



January 18, 2024
Planning Commission
Work Meeting
Information Packet

PUBLIC NOTICE:

The Grantsville City Planning Commission will hold a Work Meeting at 6:00 p.m. on Thursday, January 18, 2024 at 429 East Main Street, Grantsville, UT 84029. The agenda is as follows:

ROLL CALL**AGENDA:**

1. Discussion regarding the Estates at Twenty Wells PUD.
2. Adjourn

Cavett Eaton
Zoning Administrator
Grantsville City Planning and Zoning

Join Zoom Meeting <https://us02web.zoom.us/j/89422350655>

Meeting ID: 894 2235 0655

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

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

AGENDA ITEM #1

Discussion regarding the Estates at
Twenty Wells PUD.



Planning and Zoning

336 W. Main Street • Grantsville, UT 84029

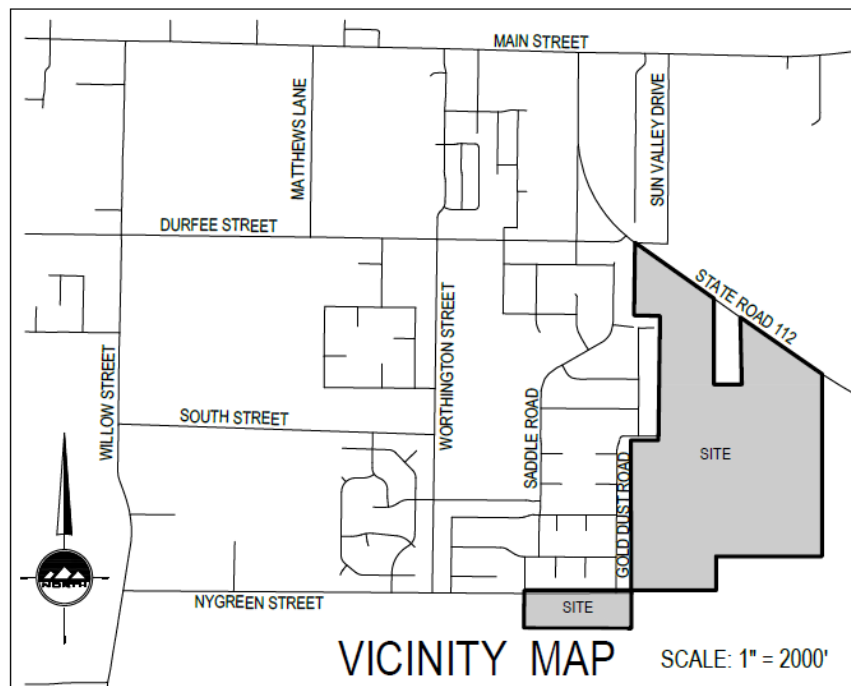
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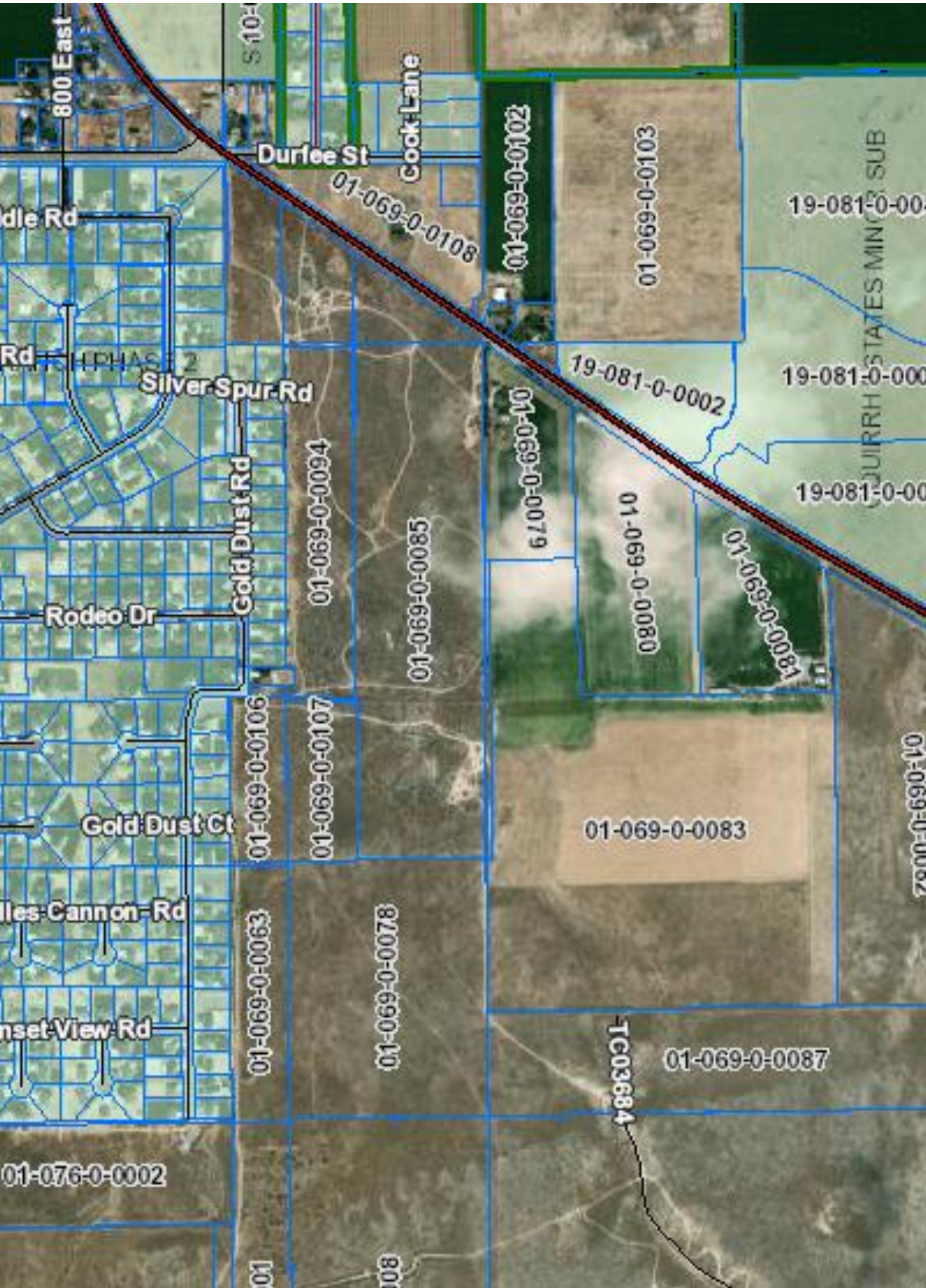
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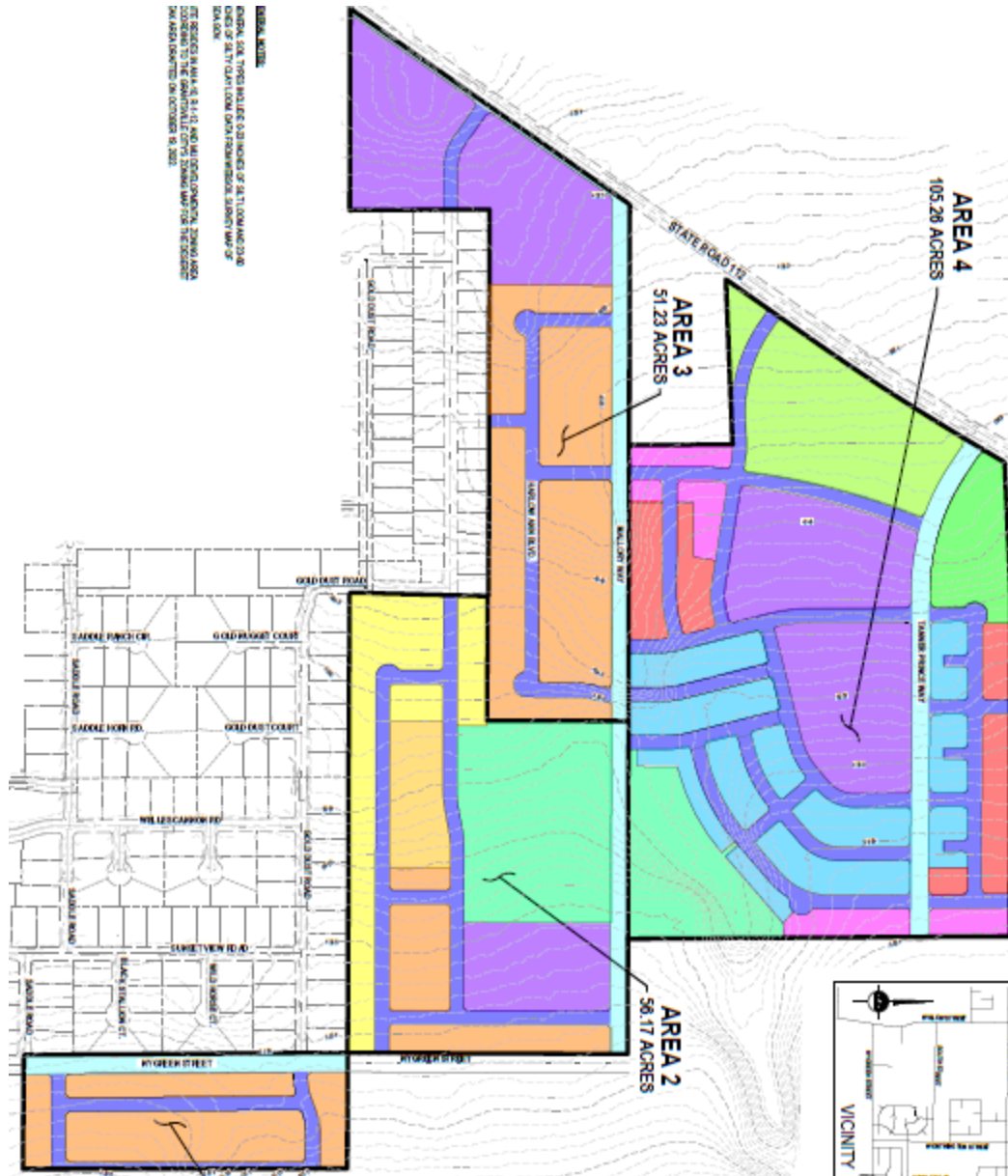
The Estates at Twenty Wells PUD Summary and Recommendation

Parcel ID:	01-069-0-0004, 01-069-0-0063 01-069-0-0078, 01-069-0-0104 01-069-0-0085, 01-069-0-0086 01-069-0-0090, 01-069-0-0106 01-069-0-0107, 01-076-0-0002	Meeting Date:	Jan. 18, 2024
Property Address:	South of Hwy 112, East of Anderson Ranch Subdivision	Current Zone/Proposed Zone:	A-10, MU / PUD
Applicant Name:	Priority Builders LLC		
Request:	Planned Unit Development Approval		
Prepared by:	Cavett Eaton		
Planning Staff Recommendation:	Discussion Only		

SITE & VICINITY DESCRIPTION







NEIGHBORHOOD RESPONSE

Emails responding to Radius Report, read during Public Hearing.

To the Grantsville Planning commission,

Regarding the notice we received dated December 14th, 2023 we would like to make our concerns known. Originally Area One directly south of us was supposed to be Anderson Ranch Phase 3 half acre lots. We are very concerned of the purposed change to quarter acre lots. If approved this will increase the traffic drastically to the area from what was originally planned. We are also very concerned with construction access. We are at the very end of Saddle Road with the future road Nygreen St. to be directly to our South. In the purposed plans it appears Nygreen St. will not go further West than Saddle Road and not go all the way to Highway 112. This will greatly effect the residential neighbor of Anderson Ranch and Saddle Road.

We are also opposed to the Twenty Wells PUD as a whole because of the high density housing which does not make sense for Grantsville. We do not feel we have the infrastructure in place or planned properly to accommodate the increase in population. We feel like the timing of this notice was also in bad form during the holiday season when people will be traveling and unable to address their concerns in person.

David and Haylee Kenney
685 S Saddle Road
Grantsville, UT 84029
david_kenney@comcast.net

To whom it may concern,

My name is Alicia Ciulla and I live at 326 W. Wrathall Ln., Grantsville. As a homeowner in this town I would like to make it known that I am fully against the proposed development of twenty wells!!! Although my one voice might be futile against large corporations/ politicians, I at least have to make my opinion known. I think I speak for more than myself when I say that Grantsvill as a community feels that our voice is not valued when it comes to the development of our town. The infrastructure of this town cannot handle more development nor do we want it. We would like to keep this town a small town if you want to introduce more housing and big corporations and big business take it elsewhere not here. I will be unable to attend this meeting that is coming up on the 21st, so I would appreciate if this email could be presented at that time.

Thank you for your time,
Alicia Ciulla
blueshadow978@hotmail.com

PLANNING STAFF ANALYSIS and COMMENTS

City Staff have been working with the developers and engineers of the Estates at Twenty Wells PUD (Formerly Elk Ridge PUD) development for several months. They have submitted and resubmitted their response to our PUD application. What follows is a Completed Worksheet that was developed by Shay Stark to aid staff and Planning Commissioners understand the PUD application being submitted by developers.

The timing of the application and receipt of the response has not allowed Staff to make a full evaluation of this proposal. This is the first meeting of this PUD proposal, for discussion.

Update 1/16/2024: The decision was made to hold a work meeting with developers of The Estates of Twenty Wells on January 18, 2024. Updated and additional files were added and sent to Planning Commission members to review.

The Estates at Twenty Wells

PUD-Application

Developers Justification for Variance to Current Zoning

The PUD that is being requested that the Grantsville Planning Commission approve provides a number of distinct improvements and usage of the land versus the current city zoning of A-10 that the land is currently zoned by the city.

By the creation of the Estates at Twenty Wells PUD we will be able to provide an environment that will benefit the long-term growth obstacles that the city will endure in the future both from an amenity standpoint as well as an infrastructure standpoint. Addressing the need to incorporate an infrastructure that will enable future usage of facilities such as Storm Drain, Sewer, Water lines, as well as Water Storage Capacity, the infrastructure that will be put in will alleviate the current sewer capacity issues that the city is dealing with on that side of town. The addition of our sewer lines, which we are going to add at a placement of 12- & 16-inch sewer line size will enable the city to allow for future expansion needs, therefore removing the future financial burden the city will encounter. If left as it is currently zoned, A-10 with housing to the left (Anderson Ranch) and to the right where Greg Dehann has acquired MU zoning, it will not be feasible for future usage of the land to have the massive structural improvements put in, with the recent approval of the inland port which is literally down the street from the proposed PUD the additional jobs and traffic are only going to put additional pressure on Grantsville Cities current services, knowing that the additional sized sewer and water lines will remove that issue at no expense to the city or its residents is just one of the ways that the PUD will be a welcome added bonus whereas the current zoning of A-10 would not put in the proposed infrastructure improvements.

The current water system has not been " looped" having this done allows the city to preserve the water usage and make it more efficient. To accomplish this, it will require the PUD to run approximately 1 mile from where the line dead ends along HWY 112 up to the area of our proposed subdivision, then continue from our subdivision to Main Street.

Finally, the storm drain system that we are going to add will enable us to have the storm drain rectify a lot of the flooding we often see when massive fast rains more through the area. That area has so many low points that the topography currently makes it virtually impossible for the land to be used as it sits in its current zoning without massive investment in getting the land graded in such a degree that then makes it possible to use it as it currently is zoned. The cost to do that is so exorbitant to the landowner it would virtually be impossible to recoup the investment it took to get the land to that end point. In addition, putting the storm drain system

in place will allow us to add the amenities that we feel are incredible additions to the current and future Grantsville residents.

Our PUD will provide various amenities such as a 26 acre large Sports Park that will include, 3 interchangeable baseball/softball fields with state of the art irrigation system for all of the fields, pickle ball courts, basketball courts, soccer and football fields, electronic score board, a centrally located building that will provide bathroom facilities, water fountains, a changing area for the athletes, an area where staff or reporters can sit and observe the games, a maintenance shed for storage of the equipment needed to allow for the upkeep of the Sports Park, a separate playground area for the other children to play in, a fence that is at the outer perimeter of each baseball field, a larger fence that surrounds the parking area, lights for evening games, and finally stands for guests to observe the activities that are going on in each of the fields. This PUD will be dedicating this entire completed Sports Park to the City of Grantsville, a wonderful turnkey addition that Grantsville sorely needs. Whenever a resident goes to the other larger parks in the surrounding towns and they spend money the city loses that point-of-sale tax revenue, not to mention the drive that they must take to get their children to the facility or the expense the city incurs in renting those fields for their local teams to participate. The addition of the Sports Park will allow the city to hold larger attended events, and with a Sports Park of this size, and the ample parking that will be provided the city can begin to hold larger town day events bringing the town closer together, and finally, the city is always able to rent out the park for outside events gaining a revenue stream that it did not have before. There will be various pocket parks throughout the entire subdivision allowing residents areas to take their pets for walks, for the children to play and gather. There is also 13.65 acres against HWY 112, to the north that has been designated for commercial usage. This commercial usage will allow not only people who will be working at the new Inland Port a place to get food and other services they require but will also allow the residents an easy access point to get those services as well, not to mention the increased tax revenue from commercial property and sales that will be generated for the city. Having a PUD with the residents within walking distance of the commercial property will help support the success of the commercial businesses which will hopefully translate into larger tax revenue for the city. This would not be accomplished in the current A-10 zoning designation.

The PUD will make every effort to aide in fighting the increased housing expense that possible home buyers are currently facing. Having this PUD approval allowing for the overall density we are requesting at 4.21 per acre breaks down to the average size being a little over 10,340 sq feet per lot per acre. The PUD will have quite a few different types of housing that will enable residents to choose the home they want based on affordability. From townhomes, various sized single-family homes on different sized lots, financing options that will enable the potential home buyer to get lower rates than what the current rate that borrowers would be getting if shopping for a mortgage at that time. If left to the A-10 zoning with the cost of land currently it will be extremely difficult to have the landowners have the type of affordable housing that is needed. The required open space of this PUD is 20.7 acres (one of the parcels is exempt from

the 10% open space moratorium per the city council as it was agreed that Nygreen street at the time of development would be completed in its entirety), therefore the open space requirement of 20.7 acres of land is not only met but far exceeded with the Sports Park alone which by itself is over 26 acres, thus meeting and far exceeding the required moratorium.

The ability to service these homes with the street layout and adequately allow for the city first responders gain easy access to the PUD was one of the main items that was addressed when the PUD was laid out. The main streets are widened to handle the proposed traffic; the inner streets of the PUD are done in such a way that there are several ways in and out of the subdivision. The roads all meet the required city guidelines and, in some cases, exceed the required size as it was taken into consideration the increased traffic. A full-blown Impact Traffic Study is currently being completed by Wall Consultant Group (WCG) and is expected to be completed well in advance of any final vote on the proposed PUD and any and all recommendations that are made not only by the traffic study but also those in the planning commission, city council, or first responders will be taken into account and all attempts to satisfy and meet those recommendations will be addressed on our end.

Sections C and E do not apply to the current PUD.

The variance on the zoning from A-10 to our requested PUD zoning that we have requested has tried to address the guidelines set forth in section 12-1-1 of the (GLUDMC). We have outlined the usage of the land in section A where the environment is being enhanced features using the Sports Park as one of the examples, and in Section B where we are using the area to put together a well thought out layout using the topography where we can to help remove areas that are an issue with regards to flooding and enhancing it with trails and walkways, housing subdivision's that allow for all residents no matter their economic standing be able to afford to live in one of the vast communities that will be inside the PUD. We have shown where we met and exceeded the open space moratorium. Section D has been discussed with regards to the streets and the larger arteries with bike paths that have been added to the PUD, we are also having a full blown Impact traffic study completed, the current traffic study we had done is well prepared and we thought it would suffice, once we were made aware of the Inland Port approval and therefore saw that there would be increased traffic on Hwy 112, we felt it was important we took the necessary steps to increase our traffic study to analyze the impact on the streets and roads in that area. We firmly believe that the zoning variance we are asking for falls well within the rights of the Planning Commissions requirements to allow for the variance we are seeking, we hope we have been able to illustrate to the Planning Commission that the PUD application has many enhancements that the city will need in the future and we are going to be providing those to the city at no expense to the city, while maintaining the integrity of the cities wishes, this is why in the very beginning of this process we met with staff, and asked one simple question, what does the city really need and how can we help? The answer we were given lies directly in front of you.

Thank you,

The Estates at Twenty Wells

**Estates at Twenty
Wells PUD
Newly Submitted
Documents:**

811

Know what's below.
Call before you dig.

CALL BLUESTAKES
@ 811 AT LEAST 48 HOURS
PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION.

BENCHMARK

LOCATED WITHIN THE NW, NE, AND SE
QUARTERS OF SECTION 4 AND THE NW
QUARTER OF SECTION 9
TOWNSHIP 3 SOUTH, RANGE 5 WEST
SALT LAKE BASE AND MERIDIAN,
GRANTSVILLE, TOOELE COUNTY, UTAH
ELEV = 4394.49'

TOTAL AREA CALCULATIONS TABLE			
DESCRIPTION	AREA PROPOSED (sq. ft.)	AREA PROPOSED (acres)	PERCENTAGE PROPOSED
(513) SINGLE FAMILY LOTS	3,762,277.20 sq. ft.	86.37 acres	38.16%
(441) MULTIFAMILY UNITS	1,672,704.00 sq. ft.	38.40 acres	16.97%
PARKS AND OPEN SPACE	1,219,680.00 sq. ft.	28.00 acres	12.37%
COMMERCIAL	871,200.00 sq. ft.	20.00 acres	8.84%
MINOR COLLECTOR ROADS	703,929.60 sq. ft.	16.16 acres	7.14%
NEIGHBORHOOD STREETS	1,628,708.40 sq. ft.	37.39 acres	16.52%
TOTAL SITE	9,858,499.20 sq. ft.	226.32 acres	100.00%
CHURCH PARCEL	219,978 sq. ft.	5.05 acres	EXCLUDED OVERALL
NOTE: EXCLUDED CHURCH PARCEL TO BE DEEDED TO THE LDS CHURCH. OVERALL DENSITY IS 891 UNITS / 226.32 ACRES = 3.94 UNITS/ACRE.			

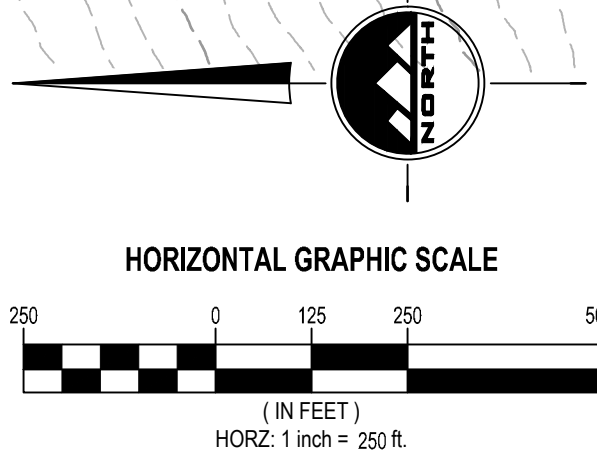
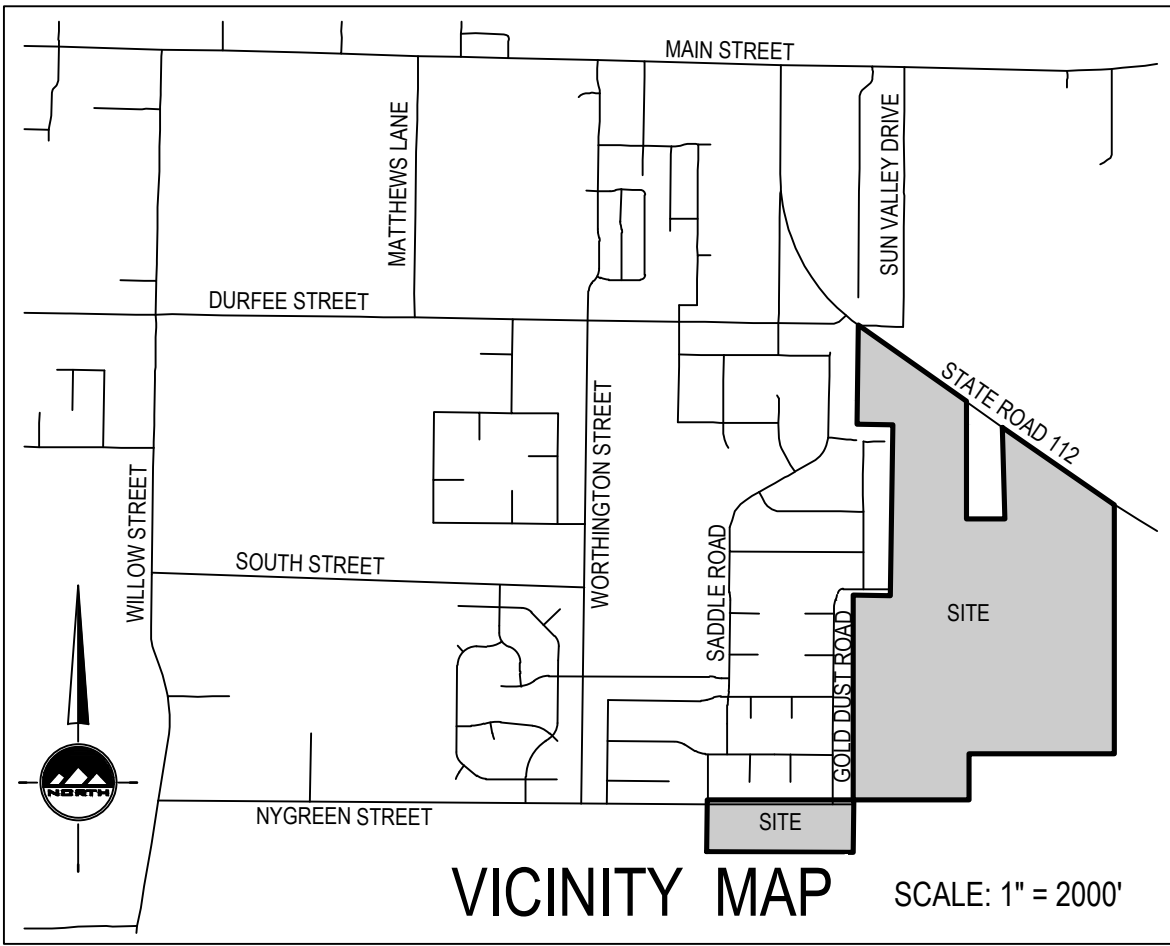
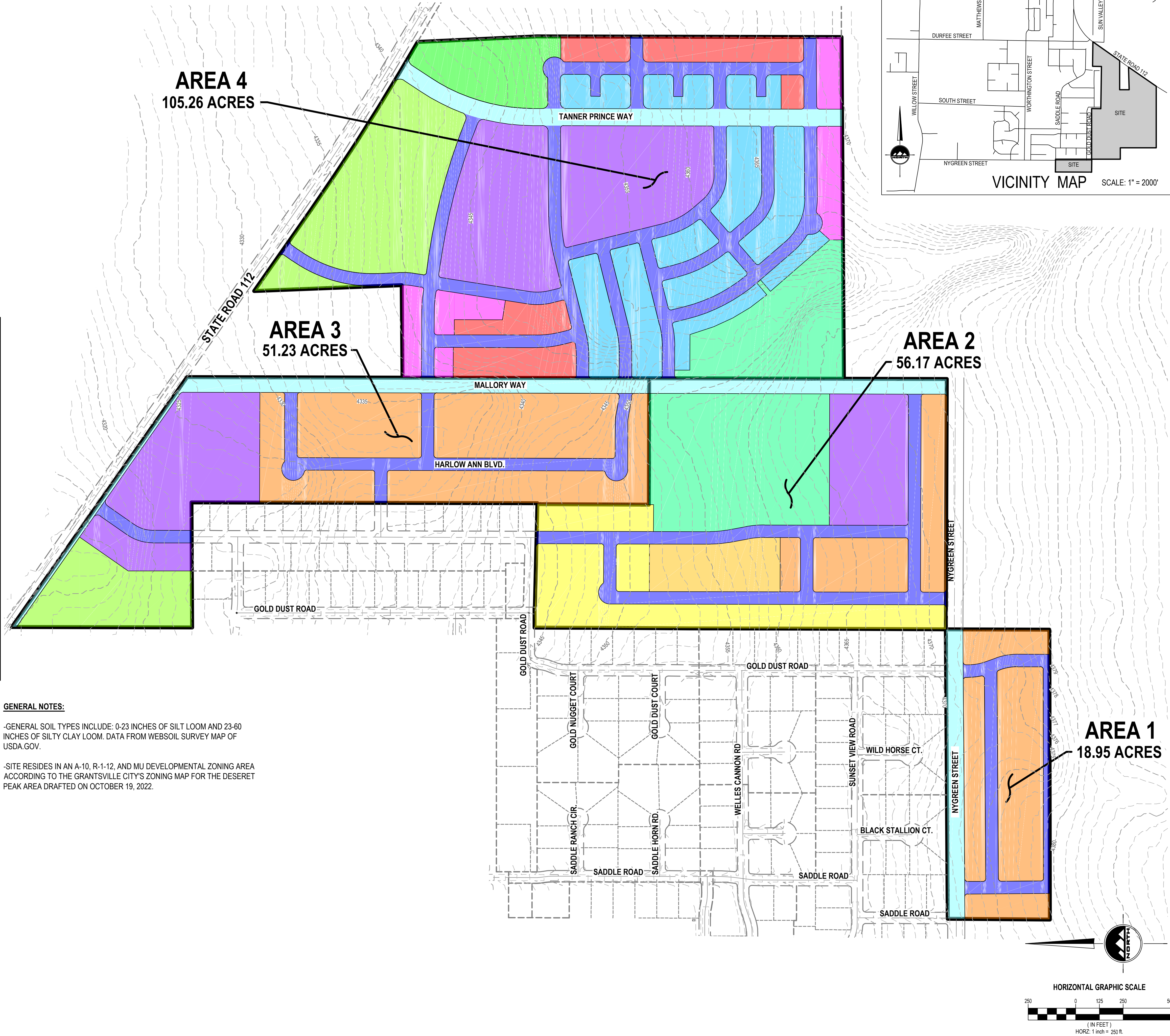
UNIT BREAKDOWN				
AREA	HOUSING TYPE		TARGET	QUANTITY OF UNITS
1	MDR	MEDIUM-DENSITY RESIDENTIAL	10,000 SQ. FT.	51
2	MFR	MULTI-FAMILY RESIDENTIAL	10 UNITS/ACRE	65
2	MDR	MEDIUM-DENSITY RESIDENTIAL	10,000 SQ. FT.	31
2	LDR	LOW-DENSITY RESIDENTIAL	12,000 SQ. FT.	15
2	LDR	LOW-DENSITY RESIDENTIAL	21,780 SQ. FT.	23
3	MFR	MULTI-FAMILY RESIDENTIAL	10 UNITS/ACRE	115
3	MDR	MEDIUM-DENSITY RESIDENTIAL	10,000 SQ. FT.	98
4	MFR	MULTI-FAMILY RESIDENTIAL	10 UNITS/ACRE	198
4	HDR	HIGH-DENSITY RESIDENTIAL	4,000 - 6,000 SQ. FT	203
4	HDR	HIGH-DENSITY RESIDENTIAL	6,000 - 8,000 SQ. FT	61
4	MDR	MEDIUM-DENSITY RESIDENTIAL	8,000 - 10,000 SQ. FT	31
TOTAL SITE UNITS				891
NOTE: OVERALL DENSITY IS 954 UNITS / 226.55 ACRES = 4.21 UNITS/ACRE.				

- HIGH-DENSITY RESIDENTIAL, 4,000-6,000 SF LOTS
- HIGH-DENSITY RESIDENTIAL, 6,000-8,000 SF LOTS
- MEDIUM-DENSITY RESIDENTIAL, 8,000-10,000 SF LOTS
- MEDIUM-DENSITY RESIDENTIAL (MDR) TARGET 10,000 SF LOTS
- LOW-DENSITY RESIDENTIAL (LDR) TARGET 12,000 SF LOTS
- RURAL-RESIDENTIAL (RR) TARGET 21,780 SF LOTS
- MULTI-FAMILY RESIDENTIAL (MFR)
- MINOR COLLECTOR ROADS
- NEIGHBORHOOD STREETS
- PARKS AND OPEN SPACE
- COMMERCIAL
- CHURCH PARCEL

GENERAL NOTES:

-GENERAL SOIL TYPES INCLUDE: 0-23 INCHES OF SILT LOOM AND 23-60 INCHES OF SILTY CLAY LOOM. DATA FROM WEB SOIL SURVEY MAP OF USDA.GOV.

-SITE RESIDES IN AN A-10, R-1-12, AND MU DEVELOPMENTAL ZONING AREA ACCORDING TO THE GRANTSVILLE CITY'S ZONING MAP FOR THE DESERET PEAK AREA DRAFTED ON OCTOBER 19, 2022.



GRANTSVILLE CITY PLANNING COMMISSION

APPROVED THIS _____ DAY OF _____, 20____
BY THE GRANTSVILLE CITY PLANNING COMMISSION.

CHAIR, GRANTSVILLE CITY PLANNING COMMISSION

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THE STANDARD IN ENGINEERING

TOOELE

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

SANDY

Phone: 801.255.0529

LAYTON

Phone: 801.547.1100

CEDAR CITY

Phone: 435.865.1453

RICHFIELD

Phone: 435.896.2983

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FOR:
NEWMAN CONSTRUCTION
13331 S. REDWOOD RD.
RIVERTON, UT 84065

CONTACT:
SCOTT YERMISH
PHONE: 801.657.8352

THE ESTATES AT TWENTY WELLS PUD

CONCEPTUAL LAYOUT

GRANTSVILLE, UT

CONCEPT

OVERALL CONCEPT

PROJECT NUMBER
T17741

PRINT DATE
2024-01-16

PROJECT MANAGER
J. CLEGG

DESIGNED BY
R. FISH

1 of 5

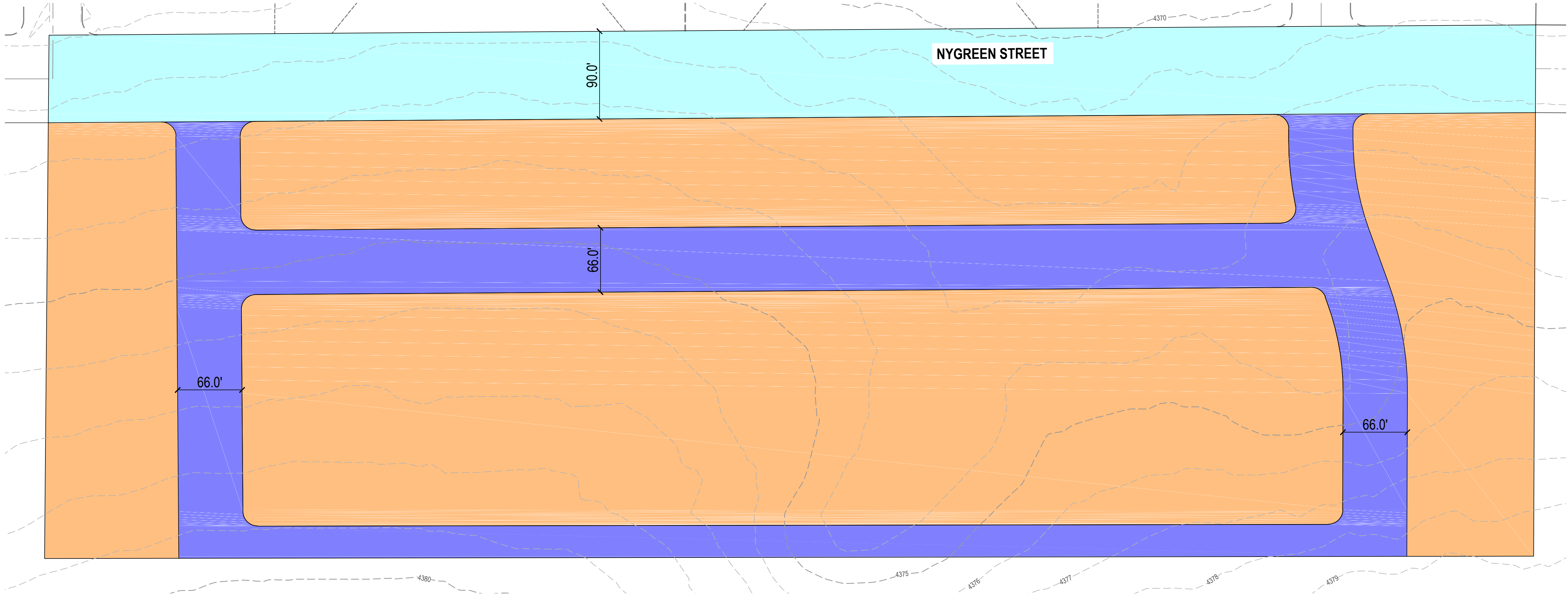
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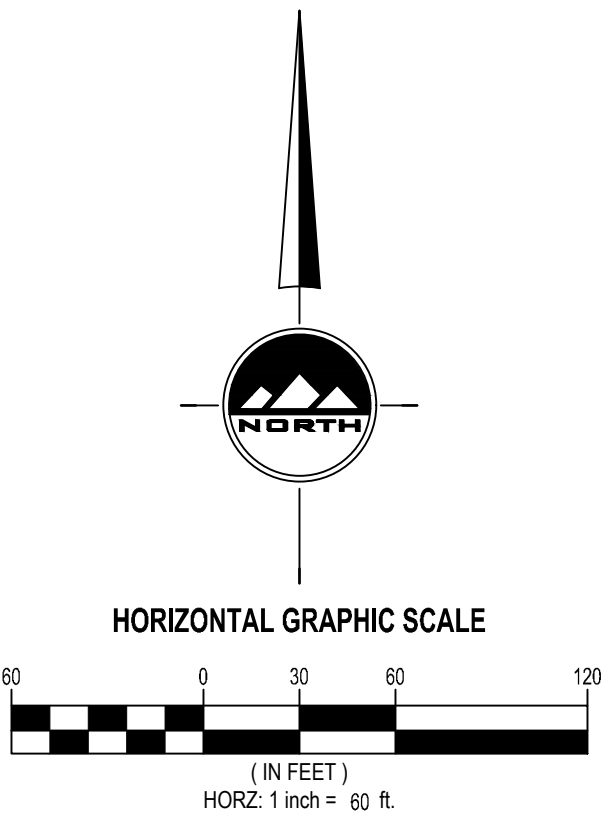
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ELEV = 4394.49'



- MEDIUM-DENSITY RESIDENTIAL (MDR) TARGET 10,000 SF LOTS
- MINOR COLLECTOR ROADS
- NEIGHBORHOOD STREETS

AREA CALCULATIONS TABLE			
DESCRIPTION	AREA PROPOSED (sq. ft.)	AREA PROPOSED (acres)	PERCENTAGE PROPOSED
(51) SINGLE FAMILY LOTS	517,928.40 sq. ft.	11.89 acres	65.69%
MINOR COLLECTOR ROADS*	100,623.60 sq. ft.	2.31 acres	12.76%
NEIGHBORHOOD STREETS	169,884.00 sq. ft.	3.90 acres	21.55%
TOTAL SITE	788,436.00 sq. ft.	18.10 acres	100.00%
(51) TOTAL UNITS	UNITS PER ACRE = 51 / 18.10 = 2.82		
THIS CONCEPTUAL DEVELOPMENT'S ROAD LAYOUT INCLUDES APPROXIMATELY 1,525 L.F. OF 90' WIDE RIGHT-OF-WAY AND 2,165 L.F. OF 66' WIDE RIGHT-OF-WAY * A 66' ROW AREA TO BE CONSIDERED NOT THE FULL 90' ROW			



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AREA 1 CONCEPT

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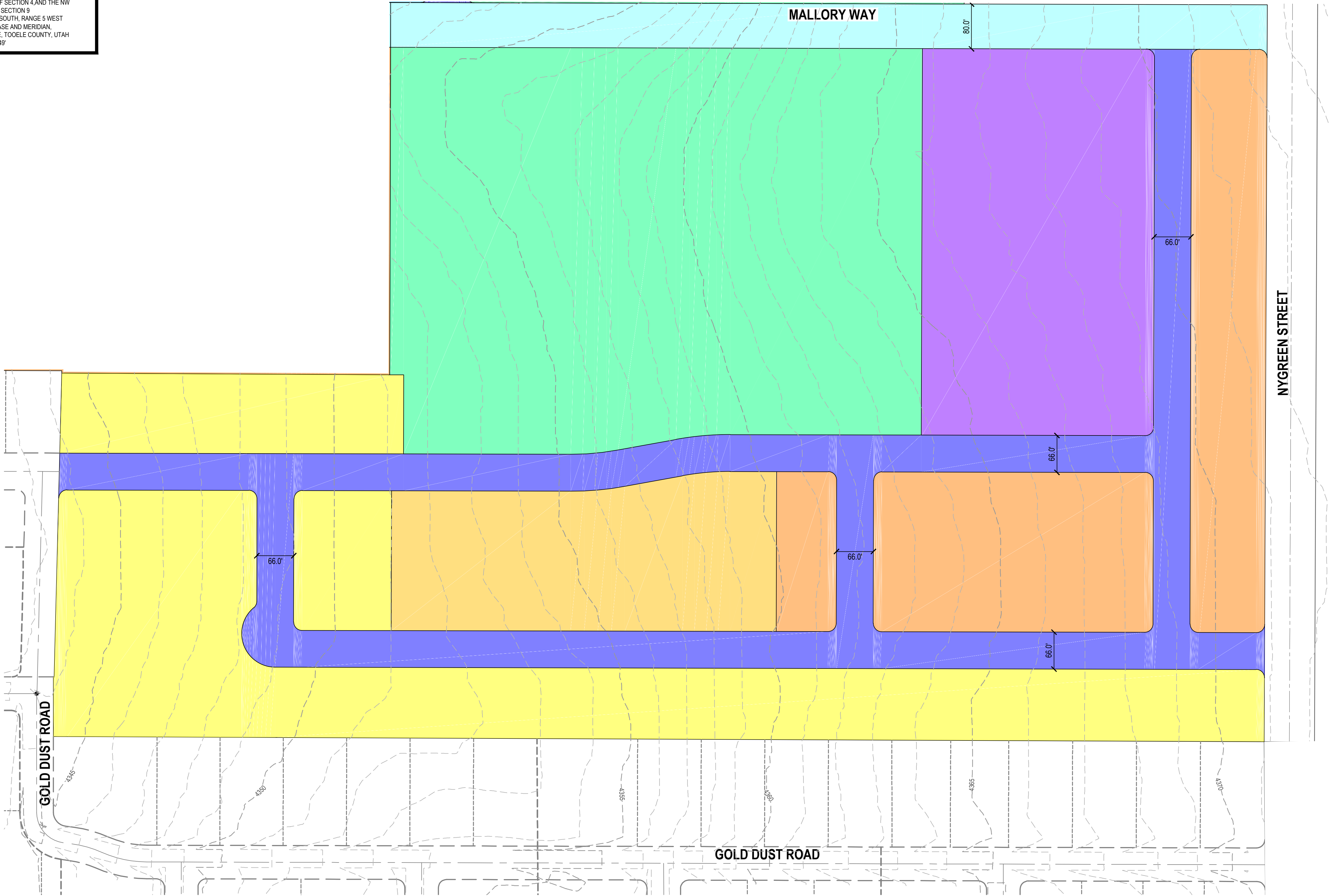
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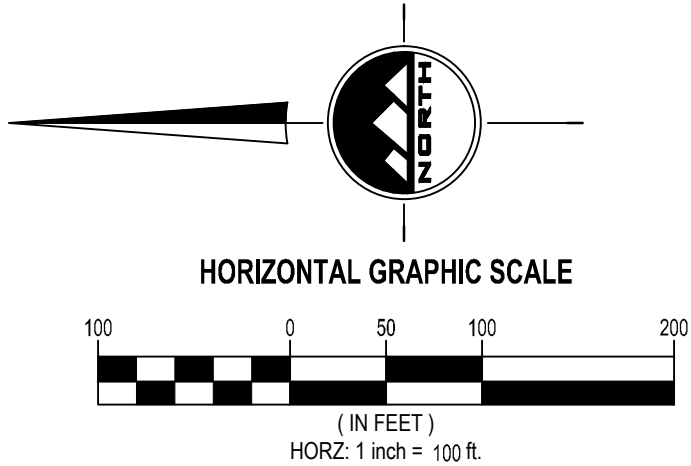
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- MULTI-FAMILY RESIDENTIAL (MFR)
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- NEIGHBORHOOD STREEETS
- PARKS AND OPEN SPACE

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DESCRIPTION	AREA PROPOSED (sq. ft.)	AREA PROPOSED (acres)	PERCENTAGE PROPOSED
(23) ±21,780 SQ. FT. SINGLE FAMILY LOTS	516,621 sq. ft.	11.86 acres	21.31%
(15) ±12,000 SQ. FT. SINGLE FAMILY LOTS	179,902 sq. ft.	4.13 acres	7.42%
(31) ±10,000 SQ. FT. SINGLE FAMILY LOTS	313,283 sq. ft.	7.19 acres	12.92%
(65) MULTIFAMILY UNITS	286,668 sq. ft.	6.58 acres	11.82%
PARK	669,957 sq. ft.	15.38 acres	27.63%
MINOR COLLECTOR ROADS*	103,498 sq. ft.	2.38 acres	4.27%
NEIGHBORHOOD STREETS	354,926 sq. ft.	8.15 acres	14.64%
TOTAL SITE	2,424,855 sq. ft.	55.67 acres	100.00%
(134) TOTAL UNITS	UNITS PER ACRE = 134 / 55.67 = 2.41		
THIS CONCEPTUAL DEVELOPMENT'S ROAD LAYOUT INCLUDES APPROXIMATELY 1,610 L.F. OF 80' WIDE RIGHT-OF-WAY, 5,585 L.F. OF 66' WIDE RIGHT-OF-WAY, AND 1,325 L.F. OF THE 80' WIDE RIGHT-OF-WAY OF NYGREEN LOCATED ON AN ADJACENT PROPERTY (THE AREA OF NYGREEN WAS NOT INCLUDED IN THE AREA OF THE DEVELOPMENT). * A 66' ROW AREA TO BE CONSIDERED NOT THE FULL 80' ROW			



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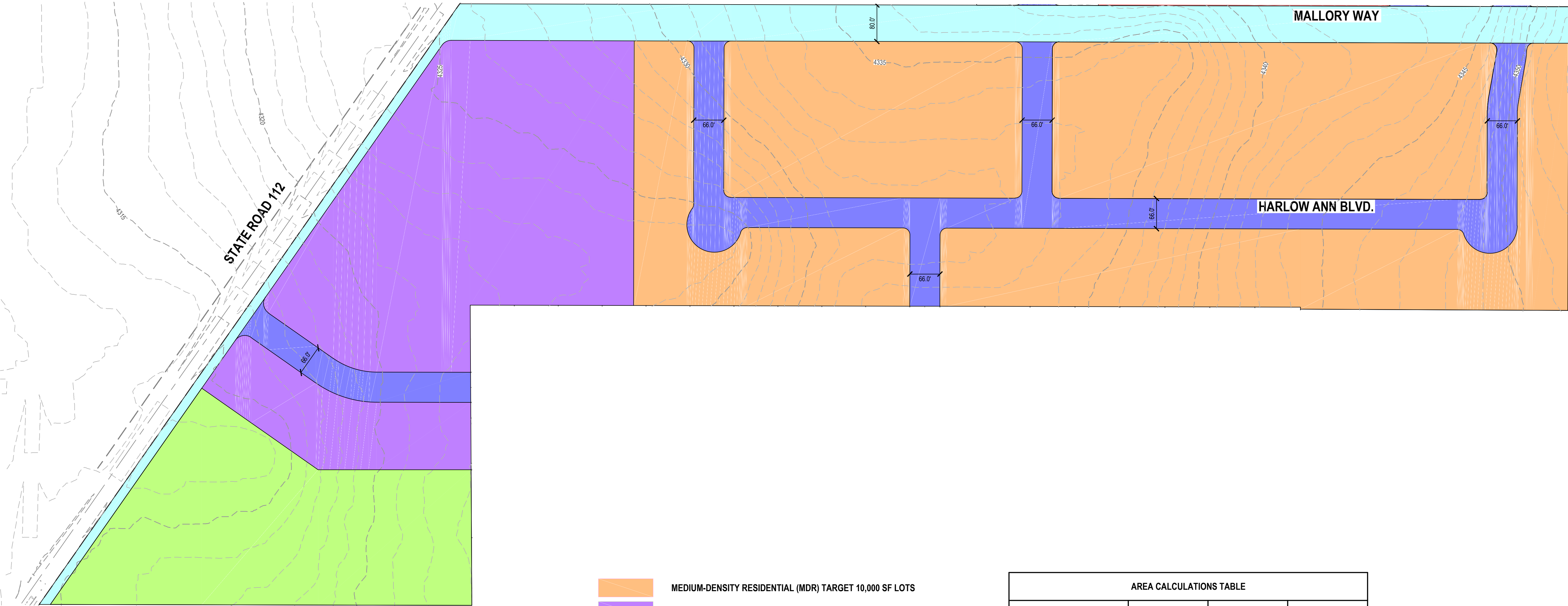
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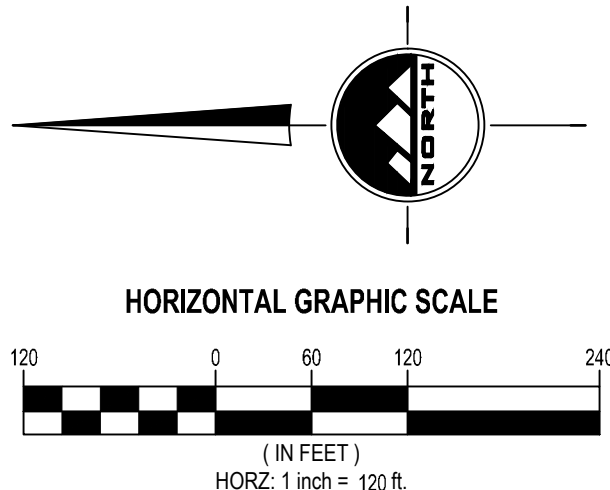
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- COMMERCIAL

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DESCRIPTION	AREA PROPOSED (sq. ft.)	AREA PROPOSED (acres)	PERCENTAGE PROPOSED
(115) MULTIFAMILY RESIDENTIAL UNITS	501,243 sq. ft.	11.51 acres	22.81%
(98) ±10,000 SQ.FT. SINGLE FAMILY LOTS	981842,4000	22.54 acres	44.69%
MINOR COLLECTOR ROADS*	192,883 sq. ft.	4.43 acres	8.78%
NEIGHBORHOOD STREETS	244,197 sq. ft.	5.61 acres	11.11%
COMMERCIAL	276,873 sq. ft.	6.3561	12.60%
TOTAL SITE	2197038,4000	50.44 acres	100.00%
(213) TOTAL UNITS	UNITS PER ACRE = 213 / 50.44) = 4.22		
THIS CONCEPTUAL DEVELOPMENT'S ROAD LAYOUT INCLUDES APPROXIMATELY 2,499 L.F. OF 80' WIDE RIGHT-OF-WAY AND 3,770 L.F. OF 66' WIDE RIGHT-OF-WAY. * A 66' ROW AREA TO BE CONSIDERED NOT THE FULL 80' ROW			



GRANTSVILLE CITY PLANNING COMMISSION

APPROVED THIS _____ DAY OF _____, 20____
BY THE GRANTSVILLE CITY PLANNING COMMISSION.

CHAIR, GRANTSVILLE CITY PLANNING COMMISSION

EN SIGN

THE STANDARD IN ENGINEERING

TOOELE

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

SANDY

Phone: 801.255.0529

LAYTON

Phone: 801.547.1100

CEDAR CITY

Phone: 435.865.1453

RICHFIELD

Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
NEWMAN CONSTRUCTION
13331 S. REDWOOD RD.
RIVERTON, UT 84065

CONTACT:
SCOTT YERMISH
PHONE: 801.657.8352

THE ESTATES AT TWENTY WELLS PUD

CONCEPTUAL LAYOUT

GRANTSVILLE, UT

CONCEPT

AREA 3 CONCEPT

PROJECT NUMBER
T17741

PRINT DATE
2024-01-16

PROJECT MANAGER
J. CLEGG

DESIGNED BY
R. FISH

4 of 5

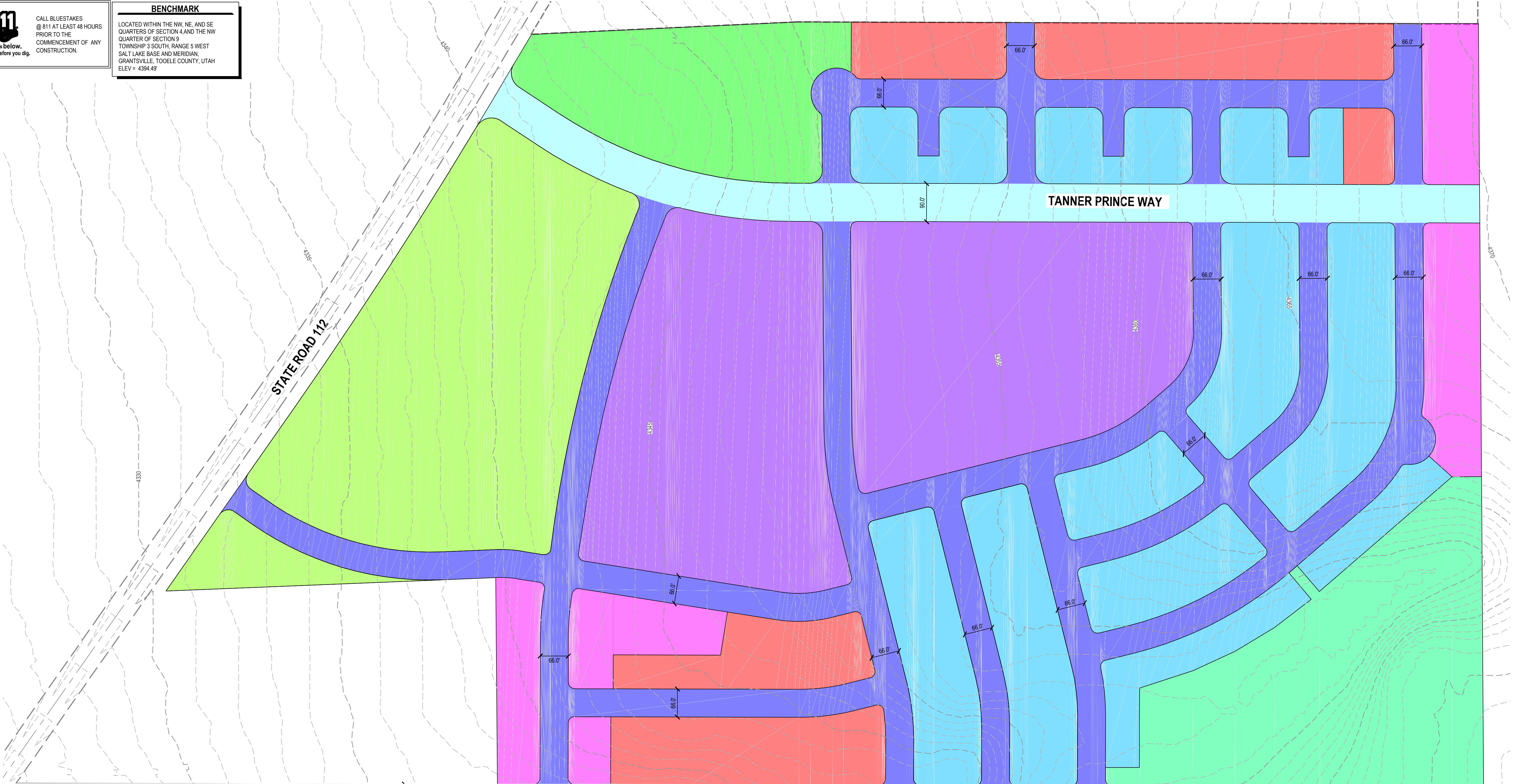
811

Know what's below.
Call before you dig.

CALL BLUESTAKES
@ 811 AT LEAST 48 HOURS
PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION.

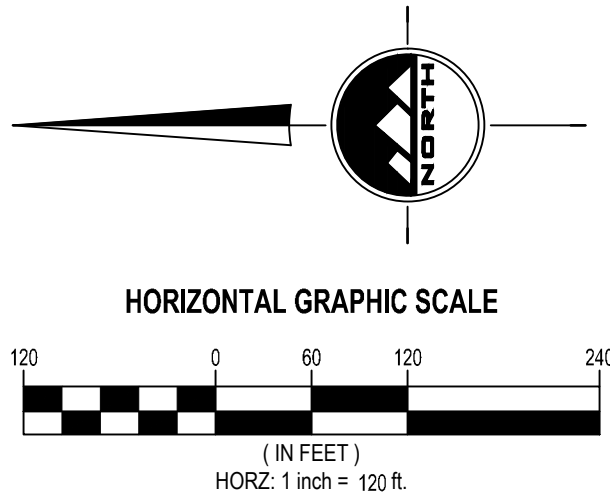
BENCHMARK

LOCATED WITHIN THE NW, NE, AND SE
QUARTERS OF SECTION 4 AND THE NW
QUARTER OF SECTION 9
TOWNSHIP 3 SOUTH, RANGE 5 WEST
SALT LAKE BASE AND MERIDIAN,
GRANTSVILLE, TOOELE COUNTY, UTAH
ELEV = 4394.49'



- HIGH-DENSITY RESIDENTIAL, 4,000-6,000 SF LOTS
- HIGH-DENSITY RESIDENTIAL, 6,000-8,000 SF LOTS
- MEDIUM-DENSITY RESIDENTIAL, 8,000-10,000 SF LOTS
- MULTI-FAMILY RESIDENTIAL (MFR)
- MINOR COLLECTOR ROADS
- NEIGHBORHOOD STREETS
- PARKS AND OPEN SPACE
- COMMERCIAL
- CHURCH PARCEL

AREA CALCULATIONS TABLE			
DESCRIPTION	AREA PROPOSED (sq. ft.)	AREA PROPOSED (acres)	PERCENTAGE PROPOSED
(203) 4,000-6,000 SQ. FT. SINGLE FAMILY LOTS	815,878 sq. ft.	18.73 acres	18.94%
(61) 6,001-8,000 SQ. FT. SINGLE FAMILY LOTS	366,513 sq. ft.	8.41 acres	8.51%
(31) 8,001-10,000 SQ. FT. SINGLE FAMILY LOTS	250,034 sq. ft.	5.74 acres	5.80%
(198) MULTIFAMILY UNITS	864,709 sq. ft.	19.85 acres	20.08%
PARK	399,227 sq. ft.	9.16 acres	9.27%
COMMERCIAL	594,681 sq. ft.	13.65 acres	13.81%
MINOR COLLECTOR ROADS*	156,685 sq. ft.	3.60 acres	3.64%
NEIGHBORHOOD STREETS	859,613 sq. ft.	19.73 acres	19.96%
TOTAL SITE	4,307,340 sq. ft.	98.88 acres	100.00%
CHURCH PARCEL	219,978 sq. ft.	5.050 acres	EXCLUDED OVERALL
(493) TOTAL UNITS	UNITS PER ACRE = 493 / 98.88 = 4.99		
THIS CONCEPTUAL DEVELOPMENT'S ROAD LAYOUT INCLUDES APPROXIMATELY 2,470 L.F. OF 90' WIDE RIGHT-OF-WAY AND 14,500 L.F. OF 66' WIDE RIGHT-OF-WAY. * A 66' ROW AREA TO BE CONSIDERED NOT THE FULL 90' ROW			



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THE ESTATES AT TWENTY WELLS PUD

CONCEPTUAL LAYOUT

GRANTSVILLE, UT

CONCEPT

AREA 4 CONCEPT

PROJECT NUMBER
T17741

PRINT DATE
2024-01-16

PROJECT MANAGER
J. CLEGG

DESIGNED BY
R. FISH

5 of 5

GRANTSVILLE CITY

PUD APPLICATION WORKSHEET

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

Project Name	- TWENTY WELLS ESTATES PUD
Applicant	- SCOTT YERMISH
Project Location	- SR-112 GRANTSVILLE UTAH
Project Acreage	- 226.55 ACRES
Current Zoning	- A-10, R-1-21, AND MU

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

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

Objective (a):

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

Response

Estates at Twenty Wells PUD will be able to provide an environment that will benefit the long-term growth obstacles that the city will endure in the future both from an amenity standpoint as well as an infrastructure standpoint. Addressing the need to incorporate an infrastructure that will enable future usage of facilities such as Storm Drain, Sewer, Water lines, as well as Water Storage Capacity, the infrastructure that will be put in will alleviate the current sewer capacity issues that the city is dealing with on that side of town. All Private roads will meet the Minimum International Fire Code Requirements with regards to a width of 26 feet, with others being wider where necessary to allow Grantsville City's first responders as well as service providers (Trash collection, Recycling,) the ability to gain access to each residence inside the PUD.

See attached Zoning Variation Chart, the chart in general proposes smaller lot sizes which in turn allows for many amenities which in turn leads to a more desirable environment.

From the very beginning of this process, we met with staff on many occasions and asked one simple question, what does the city really need as an amenity that it really needs and wants, and how can we help make that happen in the confines of this subdivision? Will this amenity bring the community together? The answer we were given and the request from staff lies directly in front of you for your consideration.

Objective (b):

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

Response

See attached concept, the use of design, landscape and architectural features create a pleasing environment while preserving desirable site characteristics. This project contains a residential component containing more than a single dwelling unit with over 10% of the total project acreage is open space. This Planned Unit Development project conforms at a minimum with open space and improved open space requirements found in Chapter 21.

PUD approval will allow for the overall density we are requesting at 4.21 per acre, see attached concept. The PUD will have quite a few different types of housing that will enable residents to choose the home they want based on many factors including multi-family and various sized single-family homes on different sized lots.

Objective (c):

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

Response

Not Applicable

Objective (d):

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

Response

The establishment of interconnecting paths and trails for alternative transportation routes which lead to common and popular destinations (Sports Park) and interface with automobile traffic at specific locations. Paths and trails will be able to connect to the citywide trail system by connection to the sidewalks that run along the public streets. Trails connecting to the citywide system are considered public trails allowing for public use. As growth increases on the east side of town the trails and sidewalk from those developments can connect to the trails and sidewalks giving the community access to the sports park.

Objective (e):

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

Response

Not Applicable

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

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

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

7.8 Determination

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

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

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

Standard (a):

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

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

Chapter 14 Multiple Use, Agriculture and Rural Residential Districts

Chapter 15 Residential and Multiple Residential Districts

Chapter 16 Commercial and Industrial Districts

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

Response (Check the Applicable Box):

Permitted

☐

Conditional

☒

-

Not
Allowed

☐

Not
Applicable

☐

Standard (b):

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

Response

The proposed PUD will positively impact the health, safety, comfort, order, and general welfare of residents and surrounding communities. Increased amenities, walkable access, and open spaces promote healthy lifestyles and social interaction. Enhanced aesthetics, improved traffic flow, and responsible development contribute to a safe and comfortable environment. Carefully planned landscaping and noise mitigation measures prevent disturbances and maintain order. Overall, our development fosters a vibrant and inclusive community while respecting the existing neighborhood.

Standard (c):

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

Response

The PUD proposes a balanced mix of high-density residential options and ample green spaces, mirroring the existing pattern of the zone. This approach complements surrounding development while providing needed housing diversity and valuable community amenities. Furthermore, our design prioritizes walkability, sustainability, and open space preservation, directly implementing the planning goals and objectives

Standard (d):

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

Response

The PUD's design and amenities seamlessly complement the adjacent new residential developments. It Proposes similar housing options at higher densities, ensuring a smooth transition while addressing demand for diverse housing choices. Shared open spaces and pedestrian pathways foster connections and strengthen the overall community feeling. The PUD will be maintaining a visually appealing and welcoming environment that harmonizes with the existing neighborhood.

Standard (e):

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

Response

Not Applicable

Standard (f):

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

Response

The PUD will be a net positive for Grantsville City, protecting and enhancing property values, the environment, and the tax base:

- Property Values: Diverse housing options, ample amenities, and thoughtful design will attract residents and boost surrounding property values.
- Environment: Sustainable practices, open space preservation, and responsible landscaping minimize environmental impact and create a desirable living environment.
- Tax Base: Increased density generates more property tax revenue, supporting City initiatives and enhancing public services.

Standard (g):

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

Response

The PUD design fully embraces the goals and objectives of the Grantsville City Comprehensive General Plan. From promoting a mix of housing densities and public amenities to prioritizing walkability and environmental stewardship, our project meticulously aligns with the city's vision for a vibrant and sustainable future.

Standard (h):

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

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

Standard (i):

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

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

Standard (j):

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

Response

The PUD boasts a meticulously designed internal circulation system prioritizing walkability, connectivity, and traffic flow. Proposed is:

- Interconnected pathways and trails: Linking homes, amenities, and the citywide system, promoting active lifestyles and minimizing car dependence.
- Well-defined streets and parking areas: Designed for efficient traffic flow and ample, organized parking.
- Pedestrian-friendly design: Wide sidewalks, crosswalks, and traffic calming measures prioritize pedestrian safety and comfort.
- Designed to Grantsville City standards and specifications.

Standard (k):

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

Response

The comprehensive analysis confirms existing and proposed utility services are more than adequate for the planned development. We've worked with utility providers to ensure sufficient capacity and seamless integration, leaving no infrastructure concerns.

Standard (l):

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

Response

The PUD prioritizes minimizing environmental impact and ensuring harmonious co-existence with surrounding areas. The design incorporates thoughtful buffering measures:

- Strategic landscaping: Utilizing trees, shrubs, and natural features to dampen noise and soften visual impact.
- Building orientation: Optimizing placement to minimize shadows cast on neighboring properties.
- Lighting design: Shielded fixtures and reduced nighttime illumination to prevent light trespass.

Standard (m):

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

Response

The architectural vision blends seamlessly with the existing neighborhood and enhances the overall development. The proposal has meticulously crafted designs that:

- Mirror the area's style: Integrating materials and design elements compatible with neighboring homes.

- Maintain visual harmony: Employing a cohesive aesthetic that complements the surrounding architectural landscape.
- Offer diversity within unity: Providing individual character within a unified and welcoming community atmosphere.

Standard (n):

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

Response

The landscaping plan is not just adequate, it's thoughtfully designed to amplify the scale and character of the development. We've planned:

- Varied and mature plantings: Creating a vibrant tapestry of trees, shrubs, and native wildflowers, attracting pollinators and adding visual interest.
- Open space integration: Seamlessly blending landscaped areas with open spaces, enhancing overall aesthetics and functionality.
- Sustainable practices: Utilizing drought-resistant plants and water-efficient irrigation systems for responsible resource management.

Standard (o):

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

Response

While no historical or architectural features require preservation on the property, the proposal safeguards the unique environmental character of the site. The proposal will:

- Protect the ephemeral stream: Maintain its natural flow and integrate it into the open space network, enhancing ecological diversity and visual appeal.
- Preserve existing vegetation: Incorporate native landscaping to minimize environmental disruption.
- Promote sustainability: Utilize environmentally friendly construction practices and water conservation measures throughout the development.

Standard (p):

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

Response

Not Applicable

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

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

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

Requested Deviation #1

Cite Reference to Regulation and Describe Specific Requirement in Regulation That Requested Deviation Would Affect.
R-1-21, Minimum Lot Size – 21,780 sqft A-10, Minimum Lot Size – 10 Acres MU, Mixed Use
Describe Requested Deviation to Regulation.
See attached Zoning Deviations Chart. Minimum Lot Size – 1,600 (townhomes), 1,800 sqft (townhomes), 5,000 sqft (single family), 7,000 sqft (single family), 10,000 sqft (single family).
Describe How Requested Deviation Benefits the Project and the Community.
Reducing the minimum lot size allows for larger open space, and reducing the cost of home ownership, therefore benefiting the community.
Describe Mitigation Proposed to Maintain <i>the general purposes, goals and objectives of this Code and of any plans adopted by the Planning Commission or the City Council. (12-2-1-(b))</i>
The proposal mitigates any potential concerns by significantly increasing open space, promoting affordable housing, and maintaining responsible development practices. This approach aligns seamlessly with the City's general purposes, goals, and objectives.

Requested Deviation #2

Cite Reference to Regulation and Describe Specific Requirement in Regulation That Requested Deviation Would Affect.
R-1-21, Minimum Frontage – 70 feet A-10, Minimum Frontage – 165 feet MU, Minimum Frontage – 50 feet
Describe Requested Deviation to Regulation.
See attached Zoning Deviations Chart. Minimum Frontage – 22 feet (townhomes), 28 feet (townhomes), 50 feet (single family), 60 feet (single family).
Describe How Requested Deviation Benefits the Project and the Community.
Reducing the minimum frontage allows for larger open space, and reducing the cost of home ownership, therefore benefiting the community by allowing for townhomes and higher density in isolated areas.
Describe Mitigation Proposed to Maintain <i>the general purposes, goals and objectives of this Code and of any plans adopted by the Planning Commission or the City Council. (12-2-1-(b))</i>
The proposal mitigates any potential concerns by significantly increasing open space, promoting affordable housing, and maintaining responsible development practices. This approach aligns seamlessly with the City's general purposes, goals, and objectives.

Requested Deviation #3

Cite Reference to Regulation and Describe Specific Requirement in Regulation That Requested Deviation Would Affect.
R-1-21, Minimum Front setback – 40 feet A-10, Minimum Front setback – 40 feet MU, Minimum Front setback – 25 feet
Describe Requested Deviation to Regulation.
See attached Zoning Deviations Chart. Minimum Front setback – 10 feet (townhomes), 20 feet (single family), 20 feet (single family).

Describe How Requested Deviation Benefits the Project and the Community.
Reducing the minimum front setbacks allows for larger open space, and reducing the cost of home ownership, therefore benefiting the community by allowing for townhomes to not have driveways and single-family homes to have driveways large enough to fit a car in but no excessive length that would otherwise be causing more cost and less open space with no significant benefit.
Describe Mitigation Proposed to Maintain <i>the general purposes, goals and objectives of this Code and of any plans adopted by the Planning Commission or the City Council. (12-2-1-(b))</i>
The proposal mitigates any potential concerns by significantly increasing open space, promoting affordable housing, and maintaining responsible development practices. This approach aligns seamlessly with the City's general purposes, goals, and objectives.

Requested Deviation #4

Cite Reference to Regulation and Describe Specific Requirement in Regulation That Requested Deviation Would Affect.
R-1-21, Minimum Rear setback – 30 feet A-10, Minimum Rear setback – 60 feet MU, Minimum Rear setback – 20 feet
Describe Requested Deviation to Regulation.
See attached Zoning Deviations Chart. Minimum Rear setback – 5 feet (townhomes), 5 feet (townhomes), 10 feet (single family), 10 feet (single family).
Describe How Requested Deviation Benefits the Project and the Community.
Reducing the minimum rear setbacks allows for larger open space, and reducing the cost of home ownership, therefore benefiting the community by allowing for townhomes to have rear load garages and single-family homes to have smaller lots.
Describe Mitigation Proposed to Maintain <i>the general purposes, goals and objectives of this Code and of any plans adopted by the Planning Commission or the City Council. (12-2-1-(b))</i>
The proposal mitigates any potential concerns by significantly increasing open space, promoting affordable housing, and maintaining responsible development practices. This approach aligns seamlessly with the City's general purposes, goals, and objectives.

Requested Deviation #5

Cite Reference to Regulation and Describe Specific Requirement in Regulation That Requested Deviation Would Affect.
R-1-21, Minimum Side setback – 5 feet A-10, Minimum Side setback – 20 feet MU, Minimum Side setback – 7.5/10 feet (or PUE dimensions)
Describe Requested Deviation to Regulation.
See attached Zoning Deviations Chart. Minimum Side setback – 0 feet (townhomes), 0 feet (townhomes), 5 feet (single family), 5 feet (single family).
Describe How Requested Deviation Benefits the Project and the Community.
Reducing the minimum side setbacks allows for larger open space, and reducing the cost of home ownership, therefore benefiting the community by allowing for townhomes.
Describe Mitigation Proposed to Maintain <i>the general purposes, goals and objectives of this Code and of any plans adopted by the Planning Commission or the City Council.</i> (12-2-1-(b))
The proposal mitigates any potential concerns by significantly increasing open space, promoting affordable housing, and maintaining responsible development practices. This approach aligns seamlessly with the City's general purposes, goals, and objectives.

Requested Deviation #6

Cite Reference to Regulation and Describe Specific Requirement in Regulation That Requested Deviation Would Affect.
R-1-21, Minimum Corner setback – 2 front yards and 2 side yards A-10, Minimum Corner setback – 2 front yards and 2 side yards MU, 25 feet on each side fronting a street, with 10-foot setback for the interior side.
Describe Requested Deviation to Regulation.
See attached Zoning Deviations Chart. Minimum Side setback – 0 feet (townhomes), 0 feet (townhomes), 5 feet (single family), 5 feet (single family). Minimum Front setback – 10 feet (townhomes), 10 feet (townhomes), 20 feet (single family), 20 feet (single family).
Describe How Requested Deviation Benefits the Project and the Community.
Reducing the minimum corner setbacks allows for larger open space, and reducing the cost of home ownership, therefore benefiting the community by allowing for townhomes.
Describe Mitigation Proposed to Maintain <i>the general purposes, goals and objectives of this Code and of any plans adopted by the Planning Commission or the City Council. (12-2-1-(b))</i>
The proposal mitigates any potential concerns by significantly increasing open space, promoting affordable housing, and maintaining responsible development practices. This approach aligns seamlessly with the City's general purposes, goals, and objectives.

SPECIAL CONSIDERATIONS:

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

Estates at Twenty Wells PUD

ZONING

DEVIATIONS

Estates at Twenty Wells PUD - GRANTSVILLE, UT										
Development Standards						Proposed Changes				
Code Requirement	R-1-21 SFD	RM-15 SFD	Mixed Use - Comm	Mixed Use – Multifamily	Mixed Use - SFD	Estates at Twenty Wells PUD SFD 50-ft Lot	Estates at Twenty Wells PUD SFD 50-ft Lot	Estates at Twenty Wells PUD SFD 60-ft Lot	Estates at Twenty Wells PUD Townhomes Option 1	Estates at Twenty Wells PUD Townhomes Option 2
Maximum Density		15 DU/Ac		15 DU/ac 4)		8 DU/Ac	6 DU/Ac	4 DU/Ac	15 DU/Ac	15 DU/Ac
Minimum Lot Size	21,780 SF (1/2 ac)	8,000 SF 10,000 SF Corner Lots	½ acre	7,000 SF 1 st unit + 4,000 SF for each additional ground level unit in the structure. Lot size for units in a structure on a corner is 10,000 SF	4,000 SF	5,000 SF (50'x100')	7,000 SF	10,000 SF	1,600 Per attached home (22' x 50')	1,800 Per attached home (28' x 50')
Minimum Lot Frontage (1)	70-feet	60-feet	100-feet	50-feet	50-feet	50-feet	50-feet	60-feet	22-feet	28-feet
Minimum Yard Setbacks										
Front Yard	40-feet	25-feet	25-feet (5)	25-feet (5)	25-feet (5)	20-feet	20-feet	20-feet	10-feet	25-feet
Rear Yard										
-Main Building	30-feet	20-feet	20-feet	20-feet	20-feet	10-feet	10-feet	10-feet	5-feet rear loaded garage	5-feet rear loaded garage
-Accessory Bldg.	1-foot	1-foot	7.5-feet	7.5-feet	7.5-feet	NA	NA	NA	NA	NA
Side Yard										
-Main Building (3)	5(2) /15 feet	7.5-feet	7.5/10-feet (2)	20-feet (2)	7.5/10-feet (2)	5-feet	5-feet	5-feet	0-feet on attached side; 5-feet on end units	0-feet on attached side; 5-feet on end units
-Accessory Bldg.	1-foot	4-feet (2)	7.5-feet	7.5-feet	7.5-feet	NA	NA	NA		
-Corner Side Yard	2 front yards and 2 side yards required	2 front yards and 2 side yards required	25-feet each side on the street 10-feet other two sides	2 front yard setback	25-feet each side on the street 10-feet other two sides	10-feet	10-feet	10-feet	10-feet	10-feet

AGENDA ITEM #2

Adjourn.