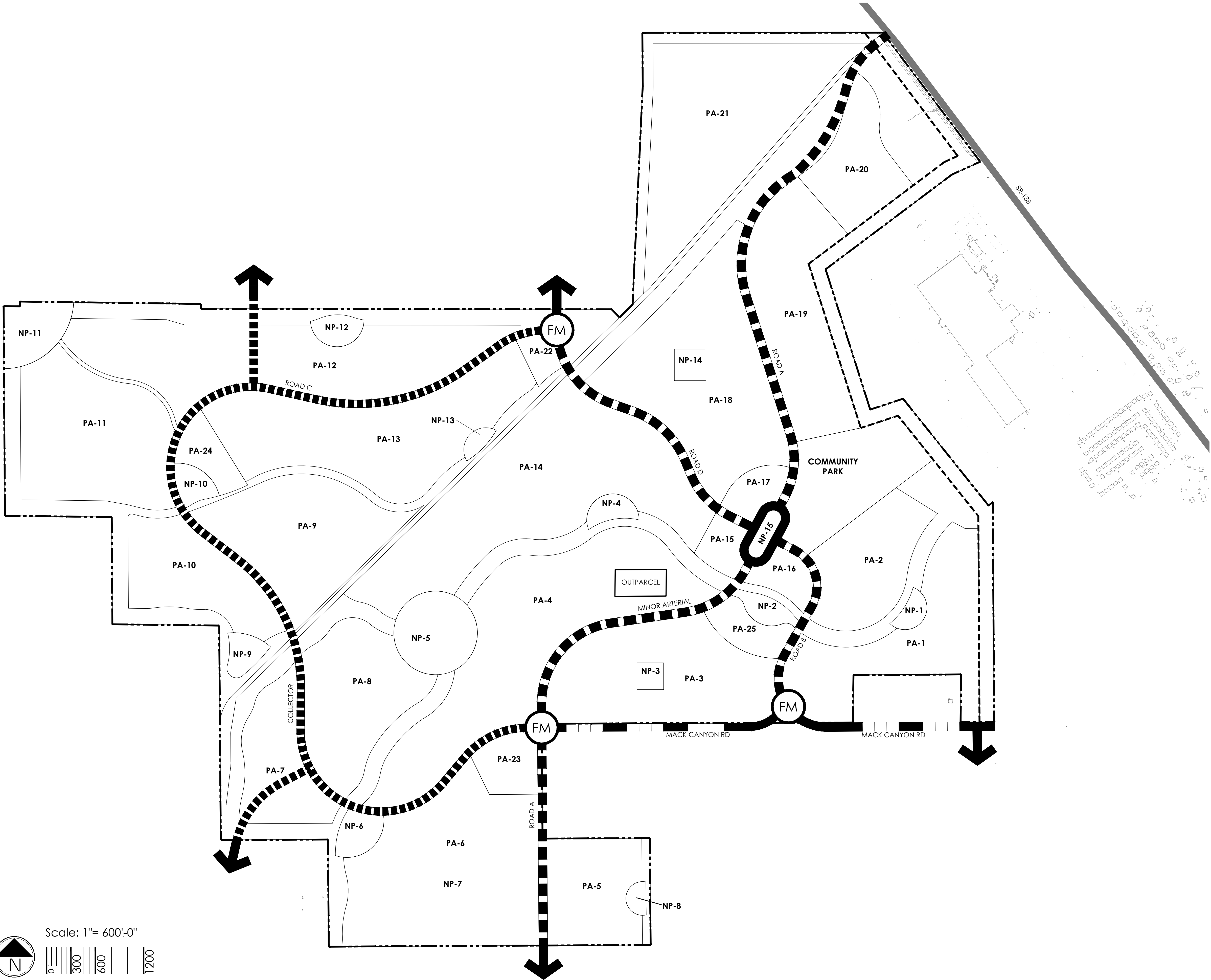
D. NEIGHBORHOOD PARKS

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
 - BOCCIE 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.

DESERET
ZONING OVERLAY DISTRICT



Scale: 1"= 600'-0"

LEGEND

COLLECTOR

MINOR ARTERIAL

CONDITIONAL ARTERIAL

TOWN CENTER

EXISTING SR-138

POTENTIAL ACCESS POINT

POTENTIAL FUTURE ACCESS POINT

PROPOSED FULL MOVEMENT INTERSECTION (1)

NOTES:

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

PROJECT NAME

DESERET
ZONING OVERLAY DISTRICT
GRANTSVILLE, UTAH

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

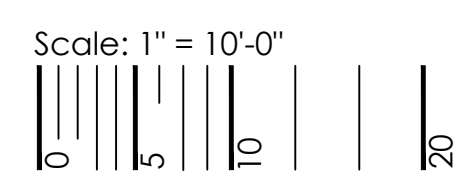
SHEET TITLE

CIRCULATION PLAN

SHEET NUMBER

13

SHEET 13 OF 17



DESEREI
ZONING OVERLAY DISTRICT
GRANTSVILLE, UTAH

SHEET TITLE

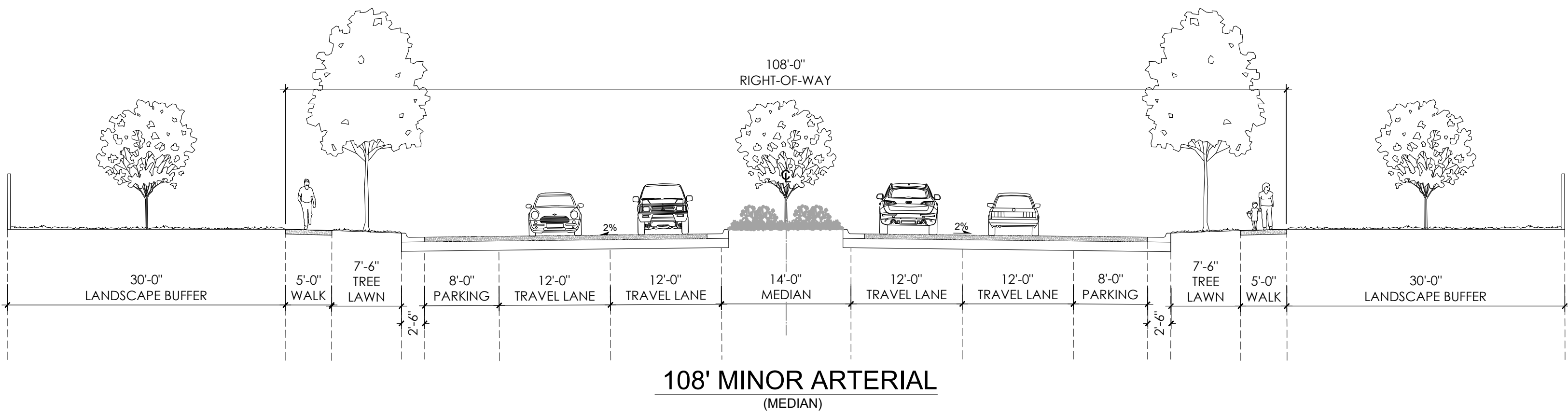
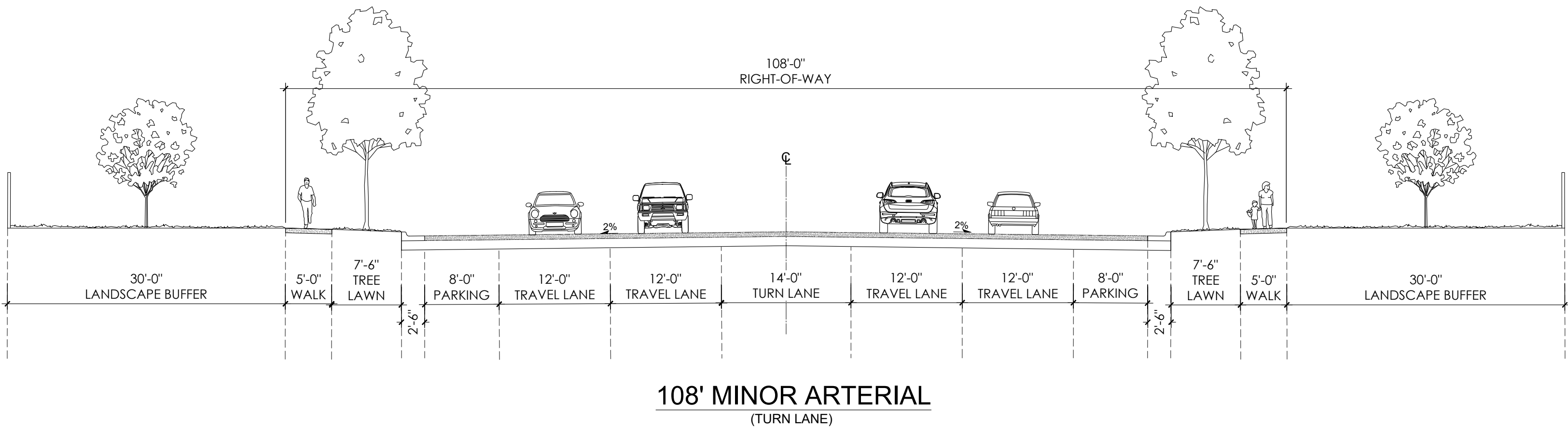
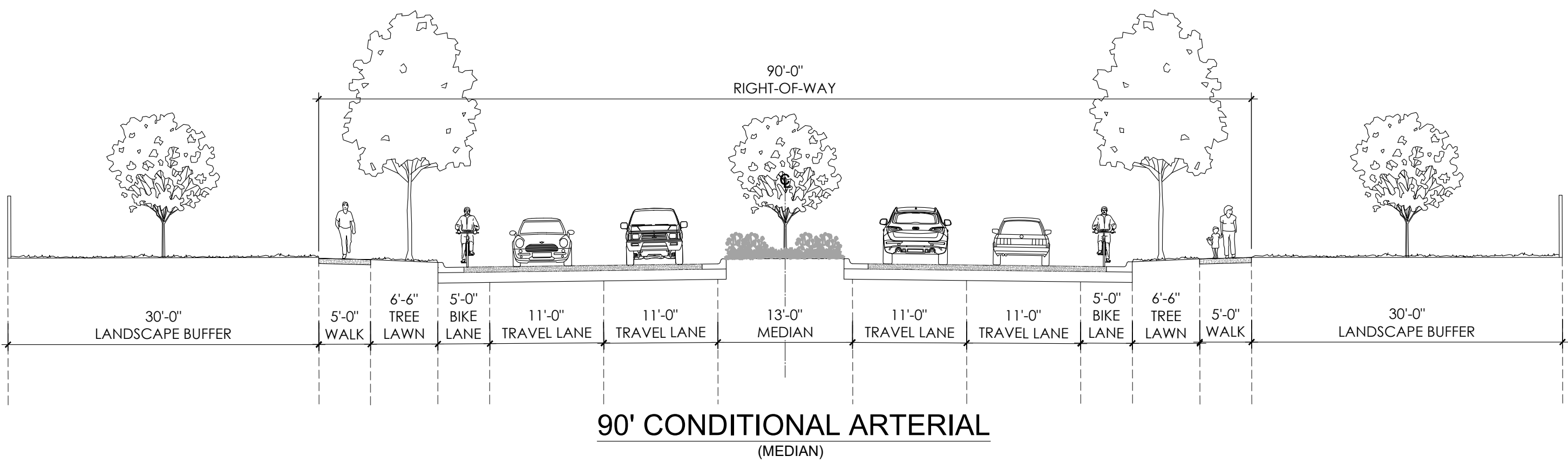
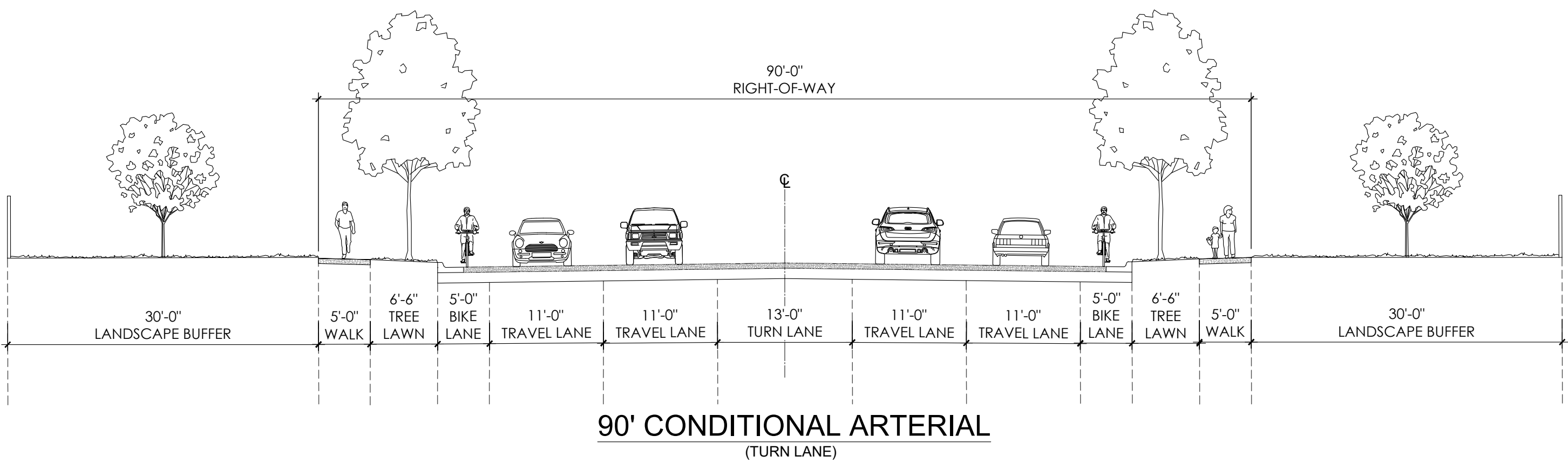
ROAD SECTIONS

14

SHEET 14 OF 17

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DESERET
ZONING OVERLAY DISTRICT



Scale: 1" = 10'-0"

20

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.



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

ARCHITECTURE
DESIGN STANDARDS

SHEET NUMBER

16

SHEET 16 OF 17

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DESERET

ZONING OVERLAY DISTRICT

LANDSCAPE, FENCING, AND LIGHTING DESIGN STANDARDS

PART E - LANDSCAPE

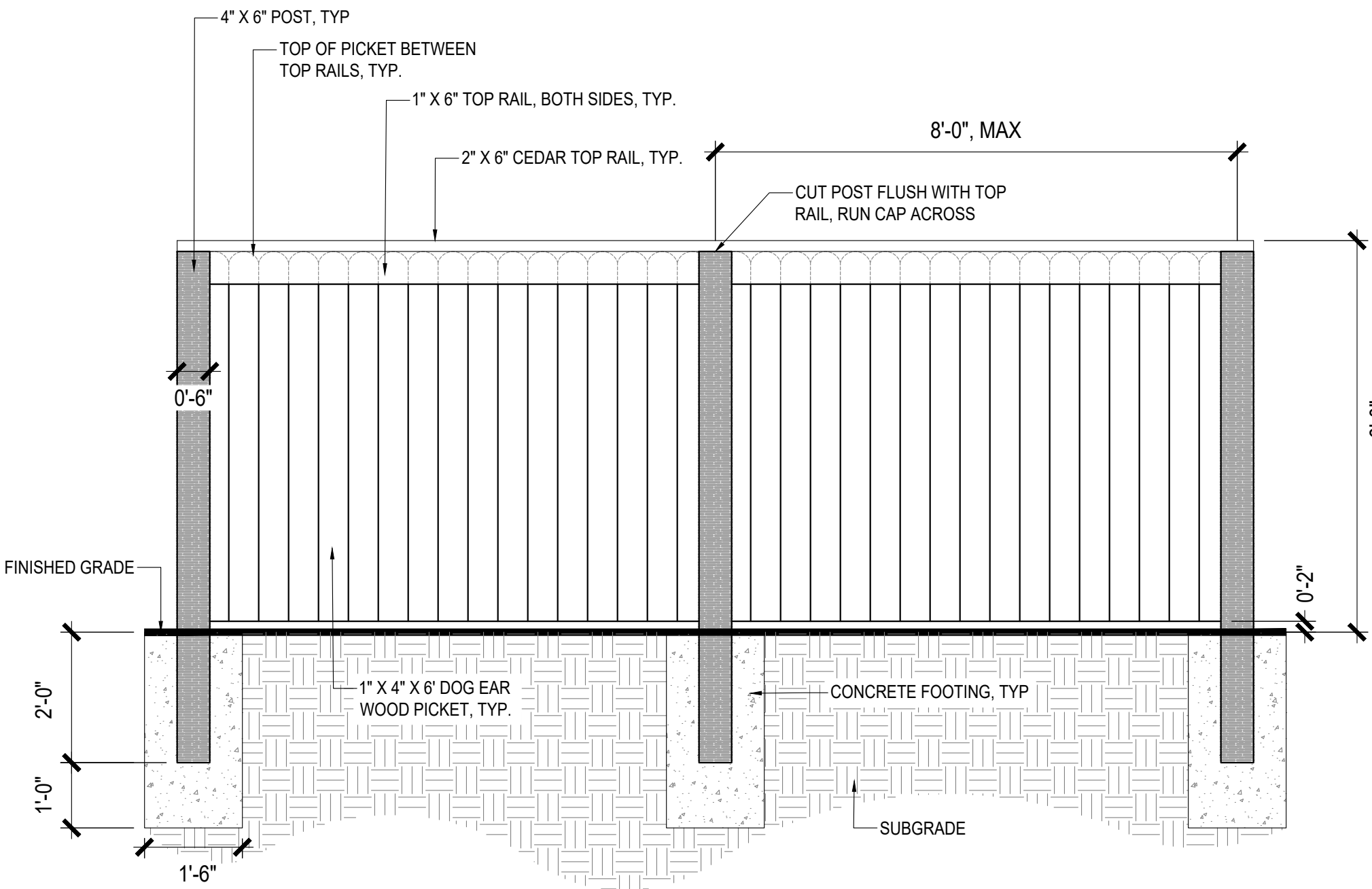
- LANDSCAPE DESIGN PRINCIPLES
 - ALL DEVELOPMENT SHALL DEMONSTRATE ADHERENCE TO THE FOLLOWING LANDSCAPE DESIGN PRINCIPLES:
 - DESIGN TO PROVIDE AN ATTRACTIVE, COMFORTABLE ENVIRONMENT FOR USERS WHILE MINIMIZING MAINTENANCE NEEDS, IRRIGATION WATER REQUIREMENTS, AND THE USE OF HERBICIDES AND PESTICIDES
 - 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.
 - COORDINATE THE DESIGN OF THE LANDSCAPE WITH SITE EROSION PROTECTION, STORM DRAINAGE, AND WATER QUALITY IMPROVEMENT SYSTEMS.
 - DESIGN AND MANAGE IRRIGATION SYSTEMS TO ACHIEVE PEAK EFFICIENCY.
- PARKWAY DESIGN OF ARTERIAL AND COLLECTOR STREETS
 - 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.
 - 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.
 - MEDIANS WILL BE PLANTED IN A SIMILAR FASHION TO THE PARKWAY OR WILL BE CONSTRUCTED OF COLORED AND STAMPED CONCRETE.
 - THE PARKWAY DESIGN SHALL EMPHASIZE XERISCAPE PRINCIPLES AND A UNIQUE LOOK THAT SETS THE COMMUNITY APART.
- ARTERIAL AND COLLECTOR STREET BUFFER
 - 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.
- 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.
- MINIMUM PLANT MATERIAL QUANTITIES
 - 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.
- BUFFER
 - LANDSCAPE BUFFERS SHALL CONTAIN A MINIMUM OF ONE TREE AND TEN SHRUBS PER 40 LINEAR FEET.
 - WHERE RESIDENTIAL USES BACK TO THE ROAD, 50% OF THE TREES PROVIDED SHALL BE EVERGREEN.
- DETENTION AND/OR DRAINAGE
 - 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.
 - DRAINAGE CORRIDORS SHALL REQUIRE ONE CANOPY SHADE TREE OR EVERGREEN TREE PER 200 LINEAR FEET.
- PARKWAY
 - 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.
 - PARKWAY TREES ALONG ARTERIAL AND COLLECTOR STREETS SHALL BE PLANTED AT A RATE OF ONE CANOPY SHADE TREE PER 30 LINEAR FEET.
 - 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.
 - LINEAR FEET SHALL BE MEASURED ALONG THE SOFT SURFACE OF THE PARKWAY ONLY.
 - PARKWAY PLANTING SHALL UTILIZE A VARIETY OF TREE SPECIES. NO MORE THAN 50% OF ANY ONE SPECIES MAY BE PLANTED IN A PARKWAY.
 - PARKWAYS MAY INCLUDE A VARIETY OF GROUND COVER INCLUDING (BUT NOT LIMITED TO) SHRUBS, ORNAMENTAL GRASSES, PERENNIALS, CEDAR AND/OR ROCK MULCH, DECORATIVE BOULDERS, TURF GRASS/SOD, AND MASONRY PAVERS.
- MEDIAN
 - 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.
 - SHRUBS SHALL BE PROVIDED AT A RATIO OF SIX SHRUBS PER 50 LINEAR FEET OF MEDIAN.
- PARKING LOT
 - 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.
 - PARKING LOT PERIMETERS SHALL CONTAIN A MINIMUM OF ONE TREE AND FIVE SHRUBS PER 40 LINEAR FEET.
- PARKS
 - PARKS SHALL CONTAIN A MIX OF ONE CANOPY SHADE TREE AND/OR EVERGREEN TREE PER 1,500 SQUARE FEET.
 - SHRUBS SHALL BE PLANTED AT A RATE OF FIVE SHRUBS PER 1,500 SQUARE FEET OF PARK SPACE.
 - SPORTS FIELDS OR COURTS (I.E. BASEBALL, VOLLEYBALL, TENNIS, ETC.) IN PARKS SHALL NOT HAVE A PLANTING REQUIREMENT.
- ALL OTHER LANDSCAPE AREAS
 - ALL OTHER LANDSCAPE AREAS REQUIRE ONE TREE AND 5 SHRUBS PER 3,000 SQUARE FEET.
- RESIDENTIAL LANDSCAPE
 - 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.
- WATERWISE LANDSCAPES
 - NO MORE THAN 30% TURF IS PERMITTED IN TREE LAWNS, LANDSCAPE BUFFERS AND OTHER PASSIVE LANDSCAPED AREAS.
 - TURF WITHIN PARKS SHALL BE LIMITED TO ACTIVE AREAS SUCH AS FIELDS.
 - 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.
 - LANDSCAPE BEDS SHALL BE WATERED WITH A DRIP IRRIGATION SYSTEM.
 - SEPARATE WATER ZONES ARE REQUIRED FOR TURF AND LANDSCAPE BEDS.
 - PLANTS SHALL BE WATERWISE AND ADAPTED TO GRANTSVILLE'S LOCAL CLIMATE.

PART F - FENCING

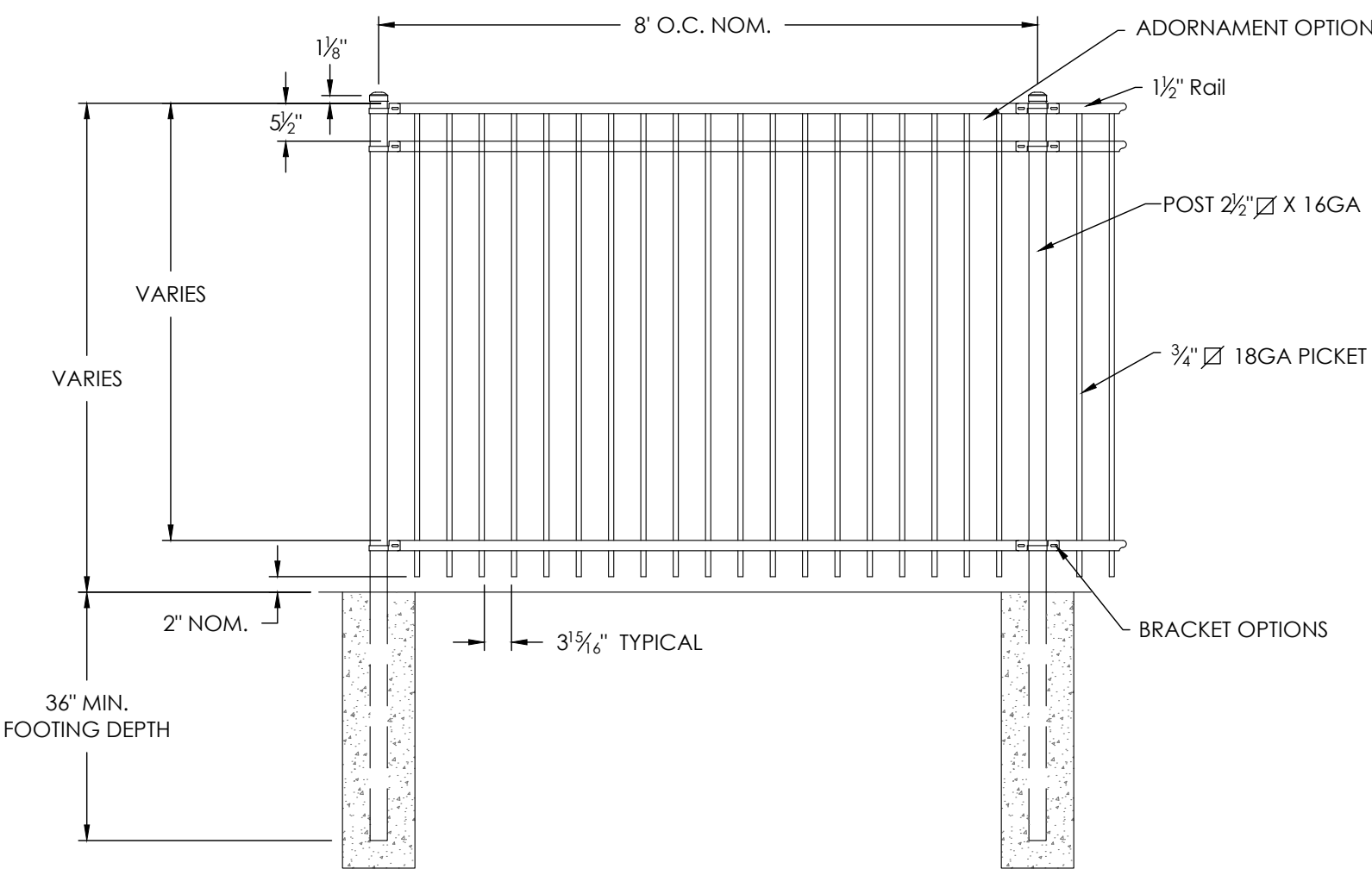
- SINGLE FAMILY DETACHED, TWIN HOME, TWO FAMILY, AND SINGLE FAMILY ATTACHED RESIDENTIAL FENCING
 - ALL FENCING SHALL CONSIST OF NATURAL (I.E. WOOD OR MASONRY) OR COMPOSITE MATERIALS.
 - CHAIN LINK AND VINYL FENCING ARE NOT PERMITTED IN RESIDENTIAL APPLICATIONS.
- MULTI-FAMILY RESIDENTIAL FENCING
 - ALL MULTI-FAMILY RESIDENTIAL FENCING SHALL CONSIST OF NATURAL (I.E. WOOD OR MASONRY) OR COMPOSITE MATERIALS.
 - CHAIN LINK AND VINYL FENCING ARE NOT PERMITTED IN MULTI-FAMILY RESIDENTIAL APPLICATIONS.
 - ORNAMENTAL METAL FENCING IS PERMITTED IN CLUBHOUSE APPLICATIONS, SUCH AS AROUND POOLS.
- NON-RESIDENTIAL FENCING
 - CHAIN LINK FENCE IS PERMITTED IN INDUSTRIAL APPLICATIONS AND SPORTS FIELDS/COURTS BUT SHALL BE VINYL-COATED.
 - CHAIN LINK SHALL BE RESTRICTED WHEN POSSIBLE.
 - ELECTRIC FENCING AND BARBED WIRE, OR SIMILAR, ARE NOT PERMITTED.
 - ALL OTHER FENCING SHALL CONSIST OF NATURAL (I.E. WOOD OR MASONRY) OR COMPOSITE MATERIALS. VINYL IS NOT PERMITTED.
 - EXCESSIVE FENCING SHALL BE AVOIDED THROUGH THE USE OF STAGGERING, LANDSCAPE, AND BUFFERING.
 - THE MAXIMUM HEIGHT FOR INDUSTRIAL FENCING IS 8 FEET.
- ARTERIAL STREET FENCING
 - A SIX FOOT SOLID PRIVACY FENCE IS REQUIRED ALONG ALL ARTERIAL STREETS.
 - ARTERIAL FENCES SHALL CONSIST OF NATURAL (I.E. WOOD OR MASONRY) OR COMPOSITE MATERIALS.
- OPEN RAIL FENCING
 - OPEN RAIL FENCING IS PERMITTED ADJACENT TO PARKS, OPEN SPACES, AND DRAINAGE CORRIDORS.
 - OPEN RAIL FENCES SHALL CONSIST OF NATURAL (I.E. WOOD) OR COMPOSITE MATERIALS.
- ADJOINING PROPERTY FENCING
 - 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

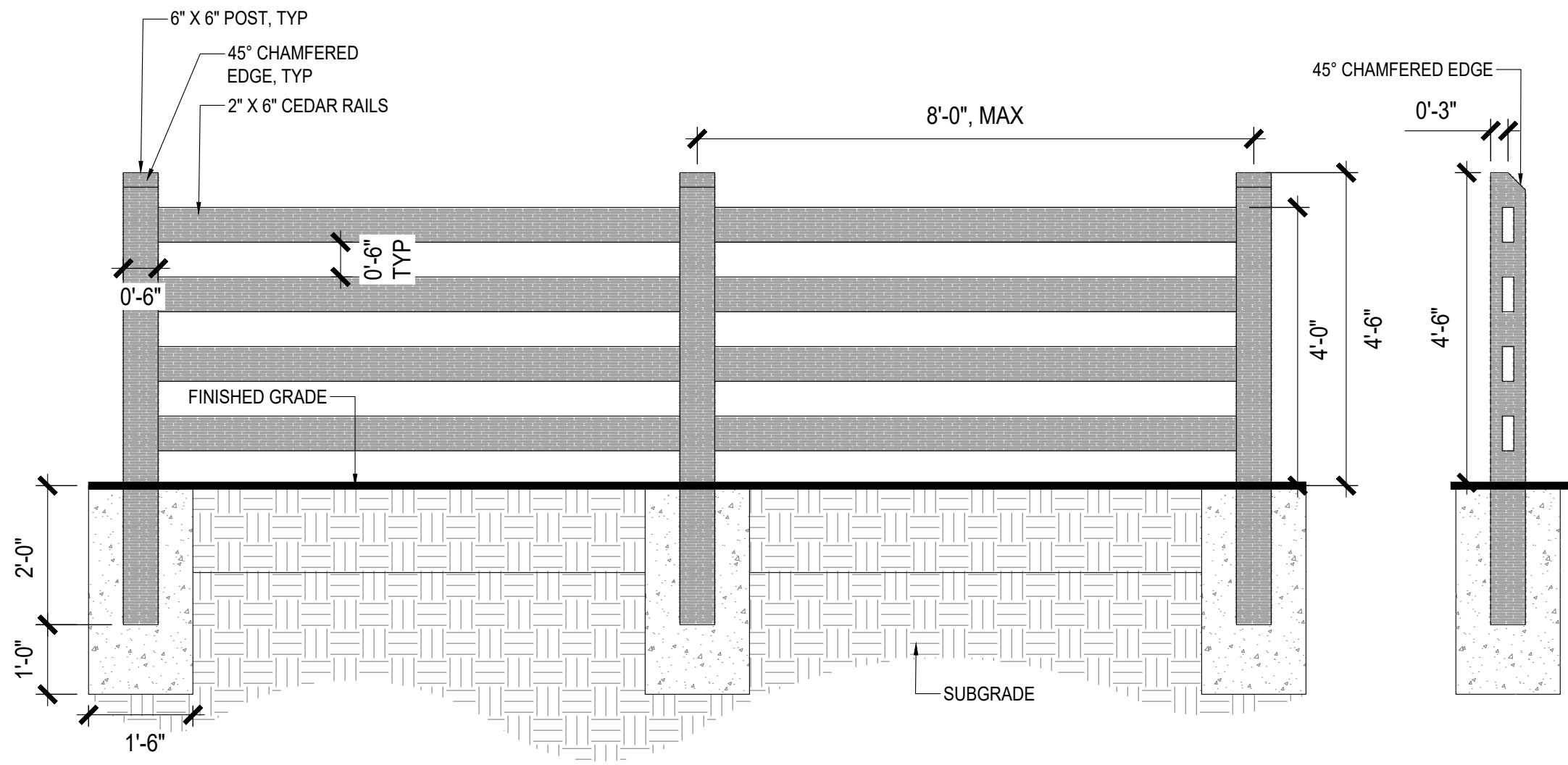
- ALL DEVELOPMENT SHALL PROVIDE ADEQUATE LIGHTING SO AS TO ASSURE SAFETY AND SECURITY. LIGHTING INSTALLATIONS SHALL NOT HAVE AN ADVERSE IMPACT ON TRAFFIC SAFETY OR THE SURROUNDING AREA. LIGHT SOURCES SHALL BE SHIELDED AND SHALL NOT SHINE ONTO ADJACENT PROPERTIES.
- LIGHTING FIXTURES SHALL BE "DARK SKY" COMPLIANT.
- THE MAXIMUM POLE HEIGHT FOR COMMERCIAL AND INDUSTRIAL APPLICATIONS IS 40 FEET.
- THE MAXIMUM POLE HEIGHT FOR RESIDENTIAL APPLICATIONS IS 25 FEET.
- 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.



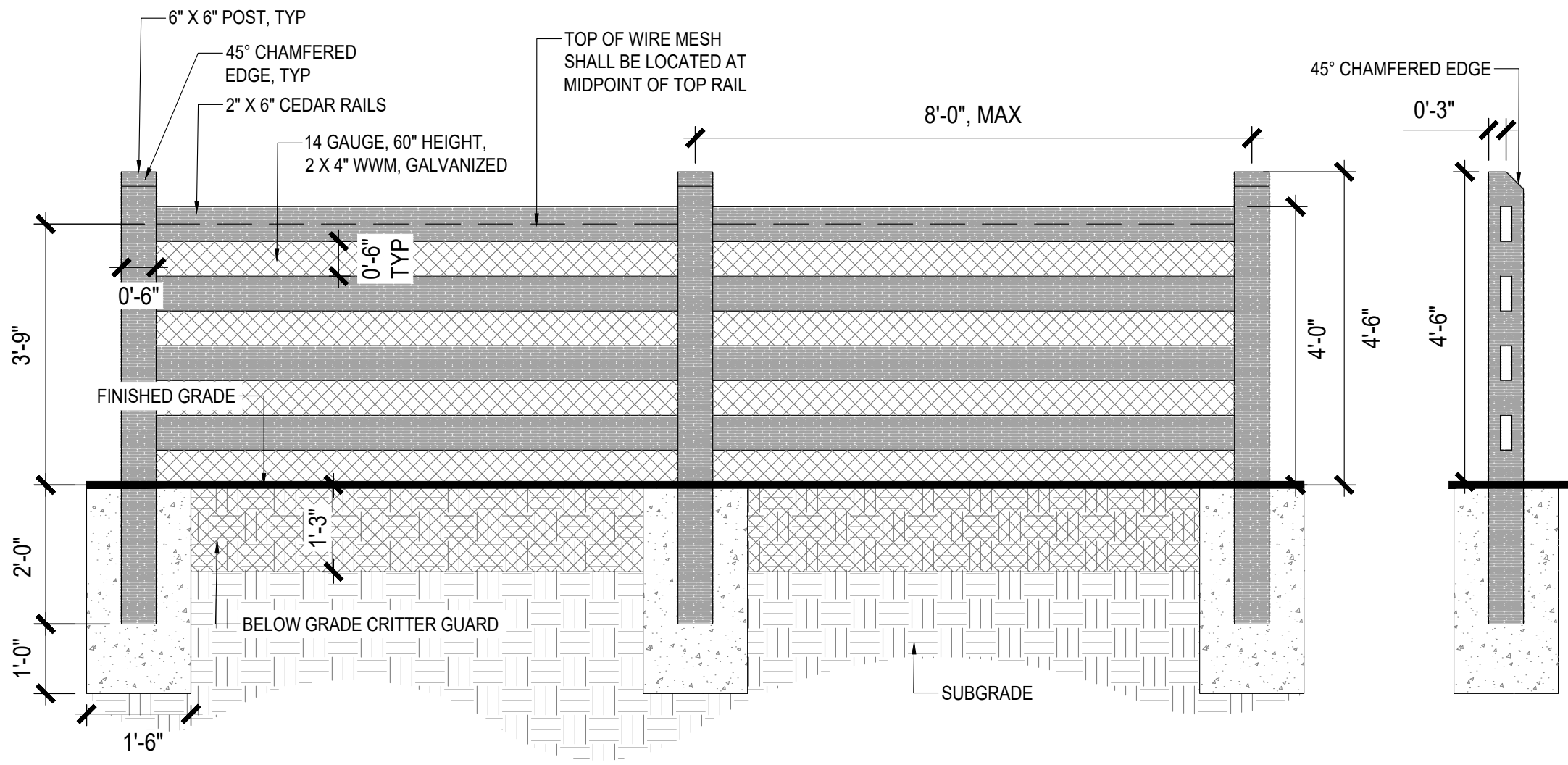
6' SOLID WOOD PRIVACY FENCE



ORNAMENTAL METAL FENCE



4' OPEN RAIL FENCE



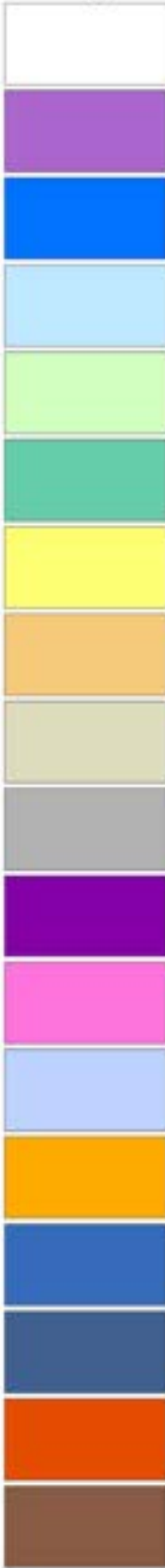
4' OPEN RAIL FENCE WITH WIRE MESH

LEGEND

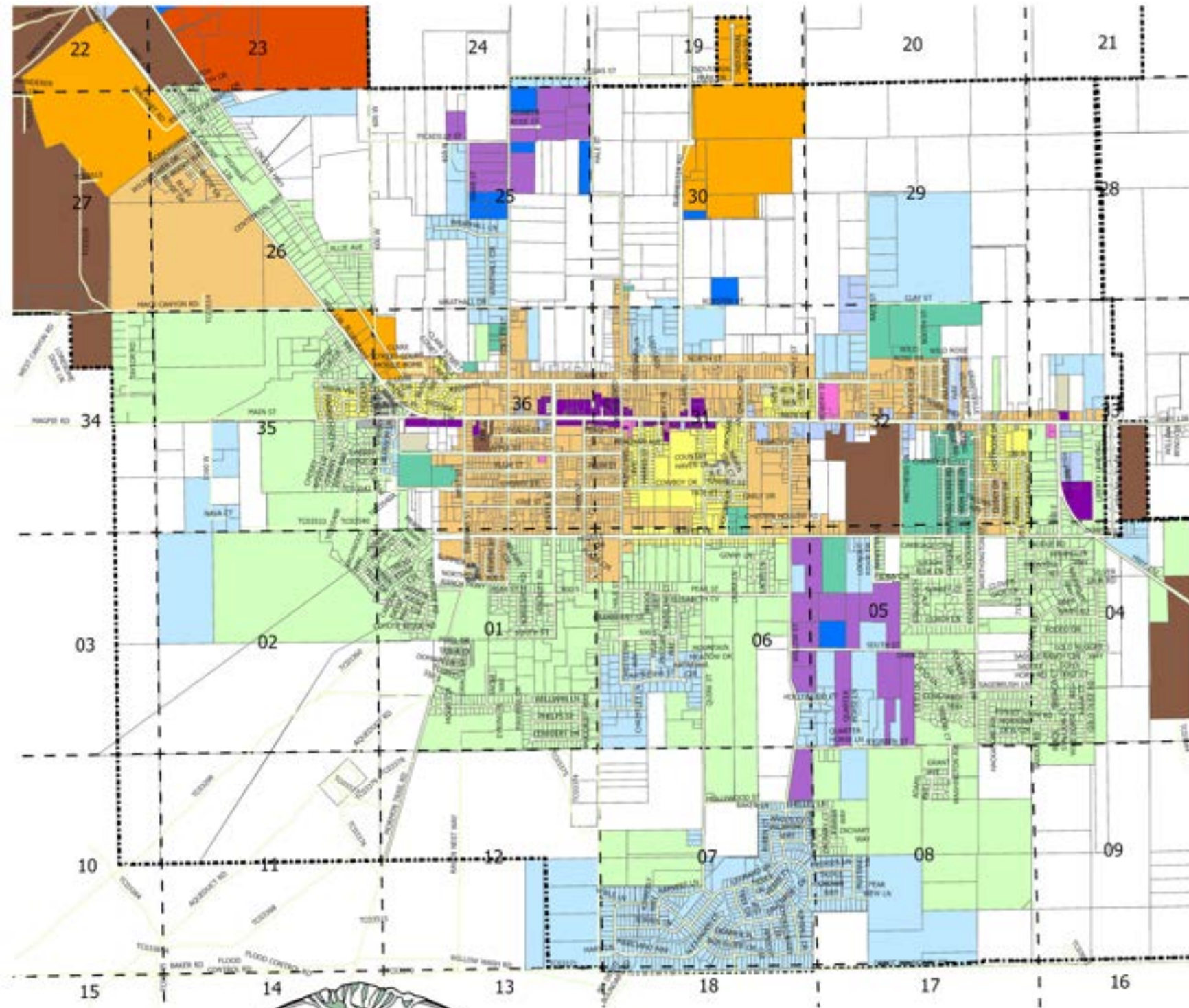


Grantsville City Boundary

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 for 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.



ZONING MAP
CENTRAL AREA

Draft October 19, 2022



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

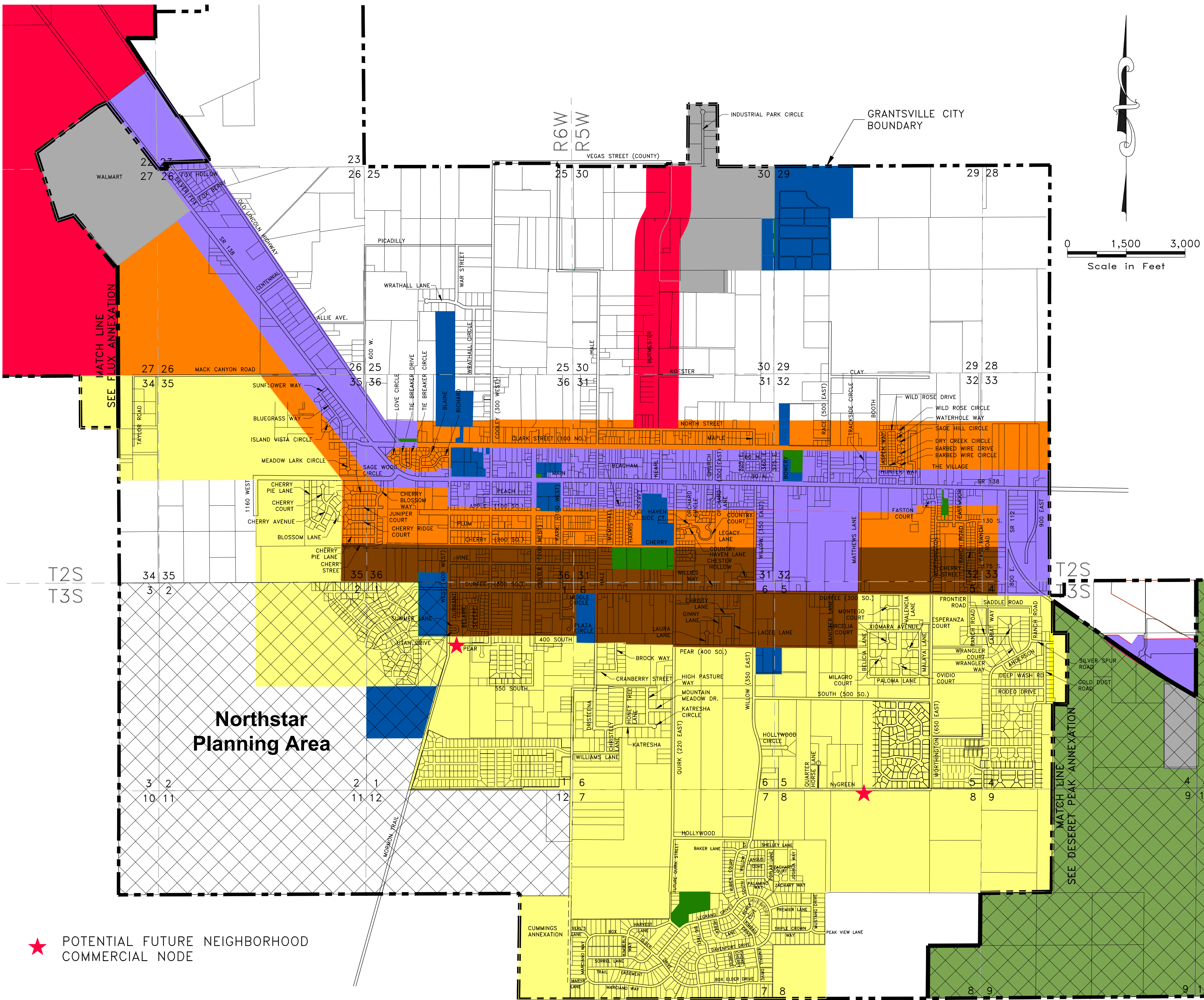
(Residential use with applicable rural land uses, allowing 1 dwelling unit per five to ten acres)

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



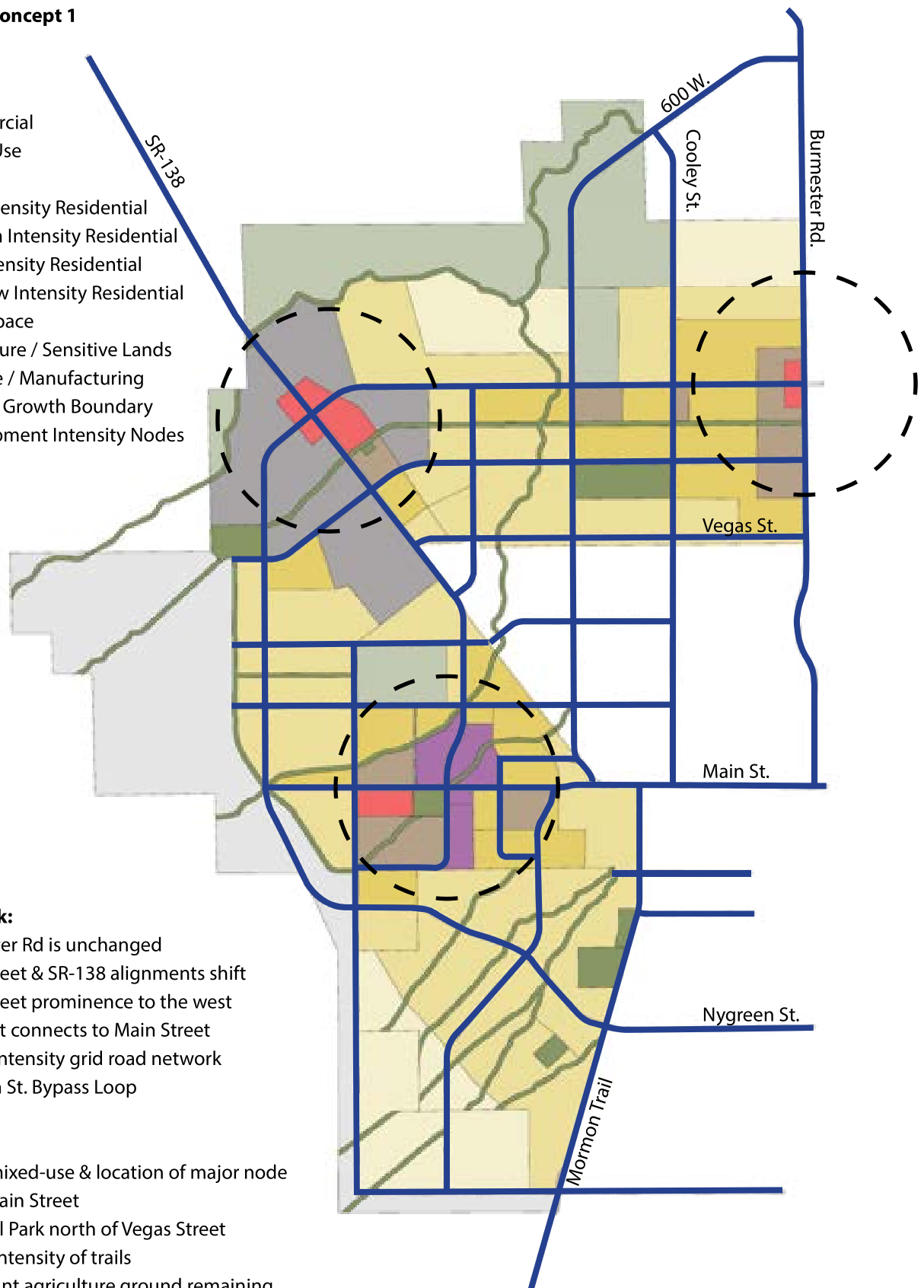
THE PURPOSE OF DESIGNATED PLANNING AREAS IS TO FOSTER A JOINT WORKING RELATIONSHIP BETWEEN THE LANDOWNER(S) OF LARGE PARCELS OR GROUPS OF PARCELS OF 500 ACRES OR GREATER TO CREATE A MASTER PLAN FOR THE AREA WITH A BALANCE OF USES BENEFICIAL TO BOTH THE DEVELOPMENT AND THE SURROUNDING COMMUNITY AND WILL ADEQUATELY ADDRESS THE POTENTIAL IMPACTS ON TRANSPORTATION, UTILITIES, AND OTHER PUBLIC SERVICES AND AMENITIES.



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

Preliminary Concept 1

- Commercial
- Mixed-Use
- Office
- High Intensity Residential
- Medium Intensity Residential
- Low Intensity Residential
- Very Low Intensity Residential
- Open Space
- Agriculture / Sensitive Lands
- Flex-Use / Manufacturing
- Outside Growth Boundary
- Development Intensity Nodes



Road Network:

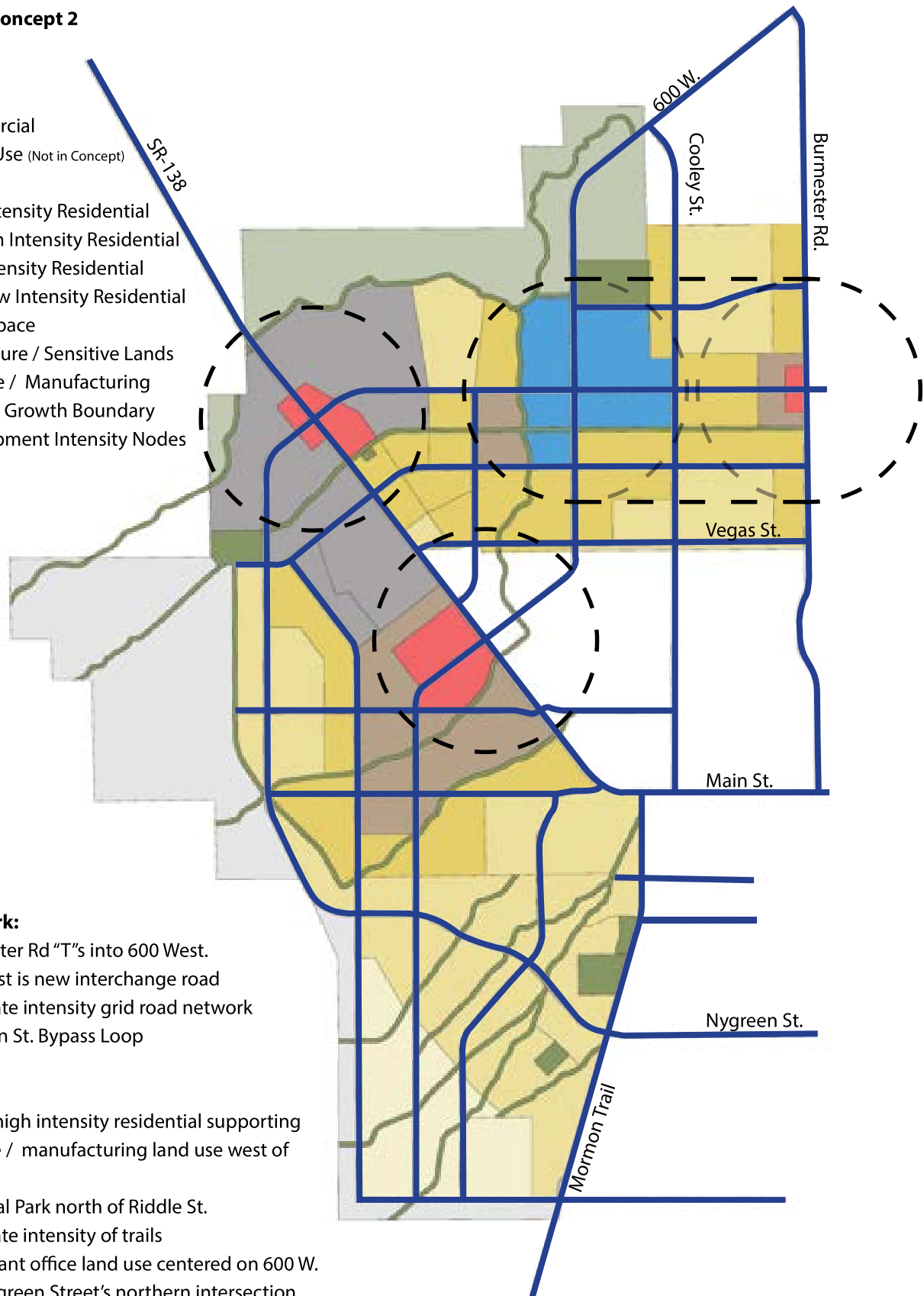
- Burmester Rd is unchanged
- Main Street & SR-138 alignments shift
- Main Street prominence to the west
- 600 West connects to Main Street
- Higher intensity grid road network
- Nygreen St. Bypass Loop

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

- Commercial
- Mixed-Use (Not in Concept)
- Office
- High Intensity Residential
- Medium Intensity Residential
- Low Intensity Residential
- Very Low Intensity Residential
- Open Space
- Agriculture / Sensitive Lands
- Flex-Use / Manufacturing
- Outside Growth Boundary
- Development Intensity Nodes



Road Network:

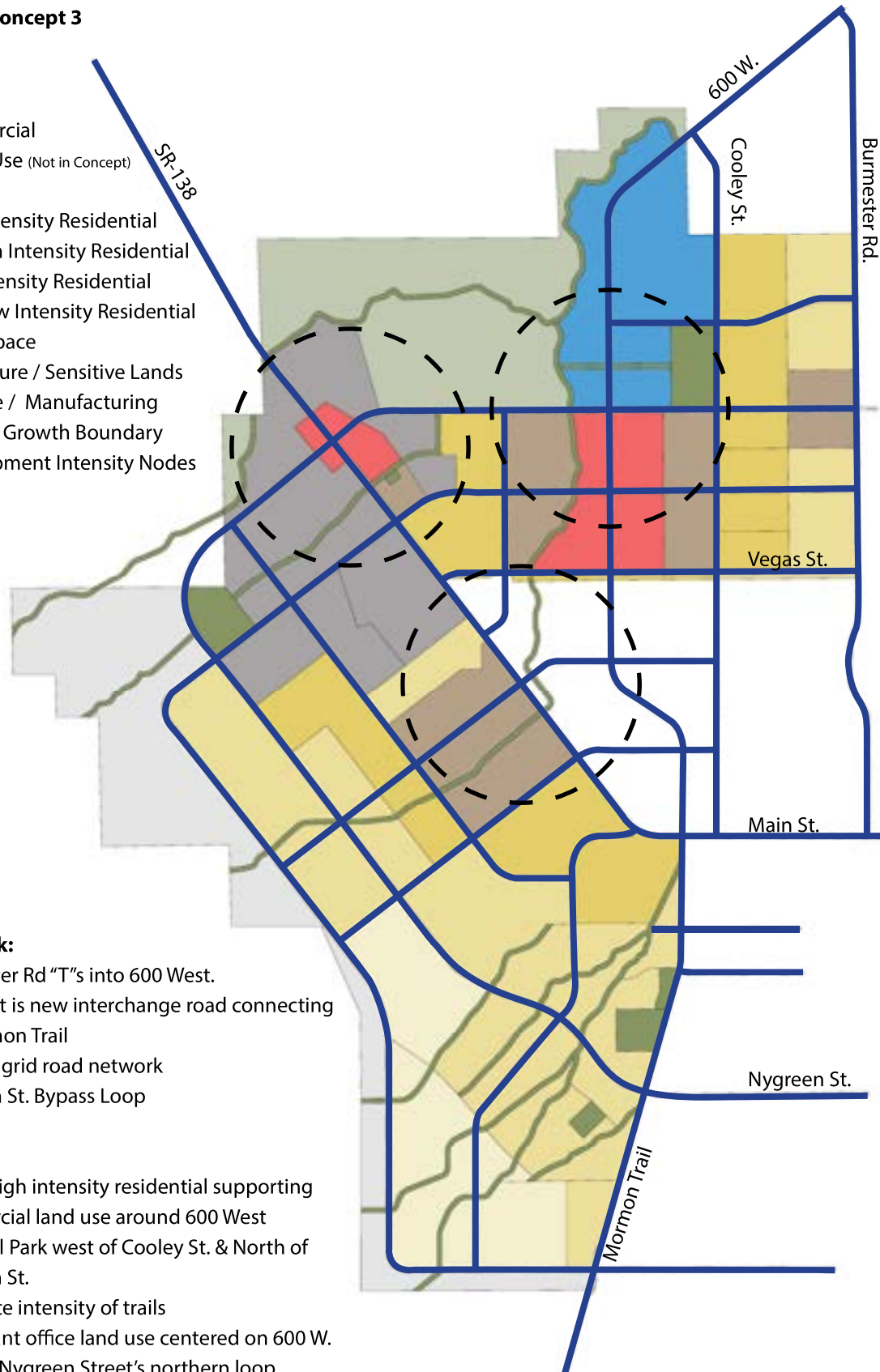
- Burmester Rd "T"s into 600 West.
- 600 West is new interchange road
- Moderate intensity grid road network
- Nygreen St. Bypass Loop

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

- Commercial
- Mixed-Use (Not in Concept)
- Office
- High Intensity Residential
- Medium Intensity Residential
- Low Intensity Residential
- Very Low Intensity Residential
- Open Space
- Agriculture / Sensitive Lands
- Flex-Use / Manufacturing
- Outside Growth Boundary
- Development Intensity Nodes



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:

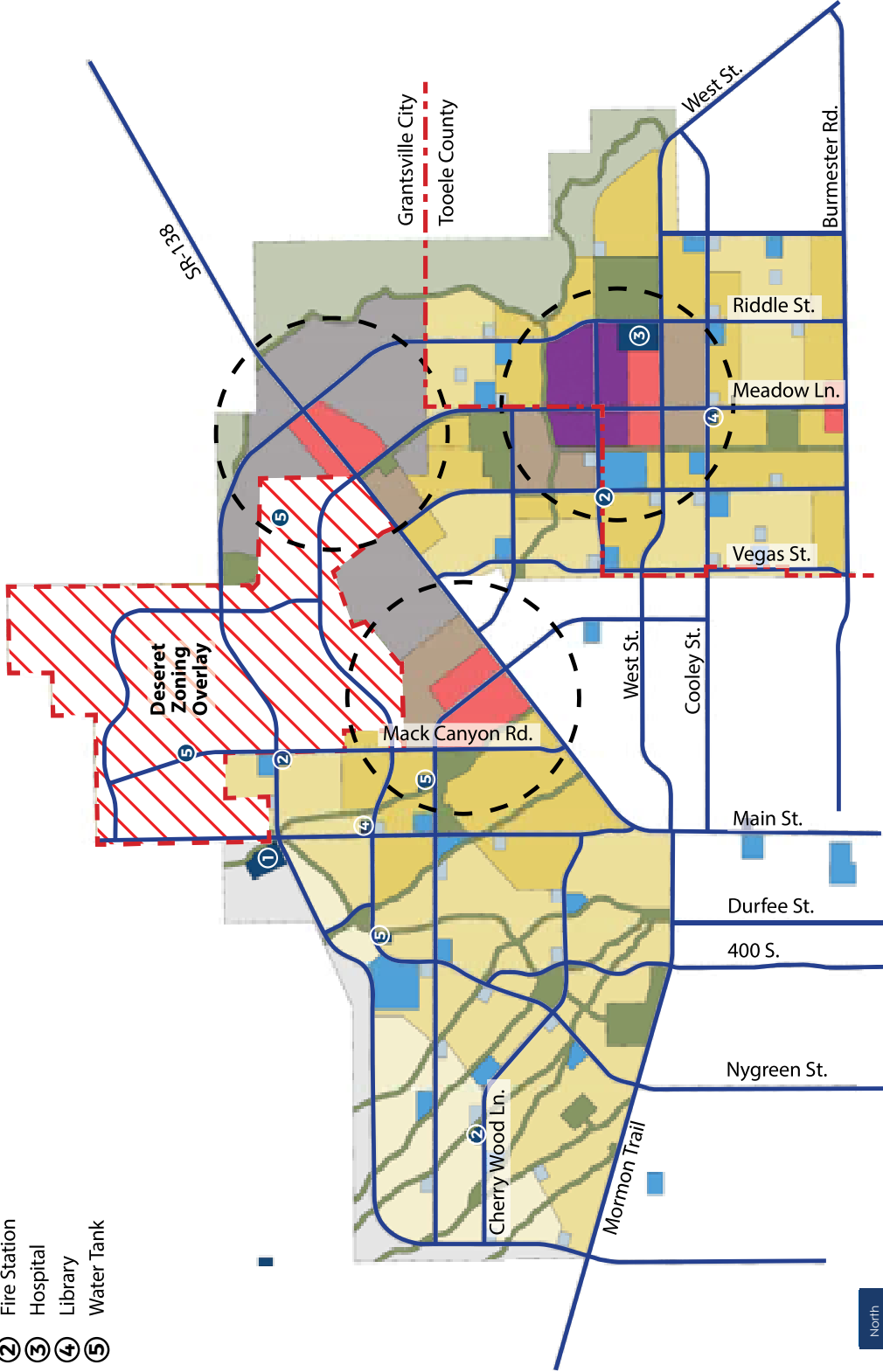
- Use of high intensity residential supporting commercial land use around 600 West
- Regional Park west of Cooley St. & North of Nygreen St.
- Moderate intensity of trails
- Significant office land use centered on 600 W. & north Nygreen Street's northern loop
- More high and very low intensity residential

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

- 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

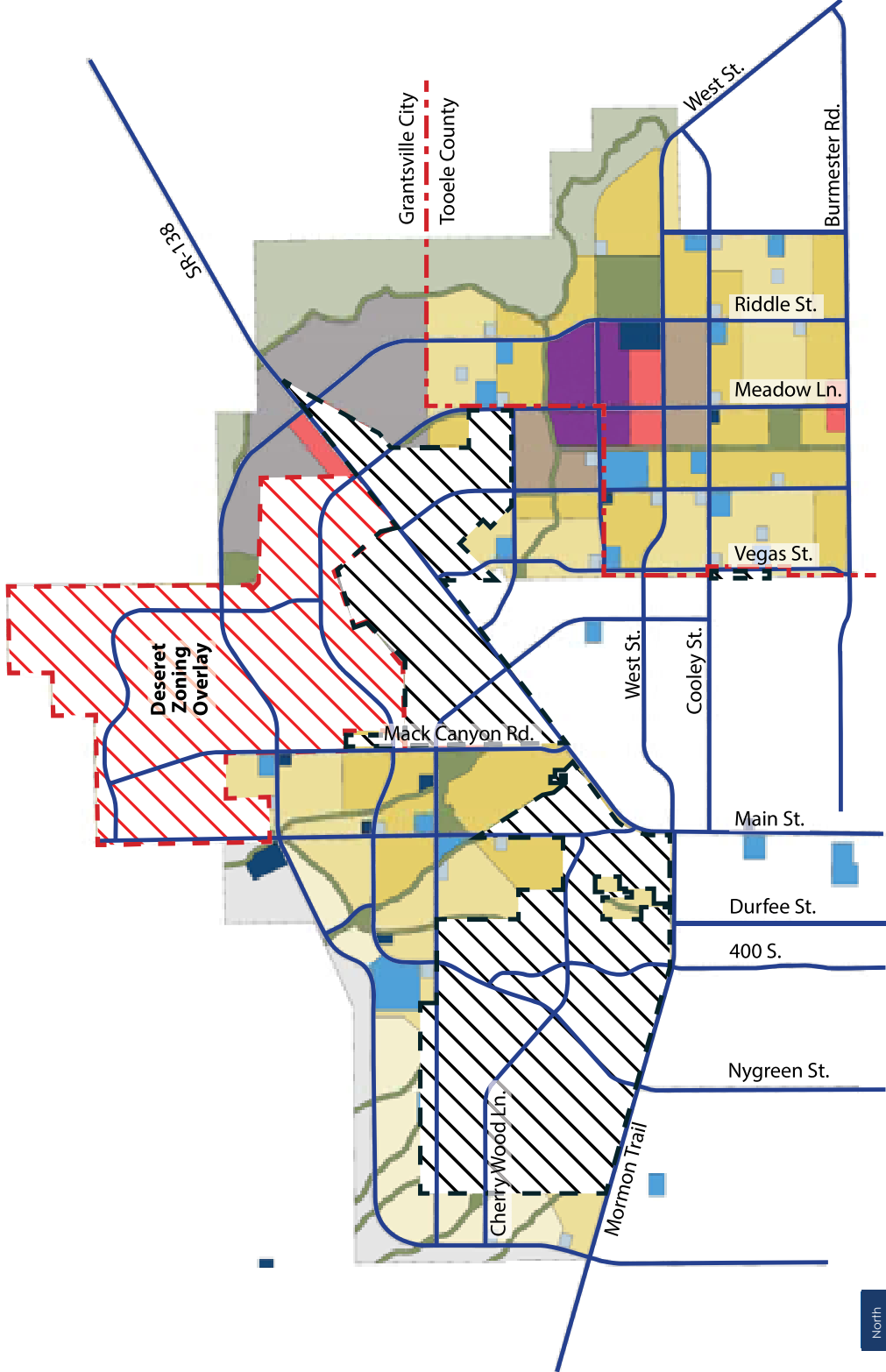
Desert Edge Overlay

Vested Uses July 2024

Existing / Proposed Streets
- Development Intensity Nodes
- Desert Edge Overlay
- Vested Uses July 2024
- Existing / Proposed Streets

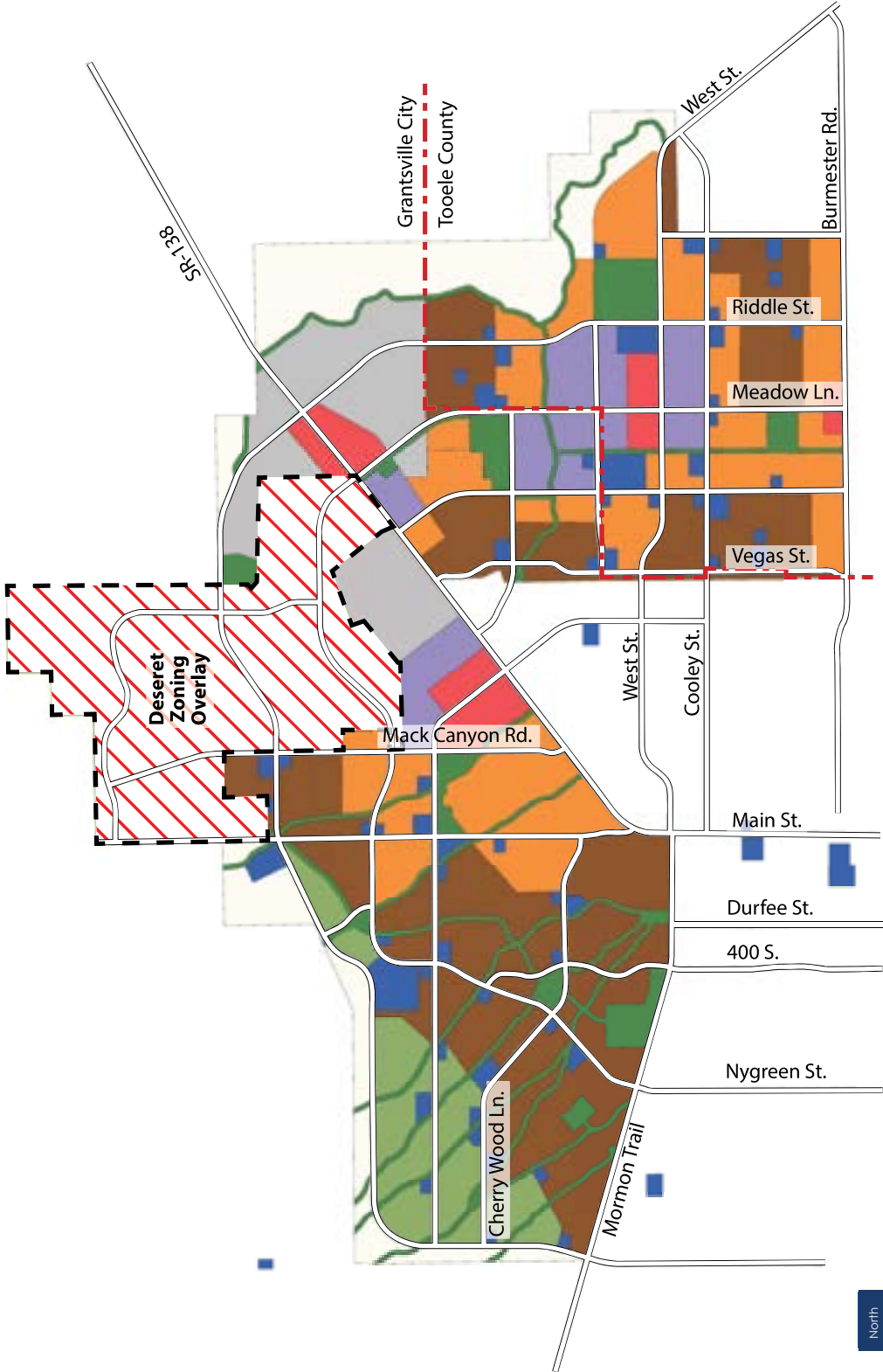
* See page 6-7 for land use descriptions

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

- LAND USE LEGEND
- Commercial
 - Mixed-Use Density
 - High Single Family Density Residential
 - Medium Density Residential
 - Low Density Residential
 - Rural Residential - 1
 - Rural Residential - 2
 - Industrial
 - Municipal/School/Religious
 - Parks & Open Space
 - Existing / Proposed Streets



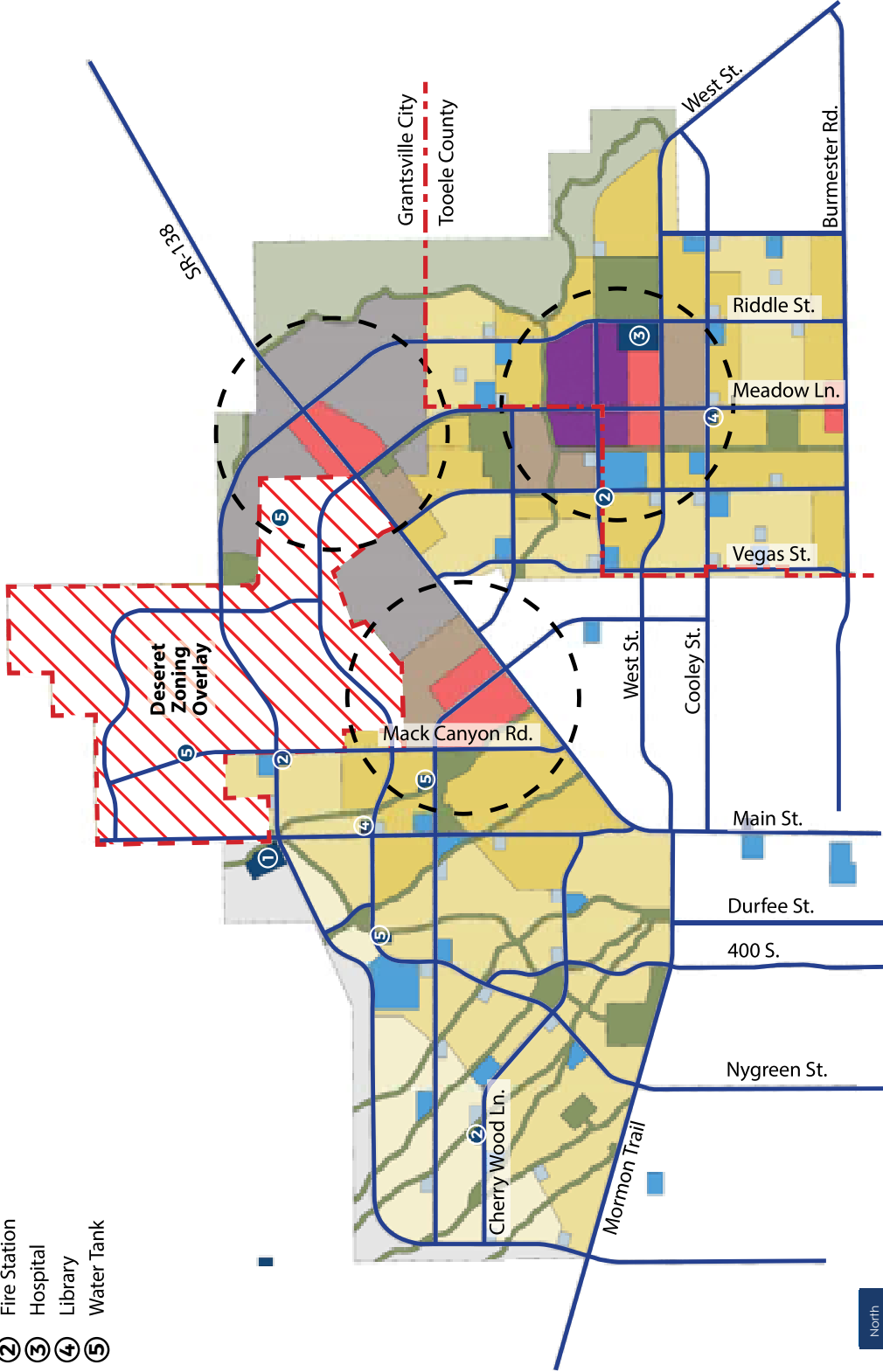
Scale 1"=1,500'

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.

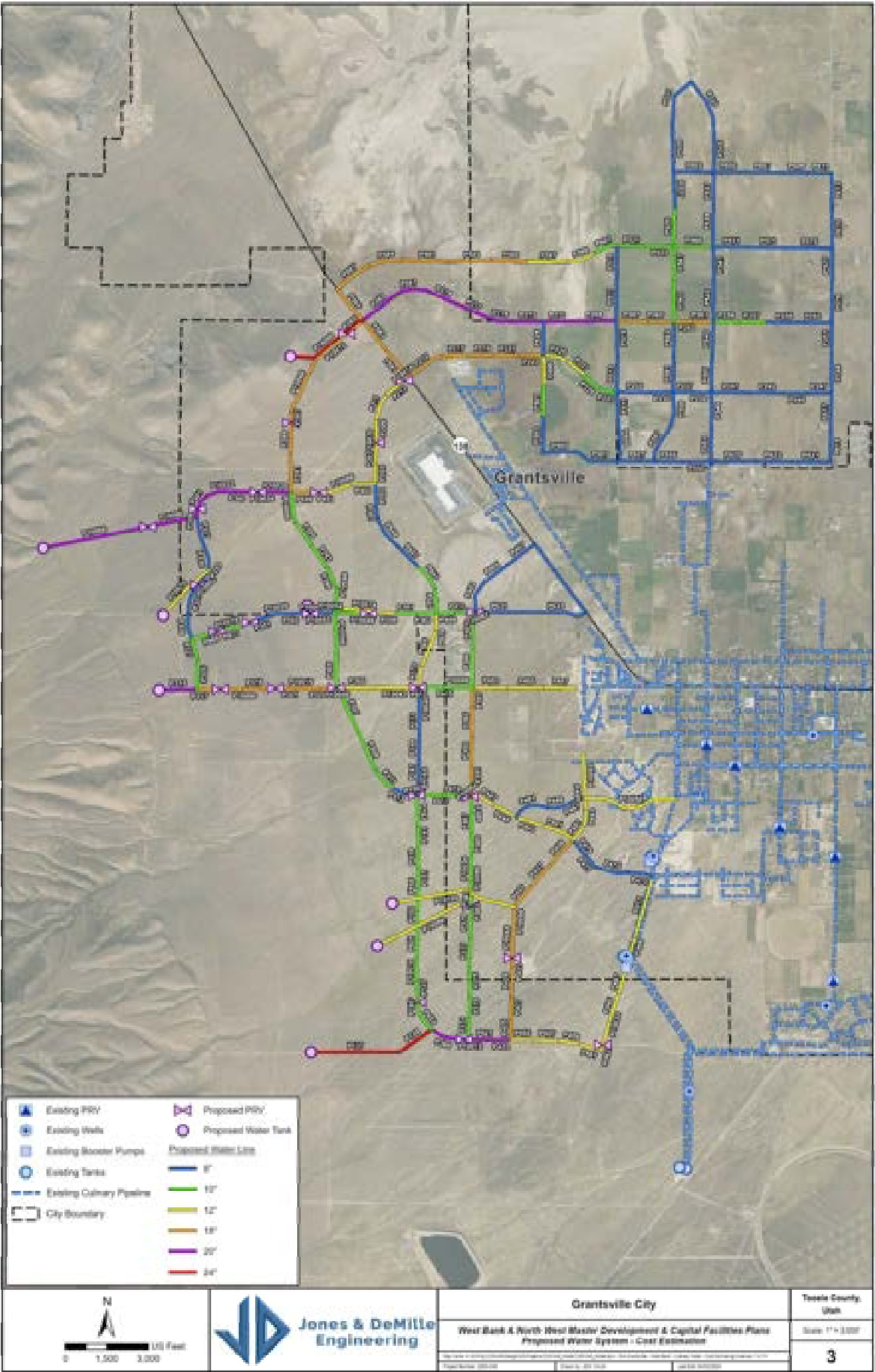
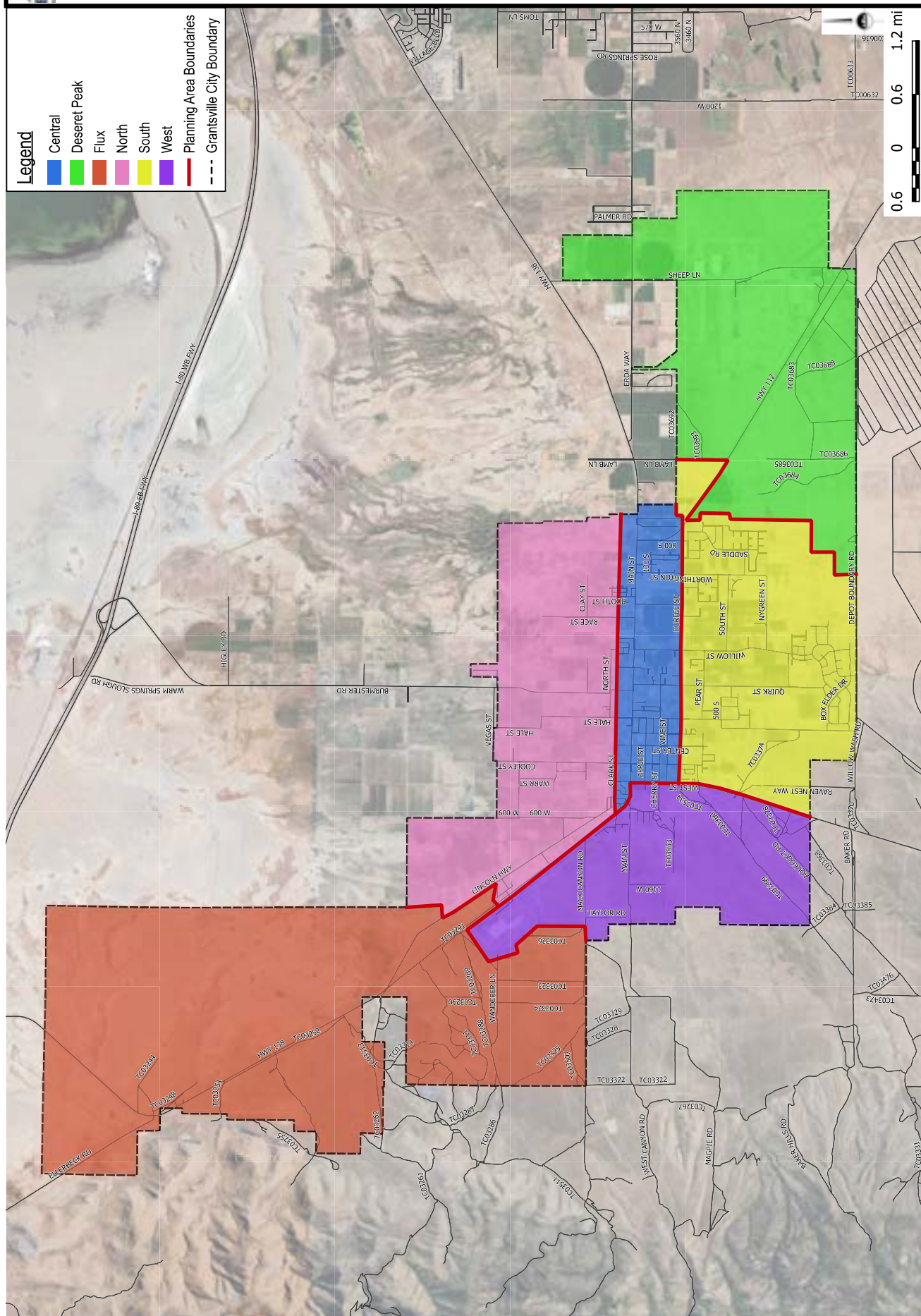


Figure 3. Cost Estimating Overview and Pipe Labels





DESERET

AT GRANTSVILLE

PLANNING COMMISSION
FEBRUARY 20, 2025

APPLICATIONS FOR CONSIDERATION

1. GENERAL PLAN AMENDMENT
2. ZONING OVERLAY DISTRICT



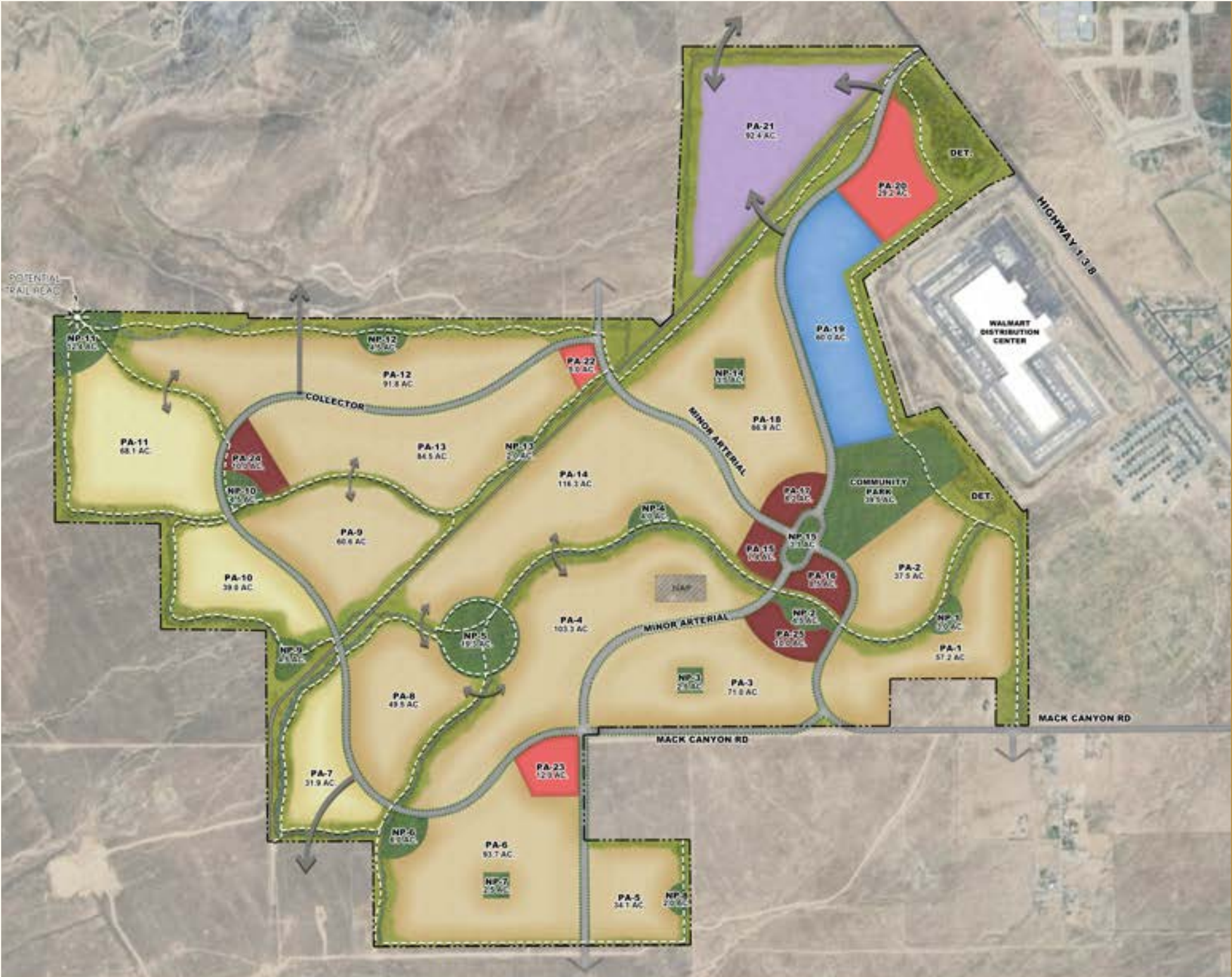
RENDERING IS CONCEPTUAL



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.



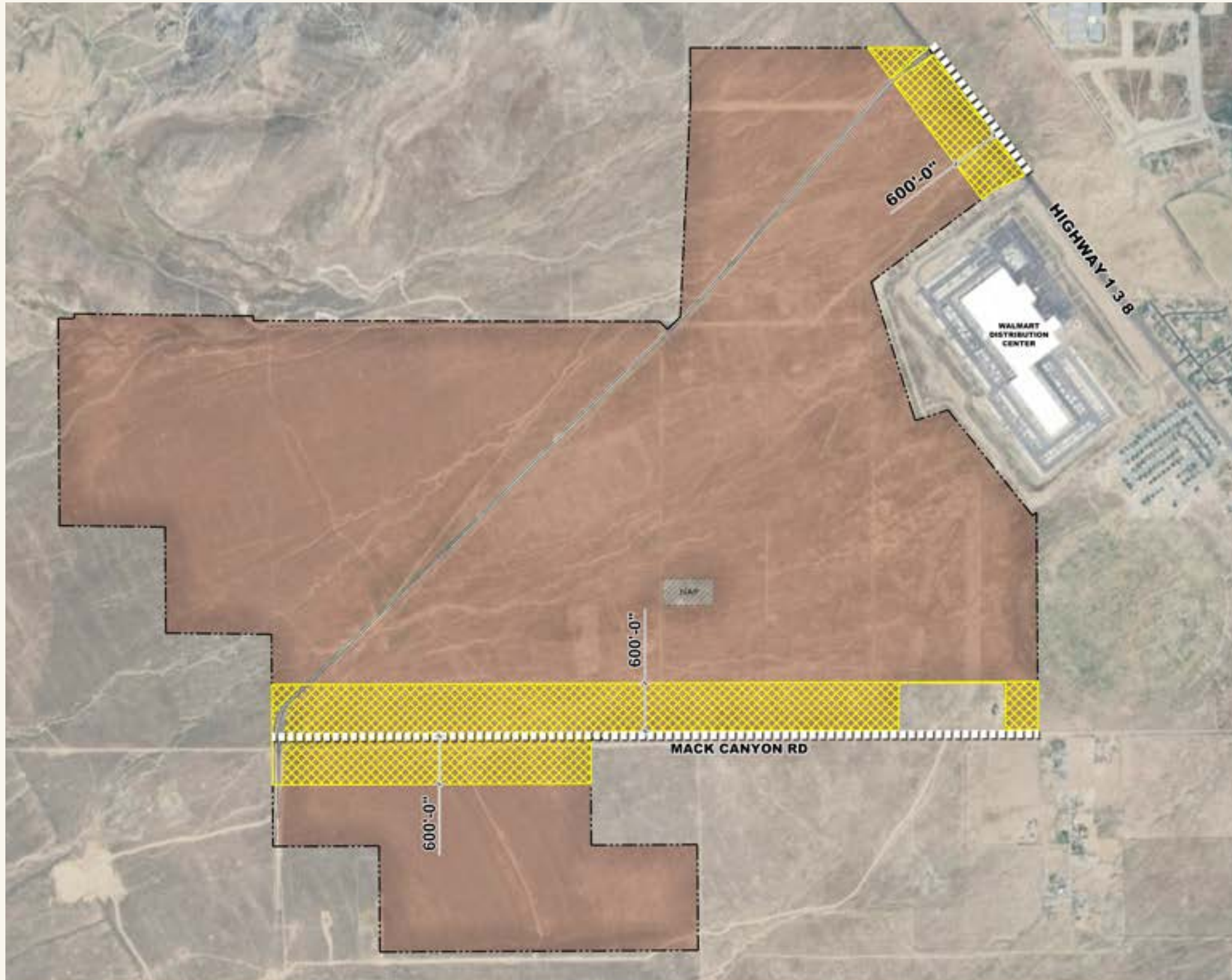
LAND USE SUMMARY		
LAND USE CATEGORY	AREA (ACRES)	UNITS
COMMERCIAL GENERAL	46.2	0
COMMERCIAL NEIGHBORHOOD	44.1	0
COMMERCIAL FLEX	92.4	462
SUBTOTAL	182.7	462
RESIDENTIAL	139.0	556
RESIDENTIAL FLEX	946.4	5979
SUBTOTAL	1085.4	6535
PARK	117.8	0
OPEN SPACE / DRAINAGE	264.2	0
MAJOR R.O.W.	79.0	0
TOTAL	1729.1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

LEGEND

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



LAND USE PLAN



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



REQUIRED COMMERCIAL PER MU ZONING

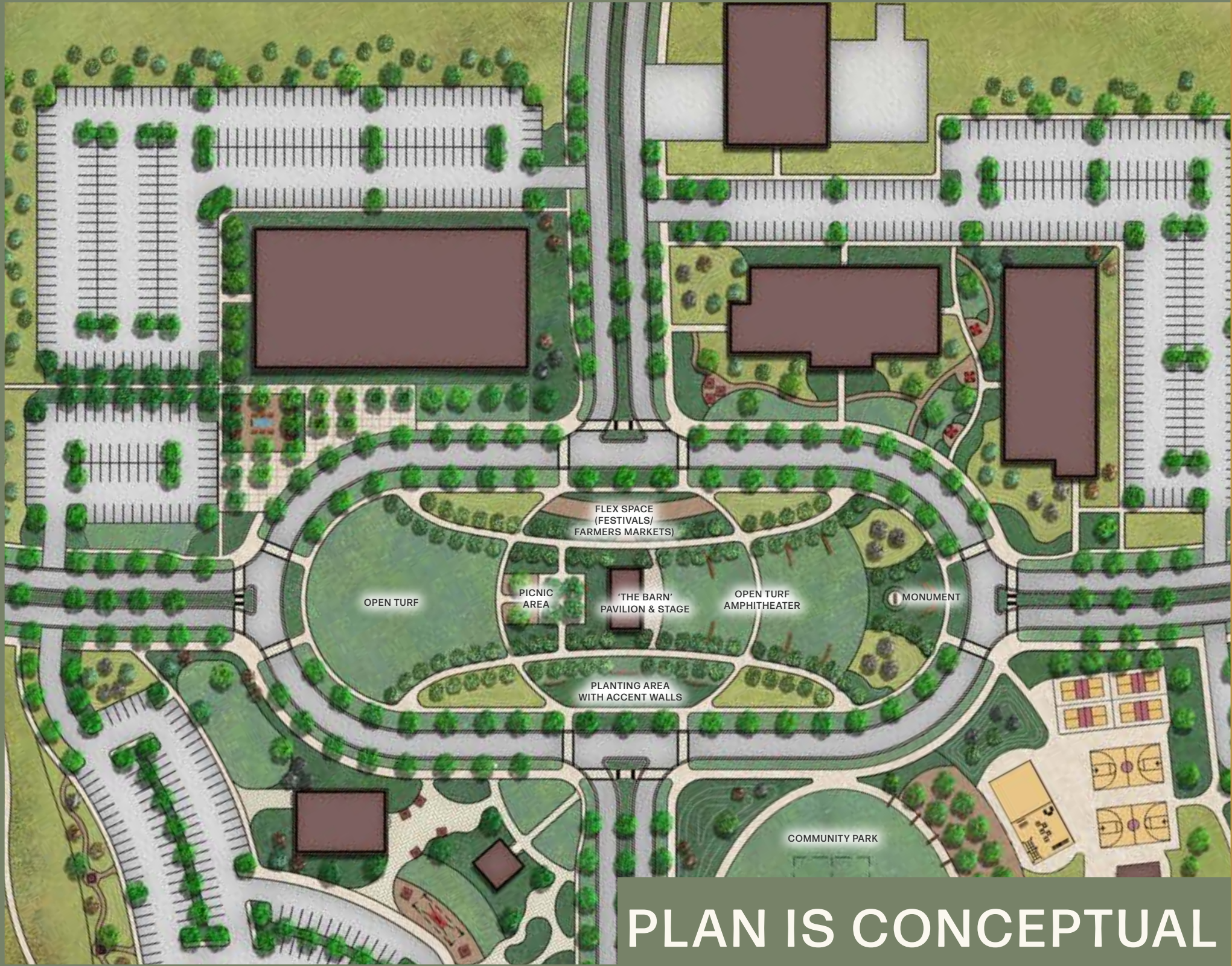
- COMMERCIAL (GENERAL) 46.2 ACRES
- COMMERCIAL (NEIGHBORHOOD) 44.1 ACRES
- COMMERCIAL (FLEX) 92.4 ACRES

COMMERCIAL
182.7 ACRES



COMMERCIAL

SITE PLAN



COMMERCIAL BUILDINGS



COMMUNITY GATHERING SPACES

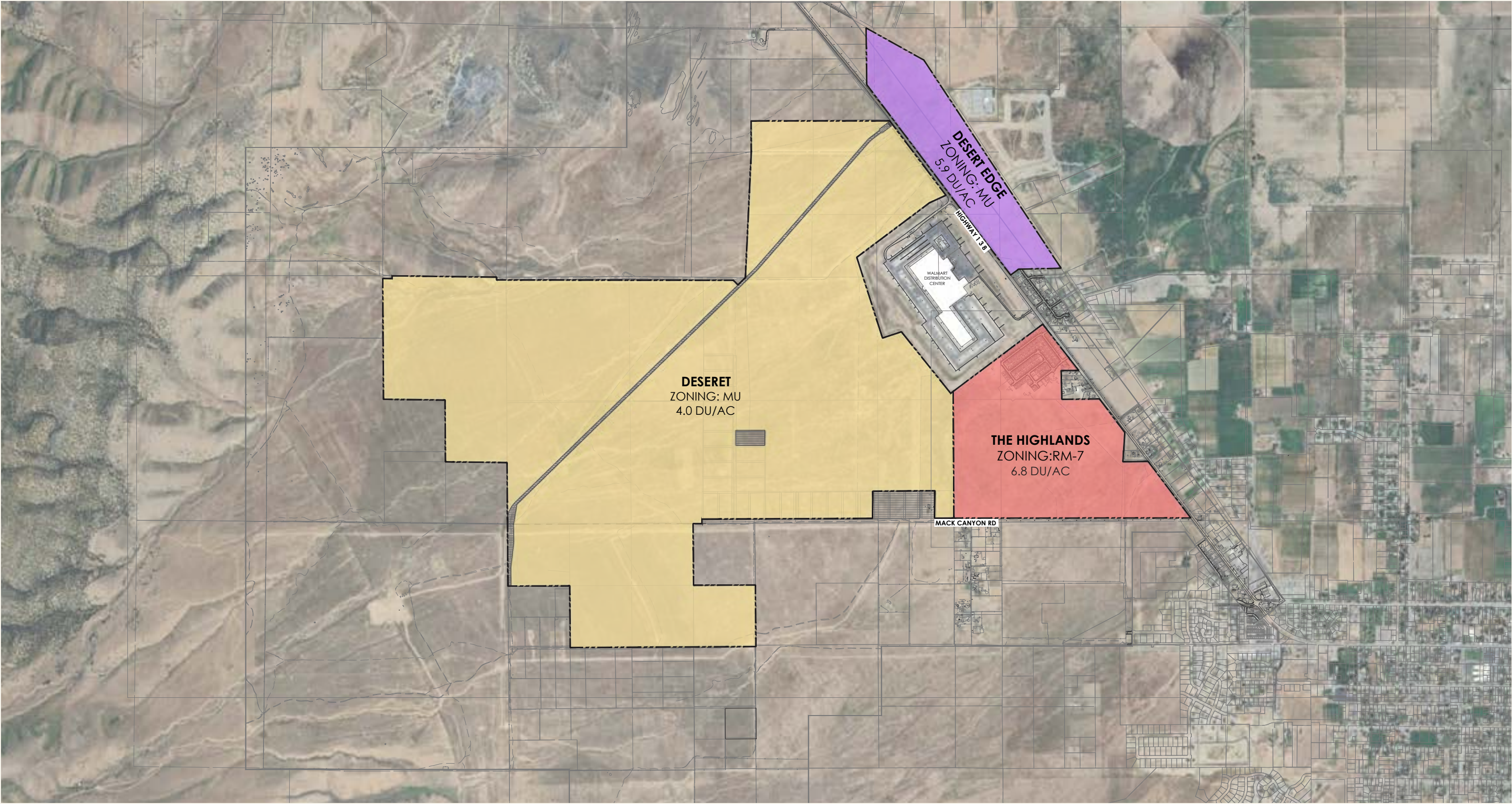


KEYMAP



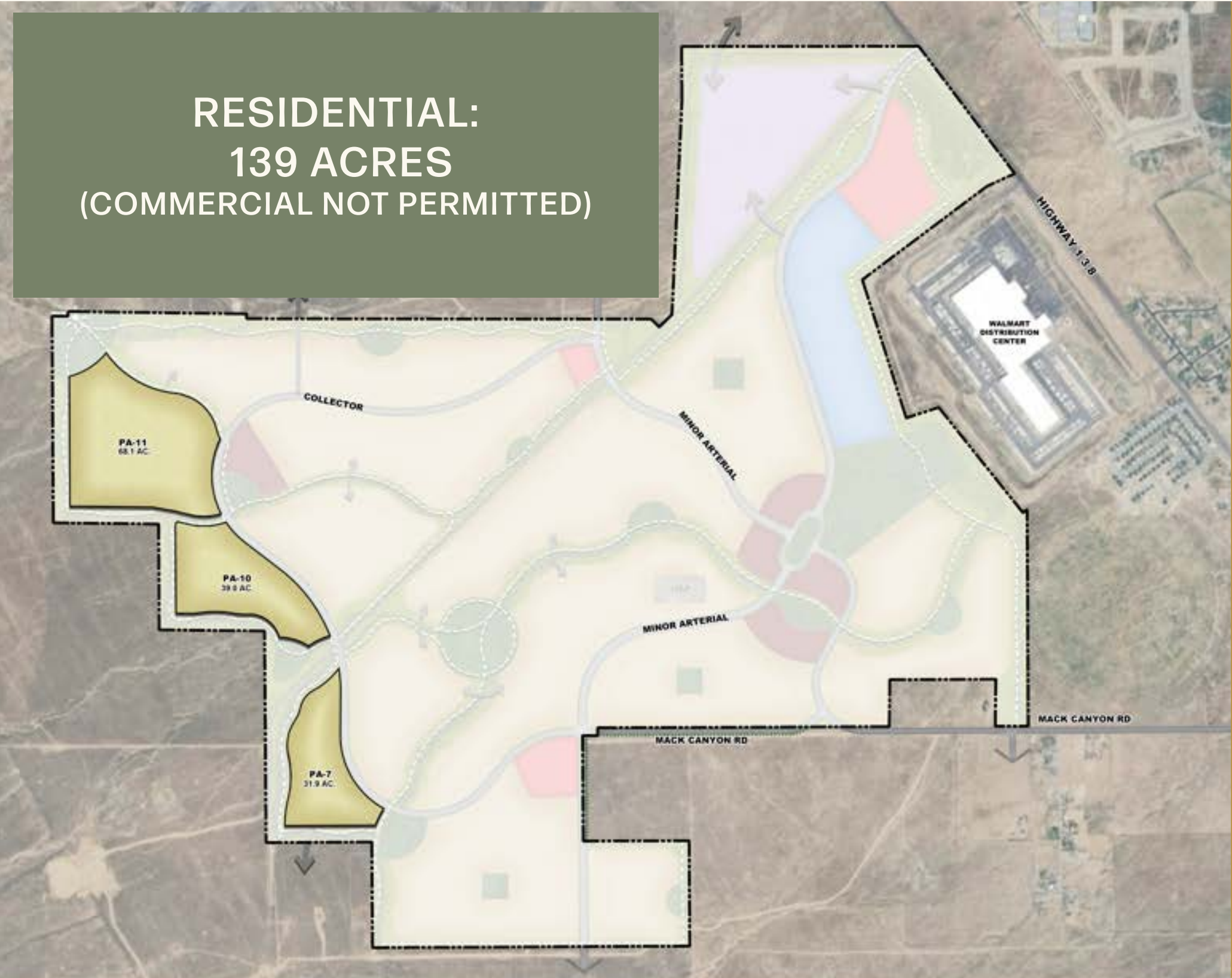
TOWN CENTER

COMMERCIAL



SURROUNDING DEVELOPMENTS

DENSITY EXHIBIT



RESIDENTIAL
SITE PLAN

RESIDENTIAL FLEX:
946.4 ACRES
(COMMERCIAL USES PERMITTED)



SINGLE FAMILY DETACHED



TOWN HOME - FRONT LOADED



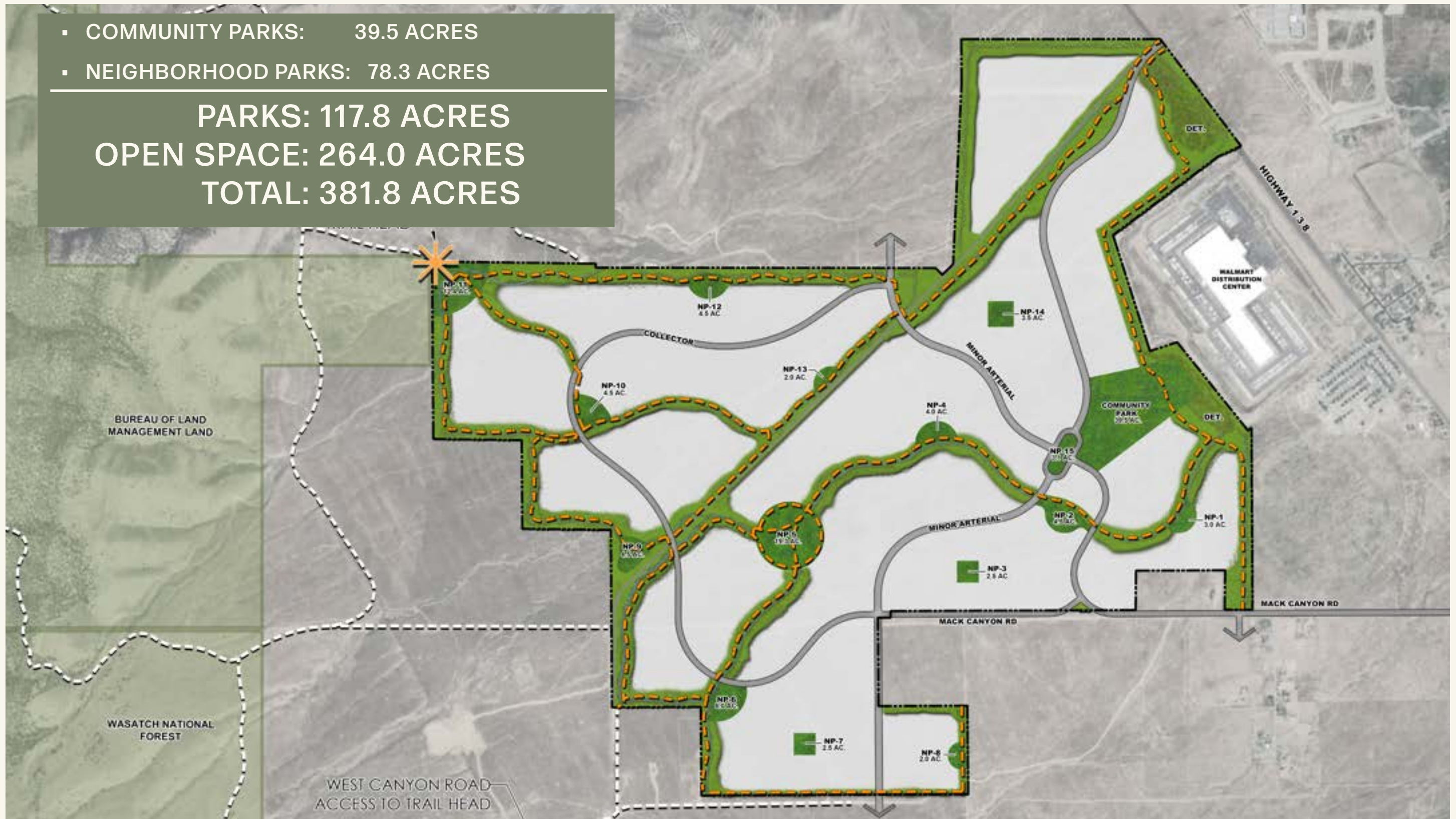
NEIGHBORHOOD RETAIL



RESIDENTIAL FLEX
SITE PLAN

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

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



PARKS, TRAILS & OPEN SPACE

SITE PLAN



SPORTS COMPLEX



COMMUNITY SPACE WITH OPEN TURF



CENTRALIZED AMENITY HUB



COMMUNITY PARK (40 ac.) ENLARGEMENT



NEIGHBORHOOD PARK (3.5 ac.)

ENLARGEMENT

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
- $(24,490 / 1,000) \times 4 \text{ ACRES} = 98.0 \text{ PARK ACRES}$
- 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.



DESERET PARKS



RENDERING IS CONCEPTUAL



TOWN GREEN
RENDERING

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



GRANTSVILLE CODE



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

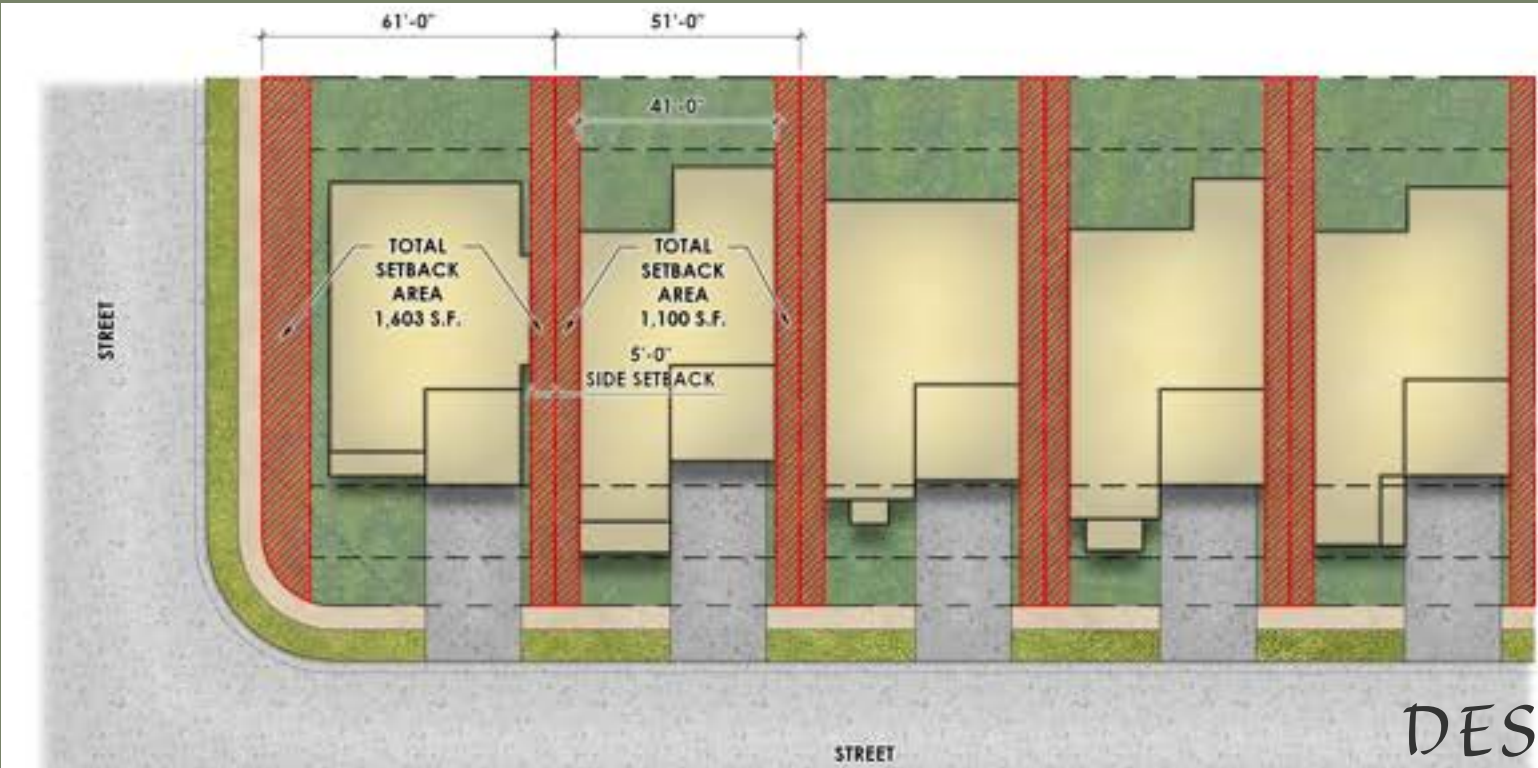
CITY STANDARD	DESERET STANDARD
25 FEET	10 FEET (FRONT LOADED) 25 FEET TO GARAGE (FRONT LOADED) 10 FEET (ALLEY LOADED)

SINGLE FAMILY DETACHED

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

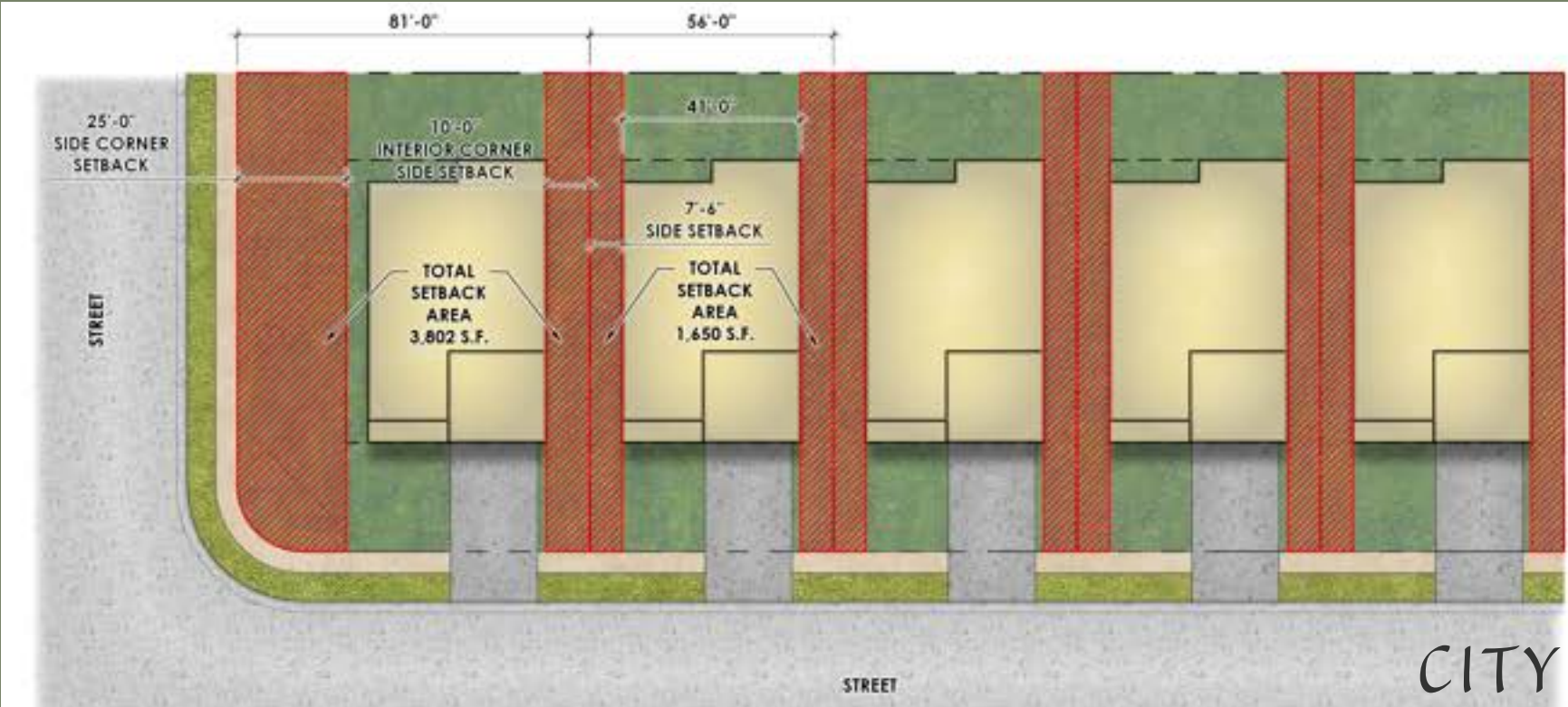


DEVIATIONS
FRONT SETBACKS



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)



DEVIATIONS

SIDE SETBACKS



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)



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)

DEVIATIONS

LOT SIZES



PHASE DEVELOPMENT	
CITY STANDARD	DESERET STANDARD
<ul style="list-style-type: none">▪ 50 LOTS PER FILING▪ SUBSEQUENT FILINGS ONLY WHEN 70% BUILT	<ul style="list-style-type: none">▪ 200 LOTS PER FILING▪ UP TO 600 LOTS OR 3 FILINGS MAY BE IN REVIEW AT THE SAME TIME
DESIGN STANDARD EASEMENTS	
CITY STANDARD	DESERET STANDARD
<ul style="list-style-type: none">▪ 10 FOOT FRONT▪ 7.5 FOOT SIDE AND REAR	<ul style="list-style-type: none">▪ 5 FOOT FRONT OR AS APPROVED BY UTILITY PROVIDER▪ 5 FOOT SIDE, ONLY IF NEEDED FOR UTILITY CONNECTIONS

DEVIATIONS

SUBDIVISION

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.



DEVIATIONS SINGLE FAMILY ATTACHED

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.



DEVIATIONS TWIN/TWO FAMILY HOMES

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.



DEVIATIONS SINGLE FAMILY DETACHED

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	



DEVIATIONS SUBDIVISION



DEVELOPMENT STANDARDS MATRIX

RESIDENTIAL DEVELOPMENT STANDARDS MATRIX

GREEN COURT HOME

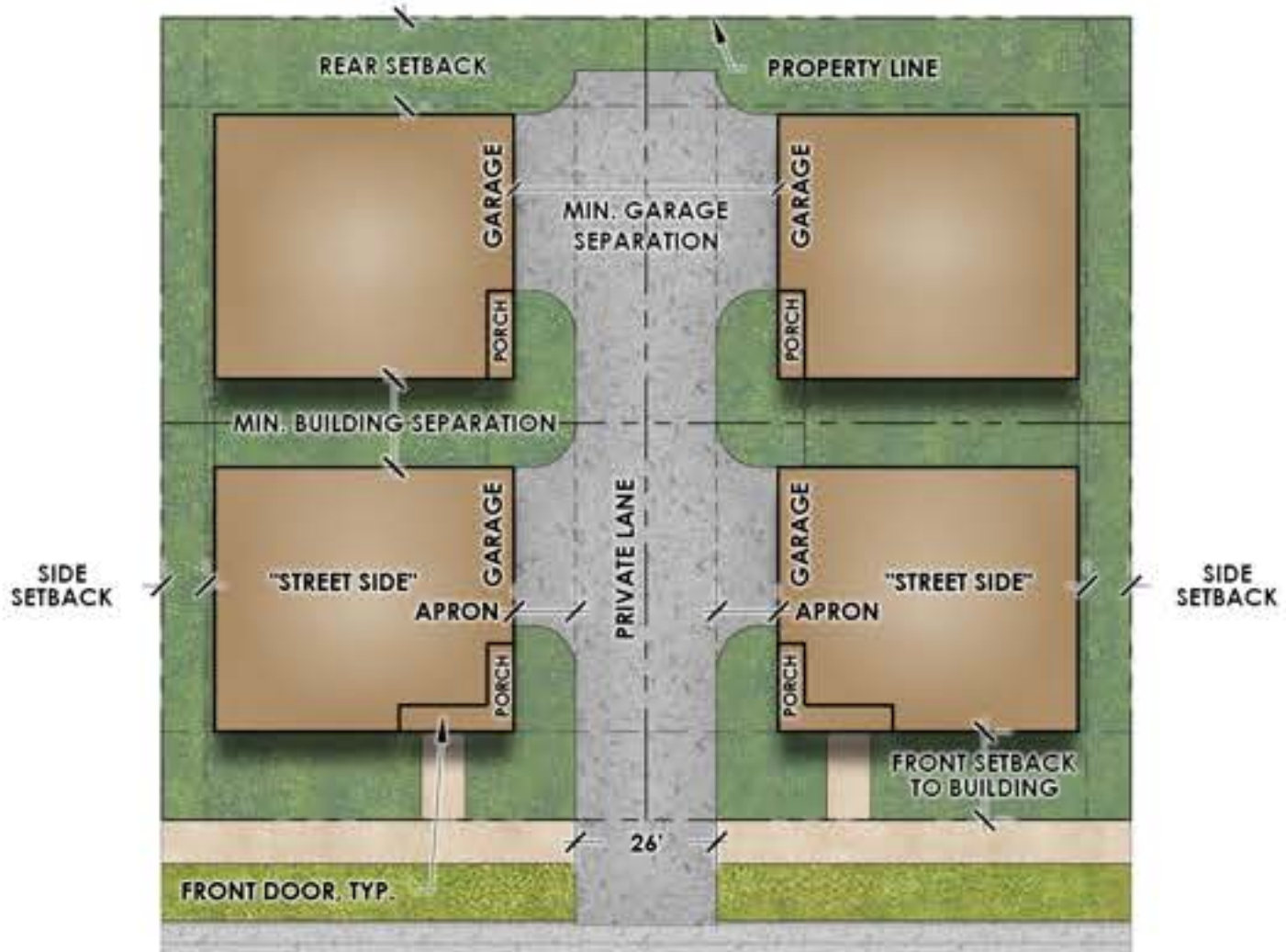
STANDARDS	
MINIMUM LOT SIZE	2,000
MINIMUM LOT FRONTAGE / WIDTH	30'
MINIMUM BUILDING WIDTH	20'
PRINCIPAL USE	
MAXIMUM HEIGHT	35'
FRONT SETBACK TO BUILDING	10'
MIN. BUILDING SEPARATION (1)	10'
MIN. GARAGE SEPARATION	36'
REAR SETBACK	10'
MAXIMUM DISTANCE FROM STREET	150'
ACCESSORY USE	
MAXIMUM HEIGHT	15'
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 COURTS



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'

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CODE COMPLIANT

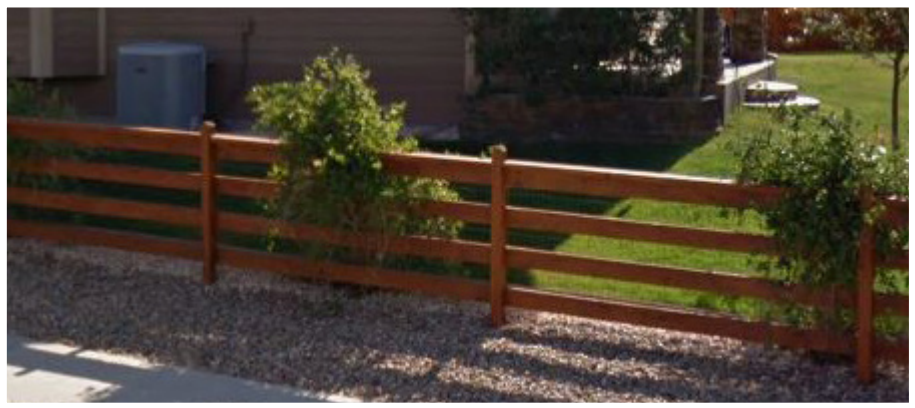
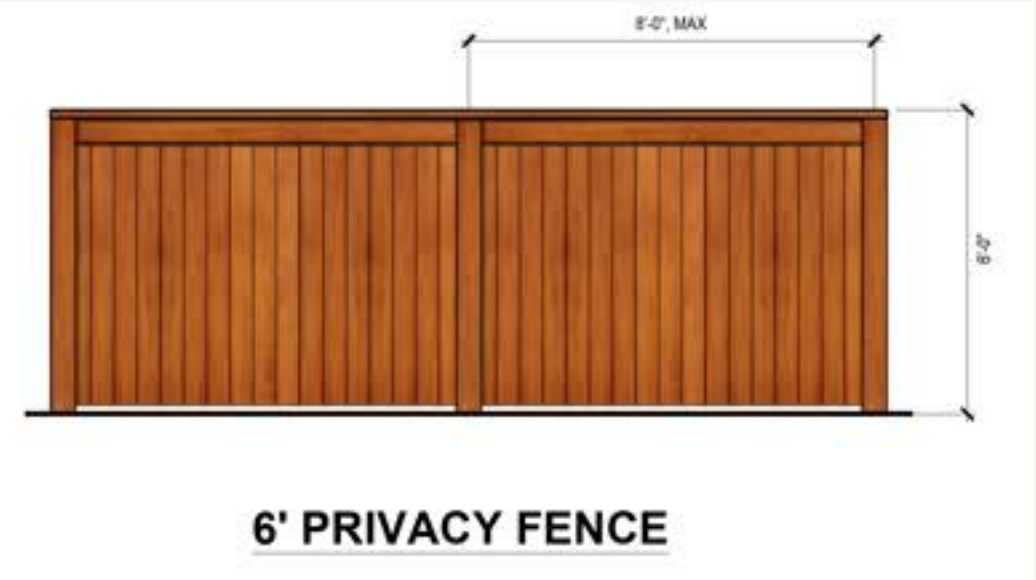
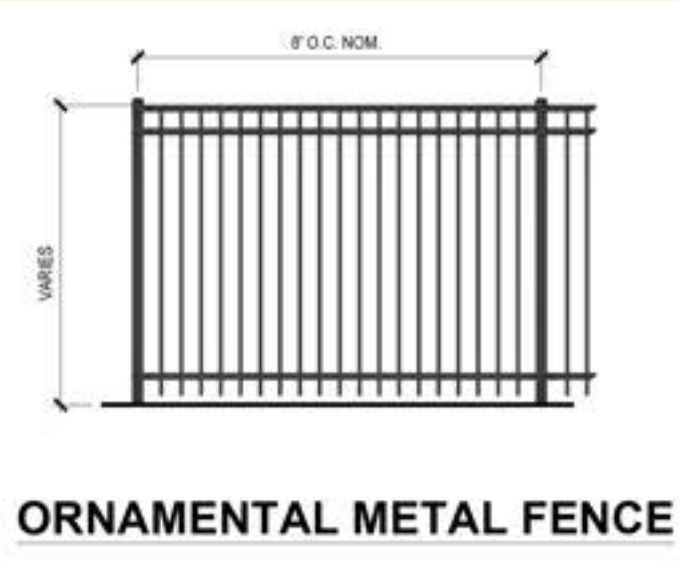
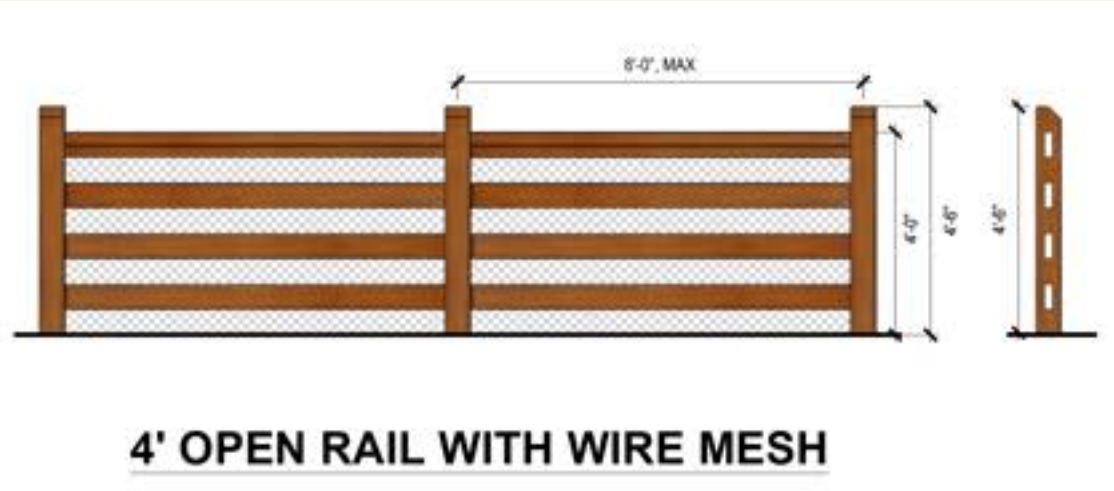
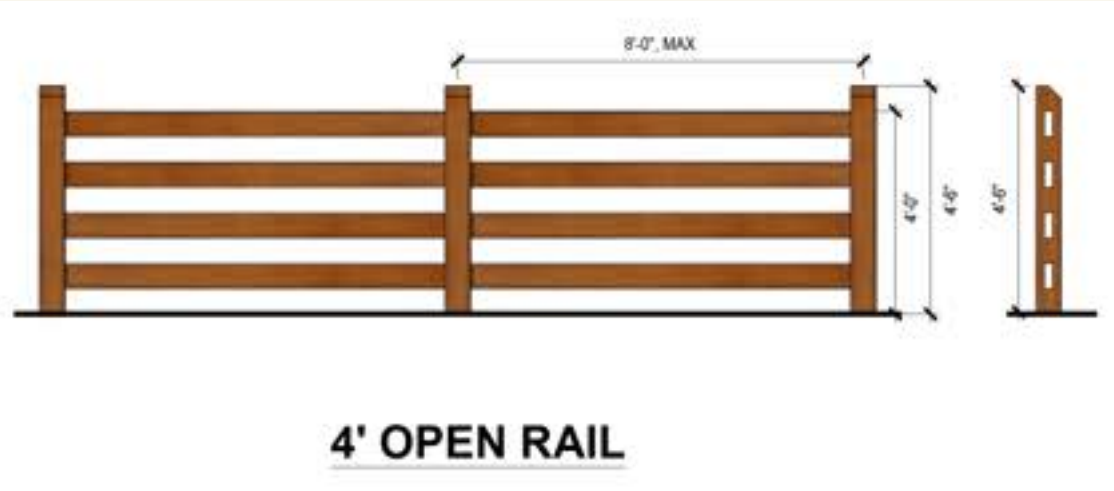
- COMMERCIAL SETBACKS, USES, AND STANDARDS
- PARKING
- SIGNS
- APARTMENT AND CONDOMINIUMS, LOT SIZE, SETBACKS, AND STANDARDS
- ROAD SECTIONS
- DRIVEWAY LENGTHS (25')
- ESTATE HOME LOT SIZE & SETBACKS



RENDERING IS CONCEPTUAL

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



CODE ENHANCEMENTS
FENCING DESIGN STANDARDS

- 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)



CODE ENHANCEMENTS

LANDSCAPE COMPARISON



LANDSCAPE RENDERING

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



CODE ENHANCEMENTS

ARCHITECTURE

LIGHTING

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



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



CODE ENHANCEMENTS

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



CODE ENHANCEMENTS

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.



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



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!



Publication – Utah Public Notice Website

(S E A L)

-DocuSigned by:

Braydee Bough

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Braydee Baugh
City Recorder

