



September 12th, 2023

City Council Work Meeting

Information Packet

AGENDA ITEM #1

Discussion regarding the Elk Ridge PID
proposal

**PETITION REQUESTING THE CREATION OF
ELK RIDGE ESTATES PUBLIC INFRASTRUCTURE DISTRICT NOS. 1-3
IN THE CITY OF GRANTSVILLE, UTAH**

June 20, 2023

Grantsville City
Attn: Bradyee Baugh, City Recorder
429 East Main Street
Grantsville, UT 84029

The undersigned (the "Petitioners") hereby requests that the City of Grantsville, Utah (the "City") create three (3) public infrastructure districts (the "Districts") pursuant to the Local District Act, Title 17B, Chapter 1, Utah Code Annotated 1953 and the Public Infrastructure District Act, Title 170, Chapter 4, Utah Code Annotated 1953 (collectively, the "Act"). The Petitioner requests the Districts in order to assist in the financing of public infrastructure to service and benefit the proposed area of the Districts and the Annexation Areas as described herein.

I. Petitioners

William Mark Newman

II. Proposed District Boundaries

The Petitioners request that the initial District boundaries (the "District Boundaries") for the three proposed Districts include the parcels described on Exhibits B, C, and D. A map of the proposed Annexation Area for the three Districts (based on the planned boundaries of the project) is provided as Exhibits A and E. Each of the three Districts will have the right to annex property inside the Annexation Area in order to adjust the boundaries of the Districts, as needed to facilitate the phasing of the project, with the consent of the affected property owners.

III. Requested Service

The Petitioners request that the Districts be created for the purpose of financing the construction of public infrastructure relating to the Development, as permitted under the Act, and as shall be further described in the governing document proposed for the District.

IV. Board of Trustees

The Petitioners propose that the Board of Trustees for each of the Districts be initially composed of five members appointed by the City Council who are the property owners, their agents, or officers, as follows:

(a) Scott Yermish

syermish@prioritybuildersllc.com

(b) Greg Dehaan

Cheryl.Dehaan@q.com

(c) [Tase Thompson

tasethompson@gmail.com

(d) Bryce Jeffery Newman

Bjnewman@prioritybuildersllc.com

(e) Lori M Van Roosendaal-Thompson

Loriloanbroker1@hotmail.com

V. Petitioner Representations

The Petitioners hereby represents and warrants that:

- (a) Those signing on behalf of entity owners are authorized to do so;
- (b) The Petitioners are the sole owners of the real property included within each of the proposed District Boundaries;
- (c) This Petition is signed by 100% of the surface property owners of real property within each of the District Boundaries;
- (d) The Petitioners will not include any portion of the Annexation Area (if any) into any of the Districts without the consent of 100% of the surface property owners thereof and registered voters, if any, residing within such area;
- (e) There are no registered voters residing within the any of the proposed District Boundaries; and
- (f) The proposed Trustees listed above are registered voters at their primary residence and are either a property owner or the agent or officer of a property owner.

VI. Petitioner Consent

The Petitioners hereby consent to:

- (a) The creation of a public infrastructure district with each of the respective District Boundaries described herein;
- (b) The annexation of any portion of the Annexation Area (if any) into any of the Districts upon petition by the owner of such portion and any registered voters residing thereon;
- (c) A waiver of the residency requirement for members of the Boards of Trustees of the Districts as permitted under Section 17D-4-202(3)(a) of the Act;

- (d) A waiver of the entirety of the protest period described in Section 17B-1-213 of the Act, pursuant to Section 17D-4-201(2)(b) of the Act;
- (e) The recording of a notice as required under Section 17B-1-215(2)(a) and 17D-1-209(1)(a) of the Act, which will apply to all real property within the District Boundaries;
- (f) The District levying a property tax of up to \$0.0065 per dollar of taxable value of taxable property within the respective District Boundaries, specifically including the properties of the Petitioners; and
- (g) The issuance by the Districts of bonds repayable through property taxes.

VII. Electronic Means; Counterparts

This Petition may be circulated by electronic means and executed in several counterparts, including by electronic signature, all or any of which may be treated for all purposes as an original and shall constitute and be one and the same document.

IN WITNESS WHEREOF, the Petitioners have each executed and consented to this Petition as of the date indicated on the signature pages attached.

(signature pages to follow)

William Mark Newman

William M Newman

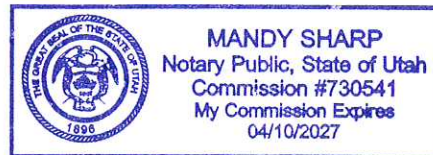
By:

Its: Authorized Signer

STATE OF Utah)
COUNTY OF Salt Lake)
SS:

On this 20 day of June, 2023, personally appeared before me William Mark Newman, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn did say that he/she is an Authorized Signer for , that he/she was duly authorized by said corporation to sign this Petition, and that he/she acknowledged to me that said corporation executed the same for the uses and purposes set forth herein.

Mandy Sharp
NOTARY PUBLIC





June 22, 2023

Grantsville City
Attn: Bradyee Baugh, City Recorder
429 East Main Street
Grantsville, UT 84029

Re: Letter of Intent for Creation of
Elk Ridge Estates Public Infrastructure District Nos. 1-3

Ms. Baugh:

This letter sets forth certain proposed terms for the approval by Grantsville City, Utah (the “City”) of certain Public Infrastructure Districts (the “Districts”) on behalf of Priority Builders/Newman Construction, and in connection with the Elk Ridge Estates community development (the “Development”)

The proposed Districts will expedite development of public infrastructure improvements that will be dedicated to the City for the use and benefit of future owners, residents, tenants, and users of the Development. Use of the Districts for public financing will reduce construction timelines for public improvements resulting in faster availability and better quality of life for future beneficiaries of the Development. This will include a 20 acre Sports Park, infrastructure which would include Sewer, Water lines, as well as the storm drain system.

1. **DESCRIPTION OF DISTRICT.** The Districts are proposed as follows:

- a. *Size of area included in Districts:* The total area of the Development to be included in the initial District boundaries is approximately .33 acres. The proposed initial boundaries of the Districts are outlined in Exhibit C. The purpose of requesting three separate Districts is primarily to allow structuring of financing over time; in other words, for a project of this size it would be inefficient to finance all public improvements at once, when completion of the entire Development is anticipated to require fifteen years or more. In addition, Developer is requesting that the initial boundaries of the Districts be of minimal size, so that the boundaries of each District can be adjusted as needed to match final phasing and development plans, and to permit flexibility in responding to bond market conditions. Any such adjustments would be accomplished by one or more of the Districts annexing property within the Annexation Area described in attached Exhibit C. The proposed total Annexation Area, and thus



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the maximum size of the combined districts (without subsequent approval from the City) is approximately 226.61 acres.

- b. *Location of Districts:* The proposed Districts will cover and include multiple parcels as described in Exhibits C. Furthermore, as described above and in accordance with Utah Code § 17D-4-201(3), Developer is requesting that the City authorize annexation of certain parcels into the Districts' boundaries without further legislative action of the City Council, upon the occurrence of certain requirements such as written petition by the owner of such parcels, as will be established in the Governing Document. Such annexation parcels are also described in Exhibit C and depicted in Exhibit B.
- c. *Area context:* A PUD that will encompass 226+/- Acres of land. There will be various zoning's assigned to enable potential new home owners to choose different types of homes with each serving the new homeowners needs as well as financial constraints.
- d. *Development history:* We have been installing infrastructure for the last 90 plus years. We have installed the entire sewer system for Riverton, Utah, as well as Saratoga Springs, Lehi, and completed the sewer system, water, and storm drain systems for other cities in Salt lake to include, Salt Lake City, as well as Salt Lake County, Most recently and currently, we are the lead developer in the Daybreak communities. We have done the infrastructure for various subdivisions for most of the major builders, Ivory, Stansbury, Visionary, Edge, to name a few. We have built large subdivisions in the area such as Riverton Peaks townhomes a located in Riverton, Ut.. Some of the additional communities we have completed include but are not limited to, Eagles Landing, The Vistas, River Oaks, Jordan Woods, Kenadi Cove, and The Silos. These homes range from Townhomes to Single Family Homes that have a price range of \$400,000 - \$2,500,000. If you would like even more subdivisions that we built homes on we can provide that to you as well as other major infrastructure projects we have completed throught the State of Utah.
- e. *Proposed development:* 226 +/- Acres to Include a 20 plus Acre Sports Park with 3 Baseball fields which can be used for Softball, under 14 tee and baseball, as well as over 14 Baseball fields. It will also comprise of 8 pickleball courts, 2 full court Basketball courts and 2 full size Football/Soccer fields. There will be added lights for nighttime sports, and a scoreboard for the Football/Soccer fields. In the center of the three fields will be a building for concessions as well as bathroom fascilities. A maintance building will also be included in the Sports Park to enable the Parks and Recreation Department to keep the proper landscaping material on site. This Park will be gifted to the City of Grantsville. The surrounding area has ample parking to accommodate all the visitors and users of the Park. The infrastructure will include the water system, increased sewer capacity, and storm drainage system that will also run outside the development all the way to Main street thus increasing the Sewer capacity



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not only for this proposed development but future developments as well. The additional Commercial and Residential areas inside the proposed PUD will vary in size (residential) from .5 acre lots (anything that directly abuts Anderson Ranch) to townhome sized lots.

2. SUMMARY OF NEEDED INFRASTRUCTURE, SERVICES AND FACILITIES.

Developer envisions the proposed Districts being utilized for the following development, infrastructure, services and facilities:

- a. *Currently expected development scenario:* District funds will be utilized to fund backbone public infrastructure within the Districts.
- b. *Required local and regional infrastructure and facilities for such development:*
- c. *Regional and local infrastructure the proposed District is to provide:* The District is expected to generate approximately \$16,900,000.00 in net proceeds at 6.5 mills. The funds will be utilized to make improvements to the City Park, roads, and water and sewer backbone.
- d. *Estimated construction costs for the proposed District improvements:* The proposed District improvements are anticipated to cost approximately \$36,000,000.00. A financial analysis is included.
- e. *General description of phasing of construction based on development projections:* See attached Exhibit F.
- f. *Sample plan of finance depicting possible sources and uses of funds for the Districts:*

Anticipated maximum or fixed maximum mill levy required to meet debt service of the District – Developer is requesting the City authorize the PIDs to impose a mill levy of not to exceed .0065 per dollar of taxable value (“6.5” mills) of taxable property in the PID (the “Mill Levy”). The proposed PIDs will issue bonds repayable from revenues generated by the Mill Levy.

Analysis of proposed mill levies in light of outstanding debt and mill levies of other taxing entities affecting the area –

Taxing Entity	Current Tax Rate
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Tooele County	.001430
Tooele County School District	.009296
Grantsville	.001901
Multicounty Assessing & Collecting Levy	.000012
County Assessing & Collecting Levy	.000395
Tooele Valley Mosquito Abatement District	.000289
Total Current Tax Rate	.013323
Proposed PID Mill Levy	.006500
Proposed Total New Tax Rate	.019823

3. **PROPOSED TIMELINE FOR DISTRICT CREATION:** Developer anticipates creating the Public Infrastructure Districts by July 15, 2023 (subject to the City's timeline for review and approval).
4. **DEVELOPER'S ACKNOWLEDGEMENTS:** Developer hereby acknowledges that a consent must be signed prior to the hearing date for the governing document by all property owners and registered voters, if any, within the proposed District boundaries approving of the creation of the proposed Districts and consenting to the issuance of debt in an amount sufficient for the proposed plan of financing.
5. **CONFLICTS OF INTEREST:** Developer is presently unaware of any conflicts of interest existing between Developer and any employees or officers of the City.
6. **PROFESSIONAL ENGAGEMENT:** Developer has entered into, or shall soon enter into, an agreement with the law offices of Snow Jensen & Reece, PC for the drafting and negotiation of the Governing Document and other matters associated with District creation. Developer also anticipates that once created, the Districts shall retain such other professional advisers, including bond underwriters, bond counsel, and so on, as may be required to fulfill the purposes of the Districts.
7. **PETITION FOR CREATION OF DISTRICTS:** This letter of intent is accompanied by a Petition Requesting the Creation of the Districts, in compliance with Utah Code Title 17B, Chapter 1, Part 2, as modified by § 17D-4-201.



**Priority Builders
LLC.**

Best regards,

Scott Yermish

By: _____


Scott Yermish
Director Land Acquisition/Finance
Priority Builders/Newman Construction

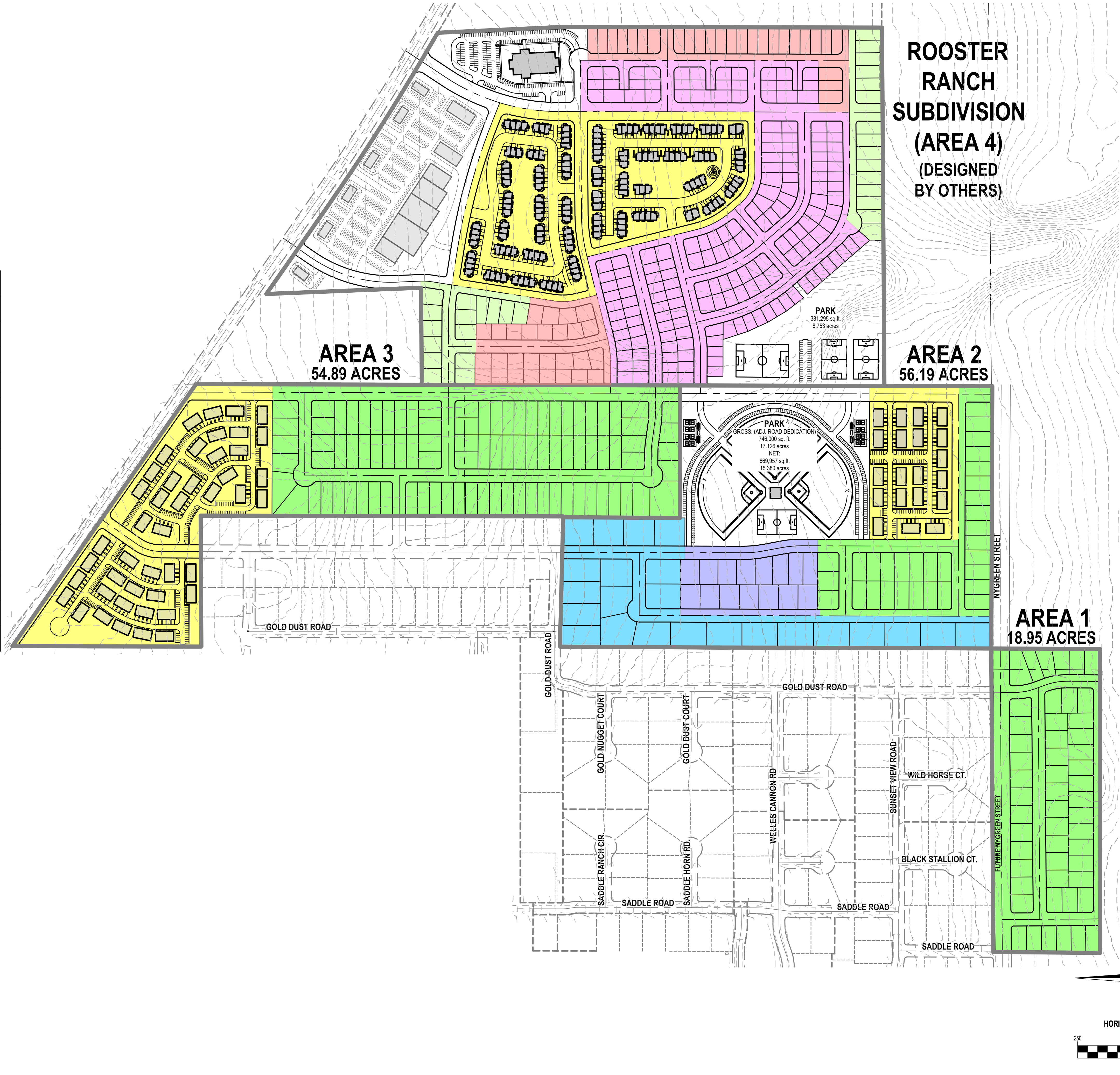
TOTAL AREA CALCULATIONS TABLE			
DESCRIPTION	AREA PROPOSED (sq. ft.)	AREA PROPOSED (acres)	PERCENTAGE PROPOSED
(472) SINGLE FAMILY LOTS	6,513,104 sq. ft.	149,520 acres	64.56%
(425) MULTIFAMILY UNITS	1,929,547 sq. ft.	44,296 acres	19.13%
PARKS AND OPEN SPACE	1,051,252 sq. ft.	24,133 acres	10.42%
COMMERCIAL	594,857 sq. ft.	13,656 acres	5.90%
CHURCH PARCEL	219,908 sq. ft.	5,048 acres	2.18%
ARTERIAL ROADS	2,347,997 sq. ft.	53,903 acres	23.27%
TOTAL SITE	10,088,760 sq. ft.	231,606 acres	100.00%

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	80
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	180
3	MDR	MEDIUM-DENSITY RESIDENTIAL	10,000 SQ. FT.	92
4*	MFR	MULTI-FAMILY RESIDENTIAL	10 UNITS/ACRE	165
4*	HDR	HIGH-DENSITY RESIDENTIAL	4,000 - 6,000 SQ. FT	175
4*	HDR	HIGH-DENSITY RESIDENTIAL	6,000 - 8,000 SQ. FT	54
4*	MDR	MEDIUM-DENSITY RESIDENTIAL	8,000 - 10,000 SQ. FT	25
TOTAL SITE				891

NOTE: TOTAL SITE, INCLUDING ROOSTER RANCH (EXCLUDING 5 ACRES TO BE DEEDED TO THE LDS CHURCH), IS APPROXIMATELY 9,868,852 SQ. FT. OR 226.56 ACRES. THE OVERALL DENSITY IS 3.93 UNITS/ACRE.

* ROOSTER RANCH (AREA 4) WAS DESIGNED AND PROVIDED BY AN OUTSIDE CONSULTANT NOT AFFILIATED WITH ENSIGN ENGINEERING. THE LAYOUT OF ROOSTER RANCH WITH THE ABOVE ACCOMPANYING LOT COUNTS, WERE PROVIDED BY SAID CONSULTANT ON A PREVIOUS DATE. THE ACCURACY OF THIS DATA HAS NOT BEEN FULLY VERIFIED, AND AS SUCH THE ABOVE MENTIONED LOT COUNTS ARE NOT SHADED AND SHOWN ON THIS MAP.

- HIGH-DENSITY RESIDENTIAL
- HIGH-DENSITY RESIDENTIAL
- MEDIUM-DENSITY RESIDENTIAL
- MULTI-FAMILY RESIDENTIAL (MFR) TOWNHOMES
- 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



ROOSTER
RANCH
SUBDIVISION
(AREA 4)
(DESIGNED
BY OTHERS)

AREA 3
54.89 ACRES

AREA 2
56.19 ACRES

AREA 1
18.95 ACRES

EAST GRANTSVILLE MASTER PLAN
CONCEPTUAL LAYOUT

GRANTSVILLE, UT

ENSIGN

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

CONCEPT

OVERALL CONCEPT

PROJECT NUMBER

T17741

PRINT DATE

2023-06-20

PROJECT MANAGER

J. CLEGG

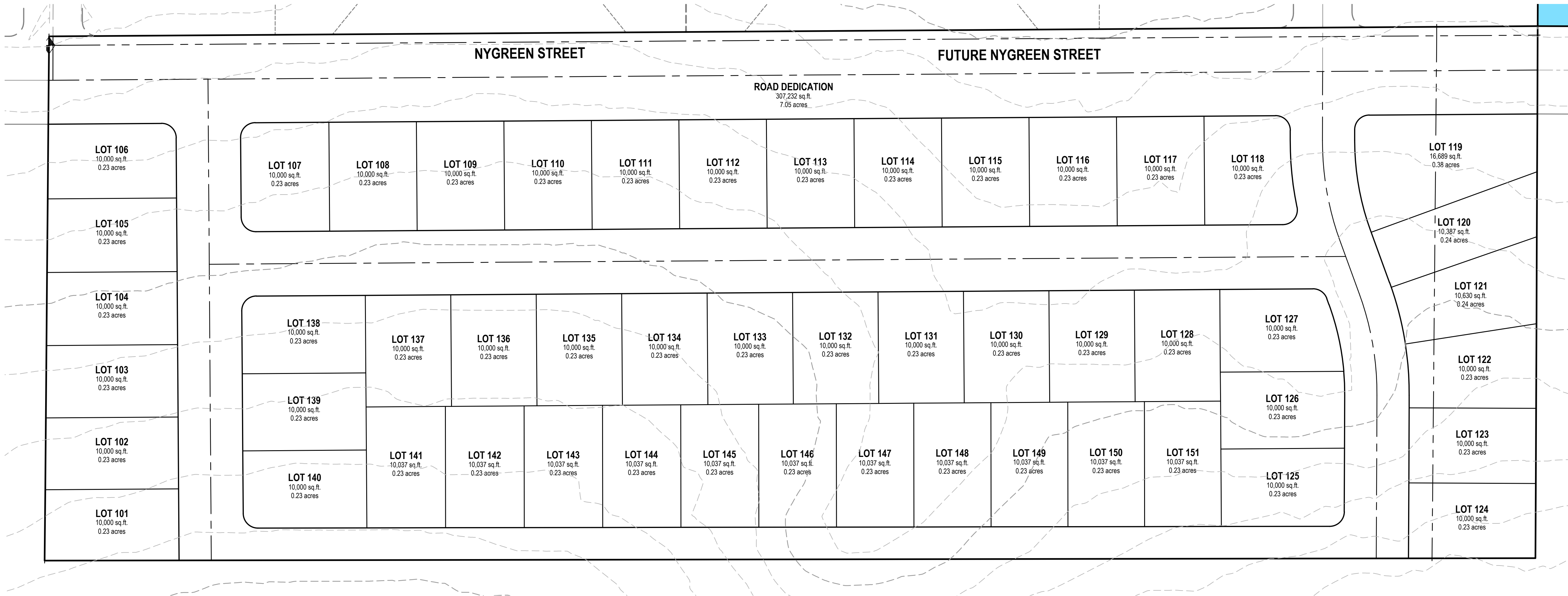
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R. FISH

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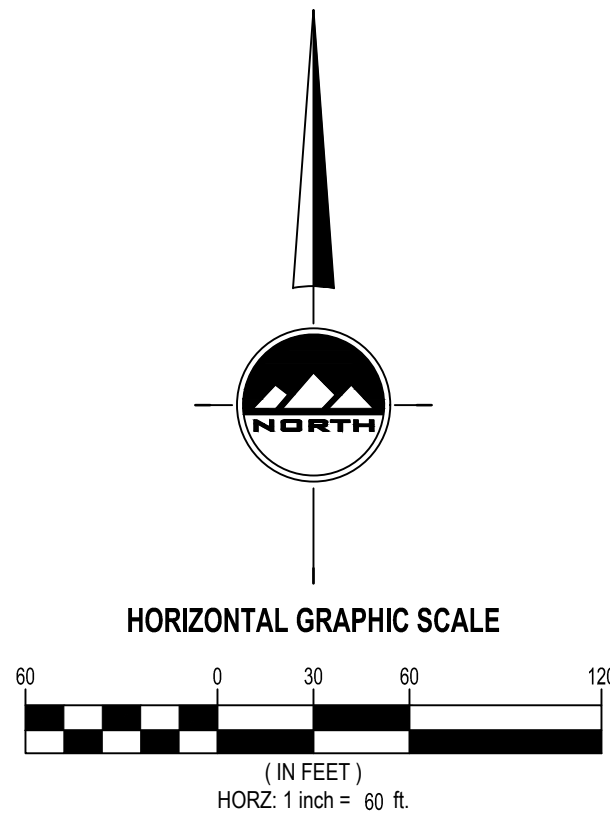
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PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION.



AREA CALCULATIONS TABLE			
DESCRIPTION	AREA PROPOSED (sq. ft.)	AREA PROPOSED (acres)	PERCENTAGE PROPOSED
(S1) SINGLE FAMILY LOTS	518,086 sq. ft.	11.894 acres	62.77%
ARTERIAL ROADS*	307,232 sq. ft.	7.053 acres	37.23%
TOTAL SITE	825,318 sq. ft.	18.947 acres	100.00%

* THIS CONCEPTUAL DEVELOPMENT'S ROAD LAYOUT INCLUDES APPROXIMATELY 1,525 L.F. OF 90' WIDE RIGHT-OF-WAY, 2,165 L.F. OF 66' WIDE RIGHT-OF-WAY, AND 1,195 L.F. OF 33' HALF-WIDTH RIGHT-OF-WAY.



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

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EAST GRANTSVILLE MASTER PLAN

CONCEPTUAL LAYOUT

GRANTSVILLE, UT

CONCEPT

AREA 1 CONCEPT

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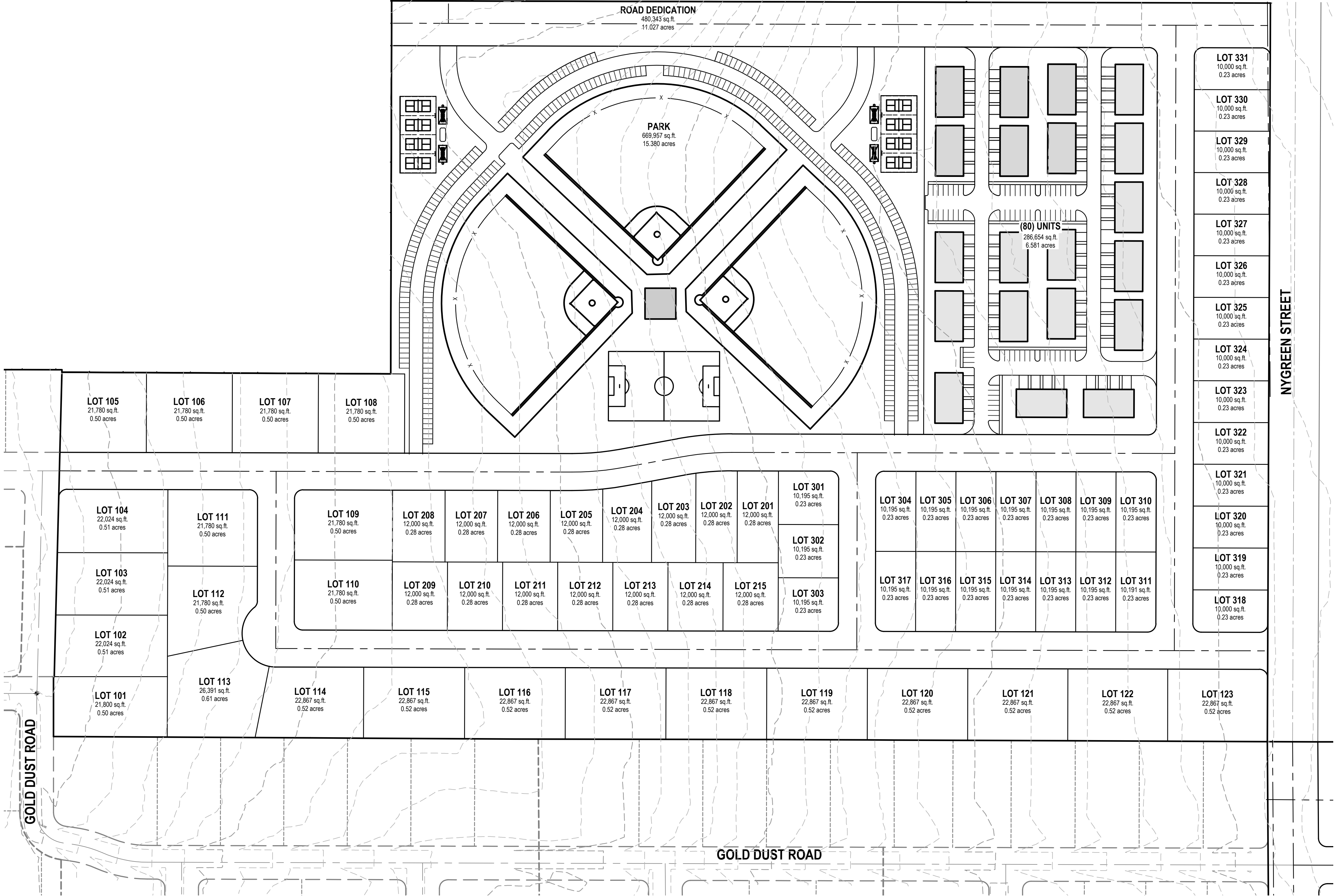
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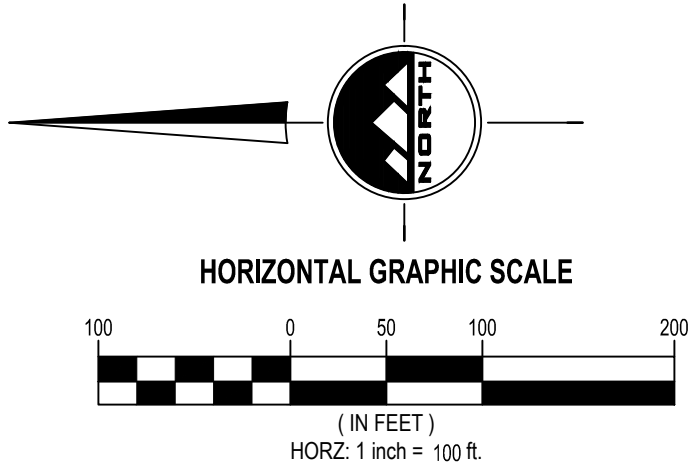
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DESCRIPTION	AREA PROPOSED (sq. ft.)	AREA PROPOSED (acres)	PERCENTAGE PROPOSED
(23) ±21,780 SQ. FT. SINGLE FAMILY LOTS	517,173 sq. ft.	11.873 acres	21.13%
(15) ±12,000 SQ. FT. SINGLE FAMILY LOTS	180,000 sq. ft.	4.132 acres	7.35%
(31) ±10,000 SQ. FT. SINGLE FAMILY LOTS	313,305 sq. ft.	7.192 acres	12.80%
(80) MULTIFAMILY UNITS	286,654 sq. ft.	6.581 acres	11.71%
PARK	669,957 sq. ft.	15.380 acres	27.37%
ARTERIAL ROADS*	480,343 sq. ft.	11.027 acres	19.63%
TOTAL SITE	2,447,432 sq. ft.	56.185 acres	100.00%
(169) TOTAL UNITS	UNITS PER ACRE = ((23+15+31+80)/56.185) = 2.65		

* 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 90' WIDE RIGHT-OF-WAY OF NYGREEN LOCATED ON AN ADJACENT PROPERTY (THE AREA OF NYGREEN WAS NOT INCLUDED IN THE AREA OF THE DEVELOPMENT).



THE STANDARD IN ENGINEERING

TOOELE

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

SANDY

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Phone: 435.865.1453

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Phone: 435.896.2983

WWW.ENSGNENG.COM

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CONTACT:
SCOTT YERMISH
PHONE: 801.657.8352

EAST GRANTSVILLE MASTER PLAN
CONCEPTUAL LAYOUT

GRANTSVILLE, UT

CONCEPT

AREA 2 CONCEPT

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J. CLEGG

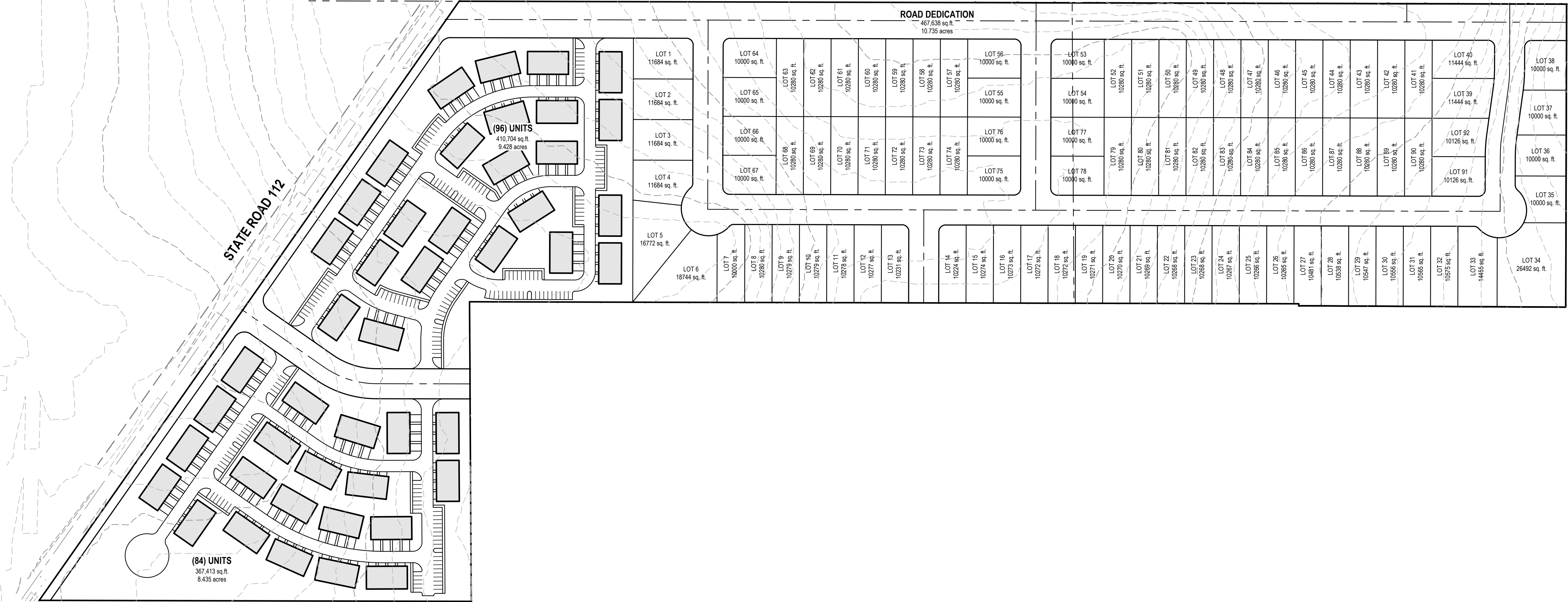
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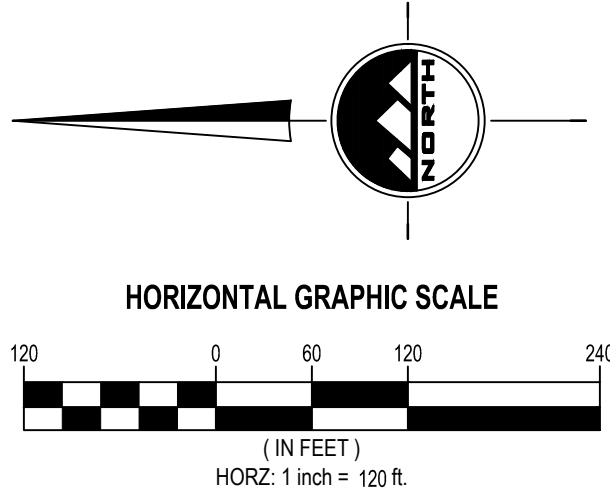
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DESCRIPTION	AREA PROPOSED (sq. ft.)	AREA PROPOSED (acres)	PERCENTAGE PROPOSED
(±180) MULTI-FAMILY RESIDENTIAL UNITS	778,117 sq. ft.	17.863 acres	34.88%
(92) ±10,000 SQ. FT. SINGLE FAMILY LOTS	985,323 sq. ft.	22.620 acres	44.16%
ARTERIAL ROADS*	467,638 sq. ft.	10.735 acres	20.96%
TOTAL SITE	2,231,078 sq. ft.	51.219 acres	100.00%

* 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.



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AREA 3 CONCEPT

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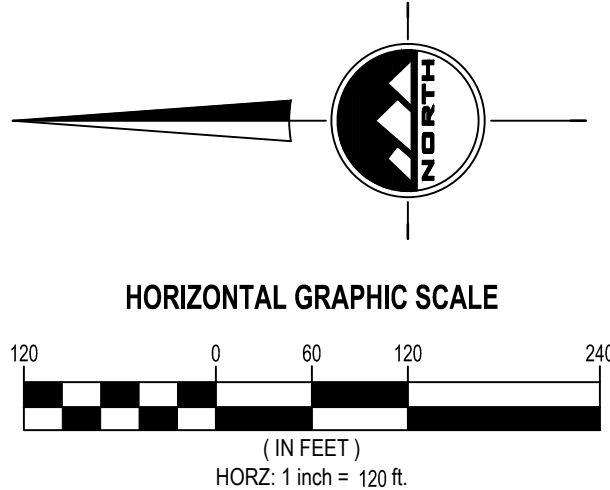
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DESCRIPTION	AREA PROPOSED (sq. ft.)	AREA PROPOSED (acres)	PERCENTAGE PROPOSED
(175) 4,000-6,000 SQ. FT. SINGLE FAMILY LOTS	815,093 sq. ft.	18.712 acres	17.78%
(54) 6,001-8,000 SQ. FT. SINGLE FAMILY LOTS	366,517 sq. ft.	8.414 acres	7.99%
(25) 8,001-10,000 SQ. FT. SINGLE FAMILY LOTS	249,702 sq. ft.	5.732 acres	5.45%
(165) MULTIFAMILY UNITS	864,776 sq. ft.	19.853 acres	18.86%
PARK	381,295 sq. ft.	8.753 acres	8.32%
CHURCH PARCEL	219,908 sq. ft.	5.048 acres	4.80%
COMMERCIAL	594,857 sq. ft.	13.656 acres	12.97%
ARTERIAL ROADS*	1,092,784 sq. ft.	25.087 acres	23.83%
TOTAL SITE	4,584,932 sq. ft.	105.256 acres	100.00%
(419) TOTAL UNITS	UNITS PER ACRE = ((175+54+25+165)/105.256) = 3.98		
* 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.			



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AREA 4 CONCEPT

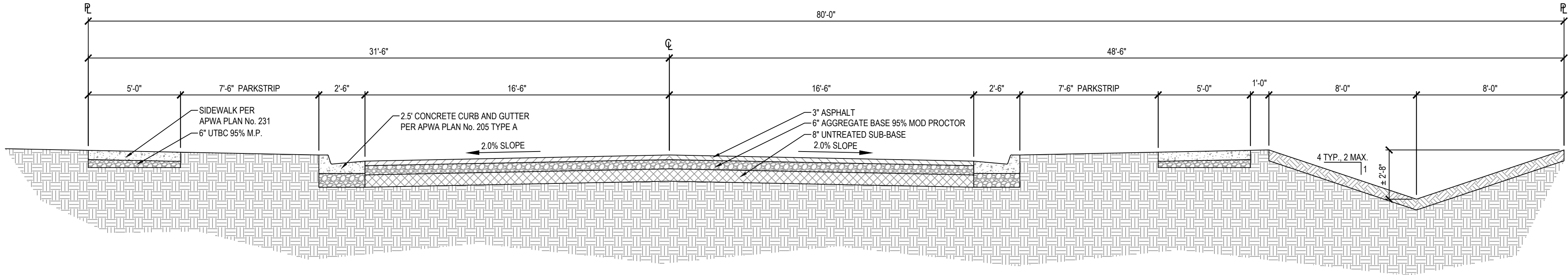
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PROJECT MANAGER
J. CLEGG

DESIGNED BY
R. FISH

5 of 6



1 80 FOOT ROAD CROSS SECTION W/ SWALE
SCALE: NONE



ENSIGN
THE STANDARD IN ENGINEERING

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

SANDY
Phone: 801.255.0529

LAYTON
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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

EAST GRANTSVILLE MASTER PLAN
CONCEPTUAL LAYOUT

GRANTSVILLE, UT

CONCEPT	
DETAILS	
PROJECT NUMBER T17741	PRINT DATE 2023-06-20
PROJECT MANAGER J. CLEGG	DESIGNED BY R. FISH

Exhibit B (District Boundaries)

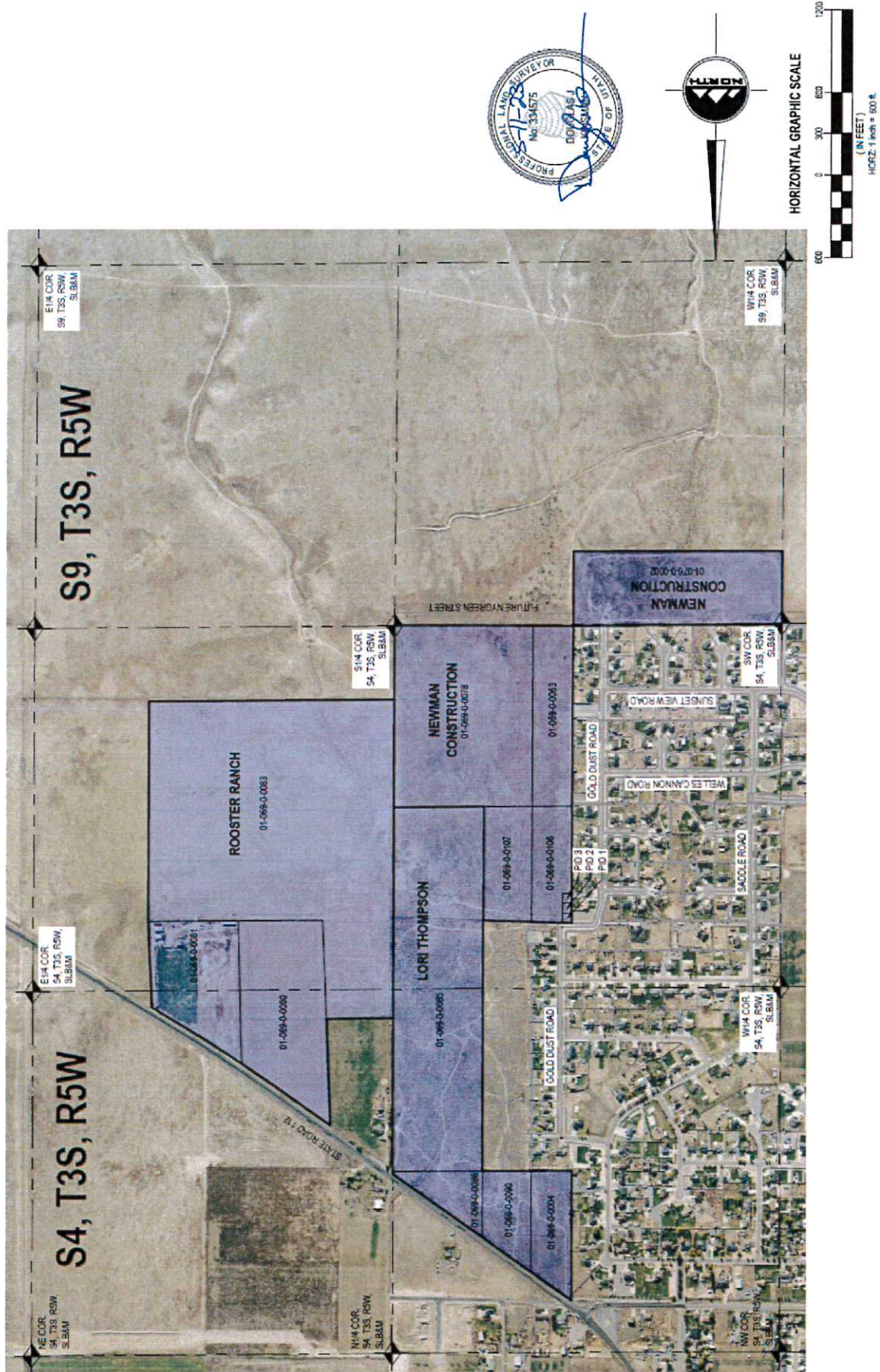


Exhibit C
(Legal Description)

Initial District Boundaries

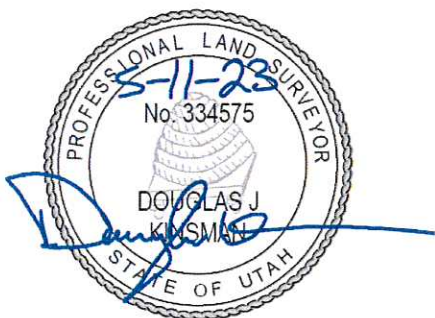
**P.I.D. PARCEL 1
BOUNDARY DESCRIPTION**

A parcel of land, situate in the Southwest Quarter Section 4, Township 3 South, Range 5 West, Salt Lake Base and Meridian, said parcel is also located in Grantsville, Utah, Tooele County, more particularly described as follows:

Beginning at the northeast corner of Lot 546 of Anderson Ranch Phase 5B, recorded as Entry no. 388608, in the Tooele County Recorder's Office, said point is on the south line of Gold Dust Road and is located South 0°08'38" West 465.95 feet along the Section Line and East 1527.94 feet from the West Quarter Corner of Section 4, Township 3 South, Range 5 West, Salt Lake Base and Meridian, and running:

thence East 70.00 feet along said south line;
thence South 0°17'45" West 71.61 feet;
thence North 89°42'15" West 70.00 feet, to the east line of said Lot 546;
thence North 0°17'45" East 71.25 feet along said east line, to the Point of Beginning.

Contains 5,000 square feet or 0.11 acres.



**P.I.D. PARCEL 2
BOUNDARY DESCRIPTION**

A parcel of land, situate in the Southwest Quarter Section 4, Township 3 South, Range 5 West, Salt Lake Base and Meridian, said parcel is also located in Grantsville, Utah, Tooele County, more particularly described as follows:

Beginning at a point on the east line of Lot 546 of Anderson Ranch Phase 5B, recorded as Entry no. 388608, in the Tooele County Recorder's Office, said point is located South 0°08'38" West 537.20 feet along the Section Line and East 1527.75 feet from the West Quarter Corner of Section 4, Township 3 South, Range 5 West, Salt Lake Base and Meridian, and running:

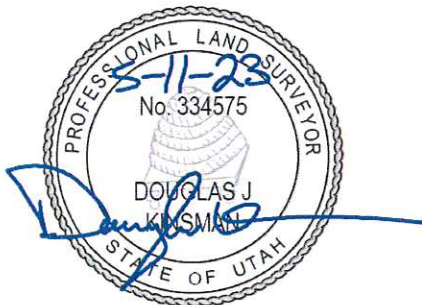
thence South 89°42'15" East 70.00 feet;

thence South 0°17'45" West 71.43 feet;

thence North 89°42'15" West 70.00 feet, to the east line of said Lot 546;

thence North 0°17'45" East 71.43 feet along said east line, to the Point of Beginning.

Contains 5,000 square feet or 0.11 acres.



**P.I.D. PARCEL 3
BOUNDARY DESCRIPTION**

A parcel of land, situate in the Southwest Quarter Section 4, Township 3 South, Range 5 West, Salt Lake Base and Meridian, said parcel is also located in Grantsville, Utah, Tooele County, more particularly described as follows:

Beginning at a point on the east line of Lot 546 of Anderson Ranch Phase 5B, recorded as Entry no. 388608, in the Tooele County Recorder's Office, said point is located South 0°08'38" West 608.63 feet along the Section Line and East 1527.56 feet from the West Quarter Corner of Section 4, Township 3 South, Range 5 West, Salt Lake Base and Meridian, and running:

thence South 89°42'15" East 70.00 feet;
thence South 0°17'45" West 71.43 feet;
thence North 89°42'15" West 70.00 feet, to the east line of Lot 545 of said Anderson Ranch Phase 5B;
thence North 0°17'45" East 71.43 feet along said east line and the east line of said Lot 546, to the Point of Beginning.

Contains 5,000 square feet or 0.11 acres.



PID Annexation Area

(Parcels 01-069-0-0004, 01-069-0-0063, 01-069-0-0078, 01-069-0-0080, 01-069-0-0081, 01-069-0-0083, 01-069-0-0085, 01-069-0-0086, 01-069-0-0090, 01-069-0-0100, 01-069-0-0106, 01-069-0-0107, and 01-076-0-0002)

A parcel of land, situate in Section 4, and the Northwest Quarter of Section 9, Township 3 South, Range 5 West, Salt Lake Base and Meridian, said parcel is also located in Grantsville, Tooele County, Utah, more particularly described as follows:

Beginning at the South Quarter Corner of Section 4, Township 3 South, Range 5 West, Salt Lake Base and Meridian, and running:

thence South 0°32'23" West 5.37 feet along the Quarter Section Line of said Section 9, to the north line of the future Nygreen Street;

thence North 89°45'24" West 1,317.49 feet along the north line of said future street, to the southeast corner of Lot 739 of Anderson Ranch Phase 7B, recorded as Entry no. 448597 in the Tooele County Recorder's Office;

thence South 0°14'34" West 545.08 feet along an existing fence line, and along the western boundary of the Grantsville soil conservation the northerly portion of which is the subject of that Boundary Line Agreement recorded May 14, 2012 under Entry no. 369615, in the Tooele County Recorder's Office;

thence South 89°54'22" West 1526.51 feet along said fence line to the corner thereof, said point being on the Section Line, and along the northern boundary of said Grantsville soil conservation;

thence North 0°29'04" East 527.85 feet along said fence and Section Line, to the Southwest Corner of Section 4, Township 3 South, Range 5 West, Salt Lake Base and Meridian;

thence North 0°08'38" East 9.26 feet along the Section Line, to the southerly line of Anderson Ranch Phase 7A, Recorded as Entry no. 433547, in the Tooele County Recorder's Office;

thence North 89°36'21" East 1,524.37 feet along the southerly line of said Anderson Ranch Phase 7A and the southerly line of said Anderson Ranch Phase 7B, to the southeast corner of Lot 739 of said Anderson Ranch Phase 7B;

thence North 0°14'36" East 665.63 feet along the east line of said Anderson Ranch Phase 7B, to the northeast corner of Lot 743 of said subdivision, said point also being the southeast corner of Lot 630 of Anderson Ranch Phase 6B, recorded as Entry no. 411212 in the Tooele County Recorder's Office;

thence North 0°14'13" East 244.27 feet along the east line of said Anderson Ranch Phase 6B;
thence North 0°06'06" East 430.98 feet along the east line of said Anderson Ranch Phase 6B, to a point on the east line of Lot 540 of Anderson Ranch Phase 5B, recorded as Entry no. 388608 in the Tooele County Recorder's Office;

thence North 0°19'46" East 365.74 feet along the east line of said Anderson Ranch Phase 5B;

thence North 0°17'45" East 457.82 feet along the east line of said Anderson Ranch Phase 5B, to the northeast corner of Lot 546 of said Anderson Ranch Phase 5B, said point also being on the south line of Gold Dust Road;

thence East 106.86 feet along said south line, to the east line of Gold Dust Road;

thence South 1.31 feet along said east line;

thence South 88°33'31" East 547.59 feet;

thence North 0°08'09" East 1,820.93 feet;

thence South 89°40'20" West 658.03 feet;

thence North 0°08'09" East 948.64 feet, to the south line of State Road 112;

thence South 54°59'02" East 1,606.82 feet along said south line, to the Quarter Section Line;

thence South 0°08'54" West 1,133.60 feet along the Quarter Section Line;
thence North 89°32'33" East 487.295 feet along the northerly line of a Boundary Line Agreement recorded June 14, 2022 under Entry no. 574519, in the Tooele County Recorder's Office, to an existing fence;

thence North 2°19'27" West 777.305 feet along said fence and the northwesterly line of said Boundary Line Agreement, to the south line of State Road 112;
thence South 55°01'59" East 518.77 feet along said south line, to a point of curvature;
thence Southeasterly 864.50 feet along the arc of a 11,519.16-foot radius tangent curve to the left (center bears North 34°58'01" East and the long chord bears South 57°10'59" East 864.30 feet through a central angle of 4°18'00") along said south line to a point of tangency;
thence South 59°19'59" East 186.52 feet along said south line, to an existing fence;
thence South 2°41'50" East 627.13 feet along said fence, to a rebar and cap set by Donald J. Rosenberg;
thence South 0°07'50" West 1,604.36 feet along said fence, to the corner thereof;
thence South 89°36'52" West 1,799.59 feet along said fence, to the Quarter Section Line of said Section 4;
thence South 0°08'54" West 536.56 feet along the Quarter Section Line, to the Point of Beginning.

Less and excepting an approximately 5-acre parcel to be deeded to the Corporation of The Church of Jesus Christ of Latter-Day Saints by separate document.

Contains 9,870,997 square feet or 226.61 acres.



AGENDA ITEM #2

Adjourn