

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 |
| Tysen Barker | City Attorney |

Absent:

After the meeting had been duly called to order and the minutes of the preceding meeting approved, the ordinance 2025-36 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:

9CB64E7D329F486
Grantsville City Recorder



**GRANTSVILLE CITY
ORDINANCE NO. 2025-27**

**AN ORDINANCE AMENDING THE GRANTSVILLE CITY GENERAL PLAN AND
FUTURE LAND USE MAP TO DESIGNATE THE DESERET PLANNING AREA AS
MIXED USE**

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

WHEREAS, Grantsville City has received a request from applicant Shaun Johnson, on behalf of VT Grantsville Hold Co., LLC, to amend the Grantsville City General Plan and Future Land Use Map for approximately 1,729 acres located generally at or near 1300 West Mack Canyon Road; and

WHEREAS, the purpose of the amendment is to align the Future Land Use Map with the current zoning designation of Mixed Use (MU), which was applied at the time of annexation but was not reflected on the Future Land Use Map; and

WHEREAS, the Planning Commission held a duly noticed public hearing on February 20, 2025, to receive public input on the proposed General Plan Amendment and has recommended approval of said amendment; and

WHEREAS, the proposed amendment would apply the Mixed Use land use designation to the entire Deseret Planning Area, encompassing both previously designated Commercial areas and the newly annexed land, and is consistent with the zoning applied at annexation; and

WHEREAS, the City Council finds that the proposed General Plan Amendment is in the best interest of the City, supports orderly growth, and furthers the planning goals and policies of Grantsville City;

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

Section 1. Adoption of General Plan Amendment and Future Land Use Map: The Grantsville City General Plan and Future Land Use Map are hereby amended to designate the approximately 1,729-acre Deseret Planning Area as Mixed Use, as more fully described and depicted in the attached Exhibit A, which is incorporated herein by this reference.

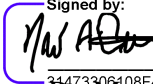
Section 2. Effective Date: This Ordinance shall take effect immediately upon its passage and approval as provided by law.

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:

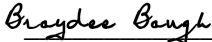
Signed by:



By Mayor Neil Critchlow

ATTEST

DocuSigned by:



Braydee Baugh, City Recorder

Approved as to Form:

Signed by:



Tylen J. Barker, Grantsville City Attorney

Exhibit “A”

General Plan Amendment and Future Land Use Map



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

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: 02/20/2025

Public Hearing Date: 02/20/2025

Current Zone: MU

Future Land Use: RR-1 and Commercial

Proposed Future Land Use: Mixed-use

Acres: 1729

Planning Staff Explanation and Recommendation: This staff report discusses the proposed general plan amendment for the Deseret development located on Mack Canyon Road. The proposed amendment is to match the current zoning of the property. The property was zoned MU by City Council when this property was annexed into Grantsville May 15, 2024.

Staff Analysis:

1. Zoning Compatibility:

- a. The zoning is currently Mixed Use (MU).
- b. The property is currently located in the Commercial and RR-1 portion of the Future Land Use.
- c. Mix Use allows for town home lot sizes of 2,400 sq. ft.
- d. Single Family Lots of 4,000 sq. ft.
- e. Commercial: At least 50% of the land area to be commercial fronting the major street.

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

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

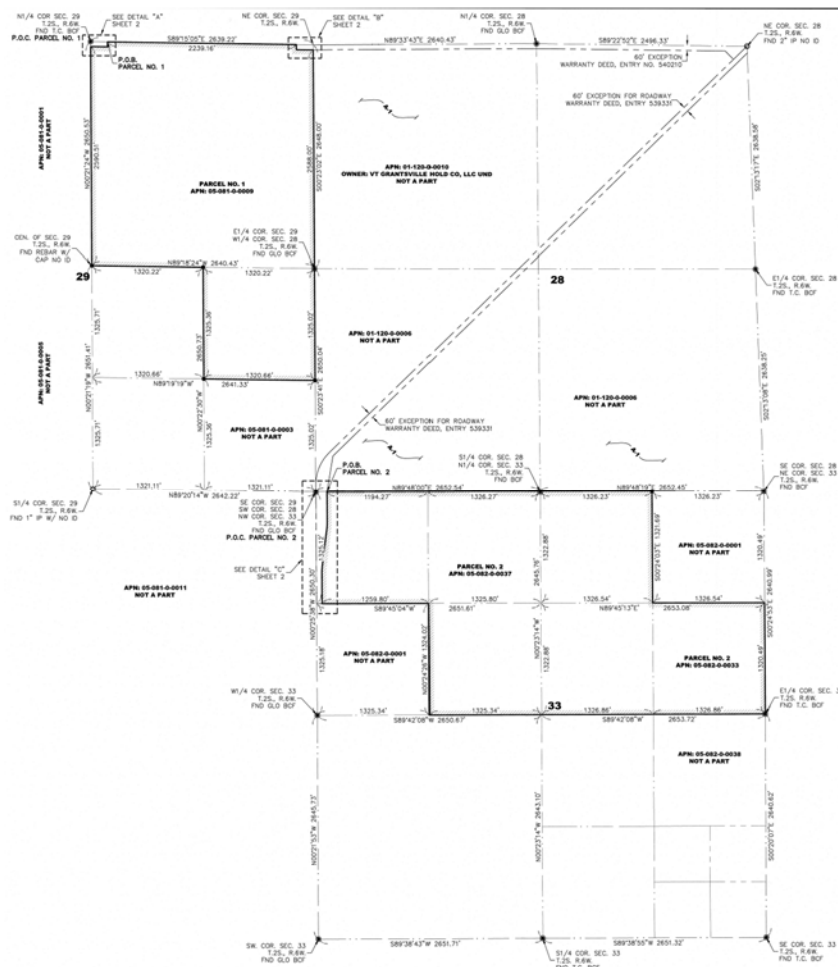


TECHNICAL MEMORANDUM

TO: Shelby Moore, Grantsville City Planning and Zoning Administrator
FROM: Shay Stark, Planner *Shay Stark*
DATE: February 12, 2025
SUBJECT: Deseret Zoning Overlay District – General Plan Update
PROJECT NO.: -

Background:

On May 15, 2024, the Deseret Annexation was approved by the Grantsville City Council. The Annexation includes the parcels shown in the following exhibit:



These parcels are located to the west and south of the old Nelson property that surrounds the north and west sides of the Walmart Distribution Center. The combined Deseret Annexation parcels contain 438.778 acres. A copy of the application and annexation documents have been provided in the Planning Commission Packet.

Grantsville follows the State law when considering annexations. The annexation requirements are found in the Utah State Code Annotated Title 10 - Utah Municipal Code, Chapter 2 – Classification, Boundaries, Consolidation and Dissolution of Municipalities, Part 4 – Annexation. As each annexation is unique, the State law contains numerous sections and is very complex.

Within the Grantsville City code only two sections reference annexation. Those sections are found in the Grantsville Land Use Development and Management Code (GLUDMC) Section 13.6 Zoning at Time of Annexation and 19.1 Purpose and Intent under the Sensitive Area District. Neither section is all inclusive but provides guidance for specific situations.

Section 13.6 States:

(1) The City Council upon recommendation of the Planning Commission may assign a zoning designation to territory annexed to Grantsville City at the time the territory is annexed.

(2) If Grantsville City's zoning ordinance does not designate a zone for the territory to be annexed to the City, or if the City Council does not assign a zone to territory at the time it is annexed, the territory annexed shall be zoned according to the zone with which it has the longest common boundary.

The Deseret Annexation was zoned as Mixed Use at the time of annexation but was not provided a future land use designation at that time. The City Code is silent on this issue as it pertains to annexation. The update may occur at the time of annexation or thereafter.

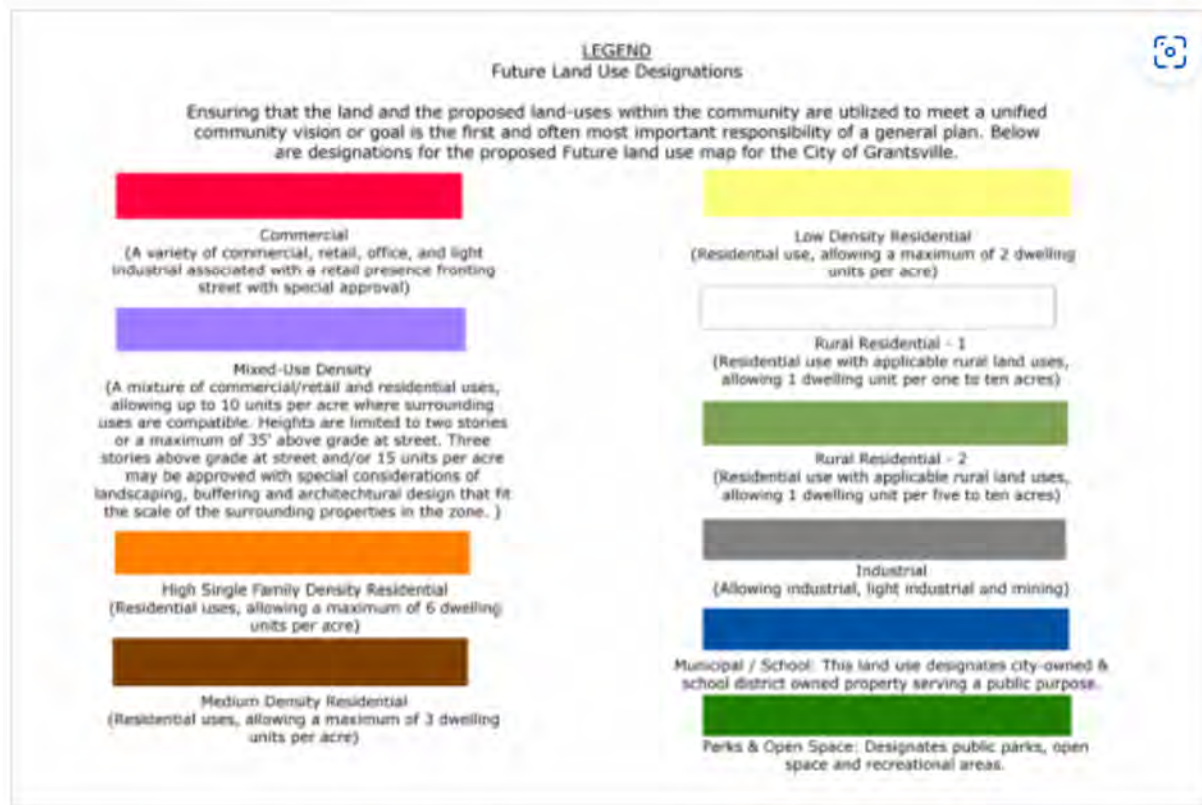
The adjacent property within the City boundary on the Future Land Use Map is currently designated Commercial as shown below:



SJ Companies Property on the January 2020 Future Land Use Map - Flux Area.

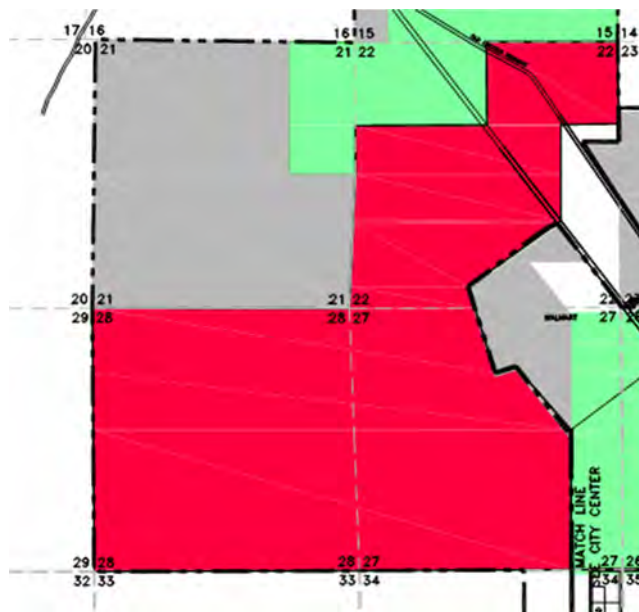
The purely Commercial designation was created in General Plan update approved in 2020.





Description of Commercial designation on the January 2020 Future Land Use Map – Flux Area.


Prior to the update of the General Plan in 2020 this land was designated Commercial / Higher Density Residential as seen on this excerpt from the Future Land Use Map – Flux Area Revised August 2015:



Future Land Use Designation on August 2015 Future Land Use Map for property located adjacent to the subject property.



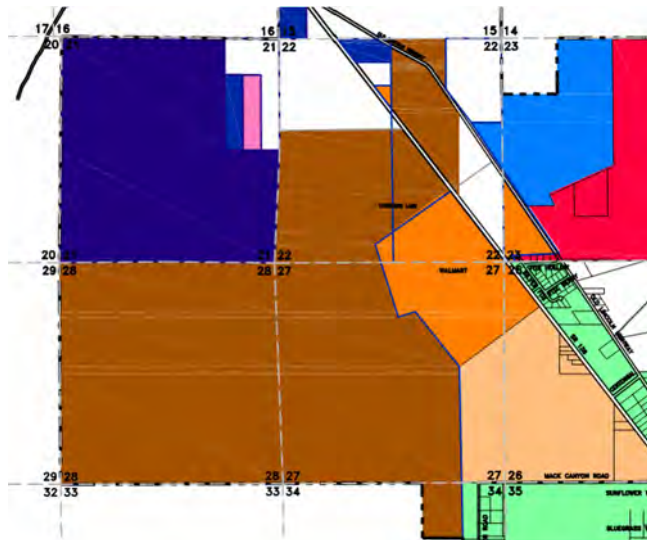
LEGEND Land Use Categories


 Commercial / Higher Density Residential
 (Allowing a variety of commercial and office
 uses and high density residential to a
 maximum of 15 dwelling units per acre)

Text of Future Land Use Designation in August 2015 Map.

Prior to the 2020 General Plan Update there was not a separate Mixed-Use Designation on the Future Land Use Map. Mixed Use properties were zoned in areas that were designated Commercial / Higher Density Residential.

The Zoning of the property shown in Sections 22, 27 and 28 to the Mixed-Use Zoning District occurred with the Flux Annexation (Annexation Certificate Recorded Dec. 29, 2010). GLUDMC Chapter 19a Mixed Use District was adopted in February 2011.



Excerpt from Zoning Map Revised May 2011

LEGEND

| | | | |
|--|---|---|--|
|  A-10 | 10 ACRE LOT MINIMUM. THE PURPOSE IS TO PROMOTE AND PRESERVE CONDITIONS FAVORABLE TO AGRICULTURE AND TO MAINTAIN GREENBELT SPACES. |  CN | NEIGHBORHOOD COMMERCIAL DISTRICT IS INTENDED TO PROVIDE FOR SMALL SCALE COMMERCIAL USES THAT CAN BE LOCATED WITHIN RESIDENTIAL NEIGHBORHOODS WITHOUT HAVING SIGNIFICANT IMPACT UPON RESIDENTIAL USES. |
|  RB-5 | 5 ACRE LOT MINIMUM. THE PURPOSE IS TO PROVIDE A RURAL RESIDENTIAL DISTRICT. |  CS | 80,000 SQUARE FEET IN SIZE. COMMERCIAL SHOPPING DISTRICT IS TO PROVIDE AN ENVIRONMENT FOR EFFICIENT AND ATTRACTIVE SHOPPING CENTER DEVELOPMENT. |
|  RR-2.5 | 2.5 ACRE LOT MINIMUM. |  CO | 10,000 SQUARE FEET IN SIZE. GENERAL DISTRICT IS TO PROVIDE AN ENVIRONMENT FOR A VARIETY OF COMMERCIAL USES. |
|  RR-1 | 1 ACRE LOT MINIMUM. |  MD | 20,000 SQUARE FEET IN SIZE. LIGHT MANUFACTURING AND DISTRIBUTION DISTRICT IS TO PROVIDE AN ENVIRONMENT FOR LIGHT INDUSTRIAL USES. |
|  R-1-21 | 21,780 SQUARE FEET IN SIZE. THE PURPOSE IS TO PROMOTE ENVIRONMENTALLY SENSITIVE AND VISUALLY COMPATIBLE DEVELOPMENT SUITABLE FOR RURAL LOCATIONS. |  MG | 30,000 SQUARE FEET IN SIZE. GENERAL MANUFACTURING DISTRICT IS TO PROVIDE AN ENVIRONMENT FOR LARGER AND MORE INTENSIVE INDUSTRIAL USES. |
|  R-1-12 | 12,000 SQUARE FEET IN SIZE. |  MH-CX | MINING, QUARRY, SAND AND GRAVEL EXCAVATION INDUSTRIAL USES. |
|  R-1-8 | 8,000 SQUARE FEET IN SIZE. |  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 DEVELOPMENT IS SITUATED MAY BE VARYED OR WAIVED TO ALLOW FLEXIBILITY AND INITIATIVE IN SITE AND BUILDING DESIGN AND LOCATION, IN ACCORDANCE WITH AN APPROVED PLAN AND IMPOSED REQUIREMENTS. |
|  RM-15 | 8,000 SQUARE FEET IN SIZE. TO PROVIDE AREAS FOR MEDIUM HIGH DENSITY RESIDENTIAL. |  CD | THE PURPOSE IS TO PROVIDE AREAS FOR HIGH INTENSITY PUBLIC, QUASI-PUBLIC, COMMERCIAL, OFFICE AND RESIDENTIAL USES BY CONDITIONAL USE ONLY. |
|  RM-7 | 7,000 SQUARE FEET IN SIZE. TO PROVIDE AREAS FOR MEDIUM DENSITY SINGLE FAMILY AND MULTIFAMILY RESIDENTIAL. |  MI | AN INTEGRATED DEVELOPMENT OF RESIDENTIAL AND COMMERCIAL USES, OR LIMITED COMBINATIONS OF SUCH USES IN A PUD. DENSITY OF RESIDENTIAL SHALL NOT EXCEED A TOTAL OF THREE UNITS PER ACRES WITH CLUSTERING OF NO MORE THAN 14 UNITS PER ACRE TO ALLOW FLEXIBILITY AND INITIATIVE IN SITE AND BUILDING DESIGN AND LOCATION, IN ACCORDANCE WITH AN APPROVED PLAN AND IMPOSED REQUIREMENTS. |

Legend from Zoning Map Revised May 2011



Summary:

In summary, the adjacent property to the Deseret Annexation which is also part of the Deseret Planning Area and proposed Deseret Zoning Overlay District was annexed in as part of the Flux Annexation and was designated Commercial / High Density Residential future land use and zoned under the newly minted Mixed Use District codified in February 2011.

The Deseret Annexation parcels were zoned Mixed-Use at the time of annexation on May 15, 2024. With the adoption of the updated Grantsville General Plan Future Land Use Map in January of 2020, the property in sections 22, 27 and 28 were changed to a designation of Commercial, with residential rights stripped out. A Mixed-Use land use designation was added to the Future Land Use Map at this time but not applied to these properties.

Conclusion:

Regardless of the current Future Land Use designation for the property, the property owner may exercise the rights provided under the Mixed-Use District for which the property is zoned. If the Deseret Annexation parcels are designated under a land use designation other than the designation that allows for the current zoning, any future change from the Mixed-Use zoning on the property would require the zoning to meet the underlying Future Land Use designation. However, the property owner may find favor in the courts if this Future Land Use designation or change of Future Land Use designation is not initiated by the owner's request or consent, and removes rights from the owner without some form of compensation such as allowing a transfer of development rights, agreement to allow specific deviations that would provide desired benefits to the property owner or even monetary compensation among other things.

Most cities assign a Future Land Use designation that complements the assigned zoning. Given the intention of the current owners to develop the property as zoned in the Mixed-Use District with an overlay to address desired modifications to the zoning regulations, the underlying land use the Mixed-Use Future Land Use designation seems to be the best fit to the proposed uses for the properties in the Deseret Annexation.

END



Approved

Councilmember Hammond asked what the back of the homes will look like. Mr. Haskell advised there will be a 6 ft vinyl fence installed by the developer. Councilmember Hammond advised she would prefer to see single family homes along Mack Canyon Road. Mr. McCutcheon advised this keeps the traffic from the higher density homes out of the single-family homes. Diane Rowberry stood to represent this item. Ms. Rowberry explained the lower costs are attributed to smaller lots. Amy Walker advised there has been a lot of discussions regarding the calculations of these lots. Councilmember Williams appreciated the walking area but did not like the retention basins. Attorney Littlefield explained the prior ordinance allowed the developer to pick 7,000 sqft OR 7 units per acre. Attorney Littlefield explained how the road allowance removed allows for this development to get its density.

Motion: Councilmember Bevan made the motion to Approve the application for The Highlands PUD

Second: Councilmember Williams seconded the motion.

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

9. Consideration of Resolution 2024-33 approving the Annexation Agreement for Deseret Annexation

Shaun Johnson was present for this item. Councilmember Butler confirmed the Annexation acreage. Councilmember Butler wanted to confirm the zoning and the process behind that.

Motion: Councilmember Jenkins made the motion to Approve the Annexation Agreement for Deseret Annexation with the corrections requested.

Second: Councilmember Bevan seconded the motion.

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

10. Consideration of Resolution 2024-34 awarding the Contract for the Clark Street Storm Drain Improvements

Jesse Wilson stood to represent this item. Mayor Critchlow advised he did not like the 30” raising of the road in the Clark Farm.

Motion: Councilmember Jenkins made the motion to Approve the contract for the Clark Street Storm Drain Improvements

Approved

Second: Councilmember Hammond seconded the motion.

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

11. Consideration of Ordinance 2024-17 approving the Deseret Annexation for SJ Company

Motion: Councilmember Jenkins made the motion to Approve consideration of Ordinance 2024-17 approving the Deseret Annexation for SJ Company.

Second: Councilmember Bevan seconded the motion.

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

12. Consideration of Ordinance 2024-18 approving the vacation of the street Right-Of-Way for Richard and Cheryl Barrus

Motion: Councilmember Butler made the motion to Approve the vacation of the street Right-Of-Way for Richard and Cheryl Barrus

Second: Councilmember Jenkins seconded the motion.

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

13. Legislative Hearing to approve the Headstone Variance for Curtis and Pamela Butler

Public Works Deputy Director advised there is a width request for 42” instead of 40” for the headstone. Butler Approval Jenkins Second approved. Unanimous

14. Council Reports

Councilmember Bevan: Library Board handing out certificates for free books. Flyers for Grantsville City’s first historic home tour.

Councilmember Butler:

Councilmember Hammond: Flower pots arrived today. Email received regarding the Accessory Dwelling Units not being allowed to be detached from the primary residence. Would like to get Mr. Stapley a timeline on the speed humps for Worthington street.



Desert - General Plan Amendment

Narrative

The intent is to amend the General Plan to include the proposed Deseret Zoning District for the project site. Currently the project site's Future Land Use is Commercial (Approx. 1,282.3 Acres) and the recently annexed portion (Approx. 441.8 Acres) has no future zoning. We propose the entire site (Approx. 1,724.1 Acres) be amended in the General Plan to the proposed Deseret Zoning District that is being submitted to the city concurrently with this amendment.

p:\ventana capital\deseret\overall\cad\planning\dwg\tender\deseret\general plan amendment exhibit.dwg

DESERET
GENERAL PLAN AMENDMENT
GRANTSVILLE, UTAH

LEGAL DESCRIPTION

PARCEL 1: [05-081-0-0009]
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.

LESS AND EXCEPTING ANY AND ALL PORTIONS LYING WITHIN THE LEGAL BOUNDS OF THAT CERTAIN PROPERTY DESCRIBED IN WARRANTY DEED RECORDED AS ENTRY NO. 540210 OF OFFICIAL RECORDS.

PARCEL 2: [01-120-0-0010]
THE NORTH HALF OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 6 WEST, SALT LAKE BASE AND MERIDIAN.

EXCEPTING THEREFROM THE EAST 877.5 FEET.

LESS AND EXCEPTING ANY AND ALL PORTIONS LYING WITHIN THE LEGAL BOUNDS OF THAT CERTAIN PROPERTY DESCRIBED IN WARRANTY DEED RECORDED AS ENTRY NO. 540210 OF OFFICIAL RECORDS.

ALSO, LESS AND EXCEPTING ANY AND ALL PORTION LYING WITHIN THE LEGAL BOUNDS OF THAT CERTAIN PROPERTY DESCRIBED IN WARRANTY DEED RECORDED MARCH 25, 2021 AS ENTRY NO. 539331 OF OFFICIAL RECORDS.

PARCEL 3: [01-120-0-0006]
THE SOUTH HALF OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 6 WEST, SALT LAKE BASE AND MERIDIAN.

EXCEPTING THEREFROM THE EAST 877.5 FEET.

ALSO, LESS AND EXCEPTING ANY AND ALL PORTION LYING WITHIN THE LEGAL BOUNDS OF THAT CERTAIN PROPERTY DESCRIBED IN WARRANTY DEED RECORDED MARCH 25, 2021 AS ENTRY NO. 539331 OF OFFICIAL RECORDS.

PARCEL 4: [05-082-0-0037]
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.

LESS AND EXCEPTING ANY AND ALL PORTIONS LYING WITHIN THE LEGAL BOUNDS OF THAT CERTAIN PROPERTY DESCRIBED IN THAT CERTAIN WARRANTY DEED RECORDED MARCH 25, 2021 AS ENTRY NO. 539331 OF OFFICIAL RECORDS.

PARCEL 5: [05-082-0-0027]
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.

PARCEL 6: [05-082-0-0033]
THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 6 WEST, SALT LAKE BASE AND MERIDIAN.

PARCEL 7: [01-120-0-0009]
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 335.90 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.

LESS AND EXCEPTING ANY AND ALL PORTIONS LYING WITHIN THE LEGAL BOUNDS OF THAT CERTAIN PROPERTY 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 OF OFFICIAL RECORDS.

PARCEL 8: [01-063-0-0006]
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 2522.70 FEET MORE OR LESS TO GRANTSVILLE ANNEXATION REC. 8/8/03 #207757 880/91 OF TOOELE COUNTY OFFICIAL RECORDS; THENCE SOUTH 17°39'15" EAST 1370.96 FEET; THENCE NORTH 71°48'53" EAST 427.45 FEET; THENCE SOUTH 38°40'11" EAST 1690.12 FEET; THENCE NORTH 53°08'05" EAST 427.45 FEET; THENCE SOUTH 38°40'11" EAST 1690.12 FEET; THENCE NORTH 53°08'05" EAST 72.05 FEET; THENCE SOUTH 2175.78 FEET TO VALLEY RANCHES SUBDIVISION BOUNDARY LINE OF SAID SUBDIVISION; THENCE SOUTH 89°10'00" WEST 3990.00 FEET; THENCE NORTH 1310.40 FEET; THENCE SOUTH 89°10'00" WEST 354.38 FEET MORE OR LESS TO THE WEST LINE OF SECTION 27; THENCE NORTH 02°13'09" WEST 3320.41 FEET TO THE POINT OF BEGINNING.

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

PARCEL 9: [01-115-0-0025]
THE WEST 1/2 OF THE SOUTHWEST 1/4, THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, NORTHEAST 1/4 OF THE SOUTHWEST 1/4, AND THE SOUTH 1/2 OF THE SOUTH 1/2 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 660.00 FEET; THENCE EAST TO THE WEST BOUNDARY LINE OF HIGHWAY 138; THENCE SOUTHEASTERLY ALONG THE WEST BOUNDARY LINE OF SAID HIGHWAY TO A POINT DIRECTLY EAST OF THE POINT OF BEGINNING; THENCE WEST TO THE POINT OF BEGINNING.

LESS AND EXCEPTING ANY AND ALL PORTIONS LYING WITHIN THE LEGAL BOUNDS OF THAT CERTAIN PROPERTY DESCRIBED IN THAT CERTAIN WARRANTY DEED RECORDED MARCH 25, 2021 AS ENTRY NO. 539331 OF OFFICIAL RECORDS.

ALSO LESS AND EXCEPTING ANY AND ALL PORTIONS LYING WITHIN THE LEGAL BOUNDS OF GRANTSVILLE LLC SUBDIVISION.

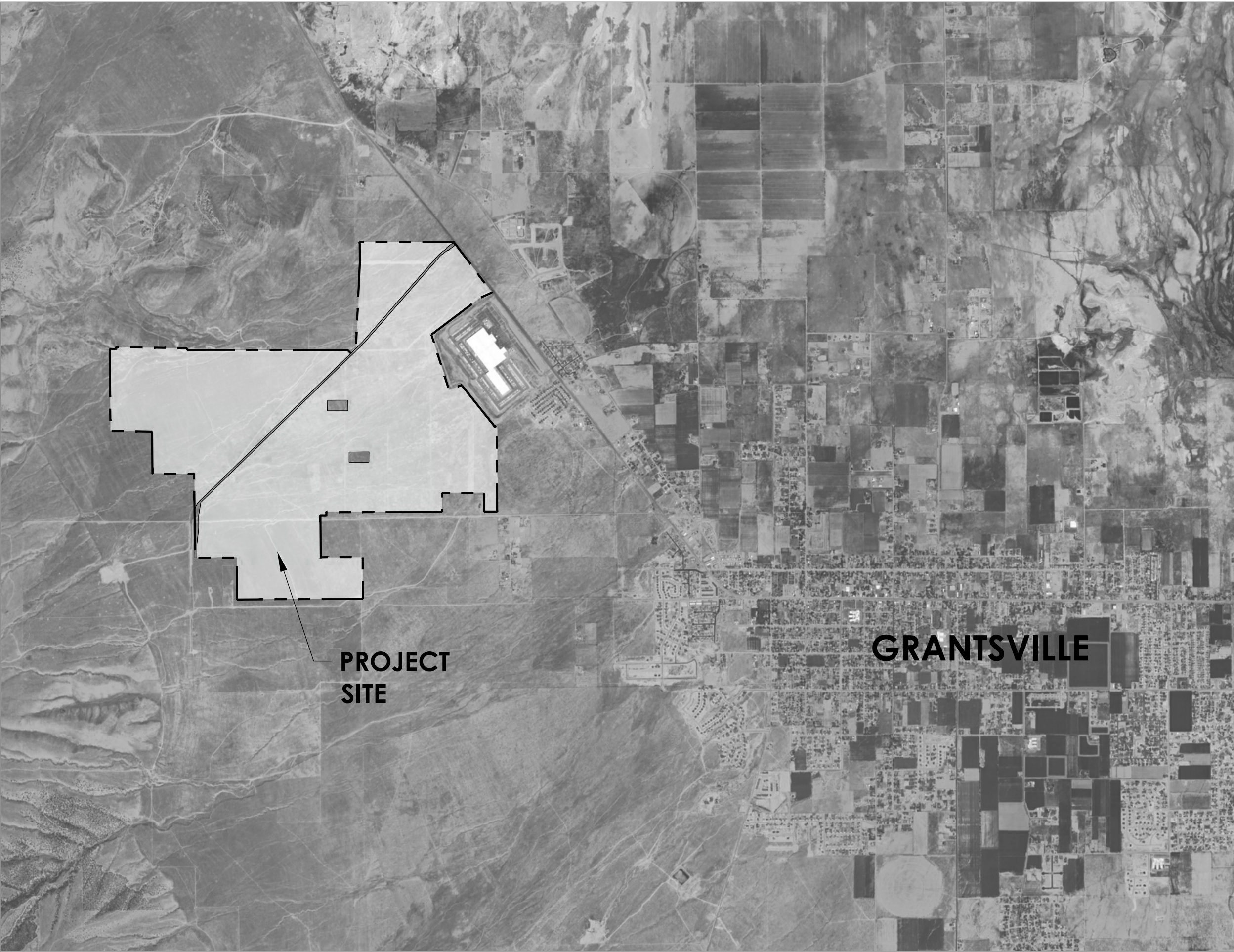
PARCEL 10: [01-115-0-0021]
BEGINNING AT THE NORTH 1/4 CORNER OF SECTION 22, TOWNSHIP 2 SOUTH, RANGE 6 WEST, SALT LAKE BASE AND MERIDIAN, RUNNING THENCE EAST 1320 FEET; THENCE SOUTH 1320 FEET; THENCE EAST 297 FEET; THENCE SOUTH 2203.27 FEET; THENCE SOUTH 65°32'07" WEST 484.95 FEET; THENCE SOUTH 53°07'50" 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.

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 OF OFFICIAL RECORDS.

PARCEL 10A:
TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS AS DISCLOSED BY THAT CERTAIN "FUTURE GRANT OF EASEMENT" RECORDED JULY 8, 2022 AS ENTRY NO. 576325 OF OFFICIAL RECORDS.

PARCEL 11: [10-036-0-0001, 10-036-0-0006 THROUGH 10-036-0-0010; 10-037-0-0011 THROUGH 10-037-0-0023; 10-037-0-0024; 10-037-0-0126 THROUGH 10-037-0-0128]
LOT 1, 6 THROUGH 24 AND 126 THROUGH 128, VALLEY RANCHES SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, AS RECORDED IN THE OFFICE OF THE TOOELE COUNTY RECORDER.



VICINITY MAP

1" = 3000'



PROJECT NAME

DESERET
GENERAL PLAN AMENDMENT
GRANTSVILLE, UTAH

SUBMITTAL DATE:
7/18/2024
REVISION DATE:

SHEET TITLE

COVER

SHEET NUMBER

1

SHEET 1 OF 3

OWNER/APPLICANT

VT GRANTSVILLE HOLD 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

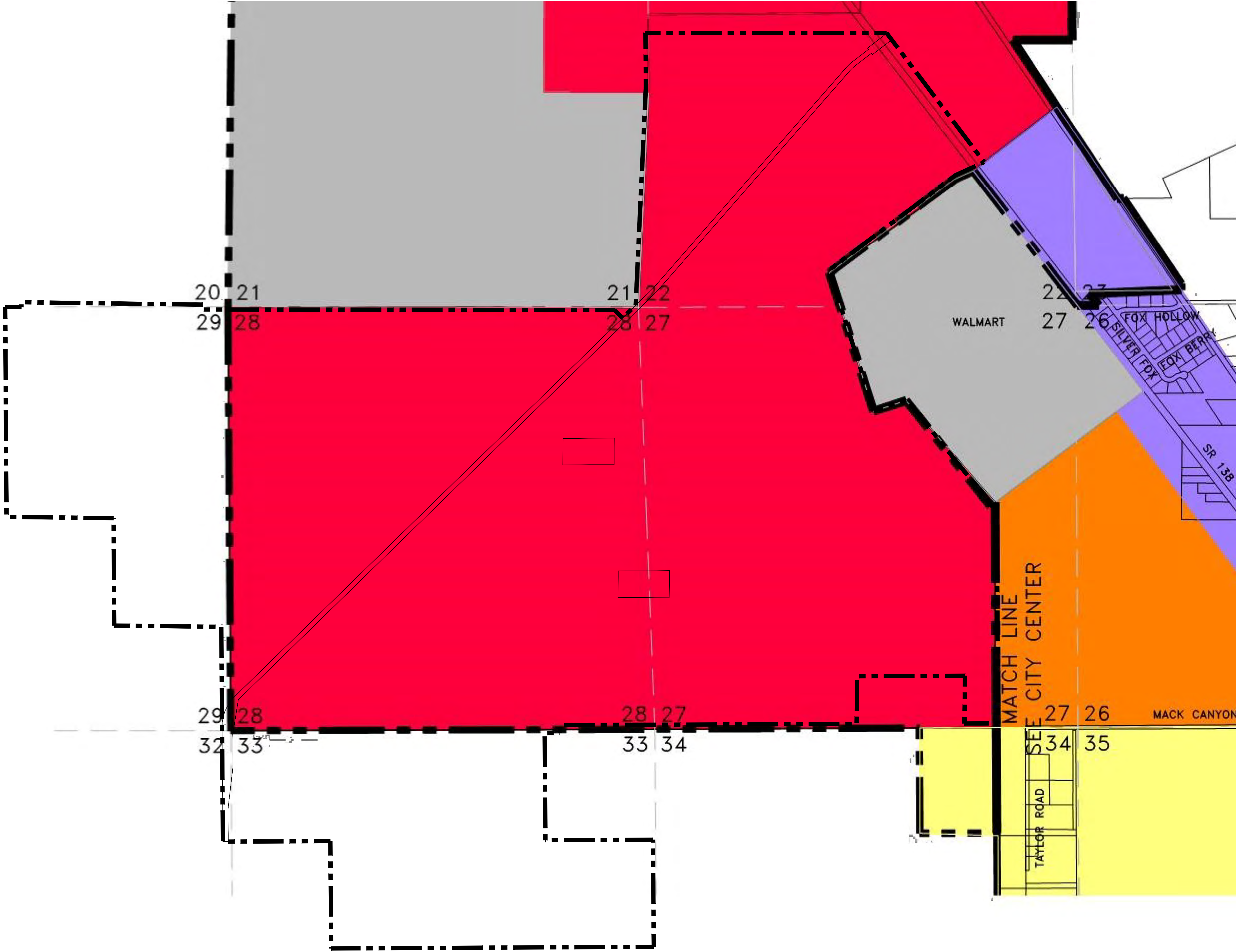
TERRACINA DESIGN
10200 E GIRARD AVENUE SUITE A-314
DENVER, COLORADO 80231
CONTACT: LAYLA ROSALES
PHONE: 303-632-8867
EMAIL: lrosales@terracinadesign.com

ENGINEER

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

p:\ventura capital\deseret\overall\cad\planning\dwg\rendezvous general plan amendment exhibit.dwg

DESERET
GENERAL PLAN AMENDMENT
GRANTSVILLE, UTAH



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 3 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.



terracing
design
10200 E. 12000 N.
Dr., CO 80231
PH: 303.632.8867

RICK

PROJECT NAME

DESERET
GENERAL PLAN AMENDMENT
GRANTSVILLE, UTAH

SUBMITTAL DATE:
7/18/2024
REVISION DATE:

SHEET TITLE

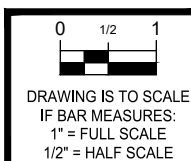
EXISTING

SHEET NUMBER

2

SHEET 2 OF 3

A horizontal scale bar with a black top line and a white bottom line. The top line has tick marks at 0, 4000, and 8000. The text 'Scale in Feet' is centered below the bar.



GRANTSVILLE CITY

FUTURE LAND USE MAP

FLUX ANNEXATION

ADOPTED JANUARY 15, 2020
REVISED JULY 30, 2021



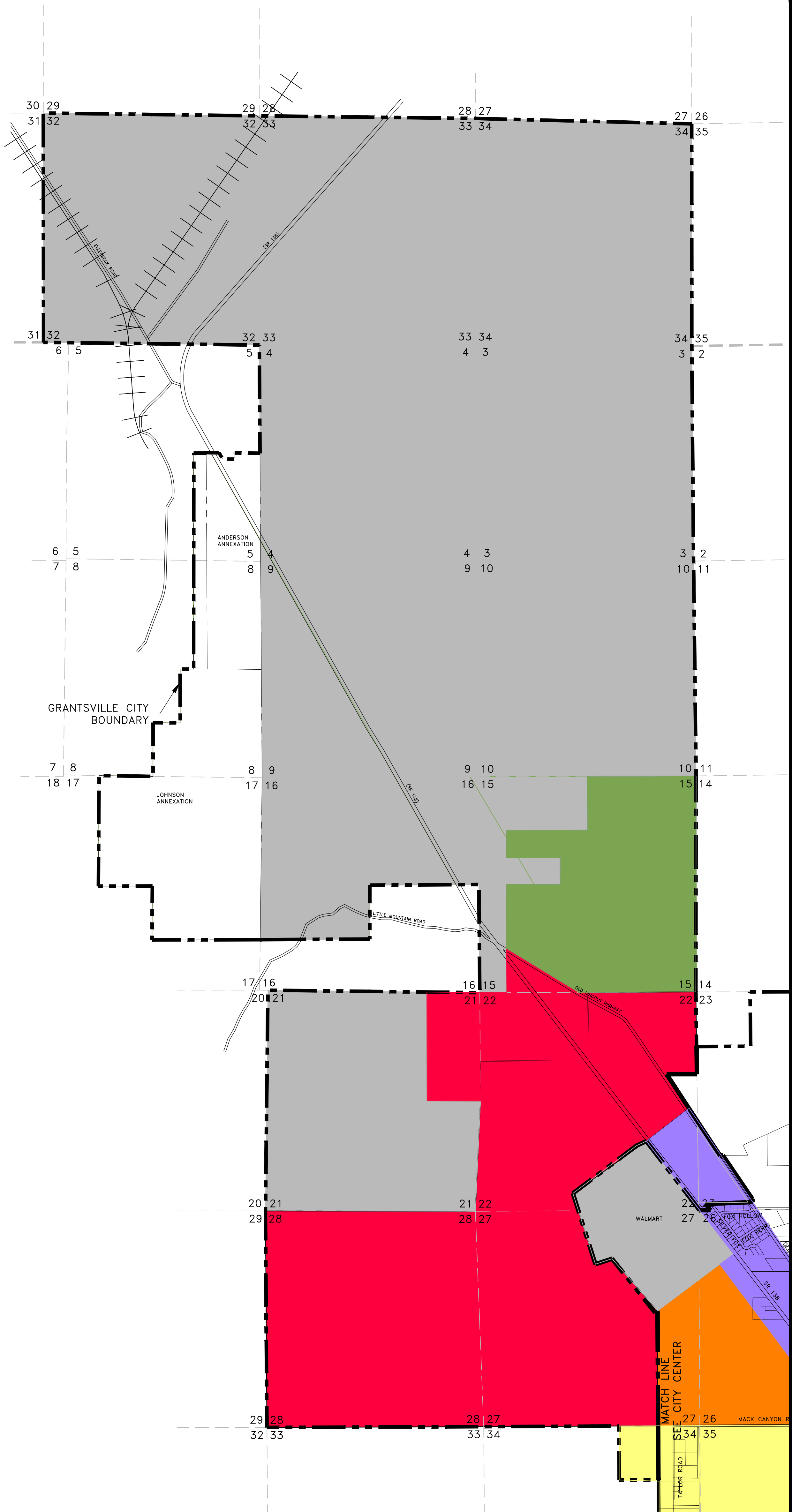
0 1,500 3,000
Scale in Feet

LEGEND

Future Land Use Designations

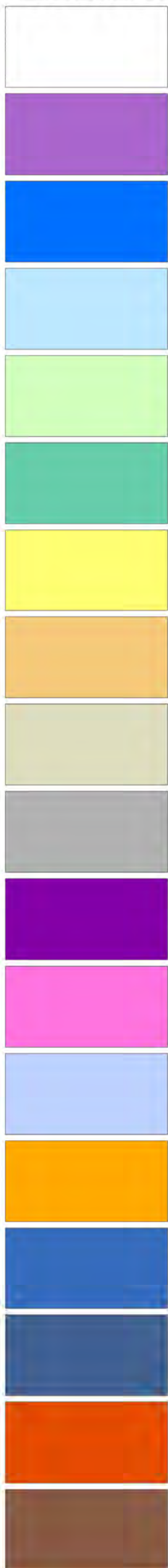
Ensuring that the land and the proposed land-uses within the community are utilized to meet a unified community vision or goal is the first and often most important responsibility of a general plan. outlined on this map is the proposed Future land use map for the City of Grantsville:

- Commercial**
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(Residential uses, allowing a maximum of 6 dwelling units per acre)
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(Residential uses, allowing a maximum of 4 dwelling units per acre)
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(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)
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(Residential use with applicable rural land uses, allowing 1 dwelling unit per five to ten acres)
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(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.



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

ZONING DISTRICTS



A-10

RR-5

RR-2.5

RR-1

R-1-21

R-1-12

R-1-8

RM-7**RM-15**

CN

CS

CG

CD

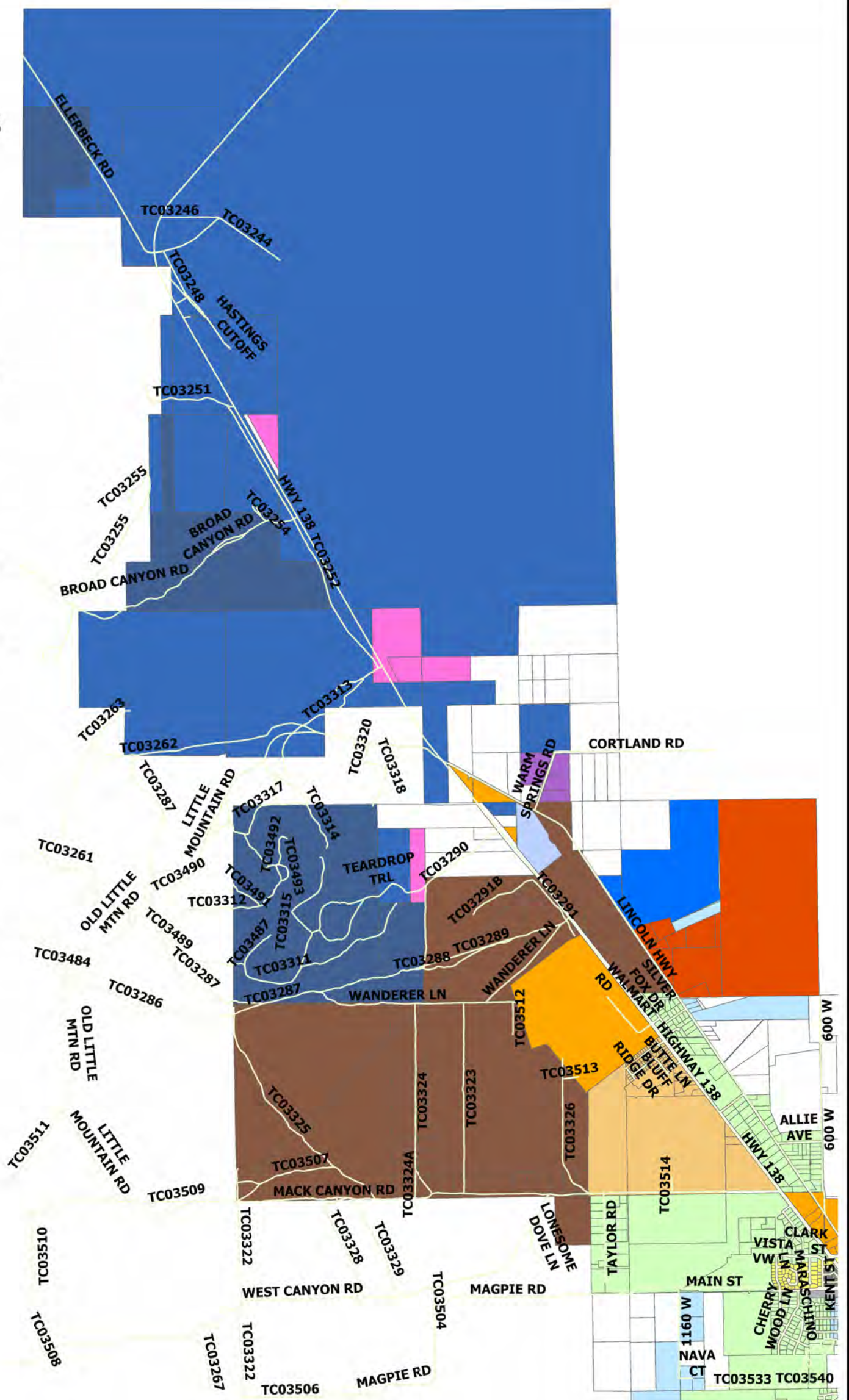
MD

MG

MG-EX

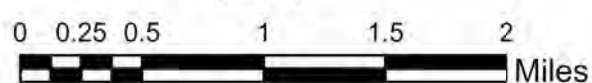
PUD

MU



ZONING MAP FLUX AREA

Adopted May 17, 2023
Amended May 1, 2024



LEGAL DESCRIPTION

PARCEL 1: [05-081-0-0009]

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.

LESS AND EXCEPTING ANY AND ALL PORTIONS LYING WITHIN THE LEGAL BOUNDS OF THAT CERTAIN PROPERTY DESCRIBED IN WARRANTY DEED RECORDED AS ENTRY NO. 540210 OF OFFICIAL RECORDS.

PARCEL 2: [01-120-0-0010]

THE NORTH HALF OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 6 WEST, SALT LAKE BASE AND MERIDIAN.

EXCEPTING THEREFROM THE EAST 877.5 FEET.

LESS AND EXCEPTING ANY AND ALL PORTIONS LYING WITHIN THE LEGAL BOUNDS OF THAT CERTAIN PROPERTY DESCRIBED IN WARRANTY DEED RECORDED AS ENTRY NO. 540210 OF OFFICIAL RECORDS.

ALSO, LESS AND EXCEPTING ANY AND ALL PORTION LYING WITHIN THE LEGAL BOUNDS OF THAT CERTAIN PROPERTY DESCRIBED IN WARRANTY DEED RECORDED MARCH 25, 2021 AS ENTRY NO. 539331 OF OFFICIAL RECORDS.

PARCEL 3: [01-120-0-0006]

THE SOUTH HALF OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 6 WEST, SALT LAKE BASE AND MERIDIAN.

EXCEPTING THEREFROM THE EAST 877.5 FEET.

ALSO, LESS AND EXCEPTING ANY AND ALL PORTION LYING WITHIN THE LEGAL BOUNDS OF THAT CERTAIN PROPERTY DESCRIBED IN WARRANTY DEED RECORDED MARCH 25, 2021 AS ENTRY NO. 539331 OF OFFICIAL RECORDS.

PARCEL 4: [05-082-0-0037]

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.

LESS AND EXCEPTING ANY AND ALL PORTIONS LYING WITHIN THE LEGAL BOUNDS OF THAT CERTAIN PROPERTY DESCRIBED IN THAT CERTAIN WARRANTY DEED RECORDED MARCH 25, 2021 AS ENTRY NO. 539331 OF OFFICIAL RECORDS.

PARCEL 5: [05-082-0-0027]

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.

PARCEL 6: [05-082-0-0033]

THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 6 WEST, SALT LAKE BASE AND MERIDIAN.

PARCEL 7: [01-120-0-0009]

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 335.90 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.

LESS AND EXCEPTING ANY AND ALL PORTIONS LYING WITHIN THE LEGAL BOUNDS OF THAT CERTAIN PROPERTY 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 OF OFFICIAL RECORDS.

PARCEL 8: [01-063-0-0006]

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 2522.70 FEET MORE OR LESS TO GRANTSVILLE ANNEXATION REC. 8/8/03 #207757 880/91 OF TOOELE COUNTY OFFICIAL RECORDS; THENCE SOUTH 17°39'15" EAST 1370.96 FEET; THENCE NORTH 71°48'53" EAST 427.45 FEET; THENCE SOUTH 38°40'11" EAST 1690.12 FEET; THENCE NORTH 53°08'05" EAST 427.45 FEET; THENCE SOUTH 38°40'11" EAST 1690.12 FEET; THENCE NORTH 53°08'05" EAST 72.05 FEET; THENCE SOUTH 2175.78 FEET TO VALLEY RANCHES SUBDIVISION BOUNDARY LINE OF SAID SUBDIVISION; THENCE SOUTH 89°10'00" WEST 3990.00 FEET; THENCE NORTH 1310.40 FEET; THENCE SOUTH 89°10'00" WEST 354.38 FEET MORE OR LESS TO THE WEST LINE OF SECTION 27; THENCE NORTH 02°13'09" WEST 3320.41 FEET TO THE POINT OF BEGINNING.

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

PARCEL 9: [01-115-0-0025]

THE WEST 1/2 OF THE SOUTHWEST 1/4 , THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, NORTHEAST 1/4 OF THE SOUTHWEST 1/4, AND THE SOUTH 1/2 OF THE SOUTH 1/2 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 660.00 FEET; THENCE EAST TO THE WEST BOUNDARY LINE OF HIGHWAY 138;

THENCE SOUTHEASTERLY ALONG THE WEST BOUNDARY LINE OF SAID HIGHWAY TO A POINT DIRECTLY EAST OF THE POINT OF BEGINNING; THENCE WEST TO THE POINT OF BEGINNING.

LESS AND EXCEPTING ANY AND ALL PORTIONS LYING WITHIN THE LEGAL BOUNDS OF THAT CERTAIN PROPERTY DESCRIBED IN THAT CERTAIN WARRANTY DEED RECORDED MARCH 25, 2021 AS ENTRY NO. 539331 OF OFFICIAL RECORDS.

ALSO LESS AND EXCEPTING ANY AND ALL PORTIONS LYING WITHIN THE LEGAL BOUNDS OF GRANTSVILLE LLC SUBDIVISION.

PARCEL 10: [01-115-0-0021]

BEGINNING AT THE NORTH 1/4 CORNER OF SECTION 22, TOWNSHIP 2 SOUTH, RANGE 6 WEST, SALT LAKE BASE AND 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.

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 OF OFFICIAL RECORDS.

PARCEL 10A:

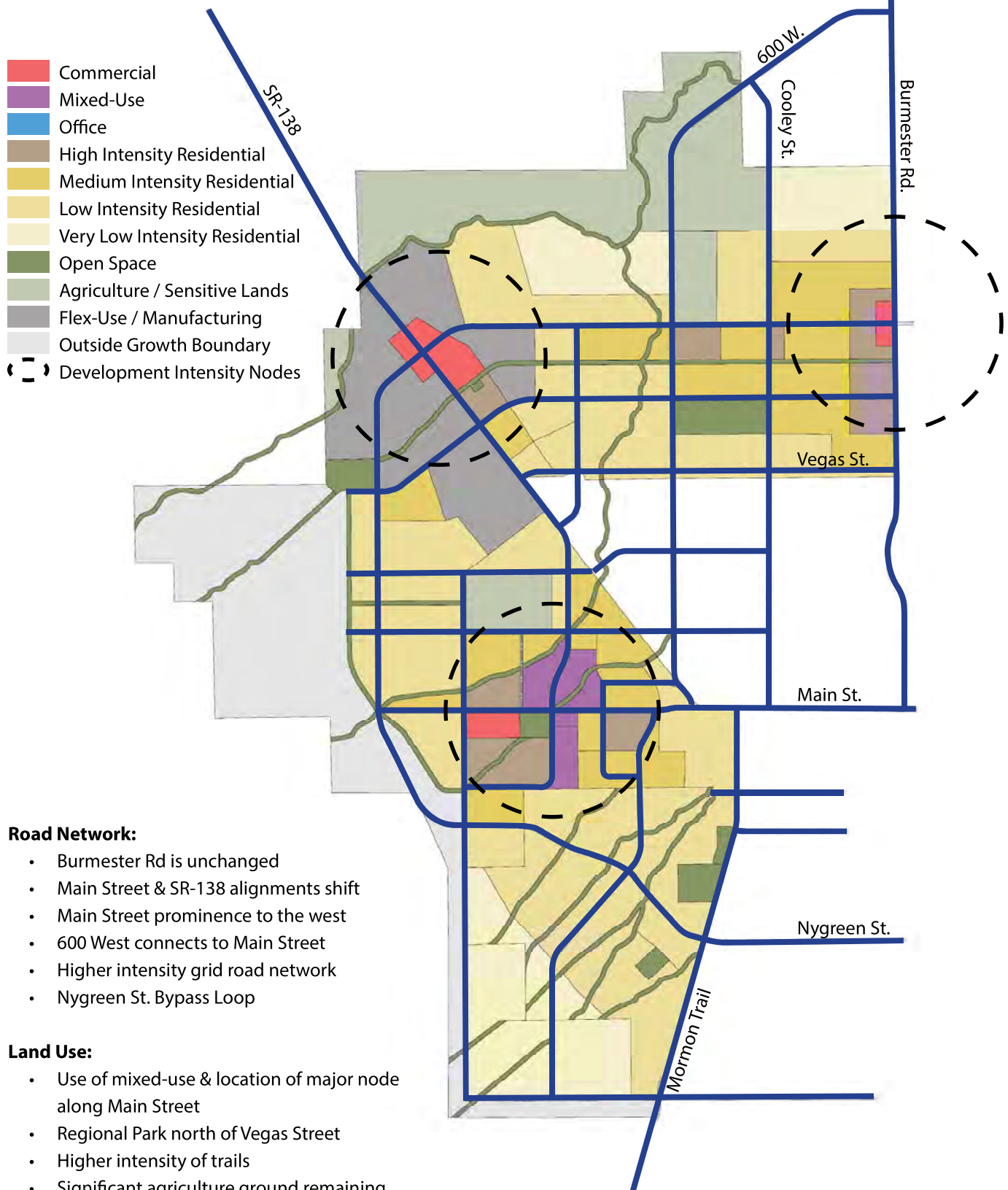
TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS AS DISCLOSED BY THAT CERTAIN "FUTURE GRANT OF EASEMENT" RECORDED JULY 8, 2022 AS ENTRY NO. 576325 OF OFFICIAL RECORDS.

PARCEL 11: [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; 10-037-0-0126 THROUGH 10-037-0-0128]

LOT 1, 6 THROUGH 24 AND 126 THROUGH 128, VALLEY RANCHES SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, AS RECORDED IN THE OFFICE OF THE TOOELE COUNTY RECORDER.

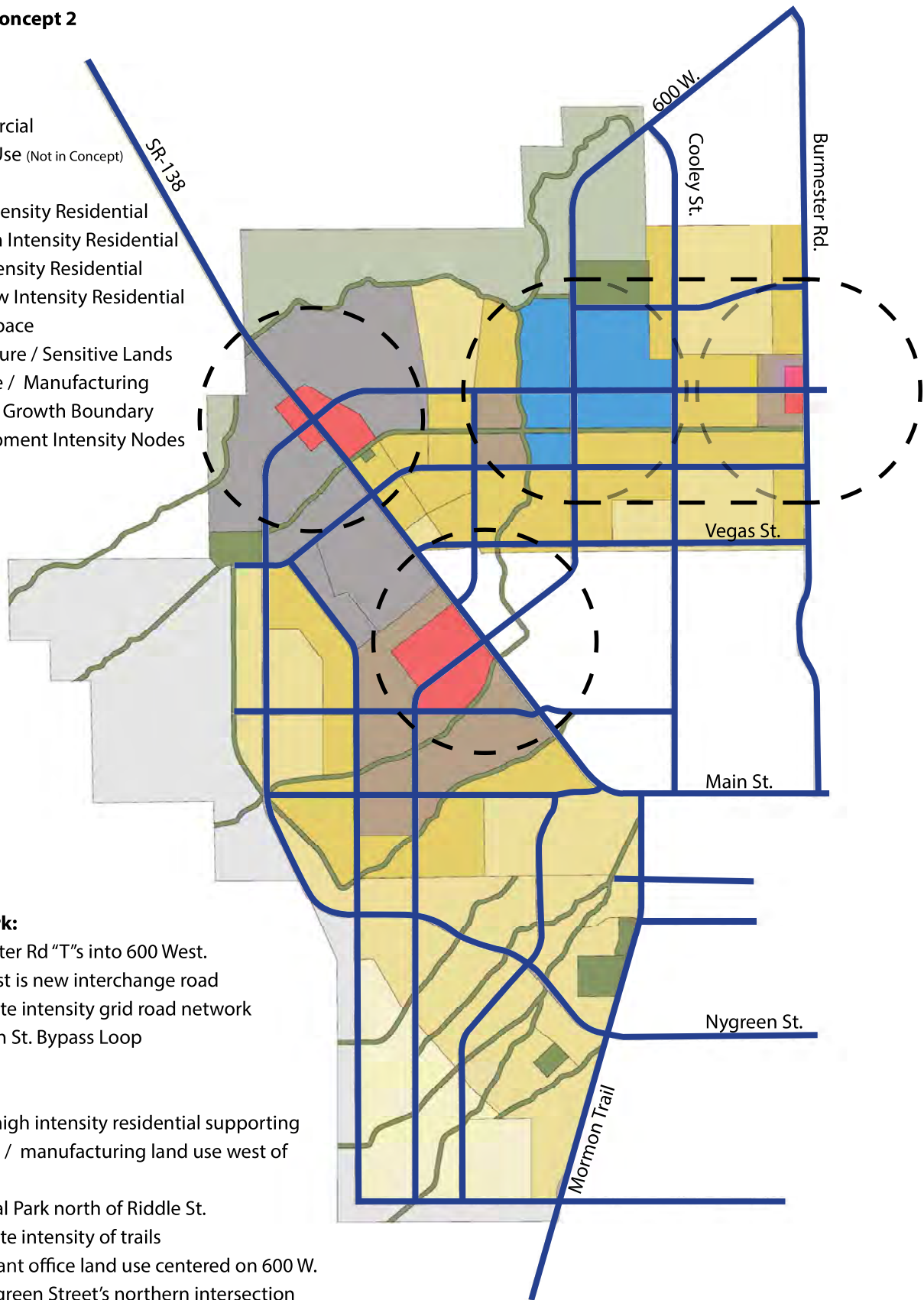


Preliminary Concept 1



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:

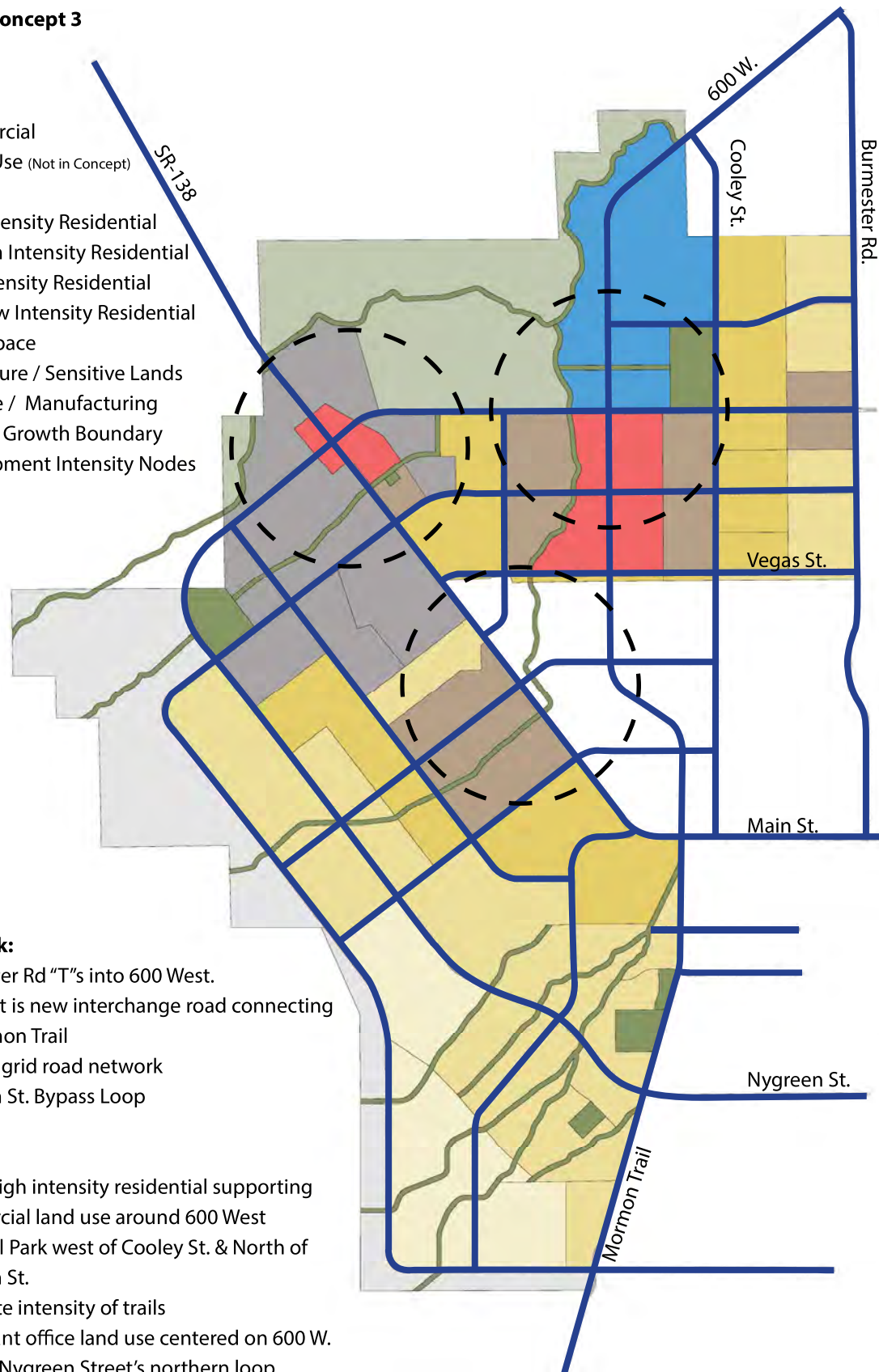
- Burmester Rd "T"s into 600 West.
- 600 West is new interchange road
- Moderate intensity grid road network
- Nygreen St. Bypass Loop

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:

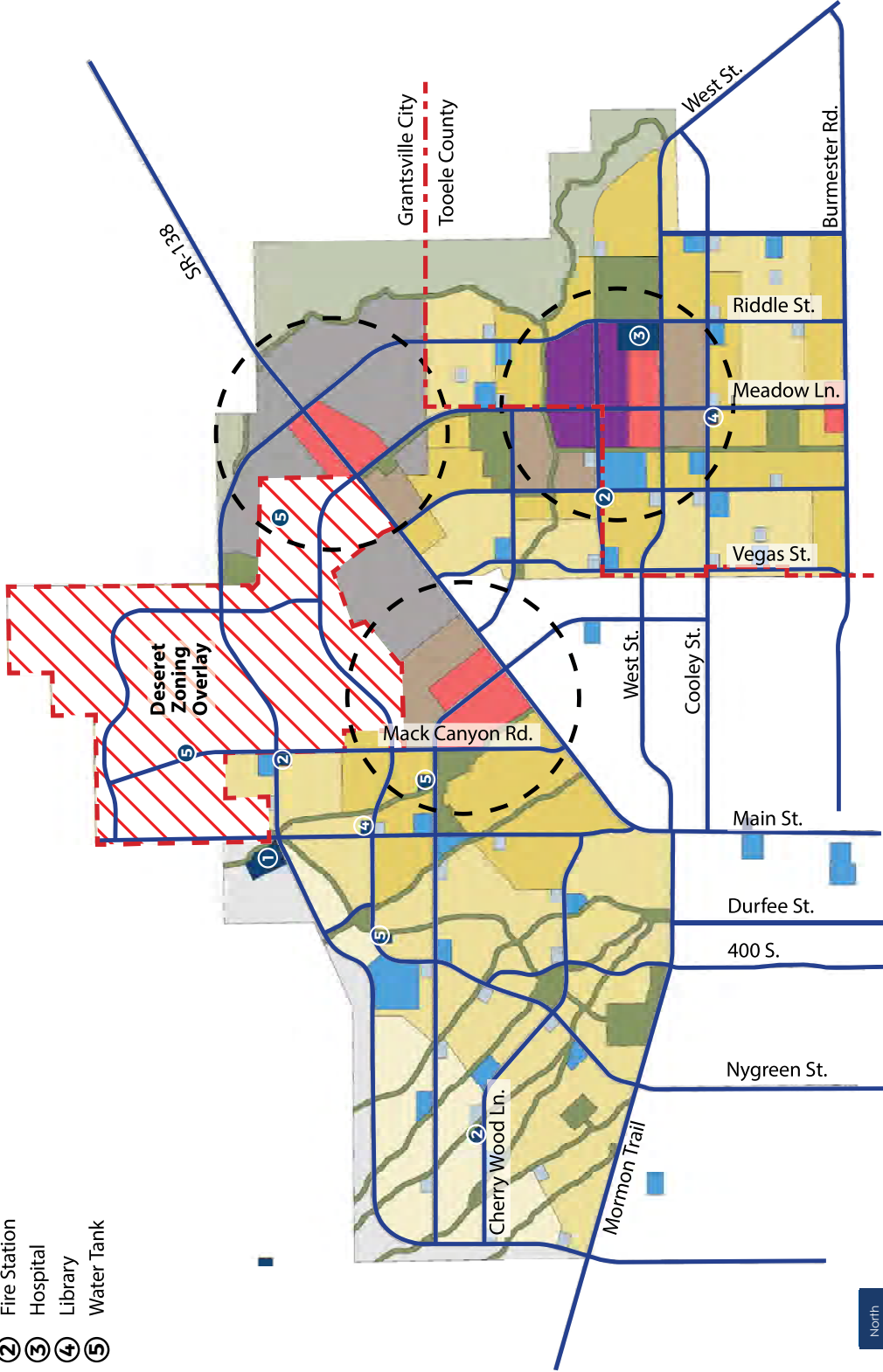
- Use of high intensity residential supporting commercial land use around 600 West
- Regional Park west of Cooley St. & North of Nygreen St.
- Moderate intensity of trails
- Significant office land use centered on 600 W. & north Nygreen Street's northern loop
- More high and very low intensity residential

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.



Scale 1"=1,500'

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

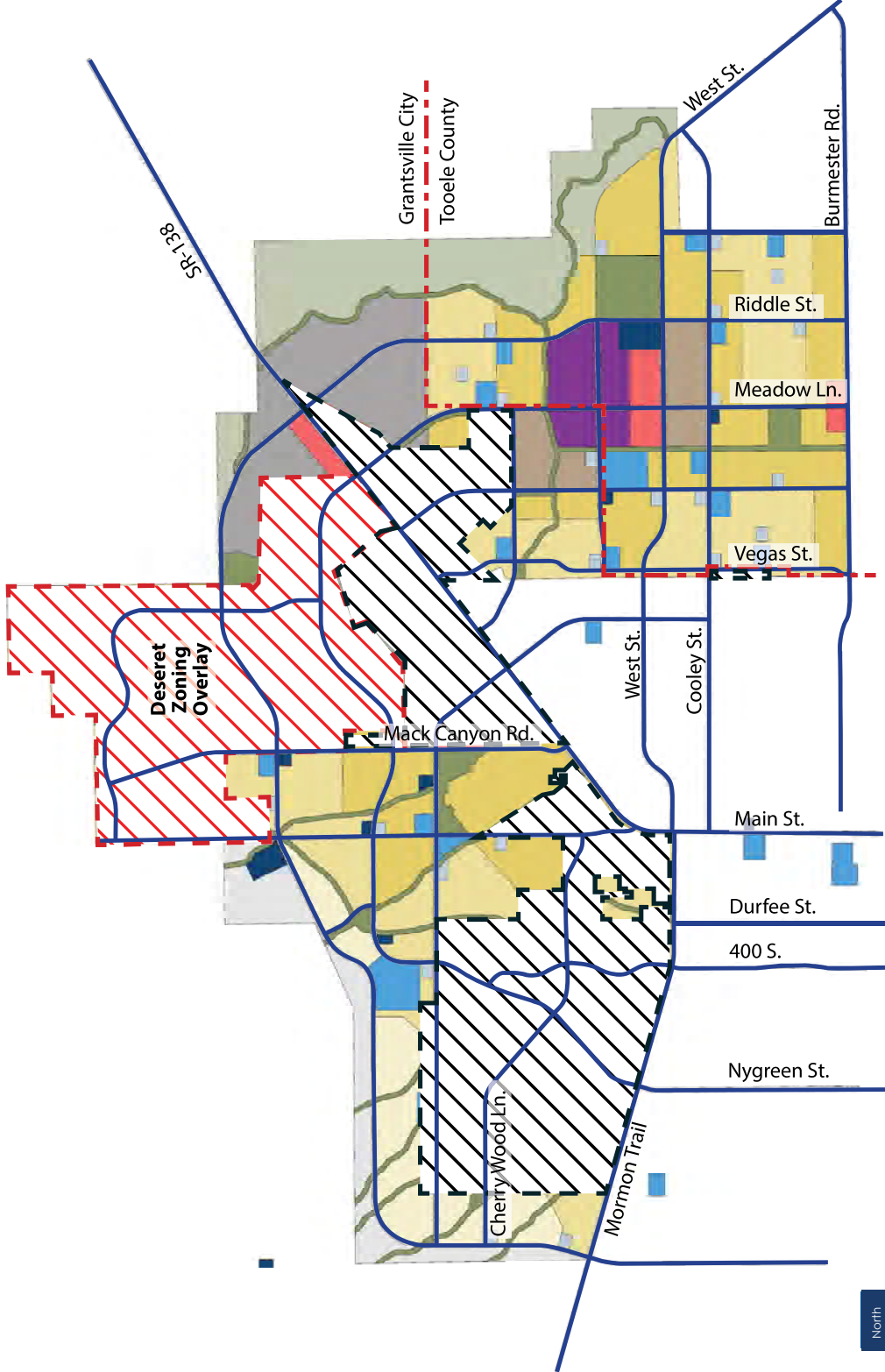
Desert Edge Overlay

Vested Uses July 2024

Existing / Proposed Streets

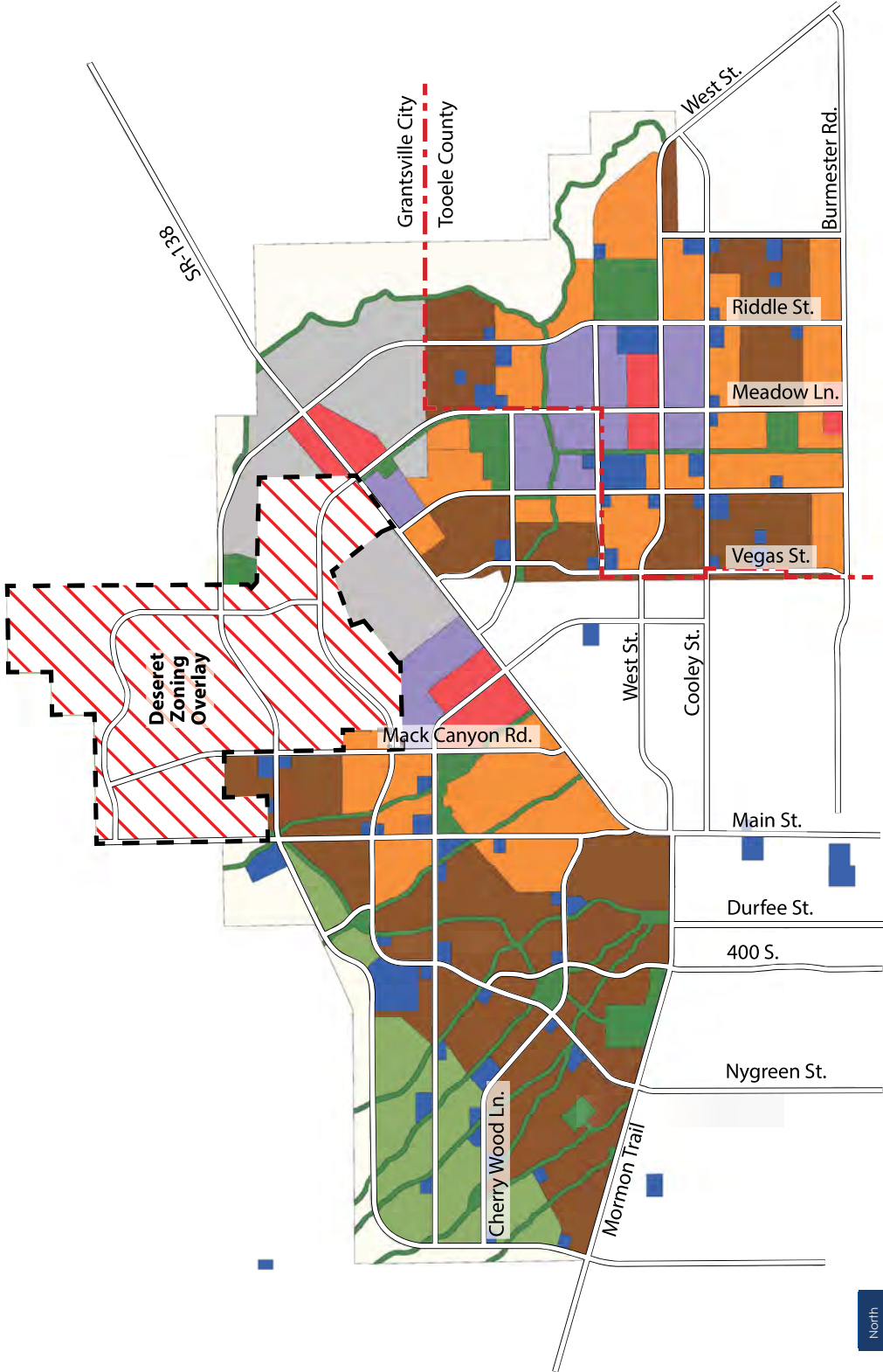
* See page 6-7 for land use descriptions

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



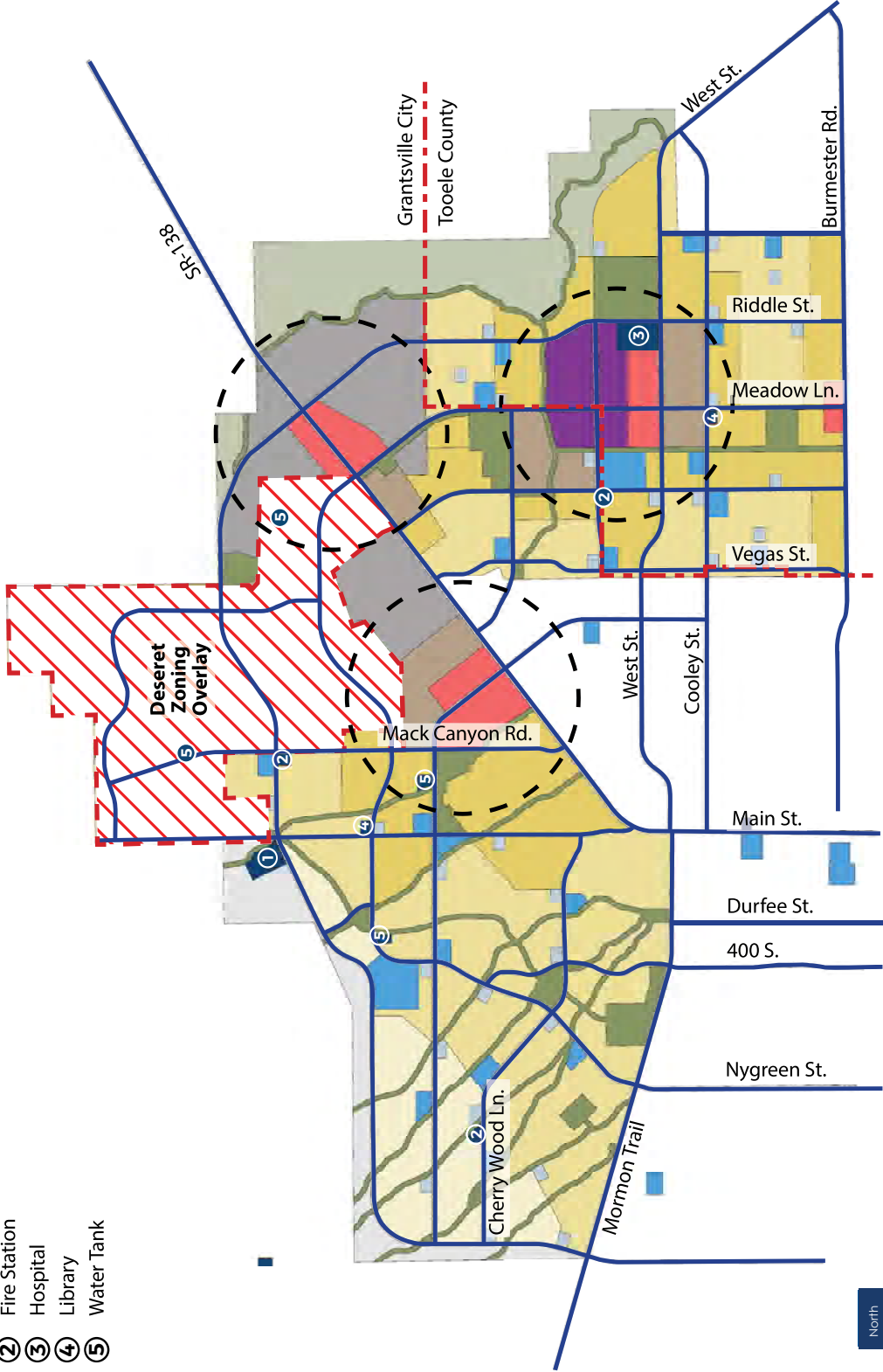
Scale 1"=1,500'

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



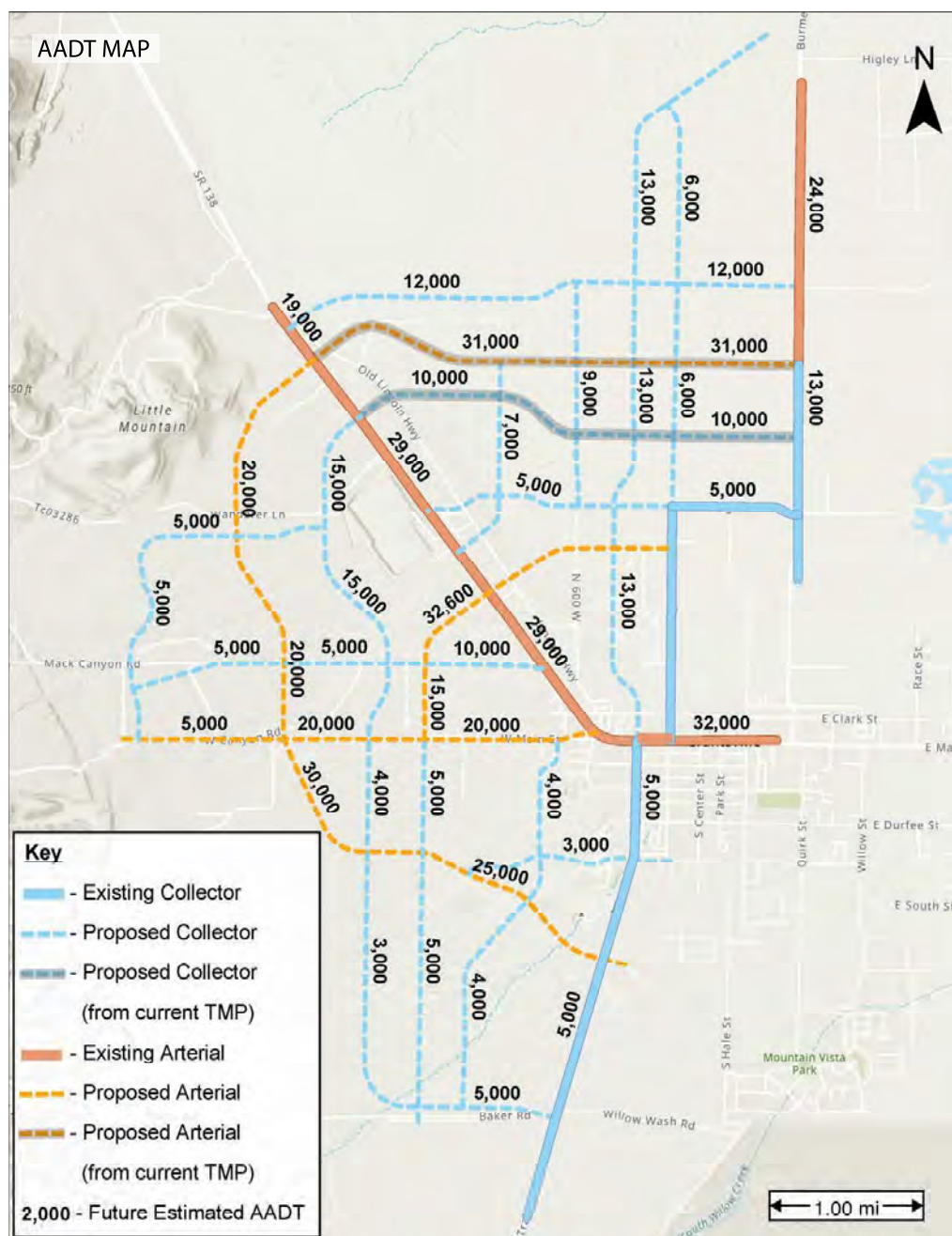
Note: The Proposed Concept has been used to calculate the intensity of use for determining the demands and necessary capacity of proposed infrastructure to serve the planning area. These intensities are based upon the highest and best use to ensure the sizing of the infrastructure will be adequate for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

Transportation

Annual Average Daily Traffic (AADT)

The projected future AADTs completed for this study were based on the land uses and roadway network shown in the Grantsville West Bank Master Development Plan Proposed Concept Plan.

Trip generation rates published in the Institute of Transportation Engineers (ITE) Trip Generation, 11th Edition were used to calculate the number of daily trips generated by each area in the Proposed Concept. These trips were assigned to the roadway network based on local and regional trip attractions. Trip attractions include commercial and employment areas both inside and outside the study area. Trips were assigned to roadways designated as collectors or arterials in this plan and in the Grantsville Transportation Master Plan (TMP) (August 2022).

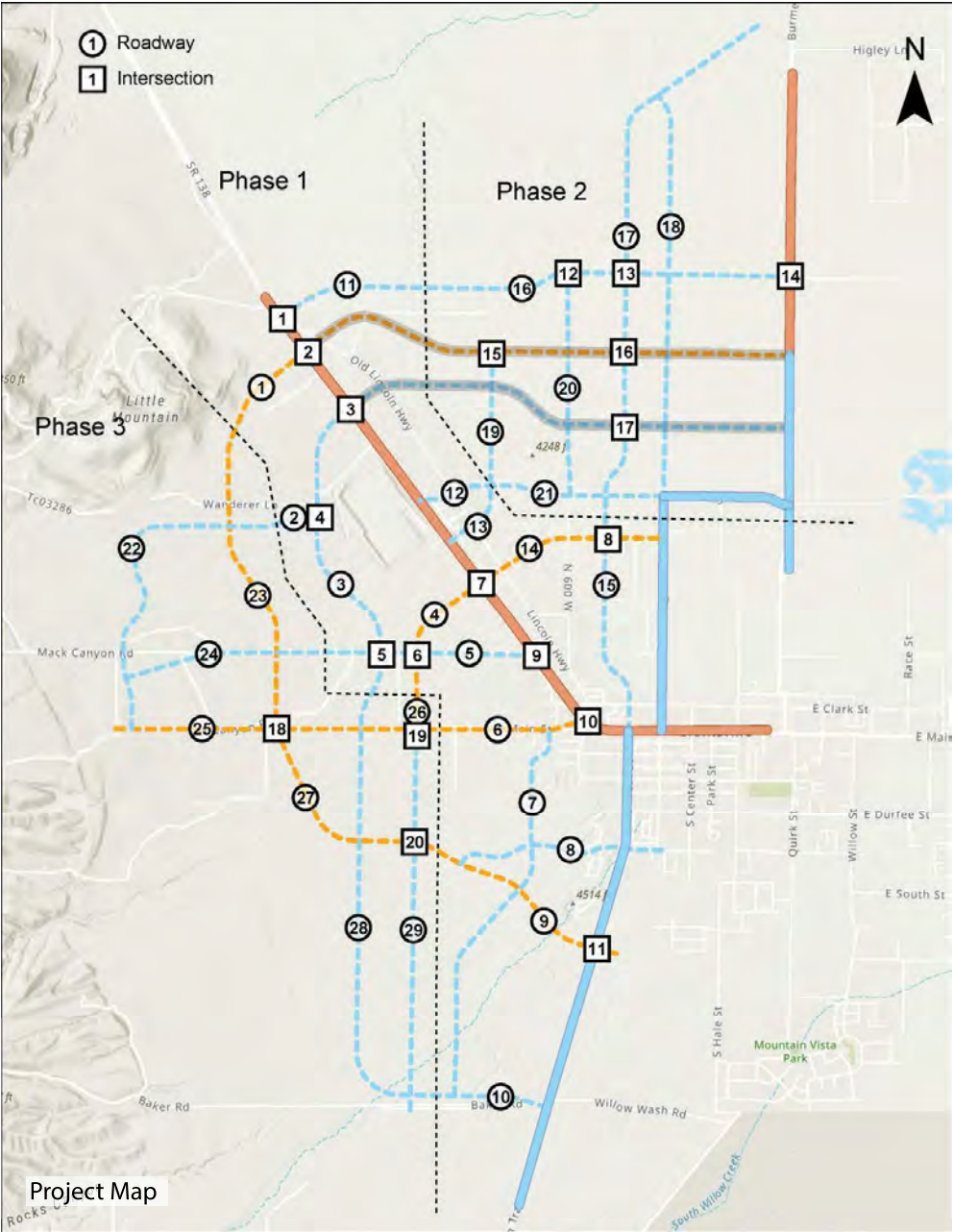


Functional Classification

The functional classification of each roadway shown in the Proposed Concept was designated based on functional classifications established in the Grantsville TMP and following the ITE guideline that arterial roads should be spaced approximately one mile apart.

Roadways in the Proposed Concept that coincide with arterial roadways in the Grantsville TMP were designated as arterials. Roadways in the Proposed Concept that were extensions of arterial roadways in the Grantsville TMP were also designated as arterials.

Additional roadways in the Proposed Concept were designated as arterials such that the ITE recommended arterial spacing of one mile would be met where possible. All other roadways in the figure were designated as collectors.



STATE OF UTAH)
) SS:
COUNTY OF TOOELE)

I, Braydee Baugh, do hereby certify that I am the duly appointed, qualified and acting Recorder for the Grantsville City Council, (the "City"), State of Utah, and do further certify that the above and foregoing is a true and correct copy of Ordinance 2025-36 duly adopted by the City of Grantsville, by the Council thereof at a meeting duly called and held in Grantsville, UT on the 21st of May, 2025 at the hour of 7:00 o'clock p.m. of said day, and I certify that after its passage I caused to be published a short summary of the ordinance on the Utah Public Notice Website on the 23rd of May, 2025.

Publication – Utah Public Notice Website

(S E A L)

Braydee Baugh
City Recorder

