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# **DESERET MEADOWS PLANNED UNIT DEVELOPMENT**

DECEMBER 11, 2024 | GRANTSVILLE, UT

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PREPARED BY



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



# INTRO

# **PREFACE**

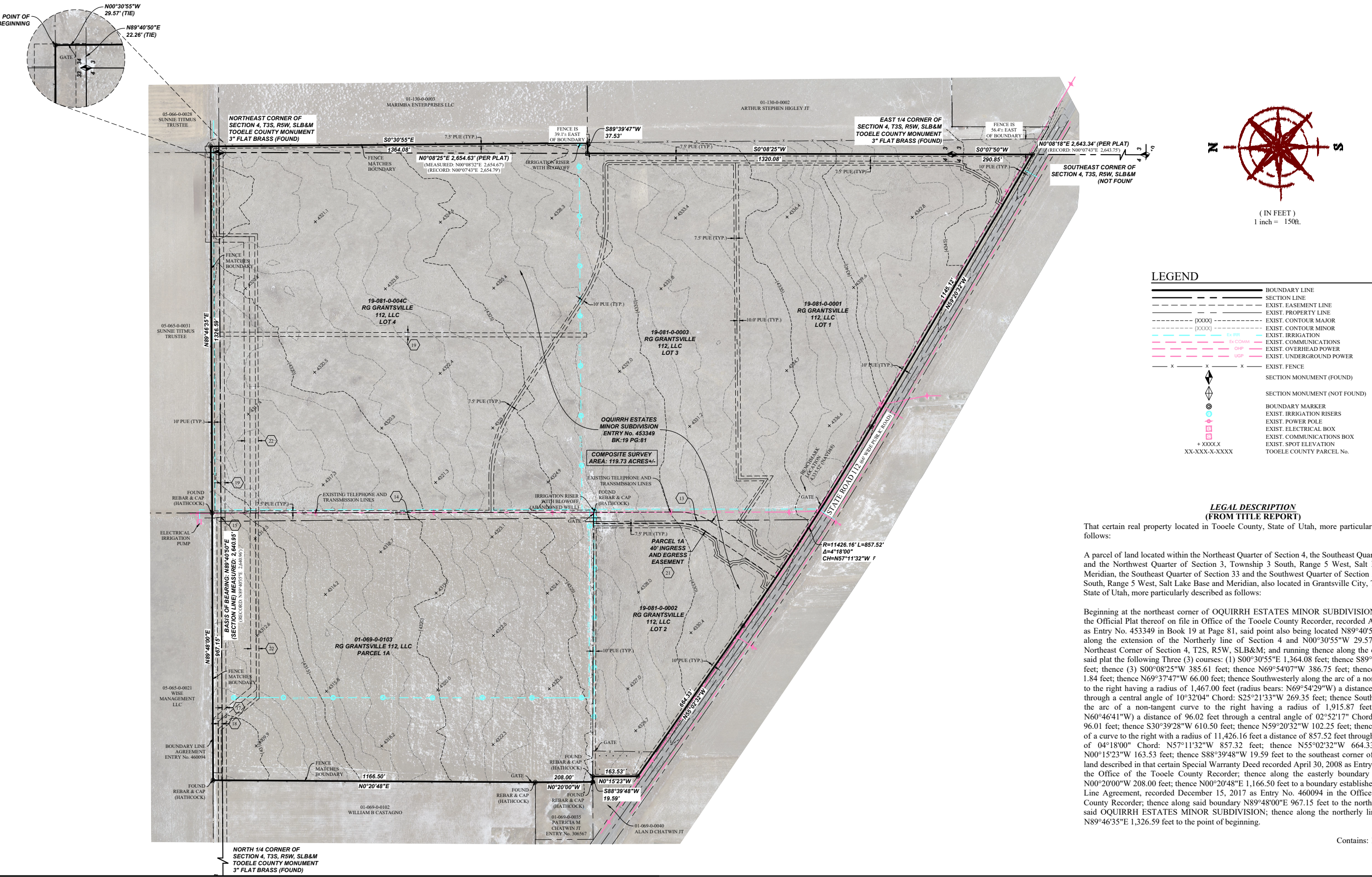
The following Planned Unit Development document addresses the proposed improvements as they pertain to the proposed Deseret Meadows Community located in Grantsville, Utah. The property and the proposed improvements for the development are discussed in detail and follow the requirements set forth within the Planned Unit Development requirements of the City Code. This document supersedes land development code and ordinances for the entirety of Deseret Meadows, however any issue not addressed in this Planned Unit Development document will default to City standards. The purpose of the document is to inform the City (Staff, Planning, Commission, and City Council) and Public of the proposed general design elements, open space plans, guiding design principles, and land uses for Deseret Meadows. In addition, utility capacities, based on conceptual plans, will outline the methods used to anticipate the demands and service requirements necessary to provide adequate utility service and infrastructure for both the residences within the development and the City. Developer may request the creation of a Public Infrastructure District (PID) and may use the Utah Inland Port Authority (UIPA) Twenty Wells Project Area tax increment financing (TIF) for any eligible improvements.

# **EXECUTIVE SUMMARY**

Deseret Meadows is an approximately 120-acre parcel located north of State Route 112 and adjacent to and west of the Lakeview Business Park. The project is ideally situated to provide more affordable housing options for this business park and the surrounding community. The primary feature of the site is the 10-acre Community Park which is integrated into the overall development. Additionally, interspersed open space and buffer areas provide ample recreation opportunities for residents. The proposed Planned Unit Development incorporates a maximum of 925 units with approximately 7.7 acres of commercial development, and per City code, a minimum of 10% of the overall development area as open space.



EXISTING CONDITIONS





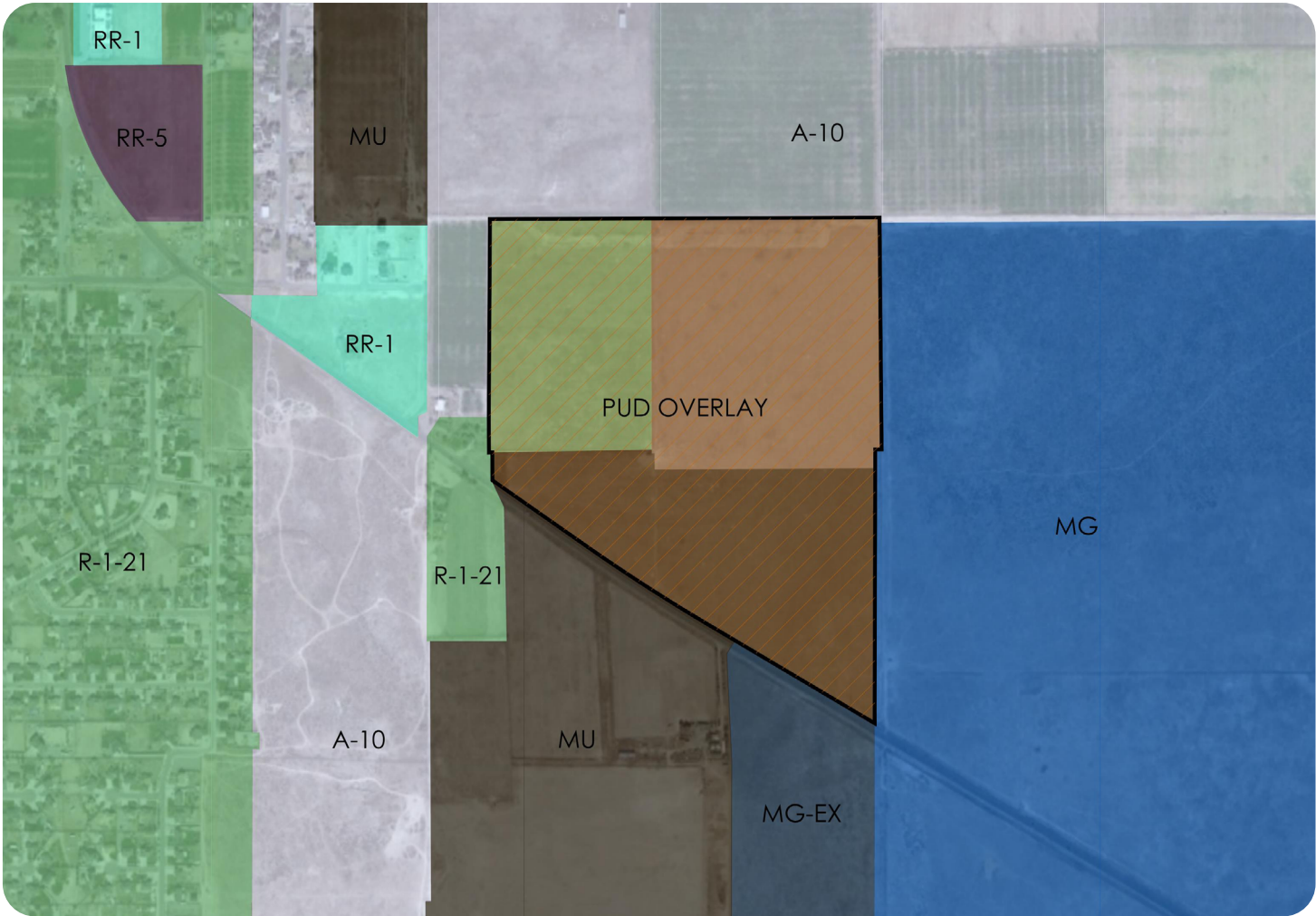
# **LAND USES & DESIGN STANDARDS**

ZONING AND PUD OVERLAY MAPS



EXISTING ZONING

R-1-21, RM-15, and Mixed Use (MU)



PROPOSED PUD OVERLAY

Planned Unit Development

Density and Unit Counts per Zone

Zone	RM-15	Mixed Use	R-1-21	Total	Proposed Totals
Acreage	45.47	44.18	29.98	119.63	
Density	15	15	1.6	10.7	7.7
Max. Units	682.1	662.7	48	1392.8	925

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

LEGEND

- PROJECT BOUNDARY

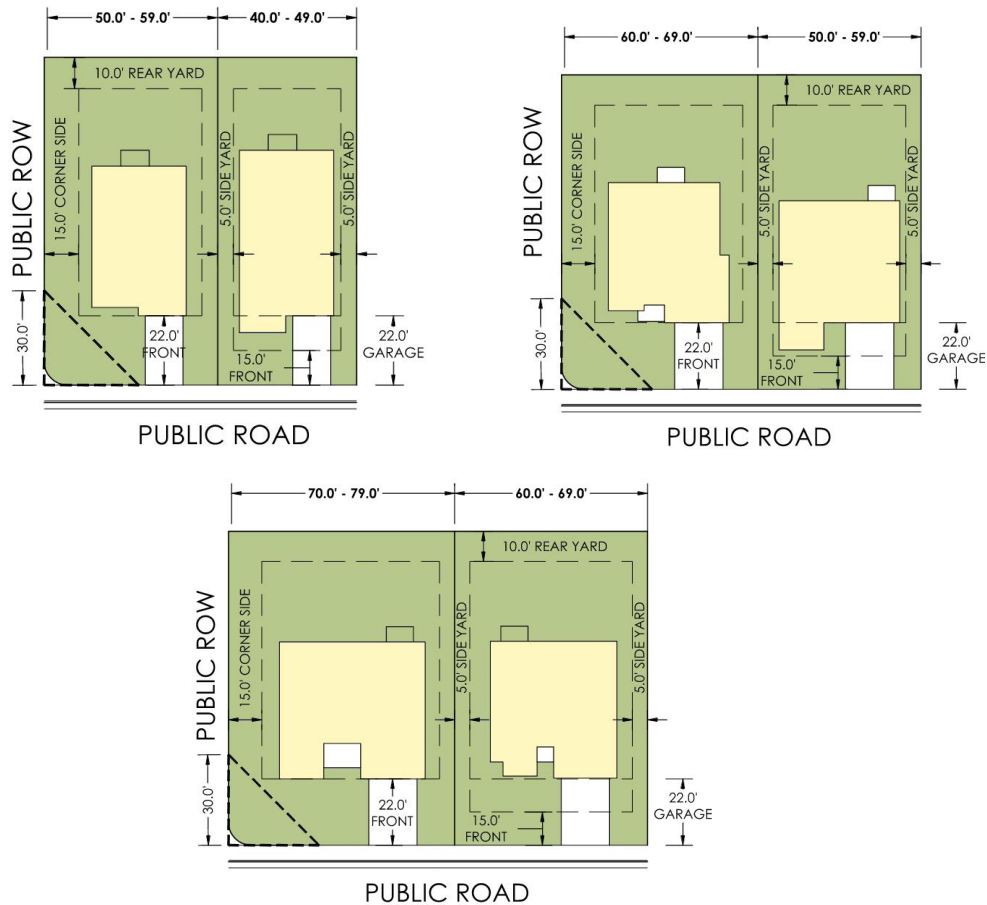
R-1-21

PLANNED UNIT DEVELOPMENT OVERLAY
- RM-15

MIXED USE (MU)

# FRONT-LOAD SINGLE-FAMILY HOMES

Single-family lots in Deseret Meadows will at a minimum range from 2,400 to 6,000 square feet and larger to offer a range of housing options for Grantsville residents. All single-family homes will follow the setbacks, sight triangle requirements, and other development standards outlined by the Deseret Meadows Development Standards Table on the Deviations to the City Code - Single-Family page. These homes will have a single or double-car garage.



**Setback Exhibit**

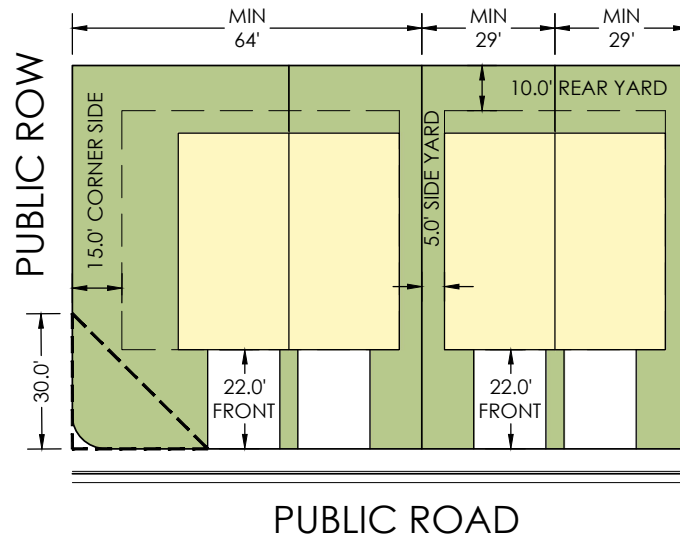


**Home Examples**

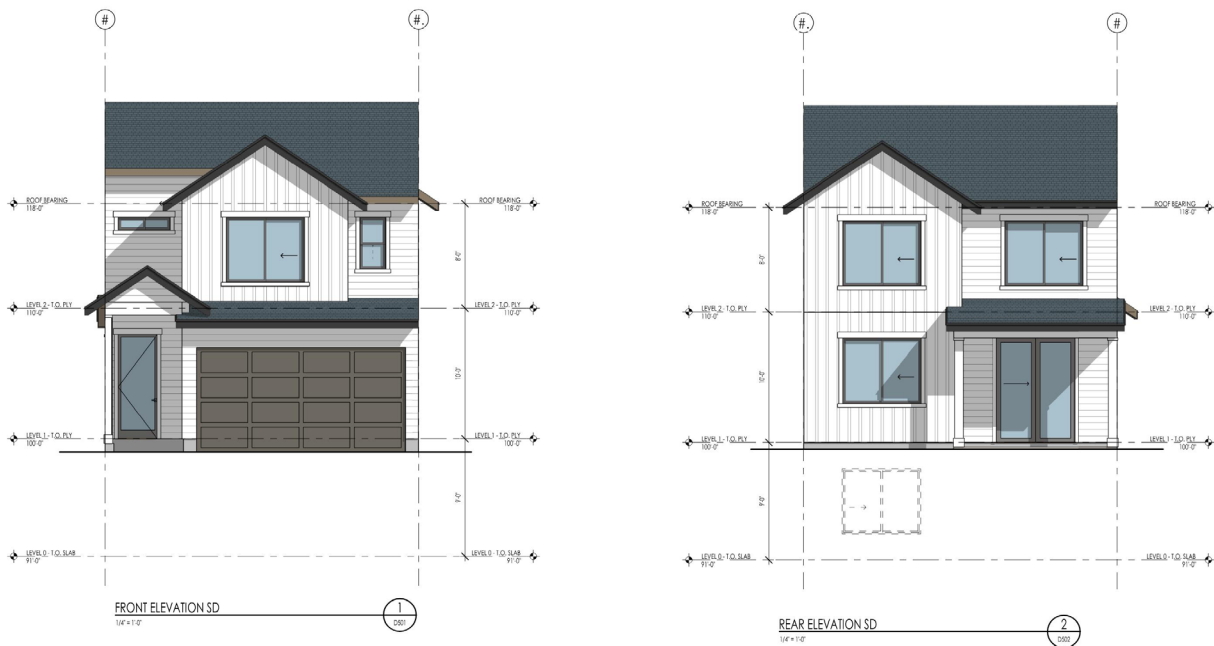
NOTE: ALL GRAPHICS SHOWN ARE CONCEPTUAL ONLY- ACTUAL FORM, DESIGN AND LAYOUT WILL BE DETERMINED AT PRELIMINARY SUBDIVISION APPROVAL.

# FRONT-LOAD TWIN HOMES

Twin homes lots will at a minimum range from 2,400 to 4,000 square feet to offer a range of housing options for Grantsville residents. All twin homes will follow the setbacks, sight triangle requirements, and other development standards outlined by the Deseret Meadows Development Standards Table on the Deviations to the City Code - Single-Family page. These homes will have a single or double-car garage.



## Setback Exhibit



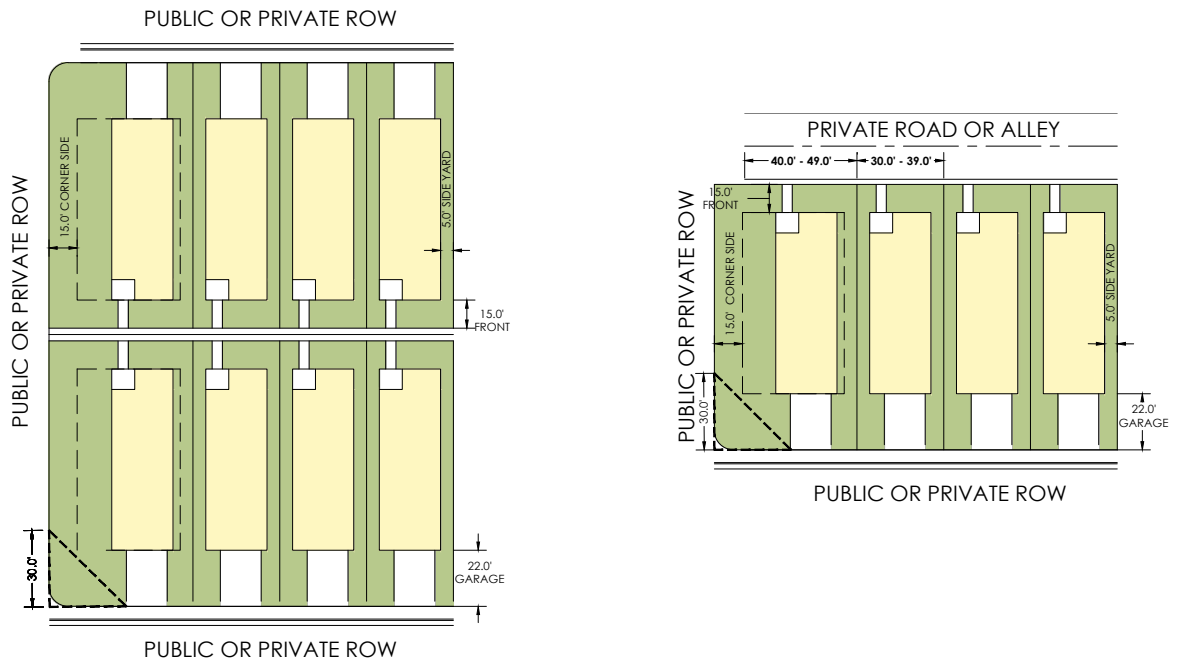
## Conceptual Home Elevations

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



# REAR-LOAD SINGLE-FAMILY HOMES

Rear-load single family lots will be a minimum of 2,400 square feet. Front doors may face a shared open space or a road to create access to recreation opportunities and curb appeal. All single-family homes will follow the setbacks, sight triangle requirements, and other development standards outlined by the Desert Meadows Development Standards Table on the Deviations to the City Code - Single-Family page. These homes will have a single or double-car garage.



**Setback Exhibit**



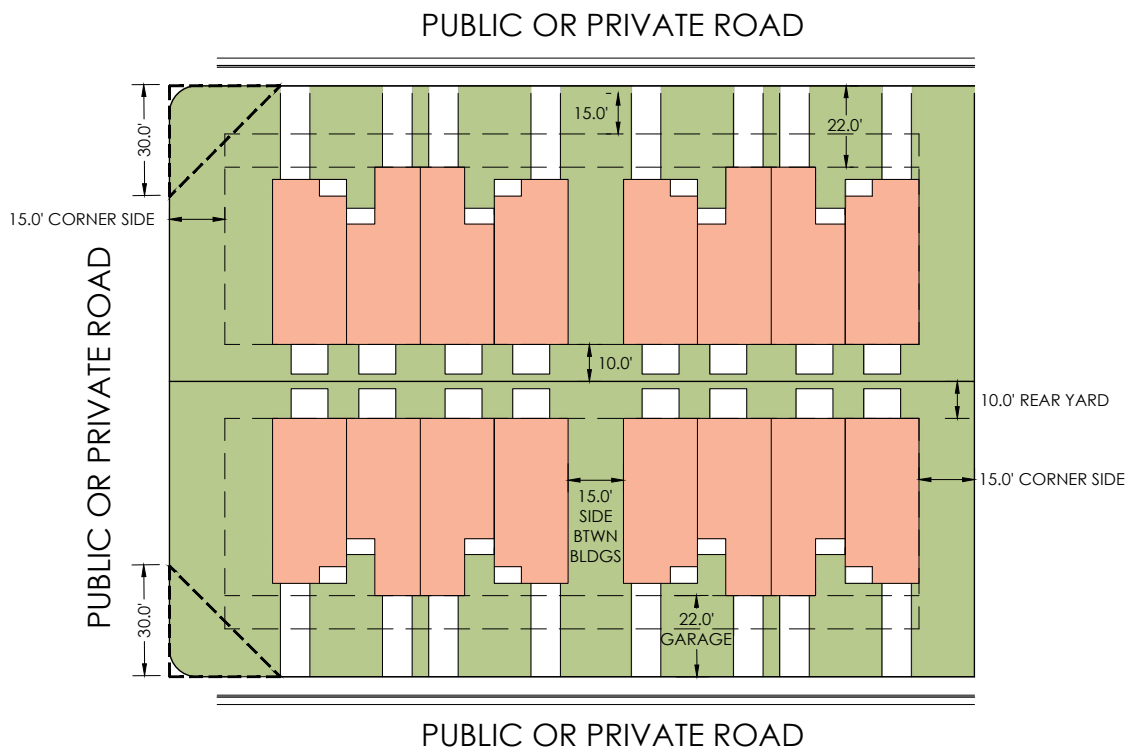
**Home Examples**

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



# FRONT-LOAD TOWNHOMES

Front-load units have garages accessed from the front of the home on either a public or private road. Townhomes in Deseret Meadows will feature 3-8 units per 2-story building. All buildings will follow the setbacks, sight triangle requirements, and other development standards outlined by the Deseret Meadows Development Standards Table on the Deviations to the City Code - Multi-Family page. These buildings will feature shared open spaces to provide recreational space to residents and will have a single or double-car garage.



Setback Exhibit

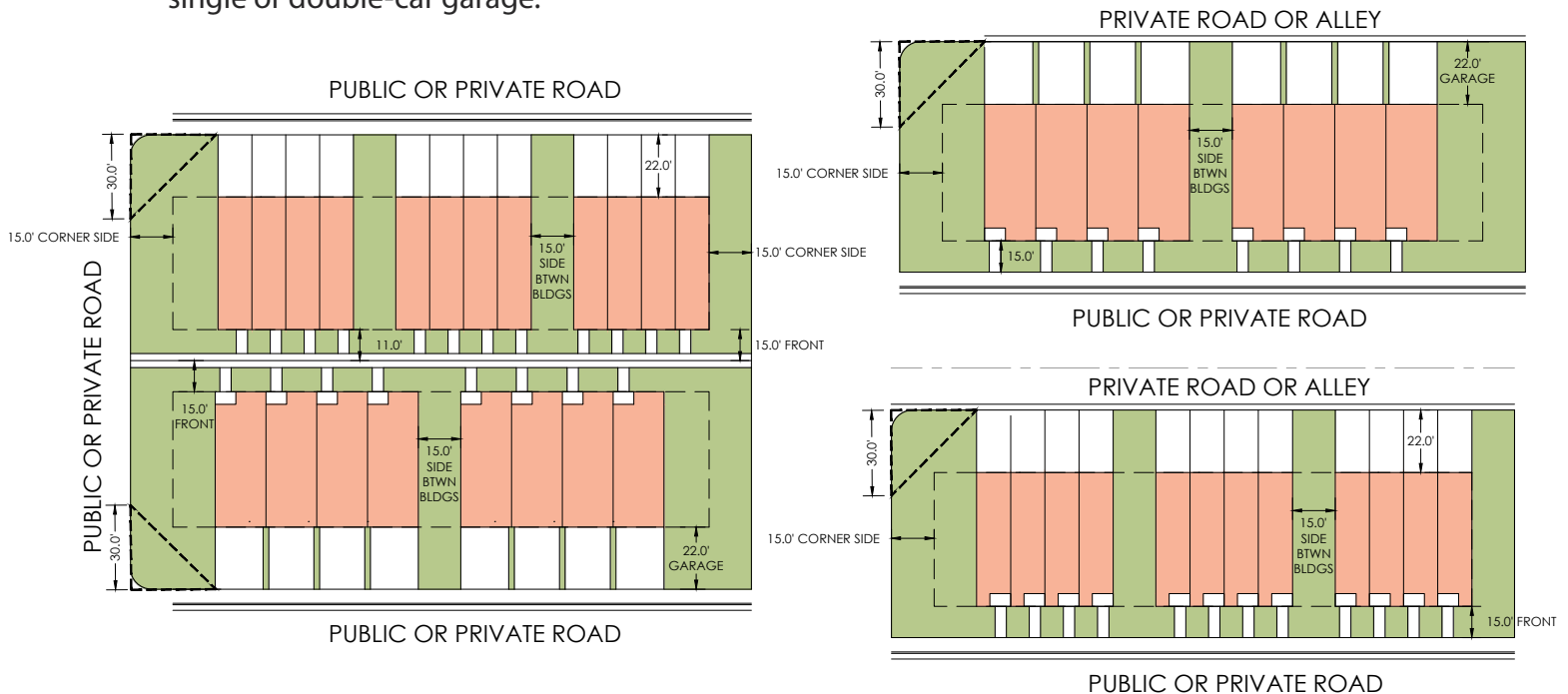


Home Examples

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# REAR-LOAD TOWNHOMES

Rear-load units have garages accessed from the back of the property on a private road, which can improve curb appeal and provide opportunities for increased open space, trail access, and safety. Rear-load townhomes in Deseret Meadows will feature 4-8 units in each 2-story building. Front doors may face a shared open space or a road to create access to recreation opportunities and curb appeal. All buildings will follow the setbacks, sight triangle requirements, and other development standards outlined by the Deseret Meadows Development Standards Table on the Deviations to the City Code - Multi-Family page. These units will feature shared open spaces around each building and will have a single or double-car garage.



Setback Exhibit



Home Examples

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

DEVIATIONS TO THE CITY CODE - SINGLE-FAMILY

Development Standards																	
	Zone	Maximum Density	Minimum Lot Size	Minimum Lot Frontage (at property line on street)	Front Yard	Rear Yard Main Building	Rear Yard Accessory Bldg.	Side Yard Main Bldg.	Side Yard Accessory Bldg.	Corner Side Yard (1)	Building Height	Maximum Building Coverage	Open Space Requirement (2)	Landscape Requirement	Minimum dwelling size	Parking	Perimeter Buffer
GRANTSVILLE ZONES	R-1-21 SFD		21,780 sq. ft. (1/2 ac)	70-feet	40-feet	30-feet	1-foot	5 and 15 feet, or width of easement if greater	1-foot	2 front yards and 2 side yards required	35 feet or basement and 2 floors (whichever is less)	20%	10%	NA	1,000 sq. ft.	2 spaces per dwelling unit	50'
	RM-15 SFD	15 DU/Ac	8,000 sq. ft. 10,000 sq. ft. Corner Lots	60-feet	25-feet	20-feet	1-foot	7.5-feet	4-feet	25-feet on each side fronting a street.	35-feet	50%					
	Mixed-Use SFD		4,000 sq. ft.	50-feet	25-feet	20-feet	7.5-feet	7.5/10-feet	7.5-feet	25-feet on each side fronting a street.	35-feet	NA	10%	25% of total project area			30-feet along HWY 112
PROPOSED STANDARDS	29-39' Lot	10 DU/Ac	2,400 sq. ft.	29-feet	15-feet; 22' garage setback - 22' front setback on corner lots	10-feet	NA	5-feet; 0' for shared wall of twin homes	NA	15-feet	35-feet	65%	10 acres min. or 10% of area, whichever is greater	10%			A 50-foot buffer will be used along HWY-112 and Lakeview Business Park where residential uses are planned.
	40-49' Lot	8 DU/Ac	3,200 sq. ft.	40-feet		10-feet	NA	5-feet	NA	15-feet	35-feet	55%					
	50-59' Lot	6 DU/Ac	4,500 sq. ft.	50-feet		10-feet	NA	5-feet	NA	15-feet	35-feet	55%					
	60-69' Lot	5 DU/Ac	6,000 sq. ft.	60-feet		10-feet	NA	5-feet	NA	15-feet	35-feet	55%					

Footnotes

1. Corners to maintain a 30’ sight triangle per city code on all lots, for every unit type.
2. Open space is based on an overall project-wide basis. Milestone 1: 50% of the required open space will be improved as 50% of the lots are improved; milestone 2: 100% of the required open space will be improved as 70% of the lots are improved

Permitted encroachments (subject to building code requirements)

- Encroachments such as roof eaves/overhangs, brick ledges, window wells with covers, bay/box windows, fireplaces/chimneys, entertainment center bump outs, counterforts, cantilevers, exterior post/columns, solar panels, brick ledges, light fixtures, and like features are allowed to encroach up to 3-feet within side and rear setbacks.
- Only decks and covered patios less than 30-inches above grade may encroach into the side or rear yard setback, but must be a minimum of 5-feet from the side or rear property line.
- Structures used for ADA compliance and life safety measures (including window wells and similar features) are excluded from setback restrictions.

DEVIATIONS TO THE CITY CODE - MULTI-FAMILY

Development Standards																		
	Zone	Maximum Density	Minimum Lot Size	Minimum Lot Frontage (at property line on street)	Front Yard	Rear Yard Main Building	Rear Yard Accessory Bldg.	Side Yard Main Bldg.	Side Yard Accessory Bldg.	Side Yard Corner Side Yard (1)	Building Height	Min. Distance btwn structures on same lot	Maximum Building Coverage	Open Space Requirement (2)	Landscape Requirement	Minimum dwelling size	Parking	Perimeter Buffer
GRANTSVILLE ZONES	Mixed-Use Commercial		½ acre	100-feet	25-feet	20-feet	7.5-feet	7.5/10-feet	7.5-feet	25-feet each side on the street 10-feet other two sides	35-feet	NA	NA		25% of total Project area	NA	4.1 spaces per 1,00 sq. ft. of gross floor area	50'
	Mixed-Use Multi- family	15 DU/ac	2,400 sq. ft.	30-feet	25-feet	20-feet	7.5-feet	15-feet	7.5-feet	25-feet	35-feet or 3-stories whichever is less	30-feet	NA	10 acres min. or 10% of area, whichever is greater	25% of total Project area	1,000 sq. ft. of Living space	2 spaces per du + Guest parking (3)	50'
PROPOSED STANDARDS	Alley-Load Townhomes	15 DU/Ac	1,200 sq. ft.	22-feet	15-feet	22’ for full-length driveways; 5’ for drive approaches	NA	15-feet between buildings; 0' for shared wall		15-feet	35-feet	15-feet	90%	10 acres min. or 10% of area, whichever is greater	10%	1,100 sq. ft. for Alley- loaded units	2 spaces per du + Guest parking	A 50-foot buffer will be used along HWY- 112 and Lakeview Business Park where residential uses are planned.
	Front-Load Townhomes	15 DU/Ac	1,300 sq. ft.	24-feet	15-feet; 22' garage setback	15-feet	NA	15-feet between buildings; 0' for shared wall		15-feet	35-feet	15-feet	90%			1,200 sq. ft. for Front-loaded Units		

Footnotes

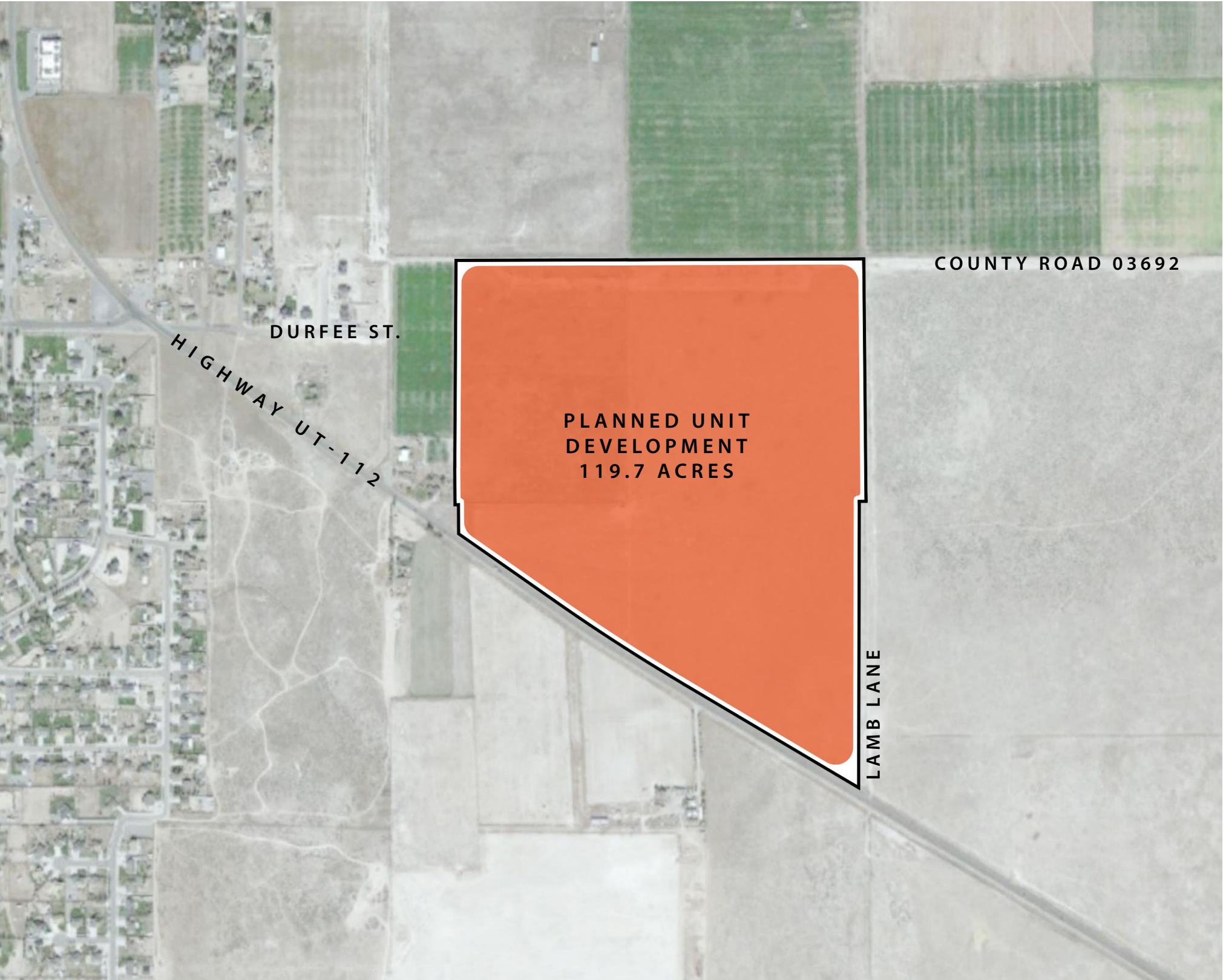
1. Corners to maintain a 30’ sight triangle per city code on all lots, for every unit type.
2. Open space is based on an overall project-wide basis. Milestone 1: 50% of the required open space will be improved as 50% of the lots are improved; milestone 2: 100% of the required open space will be improved as 70% of the lots are improved
3. Grantsville City Code: Parking for the first ten (10) units shall provide one (1) separate designate visitor parking stall per dwelling unit. For each unit over the first ten (10) dwelling units, one (1) additional parking stall for each two (2) dwelling units shall be provided. For any partial stalls calculated, the applicant shall round up to the next whole number of stalls. (City Standard for Mixed-Use Multi-Family)

Permitted encroachments (subject to building code requirements)

- Encroachments such as roof eaves/overhangs, brick ledges, window wells with covers, bay/box windows, fireplaces/chimneys, entertainment center bump outs, counterforts, cantilevers, exterior post/columns, solar panels, brick ledges, light fixtures, and like features are allowed to encroach up to 3-feet within side and rear setbacks.
- Only decks and covered patios less than 30-inches above grade may encroach into the side or rear yard setback, but must be a minimum of 5-feet from the side or rear property line.
- Structures used for ADA compliance and life safety measures (including window wells and similar features) are excluded from setback restrictions.



BUBBLE PLAN



TABULATIONS

TOTAL PROJECT AREA	119.7 AC
MAX. ALLOWABLE DENSITY	7.7 DU/AC
TOTAL ALLOWABLE UNITS	925 UNITS
OPEN SPACE	MIN. 10% OF OVERALL PROJECT ACREAGE

LEGEND

 PLANNED UNIT DEVELOPMENT

NOTES

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





EXAMPLE CONCEPT LAYOUT



LEGEND

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

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

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

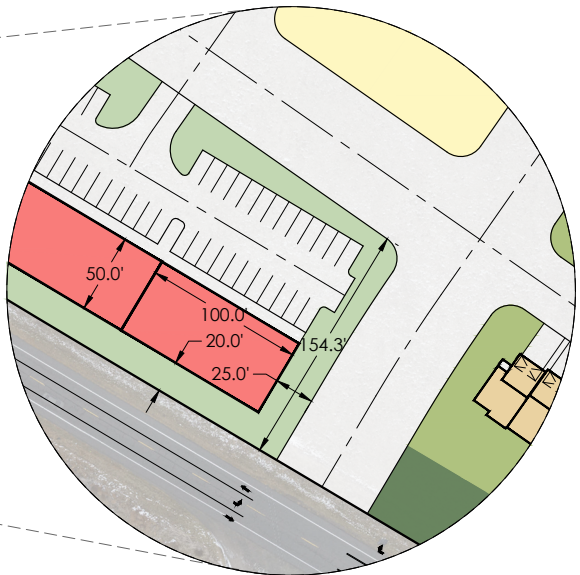
PARALLEL PARKING ON PUBLIC ROADS NOT TABULATED.

NOTES:

- ALL GRAPHICS AND TABULATIONS SHOWN ARE CONCEPTUAL ONLY. ACTUAL FORM, UNIT TYPES, UNIT COUNTS, OPEN SPACE, DESIGN AND LAYOUT WILL BE DETERMINED AT PRELIMINARY SUBDIVISION APPROVAL.
- TOWNHOME LOTS REPRESENT BOTH THE PRODUCT FOOTPRINT AND PRIVATE OPEN SPACE BETWEEN, IN FRONT OF, AND BEHIND TOWNHOME BUILDINGS.
- ADEQUATE GUEST PARKING WILL BE PROVIDED FOR ALL TOWNHOME UNITS THROUGH A COMBINATION OF BOTH ON AND OFF-STREET PARKING STALLS.

HOA PERIMETER FENCE  
ALONG LAKEVIEW  
BUSINESS PARK

HOA PERIMETER FENCE  
ALONG SR-112



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



# FENCING

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

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

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

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

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

## RESIDENTIAL FENCING

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



Examples of residential fencing - front yard



Example of residential fencing - side or rear fence



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

## COMMERCIAL FENCING

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



Examples of commercial fencing



## OPEN SPACE FENCING

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

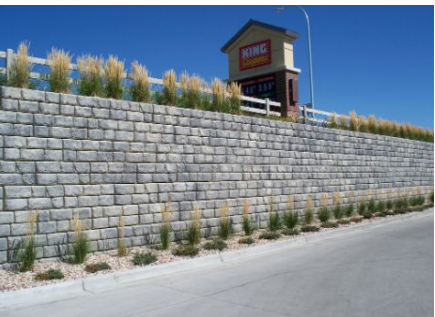


Examples of open space fencing



## MAJOR ROADWAYS FENCING

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



Example of roadway fencing

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## PRIVATE VS. PUBLIC MAINTENANCE

A Homeowners' Association (HOA) will be established for ownership and maintenance of common areas. Any HOA will be established under the applicable Utah Law with all necessary authority and reserve accounts in order to ensure proper maintenance of all open spaces. The HOA will own and maintain all park strips, private roads, open spaces, retention basins deeper than 3 feet, and parks under 10 acres, including the currently proposed 2.5-acre park and buffer areas.

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



# OPEN SPACE

# OPEN SPACE NARRATIVE

## INTRODUCTION

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

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

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

## OPEN SPACE TYPES

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

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

## POTENTIAL OPEN SPACE AMENITIES

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

# OPEN SPACE TYPES

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

## COMMUNITY PARK WITH STORMWATER RETENTION LESS THAN 3’ DEEP

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



Brookside Park - South Jordan, UT



Blue Hole Park - Wimberly, TX

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



Redfern Park - Minto, Australia



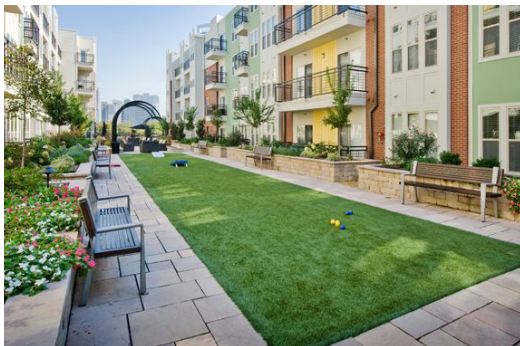
2nd St. Detention Basin - Champaign, IL

## MULTI-FAMILY OPEN SPACE

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



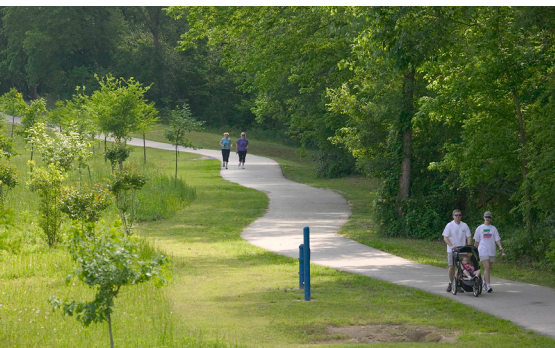
Hattontown Square - Herndon, VA



Church St. Apartments - Charlotte, NC

## LINEAR PARKS

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



Terry Hershey Park - Houston, TX



Cross Creek Ranch - Fulshear, TX

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



OPEN SPACE AMENITIES

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



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# PEDESTRIAN CONNECTIVITY

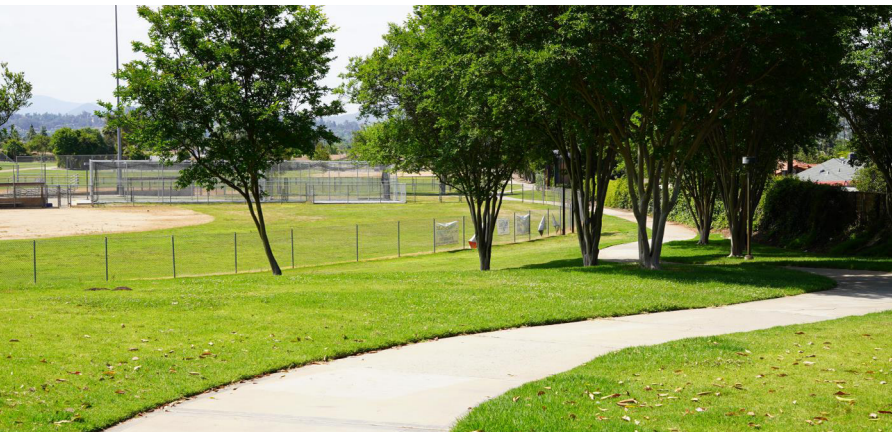
Deseret Meadows is intended to be a pedestrian-oriented community with streets constructed in scale with the community needs. Planning efforts documented in this PUD application reiterate that the development layout should encourage pedestrian movement despite the anticipated prevalence of vehicles.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

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

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

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

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



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



## DESIGN STANDARDS

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

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

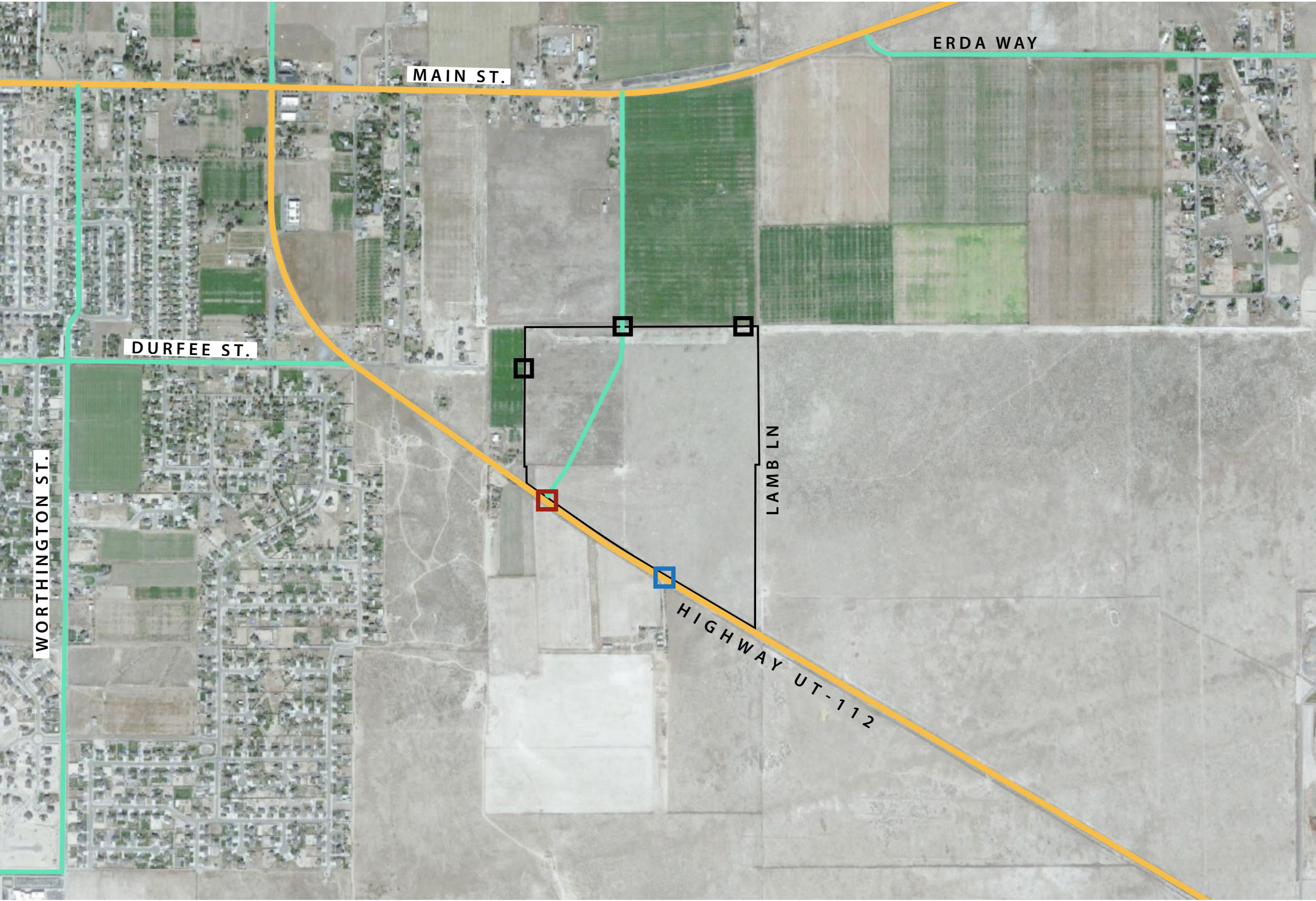
## TRAIL LANDSCAPE

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

# TRANSPORTATION



FUTURE MASTER TRANSPORTATION PLAN



LEGEND

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

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

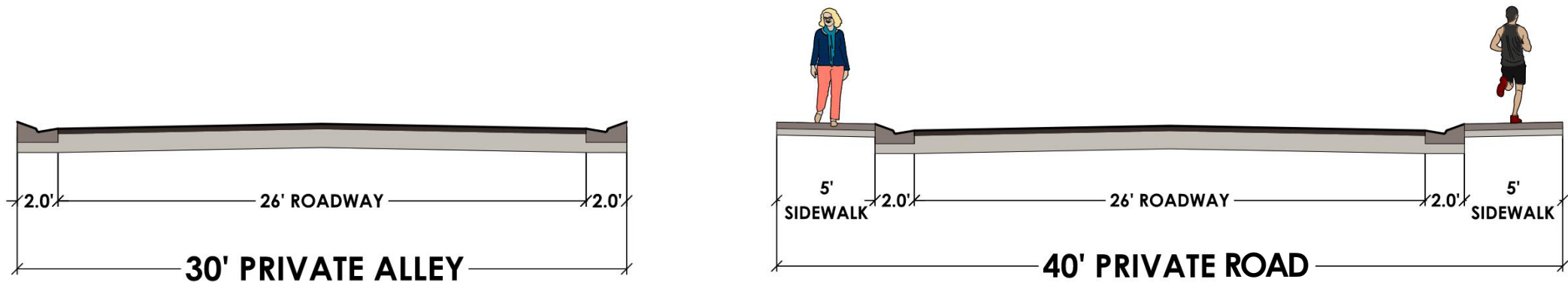


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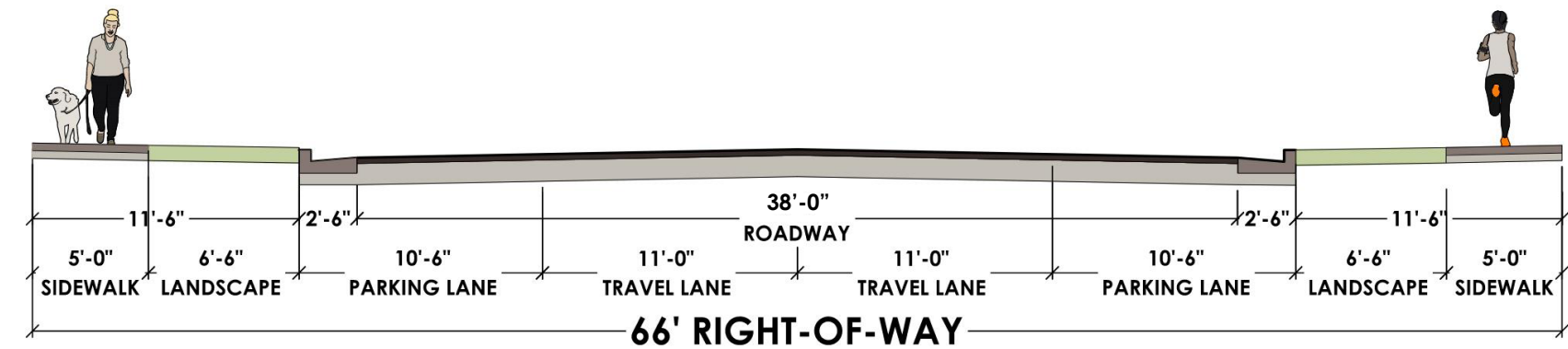
CROSS SECTIONS

PRIVATE ROADWAYS (HOA MAINTAINED)



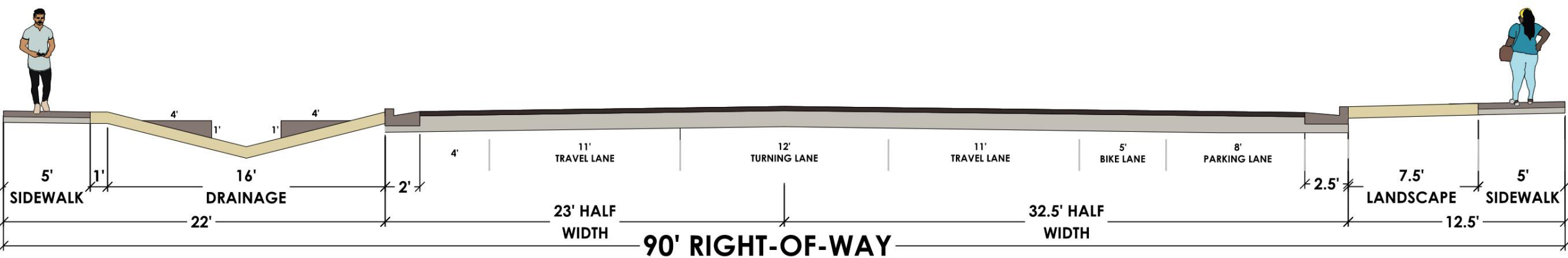
- NOTES:
- 1. NO PARKING ON PRIVATE ALLEY OR PRIVATE ROAD.
  - 2. THE ALLOWABLE NUMBER OF UNITS ACCESSED FROM A PRIVATE ROAD OR ALLEY WILL BE THE SAME AS IF IT WERE A CITY STANDARD 66' PUBLIC RIGHT-OF-WAY.

LOCAL ROADWAY (CITY MAINTAINED)



GRANTSVILLE CITY STANDARD 66' RIGHT-OF-WAY

COLLECTOR ROADWAY (CITY MAINTAINED)



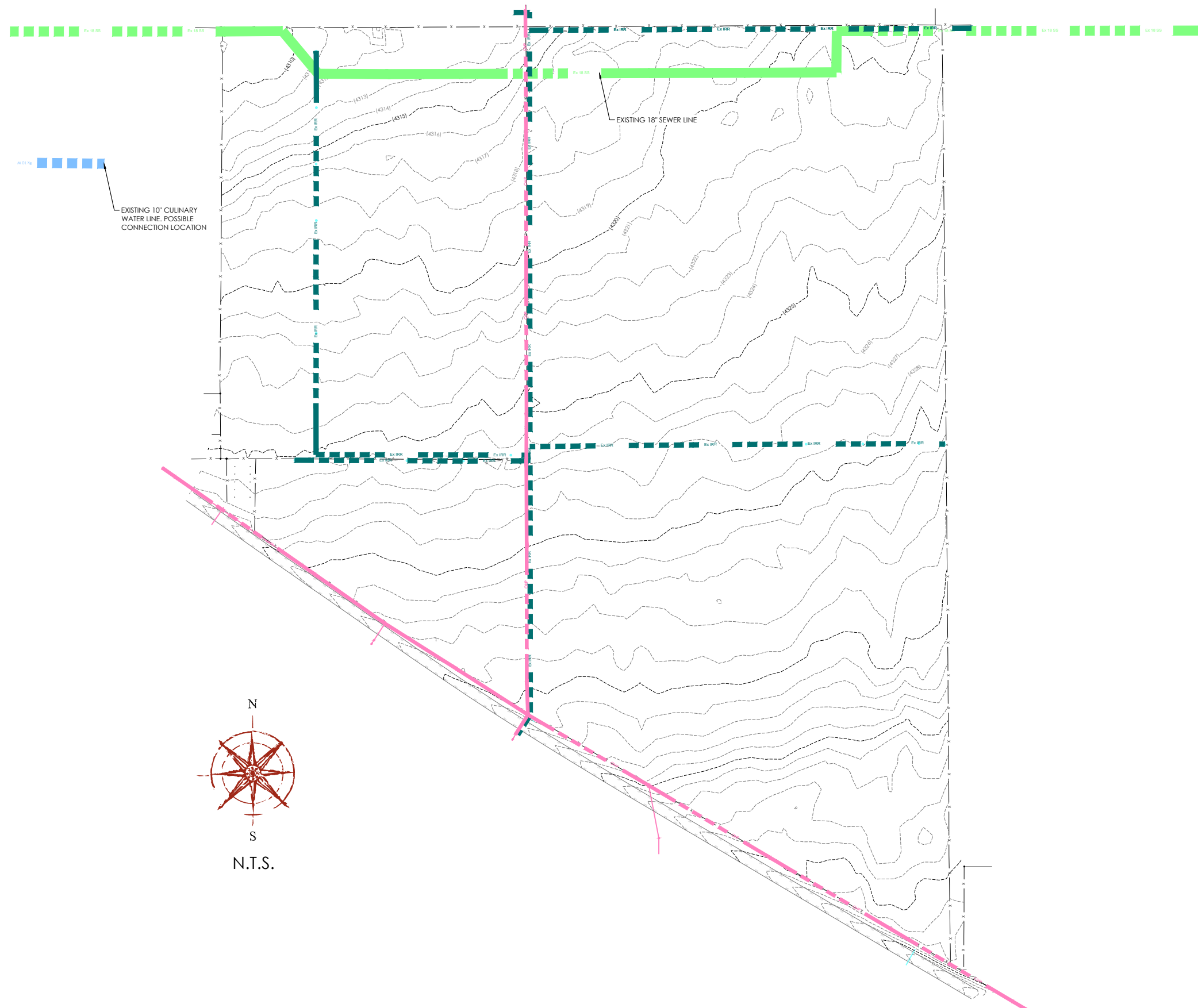
GRANTSVILLE CITY STANDARD COLLECTOR A

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







# UTILITIES

## UTILITIES



## LEGEND

-  EXISTING 18" SEWER  
 EXISTING 10" CULINARY WATER  
 EXISTING IRRIGATION  
 EXISTING OVERHEAD POWER

**NOTES:**

PROPERTY IS NOT IN FLOOD ZONE.

EXISTING 18" SEWER LINE HAS CAPACITY  
FOR THIS SUBDIVISION AND IS THE OUTFALL  
LOCATION FOR THE PROPOSED SUBDIVISION.

WATER HAS BEEN STUBBED AT THE END OF DURFEE STREET AND IS A POSSIBLE CONNECTION POINT. WATER CAN ALSO BE BROUGHT FROM THE EAST WITH OFFSITE IMPROVEMENTS FROM THE INDUSTRIAL PARK.

STORM DRAIN RETENTION BASIN WILL BE SIZED TO HOLD THE THE ANNUAL EXCEEDANCE PROBABILITY (AEP) 1-PERCENT (1%) STORM, 24-HOUR DURATION EVENT PER CITY CODE.

EXISTING IRRIGATION LINES WILL BE  
ABANDONED AND REMOVED. SECONDARY  
WATER WILL BE PROVIDED AS AVAILABLE.

EXISTING POWER LINES RUNNING NORTH-SOUTH TO BE BURIED AS NECESSARY (NOT APPLICABLE TO LINES ALONG HWY 112).

## RETENTION NARRATIVE

Deseret Meadows is a 120-acre development located along the north side of HWY 112 in Grantsville, UT. The property will feature a mixed use of commercial, single-family, and multi-family units. The storm water system will be sized and designed during the preliminary stage of the development. There will be a retention pond that will be designed following Grantsville City retention standards and sized for the Annual Exceedance Probability (AEP) 1-percent storm. Stormwater pipes will be sized to convey the AEP 1-percent (1%) storm, 24-hour duration event to the retention basin. A storm water report detailing the storm water system and calculations will be provided with the preliminary approval. If the project is phased, storm water calculations will be provided for each phase, and the pond can be expanded as needed for the additional area that is added.