GRANTSVILLE

CITY COUNCIL

September 4th, 2024

City Council Meeting

Information Packet

Agenda Item #1

Public Comment

Agenda Item #2

Summary Action Items

a) Approval of Minutes from the August 21, 2024 Regular and Work Meetings

b) Approval of Bills

MINUTES OF THE WORK MEETING OF THE GRANTSVILLE CITY COUNCIL, HELD ON AUGUST 21, 2024 AT THE GRANTSVILLE CITY HALL, 429 EAST MAIN STREET, GRANTSVILLE, UTAH AND ON ZOOM. THE MEETING BEGAN AT 6:00 P.M.

Mayor and Council Members Present:

Mayor Critchlow
Jolene Jenkins
Scott Bevan
Heidi Hammond
Jeff Williams
Rhett Butler

Council Members Not Present:

Appointed Officers and Employees Present:

Braydee Baugh, City Recorder
Tysen Barker, City Attorney
Robert Rouselle, City Engineer (via Zoom)
Christy Montierth, Deputy Public Works Director
Robert Sager, Police Chief
Shelby Moore, Zoning Administrator

Citizens and Guests Present: There were many members of the public present in person and via Zoom

AGENDA:

1. **Discussion regarding Sun Sage Terrace**
   Larry Jacobson and Chad Palmer stood to represent this item. Mr. Palmer explained the property is currently zoned R-1-21 but the current legislation allows for the builder to add internal ADU's to each property. Mr. Palmer explained the ADU's would increase the density to 5.2 per unit. Mr. Palmer presented a few options to what will work with the current legislation. Councilmember Hammond asked for clarity on the density. Mr. Palmer explained with multilevel design with an ADU over the garage. Councilmember Jenkins asked for clarity on the current ADU municipal codes. Councilmember Butler advised 4,302 homes slated to be built. Councilmember Butler advised the Planning Commission denied the PUD and encouraged the developer to build single family homes on the ½ acre lots the property is currently zoned. Mr. Jacobson explained they would like to see ½ acre lots around the outside of the perimeter, 1/3 acre lots, with townhomes. Councilmember Williams advised the bench has potential for a school, church and park and the City wants a nice subdivision up there.

2. **Discussion regarding Twenty Wells PUD**

   Scott Yermish represented this item. Mr. Yermish asked for direction on the park regarding the Pickleball courts or soccer fields. Mr. Yermish asked about installing EV stations but the City would be responsible for the bill. Mayor Critchlow suggested the 6 fields. Mr. Yermish advised the development would support 4 and if the space accommodated the

parking, there could be 2 additional fields. Councilmember Hammond suggested having smaller fields for the 14 and younger category. Councilmember Hammond suggested reducing the park to 19 acres and using the additional 6 acres to reduce the overall density of the area. Mr. Yermish explained the lots that are higher density are not property that he owns. Councilmember Hammond advised she was okay reducing the amount of commercial from 13 to 9 acre. Mr. Yermish suggested council have a meeting with the other property owners to discuss options for reducing the commercial area and shifting the density.

3. **Adjourn**

Motion: Councilmember Butler made the motion to adjourn

Second: Councilmember Jenkins seconded the motion.

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

Meeting ended at: 7:00 pm

MINUTES OF THE REGULAR MEETING OF THE GRANTSVILLE CITY COUNCIL, HELD ON AUGUST 21, 2024 AT THE GRANTSVILLE CITY HALL, 429 EAST MAIN STREET, GRANTSVILLE, UTAH AND ON ZOOM. THE MEETING BEGAN AT 7:00 P.M.

Mayor and Council Members Present:

Mayor Critchlow
Jolene Jenkins
Scott Bevan
Heidi Hammond
Jeff Williams
Rhett Butler

Council Members Not Present:

Appointed Officers and Employees Present:

Braydee Baugh, City Recorder
Tysen Barker, City Attorney
Robert Rouselle, City Engineer (via Zoom)
Christy Montierth (via Zoom)
Shay Stark, City Planner (via Zoom)
Robert Sager, Police Chief
Shelby Moore, Zoning Administrator

Citizens and Guests Present: There were many members of the public present in person and via Zoom

Mayor Critchlow asked Scott Bevan to lead the Pledge of Allegiance

AGENDA:

1. **Public Comment:** Kevin Casey stood for public comment. Mr. Casey expressed frustration with no discussion regarding the enforcement of the ordinances for nuisances.
2. **Summary Action Items**
   a. **Approval of Minutes from June 19, 2024 Regular Meeting and August 7, 2024 Regular Meeting**
   b. **Approval of Bills**

Motion: Councilmember Jenkins made the motion to Approve the minutes from the June 19, 2024 Regular Meeting and August 7, 2024 Regular Meeting

Second: Councilmember Butler seconded the motion.

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

Motion: Councilmember Butler made the motion to Approve the Bills

Second: Councilmember Hammond seconded the motion.

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

3. **Consideration of Ordinance 2024-27 amending Chapter 13 (Zoning District Establishment) of the Grantsville Land Use Management and Development Code**

Shelby Moore stood to represent this item. Ms. Moore explained this was just for code correction to include in the chapter.

Motion: Councilmember Jenkins made the motion to Approve Ordinance 2024-27 amending Chapter 13 (Zoning District Establishment) of the Grantsville Land Use Management and Development Code

Second: Councilmember Butler seconded the motion.

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

4. **Consideration of Ordinance 2024-28 amending Chapter 21.2.11 (Subdivision Regulations – Determination of Appropriate Process) of the Grantsville Land Use Management and Development Code**

Shelby Moore advised this was cleaning the code up for clarity.

Motion: Councilmember Williams made the motion to Approve Ordinance 2024-58 amending Chapter 21.2.11 (Subdivision Regulations – Determination of Appropriate Process) of the Grantsville Land Use Management and Development Code

Second: Councilmember Jenkins seconded the motion.

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

5. **Consideration of Resolution 2024-52 approving the Final Plat for Matthews Meadows Phase 2**

Matt Christensen stood to represent this item. Councilmember Butler asked what the dust mitigation plan was. Mr. Butler advised

Motion: Councilmember Butler made the motion to Table Resolution 2024-52 approving the Final Plat for Matthews Meadows Phase 2

Second: Councilmember Bevan seconded the motion.

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

6. **Consideration of Resolution 2024-60 approving the Plat Amendment to Lots 601 and 602 (Formerly Lot 117) in the Cherry Grove Subdivision, Making them into Two Buildable Lots in Grantsville City**

Kary Yates stood to represent this item. Councilmember Hammond inquired if the HOA has been completely dissolved. Mr. Yates explained there was a petition circulated to the property owners and all agreed there was not a need for a park. Mr. Yates explained the City requested the park but never took ownership. Councilmember Hammond asked if the City will get into an issue if you

Motion: Councilmember Butler made the motion to Approve Resolution 2024-60 approving the Plat Amendment to Lots 601 and 602 (Formerly Lot 117) in the Cherry Grove Subdivision, Making them into Two Buildable Lots in Grantsville City

Second: Councilmember Jenkins seconded the motion.

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

7. **Consideration of Resolution 2024-61 approving the appointment of Trent Sterling to serve on the Planning Commission**

Trent Sterling stood to represent this item.

Motion: Councilmember Hammond made the motion to Approve Ordinance 2024-26 approving the vacation and amendment of lot 109 in the Cherry Wood Estates Phase 1 subdivision for DR Horton with the conditions as stated by the planning and zoning commission 1, 2 and the gravel on the park strip surrounding the fence

Second: Councilmember Williams seconded the motion.

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

8. **Consideration of Resolution 2024-62 approving the Master Development Agreement for The Desert Edge Subdivision**

Spencer Connelly stood to represent this item. Councilmember Jenkins wanted to address the note requiring the developer to be reimbursed for 50% of the upsizing. Mr. Connelly advised there was an issue with fire-flow and the City requirement has been changed. Mayor Critchlow advised the water line will run with another line so the system has a redundancy. Mr. Connelly advised there was a correction since Planning Commission consideration. Mr. Connelly advised the phasing for the Park Restroom (Section 5 of the MDA) and was changed to Phase 4 as opposed to Phase 1. Councilmember Hammond confirmed the City will be maintaining the park. Councilmember Butler confirmed this was approved by Planning Commission. Councilmember Butler asked how the powerline that runs along the property will be addressed. Mr. Connelly advised the powerlines have been moved to the east of the property. Councilmember Butler inquired what the status of the commercial portion of this project. Mr. Connelly advised the residential portion of this project is what LGI owns. Councilmember Butler wanted to clarify the project was approved as a whole and not piece. Councilmember Butler asked how many townhomes are proposed in the subdivision. Mr. Connelly advised there are 194 townhomes.

Motion: Councilmember Jenkins made the motion to Approve Resolution 2024-62 approving the Master Development Agreement for The Desert Edge Subdivision

Second: Councilmember Bevan seconded the motion.

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

9. **Consideration of Resolution 2024-63 approving Amendments to the Capital Facilities Plans, Impact Fee Facilities Plans, and Impact Fee Analyses**

Robert Rouselle and Sherrie Broadbent stood to represent this item. Ms. Broadbent advised this is a process that has been undertaken for a year. Ms. Broadbent explained this is going to be reviewed every year and will be updated along with the budget. Councilmember Jenkins appreciated the forethought put into this plan. Ms. Broadbent explained updating the plan is a cost that can be charged to the impact fee budget.

Motion: Councilmember Williams made the motion to Approve Resolution 2024-63 approving Amendments to the Capital Facilities Plans, Impact Fee Facilities Plans, and Impact Fee Analyses

Second: Councilmember Butler seconded the motion.

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

10. Consideration of Resolution 2024-64 approving the West Bank Master Plan

Shay Stark was present for this item. Mr. Stark advised on Item 2 there was a recommendation to modify the existing General Plan and the Zoning Map. Mr. Stark advised the comment " upon review of the land use map and future land use map and recognizing the large study area and the various types and uses of lands the Grantsville City Planning Commission does not suggest changing the plan but suggests using the map as a guide."

Motion: Councilmember Butler made the motion to Approve Resolution 2024-64 approving the West Bank Master Plan

Second: Councilmember Hammond seconded the motion.

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

11. Consideration of Resolution 2024-65 approving the Waiver of Fees for Springfield Estates

Shelby Moore was present for this item. Mayor Critchlow advised this was a discussion had with the former City Manager and Ms. Moore regarding the time it took to review the subdivision.

Motion: Councilmember Butler made the motion to Approve Resolution 2024-65 approving the Waiver of Fees for Springfield Estates

Second: Councilmember Bevan seconded the motion.

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

12. Consideration of Resolution 2024-66 appointing Tysen Barker as the City Attorney

Motion: Councilmember Hammond made the motion to Approve Resolution 2024-66 appointing Tysen Barker as the City Attorney

Second: Councilmember Butler seconded the motion.

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

13. Discussion regarding Retention Basins

Mayor Critchlow advised the Retention Basins may need to be taken over by the City. Robert Rouselle advised the retention basins should drain within 72 hours. Councilmember Jenkins wanted to make sure retention basins could not be used for open space. Christy Montierth advised if the retention basin is deeper than 3 feet, it could not be used for a playground. Councilmember Jenkins asked what the contributing factors caused the flooding in Wells Crossing. Councilmember Jenkins asked if the City had an emergency plan for flooding. Councilmember Butler would like the retention basins attached to homes to be addressed.

14. Discussion regarding Parks Direction

Councilmember Hammond wanted to discuss the expenses on the parks. Councilmember Hammond wanted to know how to make retention basins parks for the people central to the City. Mrs. Montierth suggested starting with Scenic Slopes to start a plan for parks.

15. Discussion regarding the City Manager Position

Councilmember Jenkins wants a plan for a direction the City is going to take with the City Manager role. Mayor Critchlow would like to have administrative staff handle a lot of the responsibilities the City Manager had taken on. Mayor Critchlow felt the City Manager role should be determined by the Mayor. Councilmember Hammond advised she would rather have departments fully staffed instead of having two administrators. Councilmember Butler suggested having an open forum with residents to provide feedback regarding the City Manager position. The council would like to have a special meeting on October 9th at 7:00pm to receive feedback from residents regarding this position.

16. Discussion regarding the OHV Regulation options

Councilmember Williams wanted to revisit the ordinance. Mayor Critchlow advised the problem was not the ordinance, it was people not understanding or following the ordinance. Councilmember Butler asked how many citations have been issued or stopped.

17. Council Reports

Councilmember Jenkins: Grantsville City was awarded the healthy community designation. Appreciates Communities that Care assistance.
Councilmember Bevan: Historical Commission home tour will be Saturday of Honey Harvest.
Councilmember Butler: Would like to know if Police Department is fully staffed.
Mayor Critchlow: Appreciates the residents response for the flooding. Would like to discuss street lights at Lakeview Business Park.

18. Closed Session (Imminent Litigation, Personnel

Motion: Councilmember Hammond made the motion to enter into a closed session

Second: Councilmember Butler seconded the motion.

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

Closed Session began at: 9:49 pm

Closed Session ended at: 10:01

19. Adjourn

Motion: Councilmember Butler made the motion to adjourn

Second: Councilmember Jenkins seconded the motion.

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

Meeting ended at: 10:08 pm

Agenda Item #3

Consideration of Resolution 2024-52 approving the Final Plat for Matthews Meadows Phase 2

GRANTSVILLE CITY
RESOLUTION NO. 2024-52

A RESOLUTION APPROVING THE FINAL PLAT FOR THE DEVELOPMENT OF MATTHEWS MEADOWS PHASE 2

Be it resolved by the City Council of Grantsville City, Utah as follows:

WHEREAS, the City Council of Grantsville City, Utah, has received a request for the approval of the final plat for Matthews Meadows Phase 2; and

WHEREAS, the application for this project was initiated in 2023 and has undergone several review cycles to ensure compliance with zoning requirements and City standards and ordinances related to the layout and design of the subdivision; and

WHEREAS, the Planning and Zoning Staff of Grantsville City have reviewed the final plat and determined that it aligns with the zoning regulations and meets all necessary criteria set forth by the City, as detailed in the Staff Report dated June 6, 2024, attached hereto as Exhibit A; and

WHEREAS, a Public Hearing was held on April 4, 2024 in compliance with state law; and

WHEREAS, the approved stamped plans for Matthews Meadows Phase 2, dated May 15, 2024, provide detailed specifications and have been reviewed and approved by the necessary city departments, as attached hereto as Exhibit B; and

WHEREAS, the final plat includes provisions for the construction of necessary infrastructure, including water and sewer lines, streets, and drainage systems, which comply with the standards required by Grantsville City;

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

Section 1. Approval of Final Plat. The City Council hereby approves the final plat for Matthew Meadows Phase 2, as depicted in the documents attached hereto as Exhibit A (Staff Report) and Exhibit B (Approved & Stamped Plat Documents).

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

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

ADOPTED AND PASSED BY THE CITY COUNCIL OF GRANTSVILLE CITY, THIS 4TH DAY OF SEPTEMBER, 2024.

BY THE ORDER OF THE GRANTSVILLE CITY COUNCIL:

_____
By Mayor Neil Critchlow

ATTEST

_____
Braydee Baugh, City Recorder

EXHIBIT A

(Staff Report)

Planning and Zoning
336 W. Main St.
Grantsville, UT 84029
Phone: (435) 884-1674

Permit # 2023015

Staff Report Summary for Matthews Meadows PH 2 Final Plat

Parcel ID(s): 01-072-0-0060
Property Address: (On the corner of Willow and Durfee)

Applicant Name: Grantsville new Team, LLC
Request: Phase 2 Final Plat Approval
Prepared By: Shelby Moore

Meeting Date: June 6, 2024
Public Hearing Date: April 4th, 2024

Current Zone: R-1-12
Total Acreage: 15.28
Lots: # 41
Proposed Density: 2.6 DPA

Planning Staff Explanation and Recommendation: Discussion of Mathews Meadows PH 2 Final

The application for this project was initiated in 2023 and has undergone several review cycles to ensure compliance with zoning requirements and City standards and ordinances related to the layout and design of the subdivision.

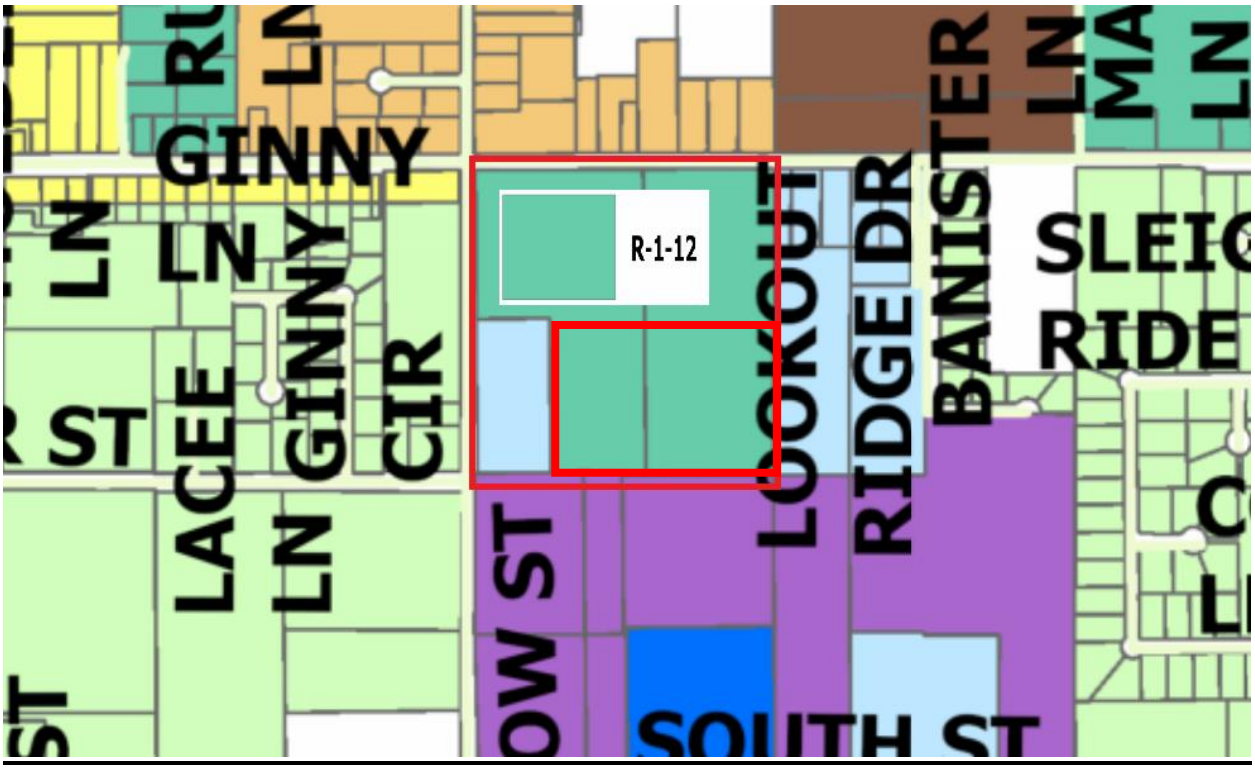
After thorough examination, it is my professional opinion that the current design of the project aligns with the zoning regulations and meets all necessary criteria set forth by our City. Throughout the review process, the applicant has demonstrated a willingness to collaborate with the city staff by incorporating suggested changes and addressing concerns raised during public comments.

Having completed our Development Review and ensured compliance with all zoning requirements, I believe that we are now in a position to recommend the approval of Matthews Meadows PH2. Phase 2 has fulfilled all obligations, and I recommend moving forward with its consideration at the Planning Commission regular meeting scheduled for June 6th, 2024.

SITE & VICINITY DESCRIPTION

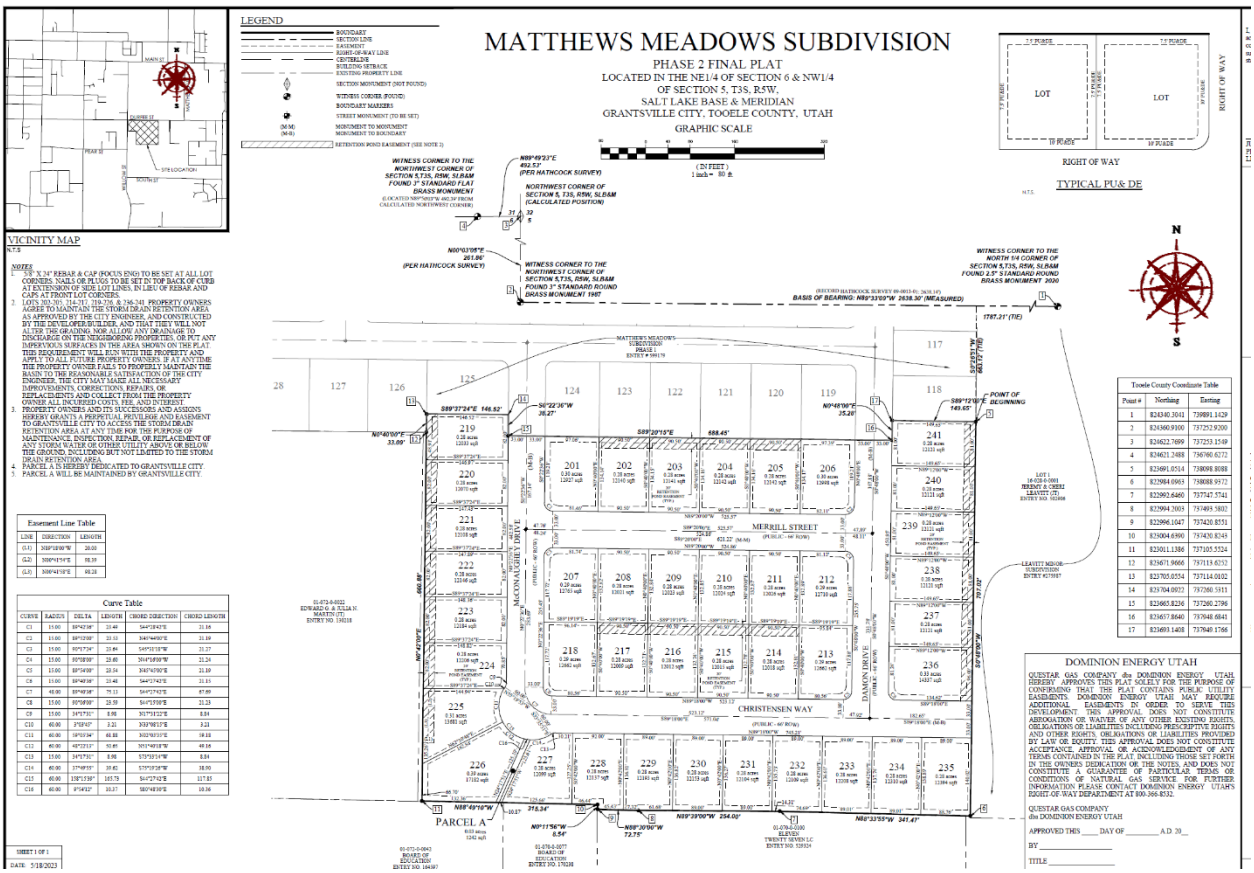



Chester Hollow Rd
Durfee St
Broderick Way
Henson St
Damon Dr
Stafford St
Ginny Ln
Ginny Cir
Lacee Ln
Laura Ln
Willow St
Rear St
Quirk St
South St
Banister Ln
Lookout Ridge Dr
Florence Cir


GINNY
LN
LACEE
CIR
R-1-12
LOOKOUT
RIDGE DR
BANISTER
SOUTH ST

Request: PUD **Permit #**





Tooele County Coordinate Table		
Point #	Northing	Easting
1	824340.3041	739891.1429
2	824360.9100	737252.9200
3	824622.7699	737253.1549
4	824621.2488	736760.6272
5	823691.0514	738098.8088
6	822984.0965	738088.9372
7	822992.6460	737747.5741
8	823994.7693	737495.5802
9	822996.1047	737430.8551
10	823004.6890	737430.8243
11	823011.1386	737105.5324
12	823671.9466	737113.6252
13	823705.0354	737114.0102
14	823704.0022	737260.5313
15	823665.8236	737260.2796
16	823637.8640	737048.6841
17	823693.1408	737040.1766

Easement Line Table		
LINE	DIRECTION	LENGTH
L1	S10°18'00"W	20.00
L2	S89°41'59"E	10.39
L3	S00°41'59"E	60.28

Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	11.00	89°43'48"	23.40	S44°24'47"E	21.10
C2	11.00	89°33'00"	23.31	S44°44'00"E	21.10
C3	15.00	89°51'24"	23.84	S45°21'18"W	21.27
C4	15.00	89°59'00"	23.40	S44°18'00"W	21.24
C5	15.00	89°54'00"	23.34	S44°42'00"E	21.19
C6	15.00	89°46'36"	23.46	S44°27'42"E	21.13
C7	45.00	89°46'36"	70.13	S44°27'42"E	87.89
C8	15.00	89°59'00"	23.59	S44°18'00"E	21.23
C9	15.00	34°51'31"	8.96	S17°33'32"E	8.84
C10	60.00	3°58'47"	4.16	S30°00'31"E	4.16
C11	60.00	18°03'34"	66.46	S02°03'31"E	19.18
C12	60.00	48°32'13"	50.83	S01°45'18"W	49.34
C13	15.00	34°51'31"	8.96	S17°33'31"W	8.84
C14	60.00	17°40'55"	18.51	S17°03'58"W	18.93
C15	60.00	158°13'50"	165.78	S41°27'42"E	117.83
C16	60.00	8°54'32"	10.27	S85°48'58"E	10.26

NEIGHBORHOOD RESPONSE

None at the completion of this report. Any response will be sent to the Planning Commission as received via email.





PLANNING STAFF ANALYSIS AND COMMENTS

Zoning:

15.2 Residential District R-1-12

(1) The purpose of the R-1-12 district is to promote environmentally sensitive and visually compatible development of lots not less than 12,000 square feet in size, suitable for urban locations. The district is intended to minimize flooding, erosion, and other environmental hazards; to protect the natural scenic character; to promote the safety, and well-being of present and future residents; and ensure the efficient expenditure of public funds. To provide areas for low density, single-family residential neighborhoods of spacious and uncrowded character.

Minimum Lot Size: ..... 12,000 sq. ft. feet

Lots shall comply with Chapter 4: Supplementary and Qualifying Regulations – Section 4.5: Lots Standards and Street Frontage.

Minimum Frontage (at the property line on a public street or an approved private street) ..... 70 feet

Minimum Yard Setback Requirements:

Front Yard..... 40 feet Rear Yard ..... 30 feet Side Yard for Main Buildings Each Side ..... 5*/15 feet Side Yard for Accessory Buildings ..... 4 feet* Rear Yard for Accessory Buildings ..... 1 foot* On corner lots, 2 front yards and 2 side yards are required.

*Setback shall be as listed or match the easement, whichever is greater

Maximum Building Height ..... 35 feet
Maximum Building Coverage..... 20%

Required Improvements:

Street grading Street base

Street Pavement to centerline or minimum paved width (per GLUMDC 21.6.3), whichever is greater

Surface drainage facilities, Curb and Gutter, Sidewalk, Culinary water facilities, Waste water disposal, Street name signs, Four hydrants, Street monuments, Shade trees, (along public streets) Street lights.

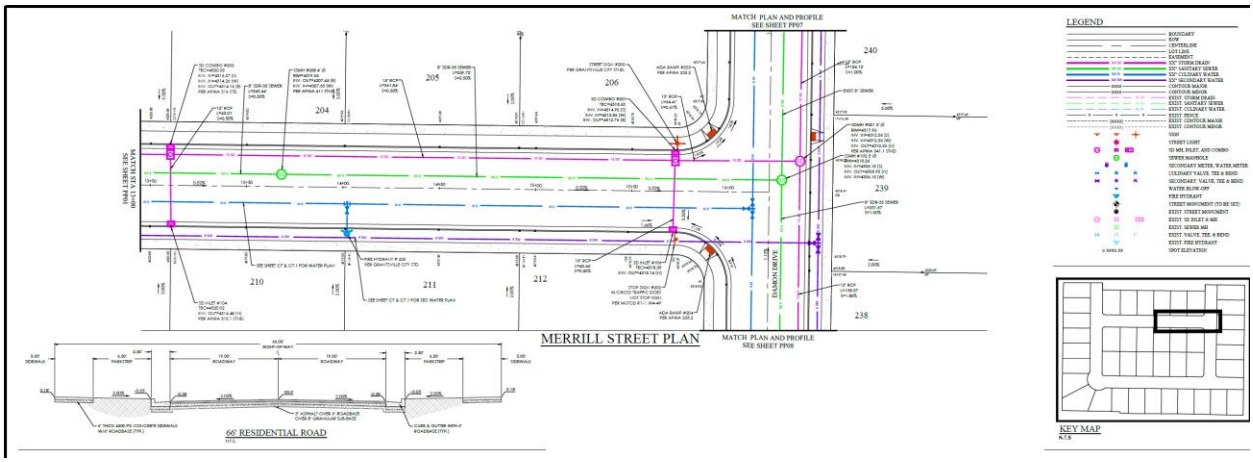
Parks: There are currently no parks in the vicinity of this development.

STAFF ANALYSIS & COMMENTS

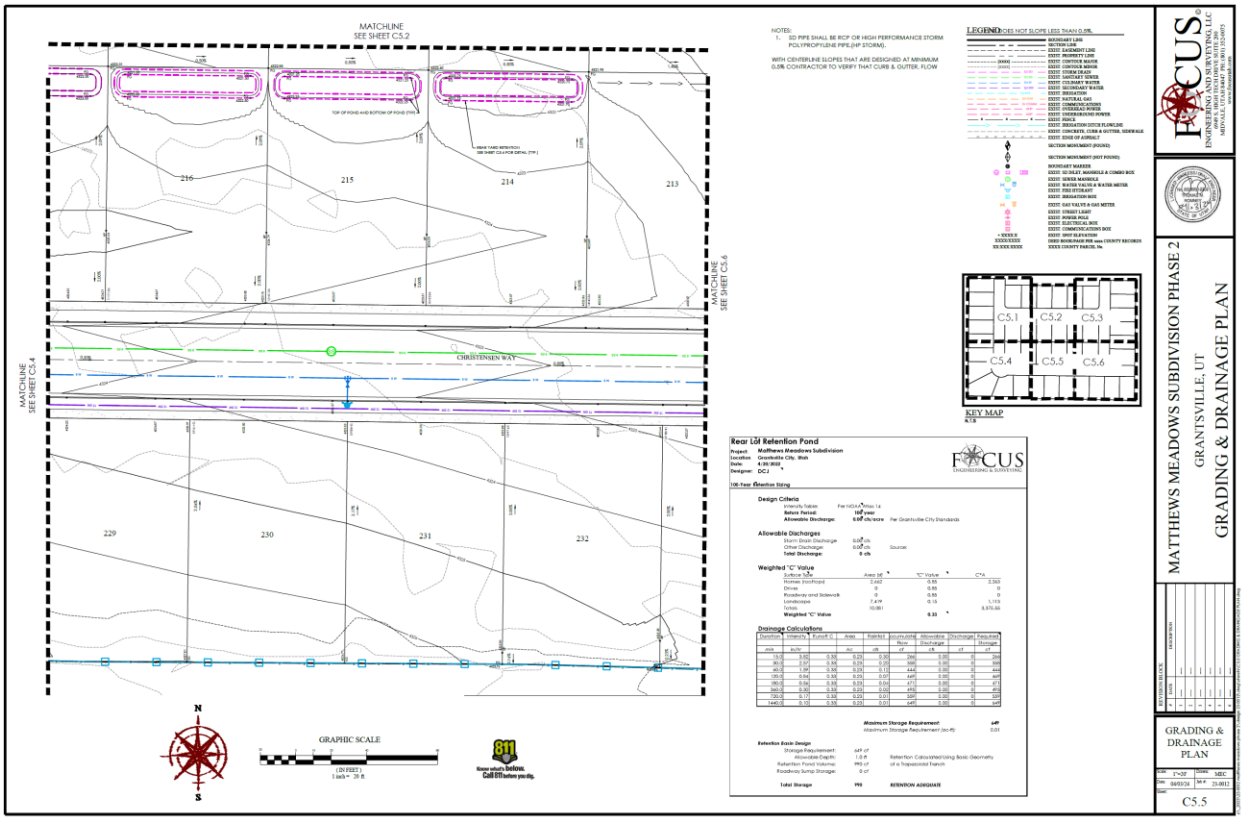
Comments have been provided by the City Engineer concerning issues that will need to be considered if the proposed project moves forward. The City Engineer's recommendations are included in the staff recommendations.

Roads:

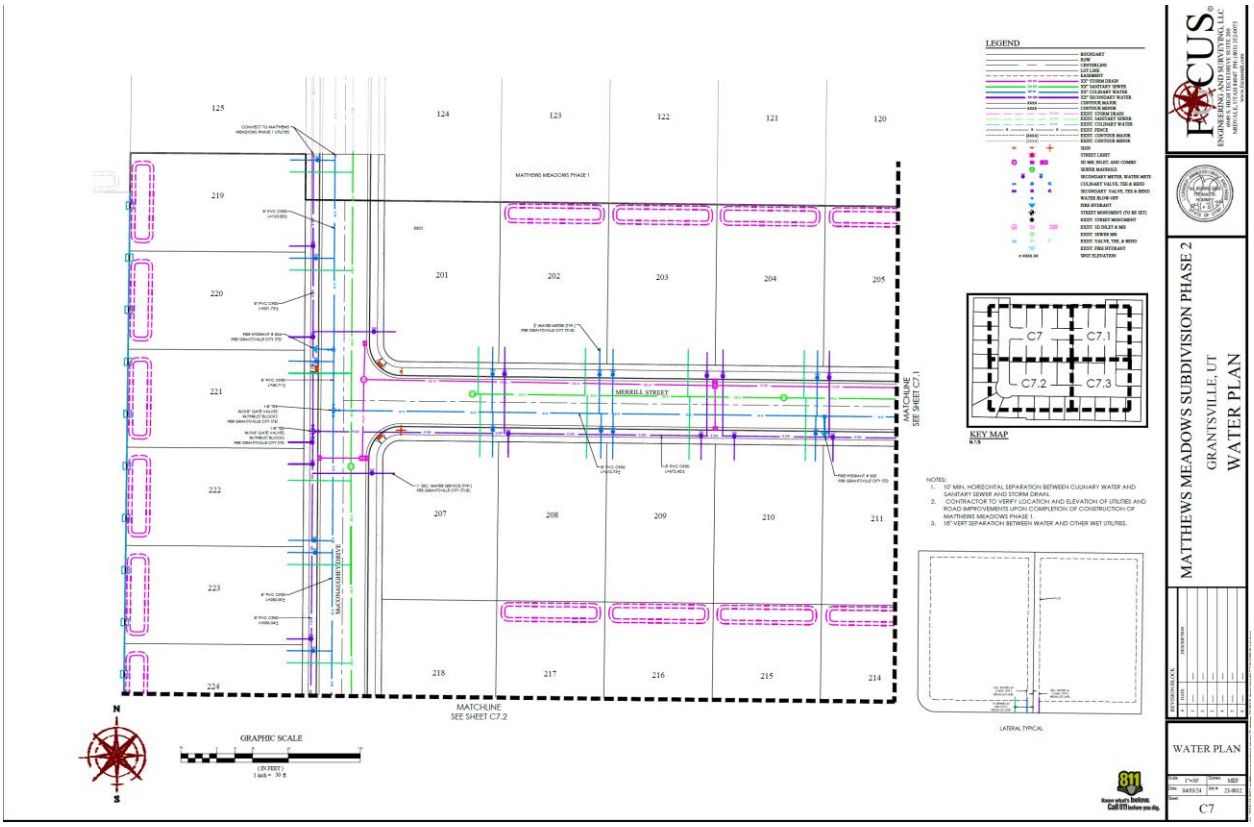
The roads proposed in the development meet Grantsville City's local roadway right-of-way standard of 66-feet of right-of-way, see below



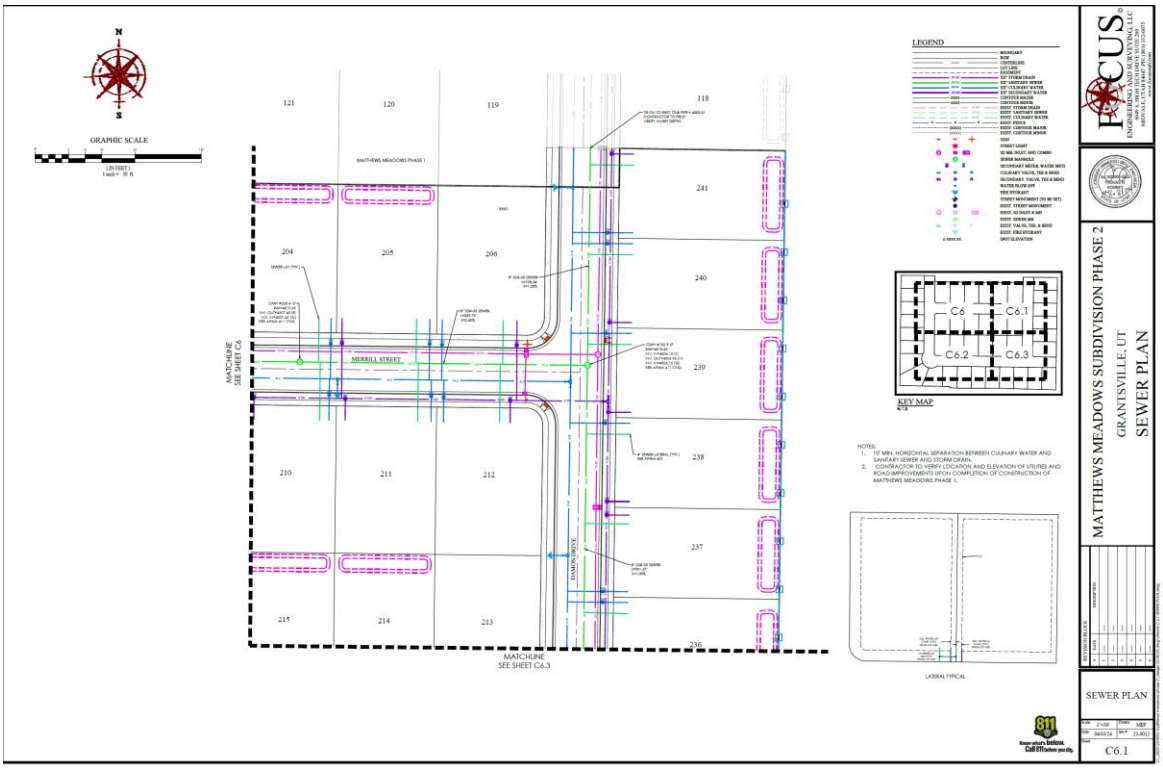
Drainage:



Offsite Water Line:



Offsite Sewer Line:



CONCLUSIONS & RECOMMENDATION

Condition(s) of Approval:

As part of the approval process, it has been noted that there is a lack of open space or a supplied park within the proposed development area. In order to address this deficiency, it is a requirement that a fee in lieu be paid to compensate for the absence of open space. The fee would be 10% of the undeveloped land value. The value of the land will be obtained through a certified real estate appraiser.

Recommendation:

The applicant has submitted all applicable information for this proposed project. They have worked with the City Staff and taken comments from the Planning Commission, then implemented them where feasible for the proposed project and have not asked for any variances.

City Staff supports this application, and recommends it for approval by the Planning Commission and City Council, with the above condition(s).

EXHIBIT B

(Approved & Stamped Plat Documents)

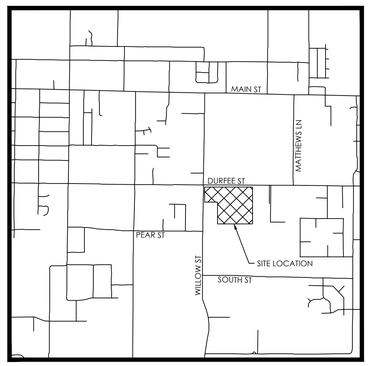
MATTHEWS MEADOWS SUBDIVISION PHASE 2

PREPARED FOR:

GRANTSVILLE'S NEW TEAM, LLC

LOCATED IN:

GRANTSVILLE, UT



VICINITY MAP

NTS

BENCHMARK

NORTHEAST CORNER OF SECTION 05
TOWNSHIP 03 SOUTH, RANGE 05 WEST
SALT LAKE BASE AND MERIDIAN
ELEV: 4309.08'
DATUM:NAVD88

"APPROVED FOR CONSTRUCTION"

BY:_____ _____ DATE:_____
GRANTSVILLE CITY PUBLIC WORKS DIRECTOR

APPROVED BY CITY ENGINEER: GRANTSVILLE CITY, UTAH
FOR PUBLIC IMPROVEMENTS ONLY (SHEETS _____)

BY:_____ _____ DATE:_____
GRANTSVILLE CITY ENGINEER

"Approval of these plans does not release the developer from responsibility for correction of mistakes, errors or omissions contained therein. If during the course of construction, the public intrest requires a modification or departure from the city specifications, or the approved plans, the city shall have he authority to require such modification or departure, and specify the manner which the same is made"



SITE MAP

Sheet List Table	
Sheet Number	Sheet Title
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C2	FINAL PLAT
C3	EXISTING CONDITIONS
C4	OVERALL SITE PLAN
C4.1	SITE PLAN
C4.2	SITE PLAN
C4.3	SITE PLAN
C4.4	SITE PLAN
C4.5	HARDSCAPE PLAN
C5	OVERALL GRADING & DRAINAGE PLAN
C5.1	GRADING & DRAINAGE PLAN
C5.2	GRADING & DRAINAGE PLAN
C5.3	GRADING & DRAINAGE PLAN
C5.4	GRADING & DRAINAGE PLAN
C5.5	GRADING & DRAINAGE PLAN
C5.6	GRADING & DRAINAGE PLAN
C6	SEWER PLAN
C6.1	SEWER PLAN
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C8	EROSION CONTROL PLAN
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PP01	MERRILL STREET
PP02	MERRILL STREET
PP03	MCCONAUGHEY DRIVE
PP04	MCCONAUGHEY DRIVE
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D1	DETAILS
D2	DETAILS
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D4	DETAILS
D5	DETAILS
D6	DETAILS
D7	DETAILS
D8	DETAILS
D9	DETAILS
D10	NOTES
D11	PRE-CON NOTES

APPROVED
Cody Christensen
Public Works
05/15/2024

APPROVED
Shay Stark
Planning Department
04/30/2024

APPROVED
Shelby Moore
Planning Department
05/14/2024

APPROVED
Jason Smith
Fire Department
04/29/2024

APPROVED
Robert Rousselle
City Engineer
04/04/2024

GENERAL NOTES

1. CONTRACTOR TO FIELD VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION, AND REPORT ANY DISCREPANCIES TO THE ENGINEER.

2. ANY AND ALL DISCREPANCIES IN THESE PLANS ARE TO BE BROUGHT TO THE ENGINEER'S ATTENTION PRIOR TO COMMENCEMENT OF CONSTRUCTION.

3. ALL CONSTRUCTION SHALL ADHERE TO GRANTSVILLE CITY STANDARD PLANS AND SPECIFICATIONS.

4. ALL UTILITIES AND ROAD IMPROVEMENTS SHOWN ON THE PLANS HEREIN SHALL BE CONSTRUCTED USING REFERENCE TO SURVEY CONSTRUCTION STAKES PLACED UNDER THE SUPERVISION OF A PROFESSIONAL LICENSED SURVEYOR WITH A CURRENT LICENSE ISSUED BY THE STATE OF UTAH. ANY IMPROVEMENTS INSTALLED BY ANY OTHER VERTICAL OR HORIZONTAL REFERENCE WILL NOT BE ACCEPTED OR CERTIFIED BY THE ENGINEER OF RECORD.

5. THIS DRAWING SET IS SCALED TO BE PRINTED ON A 24" X 36" SIZE OF PAPER (ARCH. D). IF PRINTED ON A SMALLER PAPER SIZE, THE DRAWING WILL NOT BE TO SCALE AND SHOULD NOT BE USED TO SCALE MEASUREMENTS FROM THE PAPER DRAWING. ALSO USE CAUTION, AS THERE MAY BE TEXT OR DETAIL THAT MAY BE OVERLOOKED DUE TO THE SMALL SIZE OF THE DRAWING.

6. CONSTRUCTION SHALL WORK AROUND SCHOOL SCHEDULE.

NOTICE

BEFORE PROCEEDING WITH THIS WORK, THE CONTRACTOR SHALL CAREFULLY CHECK AND VERIFY ALL CONDITIONS, QUANTITIES, DIMENSIONS, AND GRADE ELEVATIONS, AND SHALL REPORT ALL DISCREPANCIES TO THE ENGINEER.

ENGINEER'S NOTES TO CONTRACTOR

1. THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS, TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN ON THESE DRAWINGS. THE CONTRACTOR FURTHER ASSUMES ALL LIABILITY AND RESPONSIBILITY FOR THE UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN OR NOT SHOWN ON THESE DRAWINGS. IF UTILITY LINES ARE ENCOUNTERED DURING CONSTRUCTION THAT ARE NOT IDENTIFIED BY THESE PLANS, CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY.

2. CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE CITY, THE OWNER, AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.

3. UNAUTHORIZED CHANGES & USES: THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

4. ALL CONTOUR LINES SHOWN ON THE PLANS ARE AN INTERPRETATION BY CAD SOFTWARE OF FIELD SURVEY WORK PERFORMED BY A LICENSED SURVEYOR. DUE TO THE POTENTIAL DIFFERENCES IN INTERPRETATION OF CONTOURS BY VARIOUS TYPES OF GRADING SOFTWARE BY OTHER ENGINEERS OR CONTRACTORS, FOCUS DOES NOT GUARANTEE OR WARRANTY THE ACCURACY OF SUCH LINEWORK. FOR THIS REASON, FOCUS WILL NOT PROVIDE ANY GRADING CONTOURS IN CAD FOR ANY TYPE OF USE BY THE CONTRACTOR. SPOT ELEVATIONS AND PROFILE ELEVATIONS SHOWN IN THE DESIGN DRAWINGS GOVERN ALL DESIGN INFORMATION ILLUSTRATED ON THE APPROVED CONSTRUCTION SET. CONSTRUCTION EXPERTISE AND JUDGMENT BY THE CONTRACTOR IS ANTICIPATED BY THE ENGINEER TO COMPLETE BUILD-OUT OF THE INTENDED IMPROVEMENTS.

CONTACTS

ENGINEER & SURVEYOR
FOCUS ENGINEERING & SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047
(801) 352-0075
PROJECT MANAGER: MATT CHRISTENSEN
SURVEY MANAGER: MATT MERRILL

OWNER/DEVELOPER
GRANTSVILLE'S NEW TEAM LLC
1676 PROGRESS WAY
TOOELE, UTAH 84074
(801) 301-8591
CONTACT: SHAWN HOLSTE

N

S

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

Know what's below. Call 811 before you dig.

FOCUS©
ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

LICENSED PROFESSIONAL ENGINEER
No. 8029950-2202
THOMAS M. ROMNEY
STATE OF UTAH

MATTHEWS MEADOWS SUBDIVISION PHASE 2
GRANTSVILLE, UT
COVER SHEET

REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
2	----	----
3	----	----
4	----	----
5	----	----
6	----	----

COVER SHEET

Scale: 1"=60' Drawn: MEC
Date: 04/03/24 Job #: 23-0012
Sheet: C1

Z:_2023\23-0012 matthews meadows phase 2\design 23-0012\dwg\sheets\C1- COVER SHEET.dwg

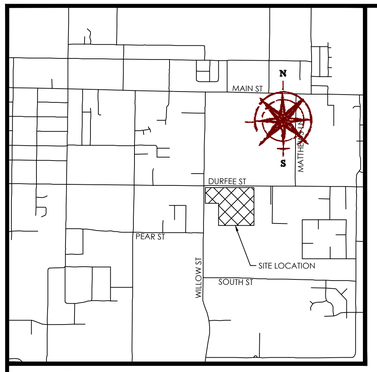
MATTHEWS MEADOWS SUBDIVISION

PHASE 2 FINAL PLAT

LOCATED IN THE NE1/4 OF SECTION 6 & NW1/4
OF SECTION 5, T3S, R5W,
SALT LAKE BASE & MERIDIAN
GRANTSVILLE CITY, TOOELE COUNTY, UTAH

GRAPHIC SCALE

80 0 40 80 160 320
(IN FEET)
1 inch = 80 ft.

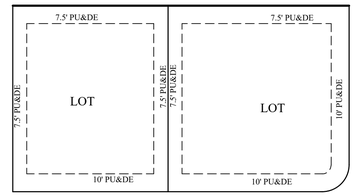


VICINITY MAP

N.T.S

LEGEND

- BOUNDARY
- SECTION LINE
- EASEMENT
- RIGHT-OF-WAY LINE
- CENTERLINE
- BUILDING SETBACK
- EXISTING PROPERTY LINE
- SECTION MONUMENT (NOT FOUND)
- WITNESS CORNER (FOUND)
- BOUNDARY MARKERS
- STREET MONUMENT (TO BE SET)
- (M-M) MONUMENT TO MONUMENT
- (M-B) MONUMENT TO BOUNDARY
- RETENTION POND EASEMENT (SEE NOTE 2)



RIGHT OF WAY

TYPICAL PU& DE

N.T.S.



WITNESS CORNER TO THE NORTHWEST CORNER OF SECTION 5,T3S, R5W, SLB&M FOUND 3" STANDARD FLAT BRASS MONUMENT
(LOCATED N89°50'03"W 492.39' FROM CALCULATED NORTHWEST CORNER)

N89°49'23"E 492.53' (PER HATHCOCK SURVEY)

NORTHWEST CORNER OF SECTION 5, T3S, R5W, SLB&M (CALCULATED POSITION)

N00°03'05"E 261.86' (PER HATHCOCK SURVEY)

WITNESS CORNER TO THE NORTHWEST CORNER OF SECTION 5,T3S, R5W, SLB&M FOUND 3" STANDARD ROUND BRASS MONUMENT 1987

WITNESS CORNER TO THE NORTH 1/4 CORNER OF SECTION 5,T3S, R5W, SLB&M FOUND 2.5" STANDARD ROUND BRASS MONUMENT 2020

(RECORD HATHCOCK SURVEY 09-0013-01: 2638.14')
BASIS OF BEARING: N89°33'09"W 2638.30' (MEASURED)

1787.21' (TIE)

S0°26'51"W 663.72' (TIE)

POINT OF BEGINNING

S89°12'00"E 149.65'

N0°48'00"E 35.28'

S89°20'15"E 688.45'

S0°22'36"W 38.27'

S89°37'24"E 146.52'

N0°40'00"E 33.09'

MATTHEWS MEADOWS SUBDIVISION PHASE 1 ENTRY # 599179

LOT 1 16-028-0-0001 JEREMY & CHERI LEAVITT (JT) ENTRY NO. 502906

LEAVITT MINOR SUBDIVISION #275987

01-072-0-0022 EDWARD G. & JULIA N. MARTIN (JT) ENTRY NO. 130218

01-072-0-0042 BOARD OF EDUCATION ENTRY NO. 164597

01-070-0-0077 BOARD OF EDUCATION ENTRY NO. 170238

01-070-0-0100 ELEVEN TWENTY SEVEN LC ENTRY NO. 529324

MERRILL STREET (PUBLIC - 66' ROW)

CHRISTENSEN WAY (PUBLIC - 66' ROW)

McCONAUGHEY DRIVE (PUBLIC - 66' ROW)

DAMON DRIVE (PUBLIC - 66' ROW)

PARCEL A 0.03 acres 1242 sqft

N88°49'10"W 315.34'

N0°11'56"W 8.54'

N88°30'00"W 72.75'

N89°39'00"W 254.00'

N88°33'55"W 341.47'

N0°42'00"E 660.88'

S0°48'00"W 707.02'

Easement Line Table		
LINE	DIRECTION	LENGTH
(L1)	N89°18'00"W	20.00
(L2)	N00°41'54"E	98.39
(L3)	N00°41'58"E	98.28

Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	15.00	89°42'36"	23.49	S44°28'42"E	21.16
C2	15.00	89°52'00"	23.53	N45°44'00"E	21.19
C3	15.00	90°17'24"	23.64	S45°31'18"W	21.27
C4	15.00	90°08'00"	23.60	N44°16'00"W	21.24
C5	15.00	89°54'00"	23.54	N45°45'00"E	21.19
C6	15.00	89°40'36"	23.48	S44°27'42"E	21.15
C7	48.00	89°40'36"	75.13	S44°27'42"E	67.69
C8	15.00	90°06'00"	23.59	S44°15'00"E	21.23
C9	15.00	34°17'31"	8.98	N17°31'22"E	8.84
C10	60.00	3°03'45"	3.21	N33°08'15"E	3.21
C11	60.00	59°05'34"	61.88	N02°03'35"E	59.18
C12	60.00	48°22'13"	50.65	N51°40'18"W	49.16
C13	15.00	34°17'31"	8.98	S73°33'14"W	8.84
C14	60.00	37°49'55"	39.62	S75°19'26"W	38.90
C15	60.00	158°15'39"	165.73	S44°27'42"E	117.85
C16	60.00	9°54'12"	10.37	S80°48'30"E	10.36

Tooele County Coordinate Table		
Point #	Northing	Easting
1	824340.3041	739891.1429
2	824360.9100	737252.9200
3	824622.7699	737253.1549
4	824621.2488	736760.6272
5	823691.0514	738098.8088
6	822984.0963	738088.9372
7	822992.6460	737747.5741
8	822994.2003	737493.5802
9	822996.1047	737420.8551
10	823004.6390	737420.8243
11	823011.1386	737105.5524
12	823671.9666	737113.6252
13	823705.0554	737114.0102
14	823704.0922	737260.5311
15	823665.8236	737260.2796
16	823657.8640	737948.6841
17	823693.1408	737949.1766

SURVEYOR'S CERTIFICATE

I, Justin Lundberg, do hereby certify that I am a Professional Land Surveyor, and that I hold License No. 12554439 in accordance with Title 58, Chapter 22 of Utah State Code. I further certify by authority of the owners(s) that I have completed a Survey of the property described on this Plat in accordance with Section 17-23-17 of said Code, and have subdivided said tract of land into lots, a parcel, streets, and easements, and the same has, or will be correctly surveyed, staked and monumented on the ground as shown on this Plat.

For Review
04/03/2024 9:07:47 AM

JUSTIN LUNDBERG
PROFESSIONAL LAND SURVEYOR
LICENSE NO. 12554439

DATE

BOUNDARY DESCRIPTION

A part of the Northeast Quarter of Section 6 and the Northwest Quarter of Section 5, Township 3 South, Range 5 West, Salt Lake Base and Meridian (Basis of Bearing: N89°33'09"W between the Witness Corner to the Northwest Corner and the Witness Corner to the North Quarter Corner of Section 5, Said Northwest Corner is an unmarked point which lies N0°03'05"E 261.86 feet from said Witness Corner [note: Previous surveys and descriptions which have relied on Tooele County Dependent data show this distance to be 262.72 feet]), being located in Grantsville City, Tooele County, Utah, being more particularly described as follows:

Beginning at a point along the westerly boundary line LEAVITT MINOR SUBDIVISION, according to the official plat thereof recorded January 12, 2007 as Entry No. 275987 in the Tooele County Recorder's Office, said point being N89°33'09W 1787.21 feet along the Section line and S0°26'51"W 663.12 feet from the Witness Corner to the North Quarter Corner of Section 5, Township 3 South, Range 5 West, Salt Lake Base and Meridian; thence along said plat S00°48'00"W 707.02 feet to that Boundary Line Agreement Recorded December 30, 2008 as Entry No. 318261 in the Tooele County Recorder's Office; thence along said Boundary Line Agreement the following six (6) courses: (1) N88°33'55"W 341.47 feet; thence (2) N89°39'00"W 254.00 feet; thence (3) N88°30'00"W 72.75 feet; thence (4) N00°11'56"W 8.54 feet; thence (5) N88°49'10"W 315.34 feet (record: N88°49'10"W 169.15 feet and N88°49'10"W 146.19); thence (7) N00°42'00"E 660.88 feet; thence N00°40'00"E 33.09 feet; thence S89°37'24"E 146.52 feet; thence S00°22'36"W 38.27 feet; thence S89°20'15"E 688.45 feet; thence N00°48'00"E 35.28 feet; thence S89°12'00"E 149.65 feet to the point of beginning.

Contains: 15.28 acres+/-
41 lots

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED ARE THE OWNERS OF THE HEREON DESCRIBED TRACT OF LAND AND HEREBY CAUSE THE SAME TO BE DIVIDED INTO LOTS, A PARCEL, AND STREETS TOGETHER WITH EASEMENTS AS SET FORTH HEREAFTER TO BE KNOWN AS

MATTHEWS MEADOWS SUBDIVISION, PHASE 2

THE UNDERSIGNED OWNERS HEREBY DEDICATE TO GRANTSVILLE CITY ALL THOSE TRACTS OF LAND DESIGNATED ON THIS PLAT AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY TO GRANTSVILLE CITY AND TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY AND DRAINAGE EASEMENTS SHOWN ON THIS PLAT, THE SAME TO BE USED FOR DRAINAGE AND THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY SERVICE LINES AND FACILITIES. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY ANY OTHER EASEMENTS AS SHOWN AND/OR NOTED ON THIS PLAT TO THE PARTIES INDICATED AND FOR THE PURPOSES SHOWN HEREON.

IN WITNESS WHEREOF _____ HAVE HEREUNTO SET _____

HAND THIS _____ DAY OF _____ A.D. 20__

_____ _____
GRANTSVILLE NEW TEAM LLC

_____ _____
SHAWN HOLSTE, MANAGER

DOMINION ENERGY UTAH

QUESTAR GAS COMPANY dba DOMINION ENERGY UTAH, HEREBY APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY UTAH MAY REQUIRE ADDITIONAL EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES INCLUDING PRESCRIPTIVE RIGHTS AND OTHER RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION OR THE NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OR CONDITIONS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY UTAH'S RIGHT-OF-WAY DEPARTMENT AT 800-366-8532.

QUESTAR GAS COMPANY
dba DOMINION ENERGY UTAH

APPROVED THIS _____ DAY OF _____ A.D. 20__

BY _____

TITLE _____

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF _____

ON THE ____ DAY OF _____ A.D. 20____ PERSONALLY APPEARED BEFORE ME , THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF _____, IN SAID STATE OF UTAH, _____, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE _____ OF _____ L.L.C., A UTAH L.L.C. AND THAT HE/SHE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES:_____ A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN _____ COUNTY

MY COMMISSION No._____ _____
PRINTED FULL NAME OF NOTARY

SHEET 1 OF 1

DATE: 5/18/2023

PREPARED FOR

GRANTSVILLE NEW TEAM LLC
1676 PROGRESS WAY
TOOELE, UTAH 84074
(801) 301-8591
CONTACT: SHAWN HOLSTE

BENCHMARK

NORTHEAST CORNER OF SECTION 05
TOWNSHIP 03 SOUTH, RANGE 05 WEST
SALT LAKE BASE AND MERIDIAN
ELEV: 4309.08
DATUM:NAVD88

CITY ATTORNEY

APPROVED AS TO FORM ON THIS _____
DAY OF _____ A.D. 20____.

_____
GRANTSVILLE CITY ATTORNEY

TOOELE COUNTY TREASURER

I HEREBY CERTIFY THAT PROPERTY TAXES DUE AND OWNING HAVE BEEN PAID IN FULL THIS ____ DAY OF ____ A.D. 20___.

_____
TOOELE COUNTY TREASURER

CITY MAYOR

PRESENTED TO THE GRANTSVILLE CITY COUNCIL THIS ___ DAY OF ___A.D., 20___, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

_____ _____
GRANTSVILLE CITY MAYOR ATTEST: CITY RECORDER

RECORD OF SURVEY

PER STATE STATUTE 17-23-17, A SURVEY THAT INCLUDES THE LANDS SHOWN HEREON HAS BEEN COMPLETED AND FILED IN THE OFFICE OF THE TOOELE COUNTY SURVEYOR AND ASSIGNED FILE No. 2023-0019

MATTHEWS MEADOWS SUBDIVISION
PHASE 2 FINAL PLAT
LOCATED IN THE NE1/4 OF SECTION 6 & NW1/4
OF SECTION 5, T3S, R5W,
SALT LAKE BASE & MERIDIAN
GRANTSVILLE CITY, TOOELE COUNTY, UTAH

PREPARED BY

FOCUS ENGINEERING AND SURVEYING, LLC
6949 SOUTH HIGH TECH DRIVE SUITE 200
MIDVALE, UT 84047 PH: (801) 352-0075
www.focusutah.com

DRAWN BY:	CHECKED BY:	QAQC BY:
MPM	JPW	

GRANTSVILLE CITY PUBLIC WORKS

APPROVED THIS _____ DAY OF _____A.D. 20__ BY THE GRANTSVILLE CITY PUBLIC WORKS DEPARTMENT.

_____
GRANTSVILLE CITY PUBLIC WORKS DIRECTOR

GRANTSVILLE CITY FIRE DEPARTMENT

APPROVED THIS _____ DAY OF _____A.D. 20__ BY THE GRANTSVILLE CITY FIRE DEPARTMENT

_____
GRANTSVILLE CITY FIRE DEPARTMENT

GRANTSVILLE CITY PLANNING COMMISSION

APPROVED THIS _____ DAY OF_____ A.D. 20__ BY THE GRANTSVILLE CITY PLANNING COMMISSION.

_____
CHAIR, GRANTSVILLE CITY PLANNING COMMISSION

TOOELE COUNTY SURVEYOR

APPROVED THIS _____ DAY OF_____ A.D. 20__

_____
TOOELE COUNTY SURVEY DIRECTOR

GRANTSVILLE CITY ENGINEER OR DESIGNEE

APPROVED THIS _____ DAY OF _____ A.D. 20__ BY THE GRANTSVILLE CITY ENGINEERING DEPARTMENT.

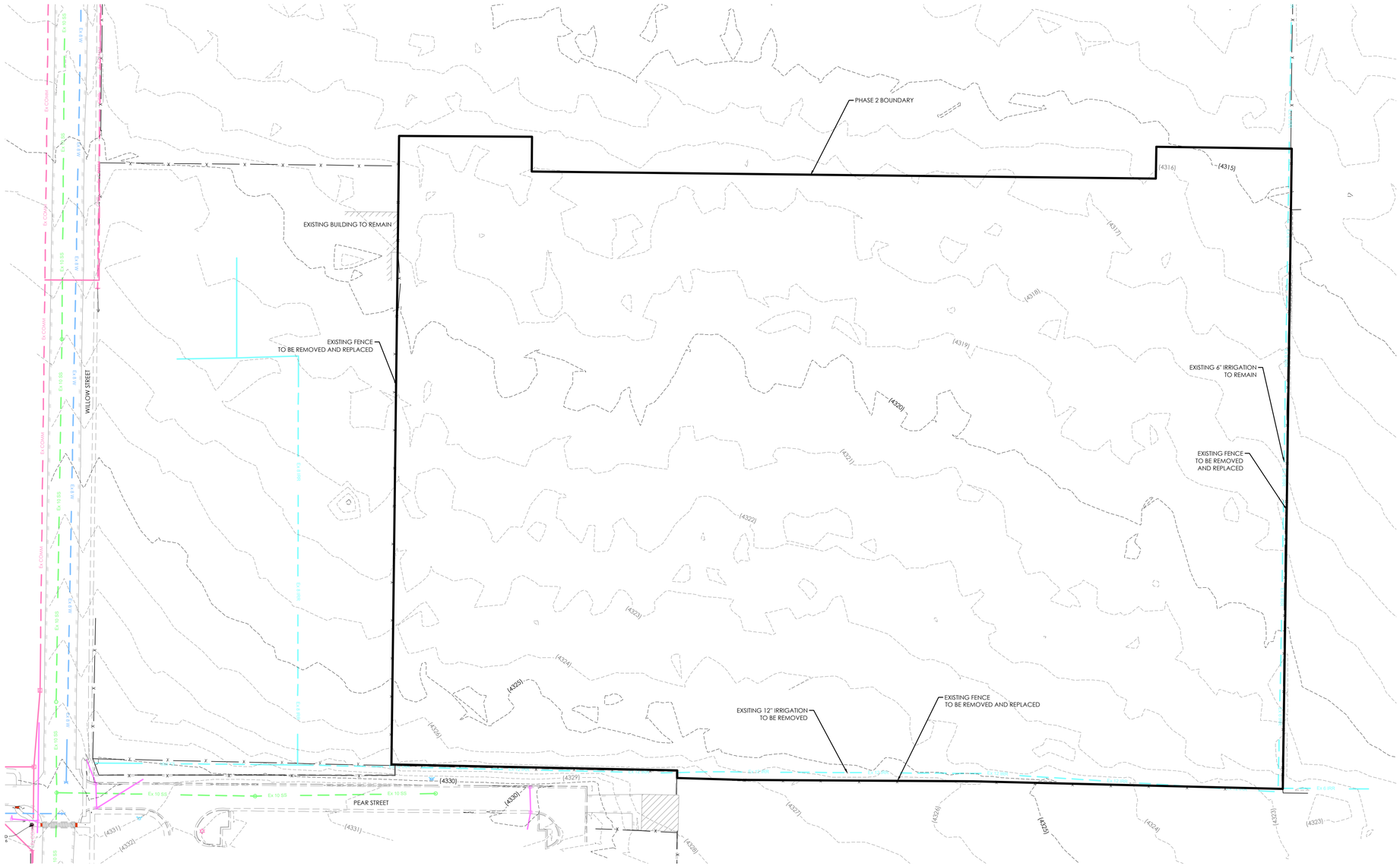
_____
GRANTSVILLE CITY ENGINEER

TOOELE COUNTY RECORDER

NO._____
STATE OF UTAH, COUNTY OF TOOELE, RECORDED & FILED AT THE REQUEST OF _____
DATE _____ TIME _____ BOOK _____ PAGE _____

_____ _____
FEE $ TOOELE COUNTY RECORDER

Z:_2023\23-0012 MATTHEWS MEADOWS PHASE 2\DESIGN 23-0012\DWG\SHEETS\C2 - FINAL PLAT.DWG



LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- XX" STORM DRAIN
- XX" SANITARY SEWER
- XX" CULINARY WATER
- XX" SECONDARY WATER
- XXXX CONTOUR MAJOR
- XXXX CONTOUR MINOR
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
- EXIST. CULINARY WATER
- EXIST. FENCE
- (XXXX) EXIST. CONTOUR MAJOR
- (XXXX) EXIST. CONTOUR MINOR
- SIGN
- STREET LIGHT
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- SECONDARY METER, WATER METE
- CULINARY VALVE, TEE & BEND
- SECONDARY VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- o XXXX.XX SPOT ELEVATION

N

S

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

Know what's below. Call 811 before you dig.

FOCUS©
ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

LICENSED PROFESSIONAL ENGINEER
No. 8028950-2202
THOMAS M. ROMNEY
STATE OF UTAH

MATTHEWS MEADOWS SUBDIVISION PHASE 2
GRANTSVILLE, UT
EXISTING CONDITIONS

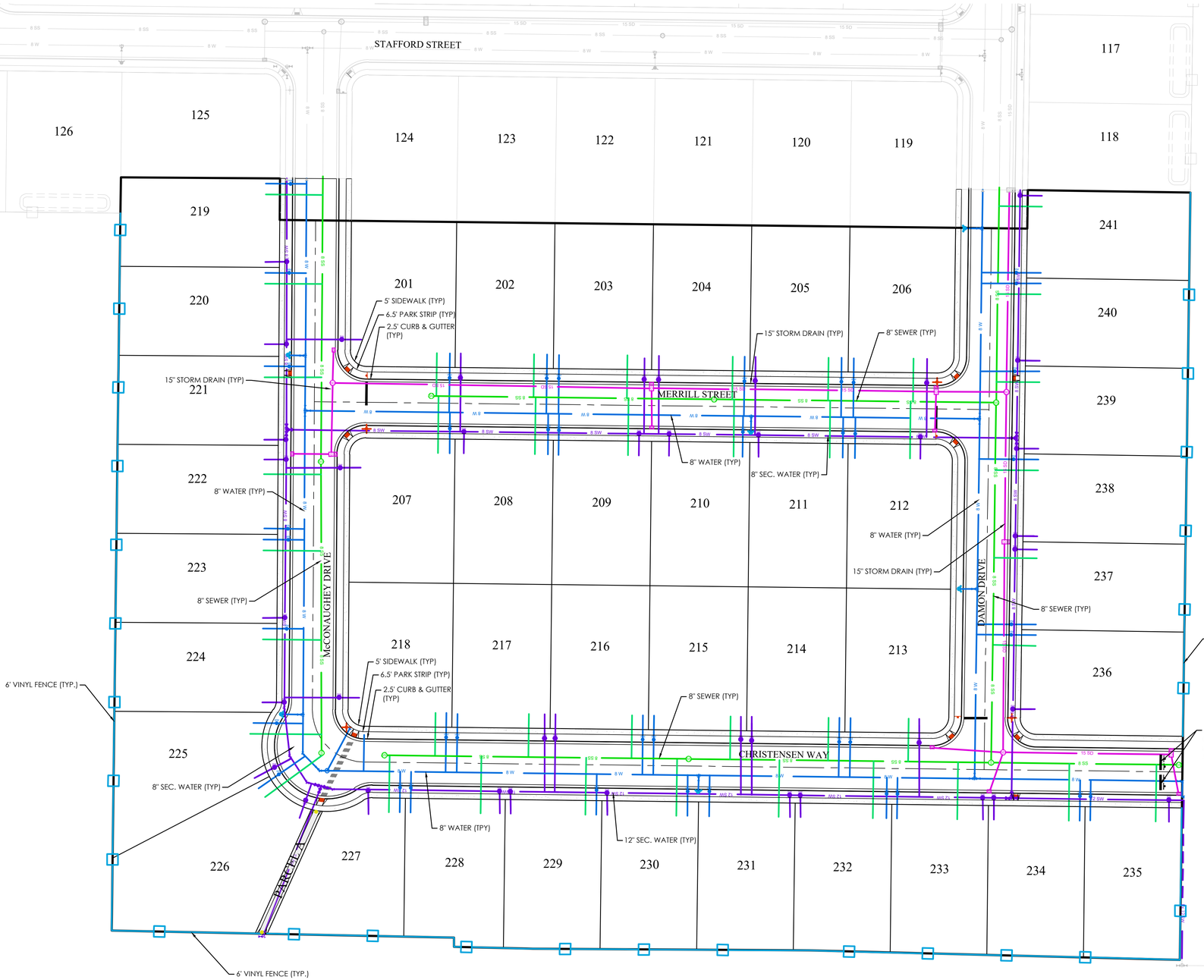
REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
2	----	----
3	----	----
4	----	----
5	----	----
6	----	----

EXISTING CONDITIONS

Scale:	1"=60'	Drawn:	MEC
Date:	04/03/24	Job #:	23-0012
Sheet:	C3		

Z:_2023\23-0012 matthews meadows phase 2\design 23-0012\dwg\sheets\C3-EXISTING CONDITIONS.dwg

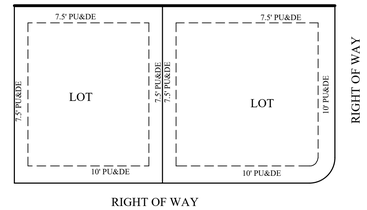


LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- XX" STORM DRAIN
- XX" SANITARY SEWER
- XX" CULINARY WATER
- XX" SECONDARY WATER
- XXXX CONTOUR MAJOR
- XXXX CONTOUR MINOR
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
- EXIST. CULINARY WATER
- EXIST. FENCE
- (XXXX) EXIST. CONTOUR MAJOR
- (XXXX) EXIST. CONTOUR MINOR
- SIGN
- STREET LIGHT
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- SECONDARY METER, WATER METE
- CULINARY VALVE, TEE & BEND
- SECONDARY VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- o XXXX.XX SPOT ELEVATION

NOTES:

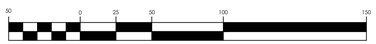
1. VERIFICATION NEEDED FOR LOCATION AND ELEVATION OF UTILITIES AND ROAD IMPROVEMENTS UPON COMPLETION OF CONSTRUCTION OF MATTHEWS MEADOWS PHASE 1.
2. ALL INFRASTRUCTURE SHALL BE CONSTRUCTED PER APWA 2017 MANUAL OF STANDARD PLANS EXCEPT THAT WATER SHALL BE CONSTRUCTED PER CITY STANDARD DETAILS AND SPECIFICATIONS, SEE GRANTSVILLE CITY MODIFICATIONS TO APWA PLAN DETAILS, SHEET D8.



TYPICAL BUILDING SETBACKS
N.T.S.



GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.

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THOMAS M. ROMNEY
STATE OF UTAH

MATTHEWS MEADOWS SUBDIVISION PHASE 2
GRANTSVILLE, UT
OVERALL SITE PLAN

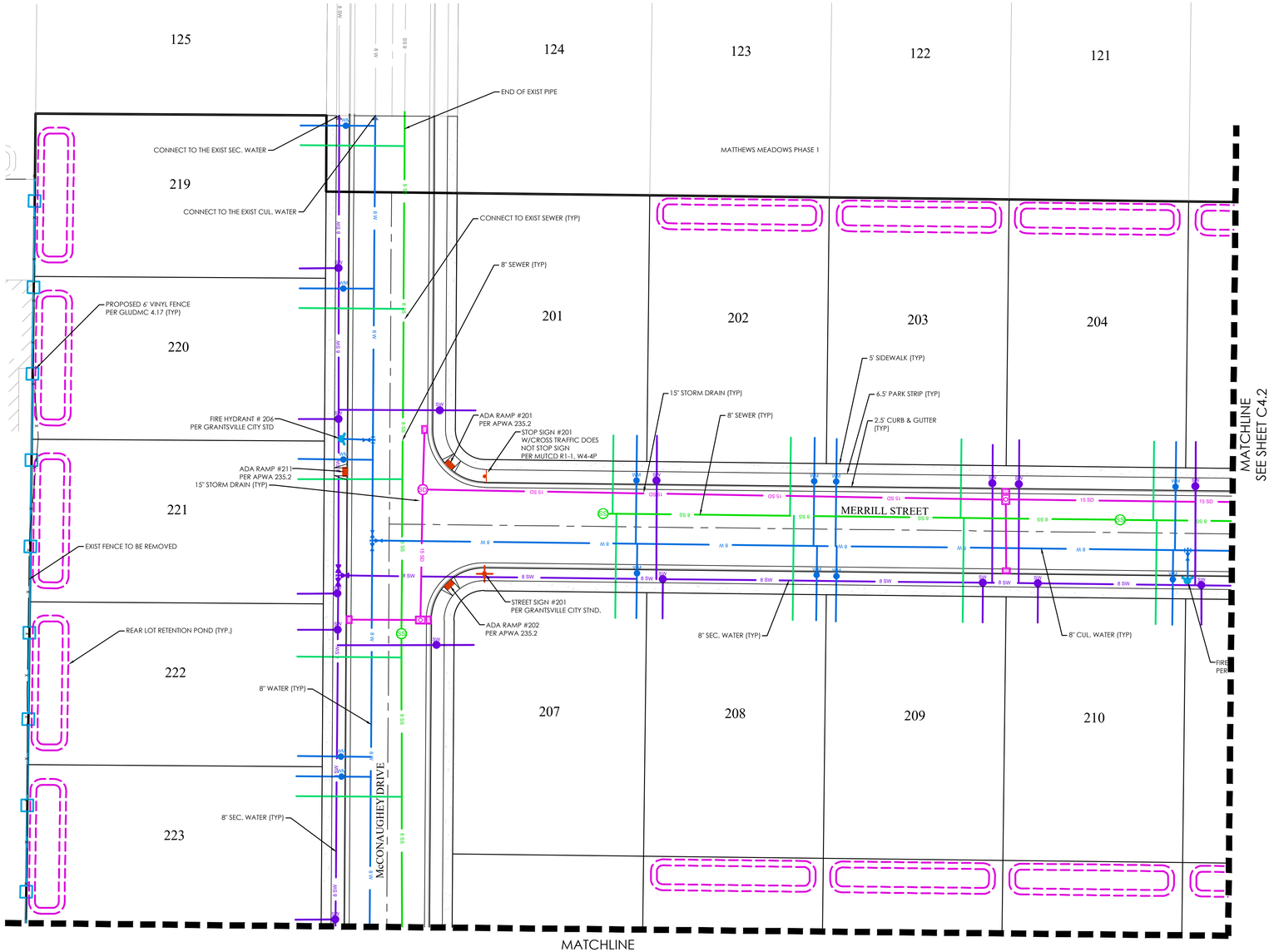
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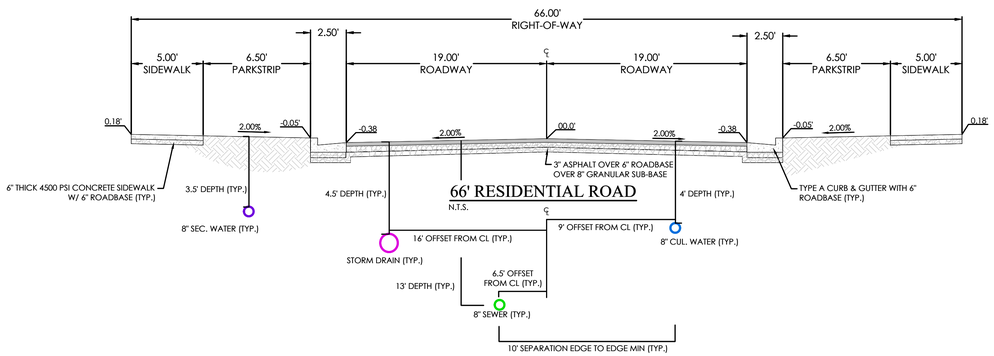
OVERALL SITE PLAN

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Date:	04/03/24	Job #:	23-0012
Sheet:	C4		

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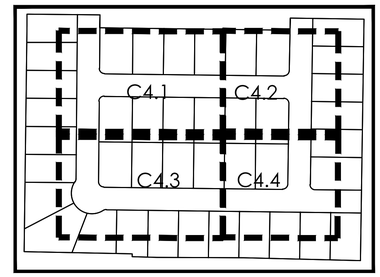


MATCHLINE
SEE SHEET C4.3



LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- XX" STORM DRAIN
- XX" SANITARY SEWER
- XX" CULINARY WATER
- XX" SECONDARY WATER
- XXXX CONTOUR MAJOR
- XXXX CONTOUR MINOR
- EXIST. STORM DRAIN
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- SECONDARY VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- o XXXX.XX SPOT ELEVATION



KEY MAP
N.T.S

NOTES:
1. VERIFICATION NEEDED FOR LOCATION AND ELEVATION OF UTILITIES AND ROAD IMPROVEMENTS UPON COMPLETION OF CONSTRUCTION OF MATTHEWS MEADOWS PHASE 1.

N

S

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

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STATE OF UTAH

MATTHEWS MEADOWS SUBDIVISION PHASE 2

GRANTSVILLE, UT

SITE PLAN

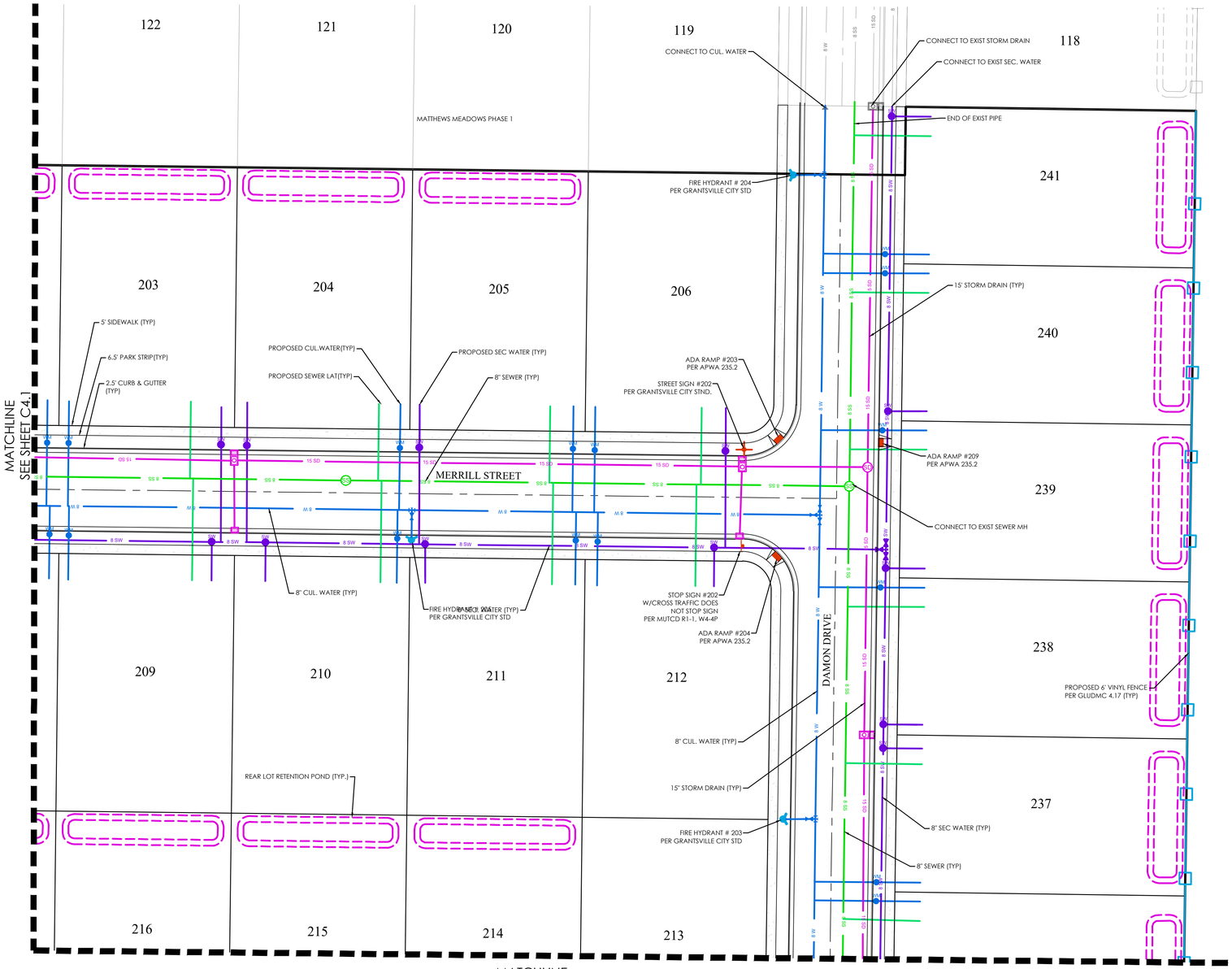
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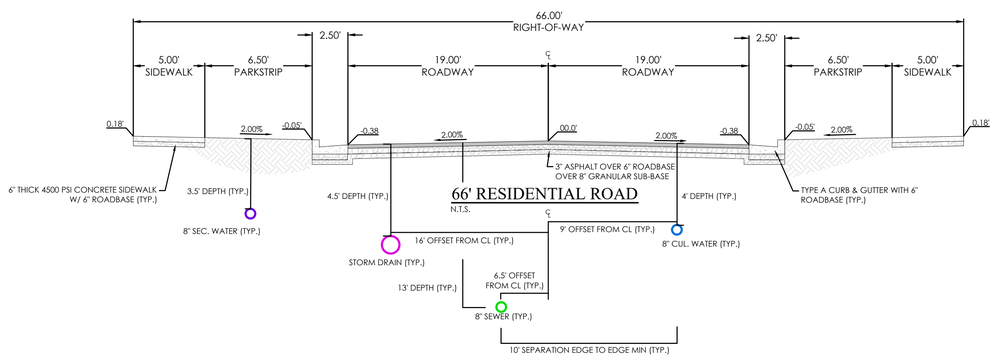
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SITE PLAN

Scale: 1"=30'	Drawn: MEC
Date: 04/03/24	Job #: 23-0012
Sheet: C4.1	

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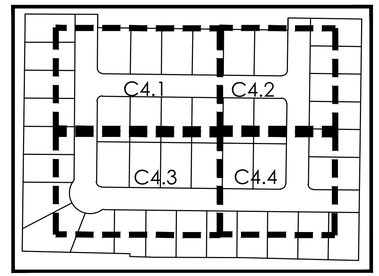




LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- XX" STORM DRAIN
- XX" SANITARY SEWER
- XX" CULINARY WATER
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- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- SPOT ELEVATION

o XXXX.XX



KEY MAP
N.T.S

NOTES:
1. VERIFICATION NEEDED FOR LOCATION AND ELEVATION OF UTILITIES AND ROAD IMPROVEMENTS UPON COMPLETION OF CONSTRUCTION OF MATTHEWS MEADOWS PHASE 1.

N

S

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

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STATE OF UTAH

MATTHEWS MEADOWS SUBDIVISION PHASE 2
GRANTSVILLE, UT
SITE PLAN

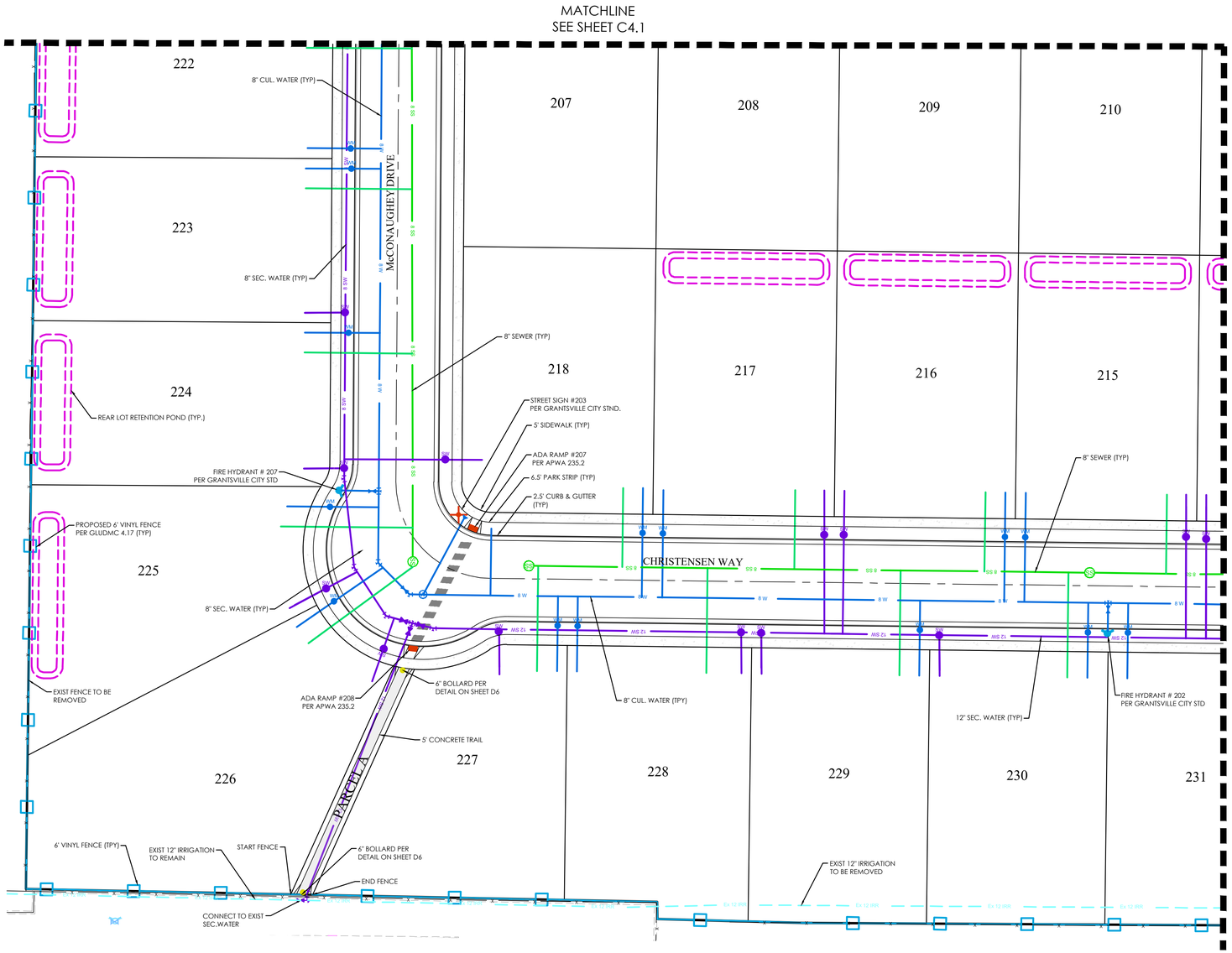
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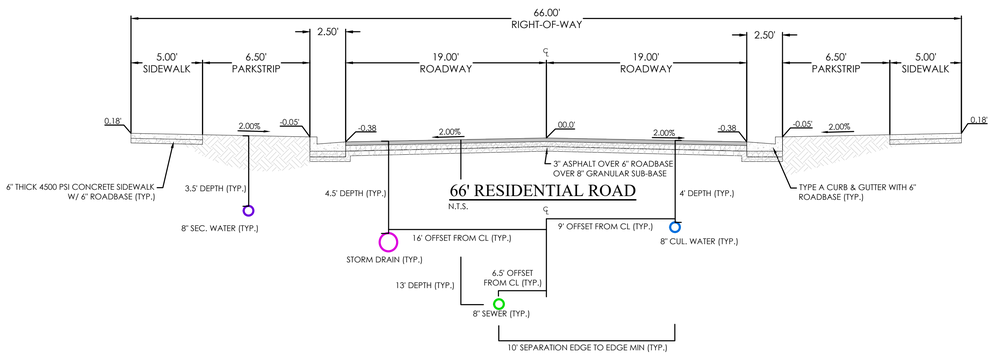
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SITE PLAN

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Date:	04/03/24	Job #:	23-0012
Sheet:	C4.2		

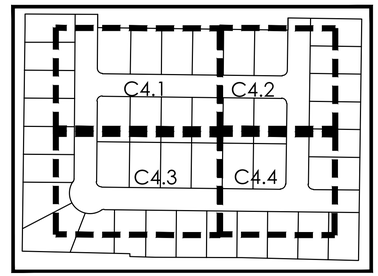
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LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- XX" STORM DRAIN
- XX" SANITARY SEWER
- XX" CULINARY WATER
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- EXIST. FIRE HYDRANT
- o XXXX.XX SPOT ELEVATION



KEY MAP
N.T.S

NOTES:
1. VERIFICATION NEEDED FOR LOCATION AND ELEVATION OF UTILITIES AND ROAD IMPROVEMENTS UPON COMPLETION OF CONSTRUCTION OF MATTHEWS MEADOWS PHASE 1.
2. CONSTRUCTION SHALL WORK AROUND SCHOOL SCHEDULE.

N

S

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

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STATE OF UTAH

MATTHEWS MEADOWS SUBDIVISION PHASE 2
GRANTSVILLE, UT
SITE PLAN

REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
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SITE PLAN

Scale:	1"=30'	Drawn:	MEC
Date:	04/03/24	Job #:	23-0012
Sheet:	C4.3		

Z:_2023\23-0012 matthews meadows phase 2\design 23-0012\dwg\sheet\\C4.3 SITE PLAN.dwg

MATCHLINE
SEE SHEET C4.2

MATCHLINE
SEE SHEET C4.3

209 210 211 212 213 214 215 216 217 218 219 220 221 222 223 224 225 226 227 228 229 230 231 232 233 234 235 236 237 238

CHRISTENSEN WAY

DAMON DRIVE

REAR LOT RETENTION POND (TYP.)

8" CUL. WATER (TYP)

15" STORM DRAIN (TYP)

8" SEC WATER (TYP)

8" SEWER (TYP)

6' VINYL FENCE
PER GLUDMC 4.17 (TYP)

STOP SIGN #203
W/CROSS TRAFFIC DOES
NOT STOP SIGN
PER MUTCD R1-1, W4-4P

5' SIDEWALK (TYP)

6.5' PARK STRIP (TYP)

2.5' CURB & GUTTER (TYP)

8" SEWER (TYP)

STREET SIGN #204
PER GRANTSVILLE CITY STND.

ADA RAMP #206
PER APWA 235.2

JERSY BARRICADES W/
OM4-1 END OF
ROADWAY MARKERS PER
MUTCD STANDARDS.

ADA RAMP #210
PER APWA 235.2

EXIST 12" IRRIGATION
TO BE REMOVED

EXIST FENCE TO BE REMOVED

12" SEC. WATER (TYP)

FIRE HYDRANT # 202
PER GRANTSVILLE CITY STD

8" CUL. WATER (TPY)

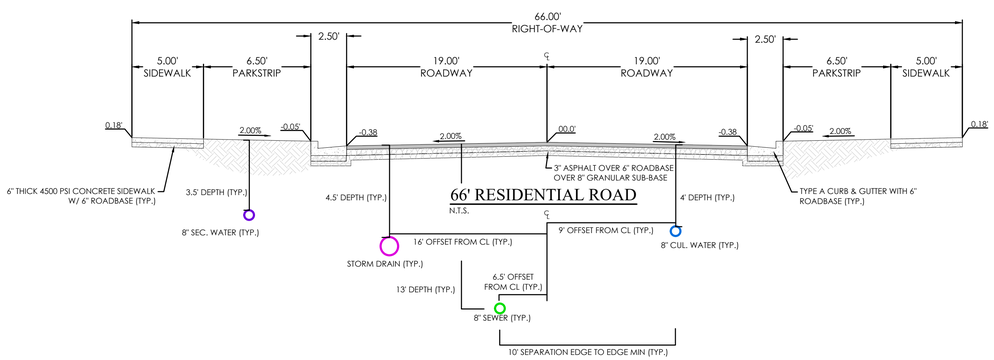
EXIST FENCE TO BE REMOVED

6' VINYL FENCE
PER GLUDMC 4.17 (TYP.)

CONNECT TO EXIST. SEC. WATER

EXIST 12" IRRIGATION
TO BE REMOVED

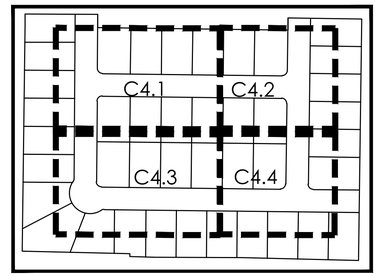
WESTERN PORTION OF TEE TO BE
CAPPED WITH REMOVAL OF
EXIST 12" IRR LINE



LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
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- XX" STORM DRAIN
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o XXXX.XX



KEY MAP
N.T.S

NOTES:
1. VERIFICATION NEEDED FOR LOCATION AND ELEVATION OF UTILITIES AND ROAD IMPROVEMENTS UPON COMPLETION OF CONSTRUCTION OF MATTHEWS MEADOWS PHASE 1.

N

S

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

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THOMAS M. ROMNEY
STATE OF UTAH

MATTHEWS MEADOWS SUBDIVISION PHASE 2

GRANTSVILLE, UT

SITE PLAN

REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
2	----	----
3	----	----
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SITE PLAN

Scale:	1"=30'	Drawn:	MEC
Date:	04/03/24	Job #:	23-0012
Sheet:	C4.4		

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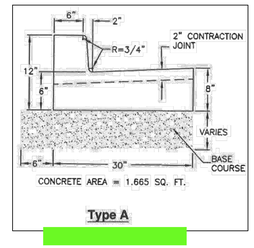


HARDSCAPE LEGEND

- ROAD ASPHALT (3"/6")
- APWA TYPE A C&G OR CITY EQUIVALENT
- 6" CONCRETE (SIDEWALK/DRIVEWAY)

HARDSCAPE QUANTITIES

ASPHALT	95,036 SQ. FT
TYPE A C&G	4673 LF
6" CONCRETE	50,553 SQ. FT





GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.

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STATE OF UTAH

MATTHEWS MEADOWS SUBDIVISION PHASE 2
GRANTSVILLE, UT
HARDSCAPE PLAN

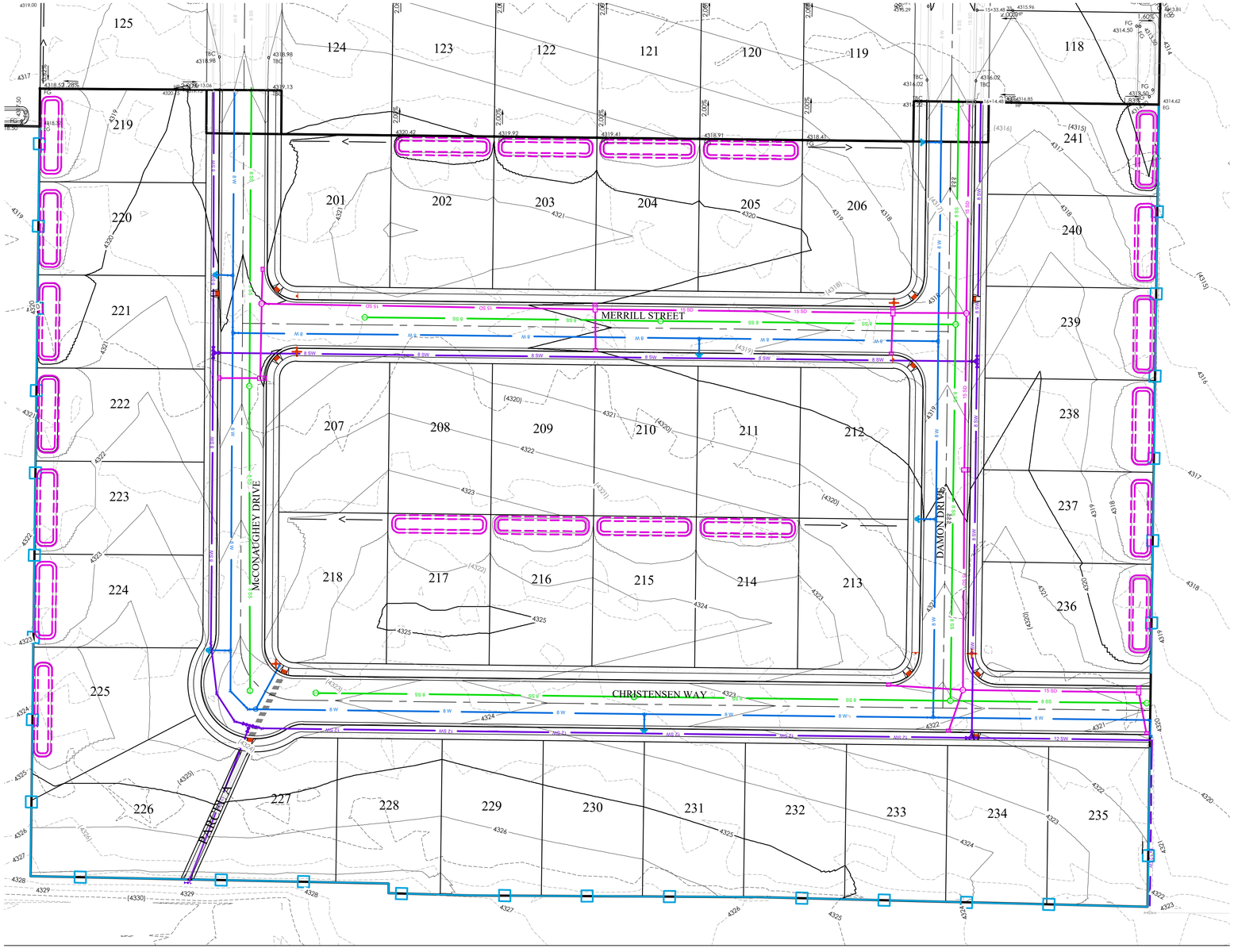
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HARDSCAPE PLAN

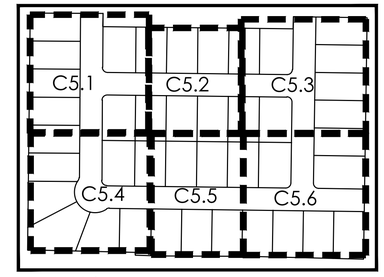
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- EXIST. SEWER MH
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- EXIST. FIRE HYDRANT
- SPOT ELEVATION



KEY MAP
N.T.S

NOTES:
1. SD PIPE SHALL BE RCP OR HIGH PERFORMANCE STORM POLYPROPYLENE PIPE (HP STORM).

WITH CENTERLINE SLOPES THAT ARE DESIGNED AT MINIMUM 0.5% CONTRACTOR TO VERIFY THAT CURB & GUTTER, FLOW LINE DOES NOT SLOPE LESS THAN 0.5%.

N

S

GRAPHIC SCALE

50 0 25 50 100 150

(IN FEET)
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STATE OF UTAH

MATTHEWS MEADOWS SUBDIVISION PHASE 2
GRANTSVILLE, UT
OVERALL GRADING & DRAINAGE PLAN

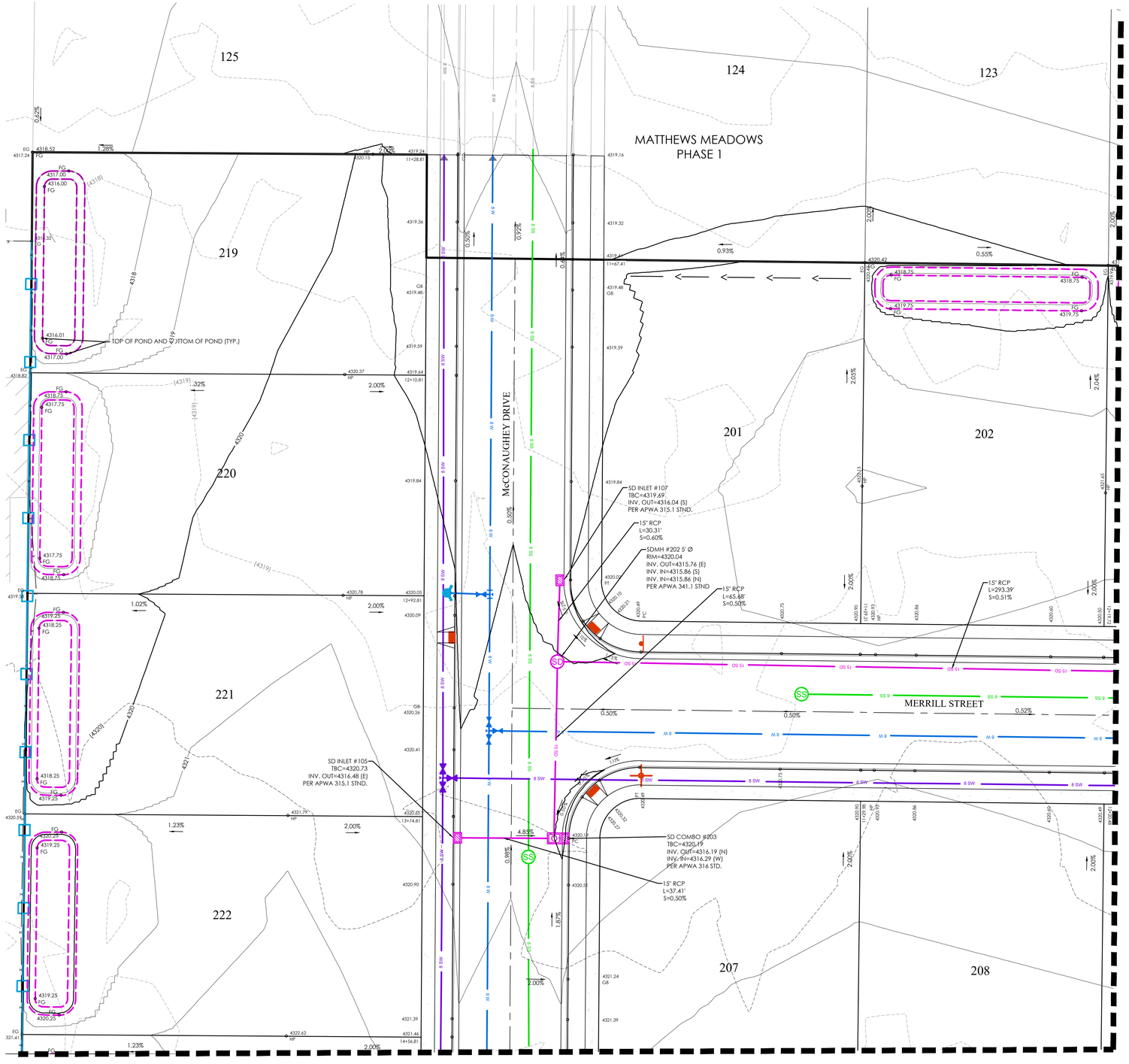
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OVERALL GRADING & DRAINAGE PLAN

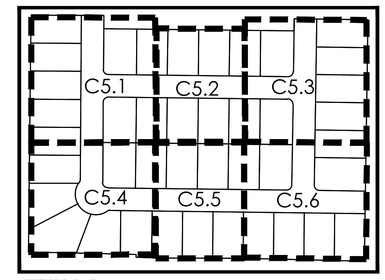
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Sheet:	C5		

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LEGEND

- BOUNDARY LINE
- SECTION LINE
- EXIST. EASEMENT LINE
- EXIST. PROPERTY LINE
- EXIST. CONTOUR MAJOR
- EXIST. CONTOUR MINOR
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
- EXIST. CULINARY WATER
- EXIST. SECONDARY WATER
- EXIST. IRRIGATION
- EXIST. NATURAL GAS
- EXIST. COMMUNICATIONS
- EXIST. OVERHEAD POWER
- EXIST. UNDERGROUND POWER
- EXIST. FENCE
- EXIST. IRRIGATION DITCH FLOWLINE
- EXIST. CONCRETE, CURB & GUTTER, SIDEWALK
- EXIST. EDGE OF ASPHALT
- SECTION MONUMENT (FOUND)
- SECTION MONUMENT (NOT FOUND)
- BOUNDARY MARKER
- EXIST. SD INLET, MANHOLE & COMBO BOX
- EXIST. SEWER MANHOLE
- EXIST. WATER VALVE & WATER METER
- EXIST. FIRE HYDRANT
- EXIST. IRRIGATION BOX
- EXIST. GAS VALVE & GAS METER
- EXIST. STREET LIGHT
- EXIST. POWER POLE
- EXIST. ELECTRICAL BOX
- EXIST. COMMUNICATIONS BOX
- + XXXX.X — EXIST. SPOT ELEVATION
- XXXX/XXXX — DEED BOOK/PAGE PER xxxx COUNTY RECORDS
- XX:XXX:XXXX — XXXX COUNTY PARCEL No.



KEY MAP
N.T.S

NOTES:
1. SD PIPE SHALL BE RCP OR HIGH PERFORMANCE STORM POLYPROPYLENE PIPE (HP STORM).

WITH CENTERLINE SLOPES THAT ARE DESIGNED AT MINIMUM 0.5% CONTRACTOR TO VERIFY THAT CURB & GUTTER, FLOW LINE DOES NOT SLOPE LESS THAN 0.5%.



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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No. 8029950-2202
THOMAS M. ROMNEY
10-31-24
STATE OF UTAH

MATTHEWS MEADOWS SUBDIVISION PHASE 2
GRANTSVILLE, UT
GRADING & DRAINAGE PLAN

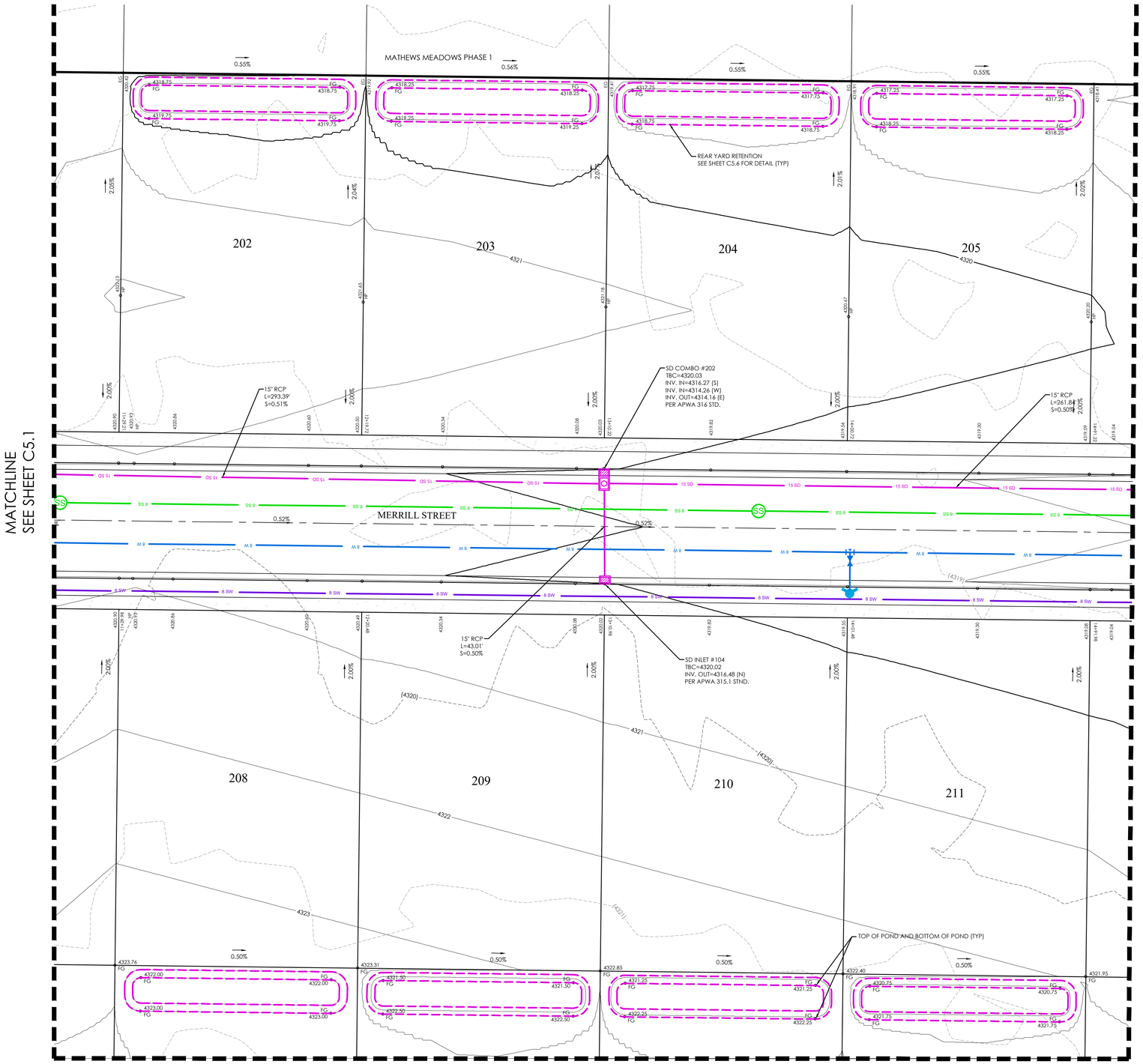
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GRADING & DRAINAGE PLAN

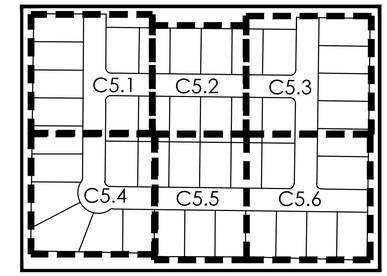
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Date:	04/03/24	Job #:	23-0012
Sheet:	C5.1		

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LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- XX" STORM DRAIN
- XX" SANITARY SEWER
- XX" CULINARY WATER
- XX" SECONDARY WATER
- CONTOUR MAJOR
- CONTOUR MINOR
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
- EXIST. CULINARY WATER
- EXIST. FENCE
- EXIST. CONTOUR MAJOR
- EXIST. CONTOUR MINOR
- SIGN
- STREET LIGHT
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- SECONDARY METER, WATER METER
- CULINARY VALVE, TEE & BEND
- SECONDARY VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- SPOT ELEVATION



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MATTHEWS MEADOWS SUBDIVISION PHASE 2

GRANTSVILLE, UT

GRADING & DRAINAGE PLAN

REVISION BLOCK

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GRADING & DRAINAGE PLAN

Scale:	1"=20'	Drawn:	MEC
Date:	04/03/24	Job #:	23-0012
Sheet:	C5.2		

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MATCHLINE
SEE SHEET C5.2

MATHHEWS MEADOWS PHASE ONE

MERRILL STREET

DAMON DRIVE

EXIST. SD COMBO #201
TBC=4315.57
INV. OUT=4310.30 (N)
INV. IN=4310.40 (S)
PER GRANTSVILLE CITY STND.

TOP OF POND AND BOTTOM OF POND (TYP.)

15" RCP
L=186.12'
S=1.00%

SD COMBO #201
TBC=4318.63
INV. IN=4314.92 (S)
INV. IN=4312.86 (W)
INV. OUT=4312.76 (E)
PER APWA 316 STD.

15" RCP
L=64.41'
S=0.61%

15" RCP
L=42.66'
S=0.50%

SDMH #201 5' Ø
RIM=4317.96
INV. IN=4312.36 (S)
INV. IN=4312.36 (W)
INV. OUT=4312.26 (N)
PER APWA 341.1 STND

SD INLET #106
TBC=4318.39
INV. OUT=4315.14 (N)
PER APWA 315.1 STND.

15" RCP
L=138.07'
S=1.80%

SD COMBO #204
TBC=4319.81
INV. OUT=4314.85 (N)
INV. IN=4314.95 (S)
PER APWA 316 STD.

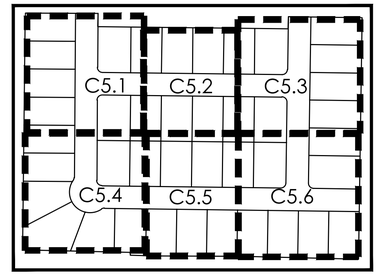
15" RCP
L=193.96'
S=0.50%

206 212 239 240 241 237 238

MATCHLINE
SEE SHEET C5.6

LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- XX" STORM DRAIN
- XX" SANITARY SEWER
- XX" CULINARY WATER
- XX" SECONDARY WATER
- CONTOUR MAJOR
- CONTOUR MINOR
- EXIST. STORM DRAIN
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- EXIST. CULINARY WATER
- EXIST. FENCE
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- SIGN
- STREET LIGHT
- SD MH, INLET, AND COMBO
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- CULINARY VALVE, TEE & BEND
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- SPOT ELEVATION



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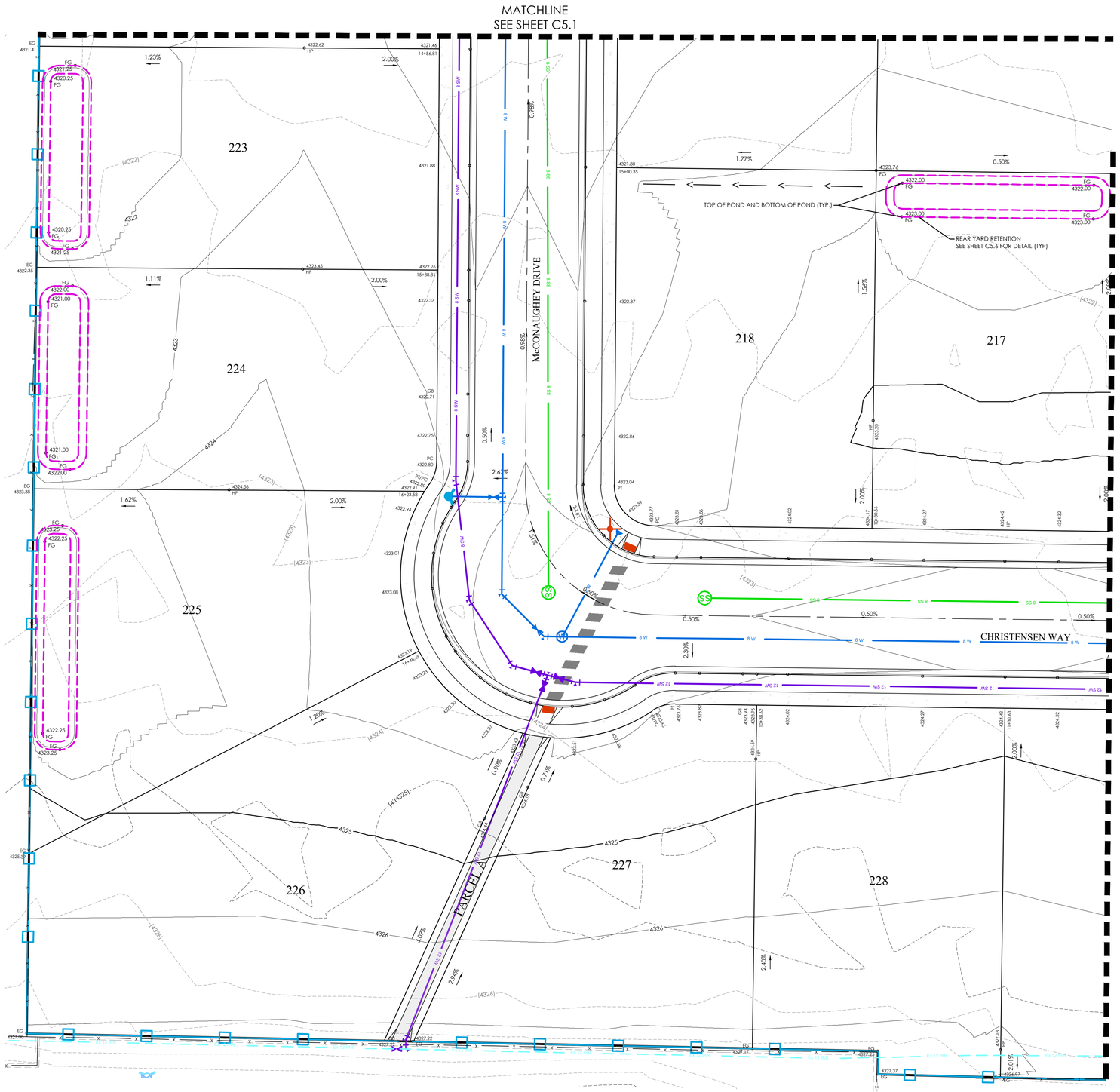
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GRADING & DRAINAGE PLAN

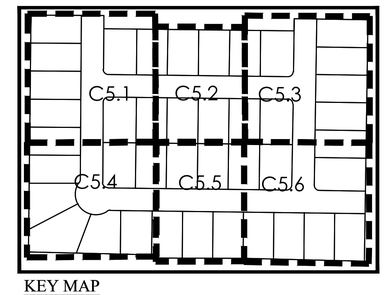
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Sheet: C5.3	

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LEGEND

- BOUNDARY LINE
- SECTION LINE
- EXIST. EASEMENT LINE
- EXIST. PROPERTY LINE
- EXIST. CONTOUR MAJOR
- EXIST. CONTOUR MINOR
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
- EXIST. CULINARY WATER
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- EXIST. IRRIGATION
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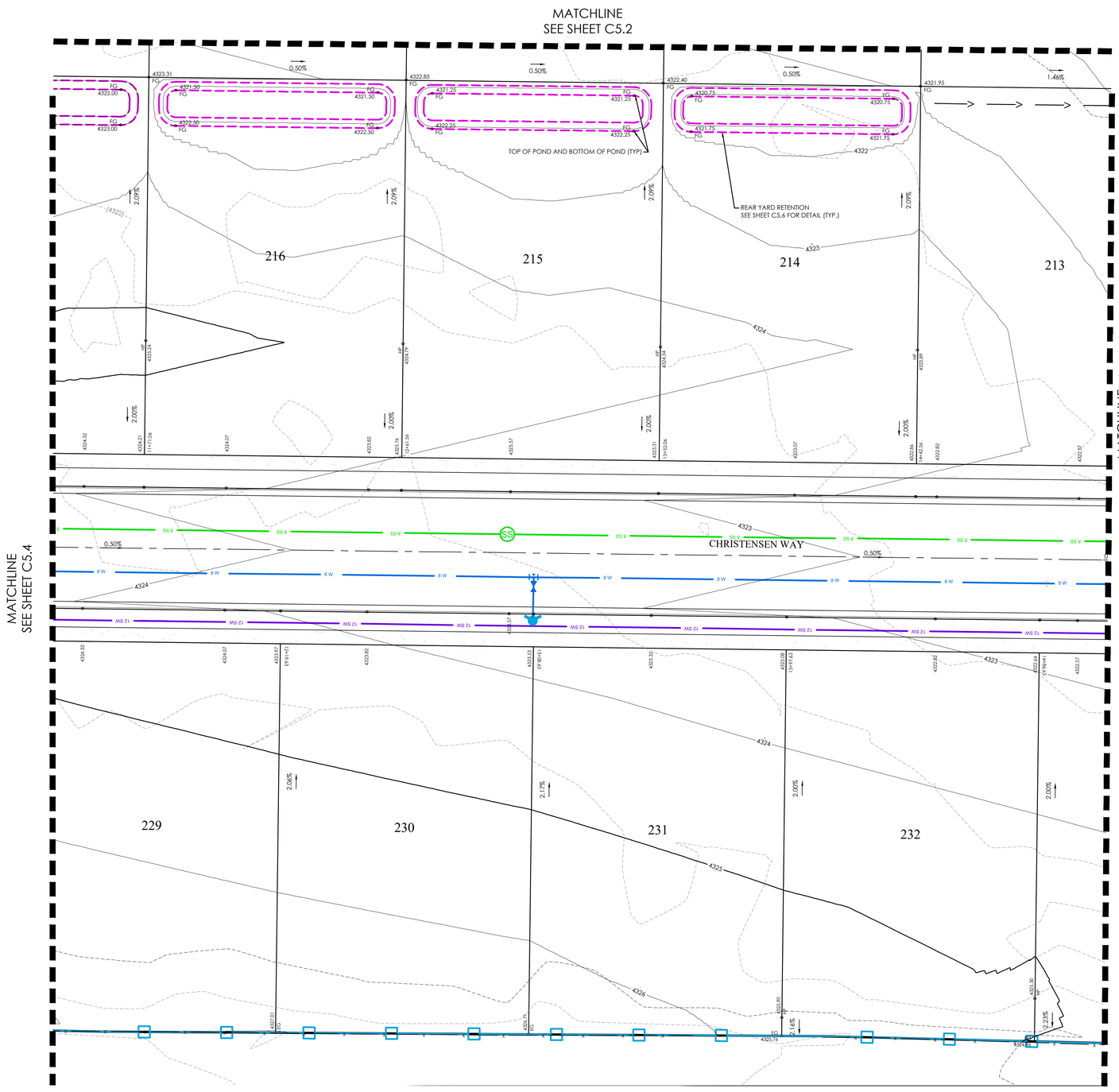
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GRADING & DRAINAGE PLAN

Scale:	1"=20'	Drawn:	MEC
Date:	04/03/24	Job #:	23-0012
Sheet:	C5.4		

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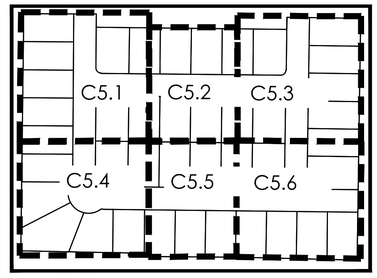
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LEGEND

	BOUNDARY LINE
	SECTION LINE
	EXIST. EASEMENT LINE
	EXIST. PROPERTY LINE
(XXXX)	EXIST. CONTOUR MAJOR
(XXXX)	EXIST. CONTOUR MINOR
Ex SD	EXIST. STORM DRAIN
Ex SS	EXIST. SANITARY SEWER
Ex W	EXIST. CULINARY WATER
Ex SW	EXIST. SECONDARY WATER
Ex IRR	EXIST. IRRIGATION
Ex GAS	EXIST. NATURAL GAS
Ex COMM	EXIST. COMMUNICATIONS
OHP	EXIST. OVERHEAD POWER
UGP	EXIST. UNDERGROUND POWER
X X X	EXIST. FENCE
	EXIST. IRRIGATION DITCH FLOWLINE
	EXIST. CONCRETE, CURB & GUTTER, SIDEWALK
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	EXIST. SD INLET, MANHOLE & COMBO BOX
	EXIST. SEWER MANHOLE
	EXIST. WATER VALVE & WATER METER
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	EXIST. STREET LIGHT
	EXIST. POWER POLE
	EXIST. ELECTRICAL BOX
	EXIST. COMMUNICATIONS BOX
+ XXXX.X	EXIST. SPOT ELEVATION
XXXX/XXXX	DEED BOOK/PAGE PER xxxx COUNTY RECORDS
XX:XXX:XXXX	XXXX COUNTY PARCEL No.



KEY MAP
N.T.S

Rear Lot Retention Pond

Project: Matthews Meadows Subdivision
Location Grantsville City, Utah
Date: 4/20/2022
Designer: DCJ

FOCUS ENGINEERING & SURVEYING

100-Year Retention Sizing

Design Criteria

Intensity Table: Per NOAA Atlas 14
Return Period: **100 year**
Allowable Discharge: **0.00 cfs/acre** Per Grantsville City Standards

Allowable Discharges

Storm Drain Discharge 0.00 cfs
Other Discharge: 0.00 cfs Source:
Total Discharge: **0 cfs**

Weighted "C" Value

Surface Type	*Area (sf)*	*"C" Value*	C*A
Homes (rooftops)	2,662	0.85	2,263
Drives	0	0.85	0
Roadway and Sidewalk	0	0.85	0
Landscape	7,419	0.15	1,113
Totals	10,081		3,375.55
Weighted "C" Value		**0.33**	

Drainage Calculations

Duration	Intensity	Runoff C	Area	Rainfall	ccumulate Flow	Allowable Discharge	Discharge	Required Storage
min	*in/hr*		*Ac*	*cfs*	*cf*	*cfs*	*cf*	*cf*
15.0	3.82	0.33	0.23	0.30	266	0.00	0	266
30.0	2.57	0.33	0.23	0.20	358	0.00	0	358
60.0	1.59	0.33	0.23	0.12	444	0.00	0	444
120.0	0.84	0.33	0.23	0.07	469	0.00	0	469
180.0	0.56	0.33	0.23	0.04	471	0.00	0	471
360.0	0.30	0.33	0.23	0.02	495	0.00	0	495
720.0	0.17	0.33	0.23	0.01	559	0.00	0	559
1440.0	0.10	0.33	0.23	0.01	649	0.00	0	649

Maximum Storage Requirement: ***649***
Maximum Storage Requirement (ac-ft): 0.01

Retention Basin Design

Storage Requirement: 649 cf
Allowable Depth: 1.0 ft Retention Calculated Using Basic Geometry
Retention Pond Volume: 990 cf of a Trapezoidal Trench
Roadway Sump Storage: 0 cf

Total Storage **990** ***RETENTION ADEQUATE***

N

S

GRAPHIC SCALE

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(IN FEET)
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GRANTSVILLE, UT

GRADING & DRAINAGE PLAN

REVISION BLOCK

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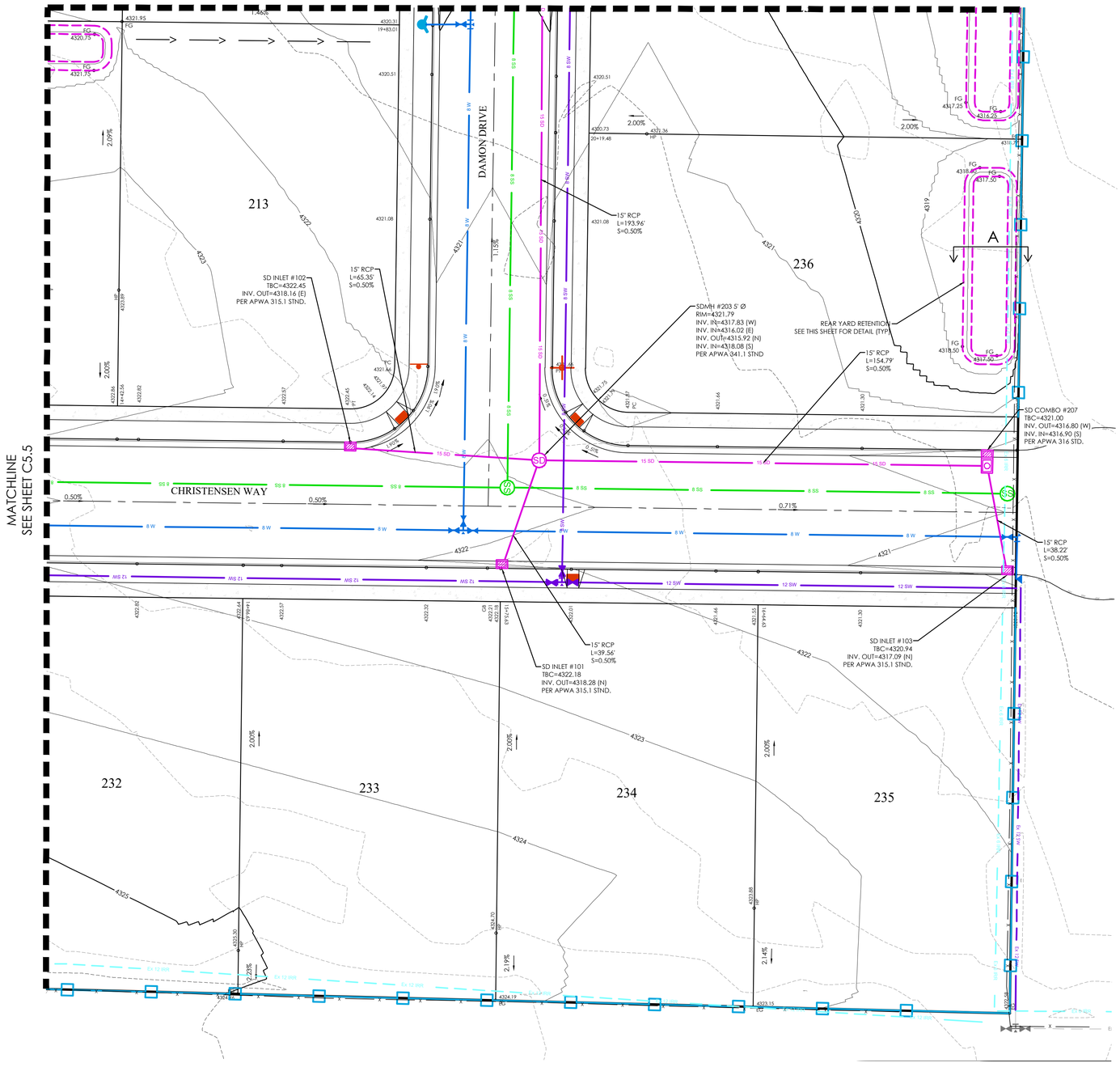
GRADING & DRAINAGE PLAN

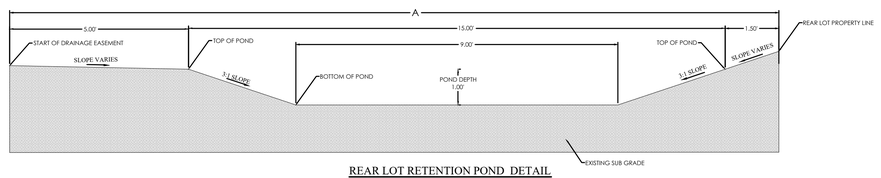
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C5.5

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MATCHLINE
SEE SHEET C5.3

MATCHLINE
SEE SHEET C5.5

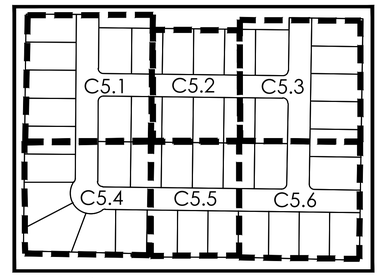




REAR LOT RETENTION POND DETAIL

LEGEND

- BOUNDARY LINE
- SECTION LINE
- EXIST. EASEMENT LINE
- EXIST. PROPERTY LINE
- [XXXX] EXIST. CONTOUR MAJOR
- [XXXX] EXIST. CONTOUR MINOR
- Ex SD EXIST. STORM DRAIN
- Ex SS EXIST. SANITARY SEWER
- Ex W EXIST. CULINARY WATER
- Ex SW EXIST. SECONDARY WATER
- Ex IRR EXIST. IRRIGATION
- Ex GAS EXIST. NATURAL GAS
- Ex COMM EXIST. COMMUNICATIONS
- OHP EXIST. OVERHEAD POWER
- UGP EXIST. UNDERGROUND POWER
- x x x EXIST. FENCE
- EXIST. IRRIGATION DITCH FLOWLINE
- EXIST. CONCRETE, CURB & GUTTER, SIDEWALK
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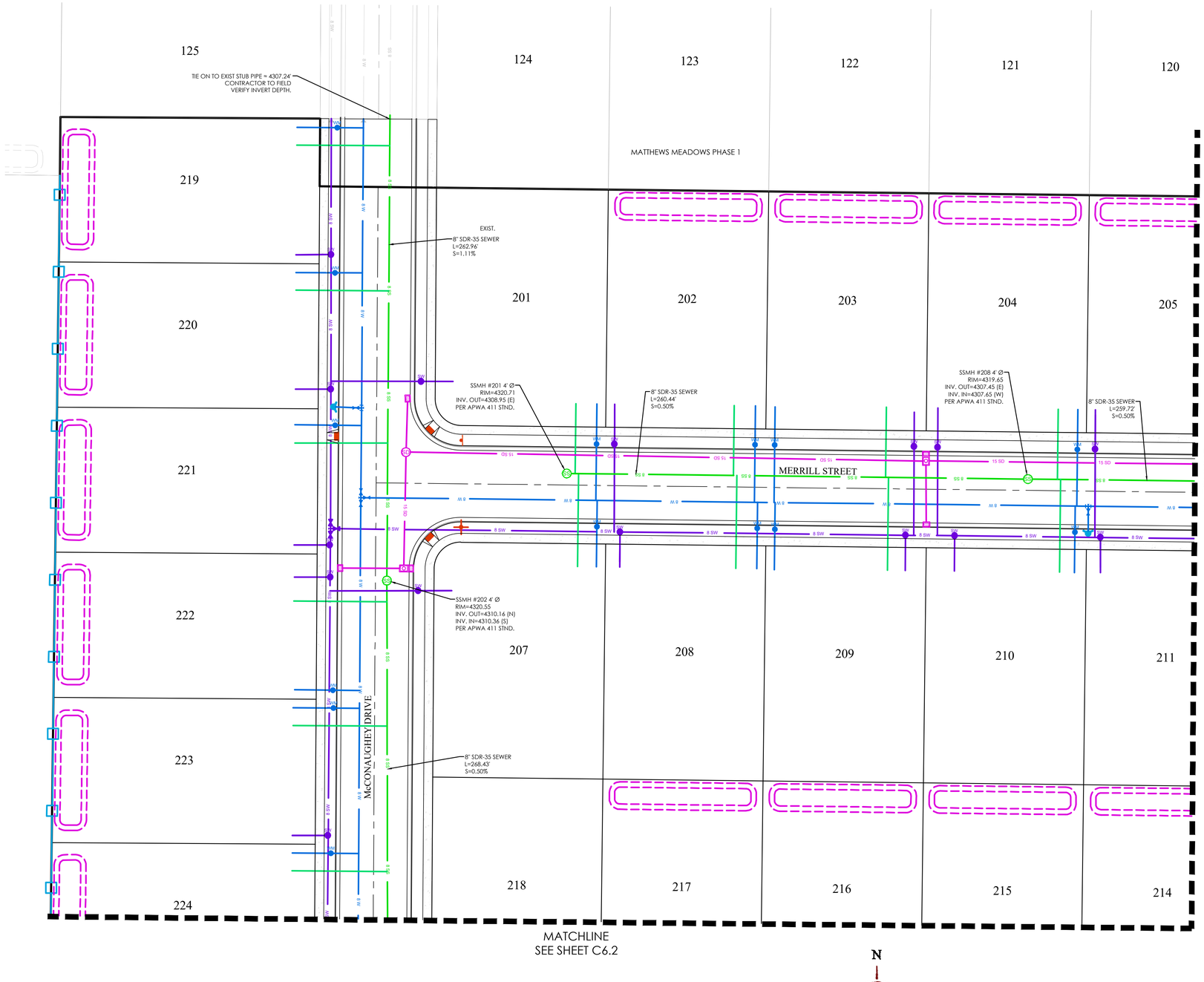
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GRADING & DRAINAGE PLAN

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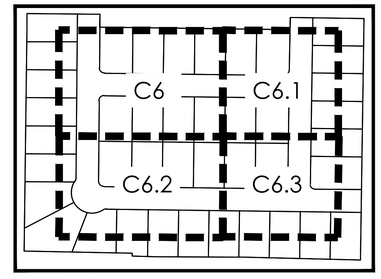
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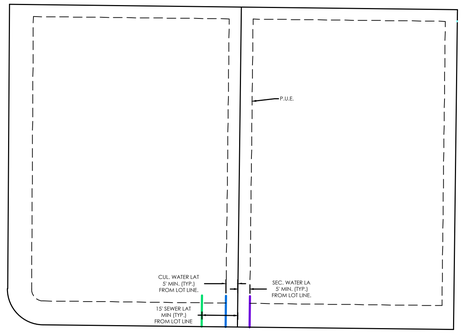
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- SECONDARY VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- SPOT ELEVATION

o XXXX.XX



KEY MAP
N.T.S

NOTES:
1. 10' MIN. HORIZONTAL SEPARATION BETWEEN CULINARY WATER AND SANITARY SEWER AND STORM DRAIN.
2. CONTRACTOR TO VERIFY LOCATION AND ELEVATION OF UTILITIES AND ROAD IMPROVEMENTS UPON COMPLETION OF CONSTRUCTION OF MATTHEWS MEADOWS PHASE 1.



LATERAL TYPICAL



GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

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LICENSED PROFESSIONAL ENGINEER
No. 8028950-2202
THOMAS M. ROMNEY
STATE OF UTAH

MATTHEWS MEADOWS SUBDIVISION PHASE 2

GRANTSVILLE, UT

SEWER PLAN

REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
2	----	----
3	----	----
4	----	----
5	----	----
6	----	----

SEWER PLAN

Scale:	1"=30'	Drawn:	MEF
Date:	04/03/24	Job #:	23-0012
Sheet:	C6		

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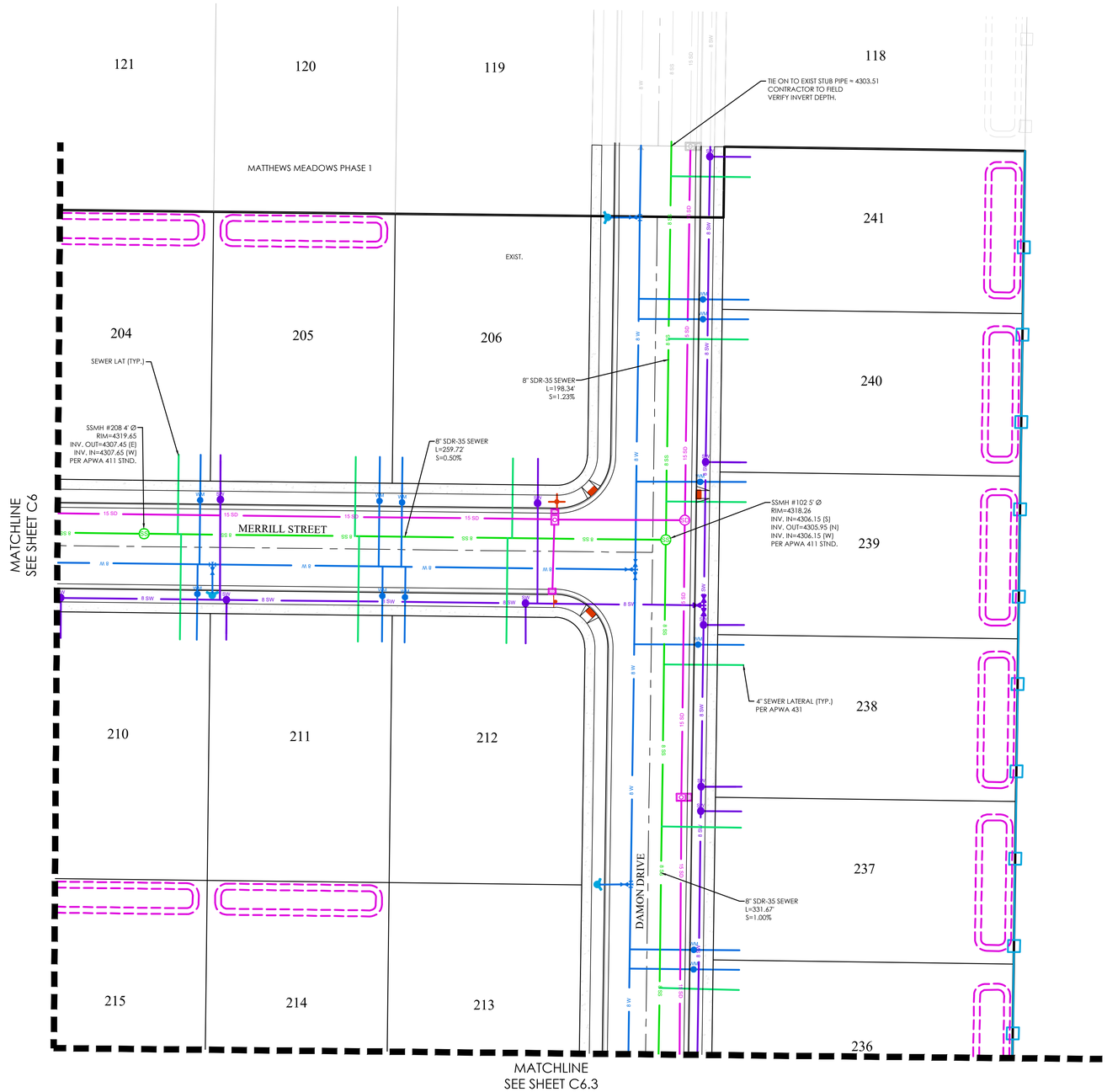
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GRAPHIC SCALE

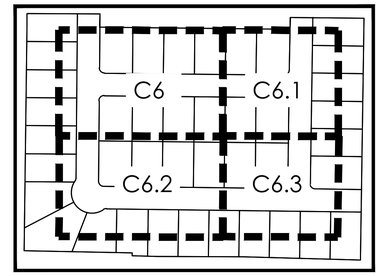
30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.



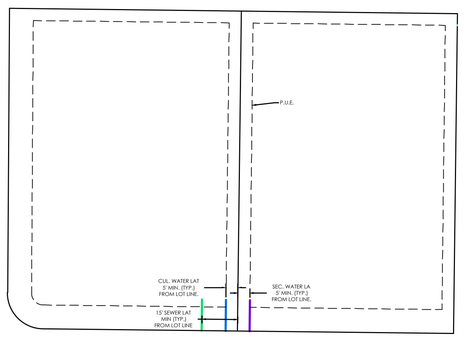
LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- XX" STORM DRAIN
- XX" SANITARY SEWER
- XX" CULINARY WATER
- XX" SECONDARY WATER
- XXXX CONTOUR MAJOR
- XXXX CONTOUR MINOR
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
- EXIST. CULINARY WATER
- EXIST. FENCE
- EXIST. CONTOUR MAJOR
- EXIST. CONTOUR MINOR
- SIGN
- STREET LIGHT
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- SECONDARY METER, WATER METE
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- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- o XXXX.XX SPOT ELEVATION



KEY MAP
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SEWER PLAN

REVISION BLOCK

#	DATE	DESCRIPTION
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3	----	----
4	----	----
5	----	----
6	----	----

SEWER PLAN

Scale:	1"=30'	Drawn:	MEF
Date:	04/03/24	Job #:	23-0012
Sheet:	C6.1		

Z:_2023\23-0012 matthews meadows phase 2\design 23-0012\dwg\sheet\\C6.1 SEWER PLAN.dwg

N

S

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

MATCHLINE
SEE SHEET C6

222 223 224 225 226 207 208 209 210 211 218 217 216 215 214 227 228 229 230 231

McCONAUGHEY DRIVE

CHRISTENSEN WAY

PARCEL A

8" SDR-35 SEWER
L=268.43'
S=0.50%

SSMH #204.4' Ø
RIM=4323.78
INV. OUT=4312.71 (E)
PER APWA 411 STND.

8" SDR-35 SEWER
L=280.10'
S=0.50%

SSMH #205.4' Ø
RIM=4323.49
INV. OUT=4311.11 (E)
INV. IN=4311.31 (W)
PER APWA 411 STND.

8" SDR-35 SEWER
L=278.54'
S=0.52%

SSMH #203.4' Ø
RIM=4323.51
INV. OUT=4311.70 (N)
PER APWA 411 STND.

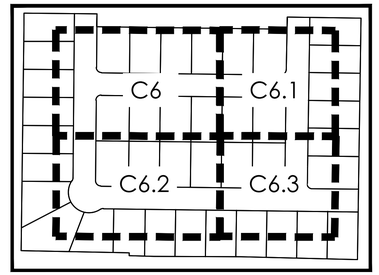
4" SEWER LATERAL (TYP.)
PER APWA 431

MATCHLINE
SEE SHEET C6.3

LEGEND

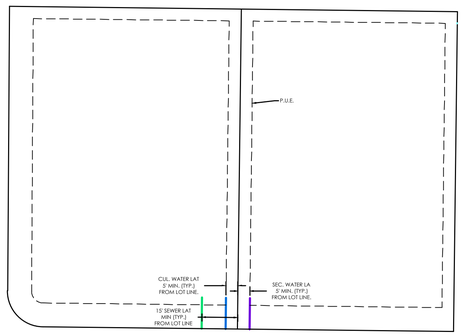
- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- XX" STORM DRAIN
- XX" SANITARY SEWER
- XX" CULINARY WATER
- XX" SECONDARY WATER
- CONTOUR MAJOR
- CONTOUR MINOR
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
- EXIST. CULINARY WATER
- EXIST. FENCE
- EXIST. CONTOUR MAJOR
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- EXIST. FIRE HYDRANT
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o XXXX.XX



KEY MAP
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NOTES:
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MATTHEWS MEADOWS SUBDIVISION PHASE 2
GRANTSVILLE, UT
SEWER PLAN

REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
2	----	----
3	----	----
4	----	----
5	----	----
6	----	----

SEWER PLAN

Scale: 1"=30'	Drawn: MEF
Date: 04/03/24	Job #: 23-0012
Sheet: C6.2	

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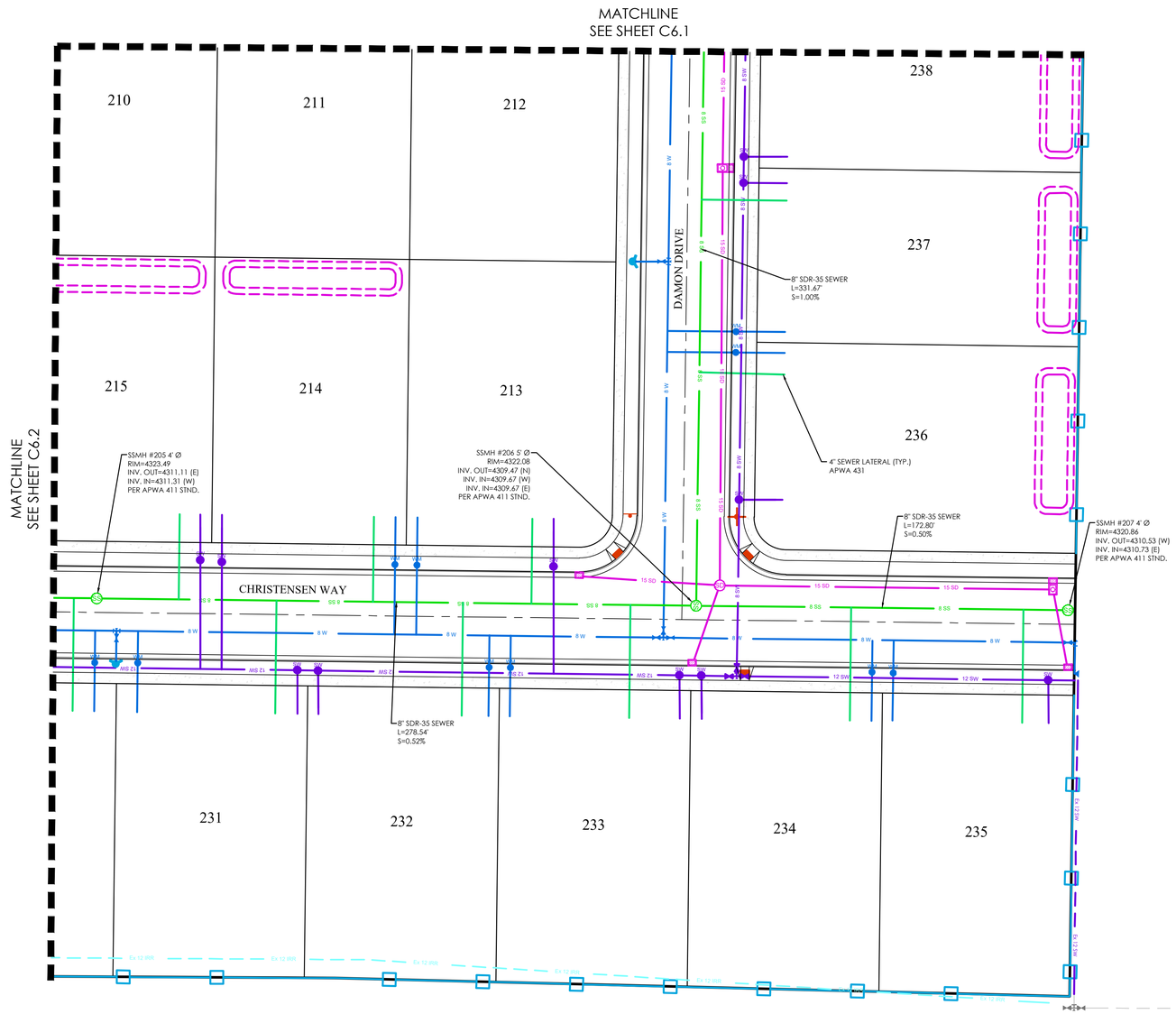
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GRAPHIC SCALE

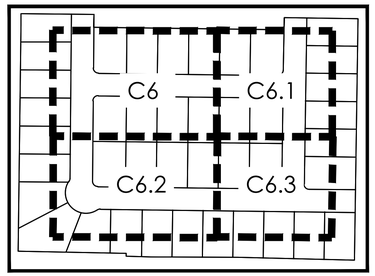
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(IN FEET)
1 inch = 30 ft.



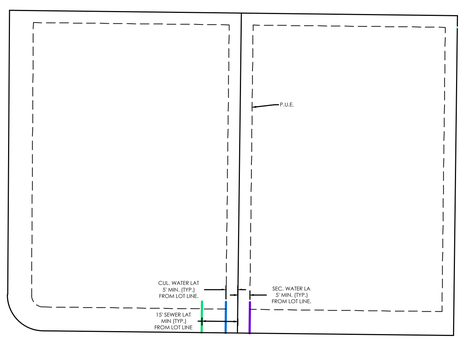
LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- XX" STORM DRAIN
- XX" SANITARY SEWER
- XX" CULINARY WATER
- XX" SECONDARY WATER
- XXXX CONTOUR MAJOR
- XXXX CONTOUR MINOR
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- EXIST. SEWER MH
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MATTHEWS MEADOWS SUBDIVISION PHASE 2
GRANTSVILLE, UT
SEWER PLAN

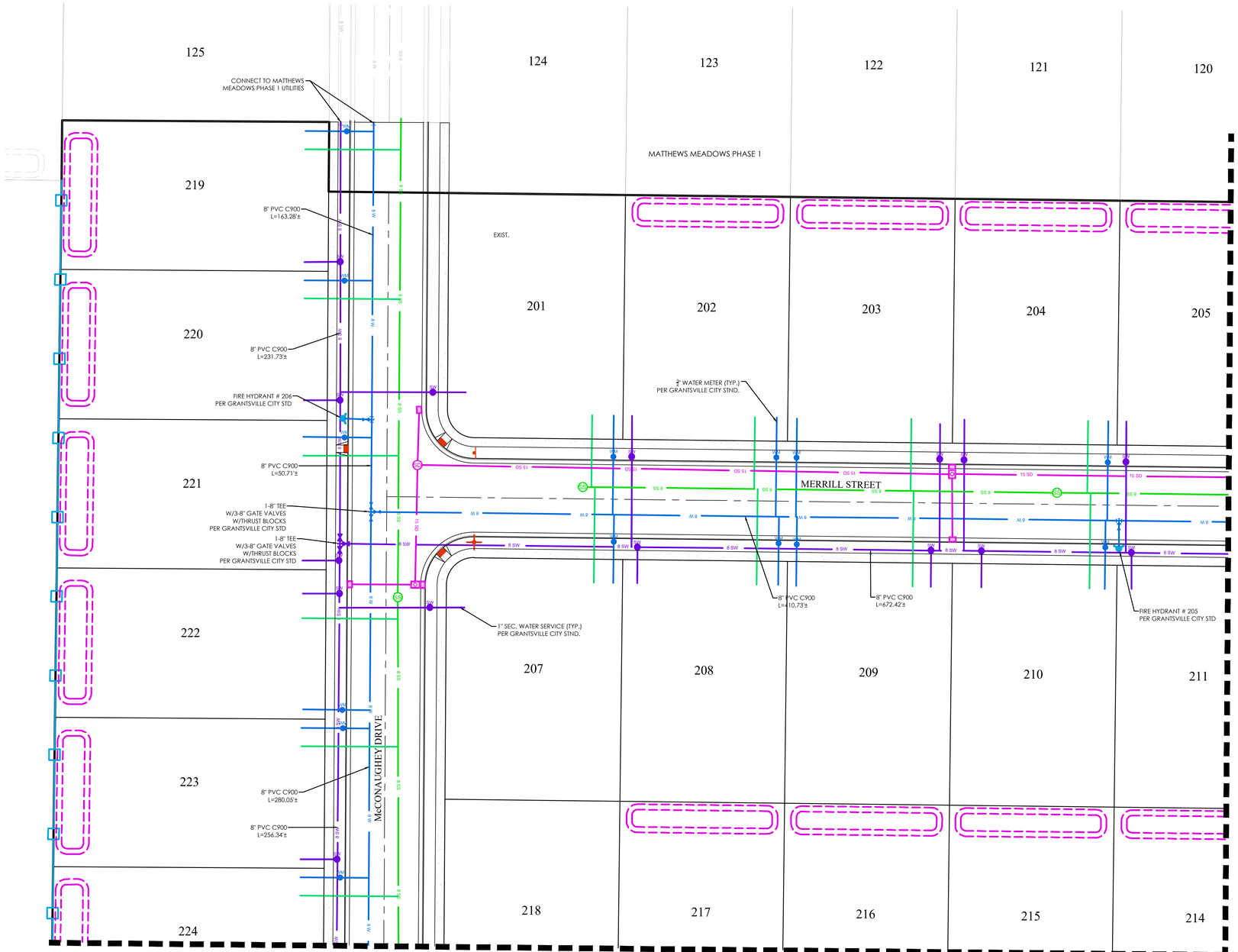
REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
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5	----	----
6	----	----

SEWER PLAN

Scale: 1"=30' | Drawn: MEF
Date: 04/03/24 | Job #: 23-0012
Sheet: C6.3

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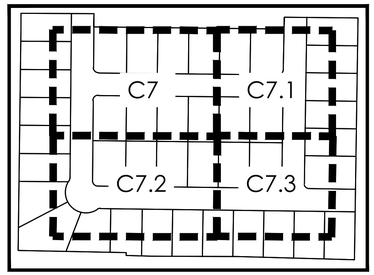
GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

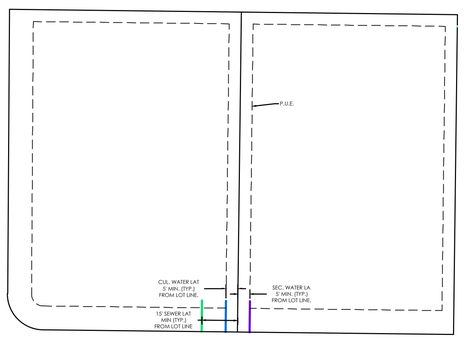
LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- XX" STORM DRAIN
- XX" SANITARY SEWER
- XX" CULINARY WATER
- XX" SECONDARY WATER
- XXXX CONTOUR MAJOR
- XXXX CONTOUR MINOR
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
- EXIST. CULINARY WATER
- EXIST. FENCE
- (XXXX) EXIST. CONTOUR MAJOR
- (XXXX) EXIST. CONTOUR MINOR
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- o XXXX.XX SPOT ELEVATION



KEY MAP
N.T.S

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3. 18" VERT SEPARATION BETWEEN WATER AND OTHER WET UTILITIES.



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MATTHEWS MEADOWS SUBDIVISION PHASE 2
GRANTSVILLE, UT
WATER PLAN

REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
2	----	----
3	----	----
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5	----	----
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WATER PLAN

Scale:	1"=30'	Drawn:	MEF
Date:	04/03/24	Job #:	23-0012
Sheet:	C7		

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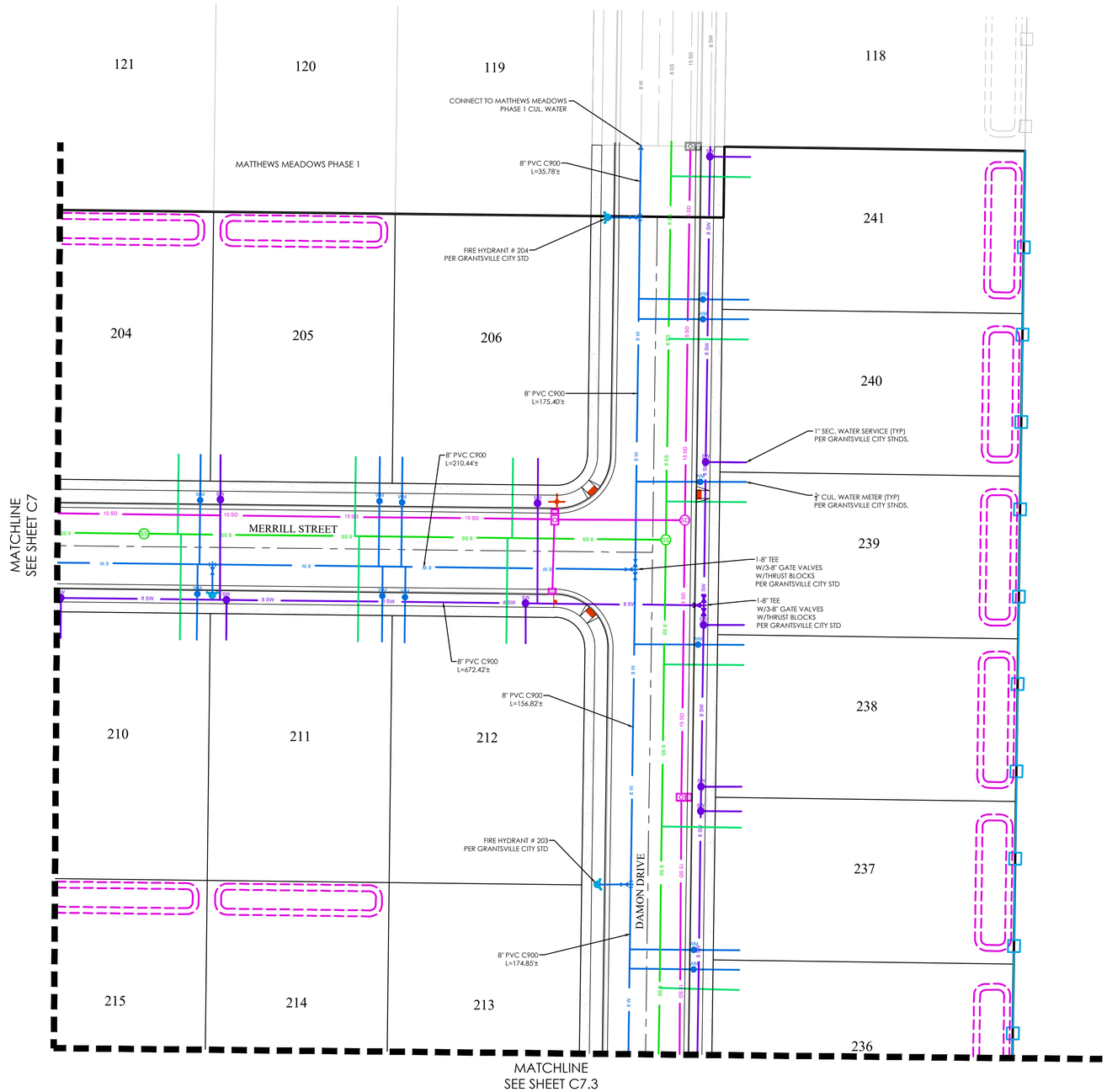
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GRAPHIC SCALE

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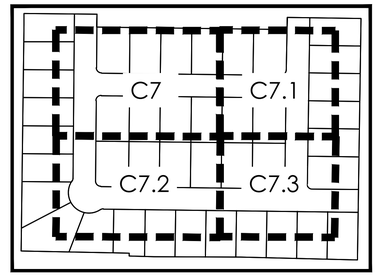
(IN FEET)
1 inch = 30 ft.



LEGEND

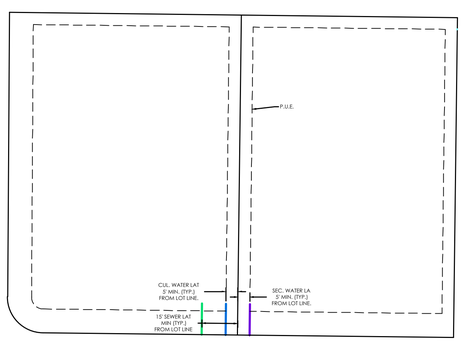
- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- XX" STORM DRAIN
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GRANTSVILLE, UT

WATER PLAN

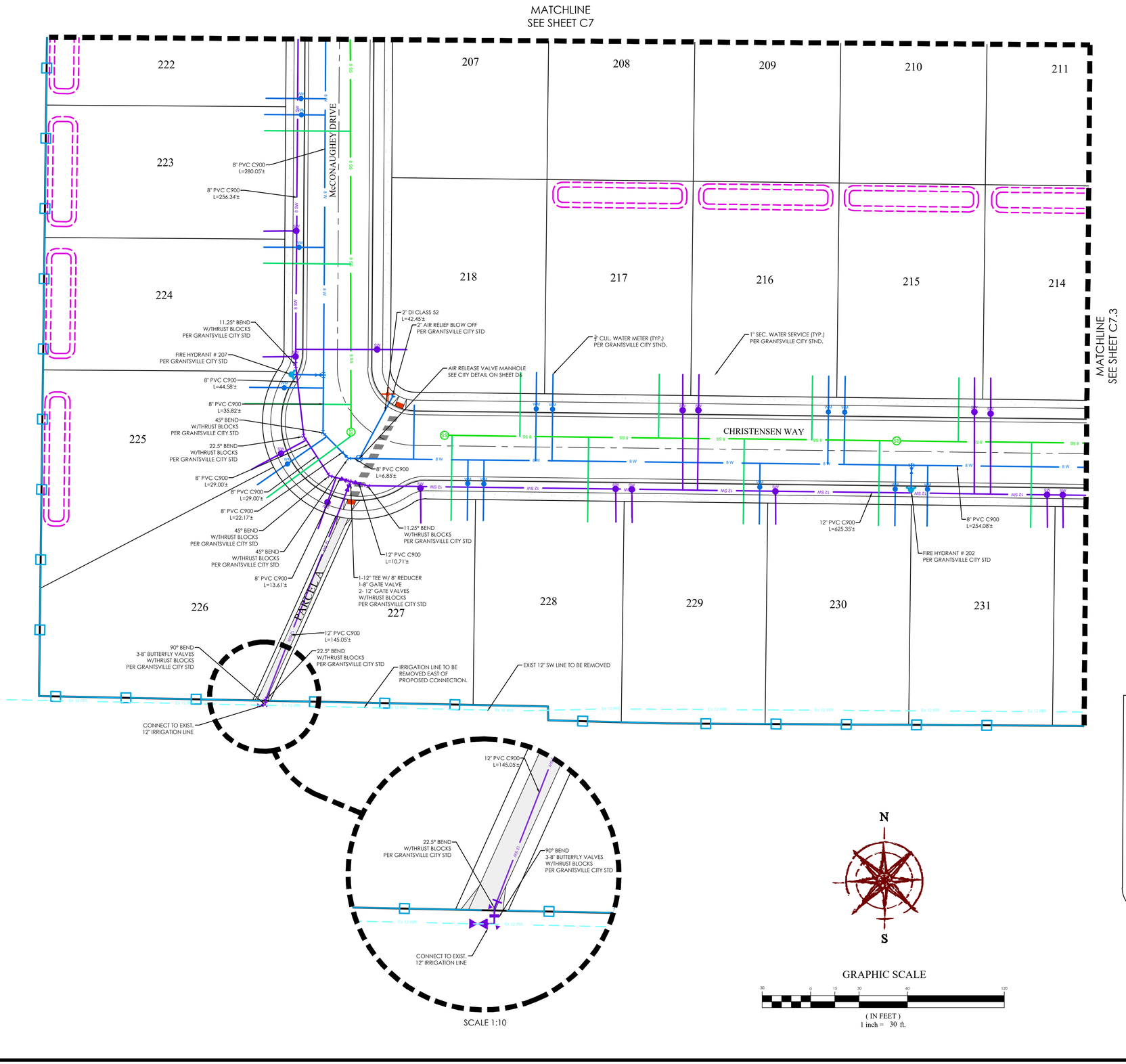
REVISION BLOCK

#	DATE	DESCRIPTION
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4	----	----
5	----	----
6	----	----

WATER PLAN

Scale: 1"=30'	Drawn: MEF
Date: 04/03/24	Job #: 23-0012
Sheet: C7.1	

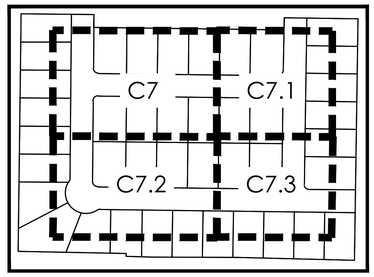
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SCALE 1:10

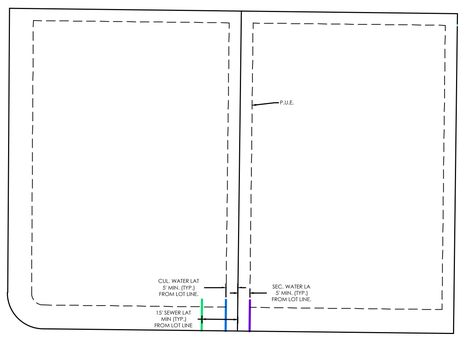
LEGEND

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LATERAL TYPICAL

N

S

GRAPHIC SCALE

30 0 15 30 40 120

(IN FEET)
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GRANTSVILLE, UT
WATER PLAN

REVISION BLOCK

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4	----	----
5	----	----
6	----	----

WATER PLAN

Scale:	1"=30'	Drawn:	MEF
Date:	04/03/24	Job #:	23-0012
Sheet:	C7.2		

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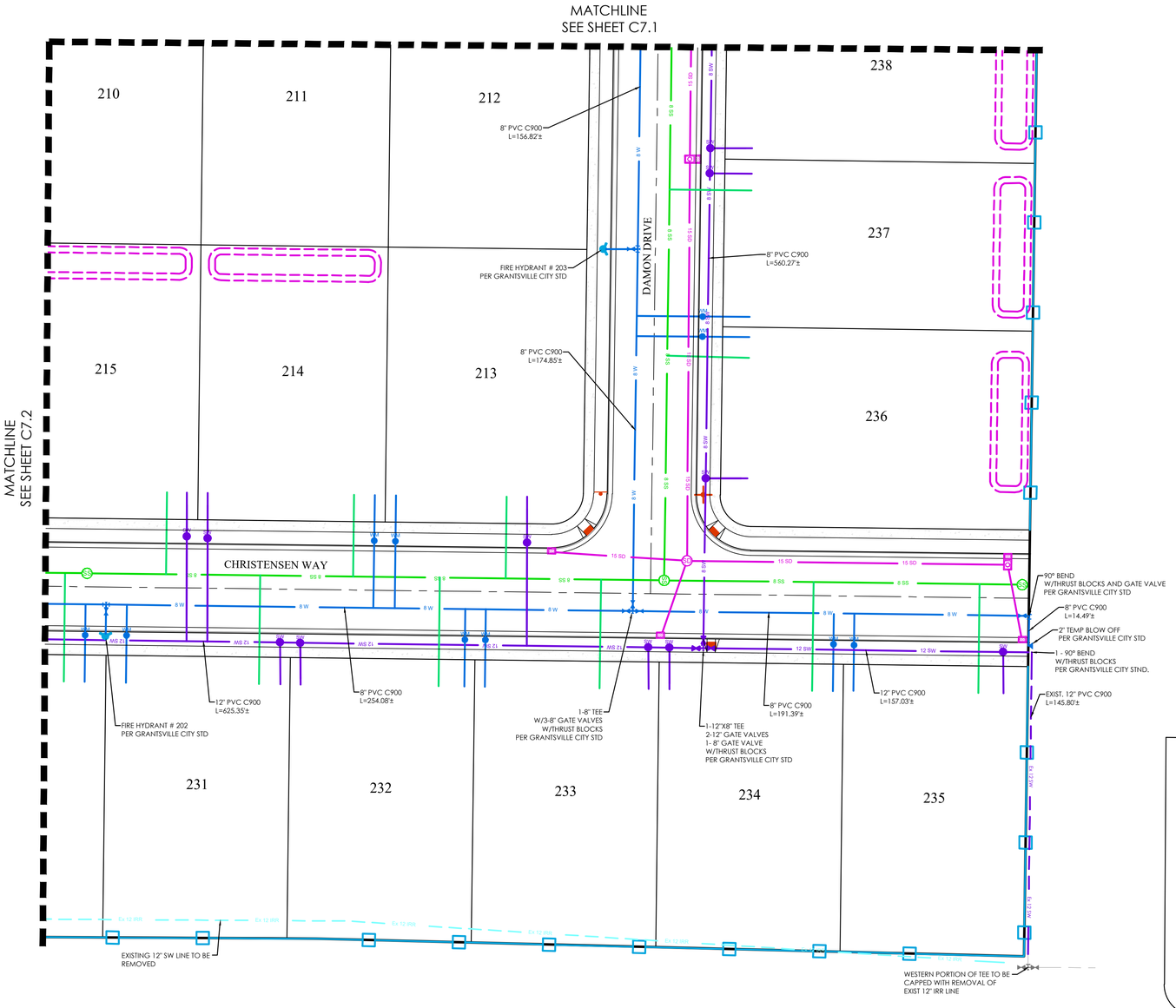
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S

GRAPHIC SCALE

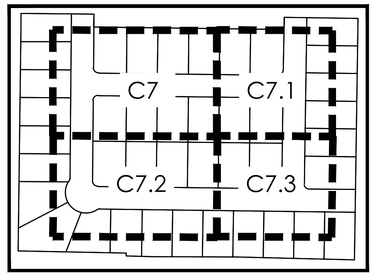
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(IN FEET)
1 inch = 30 ft.



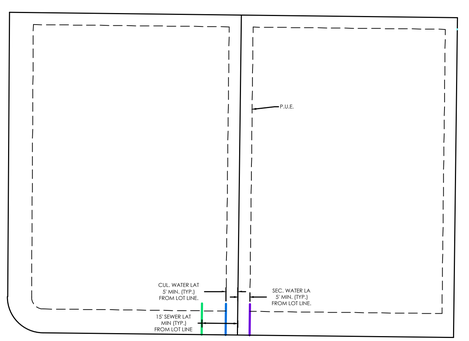
LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- XX" STORM DRAIN
- XX" SANITARY SEWER
- XX" CULINARY WATER
- XX" SECONDARY WATER
- CONTOUR MAJOR
- CONTOUR MINOR
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
- EXIST. CULINARY WATER
- EXIST. FENCE
- EXIST. CONTOUR MAJOR
- EXIST. CONTOUR MINOR
- SIGN
- STREET LIGHT
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- SECONDARY METER, WATER METE
- CULINARY VALVE, TEE & BEND
- SECONDARY VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- SPOT ELEVATION



KEY MAP
N.T.S

NOTES:
1. 10' MIN. HORIZONTAL SEPARATION BETWEEN CULINARY WATER AND SANITARY SEWER AND STORM DRAIN.
2. CONTRACTOR TO VERIFY LOCATION AND ELEVATION OF UTILITIES AND ROAD IMPROVEMENTS UPON COMPLETION OF CONSTRUCTION OF MATTHEWS MEADOWS PHASE 1.
3. 18" VERT SEPARATION BETWEEN WATER AND OTHER WET UTILITIES.



LATERAL TYPICAL

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THOMAS M. ROMNEY
STATE OF UTAH

MATTHEWS MEADOWS SUBDIVISION PHASE 2

GRANTSVILLE, UT

WATER PLAN

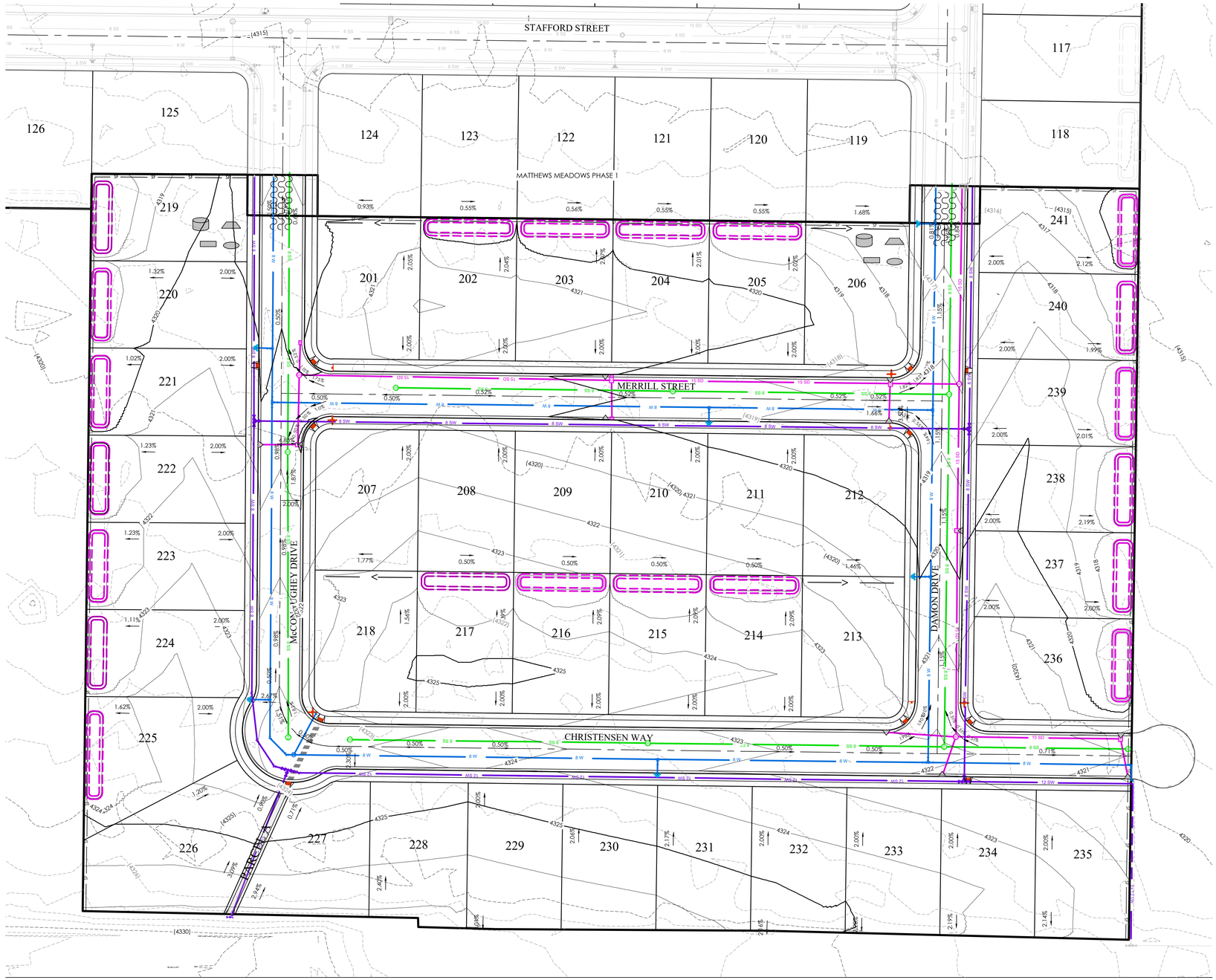
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WATER PLAN

Scale: 1"=30'	Drawn: MEF
Date: 04/03/24	Job #: 23-0012
Sheet: C7.3	

E:_2023\23-0012 matthews meadows phase 2\design 23-0012\dwg\sheets\C7.3-WATER PLAN.dwg



EROSION CONTROL LEGEND

- CONSTRUCTION ENTRANCE
- MATERIALS STORAGE
- FUEL TANKS
- CONCRETE WASHOUT
- TRASH BIN
- PORTABLE TOILET
- CONSTRUCTION TRAILER
- INLET PROTECTION
- SURFACE WATERS
- OUTFALL
- SILT FENCE OR BERM
- CUTBACK CURB
- FIBER ROLL
- SWALE

N

S

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

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STATE OF UTAH

MATTHEWS MEADOWS SUBDIVISION PHASE 2
GRANTSVILLE, UT
EROSION CONTROL PLAN

REVISION BLOCK

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EROSION CONTROL PLAN

Scale:	1"=50'	Drawn:	MEC
Date:	04/03/24	Job #:	23-0012
Sheet:	C8		

Know what's below. Call 811 before you dig.

Z:_2023\23-0012 matthews meadows phase 2\design 23-0012\dwg\sheet\\C8-EROSION CONTROL PLAN.dwg

N

S

Know what's below. Call 811 before you dig.

GRAPHIC SCALE

50 0 25 50 100 200

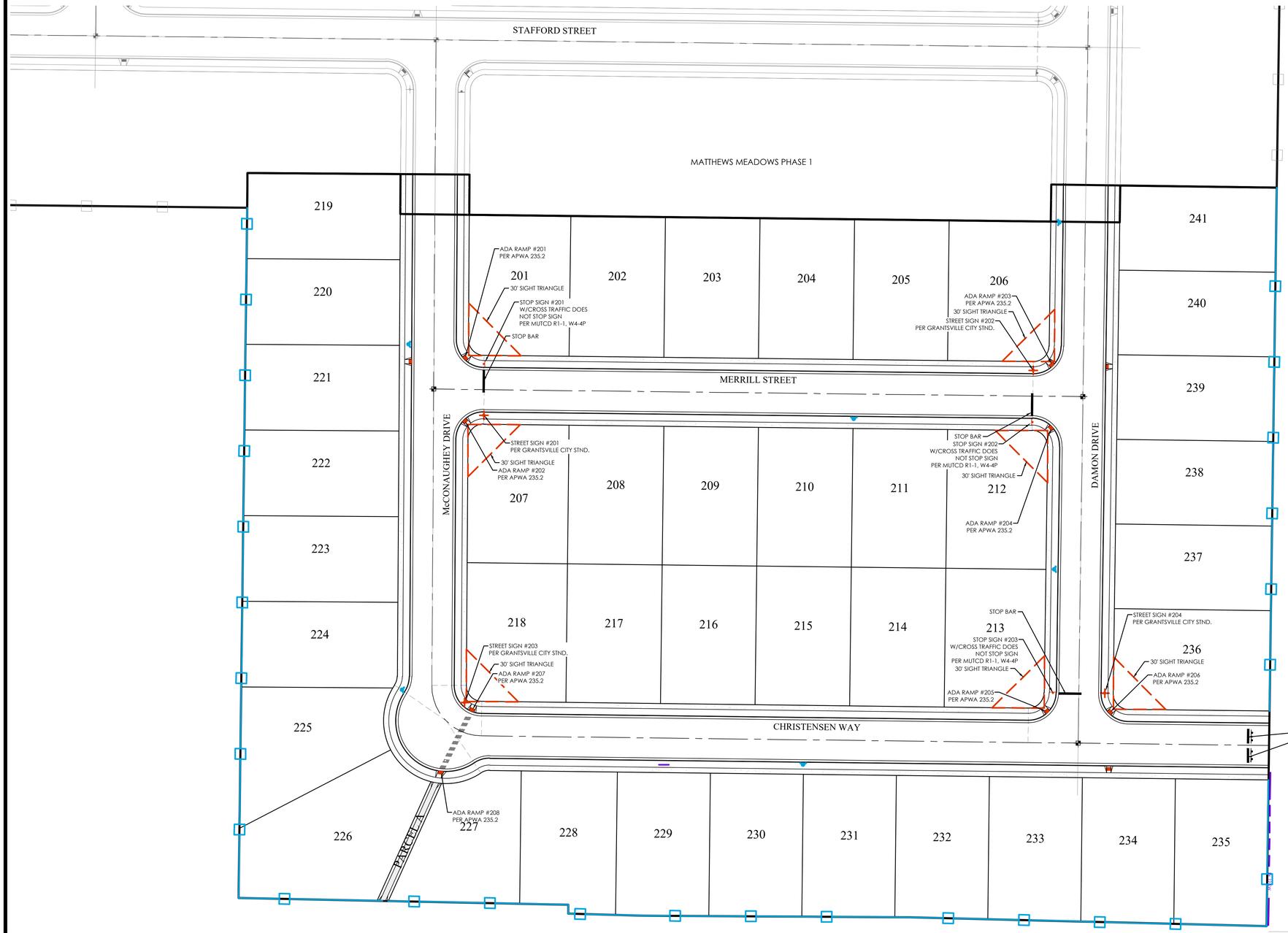
(IN FEET)
1 inch = 50 ft.

LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- XX SD — XX" STORM DRAIN
- XX SS — XX" SANITARY SEWER
- XX W — XX" CULINARY WATER
- XX SW — XX" SECONDARY WATER
- XXXX — CONTOUR MAJOR
- XXXX — CONTOUR MINOR
- Ex SD — EXIST. STORM DRAIN
- Ex SS — EXIST. SANITARY SEWER
- Ex W — EXIST. CULINARY WATER
- X — X — X — EXIST. FENCE
- [XXXX] — EXIST. CONTOUR MAJOR
- [XXXX] — EXIST. CONTOUR MINOR

LEGEND

- SIGN
- STREET LIGHT
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- SECONDARY METER, WATER METE
- CULINARY VALVE, TEE & BEND
- SECONDARY VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- o XXXX.XX — SPOT ELEVATION



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4-10-24
STATE OF UTAH

MATTHEWS MEADOWS SUBDIVISION PHASE 2

GRANTSVILLE, UT

OVERALL SIGNAGE & STRIPING PLAN

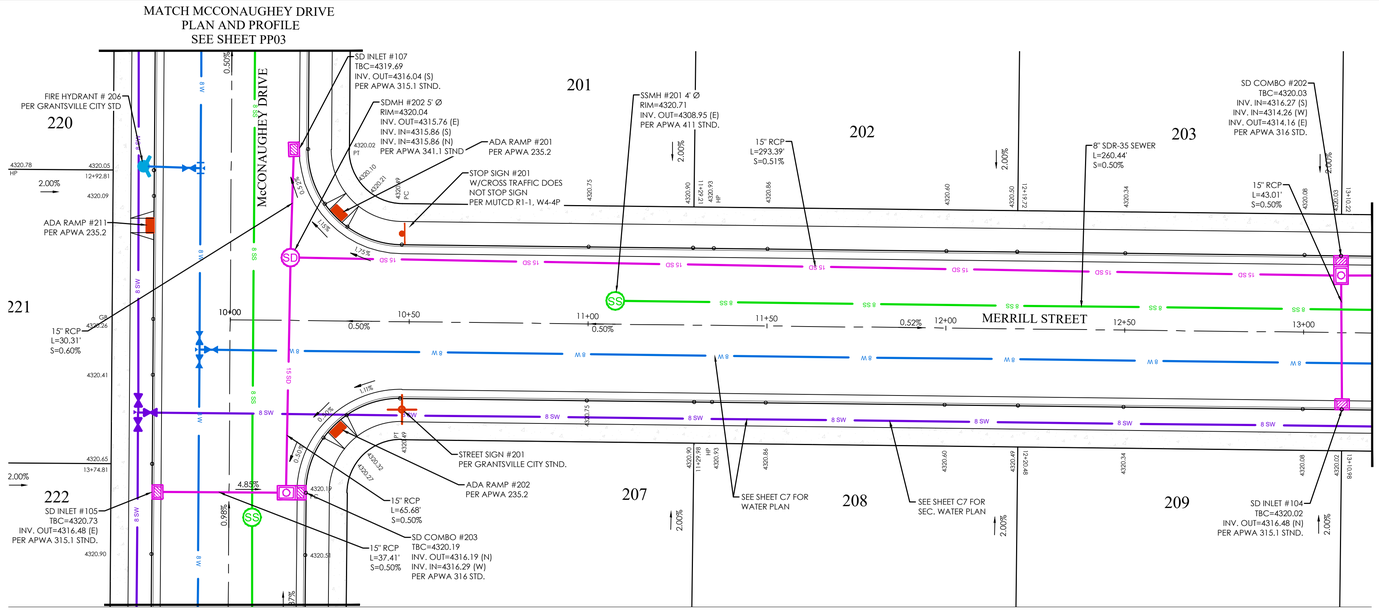
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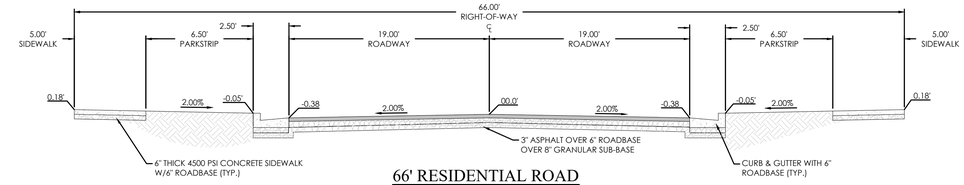
OVERALL SIGNAGE & STRIPING PLAN

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Sheet: C9	

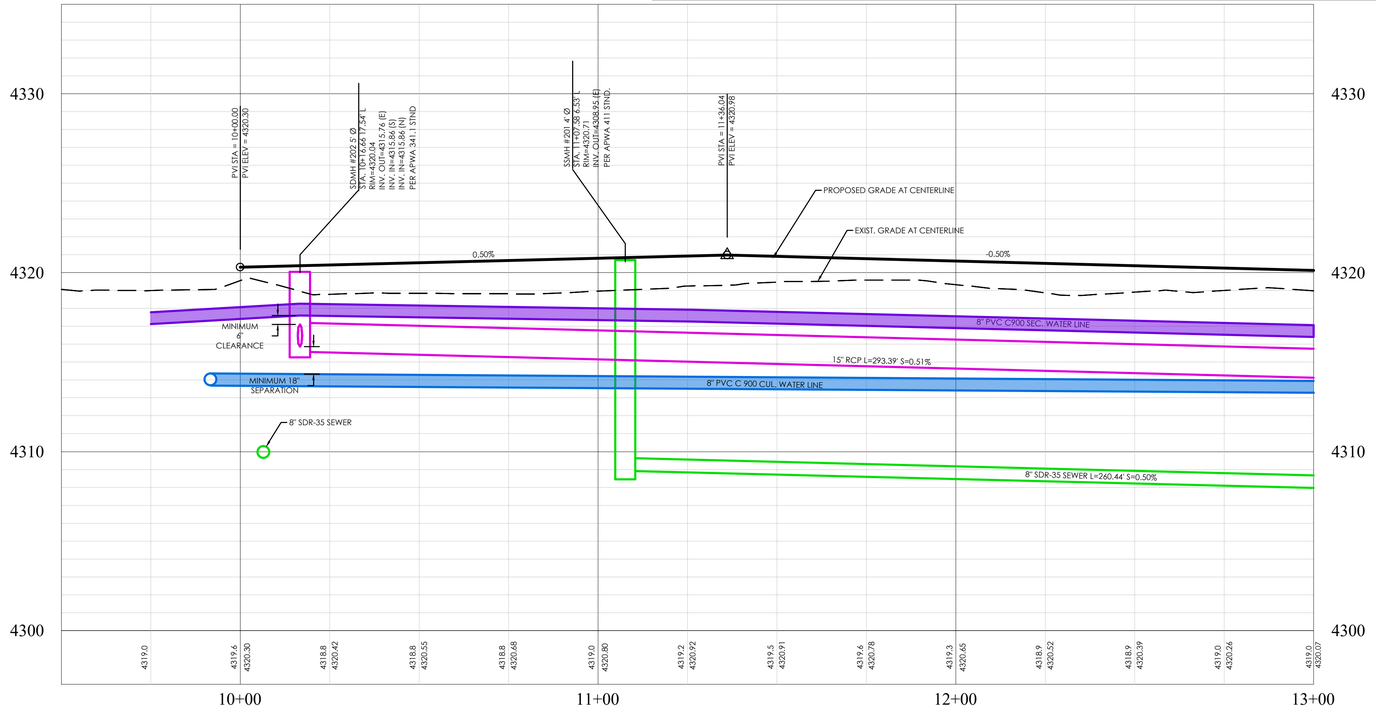
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MERRILL STREET PLAN



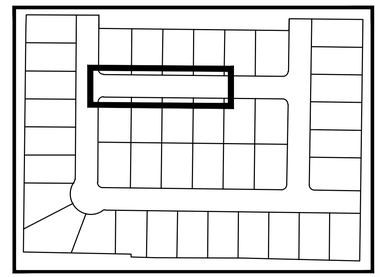
66' RESIDENTIAL ROAD
N.T.S.



MERRILL STREET PROFILE

LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- XX SD — XX" STORM DRAIN
- XX SS — XX" SANITARY SEWER
- XX W — XX" CULINARY WATER
- XX SW — XX" SECONDARY WATER
- XXXX — CONTOUR MAJOR
- XXXX — CONTOUR MINOR
- Ex SD — EXIST. STORM DRAIN
- Ex SS — EXIST. SANITARY SEWER
- Ex W — EXIST. CULINARY WATER
- X — X — X — EXIST. FENCE
- [XXXX] — EXIST. CONTOUR MAJOR
- [XXXX] — EXIST. CONTOUR MINOR
- SIGN
- STREET LIGHT
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- SECONDARY METER, WATER METER
- CULINARY VALVE, TEE & BEND
- SECONDARY VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- o XXXX.XX — SPOT ELEVATION



KEY MAP
N.T.S

NOTES:
1. SD PIPE SHALL BE RCP OR HIGH PERFORMANCE STORM POLYPROPYLENE PIPE (HP STORM).

WITH CENTERLINE SLOPES THAT ARE DESIGNED AT MINIMUM 0.5% CONTRACTOR TO VERIFY THAT CURB & GUTTER, FLOW LINE DOES NOT SLOPE LESS THAN 0.5%.

BENCHMARK

NORTHEAST CORNER OF SECTION 05
TOWNSHIP 03 SOUTH, RANGE 05 WEST
SALT LAKE BASE AND MERIDIAN
ELEV: 4309.08'
DATUM:NAVD88



GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

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GRANTSVILLE, UT
MERRILL STREET

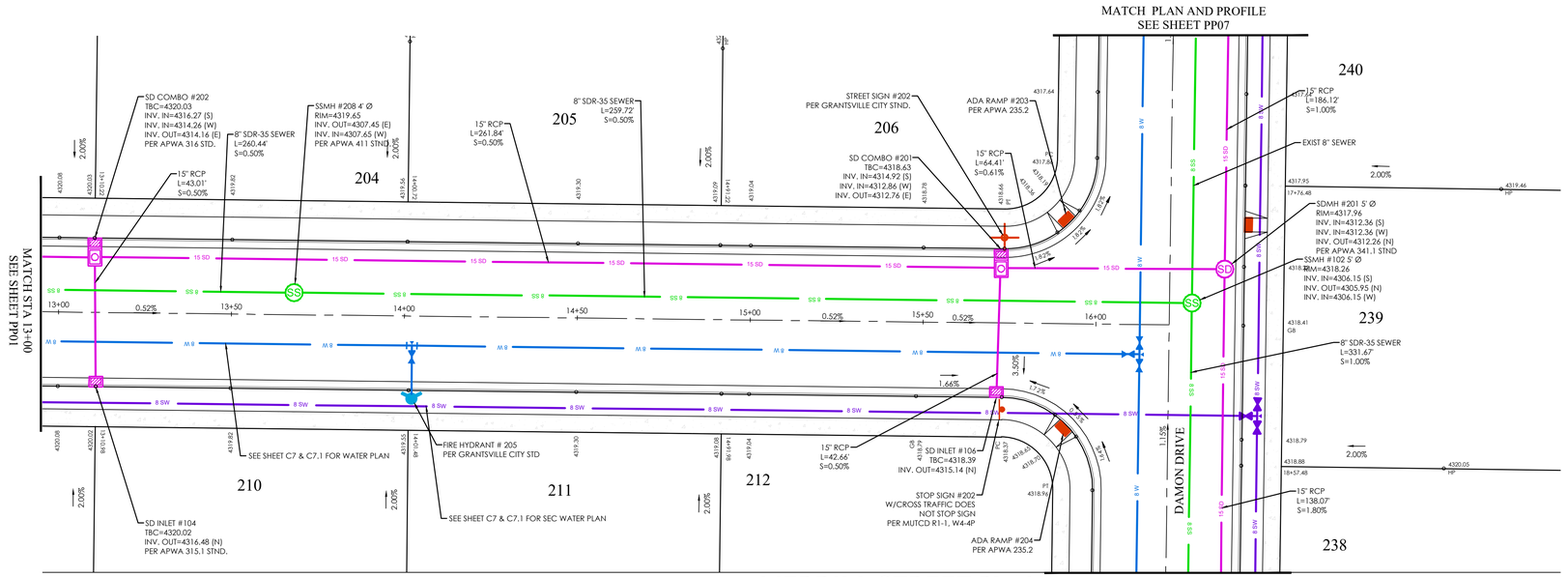
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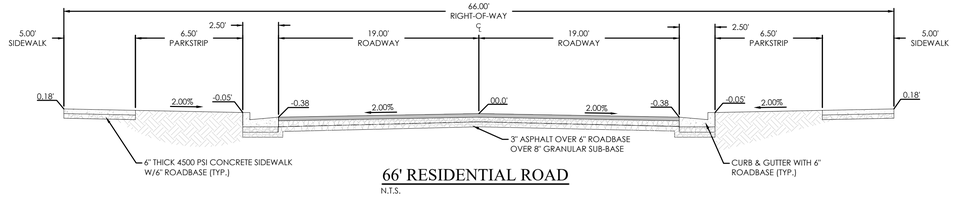
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MERRILL STREET

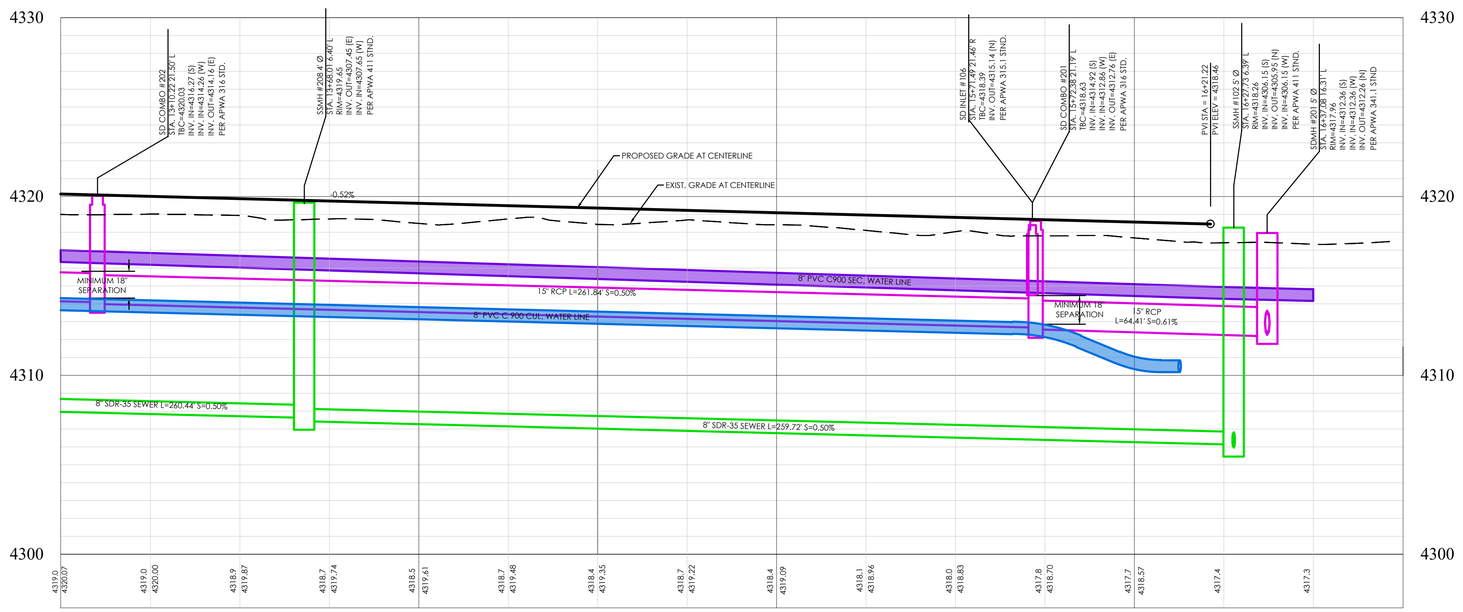
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Date: 04/03/24	Job #: 23-0012
Sheet: PP01	

Z:_2023\23-0012 matthews meadows phase 2\design 23-0012\dwg\sheets\PP01 MERRIL STREET.dwg





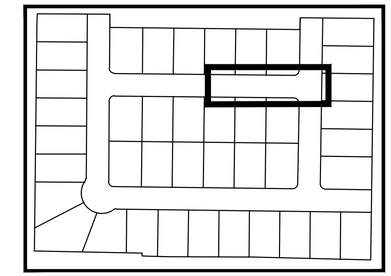
66' RESIDENTIAL ROAD
N.T.S.



MERRILL STREET PROFILE

LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- XX SD — XX" STORM DRAIN
- XX SS — XX" SANITARY SEWER
- XX W — XX" CULINARY WATER
- XX SW — XX" SECONDARY WATER
- XXXX — CONTOUR MAJOR
- XXXX — CONTOUR MINOR
- Ex SD — EXIST. STORM DRAIN
- Ex SS — EXIST. SANITARY SEWER
- Ex W — EXIST. CULINARY WATER
- X — X — X — EXIST. FENCE
- (XXXX) — EXIST. CONTOUR MAJOR
- (XXXX) — EXIST. CONTOUR MINOR
- SIGN
- STREET LIGHT
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- SECONDARY METER, WATER METER
- CULINARY VALVE, TEE & BEND
- SECONDARY VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- o XXXX.XX — SPOT ELEVATION



KEY MAP
N.T.S

NOTES:
1. SD PIPE SHALL BE RCP OR HIGH PERFORMANCE STORM POLYPROPYLENE PIPE (HP STORM).

WITH CENTERLINE SLOPES THAT ARE DESIGNED AT MINIMUM 0.5% CONTRACTOR TO VERIFY THAT CURB & GUTTER, FLOW LINE DOES NOT SLOPE LESS THAN 0.5%.

BENCHMARK

NORTHEAST CORNER OF SECTION 05
TOWNSHIP 03 SOUTH, RANGE 05 WEST
SALT LAKE BASE AND MERIDIAN
ELEV: 4309.08'
DATUM:NAVD88



GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

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MATTHEWS MEADOWS SUBDIVISION PHASE 2
GRANTSVILLE, UT
MERRILL STREET

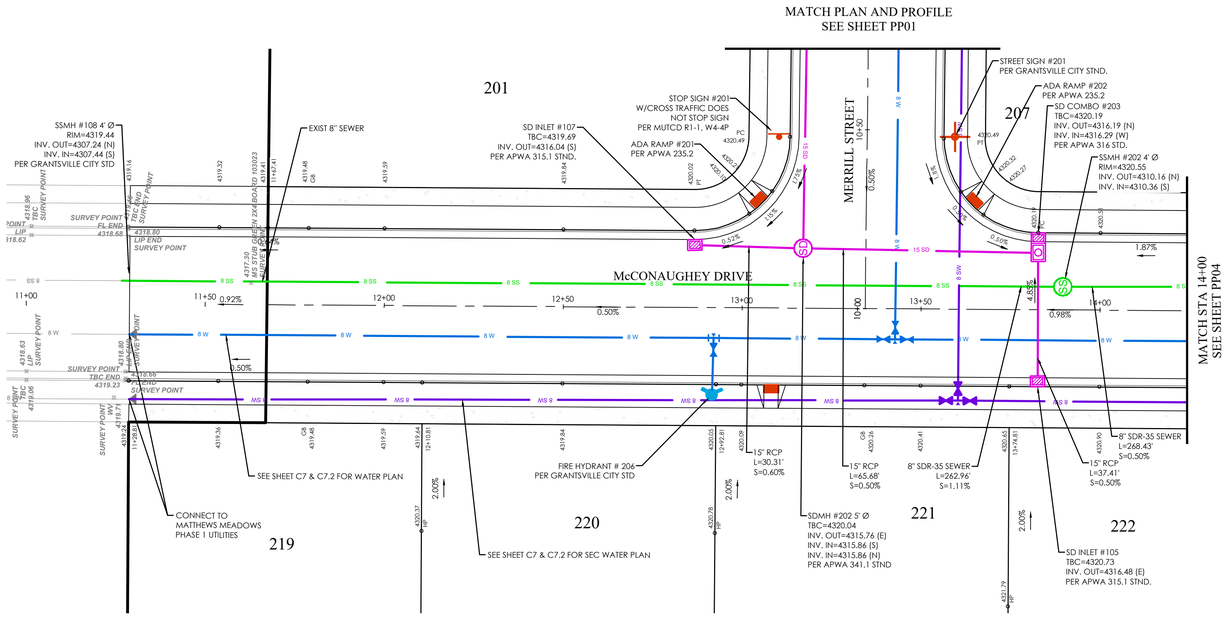
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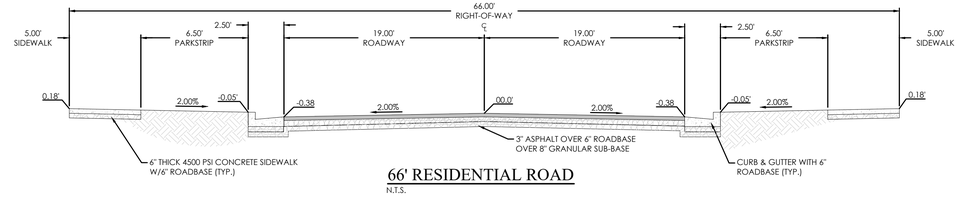
MERRILL STREET

Scale:	1"=20'	Drawn:	LCB
Date:	04/03/24	Job #:	23-0012
Sheet:	PP02		

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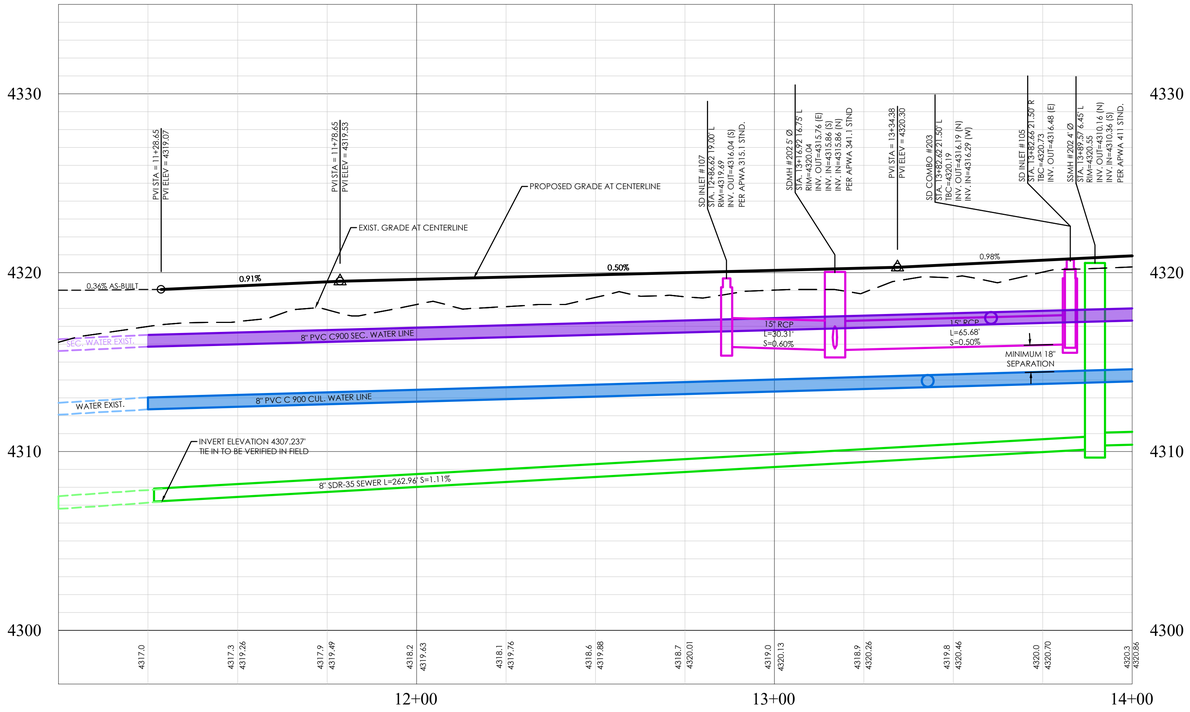


MCCONAUGHEY DRIVE PLAN



66' RESIDENTIAL ROAD

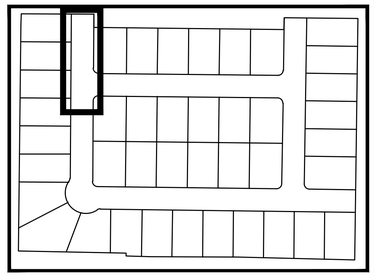
N.T.S.



McCONAUGHEY DRIVE PROFILE

LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- XX SD — XX" STORM DRAIN
- XX SS — XX" SANITARY SEWER
- XX W — XX" CULINARY WATER
- XX SW — XX" SECONDARY WATER
- XXXX — CONTOUR MAJOR
- XXXX — CONTOUR MINOR
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
- EXIST. CULINARY WATER
- EXIST. FENCE
- EXIST. CONTOUR MAJOR
- EXIST. CONTOUR MINOR
- SIGN
- STREET LIGHT
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- SECONDARY METER, WATER METER
- CULINARY VALVE, TEE & BEND
- SECONDARY VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- o XXXX.XX — SPOT ELEVATION



KEY MAP
N.T.S

NOTES:
1. SD PIPE SHALL BE RCP OR HIGH PERFORMANCE STORM POLYPROPYLENE PIPE (HP STORM).

WITH CENTERLINE SLOPES THAT ARE DESIGNED AT MINIMUM 0.5% CONTRACTOR TO VERIFY THAT CURB & GUTTER, FLOW LINE DOES NOT SLOPE LESS THAN 0.5%.

BENCHMARK

NORTHEAST CORNER OF SECTION 05
TOWNSHIP 03 SOUTH, RANGE 05 WEST
SALT LAKE BASE AND MERIDIAN
ELEV: 4309.08'
DATUM:NAVD88



GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

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STATE OF UTAH

MATTHEWS MEADOWS SUBDIVISION PHASE 2
GRANTSVILLE, UT
MCCONAUGHEY DRIVE

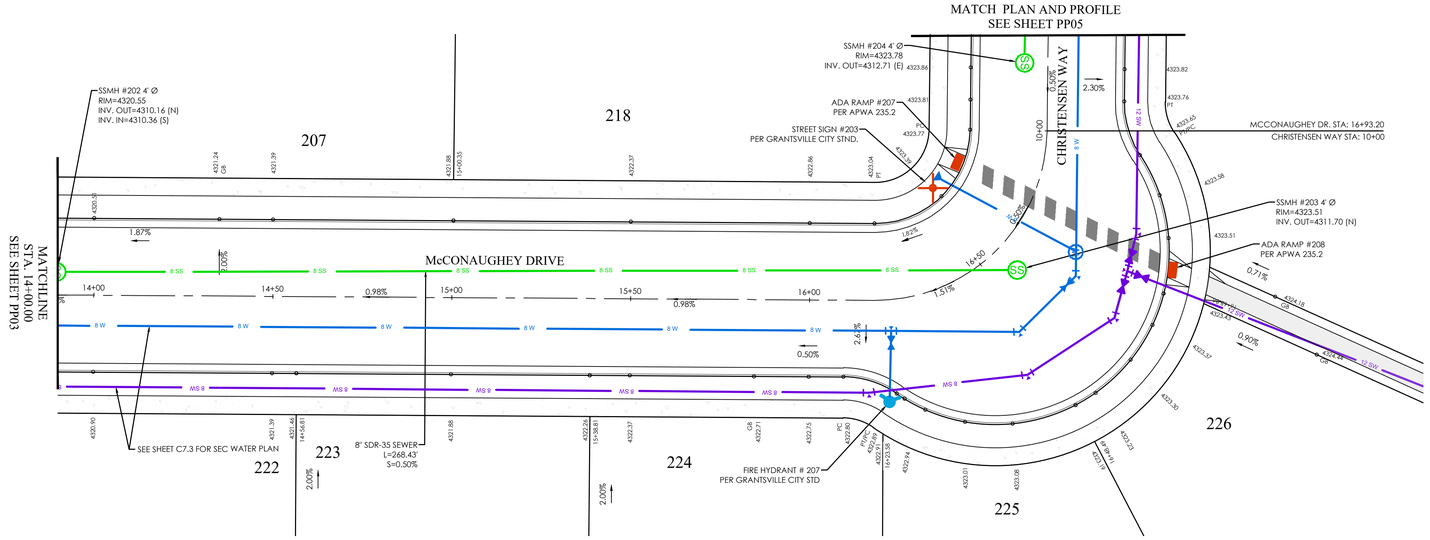
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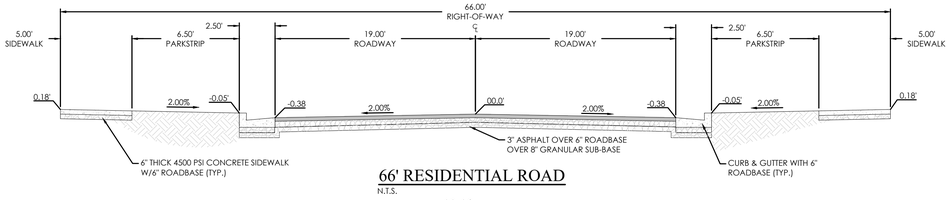
MCCONAUGHEY DRIVE

Scale:	1"=20'	Drawn:	LCB
Date:	04/03/24	Job #:	23-0012
Sheet:	PP03		

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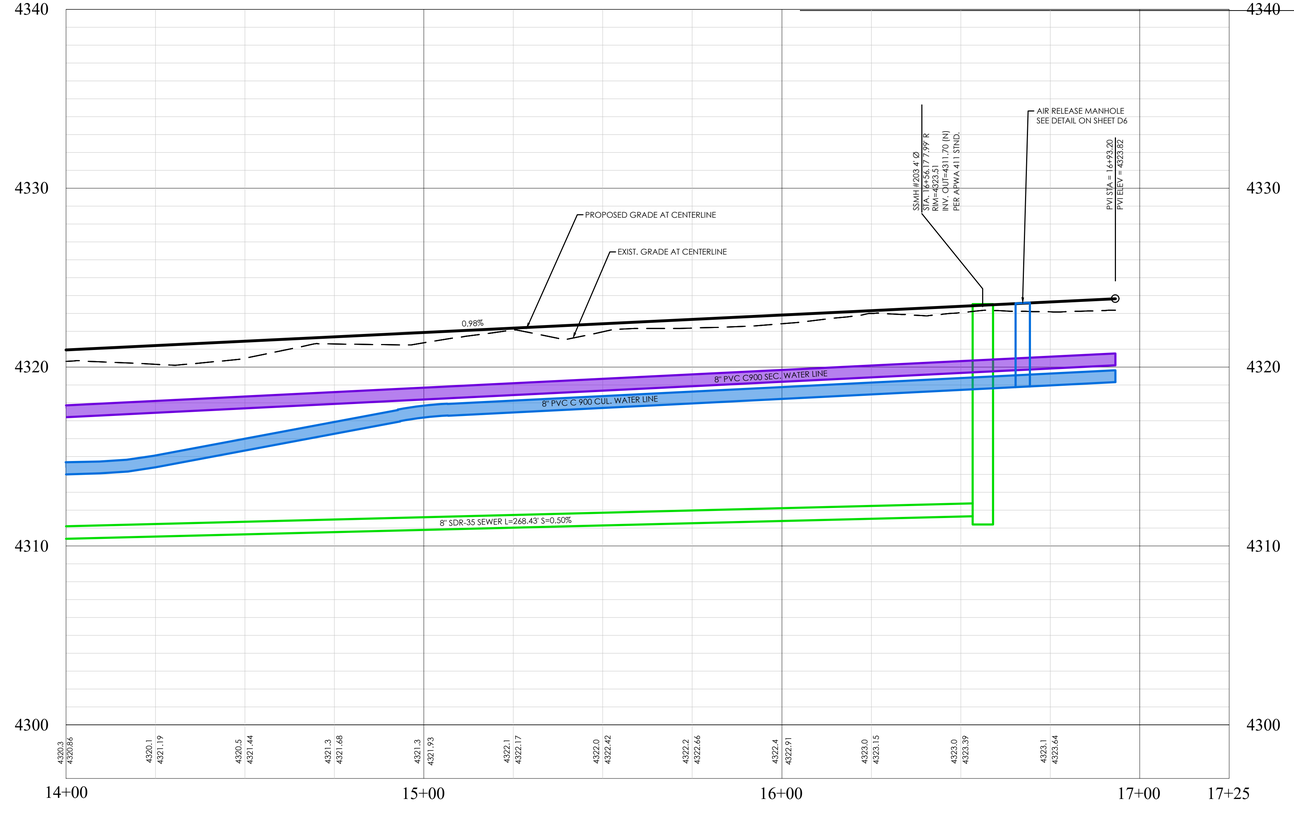


MCCONAUGHEY DRIVE PLAN



66' RESIDENTIAL ROAD

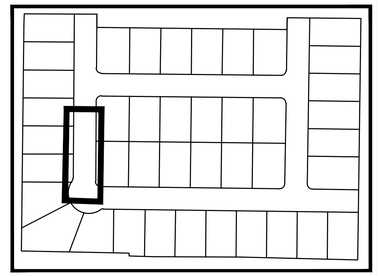
N.T.S.



McCONAUGHEY DRIVE PROFILE

LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- XX SD — XX" STORM DRAIN
- XX SS — XX" SANITARY SEWER
- XX W — XX" CULINARY WATER
- XX SW — XX" SECONDARY WATER
- XXXX — CONTOUR MAJOR
- XXXX — CONTOUR MINOR
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
- EXIST. CULINARY WATER
- EXIST. FENCE
- EXIST. CONTOUR MAJOR
- EXIST. CONTOUR MINOR
- SIGN
- STREET LIGHT
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- SECONDARY METER, WATER METER
- CULINARY VALVE, TEE & BEND
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- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
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- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- o XXXX.XX — SPOT ELEVATION



KEY MAP
N.T.S

NOTES:
1. SD PIPE SHALL BE RCP OR HIGH PERFORMANCE STORM POLYPROPYLENE PIPE (HP STORM).

WITH CENTERLINE SLOPES THAT ARE DESIGNED AT MINIMUM 0.5% CONTRACTOR TO VERIFY THAT CURB & GUTTER, FLOW LINE DOES NOT SLOPE LESS THAN 0.5%.

BENCHMARK

NORTHEAST CORNER OF SECTION 05
TOWNSHIP 03 SOUTH, RANGE 05 WEST
SALT LAKE BASE AND MERIDIAN
ELEV: 4309.08'
DATUM:NAVD88

N S

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

Know what's below. Call 811 before you dig.

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GRANTSVILLE, UT
MCCONAUGHEY DRIVE

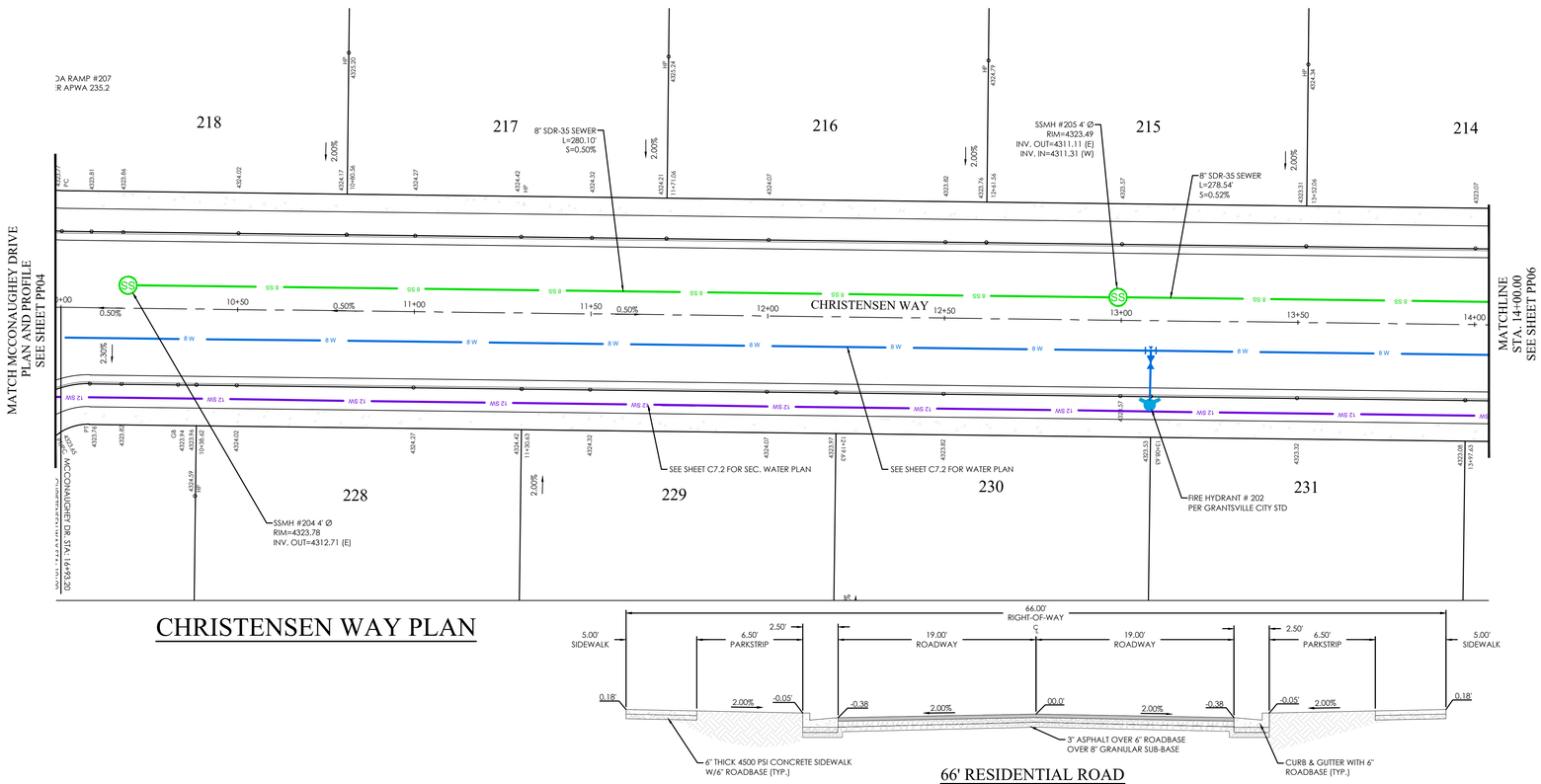
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MCCONAUGHEY DRIVE

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Date: 04/03/24 | Job #: 23-0012
Sheet: PP04

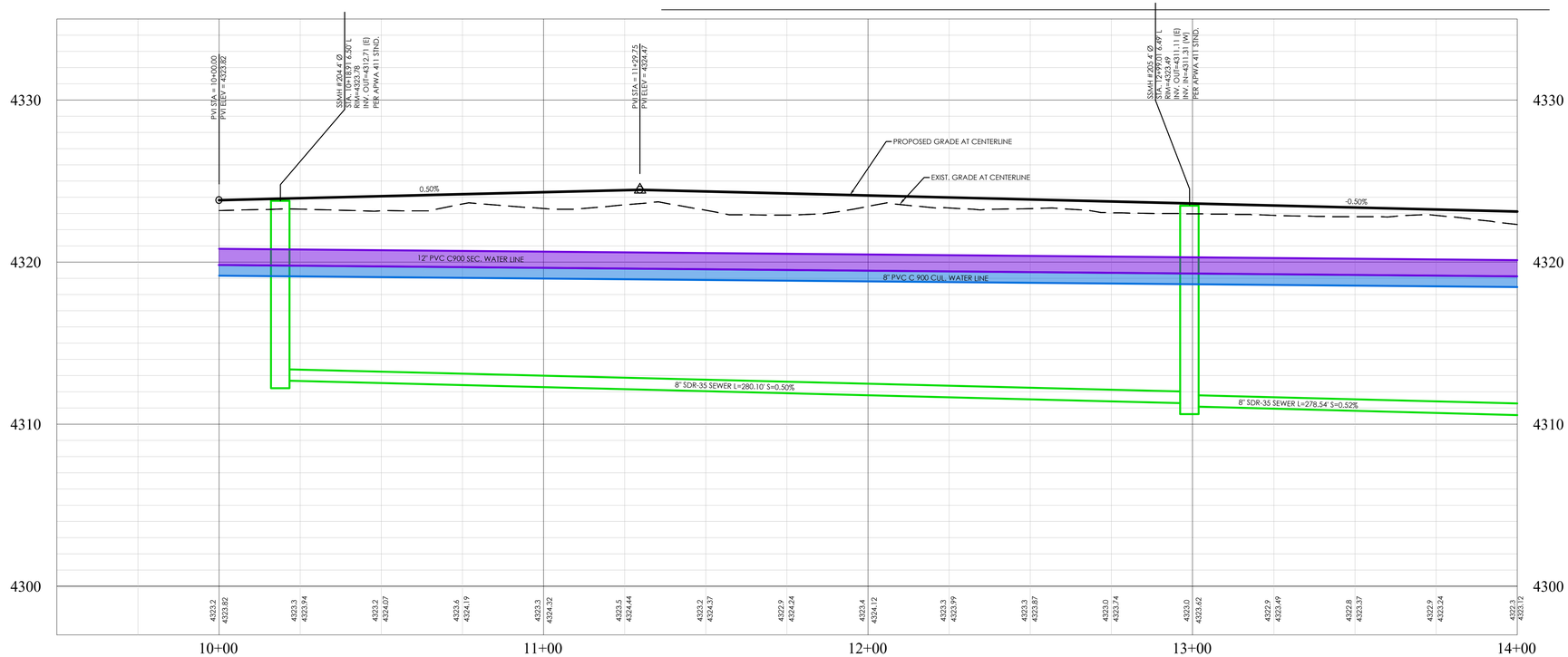
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CHRISTENSEN WAY PLAN

66' RESIDENTIAL ROAD

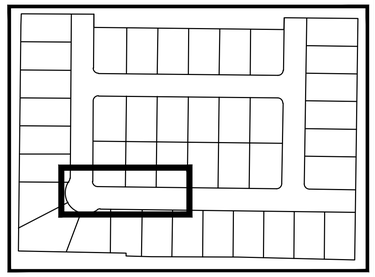
N.T.S.



CHRISTENSEN WAY PROFILE

LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- XX SD — XX" STORM DRAIN
- XX SS — XX" SANITARY SEWER
- XX W — XX" CULINARY WATER
- XX SW — XX" SECONDARY WATER
- XXXX — CONTOUR MAJOR
- XXXX — CONTOUR MINOR
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- Ex SS — EXIST. SANITARY SEWER
- Ex W — EXIST. CULINARY WATER
- X — X — X — EXIST. FENCE
- [XXXX] — EXIST. CONTOUR MAJOR
- [XXXX] — EXIST. CONTOUR MINOR
- SIGN
- STREET LIGHT
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- SECONDARY METER, WATER METER
- CULINARY VALVE, TEE & BEND
- SECONDARY VALVE, TEE & BEND
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- STREET MONUMENT (TO BE SET)
- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- o XXXX.XX — SPOT ELEVATION



KEY MAP
N.T.S

NOTES:
1. SD PIPE SHALL BE RCP OR HIGH PERFORMANCE STORM POLYPROPYLENE PIPE (HP STORM).

WITH CENTERLINE SLOPES THAT ARE DESIGNED AT MINIMUM 0.5% CONTRACTOR TO VERIFY THAT CURB & GUTTER, FLOW LINE DOES NOT SLOPE LESS THAN 0.5%.

BENCHMARK

NORTHEAST CORNER OF SECTION 05
TOWNSHIP 03 SOUTH, RANGE 05 WEST
SALT LAKE BASE AND MERIDIAN
ELEV: 4309.08'
DATUM:NAVD88

N
S

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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No. 8029950-2202
THOMAS M. ROMNEY
STATE OF UTAH

MATTHEWS MEADOWS SUBDIVISION PHASE 2
GRANTSVILLE, UT
CHRISTENSEN WAY

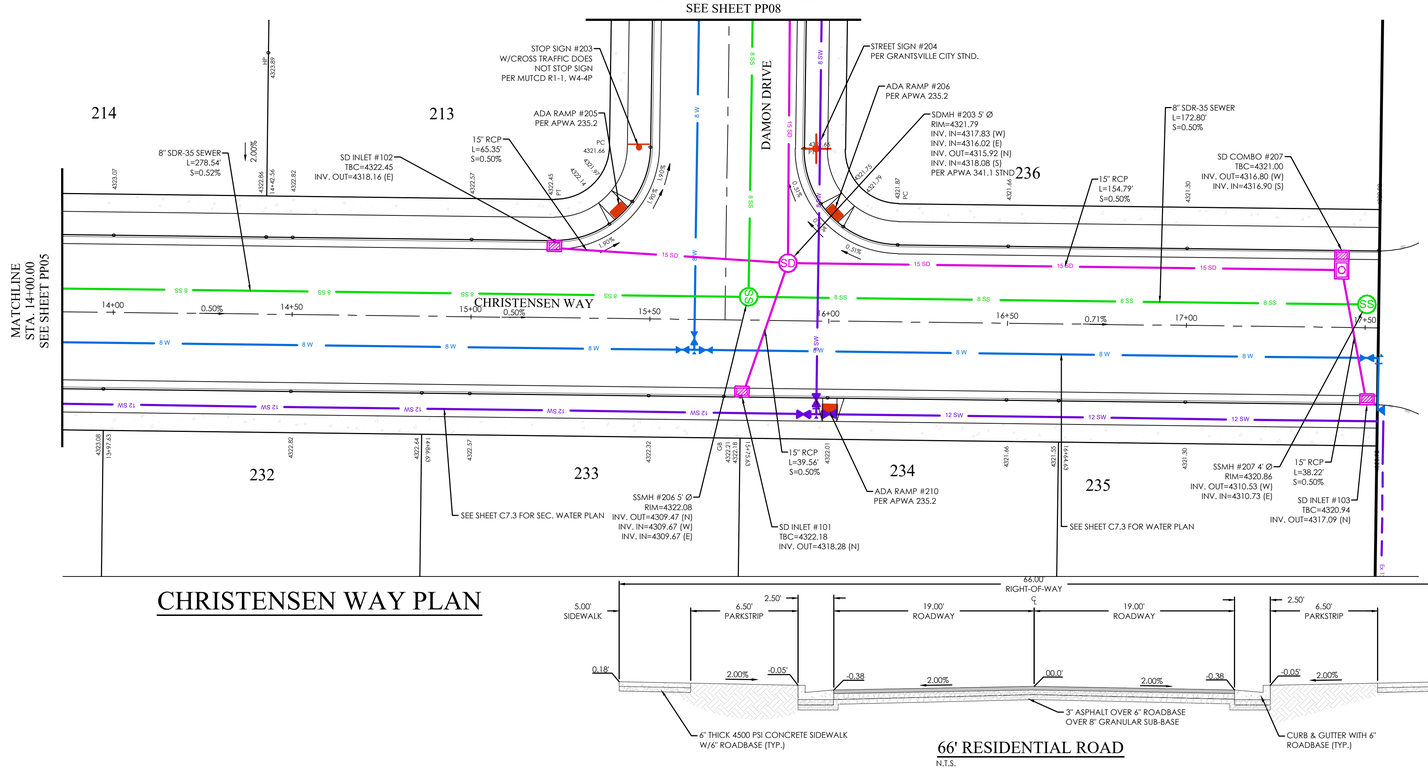
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CHRISTENSEN WAY

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Sheet:	PP05		

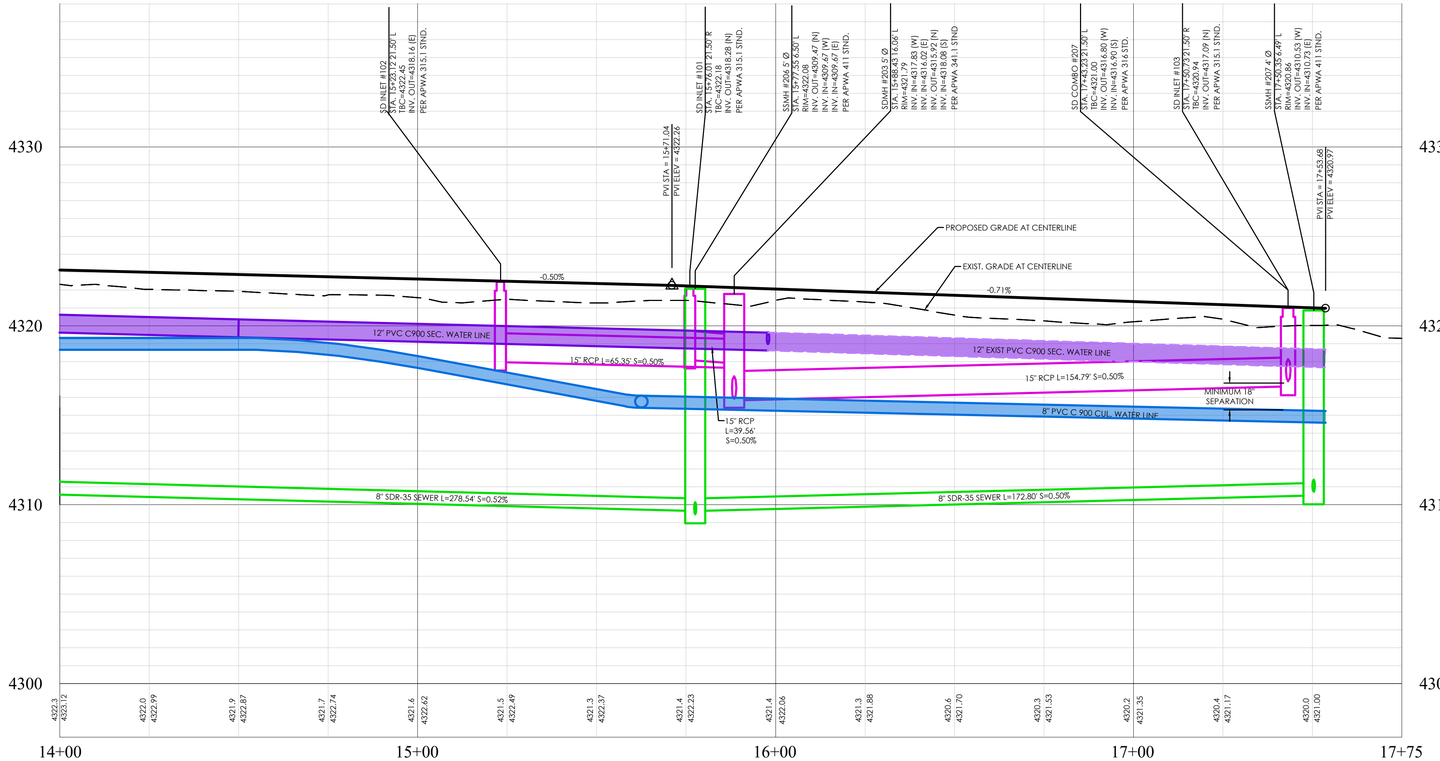
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CHRISTENSEN WAY PLAN

66' RESIDENTIAL ROAD

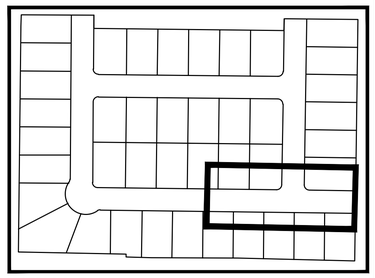
N.T.S.



CHRISTENSEN WAY PROFILE

LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- XX SD — XX" STORM DRAIN
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- X — X — X — EXIST. FENCE
- (XXXX) — EXIST. CONTOUR MAJOR
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- o XXXX.XX — SPOT ELEVATION



KEY MAP
N.T.S

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BENCHMARK

NORTHEAST CORNER OF SECTION 05
TOWNSHIP 03 SOUTH, RANGE 05 WEST
SALT LAKE BASE AND MERIDIAN
ELEV: 4309.08'
DATUM:NAVD88

N

S

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MATTHEWS MEADOWS SUBDIVISION PHASE 2
GRANTSVILLE, UT
CHRISTENSEN WAY

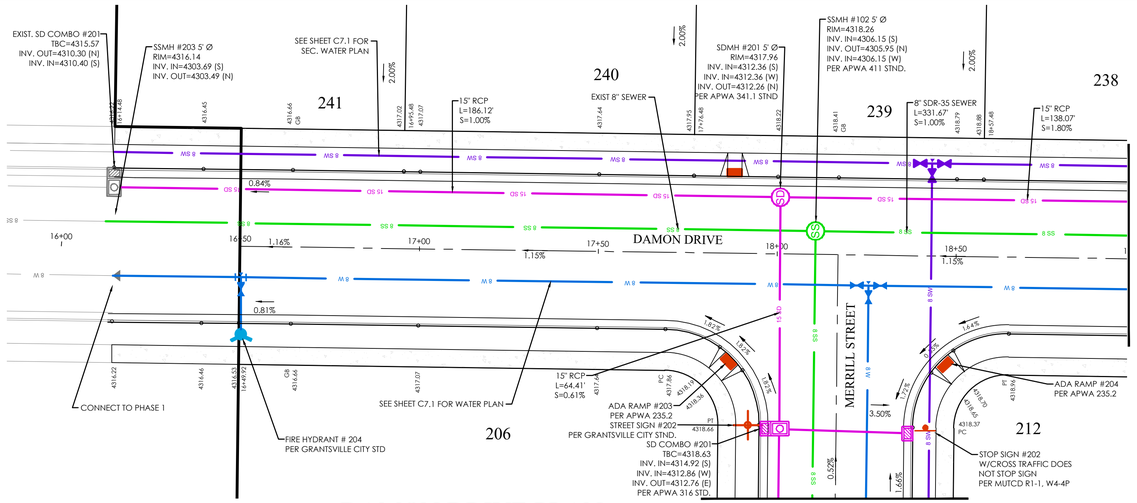
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CHRISTENSEN WAY

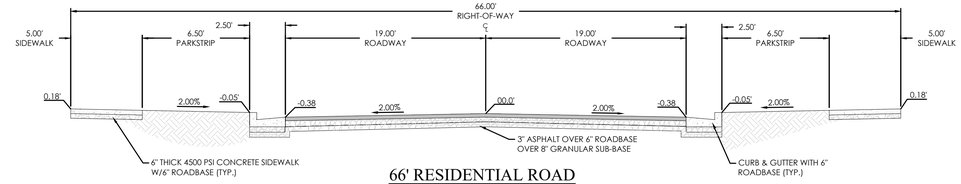
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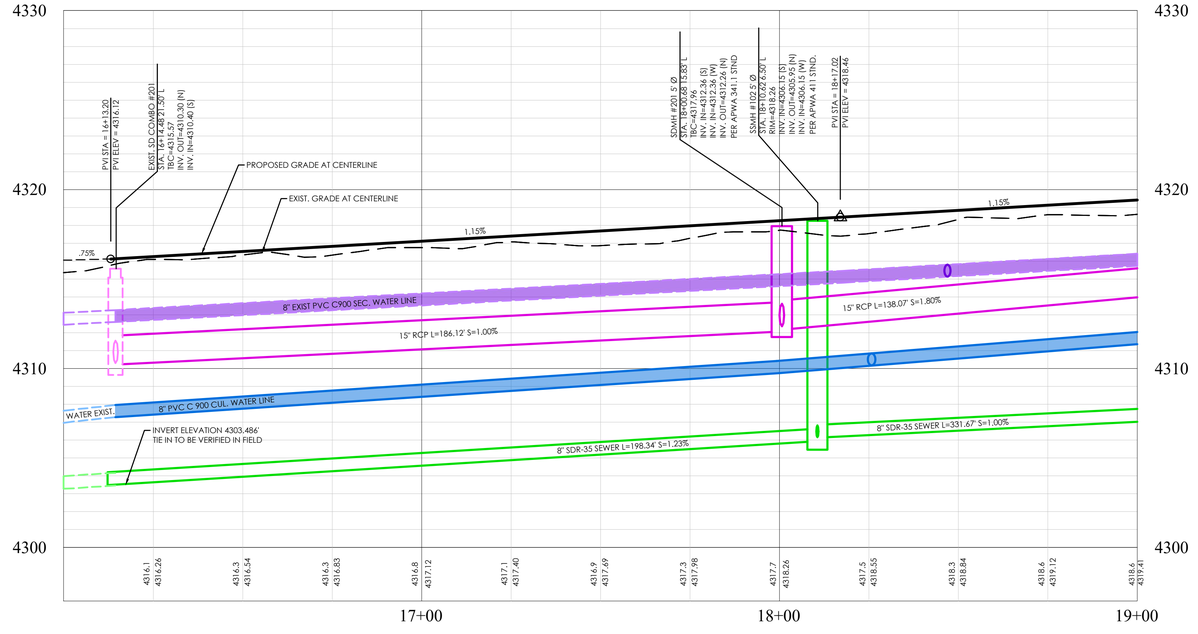
DAMON DRIVE PLAN

MATCH PLAN AND PROFILE
SEE SHEET PP02



66' RESIDENTIAL ROAD

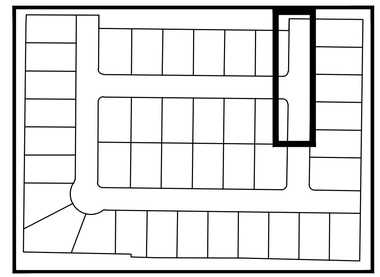
N.T.S.



DAMON DRIVE PROFILE

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KEY MAP
N.T.S

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BENCHMARK

NORTHEAST CORNER OF SECTION 05
TOWNSHIP 03 SOUTH, RANGE 05 WEST
SALT LAKE BASE AND MERIDIAN
ELEV: 4309.08'
DATUM:NAVD88



GRAPHIC SCALE

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(IN FEET)
1 inch = 20 ft.

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DAMON DRIVE

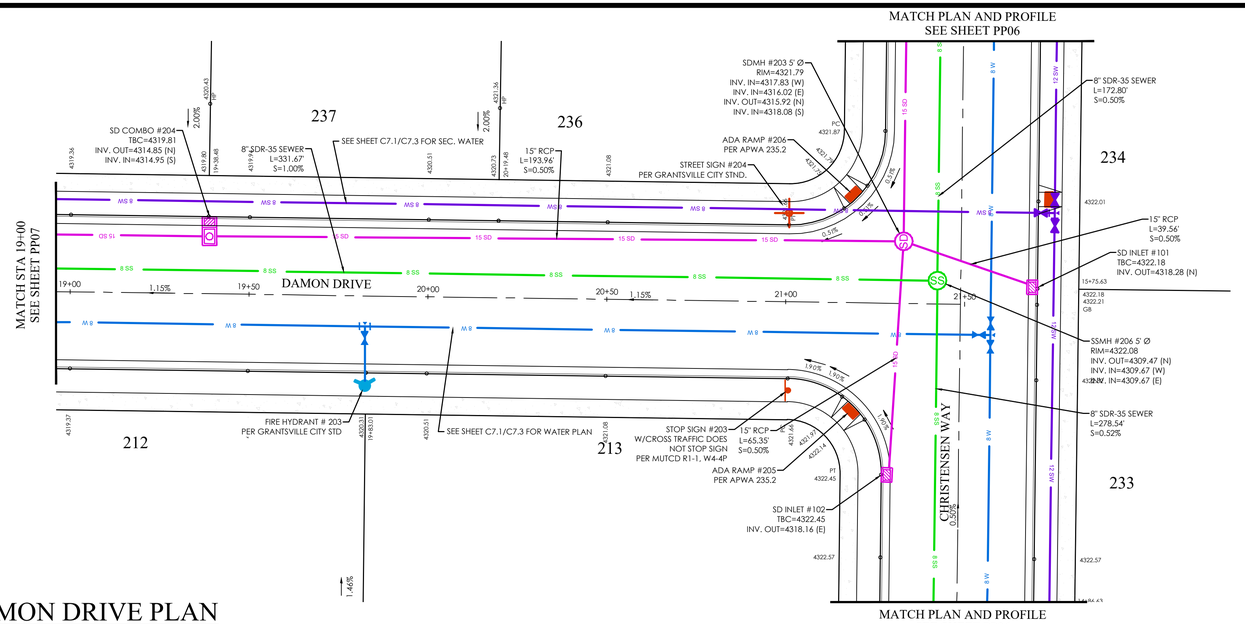
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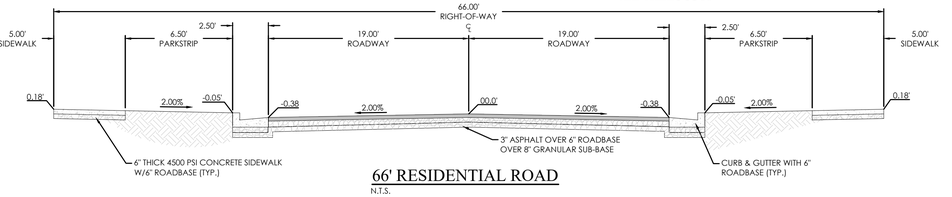
DAMON DRIVE

Scale: 1"=20'	Drawn: LCB
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Sheet: PP07	

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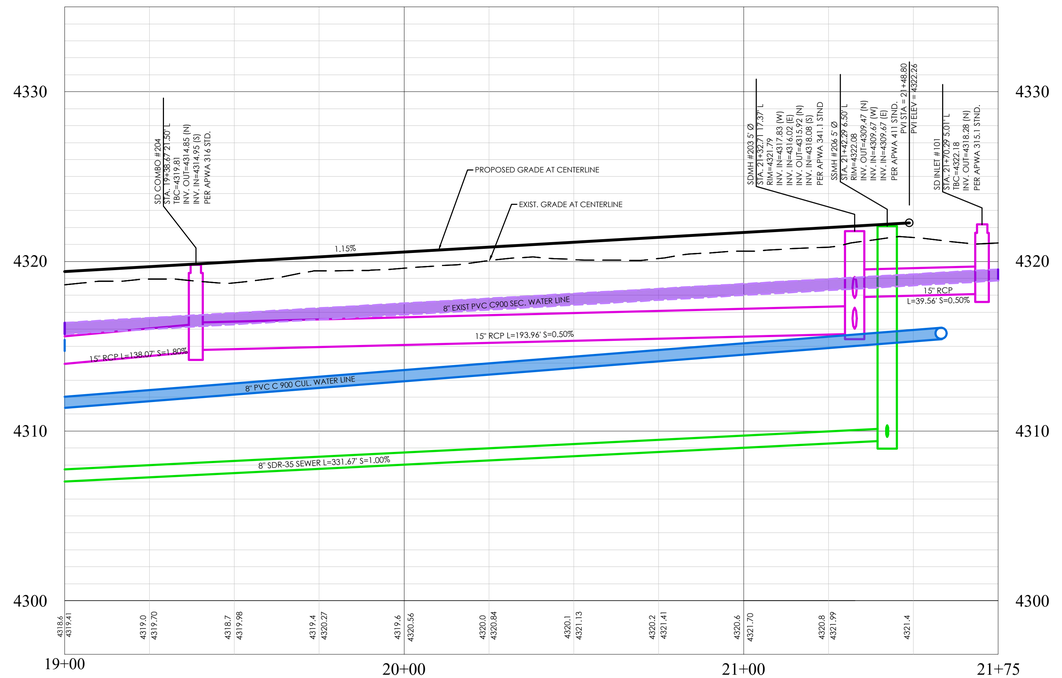


DAMON DRIVE PLAN



66' RESIDENTIAL ROAD

N.T.S.



DAMON DRIVE PROFILE

NOTES:
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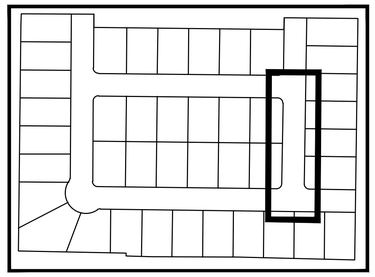
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BENCHMARK

NORTHEAST CORNER OF SECTION 05
TOWNSHIP 03 SOUTH, RANGE 05 WEST
SALT LAKE BASE AND MERIDIAN
ELEV: 4309.08'
DATUM:NAVD88

LEGEND

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KEY MAP
N.T.S

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
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GRANTSVILLE, UT
DAMON DRIVE

REVISION BLOCK

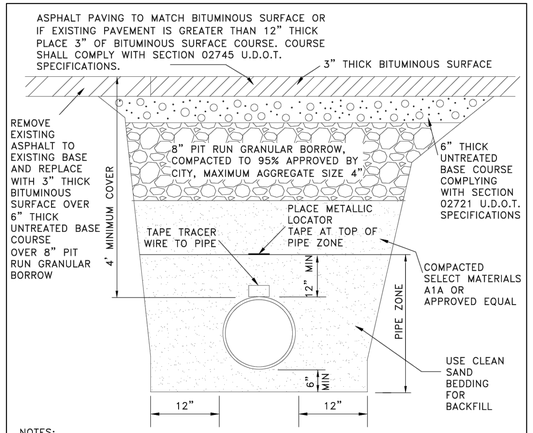
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DAMON DRIVE

Scale:	1"=20'	Drawn:	LCB
Date:	04/03/24	Job #:	23-0012
Sheet:	PP08		

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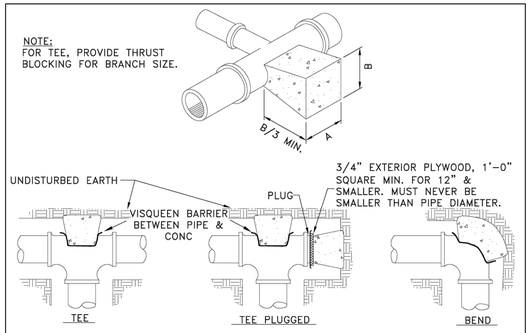
NOTE:
1. ALL SURFACE CONCRETE TO BE 4500 PSI.
2. SIDEWALK SHALL BE 6" THICK ON 6" OF COMPACTED ROADBASE



NOTES:
1. PIPES & FITTINGS SHALL BE LEAD FREE.
2. ASBESTOS CEMENT PIPE SHALL NOT BE ALLOWED.
3. WATER MAINS & SEWER LINES SHALL NOT BE INSTALLED IN THE SAME TRENCH.
4. ALL PIPES, FITTINGS & APPURTENANCES SHALL BE NSF-61 CERTIFIED.
5. ALL NEW OR REPLACED WATER LINES SHALL BE FLUSHED & DISINFECTED PER AWWA STANDARD C651 LATEST EDITION.
6. MATERIAL THICKNESS MAY CHANGE AS DIRECTED BY THE CITY ENGINEER BASED UPON FINDINGS AND RECOMMENDATIONS IN GEOTECHNICAL REPORT.
7. FOR WATER METERS NOT CONNECTED TO FIRE HYDRANTS, THE MINIMUM LINE SIZE SHALL BE 4" IN DIAMETER, UNLESS THEY SERVE PICNIC SITES, PARKS, SEMI-DEVELOPED CAMPS, PRIMITIVE CAMPS, OR ROADWAY REST-STOPS. MINIMUM WATER MAIN SIZE SERVICING A FIRE HYDRANT LATERAL SHALL BE 8 INCHES IN DIAMETER UNLESS A HYDRAULIC ANALYSIS INDICATES THAT REQUIRED FLOW AND PRESSURES CAN BE MAINTAINED BY 6" LINES. [UAC R309-550-5(4)].
8. ALL TYPES OF INSTALLED PIPE SHALL BE PRESSURE TESTED AND LEAKAGE TESTED IN ACCORDANCE WITH AWWA C600 (LATEST EDITION).
9. UNDER NO CIRCUMSTANCES SHALL THE PIPE OR ACCESSORIES BE DROPPED INTO THE TRENCH.

LOCATED IN SURFACED ROAD REV. 8-23

GRANTSVILLE CITY
UTILITY TRENCH FOR WATER MAIN

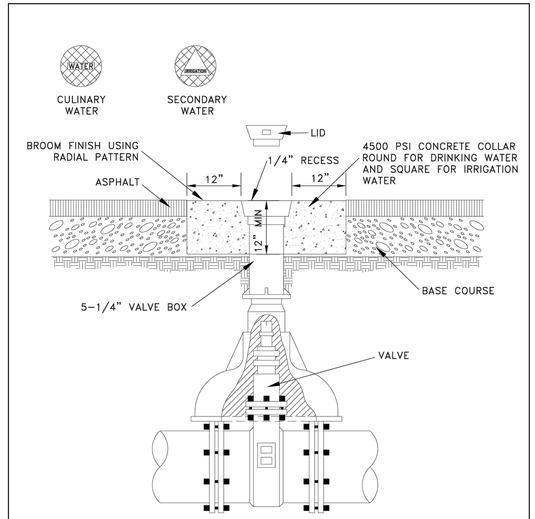


DIMENSIONS FOR THRUST BLOCKING

FITTING SIZES	TEES & PLUGS A	TEES & PLUGS B	90° BENDS A	90° BENDS B	45° BENDS & "Y"S A	45° BENDS & "Y"S B	22 1/2° BENDS A	22 1/2° BENDS B
4"	1'-6"	1'-6"	1'-6"	1'-9"	1'-3"	0'-6"	1'-0"	0'-6"
6"	2'-0"	1'-0"	2'-0"	2'-0"	1'-3"	1'-6"	1'-0"	1'-5"
8"	2'-0"	1'-6	2'-3"	2'-3"	1'-8"	1'-8"	1'-0"	1'-3"
10"	2'-6"	2'-3"	2'-9"	2'-10"	2'-3"	1'-10"	1'-3"	2'-0"
12"	3'-0"	2'-9"	3'-6"	3'-3"	2'-6"	2'-4"	2'-0"	1'-6"
14"	3'-5"	3'-0"	4'-0"	3'-8"	3'-6"	2'-4"	2'-0"	2'-3"
16"	4'-0"	3'-6"	5'-0"	4'-0"	3'-6"	3'-0"	2'-6"	2'-3"
18"	4'-0"	4'-3"	6'-0"	4'-0"	4'-0"	3'-3"	2'-9"	2'-6"
20"	5'-0"	4'-3"	6'-0"	5'-0"	4'-3"	4'-0"	3'-0"	2'-9"
24"	6'-0"	5'-3"	8'-0"	5'-6"	6'-0"	4'-0"	4'-0"	3'-0"

NOTES:
1. THIS TABLE IS BASED ON 200 P.S.I. MAIN PRESSURE AND 2000 P.S.F. SOIL BEARING PRESSURE. ADJUST BEARING AREAS IN ACCORDANCE WITH SOIL CONDITIONS AND PRESSURES ENCOUNTERED.
2. USE POLYETHYLENE ENCASEMENT BETWEEN CONCRETE AND PIPE.
3. REFER TO CONCRETE STANDARD SPECIFICATIONS.
4. THE "THRUST BLOCKING DETAILS" IN NO WAY LIMITS THE LOCATION OR SIZE OF ADDITIONAL BLOCKING WHEN SO WARRANTED OR REQUIRED BY THE ENGINEER.
5. THRUST BLOCKS NEED TO BE INSPECTED BY CITY PRIOR TO BACKFILL.

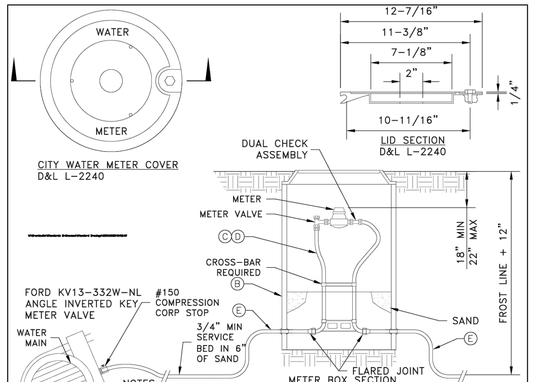
GRANTSVILLE CITY
THRUST BLOCK DETAIL



NOTES:
1. RAISE VALVE BOX AND PLACE CONCRETE COLLAR AFTER PAVING OPERATION IS COMPLETED.
2. ALL PIPES, FITTINGS & APPURTENANCES SHALL BE NSF-61 CERTIFIED.
3. BURIED GATE VALVES SHALL BE USED FOR LINES 10-INCHES AND SMALLER. BURIED BUTTERFLY VALVES SHALL BE USED FOR LINES 12-INCHES AND LARGER.
4. ISOLATION VALVES SHALL BE PROVIDED AT NO MORE THAN 500-FOOT INTERVALS IN COMMERCIAL DISTRICTS AND AT NOT MORE THAN ONE BLOCK OR 800-FOOT INTERVALS IN OTHER DISTRICTS, [UAC 309-550-5(8)].

REV. 01-22

GRANTSVILLE CITY
VALVE BOX COLLAR DETAIL



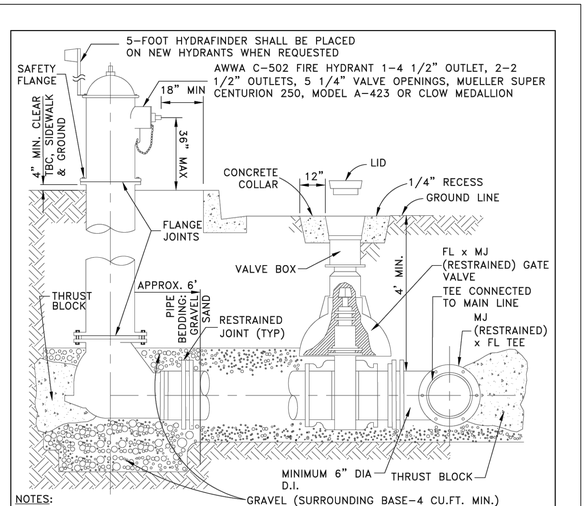
NOTES:
1- PIPES AND FITTINGS SHALL BE "LEAD FREE" AND NSF 61 CERTIFIED.
2- INSTALL TRACER WIRE FROM MAIN CONNECTION THROUGH METER PIT WITH 30 FEET EXCESS TO EXTEND TO DWELLING.
3- SERVICE CONNECTIONS AND METER ASSEMBLIES LARGER THAN 1-INCH NEED TO COMPLY WITH THE LATEST APWA STANDARD DETAILS.
4- INSTALL SERVICE LATERALS AND METERS WITHIN 5 FEET OF LOT LINES ONE ON EACH SIDE OF COMMON LOT LINE (ALTERNATE WITH SECONDARY WATER).
5- STAMP OR PIN GUTTER LIP AND TOP OF CURB WITH A "W" IN TWO PLACES, NEAR CURB LIP AND TOP OF CURB.

LEGEND

No	*	ITEM	DESCRIPTION
A		FRAME AND COVER	CAST IRON COVER (GRASS) DUCTILE IRON COVER (DRIVEWAY)
B		METER BOX (21" DIAMETER) (30" TO 36" DEEP)	WHITE CORRUGATED PE
C		3/4" METER YOKE	DUAL CHECK ASSEMBLY REQUIRED
D		1" METER YOKE	OPTIONAL BACKFLOW PROTECTION PER AGENCY REQUIREMENTS
E		3/4" AND 1" SERVICE LINE	HDPE IPS SDR 11

REV 10-22

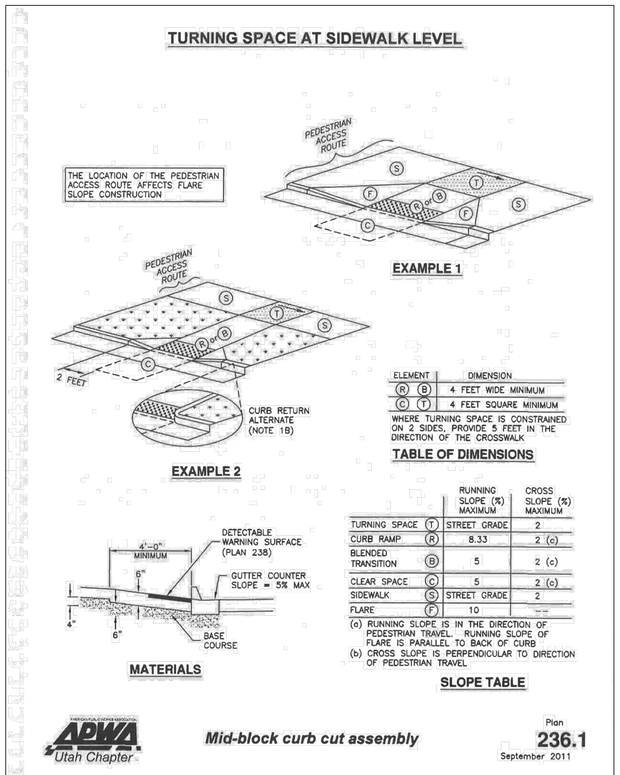
GRANTSVILLE CITY
SERVICE CONNECTION & METER ASSEMBLY



NOTES:
1. ALL FIRE HYDRANTS SHALL BE LOCATED AS SHOWN ON THE PLANS.
2. ALL FIRE HYDRANTS WILL STAND PLUMB WITH THE PUMPER NOZZLE FACING THE STREET.
3. THE VALVE WILL BE LOCATED AS APPROVED BY CITY. PIPE MATERIAL SHALL BE DUCTILE.
4. FOR DETAILED INFORMATION SEE SPECIFICATIONS.
5. RESTRAIN ALL JOINTS FROM MAIN TO FIRE HYDRANT.
6. CONCRETE VALVE COLLAR SHALL BE BROOM FINISHED IN RADIAL PATTERN.
7. ALL NEW OR REPLACED WATER LINES SHALL BE FLUSHED & DISINFECTED PER AWWA STANDARD C651 LATEST EDITION.
8. PROVIDE 3-FOOT CLEAR SPACE AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS (IFC 507.5.5)
9. HYDRANT DRAINS SHALL NOT BE CONNECTED TO, OR LOCATED WITHIN, 10 FEET OF SANITARY SEWERS. WHERE POSSIBLE, HYDRANT DRAINS SHALL NOT BE LOCATED WITHIN 10 FEET OF STORM DRAINS. [UAC R309-550-6(5)(a)]
10. MINIMUM WATER MAIN SIZE SERVICING A FIRE HYDRANT LATERAL SHALL BE 8 INCHES IN DIAMETER UNLESS A HYDRAULIC ANALYSIS INDICATES THAT REQUIRED FLOW AND PRESSURES CAN BE MAINTAINED BY 6" LINES. [UAC R309-550-5(4)]

REV. 10-16

GRANTSVILLE CITY
FIRE HYDRANT ASSEMBLY



	RUNNING SLOPE (%) MAXIMUM	CROSS SLOPE (%) MAXIMUM
TURNING SPACE (T)	STREET GRADE	2
CURB RAMP (R)	8.33	2 (c)
BLENDED TRANSITION (B)	5	2 (c)
CLEAR SPACE (C)	5	2 (c)
SIDEWALK (S)	STREET GRADE	2
FLARE (F)	10	— —

(a) RUNNING SLOPE IS IN THE DIRECTION OF PEDESTRIAN TRAVEL. RUNNING SLOPE OF FLARE IS PARALLEL TO BACK OF CURB
(b) CROSS SLOPE IS PERPENDICULAR TO DIRECTION OF PEDESTRIAN TRAVEL

SLOPE TABLE

APWA Utah Chapter

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THOMAS M. ROMNEY
10-31-24
STATE OF UTAH

MATTHEWS MEADOWS SUBDIVISION PHASE 2
GRANTSVILLE, UT
DETAILS

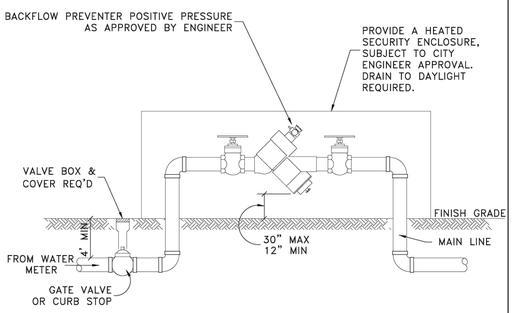
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DETAILS

Scale: N/A | Drawn: MEC
Date: 04/03/24 | Job #: 23-0012
Sheet: D1

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NOTES:

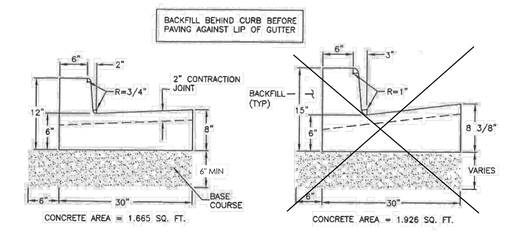
1. ALL PIPES, FITTING & APPURTENANCES SHALL BE NSF-61 CERTIFIED.
2. ALL NEW OR REPLACED WATER LINES SHALL BE FLUSHED & DISINFECTED PER AWWA STANDARD C651 LATEST EDITION.

GRANTSVILLE CITY
TYPICAL BACKFLOW PREVENTER INSTALLATION

Curb and gutter

1. **GENERAL**
   - A. Variance from specified dimensions and slopes must be acceptable to the ENGINEER. System configuration may be changed at ENGINEER's discretion.
   - B. Additional requirements are specified in APWA Section 32 16 13.
2. **PRODUCTS**
   - A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
   - B. Expansion Joint Filler: 1/2-inch thick type F1 full depth, APWA Section 32 13 73.
   - C. Concrete: Class 4500 APWA Section 03 30 04. If necessary, provide concrete that achieves design strength in less than 7 days. Use caution; however, as concrete crazing (spider cracks) may develop if air temperature exceeds 90 degrees F.
   - D. Concrete Curing Agent: Clear membrane forming compound with fugitive dye (Type ID Class A), APWA Section 03 39 00.
3. **EXECUTION**
   - A. Base Course Placement: APWA Section 32 05 10. Thickness is 6-inches if flow-line grade is 0.5 percent (s=0.005) or greater. If slope is less, provide 8-inches. Maximum lift thickness before compaction is 8-inches when using riding equipment or 6-inches when using hand held equipment. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.
   - B. Concrete Placement: APWA Section 03 30 10.
     1) Install expansion joints vertical, full depth, with top of filler set flush with concrete surface. Install at the start or end of a street intersection curb return. Expansion joints are not required in concrete placement using slip-form construction.
     2) Install contraction joints vertical, 1/8-inch wide or 1/4 slab thickness if the slab is greater than 8-inches thick. Match joint location in adjacent Portland-cement concrete roadway pavement.
     3) Provide 1/2-inch radius edges. Apply a broom finish. Apply a curing agent.
   - C. Protection and Repair: Protect concrete from deicing chemicals during cure. Repair construction that does not drain. If necessary, fill flow-line with water to verify.

205.1



Curb and gutter

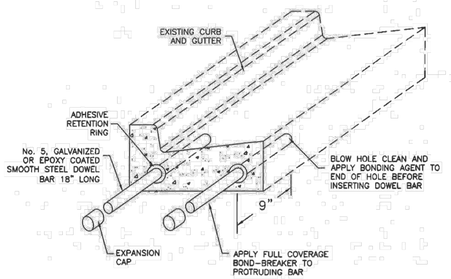
Plan 205.1 December 2008

NOTE:
1. ALL SURFACE CONCRETE TO BE 4500 PSI.

Curb and gutter connection

1. **GENERAL**
   - A. Connect new curb and gutter to existing curb and gutter that has not been placed by CONTRACTOR.
2. **PRODUCTS**
   - A. Reinforcement: Galvanized or epoxy coated, 60 ksi yield grade steel, ASTM A615.
   - B. Adhesive: Epoxy adhesive grout, APWA Section 03 61 00.
   - C. Bond Breaker: Paraffin wax, lithium grease, or other semi-solid, inert lubricant.
   - D. Expansion Cap: Plastic, with bar movement allowance of 1/2-inch.
3. **EXECUTION**
   - A. Ensure drill rigs (or jigs) are set at mid-depth of the gutter and horizontal to the surface. Make hole size large enough to account for dowel bar and adhesive.
   - B. Clean holes and dowel bars of dirt, dust and particles. Ensure coating on bars have no surface defects.
   - C. Place bonding agent in the back of each hole so adhesive flows out around each bar fully encasing it. DO NOT apply adhesive to end of the bar and then insert the bar into the hole.
   - D. Insert dowels with at least one full turning motion and if necessary, place a grout retention disk on the dowel after insertion to contain adhesive.
   - E. Apply complete coverage of bond-breaker on the protruding end of each dowel.
   - F. Install expansion caps on protruding dowel bar ends.

206



Curb and gutter connection

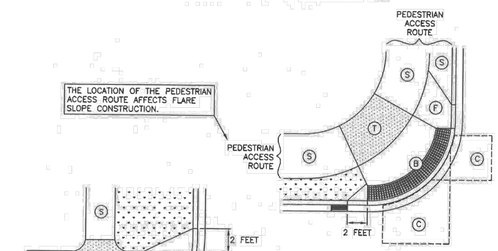
Plan 206 June 2009

Corner curb cut assembly

1. **GENERAL**
   - A. Where existing elements or spaces are altered to receive an assembly; slopes and dimensions shall comply with slopes and dimensions shown on the drawing, or to the maximum extent feasible permitted by the ENGINEER. Final configuration of the assembly may be different than shown. Where physical constraints (e.g. utility covers, poles, vaults, etc.) prevent compliance, a single diagonal curb cut assembly may serve both pedestrian street crossings.
   - B. Installation of flares or curb returns is ENGINEER's choice.
   - C. Definitions and supplemental requirements are specified in APWA Section 32 16 14.
2. **PRODUCTS**
   - A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
   - B. Expansion Joint Filler: 1/2-inch thick type F1 full depth, APWA Section 32 13 73.
   - C. Detectable Warning Surface: Paver, ribbed composite panel, or tile. Provide a color that contrasts with adjacent walking surface, either light-on-dark or dark-on-light. ENGINEER to select type and color unless indicated elsewhere.
   - D. Concrete: Class 4500 APWA Section 03 30 04.
   - E. Concrete Curing Agent: Clear membrane forming compound with fugitive dye (Type ID Class A), APWA Section 03 39 00.
3. **EXECUTION**
   - A. Base Course Placement: APWA Section 32 05 10. Maximum lift thickness before compaction is 8-inches when using riding equipment or 6-inches when using hand held equipment. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.
   - B. Curb Modifications:
     1) The sloped surface created to accommodate a flare area shall be perpendicular to the back of curb.
     2) No grade break shall exist between the flow-line and the foot of the curb ramp or blended transition. Length of the curb modification abutting the curb ramp or transition is 4 feet minimum for each crosswalk served.
   - C. Curb Ramp: Length not required to exceed 15 feet. Grade breaks are perpendicular to the direction of ramp run and are not permitted on ramp or turning space surface. Sides are parallel to each other and perpendicular to the ends. At the bottom grade break it may be necessary to install a transition zone, (APWA Plan 238).
   - D. Concrete Placement: APWA Section 03 30 10.
     1) Maximum length to width ratio for rectangular panel joints is 1.5 to 1. Joint spacing measured in feet not to exceed twice slab thickness measured in inches or a maximum of 15 feet.
     2) Install expansion joints vertical, full depth, with top of filler set flush with concrete surface. Install contraction joints vertical, 1/8-inch wide, and 1/4 of the depth of the concrete flatwork.
     3) Provide 1/2-inch radius edges. Apply a broom finish. Apply a curing agent.
   - E. Clear Space: No trip hazards in the clear space.

235.1

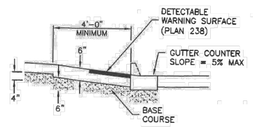
TURNING SPACE AT SIDEWALK LEVEL



ELEMENT	DIMENSION
(R) (B)	4 FEET WIDE MINIMUM
(C) (T)	4 FEET SQUARE MINIMUM

WHERE TURNING SPACE IS CONSTRAINED ON 2 SIDES, PROVIDE 5 FEET IN THE DIRECTION OF THE CROSSWALK

TABLE OF DIMENSIONS



MATERIALS

		RUNNING SLOPE (%) MAXIMUM	CROSS SLOPE (%) MAXIMUM
TURNING SPACE	(T)	2	2
CURB RAMP	(R)	8.33	2 (c)
BLENDED TRANSITION	(B)	5	2 (c)
CLEAR SPACE	(C)	5	2 (c)
SIDEWALK	(S)	STREET GRADE	2
FLARE	(F)	10	---

(a) RUNNING SLOPE IS IN THE DIRECTION OF PEDESTRIAN TRAVEL. RUNNING SLOPE OF FLARE IS PARALLEL TO BACK OF CURB
(b) CROSS SLOPE IS PERPENDICULAR TO DIRECTION OF PEDESTRIAN TRAVEL
(c) SLOPE MAY EQUAL STREET OR HIGHWAY GRADE AT CROSSWALKS THAT ARE WITHOUT VEHICULAR YIELD OR STOP CONTROL

SLOPE TABLE

Corner curb cut assembly

Plan 235.1 September 2011

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MATTHEWS MEADOWS SUBDIVISION PHASE 2
GRANTSVILLE, UT
DETAILS

REVISION BLOCK

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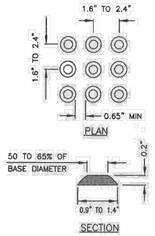
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Detectable warning surface

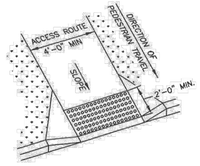
1. **GENERAL**
   A. Detectable warnings consist of a surface of truncated domes aligned in a square or radial grid pattern with dome size, dome spacing, contrast and panel size as indicated.
   C. Definitions and supplemental requirements are specified in APWA Section 32 16 14.

2. **PRODUCTS**
   A. Pavers:
      1) Concrete, APWA Section 32 14 13.
      2) Brick and Mortar, APWA Section 32 14 16.
   B. Tile: Unless indicated elsewhere, selection is by CONTRACTOR as allowed by ENGINEER.
   C. Ribbed Composite Panel: Unless indicated elsewhere, selection is by CONTRACTOR as allowed by ENGINEER.
   D. Bedding Sand, Joint Sand, Geotextile: APWA Section 32 14 13.

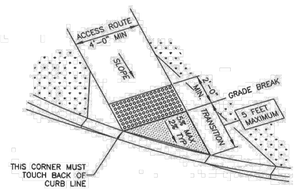
3. **EXECUTION**
   A. Layout:
      1) Joints Between Units: 3/16 inch maximum or manufacturer's recommendation.
      2) Flares: Do not install detectable warning units on flared surfaces.
      3) Alignment: Where a ramp, turning space, or blended transition provides access to the street continuously around a corner, align the vertical rows of truncated domes to be perpendicular or radial to the grade break between the ramp and the street for a 4 feet minimum width for each crosswalk served.
      4) Transition 1 or 2: Selection is by ENGINEER unless indicated elsewhere.
      5) At Rail Crossings: The edge of the detectable warning surface nearest the rail crossing is 6 feet minimum and 15 feet maximum from the centerline of the nearest rail.
   B. Paver Installation: APWA Section 32 14 13. If paver must be cut, minimum paver cut length is 3/4 paver, or 1/2 paver length providing the adjacent paver is also reduced no more than 1/2 its original length. Do not cut pavers longitudinally. Remove domes that were cut.
   C. Tile Installation: Install according to manufacturer's recommendations. Remove domes that were cut.
   D. Ribbed Composite Panel Installation: Install according to manufacturer's recommendation. Remove domes that were cut. Seal cuts to prevent water intrusion.



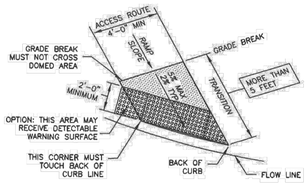
TRUNCATED DOME DETAIL



PERPENDICULAR ASSEMBLY

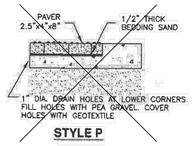


TRANSITION 1

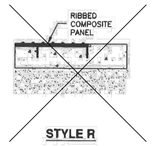


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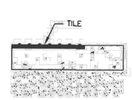
NON-PERPENDICULAR ASSEMBLY



STYLE P



STYLE R



STYLE T

Utah Chapter

Detectable warning surface

Plan **238** July 2011

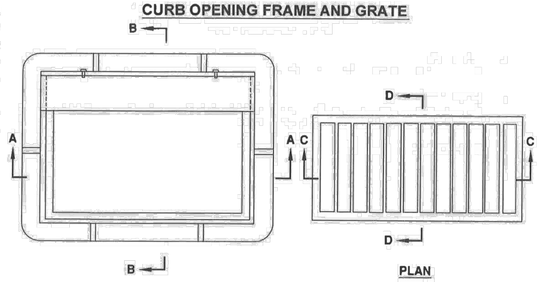
35 1/2" Grate and frame

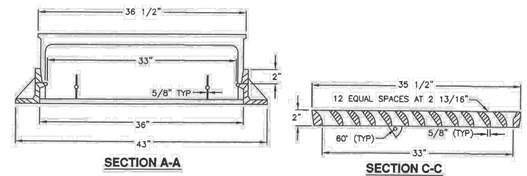
1. **GENERAL**
   A. The grate and frame fits concrete boxes in Plan 315.

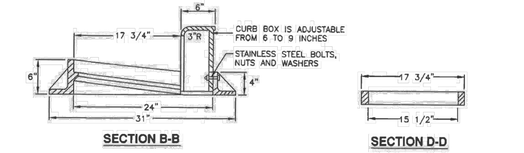
2. **PRODUCTS**
   A. Castings: Grey iron class 35 minimum per ASTM A48, coated with asphalt based paint or better.
   B. Bolts, Nuts, Washers, Accessories: Stainless steel, APWA Section 05 05 23.

3. **EXECUTION** (Not used)

CURB OPENING FRAME AND GRATE







Utah Chapter

35 1/2" Grate and frame

Plan **308** January 1999

30" Frame and cover

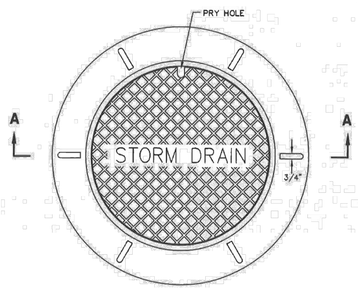
1. **GENERAL**
   A. The frame and cover fits.
      1) Cleanout box type B in Plan 331, and
      2) Precast manhole in Plan 341.

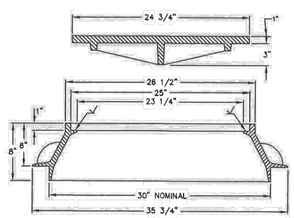
2. **PRODUCTS**
   A. Castings: Grey iron class 35 minimum, ASTM A48.
      1) Coated with asphalt based paint or better (except on machined surfaces).
      2) Cast the heat number on the frame and cover.
      3) Give the frame and cover a machine finish so the cover will not rock.
      4) √ designates a machine finished surface.
      5) Cast the words "STORM DRAIN" on the cover in upper case flush with the surface finish.

3. **EXECUTION**
   A. Except in paved streets, provide locking manhole covers in easements, alleys, parking lots, and all other places. Drill and tap two holes to a depth of 1-inch at 90 degrees to pry hole and install 3/4 x 3/4-inch allen socket set screws.

NOTE:
1. ALL CONCRETE TO BE 4500 PSI.
2. SEE MODIFICATIONS ON SHEET C8

TYPE A





SECTION A-A

Utah Chapter

30" Frame and cover

Plan **302.1** September 2001

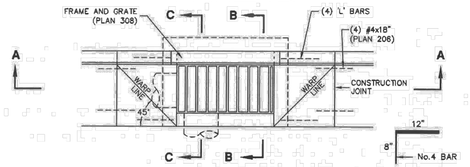
Catch basin

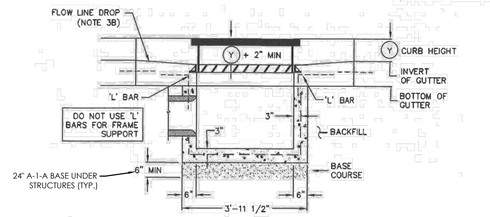
1. **GENERAL**
   A. The drawing shows typical pipe connections. Refer to construction drawings for connection locations or refer to field location of existing piping when engineering pipe connection to the box.

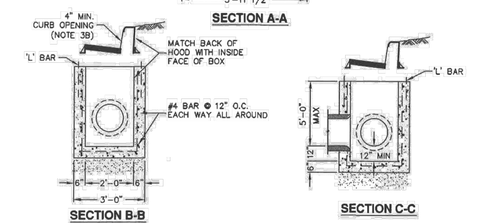
2. **PRODUCTS**
   A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
   B. Backfill: Common fill, APWA Section 31 05 13. Maximum particle size 2-inches.
   C. Concrete: Class 4500 APWA Section 03 30 04.
   D. Reinforcement: Deformed, 60 ksi yield grade steel, ASTM A615.

3. **EXECUTION**
   A. Base Course Placement: APWA Section 32 11 23. Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.
   B. Curb Face Opening: Make opening at least 4-inches high. Provide at least a 2-inch drop between the "warp line" in the gutter flow-line and the top of the grate at the curb face opening.
   C. Concrete Placement: APWA Section 03 30 10. Provide 1/2-inch radius edges. Apply a broom finish. Apply a curing agent.
   D. Backfill: Place backfill against the basin wall. Pea gravel and recycled RAP aggregate is NOT ALLOWED. Water jetting is NOT allowed. Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a standard proctor density, APWA Section 31 23 26.

SINGLE GRADE







Utah Chapter

Catch basin

Plan **315.1** September 2010

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LICENSED PROFESSIONAL ENGINEER No. 8029950-2202 THOMAS M. ROMNEY 11.3.24 STATE OF UTAH

MATTHEWS MEADOWS SUBDIVISION PHASE 2
GRANTSVILLE, UT
DETAILS

REVISION BLOCK

#	DATE	DESCRIPTION
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DETAILS

Scale: N/A	Drawn: MEC
Date: 04/03/24	Job #: 23-0012
Sheet: D3	

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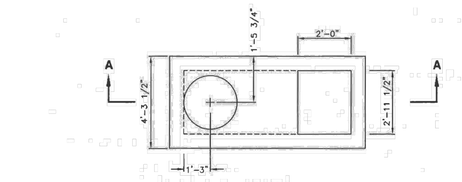
Combination catch basin and cleanout box

1. **GENERAL**
   A. The drawing shows typical pipe connections. Refer to construction drawings for connection locations or refer to field location of existing piping when engineering pipe connection to the box.

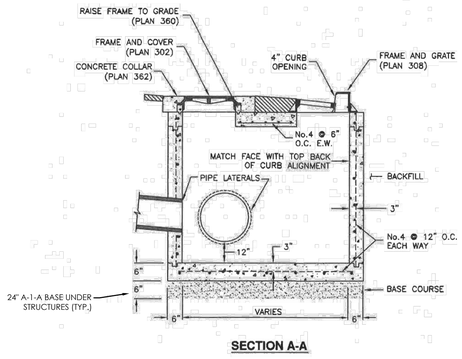
2. **PRODUCTS**
   A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
   B. Backfill: Common fill, APWA Section 31 05 13. Maximum particle size 2-inches.
   C. Concrete: Class 4500 APWA Section 03 30 04.
   D. Reinforcement: Deformed, 60 ksi yield grade steel, ASTM A615.
   E. Ladder Rungs: Plastic, or plastic coated steel typically 8-inches wide.

3. **EXECUTION**
   A. Base Course Placement: APWA Section 32 11 23. Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.
   B. Curb Face Opening: Make opening at least 4-inches high. Provide at least a 2-inch drop between the "begin warp" line in the gutter flow-line and the top of the grate at the curb face opening.
   C. Ladder Rungs: Provide rungs in boxes over 6 feet deep. When measured from the floor of the box, place bottom rung the greater distance of 4 feet from the floor of the box or 1 foot above the top of the pipe. Place top rung within 3 feet of bottom of box ceiling.
   D. Concrete Placement: APWA Section 03 30 10. Provide 1/2-inch radius edges. Apply a broom finish. Apply a curing agent.
   E. Backfill: Provide backfill against all sides of the box. Pea gravel and recycled RAP aggregate is NOT ALLOWED. Water jetting is NOT allowed. Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a standard proctor density, APWA Section 31 23 26.

NOTE:
1. ALL CONCRETE TO BE 4500 PSI.



PLAN



SECTION A-A

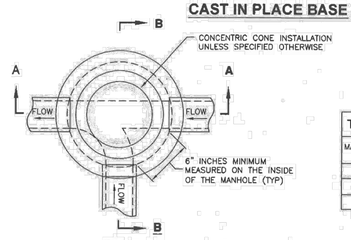
Precast manhole

1. **GENERAL**
   A. The drawing shows typical pipe connections. Refer to construction drawings for connection locations or refer to field location of existing piping when engineering pipe connection to the manhole.
   B. Manhole size.
      1) Diameter is 4-feet: For pipe under 12" diameter.
      2) Diameter is 5-feet: For pipe 12" and larger, or when 3 or more drain pipes intersect the manhole.
   C. Wall thickness:
      1) Precast reinforced concrete walls 4 3/4" minimum.
      2) Cast-in-place concrete to be 8 inches thick minimum.

2. **PRODUCTS**
   A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
   B. Backfill: Common fill, APWA Section 31 05 13. Maximum particle size 2-inches.
   C. Concrete: Class 4500 APWA Section 03 30 04.
   D. Riser and Reducing Riser: ASTM C478.
   E. Joint Sealant: Rubber based, compressible.
   F. Grout: 2 parts sand to 1 part cement mortar, ASTM C1329.
   G. Stabilization-Separation Geotextile: Moderate or high at CONTRACTOR's choice, APWA Section 31 05 19.

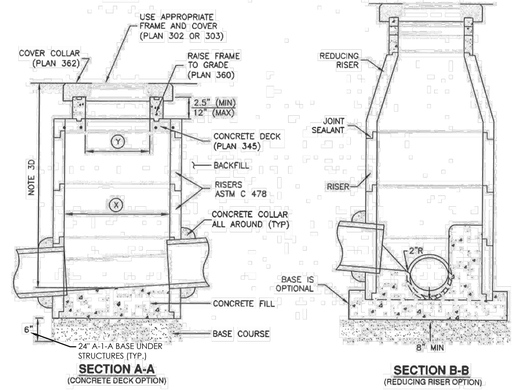
3. **EXECUTION**
   A. Foundation Stabilization: Get ENGINEER's permission to use a sewer rock or a sewer rock in a geotextile wrap to stabilize an unstable foundation.
   B. Base Course Placement: APWA Section 32 11 23. Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.
   C. Invert cover: During construction, place invert covers over the top of pipe in manholes that currently convey sewerage. See Plan 412.
   D. Concrete Deck or Reducing Riser: When depth of manhole from pipe invert to finish grade exceeds 7 feet, use an ASTM C478 reducing riser.
   E. Pipe Connections: Grout around all pipe openings.
   F. Pipe Seal: Install rubber-based pipe seals on all plastic pipes when connecting plastic pipes to manholes. Hold water-stop in place with stainless steel bands.
   G. Joints: Place flexible sealant in all riser joints. Finish with grout.
   H. Adjustment: If the required manhole adjustment is more than 1'-0", remove the cone and grade rings and adjust the manhole elevation with the appropriate manhole section, the cone section, and the grade rings or plastic form to make frame and lid match finish grade.
   I. Finish: Provide smooth and neat finishes on interior of cones, shafts, and rings. Imperfect moldings or honeycombs will not be accepted.
   J. Backfill: Provide backfill against the manhole shaft. Pea gravel and recycled RAP aggregate is NOT ALLOWED. Water jetting is NOT allowed. Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a standard proctor density, APWA Section 31 23 26.

CAST IN PLACE BASE



PLAN

TABLE OF DIMENSIONS	
MANHOLE STYLE	DIMENSION
A	(X) =48" (Y) =30"
B	(X) =60" (Y) =44"
C	(X) =60" (Y) =30"



SECTION A-A
(CONCRETE DECK OPTION)

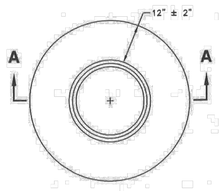
SECTION B-B
(REDUCING RISER OPTION)

Cover collar for storm drains

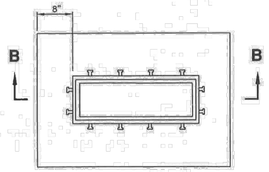
1. **GENERAL**
   A. In a pavement surface, the concrete will support the frame under traffic loadings.

2. **PRODUCTS**
   A. Concrete: Class 4500 APWA Section 03 30 04.
   B. Concrete Curing Agent: Clear membrane forming compound with fugitive dye (Type ID Class A), APWA Section 03 39 00.

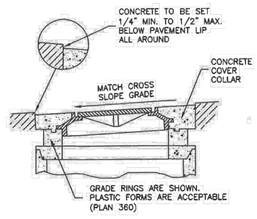
3. **EXECUTION**
   A. Pavement Preparation: Provide a neat vertical and concentric joint between concrete and existing bituminous concrete surfaces. Clean edges of all dirt, oil, and loose debris.
   B. Concrete Placement: APWA Section 03 30 10. Fill the annular space around the frame and cover casting with concrete. Apply a broom finish. Apply a curing agent.



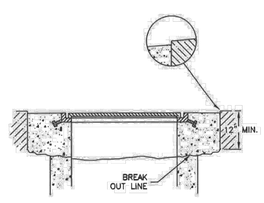
PLAN
(ROUND FRAME)



PLAN
(RECTANGULAR FRAME)



SECTION A-A



SECTION B-B

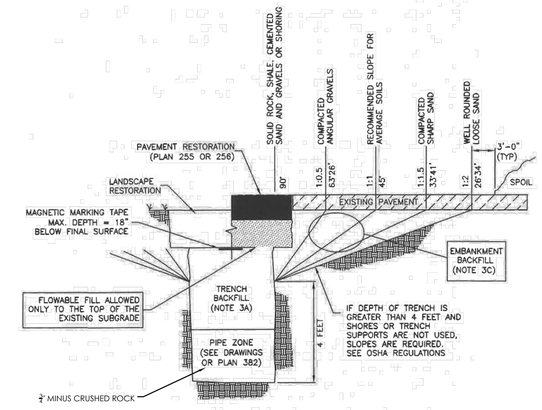
Trench backfill

1. **GENERAL**
   A. The drawing applies to backfilling a trench (and embankment) above the pipe zone.

2. **PRODUCTS**
   A. Backfill: Common fill, APWA Section 31 05 13. Maximum particle size 3-inches.
   B. Flowable Fill: APWA Section 31 05 15. Target is 60 psi in 28 days with 90 psi maximum in 28 days, It must flow easily requiring no vibration for consolidation.

3. **EXECUTION**
   A. Trench Backfill Above the Pipe Zone: Follow requirement indicated in APWA Section 33 05 20 and the following provisions. See Standard Plan 382 for backfilling the pipe zone.
      1) DO NOT USE sewer rock, pea gravel, or recycled RAP aggregate as trench backfill.
      2) Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a standard proctor density, APWA Section 31 23 26.
      3) Water jetting is NOT allowed.
   B. Flowable Fill: If controlled low strength material is placed in the trench. Cure the material before placing surface restorations.
   C. Embankment Backfill: When trench sides are sloped proceed as follows.
      1) Maximum lift thickness is 8-inches before compaction.
      2) Compact per APWA Section 31 23 26 to 95 percent or greater relative to a standard proctor density.
      3) Submission of quality control compaction test result data may be requested by ENGINEER at any time. Provide results of tests immediately upon request.
   D. Surface Restoration:
      1) Landscaped Surface: Follow APWA Section 32 92 00 (turf or grass) or APWA Section 32 93 13 (ground cover) requirements. Rake to match existing grade. Replace vegetation to match pre-construction conditions.
      2) Paved Surface: Follow APWA Section 33 05 25 (bituminous pavement surfacing), or APWA Section 33 05 25 (concrete pavement surfacing). Do not install surfacing until compaction density is acceptable to ENGINEER. .

NARRATIVE: THIS PLAN SHOWS VARIOUS SLOPES RECOMMENDED FOR VARIOUS TYPES OF SLOPE STABILITY PROBLEMS. THE VERTICAL TEXT INDICATES VARIOUS MATERIALS THAT MAY BE ENCOUNTERED. THE SERVICES OF A PROFESSIONAL SOILS ENGINEER SHOULD BE USED TO VERIFY SLOPE STABILITY.



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MATTHEWS MEADOWS SUBDIVISION PHASE 2
GRANTSVILLE, UT
DETAILS

REVISION BLOCK

#	DATE	DESCRIPTION
1	----	-
2	----	----
3	----	----
4	----	----
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DETAILS

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Date: 04/03/24 | Job #: 23-0012
Sheet: D4

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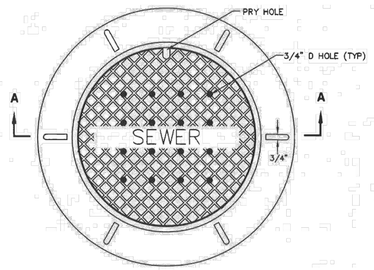
30" Frame and cover

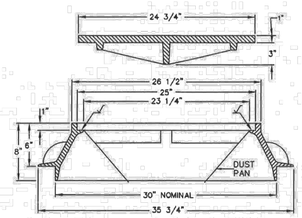
1. **GENERAL**
   A. The frame and cover fits the manhole in Plan 411.

2. **PRODUCTS**
   A. Castings: Grey iron class 35 minimum, ASTM A48, coated with asphalt based paint or better (except on machined surfaces).
      1) Cast the heat number on the frame and cover.
      2) Give the frame and cover a machine finish so the cover will not rock.
      3) √ designates machined surface.
      4) Cast the words "SEWER" on the cover in upper case flush with the surface finish.

3. **EXECUTION**
   A. Except in paved streets, provide locking manhole covers in easements, alleys, parking lots, and all other places. Drill and tap two holes to a depth of 1-inch at 90 degrees to pry hole and install 3/4 x 3/4-inch allen socket set screws.

NOTE:
1. ALL CONCRETE TO BE 4500 PSI.





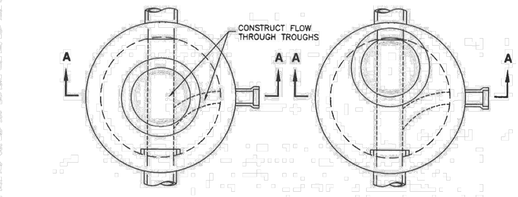
SECTION A-A

Sanitary sewer manhole

1. **GENERAL**
   A. The drawing shows typical pipe connections. Refer to construction drawings for connection locations or refer to field location of existing piping when engineering pipe connection to the manhole.
   B. Manhole size:
      1) Diameter is 4 feet: For sewers under 12" diameter.
      2) Diameter is 5 feet: For sewers 12" and larger, or when 3 or more pipes intersect the manhole.

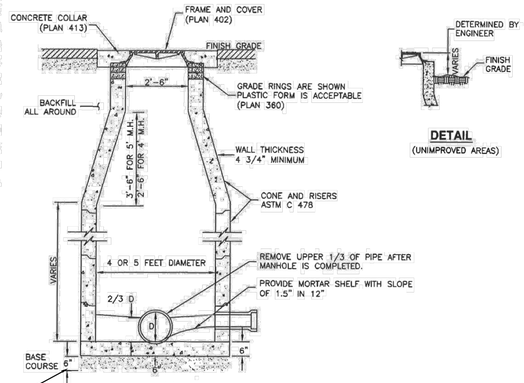
2. **PRODUCTS**
   A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
   B. Backfill: Common fill. APWA Section 31 05 13. Maximum particle size 2-inches.
   C. Concrete: Class 4500 APWA Section 03 30 04.
   D. Riser and Reducing Riser: ASTM C478.
   E. Reinforcement: Deformed, 60 ksi yield grade steel, ASTM A615.
   F. Grout: 2 parts sand to 1 part cement mortar, ASTM C1329.
   G. Stabilization-Separation Geotextile: Moderate or high at CONTRACTOR's choice, APWA Section 31 05 19.

3. EXECUTION
   A. Foundation Stabilization: Get ENGINEER's permission to use a sewer rock or a granular backfill borrow in a geotextile wrap to stabilize an unstable foundation.
   B. Base Course Placement: APWA Section 32 11 23. Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.
   C. Invert Cover. During construction, place invert covers over the top of pipe in manholes that currently convey sewerage. See Plan 412.
   D. Pipe Connections: Grout around all pipe openings.
   E. Pipe Seal: Install rubber-based pipe seals on all plastic pipes when connecting plastic pipes to manholes. Hold water-stop in place with stainless steel bands.
   F. Joints: Place flexible gasket-type sealant in all riser joints. Finish with grout.
   G. Adjustment: If the required manhole adjustment is more than 1'-0", remove the cone and grade rings and adjust the manhole elevation with the appropriate manhole section, the cone section, and the grade rings or plastic form to make frame and lid match finish grade.
   H. Finish: Provide smooth and neat finishes on interior of cones, shafts, and rings. Imperfect moldings or honeycombs will not be accepted.
   I. Backfill: Provide backfill against the manhole shaft. Pea gravel and recycled RAP aggregate is NOT ALLOWED. Water jetting is NOT allowed. Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a standard proctor density, APWA Section 31 23 26.



PLAN (CONCENTRIC RISER)

PLAN (ECCENTRIC RISER)



SECTION A-A

DETAIL (UNIMPROVED AREAS)

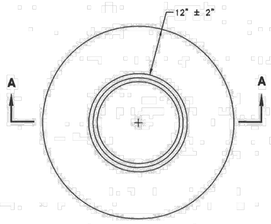
24" A-1-A BASE UNDER STRUCTURES (TYP.)

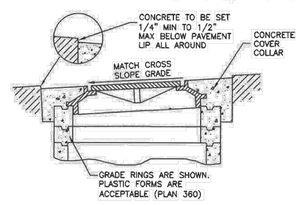
Cover collar for sanitary sewer manhole

1. **GENERAL**
   A. In a pavement surface, the concrete will support the frame under traffic loadings.

2. **PRODUCTS**
   A. Concrete: Class 4500 APWA Section 03 30 04.
   B. Concrete Curing Agent: Type ID Class A (clear with fugitive dye), membrane forming compound, APWA Section 03 39 00.

3. **EXECUTION**
   A. Pavement Preparation: Provide a neat vertical and concentric joint between the concrete collar and the bituminous pavment surface. Clean edges of all dirt, oil, and loose debris.
   B. Concrete Placement: Fill the annular space around the frame and cover casting with concrete. Apply a broom finish. Apply a curing agent.





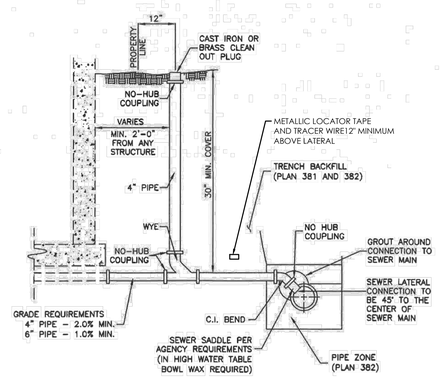
SECTION A-A

Sewer lateral connection

1. **GENERAL**
   A. Before installation, secure acceptance by ENGINEER for all pipe, fittings, and couplings to be used.
   B. Before backfilling, secure inspection of installation by ENGINEER. Give at least 24 hours notice.
   C. Verify if CONTRACTOR or agency is to install the wye.

2. **PRODUCTS**
   A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
   B. Backfill: Common fill, APWA Section 31 05 13. Maximum particle size 2-inches.
   C. Provide agency approved wye or tee with appropriate donut.
   D. Stainless steel straps required.

3. **EXECUTION**
   A. Tape wrap pipe as required by soil conditions.
   B. Remove core plug from sewer main. Do not break into sewer main to make connection.
   C. Base Course and Backfill Placement: Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a standard proctor density, APWA Section 31 23 26.



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DETAILS

REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
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DETAILS

Scale: N/A | Drawn: MEC
Date: 04/03/24 | Job #: 23-0012
Sheet: D5

Z:_2023\23-0012 matthews meadows phase 2\design 23-0012\dwg\sheet\ND7 - Details.dwg

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INSTALLATION SPECIFICATION

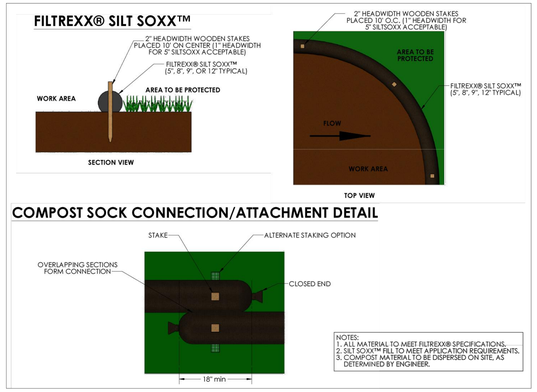
PERIMETER CONTROL - Compost Filter Sock

INSTALLATION

1. Perimeter control will be placed at locations indicated on plans and in a manner as directed by the Engineer or Manufacturer.
2. Perimeter control should be installed parallel to the base of the slope or other disturbed area. In challenging conditions (i.e., 2:1 slopes), a second perimeter control shall be constructed at the top of the slope, or staking may be increased.
3. Effective Soxx height in the field should be as follows: 5" diameter Soxx = 4" high; 8" diameter Soxx = 6.5" high; 12" diameter Soxx = 9.5" high; 18" diameter Soxx = 14.5" high; 24" diameter Soxx = 19" high.
4. Stakes should be installed through the middle of the perimeter control on 10 ft (3m) centers, using 2 in (50mm) by 2 in (50mm) by 3 ft (1m) wooden stakes. 5" diameter Soxx may use 1" (25 mm) x 1" (25 mm) x 18" (0.5 m) wooden stakes. In the event staking is not possible, i.e., when perimeter control is used on pavement, heavy concrete blocks shall be used behind the perimeter control to help stabilize during rainfall/runoff events.
5. Staking depth for sand and silt loam soils shall be 12 in (300mm), and 8 in (200mm) for clay soils.
6. Straighten or position the Soxx as needed on the ground, ensuring there is good ground contact and no void spaces under the Soxx.
7. Do not drag Soxx across rough surfaces. If dragging across a rough surface is necessary, place a barrier such as plastic or a tarp under Soxx to prevent tearing.
8. Loose compost may be backfilled along the upslope side of the perimeter control, filling the seam between the soil surface and the device, improving filtration and sediment retention.
9. If the perimeter control is to be left as a permanent filter or part of the natural landscape, it may be seeded at time of installation for establishment of permanent vegetation. The Engineer will specify seed requirements.

MAINTENANCE & DISPOSAL

1. The contractor shall remove sediment at the base of the upslope side of the perimeter when accumulation has reached 1/2 of the effective height of the sock, or as directed by the Engineer. Alternatively, a new perimeter control sock can be placed on top of and slightly behind the original one creating more sediment storage capacity without soil disturbance.
2. Perimeter control shall be maintained until disturbed area above the device has been permanently stabilized and construction activity has ceased.
3. The FilterMedia will be dispersed on site once disturbed area has been permanently stabilized, construction activity has ceased, or as determined by the Engineer.



Refer to Design Specification for complete application, design, installation, maintenatnce, and removal documentation.

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INSTALLATION SPECIFICATION

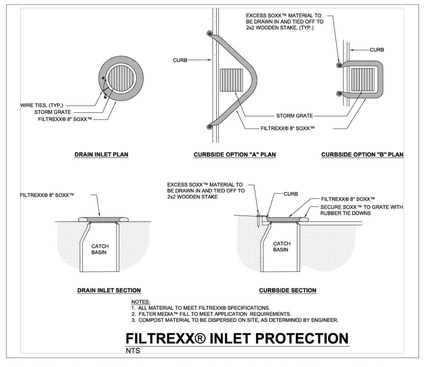
INLET PROTECTION - Compost Filter Sock

INSTALLATION

1. Inlet protection shall be placed at locations indicated on plans as directed by the Engineer. Inlet protection should be installed in a pattern that allows complete protection of the inlet area.
2. Installation of curb inlet protection will ensure a minimal overlap of at least 1 ft (300mm) on either side of the opening being protected. Inlet protection will be anchored to the soil behind the curb using staples, stakes or other devices capable of holding the inlet protection in place.
3. Standard inlet protection for curb inlet protection and curb sediment containment will use 8 in (200mm) diameter inlet protection, and drain inlets on soil will use 12 in (300mm) or 18 in (450mm) diameter inlet protection. In severe flow situations, larger inlet protection may be specified by the Engineer. During curb installation, inlet protection shall be compacted to be slightly shorter than curb height.
4. If inlet protection becomes clogged with debris and sediment, they shall be maintained so as to assure proper drainage and water flow into the storm drain. In severe storm events, overflow of the inlet protection may be acceptable in order to keep the area from flooding.
5. Curb and drain inlet protection shall be positioned so as to provide a permeable physical barrier to the drain itself, allowing sediment to collect on the outside of the inlet protection.
6. For drains and inlets that have only curb cuts, without street grates, a spacer is required in order to keep the inlet protection away from the drain opening. This spacer should be cinder blocks or a hog wire screen bent to overlap the grate opening and keep the sock from falling into the opening. Use at least one spacer for every 4 ft (1.2m) of curb drain opening. The wire grid also prevents other floatable waste from passing over the inlet protection.
7. Stakes shall be installed through the middle of the drain inlet protection on 5 ft (1.5m) centers, using 2 in (50mm) by 2 in (50mm) by 3 ft (1m) wooden stakes.
8. Staking depth for sand and silt loam soils shall be 12 in (300mm), and 8 in (200mm) for clay soils.

MAINTENANCE & DISPOSAL

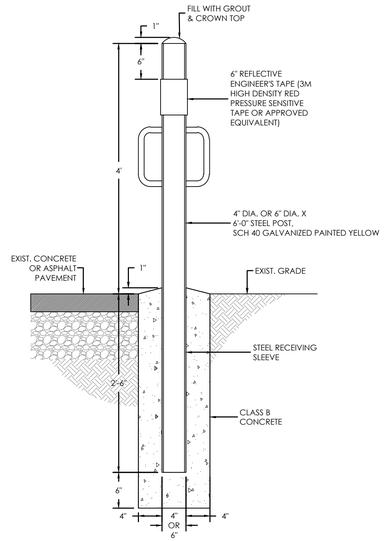
1. The Contractor shall remove sediment at the base of the upslope side of the inlet protection when accumulation has reached 1/2 of the effective height of the inlet protection, or as directed by the Engineer. Alternatively, for drain inlet protection, a new Soxx may be placed on top of the original increasing the sediment storage capacity without soil disturbance.
2. Inlet protection shall be maintained until disturbed area above or around the device has been permanently stabilized and construction activity has ceased. Regular maintenance includes lifting the inlet protection and cleaning around and under them as sediment collects.
3. The FilterMedia will be removed from paved areas or dispersed on site soil or behind curb once disturbed area has been permanently stabilized, construction activity has ceased, or as determined by the Engineer.



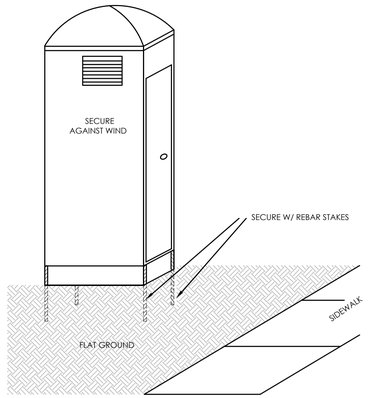
Refer to Design Specification for complete application, design, installation, maintenatnce, and removal documentation.

filtrexx.com | 877.542.7699 | info@filtrexx.com

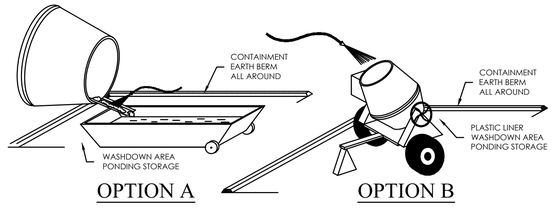
Filtrexx, DrainChexx, EnviroSoxx, StormEx, GeoSoxx, GreenLoxx, and the Branch & Leaf logo are Registered Trademarks of Filtrexx International. SiltSoxx, FilterMedia, and GrowingMedia are Trademarks of Filtrexx International. US Patents 7,226,240; 7,452,165; 7,654,292; 8,272,812; 8,439,607; 8,740,503; 8,821,076; 9,044,795; 9,945,090; and 9,982,409 may apply & patents pending. © 2019 Filtrexx International, all rights reserved. Filtrexx Design Manual Version 11.0



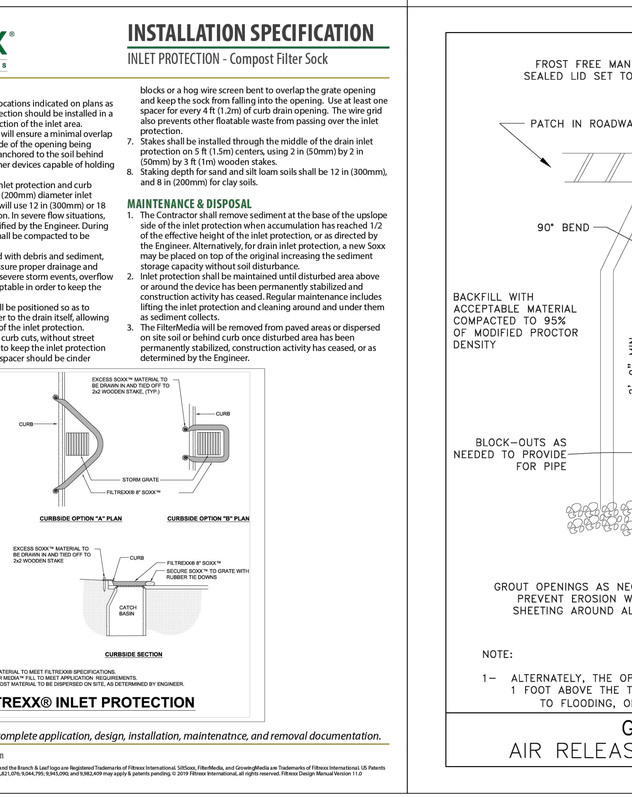
REMOVABLE BOLLARD DETAIL
NTS



PORTABLE TOILET
NTS



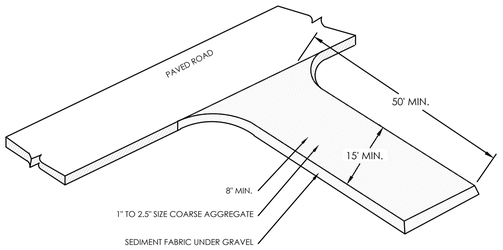
CONCRETE WASTE MANAGEMENT
NTS



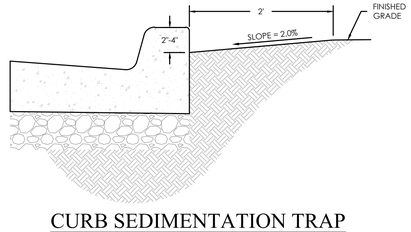
NOTE:

1- ALTERNATELY, THE OPEN END OF THE PIPE MAY BE EXTENDED TO AS LITTLE AS 1 FOOT ABOVE THE TOP OF THE PIPE IF THE VALVE CHAMBER IS NOT SUBJECT TO FLOODING, OR IF IT MEETS THE REQUIREMENTS OF UAC R309-550-6(7).

GRANTSVILLE CITY
AIR RELEASE VALVE MANHOLE DETAIL



STABILIZED CONSTRUCTION ENTRANCE
NTS



CURB SEDIMENTATION TRAP
NTS

NOTE:
1. ALL CONCRETE TO BE 4500 PSI.

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LICENSED PROFESSIONAL ENGINEER
No. 8029950-2202
THOMAS M. ROMNEY
11-13-24
STATE OF UTAH

MATTHEWS MEADOWS SUBDIVISION PHASE 2

GRANTSVILLE, UT

DETAILS

REVISION BLOCK

#	DATE	DESCRIPTION
1	----	-
2	----	----
3	----	----
4	----	----
5	----	----
6	----	----

DETAILS

Scale:	N/A	Drawn:	MEC
Date:	04/03/24	Job #:	23-0012
Sheet:			

D6

Z:_2023\03-0012 matthews meadows phase 2\design 23-0012\dwg\sheets\D&I- Details.dwg

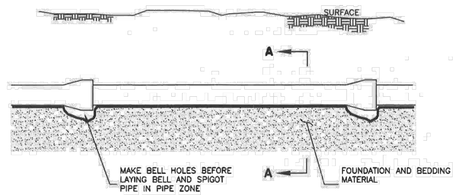
Pipe zone backfill

1. **GENERAL**
   A. Install the pipe in the center of the trench or no closer than 6-inches from the wall of the pipe to the wall of the trench.

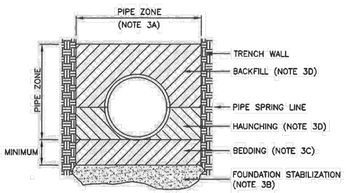
2. **PRODUCTS**
   A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
   B. Backfill: Common fill, APWA Section 31 05 13. Maximum particle size 2-inches.
   C. Concrete: APWA Section 03 30 04.
   D. Flowable Fill: Target is 60 psi in 28 days with 90 psi maximum in 28 days, APWA Section 31 05 15. It must flow easily requiring no vibration for consolidation.
   E. Stabilization-Separation Geotextile: Moderate or high at CONTRACTOR's choice, APWA Section 31 05 19.

3. **EXECUTION**
   A. Excavate the Pipe Zone: Width is measured at the pipe spring line and includes any necessary sheathing. Provide width recommended by pipe manufacturer. Follow manufacturer's recommendations when using trench boxes.
   B. Foundation Stabilization: Get ENGINEER's permission before installing common fill. Vibrate to stabilize. Installation of stabilization-separation geotextile will be required to separate backfill material and native subgrade materials if common fill cannot provide a working surface or prevent soils migration.
   C. Bedding: Follow APWA Section 33 05 20 requirements and the following provisions.
      1) Furnish untreated base course material unless specified otherwise by pipe manufacturer.
      2) Maximum lift thickness is 8-inches.
      3) Bedding immediately under the pipe should not be compacted, but loosely placed.
      4) Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.
      5) When using concrete, provide at least Class 2,000, APWA Section 03 30 04.
   D. Pipe Zone: DO NOT USE sewer rock, pea gravel, or recycled RAP aggregate in the pipe zone. Water jetting is NOT allowed.
      1) Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26 unless pipe manufacturer requires more stringent installation.
      2) Submission of quality control compaction test result data developed for the haunch zone may be requested by ENGINEER at any time. CONTRACTOR is to provide results of tests immediately upon request.
   E. Flowable Fill (when required and if allowed by pipe manufacturer):
      1) Place the controlled low strength material, APWA Section 31 05 15.
      2) Prevent pipe flotation by installing in lifts and providing pipe restraints as required by pipe manufacturer.
      3) Reset pipe to line and grade if pipe "floats" out of position.

USE 3/4" DRAIN ROCK



ELEVATION VIEW



SECTION A-A

INSTALLATION

CONCRETE PIPE: FOLLOW ASTM C 1479
"STANDARD PRACTICE FOR INSTALLATION OF PRECAST CONCRETE SEWER, STORM DRAIN, AND CULVERT PIPE USING STANDARD INSTALLATIONS.

PLASTIC PIPE: FOLLOW ASTM D 2321
"STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY-FLOW APPLICATIONS"

CORRUGATED METAL PIPE: FOLLOW ASTM A 798
"STANDARD PRACTICE FOR INSTALLING FACTORY-MADE CORRUGATED STEEL PIPE FOR SEWERS AND OTHER APPLICATIONS.

VITRIFIED CLAY PIPE: FOLLOW ASTM C 12.
"STANDARD RECOMMENDED PRACTICE FOR INSTALLING VITRIFIED CLAY PIPE LINES.

APWA Utah Chapter — *Pipe zone backfill* — Plan 382 January 2011

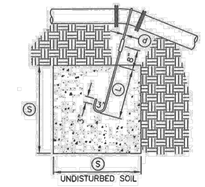
Tie-down thrust restraints

1. **GENERAL**
   A. Thrust design for pipe sizes or configurations not shown require special design.
   B. Bearing areas, volumes, and special thrust blocking details shown on Drawings take precedence over this plan.
   C. Restraint sizing is based upon a maximum operating pressure of 150 psi and a test pressure of 200 psi, and a minimum soil bearing strength of 2,000 psf. Operating pressures in excess of 150 psi or soils with less than 2,000 pound bearing strength will require special design.
   D. Before backfilling around thrust block, secure inspection of installation by ENGINEER.

2. **PRODUCTS**
   A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
   B. Backfill: Common fill, APWA Section 31 05 13. Maximum particle size 2-inches.
   C. Concrete: Class 4500 minimum, APWA Section 03 30 04.
   D. Reinforcement: Deformed, steel, ASTM A615. Give bars an epoxy coating at least 15 mils thick. Minimum stress yield strength of steel tie-down bars is 70,000 ksi.
   E. Grease: Non-oxide poly-FM.

3. **EXECUTION**
   A. Pour concrete against undisturbed soil. Concrete must be allowed to cure in thrust restraints for 5 days before pressurizing water lines or have additional approved thrust restraints installed before pressurizing the water line.
   B. Pipe Joints: Do not cover with concrete. Leave completely accessible.
   C. Grease: Apply grease to all buried metal surfaces. Wrap with polyethylene sheet and tape wrap.
   D. Locking restraint devices may be used in conjunction with concrete thrust blocking (at discretion of ENGINEER).
   E. Base Course and Backfill Placement: Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.

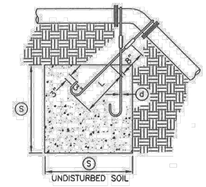
NOTE
WHEN UNDISTURBED EARTH IS UNAVAILABLE FOR THRUST BLOCKING, REFER TO APWA 562 FOR ALTERNATIVE THRUST BLOCKING METHOD.



TYPE A RESTRAINT
FOR 11 1/4" – 22 1/2" VERTICAL BENDS

TABLE OF DIMENSIONS

PIPE SIZE NOMINAL DIAMETER – INCH	VERTICAL BEND IN DEGREES	CONCRETE BLOCKING IN CUBIC FEET	S SIDE OF CUBE – FEET	d DIAMETER OF SHANK OR REBAR RODS – INCH	L DEPTH OF ROD CONCRETE – FEET
4"	11 1/4"	8	2.0	5/8"	1.5
	22 1/2"	15.6	2.5	5/8"	2.0
6"	11 1/4"	15.6	2.5	5/8"	2.0
	22 1/2"	34.3	3.25	5/8"	2.0
8"	11 1/4"	27	3.0	5/8"	2.0
	22 1/2"	64	4.0	5/8"	2.0
12"	11 1/4"	64	4.0	5/8"	2.0
	22 1/2"	125	5.0	3/4"	3.0
16"	11 1/4"	107	4.25	7/8"	3.0
	22 1/2"	216	6.0	7/8"	3.0
20"	11 1/4"	138	5.17	1"	3.5
	22 1/2"	334	6.94	1"	4.0
24"	11 1/4"	240	6.22	1"	4.0
	22 1/2"	476	7.81	1"	4.0
30"	11 1/4"	369	7.17	1"	4.0
	22 1/2"	733	9.02	1"	4.0

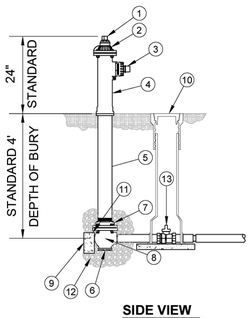


TYPE B RESTRAINT
FOR 45° VERTICAL BENDS

TABLE OF DIMENSIONS

PIPE SIZE NOMINAL DIAMETER – INCH	VERTICAL BEND IN DEGREES	CONCRETE BLOCKING IN CUBIC FEET	S SIDE OF CUBE – FEET	d DIAMETER OF SHANK OR REBAR RODS – INCH	L DEPTH OF ROD CONCRETE – FEET
4"	45°	1	3.0	5/8"	2.0
6"		2.37	4.0	5/8"	2.5
8"		3.97	4.75	5/8"	3.0
				5/8"	
12"		9.04	6.25	5/8"	4.0
				5/8"	
16"		17.24	7.75	3/4"	4.0
				3/4"	
20"		26.52	92.17	3/4"	4.0
				3/4"	
24"		37.82	10.07	3/4"	4.0
				3/4"	
30"		58.26	11.63	3/4"	4.0
				3/4"	

APWA Utah Chapter — *Tie-down thrust restraints* — Plan 562 April 1997



SIDE VIEW
SCALE: NTS

GENERAL NOTES:

1. #2 ECLIPSE POST HYDRANT SHALL BE SELF-DRAINING, NON-FREEZING, COMPRESSION TYPE WITH 2-3/16" MAIN VALVE OPENING. INLET CONNECTION SHALL BE 2" FIP. OUTLET SHALL BE 2 1/2". STANDARD DEPTH OF BURY IS 4'.
2. ALL WATER FLOW SHALL PASS THRU A 3-1/2" FBE COATED STEEL PIPE AND CAST IRON TOP STOCK WATERWAY.
3. ALL WORKING PARTS SHALL BE SERVICEABLE FROM ABOVE GROUND WITH NO DIGGING OR REPLACEMENT NEEDED.
4. HYDRANT SHALL BE SET IN 4 CUBIC FEET OF CRUSHED STONE TO ALLOW FOR PROPER DRAINAGE OF HYDRANT.
5. THE #2 ECLIPSE POST HYDRANT AS MANUFACTURED BY THE KUPFERLE FOUNDRY, ST. LOUIS MO. 63102.
6. ALL BLOW-OFF VALVES SHALL BE LOCATED OUT OF THE TRAVEL AREA IN THE STREET IN THE PARK STRIP AREA.
7. THIS VALVE SHALL BE USED FOR BOTH TEMPORARY AND PERMANENT BLOW-OFF LOCATIONS.

ITEM	ITEM / DESCRIPTION	NOTES
1	OPERATING SCREW	
2	TOP CAP	
3	SIDE CAP	
4	TOP STOCK	
5	3-1/2" FBE COATED STEEL PIPE	
6	DRAIN HOLE	
7	COUPLING	
8	INLET VALVE BODY	
9	UNDISTURBED EARTH	
10	VALVE BOX	
11	THRUST BLOCK	
12	CRUSHED ROCK	
13	HYDRANT SHUT-OFF VALVE	

(THIS DETAIL IS THE APPROVED CITY STANDARD)

REV.	DATE	APPR.	DESCRIPTION

SCALE: -

GRANTSVILLE — INCORPORATED 1867 —

GRANTSVILLE CITY

ABOVE GRADE 2" BLOW-OFF INSTALLATION

SHEET 6-56

Water main line loop

1. **GENERAL**
   A. Before backfilling, secure inspection of installation by ENGINEER.

2. **PRODUCTS**
   A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
   B. Piping: Match existing pipe, fittings, coupling sizes and materials.
   C. Thrust Bocks: Concrete Class 4000, APWA Section 03 30 04.
   D. Reinforcement: Deformed, 60 ksi yield grade steel, ASTM A615.
   E. Backfill: Common fill, APWA Section 31 05 13. Maximum particle size 2-inches.
   F. Grease: Non-oxide poly-FM.
   G. Couplings: Brass.

3. **EXECUTION**
   A. Thrust Blocks: Not required for flanged or welded pipe systems. Before pouring thrust block concrete, wrap pipe system in plastic sheet to prevent bonding of concrete to pipe system.
   B. Fittings: Use copper to copper flare fittings or copper to iron pack joint coupling with locking split clamp on iron pipe side and flare on copper side.
   C. Grease: Apply grease to all buried metal surfaces. Wrap with polyethylene sheet and tape wrap.
   D. Steel Spool: Weld in place and provide slip on flange except when fitting in pipe system could move. Epoxy line per AWWA C210, C213, and coated per AWWA C208, or C214.
   E. Location: Loop water mains over top of sewer lines.
   F. Base Course and Backfill Placement: Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.

STYLE A

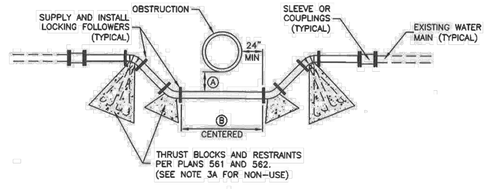


TABLE OF DIMENSIONS

OBSTRUCTION	Ⓐ	Ⓑ
SEWER	18" MIN	20' MIN
OTHER	12" MIN	O.D. + 48"

APWA Utah Chapter — *Water main line loop* — Plan 543.1 March 2011

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MATTHEWS MEADOWS SUBDIVISION PHASE 2
GRANTSVILLE, UT
DETAILS

REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
2	----	----
3	----	----
4	----	----
5	----	----
6	----	----

DETAILS

Scale: N/A | Drawn: MEC
Date: 04/03/24 | Job #: 23-0012
Sheet: D7

Z:_2023\23-0012 matthews meadows phase 2\design 23-0012\23.dwg\sheet\\D9- Details.dwg

MODIFICATIONS TO APWA PLAN DETAILS

APWA PLAN NO.	GRANTSVILLE CITY MODIFICATION
205.1	USE TYPE "A" UNLESS APPROVED OTHERWISE.
205.1	2.C. CONCRETE SHALL HAVE A MINIMUM STRENGTH OF 4500 PSI.
211	2.C. CONCRETE SHALL HAVE A MINIMUM STRENGTH OF 4500 PSI.
213	2.C. CONCRETE SHALL HAVE A MINIMUM STRENGTH OF 4500 PSI.
215	2.C. CONCRETE SHALL HAVE A MINIMUM STRENGTH OF 4500 PSI.
216	2.C. CONCRETE SHALL HAVE A MINIMUM STRENGTH OF 4500 PSI.
221.1	2.C. CONCRETE SHALL HAVE A MINIMUM STRENGTH OF 4500 PSI.
221.2	2.C. CONCRETE SHALL HAVE A MINIMUM STRENGTH OF 4500 PSI.
225	2.C. CONCRETE SHALL HAVE A MINIMUM STRENGTH OF 4500 PSI.
231	THE MINIMUM CONCRETE THICKNESS SHALL BE 6" AND THE MINIMUM BASE COURSE THICKNEWW SHALL BE 6'.
231	THE MINIMUM WIDTH OF THE SIDEWALK SHALL BE 5'.
231	2.C. CONCRETE SHALL HAVE A MINIMUM STRENGTH OF 4500 PSI.
235.1	THE MINIMUM CONCRETE THICKNESS SHALL BE 6" AND THE MINIMUM BASE COURSE THICKNEWW SHALL BE 6'.
235.1	THE MINIMUM WIDTH OF THE SIDEWALK SHALL BE 5'.
235.1	2.D. CONCRETE SHALL HAVE A MINIMUM STRENGTH OF 4500 PSI.
235.2	2.D. CONCRETE SHALL HAVE A MINIMUM STRENGTH OF 4500 PSI.
235.3	2.D. CONCRETE SHALL HAVE A MINIMUM STRENGTH OF 4500 PSI.
235.4	2.D. CONCRETE SHALL HAVE A MINIMUM STRENGTH OF 4500 PSI.
236.1	THE MINIMUM CONCRETE THICKNESS SHALL BE 6" AND THE MINIMUM BASE COURSE THICKNEWW SHALL BE 6'.
236.1	THE MINIMUM WIDTH OF THE SIDEWALK SHALL BE 5'.
236.1	2.D. CONCRETE SHALL HAVE A MINIMUM STRENGTH OF 4500 PSI.
236.2	2.D. CONCRETE SHALL HAVE A MINIMUM STRENGTH OF 4500 PSI.
236.3	2.D. CONCRETE SHALL HAVE A MINIMUM STRENGTH OF 4500 PSI.
237	ALL EXPOSED CONCRETE SHALL BE 4500 PSI MINIMUM STRENGTH.
238	GRANTSVILLE CITY IS REQUIRING TYPE "I".
245	2.B. BACKFILL SHALL BE A-1-a OR AS APPROVED BY THE CITY.
256.2	ALL EXPOSED CONCRETE SHALL BE 4500 PSI MINIMUM STRENGTH.
274	2.C. CONCRETE SHALL HAVE A MINIMUM STRENGTH OF 4500 PSI.
275	2.A. CONCRETE SHALL HAVE A MINIMUM STRENGTH OF 4500 PSI.
275	REBAR HOOP SHALL BE EPOXY COATED.
292	MATCH GRANTSVILLE CITY STANDARD.
315.1	ALL EXPOSED CONCRETE SHALL BE 4500 PSI MINIMUM STRENGTH.
315.1	2.D. REBAR SHALL BE EPOXY COATED.

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APWA PLAN NO.	GRANTSVILLE CITY MODIFICATION
315.1	THERE SHALL BE A MINIMUM OF 24" OF BASE COURSE UNDER THE STRUCTURE FOR THE DISTANCE OF 24" BEYOND THE BASE OF THE STRUCTURE UNLESS APPROVED OTHERWISE BY GRANTSVILLE CITY.
315.1	2.B. BACKFILL AND BASE COURSE SHALL BE A-1-a OR AS APPROVED BY THE CITY.
315.2	ALL EXPOSED CONCRETE SHALL BE 4500 PSI MINIMUM STRENGTH.
315.2	2.D. REBAR SHALL BE EPOXY COATED.
315.2	THERE SHALL BE A MINIMUM OF 24" OF BASE COURSE UNDER THE STRUCTURE FOR THE DISTANCE OF 24" BEYOND THE BASE OF THE STRUCTURE UNLESS APPROVED OTHERWISE BY GRANTSVILLE CITY.
315.2	2.B. BACKFILL SHALL BE A-1-a OR AS APPROVED BY THE CITY.
316	ALL EXPOSED CONCRETE SHALL BE 4500 PSI MINIMUM STRENGTH.
316	2.D. REBAR SHALL BE EPOXY COATED.
316	THERE SHALL BE A MINIMUM OF 24" OF BASE COURSE UNDER THE STRUCTURE FOR THE DISTANCE OF 24" BEYOND THE BASE OF THE STRUCTURE UNLESS APPROVED OTHERWISE BY GRANTSVILLE CITY.
316	2.B. BACKFILL AND BASE COURSE SHALL BE A-1-a OR AS APPROVED BY THE CITY.
317	ALL EXPOSED CONCRETE SHALL BE 4500 PSI MINIMUM STRENGTH.
317	2.D. REBAR SHALL BE EPOXY COATED.
317	THERE SHALL BE A MINIMUM OF 24" OF BASE COURSE UNDER THE STRUCTURE FOR THE DISTANCE OF 24" BEYOND THE BASE OF THE STRUCTURE UNLESS APPROVED OTHERWISE BY GRANTSVILLE CITY.
320	DEBRIS GRATE INLET SHALL BE GALVANIZED
322	ALL EXPOSED CONCRETE SHALL BE 4500 PSI MINIMUM STRENGTH.
322	2.D. REBAR SHALL BE EPOXY COATED.
322	THERE SHALL BE A MINIMUM OF 24" OF BASE COURSE UNDER THE STRUCTURE FOR THE DISTANCE OF 24" BEYOND THE BASE OF THE STRUCTURE UNLESS APPROVED OTHERWISE BY GRANTSVILLE CITY.
322	2.B. BACKFILL SHALL BE A-1-a OR AS APPROVED BY THE CITY.
323.3	2.B. BACKFILL SHALL BE A-1-a OR AS APPROVED BY THE CITY.
331.1	ALL EXPOSED CONCRETE SHALL BE 4500 PSI MINIMUM STRENGTH.
331.1	2.D. REBAR SHALL BE EPOXY COATED.
331.1	THERE SHALL BE A MINIMUM OF 24" OF BASE COURSE UNDER THE STRUCTURE FOR THE DISTANCE OF 24" BEYOND THE BASE OF THE STRUCTURE UNLESS APPROVED OTHERWISE BY GRANTSVILLE CITY.
331.1	2.B. BACKFILL SHALL BE A-1-a OR AS APPROVED BY THE CITY.
331.2	ALL EXPOSED CONCRETE SHALL BE 4500 PSI MINIMUM STRENGTH.
331.2	2.D. REBAR SHALL BE EPOXY COATED.
331.2	THERE SHALL BE A MINIMUM OF 24" OF BASE COURSE UNDER THE STRUCTURE FOR THE DISTANCE OF 24" BEYOND THE BASE OF THE STRUCTURE UNLESS APPROVED OTHERWISE BY GRANTSVILLE CITY.

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APWA PLAN NO.	GRANTSVILLE CITY MODIFICATION
331.2	2.B. BACKFILL SHALL BE A-1-a OR AS APPROVED BY THE CITY.
331.3	ALL EXPOSED CONCRETE SHALL BE 4500 PSI MINIMUM STRENGTH.
331.3	2.D. REBAR SHALL BE EPOXY COATED.
331.3	THERE SHALL BE A MINIMUM OF 24" OF BASE COURSE UNDER THE STRUCTURE FOR THE DISTANCE OF 24" BEYOND THE BASE OF THE STRUCTURE UNLESS APPROVED OTHERWISE BY GRANTSVILLE CITY.
331.3	2.B. BACKFILL SHALL BE A-1-a OR AS APPROVED BY THE CITY.
332	ALL EXPOSED CONCRETE SHALL BE 4500 PSI MINIMUM STRENGTH.
332	2.D. REBAR SHALL BE EPOXY COATED.
332	THERE SHALL BE A MINIMUM OF 24" OF BASE COURSE UNDER THE STRUCTURE FOR THE DISTANCE OF 24" BEYOND THE BASE OF THE STRUCTURE UNLESS APPROVED OTHERWISE BY GRANTSVILLE CITY.
332	ALL EXPOSED CONCRETE SHALL BE 4500 PSI MINIMUM STRENGTH
332	2.B. BACKFILL SHALL BE A-1-a OR AS APPROVED BY THE CITY.
335	ALL EXPOSED CONCRETE SHALL BE 4500 PSI MINIMUM STRENGTH.
335	2.B. BACKFILL SHALL BE A-1-a OR AS APPROVED BY THE CITY.
335	2.D. REBAR SHALL BE EPOXY COATED.
341.1	ALL EXPOSED CONCRETE SHALL BE 4500 PSI MINIMUM STRENGTH.
341.1	THERE SHALL BE A MINIMUM OF 24" OF BASE COURSE UNDER THE STRUCTURE FOR THE DISTANCE OF 24" BEYOND THE BASE OF THE STRUCTURE UNLESS APPROVED OTHERWISE BY GRANTSVILLE CITY
341.1	2.B. BACKFILL SHALL BE A-1-a OR AS APPROVED BY THE CITY.
341.2	ALL EXPOSED CONCRETE SHALL BE 4500 PSI MINIMUM STRENGTH.
341.2	THERE SHALL BE A MINIMUM OF 24" OF BASE COURSE UNDER THE STRUCTURE FOR THE DISTANCE OF 24" BEYOND THE BASE OF THE STRUCTURE UNLESS APPROVED OTHERWISE BY GRANTSVILLE CITY
341.2	2.B. BACKFILL SHALL BE A-1-a OR AS APPROVED BY THE CITY.
362	ALL EXPOSED CONCRETE SHALL BE 4500 PSI MINIMUM STRENGTH.
381	2.B. BACKFILL SHALL BE A-1-a OR AS APPROVED BY THE CITY.
382	PIPE ZONE MATERIAL FOR SANITARY SEWER PIPE SALL BE ¾" DRAIN ROCK. DETAIL – SEWER PIPE SHALL BE SDR-35.
382	2.B. BACKFILL SHALL BE A-1-a OR AS APPROVED BY THE CITY.
411	ALL EXPOSED CONCRETE SHALL BE 4500 PSI MINIMUM STRENGTH.
411	THERE SHALL BE A MINIMUM OF 24" OF BASE COURSE UNDER THE STRUCTURE FOR THE DISTANCE OF 24" BEYOND THE BASE OF THE STRUCTURE UNLESS APPROVED OTHERWISE BY GRANTSVILLE CITY.

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APWA PLAN NO.	GRANTSVILLE CITY MODIFICATION
411	2.B. BACKFILL SHALL BE A-1-a OR AS APPROVED BY THE CITY.
413	ALL EXPOSED CONCRETE SHALL BE 4500 PSI MINIMUM STRENGTH.
431	2.B. BACKFILL SHALL BE A-1-a OR AS APPROVED BY THE CITY. DETAIL - SEWER PIPE SHALL BE SDR-35 PIPE MATERIAL
432	2.B. BACKFILL SHALL BE A-1-a OR AS APPROVED BY THE CITY. DETAIL - SEWER PIPE SHALL BE SDR-35 PIPE MATERIAL
441	THERE SHALL BE A MINIMUM OF 24" OF BASE COURSE OF A-1-a UNDER THE STRUCTURE FOR THE DISTANCE OF 24" BEYOND THE BASE OF THE STRUCTURE UNLESS APPROVED OTHERWISE BY GRANTSVILLE CITY.
505	ALL EXPOSED CONCRETE SHALL BE 4500 PSI MINIMUM STRENGTH.
505	THERE SHALL BE A MINIMUM OF 24" OF BASE COURSE UNDER THE STRUCTURE FOR THE DISTANCE OF 24" BEYOND THE BASE OF THE STRUCTURE UNLESS APPROVED OTHERWISE BY GRANTSVILLE CITY.
505	2.B. BACKFILL SHALL BE A-1-a OR AS APPROVED BY THE CITY.
511	REFER TO GRANTSVILLE CITY STANDARD DETAIL.
521	REFER TO GRANTSVILLE CITY STANDARD DETAIL.
522	REFER TO GRANTSVILLE CITY STANDARD DETAIL.
523	REFER TO GRANTSVILLE CITY STANDARD DETAIL.
525	REFER TO GRANTSVILLE CITY STANDARD DETAIL.
527	REFER TO GRANTSVILLE CITY STANDARD DETAIL.
529	REFER TO GRANTSVILLE CITY STANDARD DETAIL.
541	REFER TO GRANTSVILLE CITY STANDARD DETAIL.
542	REFER TO GRANTSVILLE CITY STANDARD DETAIL.
543.1	2.B. BACKFILL SHALL BE A-1-a WITH 18" SEPARATION BETWEEN UNTILITIES.
543.2	2.B. BACKFILL SHALL BE A-1-a WITH 18" SEPARATION BETWEEN UNTILITIES.
546	6" LATERAL ON FH
551	REFER TO GRANTSVILLE CITY STANDARD DETAIL.
552	REFER TO GRANTSVILLE CITY STANDARD DETAIL.
571	REFER TO GRANTSVILLE CITY STANDARD DETAIL.
572	REFER TO GRANTSVILLE CITY STANDARD DETAIL.
573	REFER TO GRANTSVILLE CITY STANDARD DETAIL.
574	REFER TO GRANTSVILLE CITY STANDARD DETAIL.
575	REFER TO GRANTSVILLE CITY STANDARD DETAIL.
681	ADD 1" PVP PIPE FROM BOTTOM OF ROOT BALL TO SURFACE FOR ROOT WATERING. WRAP BOTTOM OF PIPE WITH CLOTH AND ½ CUBIC FOOT DRAIN ROCK.

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LICENSED PROFESSIONAL ENGINEER
No. 8029950-2202
THOMAS M. ROMNEY
10-31-24
STATE OF UTAH

MATTHEWS MEADOWS SUBDIVISION PHASE 2
GRANTSVILLE, UT
DETAILS

REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
2	----	----
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DETAILS

Scale:	N/A	Drawn:	MEC
Date:	04/03/24	Job #:	23-0012
Sheet:	D8		

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GRANTSVILLE CITY GENERAL NOTES

1. ALL WORK DONE OR IMPROVEMENTS INSTALLED WITHIN GRANTSVILLE CITY INCLUDING BUT NOT LIMITED TO EXCAVATION, CONSTRUCTION, ROADWORK AND UTILITIES SHALL CONFORM TO THE GRANTSVILLE CITY CONSTRUCTION STANDARDS AND SPECIFICATIONS, CITY MUNICIPAL CODE, THE LATEST EDITION OF THE APWA MANUAL OF STANDARD SPECIFICATIONS AND MANUAL OF STANDARD PLANS, THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND ANY STATE OR FEDERAL REGULATIONS AND PERMIT REQUIREMENTS OF VARIOUS GOVERNING BODIES. THE CONTRACTOR IS RESPONSIBLE TO HAVE A COPY OF THESE SPECIFICATIONS AND TO KNOW AND CONFORM TO THE APPROPRIATE CODES, REGULATIONS, DRAWINGS, STANDARDS AND SPECIFICATIONS.

2. THE EXISTENCE AND LOCATION OF ANY OVERHEAD OR UNDERGROUND UTILITY LINES, PIPES, OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A RESEARCH OF THE AVAILABLE RECORDS. EXISTING UTILITIES ARE LOCATED ON PLANS ONLY FOR THE CONVENIENCE OF THE CONTRACTOR. THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR THE PROTECTION OF UTILITIES AND THE ENGINEER BEARS NO RESPONSIBILITY FOR UTILITIES NOT SHOWN ON THE PLANS OR NOT IN THE LOCATION SHOWN ON THE PLANS. THIS INCLUDES ALL SERVICE LATERALS OF ANY KIND. THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, LOCATE ALL UNDERGROUND AND OVERHEAD INTERFERENCES, WHICH MAY AFFECT HIS OPERATION DURING CONSTRUCTION AND SHALL TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE OF THE SAME. THE CONTRACTOR SHALL USE EXTREME CAUTION WHEN WORKING NEAR OVERHEAD UTILITIES SO AS TO SAFELY PROTECT ALL PERSONNEL AND EQUIPMENT, AND SHALL BE RESPONSIBLE FOR ALL COST AND LIABILITY IN CONNECTION THEREWITH.

3. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONARY MEASURES NECESSARY TO PROTECT EXISTING UTILITY LINES, STRUCTURES, SURVEY MONUMENTS AND STREET IMPROVEMENTS WHICH ARE TO REMAIN IN PLACE, FROM DAMAGE, AND ALL SUCH IMPROVEMENTS OR STRUCTURES DAMAGED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED OR REPLACED SATISFACTORY TO THE CITY ENGINEER AND OWNING UTILITY COMPANY AT THE EXPENSE OF THE CONTRACTOR.

4. ALL CONSTRUCTION SHALL BE AS SHOWN ON THESE PLANS, ANY REVISIONS SHALL HAVE THE PRIOR WRITTEN APPROVAL OF THE CITY ENGINEER AND PUBLIC WORKS DIRECTOR.

5. PERMITS ARE REQUIRED FOR ANY WORK IN THE PUBLIC WAY. THE CONTRACTOR SHALL SECURE ALL PERMITS AND INSPECTIONS REQUIRED FOR THIS CONSTRUCTION.

6. CURB, GUTTER, AND SIDEWALK, FOUND TO BE UNACCEPTABLE PER CITY STANDARDS AND APWA SHALL BE REMOVED AND REPLACED.

7. CONTRACTOR SHALL PROVIDE ALL NECESSARY HORIZONTAL AND VERTICAL TRANSITIONS BETWEEN NEW CONSTRUCTION AND EXISTING SURFACES TO PROVIDE FOR PROPER DRAINAGE AND FOR INGRESS AND EGRESS TO NEW CONSTRUCTION. THE EXTENT OF TRANSITIONS TO BE AS SHOWN ON PLANS.

8. ANY SURVEY MONUMENTS DISTURBED SHALL BE REPLACED AND ADJUSTED PER TOOELE COUNTY SURVEYORS REQUIREMENTS.

9. ALL PRIVACY WALLS, NEW OR EXISTING, ARE ONLY SHOWN ON CIVIL PLANS FOR THE PURPOSE OF REVIEWING GRADING RELATIONSHIPS; FLOOD CONTROL AND SIGHT DISTANCE AT INTERSECTIONS. ALL WALLS SHALL HAVE A MINIMUM 2 FT X 2 FT X 30 INCH DEEP SPOT FOOTINGS. BOTTOM OF ALL FOOTINGS ON ALL WALLS SHALL BE A MINIMUM OF 30 INCHES BELOW FINISHED GRADE. WALLS GREATER THAN 6 FEET REQUIRE A SEPARATE PERMIT AND INSPECTION BY THE BUILDING DEPARTMENT.

10. ALL CONSTRUCTION MATERIALS PER APWA MUST BE SUBMITTED AND APPROVED BY THE CITY ENGINEER PRIOR TO THE PLACEMENT OF ASPHALT WITHIN CITY RIGHT OF WAY. GRANTSVILLE PUBLIC WORKS WILL APPROVE PIPE ZONE MATERIAL TO BE PLACED.

11. REQUEST FOR INSPECTION BY THE GRANTSVILLE CITY ENGINEERING DEPT. SHALL BE MADE BY THE CONTRACTOR AT LEAST 48 HOURS BEFORE THE INSPECTION SERVICES WILL BE REQUIRED.

12. WORK IN PUBLIC WAY, ONCE BEGUN, SHALL BE PROSECUTED TO COMPLETION WITHOUT DELAY AS TO PROVIDE MINIMUM INCONVENIENCE TO ADJACENT PROPERTY OWNERS AND TO THE TRAVELING PUBLIC. PLEASE SEE CODE 17 GENERAL PROVISIONS FOR MORE DETAILS.

13. THE CONTRACTOR SHALL TAKE ALL NECESSARY AND PROPER PRECAUTIONS TO PROTECT ADJACENT PROPERTIES FROM ANY AND ALL DAMAGE THAT MAY OCCUR FROM STORM WATER RUNOFF AND/OR DEPOSITION OF DEBRIS RESULTING FROM ANY AND ALL WORK IN CONNECTION WITH CONSTRUCTION.

14. POWER POLES AND/OR OTHER EXISTING FACILITIES NOT IN PROPER LOCATION BASED ON PROPOSED IMPROVEMENTS SHOWN HEREON WILL BE RELOCATED AT NO EXPENSE TO THE GRANTSVILLE CITY. POWER LINES AND ALL OTHER AERIAL UTILITIES ARE TO BE BURIED AND POLES REMOVED AS DETERMINED BY THE CITY ENGINEER.

15. CURB AND GUTTER WITH A GRADE OF LESS THAN FOUR-TENTHS OF ONE PERCENT SHALL BE CONSTRUCTED BY FORMING. EACH JOINT SHALL BE CHECKED FOR A GRADE PRIOR TO CONSTRUCTION AND WATER TESTED AS SOON AS POSSIBLE AFTER CONSTRUCTION.

16. CONTRACTOR TO FOLLOW GRANTSVILLE CITY NOISE ORDINANCE STANDARDS CODE ORDINANCE 2018-19

17. CONTRACTORS ARE RESPONSIBLE FOR ALL OSHA REQUIREMENTS ON THE PROJECT SITE.

18. A UPDES (UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM) PERMIT IS REQUIRED FOR ALL CONSTRUCTION ACTIVITIES AS PER STATE LAW AS WELL AS PROVIDING A STORM WATER POLLUTION PREVENTION PLAN TO THE CITY.

19. ALL CITY MAINTAINED UTILITIES INCLUDING; WATERLINE, FIRE HYDRANTS, STREETLIGHT WIRING, AND STORM DRAIN MUST BE IN PUBLIC RIGHT OF WAY OR IN RECORDED EASEMENTS.

20. CONTRACTOR SHALL WORK GRANTSVILLE CITY REGULAR WORKING HOURS OF MONDAY THROUGH FRIDAY 7:00 AM TO 4:00 PM

21. PRIOR TO 90% BOND RELEASE, A LEGIBLE AS-BUILT DRAWING MUST BE SUBMITTED TO THE GRANTSVILLE CITY STAMPED AND SIGNED BY A PROFESSIONAL ENGINEER. AS-BUILTS MUST SHOW ALL CHANGES AND ACTUAL FIELD LOCATIONS OF STORM DRAINAGE, WATERLINES, IRRIGATION, STREET LIGHTING, AND POWER. AS-BUILTS WILL BE HELD TO THE SAME STANDARD AS APPROVED DESIGN DRAWINGS, NO "REDLINED PLANS" ALLOWED. IN THE ABSENCE OF CHANGES, COPIES OF THE APPROVED DRAWINGS WILL BE REQUIRED STATING "INSTALLED AS PER DRAWINGS". AS-BUILT DRAWINGS FOR NEW DEVELOPMENTS SHALL BE SUBMITTED TO THE CITY IN THE FOLLOWING FORMATS AND QUANTITIES PRIOR TO THE 90% BOND RELEASE: 1 .DXF COPY, 1 .PDF COPY, AND 1 GIS SHAPE FILE CONTAINING THE SAME.

22. FILTER FABRIC WRAPPED AROUND AN INLET GRATE IS NOT AN ACCEPTABLE INLET SEDIMENT BARRIER. SEE GRANTSVILLE CITY CONSTRUCTION STANDARDS AND SPECIFICATIONS FOR DETAILS OF APPROVED STORM WATER BMPS WHICH SPECIFICALLY STATES THE UTILIZATION OF AN OIL WATER SNOUT SEPARATOR.

23. ASPHALT PAVING IS NOT ALLOWED WITHOUT A WRITTEN EXCEPTION FROM THE ENGINEERING DEPARTMENT AND PUBLIC WORKS DEPARTMENT BELOW AN AMBIENT TEMPERATURE OF 50 DEGREES AND RISING.

24. TO ENSURE PROPER PLANTING, PROTECTION AND IRRIGATION OF TREES, MITIGATING RISK OF TREE FAILURE OR FUTURE DAMAGE TO INFRASTRUCTURE, CONTRACTORS ARE REQUIRED TO FOLLOW THE STANDARDS AND SPECIFICATIONS OF THE ISA - INTERNATIONAL SOCIETY OF ARBORICULTURE.

25. WHEN A PROPOSED DEVELOPMENT BORDERS A COLLECTOR, MINOR COLLECTOR OR ARTERIAL STREET AND IS REQUIRED TO CONSTRUCT COLLECTOR STREET FENCING ALONG THE BACK OF SIDEWALK, THE DEVELOPMENT SHALL ALSO BE REQUIRED PUT IN A CONCRETE MOW STRIP FROM THE BACK OF SIDEWALK TO UNDERNEATH THE FENCE PANELS. CONCRETE MOW STRIPS SHALL ALSO BE REQUIRED BETWEEN THE SIDEWALK AND FENCING ALONG THE REAR OF DOUBLE FRONTAGE LOTS.

26. CONCRETE FOR ALL SURFACE IMPROVEMENTS INCLUDING BUT NOT LIMITED TO; SIDEWALK, DRIVEWAY ENTRANCES, PEDESTRIAN RAMPS, CURB AND GUTTER, WATER WAYS, MANHOLE, VAULT AND VALVE COLLARS, AND ANY OTHER CAST IN PLACE SURFACE CONCRETE FEATURES SHALL BE CONSTRUCTED WITH MINIMUM 4,500 PSI CONCRETE.

27. CULINARY WATER AND SEWER SERVICE LATERALS SHALL BE MARKED ON THE TOP BACK OF CURB AND LIP OF CURB AT THEIR ACTUAL LOCATION OF CROSSING THE CURB AND GUTTER. PINS OR STAMPS SHALL BE USED AND MUST BE INSTALLED WHILE THE CONCRETE IS STILL WET AND WILL READILY ACCEPT THE MARKER. GRINDING MARKING DUE TO DRY CEMENT IS NOT ALLOWED.

GRANTSVILLE CITY TRAFFIC NOTES

1. WHEN A DESIGNATED "SAFE ROUTE TO SCHOOL" IS ENCROACHED UPON BY A CONSTRUCTION WORK ZONE THE SAFE ROUTE SHALL BE MAINTAINED IN A MANNER ACCEPTABLE TO GRANTSVILLE CITY.

2. IF THE IMPROVEMENTS NECESSITATE THE OBLITERATION, TEMPORARY OBSTRUCTION, TEMPORARY REMOVAL OR RELOCATION OF ANY EXISTING TRAFFIC PAVEMENT MARKING, SUCH PAVEMENT MARKING SHALL BE RESTORED OR REPLACED WITH LIKE MATERIALS TO THE SATISFACTION OF THE CITY ENGINEER, PUBLIC WORKS DIRECTOR OR DESIGNEE.

3. THE STREET SIGN CONTRACTOR SHALL OBTAIN STREET NAMES AND BLOCK NUMBERING FROM THE PLANNING DEPARTMENT PRIOR TO CONSTRUCTION.

4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND INSTALLING ALL PERMANENT SIGNS SHOWN ON THE PLANS. STREET NAME SIGNS SHALL CONFORM IN THEIR ENTIRETY TO CURRENT CITY STANDARDS AND THE LATEST MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) MANUAL. ALL OTHER SIGNS SHALL BE STANDARD SIZE UNLESS OTHERWISE SPECIFIED ON THE PLANS. ALL SIGN POSTS SHALL BE INSTALLED IN ACCORDANCE WITH THE CURRENT CITY STANDARDS AND THE LATEST MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) MANUAL.

5. ALL PERMANENT TRAFFIC CONTROL DEVICES CALLED FOR HEREON SHALL BE IN PLACE AND IN FINAL POSITION PRIOR TO ALLOWING ANY PUBLIC TRAFFIC ONTO THE PORTIONS OF THE ROAD(S) BEING IMPROVED HEREUNDER, REGARDLESS OF THE STATUS OF COMPLETION OF PAVING OR OTHER OFF-SITE IMPROVEMENTS CALLED FOR PER APPROVED CONSTRUCTION DRAWINGS UNLESS APPROVED BY THE CITY ENGINEER & PUBLIC WORKS DIRECTOR.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING UTAH TRANSIT AUTHORITY (UTA) IF APPLICABLE, IF THE CONSTRUCTION INTERRUPTS OR RELOCATES A BUS STOP OR HAS AN ADVERSE EFFECT ON BUS SERVICE ON THAT STREET TO ARRANGE FOR TEMPORARY RELOCATION OF STOP.

7. BEFORE ANY WORK IS STARTED IN THE RIGHT-OF-WAY, THE CONTRACTOR SHALL INSTALL ALL ADVANCE WARNING SIGNS FOR THE CONSTRUCTION ZONE. THE CONTRACTOR SHALL INSTALL TEMPORARY STOP SIGNS AT ALL NEW STREET ENCROACHMENTS INTO EXISTING PUBLIC STREETS. ALL CONSTRUCTION SIGNING, BARRICADING, AND TRAFFIC DELINEATION SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) PER THE CURRENT EDITION ADOPTED BY UDOT AND BE APPROVED BY THE GRANTSVILLE CITY BEFORE CONSTRUCTION BEGINS. TRAFFIC CONTROL PLANS SHALL BE SUBMITTED AS PART OF THE ENGINEERING CONSTRUCTION PACKAGE AND APPROVED BY THE GRANTSVILLE CITY ENGINEER AND PUBLIC WORKS DIRECTOR.

8. ALL SIGNS LARGER THAN 36" X 36" OR 1296 SQUARE INCHES PER SIGN POLE SHALL BE MOUNTED ON A SLIP BASE SYSTEM PER UDOT STANDARD DRAWING SN 10B (DETAIL DRAWING ATTACHED TO STANDARD DRAWINGS) WITH A "Z" BAR BACKING. SIGNS OF THIS SIZE ARE NOT ALLOWED TO BE MOUNTED ON A YIELDING POLE.

9. SIGN COMPONENTS SUCH AS SHEETING, EC FILM, INKS, LETTERS AND BORDERS ARE ALL REQUIRED TO BE FROM THE SAME MANUFACTURER. ONLY EC FILM MAY BE USED TO ACHIEVE COLOR. VINYL EC FILM IS NOT ACCEPTED.

10. ALL NEW ROUNDABOUTS, CROSSWALKS, STOP BARS AND LEGENDS SHALL BE INSTALLED WITH PAINT AND GLASS BEAD.

11. PAVING ASPHALT BINDER GRADE SHALL BE PG 58-28 UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER. ASPHALT AGGREGATE SIZE SHALL BE ½ INCH FOR RESIDENTIAL AND COLLECTOR ROADS. NO MORE THAN 15% RAP (RECLAIMED ASPHALT PAVEMENT) BY WEIGHT WILL BE ALLOWED IN THE ASPHALT MIX DESIGN FOR THE PAVING OF PUBLIC AND PRIVATE STREETS. UP TO THE 15 PERCENT WILL BE ALLOWED WITH NO CHANGE IN THE SPECIFIC BINDER GRADE. THE ASPHALT MIX DESIGN SHALL HAVE NO MORE THAN 3½ % AIR VOIDS.

14. POTHOLING: ALL POTHOLES MUST BE SAW CUT SQUARE AND HAVE A MINIMUM SIZE OF 1 SQUARE FOOT. WHEN REPAIRING A POTHOLE, SAND OR PEA GRAVEL MEETING GRANTSVILLE CITY STANDARDS SHALL BE PLACED OVER THE EXPOSED UTILITY TO A DEPTH OF 6 INCHES. FOLLOWING THE PEA GRAVEL WILL BE FLOWABLE FILL UP TO 1 INCH BELOW THE BOTTOM EDGE OF THE EXISTING ASPHALT. THE REMAINING PORTION OF THE HOLE SHALL BE FILLED WITH ASPHALT, WHICH WILL HAVE AN OVERALL THICKNESS OF THE EXISTING ASPHALT PLUS 1 INCH.

15. ALL FILL WITHIN THE PUBLIC RIGHT OF WAY SHALL BE A-1-A TO A-3, WITH THE EXCEPTION OF TOP SOIL IN THE PARK STRIP FOR LANDSCAPING AND TRENCH BACKFILL. TRENCH BACKFILL MATERIAL UNDER PAVEMENTS OR SURFACE IMPROVEMENTS SHALL BE CLEAN, NONCLUMPING, GRANULAR AND FLOWABLE, 2" MINUS, A-1-A TO A-2-7 SOILS ACCORDING TO AASHTO 145 SOIL CLASSIFICATION SYSTEM. LIME TREATED FLOWABLE FILLS, IF APPROVED, SHALL HAVE A 28-DAY STRENGTH OF 65 PSI. 16. ALL TRAFFIC ROAD CLOSURES INVOLVING 1 OR MORE LANES OF TRAFFIC MUST RECEIVE PRIOR APPROVAL FROM THE CITY ENGINEER, PUBLIC WORKS DIRECTOR OR HIS/HER REPRESENTATIVE. VMS PCMS BOARDS MUST BE PLACED A MINIMUM OF 7 DAYS IN ADVANCE OF ANY LANE CLOSURE ON COLLECTOR, MINOR COLLECTOR OR ARTERIAL STREET. VMS PCMS BOARDS MUST ALSO BE PLACED IN ADVANCE OF ANY LANE CLOSURES ON A SUBDIVISION STREET PER THE CITY ENGINEER'S DIRECTION.

17.ROUNDABOUTS, INCLUDING THEIR INGRESS AND EGRESS, SHALL BE CONSTRUCTED WITH CONCRETE PAVEMENT. ENGINEER SHALL DESIGN CROSS SECTION AND SUBMIT TO THE CITY FOR REVIEW AND APPROVAL.

GRANTSVILLE CITY GRADING NOTES

1. IN THE EVENT THAT ANY UNFORESEEN CONDITIONS NOT COVERED BY THESE NOTES ARE ENCOUNTERED DURING GRADING OPERATIONS, THE OWNER AND CITY ENGINEER SHALL BE IMMEDIATELY NOTIFIED FOR DIRECTION.

2. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM ALL NECESSARY CUTS AND FILLS WITHIN THE LIMITS OF THIS PROJECT AND THE RELATED OFF-SITE WORK, SO AS TO GENERATE THE DESIRED SUBGRADE, FINISH GRADES AND SLOPES SHOWN.

3. CONTRACTOR SHALL TAKE FULL RESPONSIBILITY FOR ALL EXCAVATION. ADEQUATE SHORING SHALL BE DESIGNED AND PROVIDED BY THE CONTRACTOR TO PREVENT UNDERMINING OF ANY ADJACENT FEATURES OR FACILITIES AND/OR CAVING OF THE EXCAVATION.

4. THE CONTRACTOR IS WARNED THAT AN EARTHWORK BALANCE WAS NOT NECESSARILY THE INTENT OF THIS PROJECT. ANY ADDITIONAL MATERIAL REQUIRED OR LEFTOVER MATERIAL FOLLOWING EARTHWORK OPERATIONS BECOMES THE RESPONSIBILITY OF THE CONTRACTOR.

5. CONTRACTOR SHALL GRADE THE PAVEMENT AREA SUBGRADE TO THE LINES (HORIZONTAL) AND ELEVATIONS (VERTICAL) SHOWN ON THE PLANS WITHIN A TOLERANCE OF 0.1 + TO 0.1 -.

6. ALL CUT AND FILL SLOPES SHALL BE PROTECTED UNTIL EFFECTIVE EROSION CONTROL HAS BEEN ESTABLISHED.

7. THE USE OF POTABLE WATER WITHOUT A SPECIAL PERMIT FOR BUILDING OR CONSTRUCTION PURPOSES INCLUDING CONSOLIDATION OF BACKFILL OR DUST CONTROL IS PROHIBITED. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR CONSTRUCTION WATER FROM GRANTSVILLE CITY ENGINEERING AND UTILITIES DEPARTMENT.

8. THE CONTRACTOR SHALL MAINTAIN THE STREETS, SIDEWALKS AND ALL OTHER PUBLIC RIGHT-OF WAY IN A CLEAN, SAFE AND USABLE CONDITION. ALL SPILLS OF SOIL, ROCK OR CONSTRUCTION DEBRIS SHALL BE PROMPTLY REMOVED FROM THE PUBLICLY OWNED PROPERTY DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT. ALL ADJACENT PROPERTY, PRIVATE OR PUBLIC SHALL BE MAINTAINED IN A CLEAN, SAFE AND USABLE CONDITION.

9. IN THE EVENT THAT ANY TEMPORARY CONSTRUCTION ITEM IS REQUIRED THAT IS NOT SHOWN ON THESE DRAWINGS, THE DEVELOPER AGREES TO PROVIDE AND INSTALL SUCH ITEM AT HIS OWN EXPENSE AND AT THE DIRECTION OF THE CITY ENGINEER. TEMPORARY CONSTRUCTION INCLUDES DITCHES, BERMS, ROAD SIGNS AND BARRICADES, ETC.

10. ALL GRADING WORK SHALL CONFORM TO THE SOILS REPORT AS PREPARED BY THE SOILS ENGINEER AND APPROVED BY THE CITY ENGINEER, AND AS SHOWN ON THESE PLANS.

11. ALL QUALITY CONTROL TESTING SHALL BE PERFORMED BY AN INDEPENDENT LICENSED AND CERTIFIED THIRD-PARTY TESTING SERVICE.

GRANTSVILLE CITY FIRE DEPARTMENT NOTES

1. ON ANY NEW HOME OR BUILDING INSTALLATION, ACCESSIBLE FIRE HYDRANTS SHALL BE INSTALLED BEFORE COMBUSTIBLE CONSTRUCTION COMMENCES AND SAID FIRE HYDRANTS SHALL BE IN GOOD WORKING ORDER WITH AN ADEQUATE WATER SUPPLY.

2. CONTRACTOR SHALL CALL THE PUBLIC WORKS DEPARTMENT AND ENGINEERING DEPARTMENT FOR UNDERGROUND INSPECTION, PRESSURE AND FLUSH VERIFICATION OF ALL FIRE HYDRANTS AND FIRE LINES BEFORE BACK FILLING.

3. PAINTING OF THE CURBS AND HYDRANT AND ANY WORK NECESSARY FOR PROTECTION OF HYDRANTS FROM PHYSICAL DAMAGE SHALL BE APPROVED BEFORE BEING CONSTRUCTED. HYDRA-FINDERS WILL BE INSTALLED PER GRANTSVILLE CITY STANDARDS DETAIL.

4. A FLOW TEST MUST BE WITNESSED BY THE FIRE DEPARTMENT PRIOR TO OCCUPANCY FOR VERIFICATION OF REQUIRED ON-SITE WATER SUPPLY.

5. ALL ON-SITE FIRE MAIN MATERIALS MUST BE U.L. LISTED AND A.W.W.A. APPROVED.

6. THE TURNING RADIUS FOR ANY FIRE APPARATUS ACCESS ROAD AND/OR FIRE LANE, PUBLIC OR PRIVATE, SHALL BE NOT LESS THAN FORTY-EIGHT FEET (48') OUTSIDE RADIUS EQUALING 96' OR LARGER AND TWENTY-TWO FEET (22') INSIDE RADIUS AND SHALL BE PAVED.

7. A FIRE APPARATUS ROAD SHALL BE REQUIRED WHEN ANY PORTION OF AN EXTERIOR WALL OF THE FIRST STORY IS LOCATED MORE THAN ONE-HUNDRED FIFTY FEET (150') FROM FIRE DEPARTMENT VEHICLE ACCESS ROADS AND/OR FIRE LANES, PUBLIC OR PRIVATE, IN EXCESS OF ONE HUNDRED FIFTY FEET (150') IN LENGTH SHALL BE PROVIDED WITH AN APPROVED TURN AROUND AREA. CONTRACTOR/ENGINEER SHALL FOLLOW LATEST INTERNATIONAL FIRE CODE REGULATIONS AT ALL TIMES IN REGARDS TO DISTANCE.

8. ACCESS ROADS SHALL BE MARKED BY PLACING APPROVED SIGNS AT THE START OF THE DESIGNATED FIRE LANE, ONE SIGN AT THE END OF THE FIRE LANE AND WIDTH SIGNS AT INTERVALS OF ONE-HUNDRED FEET (100') ALONG ALL DESIGNATED FIRE LANES. SIGNS TO BE PLACED ON BOTH SIDES OF AN ACCESS ROADWAY IF NEEDED TO PREVENT PARKING ON EITHER SIDE. SIGNS SHALL BE INSTALLED AT LEAST 5', MEASURED FROM THE BOTTOM EDGE OF THE SIGN TO THE NEAR EDGE OF PAVEMENT. WHERE PARKING OR PEDESTRIAN MOVEMENTS OCCUR, THE CLEARANCE TO THE BOTTOM OF THE SIGN SHALL BE AT LEAST 7'. THE CURB ALONG OR ON THE PAVEMENT OR CEMENT IF CURB IS NOT PRESENT, SHALL BE PAINTED WITH RED WEATHER RESISTANT PAINT IN ADDITION TO THE SIGNS.

9. ELECTRICALLY CONTROLLED ACCESS GATES SHALL BE PROVIDED WITH AN APPROVED EMERGENCY VEHICLE DETECTOR/RECEIVER SYSTEM. SAID SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE GRANTSVILLE CITY F.D. APPROVAL. GATES ARE ONLY ALLOWED WITH PRIOR APPROVAL.

10. ALL PRIVATE UNDERGROUND FIRE LINES THAT SERVICE AUTOMATIC FIRE SPRINKLER SYSTEMS SHALL BE NO SMALLER THAN EIGHT (8) INCHES IN DIAMETER AND HAVE A POST INDICATOR VALVE (PIV) BETWEEN THE WATER MAIN AND THE BUILDING. IF A PIV ISN'T FEASIBLE DUE TO SITE CONSTRAINTS, A WATER INDICATOR VALVE (WIV) MAY BE USED WITH THE APPROVAL OF THE CITY ENGINEER OR FIRE CODE OFFICIAL. FOR A WIV TO BE ALLOWED, ANOTHER VALVE MUST BE INSTALLED ON THE FIRE SERVICE LINE BACK AT THE CONNECTION TO THE WATER MAIN, WHICH WILL BE MAINTAINED BY THE CITY AS PART OF IT'S CULINARY WATER SYSTEM. ALL FIRE LINES MATERIAL SHALL BE DUCTILE IRON. (DUCTILE IRON FROM THE PIV TO THE BUILDING SHALL BE PERMITTED OR DUCTILE IRON FROM THE MAIN WATER LINE TO THE WIV).

11. POST INDICATOR VALVES (PIV) SHALL BE BETWEEN 6 AND 40 FEET FROM BUILDINGS NOT EXCEEDING THREE STORIES OR EQUIVALENT IN HEIGHT AND BETWEEN 30 AND 40 FEET ON BUILDINGS IN EXCESS OF THREE OR MORE STORIES IN HEIGHT OR EQUIVALENT.

12. ROADS AND ACCESSES SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS. SURFACE SHALL BE PAVED BEFORE THE APPLICATION OF COMBUSTIBLE MATERIAL.

13. ALL NEW BUILDINGS EQUIPPED WITH A FIRE DEPARTMENT CONNECTION (FDC) MUST HAVE INLETS SECURED WITH KNOX BRAND LOCKING FDC CAP(S) WITH A SWIVEL COLLAR. ALL NEW BUILDINGS ARE ALSO REQUIRED TO HAVE A KNOX BRAND KEY LOCK BOX MOUNTED ON THE EXTERIOR BUILDING, SUCH THAT FIRE DEPARTMENT PERSONNEL MAY GAIN ACCESS IN CASE OF AN EMERGENCY.

GRANTSVILLE CITY WATER NOTES

1. THE FOLLOWING GRANTSVILLE CITY WATER NOTES ARE INTENDED FOR GENERAL WATER STANDARDS ONLY AND ARE NOT ALL INCLUSIVE. THE CITY HAS INCLUDED THE CULINARY WATER DESIGN AND CONSTRUCTION STANDARDS WITHIN THE CITY CONSTRUCTION STANDARDS AND SPECIFICATIONS.

2. NO WORK SHALL BEGIN UNTIL THE WATER PLANS HAVE BEEN RELEASED FOR CONSTRUCTION BY THE ENGINEERING DEPARTMENT. FOLLOWING WATER PLAN APPROVAL, FORTY-EIGHT (48) HOUR NOTICE SHALL BE GIVEN TO THE ENGINEERING DEPARTMENT AND THE PUBLIC WORKS DEPARTMENT PRIOR TO THE START OF CONSTRUCTION. NOTICE MUST BE GIVEN BY 2:00 P.M. THE BUSINESS DAY PRIOR TO AN INSPECTION.

3. ALL WORK WITHIN GRANTSVILLE CITY SHALL CONFORM TO GRANTSVILLE CITY STANDARDS AND SPECIFICATIONS, AWWA AND APWA.

4. FOR RESIDENTIAL DEVELOPMENTS - THE DEVELOPER SHALL PURCHASE AND INSTALL METER BOXES AND SETTERS ACCORDING TO CITY STANDARDS ON NEWLY DEVELOPED LOTS AND REAL PROPERTY AT THE TIME OF WATER MAIN INSTALLATION. WATER METERS WILL BE SUPPLIED AND INSTALLED BY THE GRANTSVILLE UTILITIES DEPARTMENT (AT DEVELOPER'S EXPENSE). THE DEVELOPER SHALL ALSO PROVIDE THE SITE ADDRESS, LOT NUMBER, METER SIZE AND PAY METER FEES PRIOR TO BUILDING PERMIT APPROVAL. THE DEVELOPER SHOULD ALSO PAY FOR RENTAL OF A HYDRANT METER, AND/OR USE THE GRANTSVILLE CITY PUBLIC WATER STANDPIPE LOCATED BY THE PUBLIC WORKS BUILDING.

5. FOR COMMERCIAL AND CONDOMINIUM DEVELOPMENTS - THE DEVELOPER SHALL PURCHASE AND INSTALL METER BOXES AND SETTERS ACCORDING TO CITY STANDARDS. WATER METERS WILL BE SUPPLIED BY GRANTSVILLE CITY PUBLIC WORKS DEPARTMENT (AT DEVELOPER'S EXPENSE) AND INSTALLED BY DEVELOPER.

6. ALL WATER FACILITIES SHALL BE FILLED, DISINFECTED, PRESSURE TESTED, FLUSHED, FILLED AND AN ACCEPTABLE WATER SAMPLE OBTAINED PRIOR TO COMMISSIONING THE NEW WATER LINE TO THE GRANTSVILLE CITY CULINARY WATER DISTRIBUTION SYSTEM.

7. GRANTSVILLE CITY UTILITIES DEPARTMENT MUST APPROVE WATER SHUT DOWN WHICH MAY REQUIRE EVENING AND WEEKEND SHUT DOWN AS DEEMED NECESSARY, REQUIRING THE CONTRACTOR TO BE BILLED FOR OVERTIME. 48 HOUR NOTICE IS REQUIRED.

8. WATER STUB-OUT INSTALLATIONS WILL NOT BE CONSTRUED AS A COMMITMENT FOR WATER SERVICE.

9. CONDITIONAL APPROVAL OF VALVED OUTLET (6" AND LARGER): IN THE EVENT THE WATER PLANS SHOW ONE OR MORE VALVED OUTLETS EXTENDING OUT OF PAVED AREAS, INSTALLATIONS OF THESE OUTLETS IS ACCEPTABLE, HOWEVER, IF THE OUTLETS ARE INCORRECTLY LOCATED OR NOT USED FOR ANY REASON WHEN THE PROPERTY IS DEVELOPED, THE DEVELOPER SHALL ABANDON THE OUTLETS AT THE CONNECTION TO THE ACTIVE MAIN IN ACCORDANCE WITH THE CITY STANDARDS AND AT THE DEVELOPER'S EXPENSE.

10. ALL LINES TO BE PRESSURE TESTED ACCORDING TO GRANTSVILLE CITY AND AWWA STANDARDS AND CHLORINATED PRIOR TO USE AND FINAL ACCEPTANCE.

11. ALL FITTINGS TO BE COATED WITH POLY FM GREASE AND WRAPPED WITH 8-MIL THICK POLYETHYLENE.

12. NO OTHER UTILITY LINES MAY BE PLACED IN THE SAME TRENCH WITH WATER LINE UNLESS APPROVED BY THE CITY ENGINEER.

13. ANY CONFLICT WITH EXISTING UTILITIES SHALL BE IMMEDIATELY CALLED TO THE ATTENTION OF THE CITY ENGINEER OR DESIGNEE.

14. ALL WATER VAULTS WILL BE CONSTRUCTED PER GRANTSVILLE CITY STANDARD DRAWINGS AND SPECIFICATIONS. NO VAULTS ARE ALLOWED IN TRAFFIC AREAS WITHOUT PRIOR APPROVAL OF THE CITY ENGINEER.

15. LANDSCAPING AND IRRIGATION ADJACENT TO VAULTS SHALL DRAIN AWAY FROM VAULTS.

16. ONCE THE WATERLINE HAS BEEN TESTED, APPROVED AND CITY WATER IS FLOWING THROUGH THE PIPE, ONLY CITY PERSONNEL ARE AUTHORIZED TO SHUT DOWN AND CHARGE THE WATERLINE.

17. MEGALUG FOLLOWING RING OR AN APPROVED EQUIVALENT SHALL BE USED ON ALL FITTINGS.

18. APWA PLAN 562, CITY REQUIRES STAINLESS STEEL TIE-DOWN RESTRAINTS WITH TURNBUCKLES ONLY. 5/8" REBAR IS NOT ACCEPTABLE. MEGALUG FOLLOWERS REQUIRED ON ALL FITTINGS AND ALL DIMENSIONS OF THRUST BLOCKING STILL APPLY. THRUST BLOCKS MAY BE ELIMINATED IF HORIZONTAL TIE DOWN RESTRAINTS HAVE BEEN PRE-ENGINEERED AND RECEIVE PRIOR CITY APPROVAL.

19. WATER MAINS WILL BE HOT TAPPED AS CALLED OUT ON THE APPROVED PLANS. UNDER SPECIAL CIRCUMSTANCES, WHEN A CONTRACTOR SUBMITS A REQUEST FOR A SHUTDOWN CONTRARY TO THE APPROVED PLANS AND THE REQUEST IS APPROVED AT THE DISCRETION OF THE CITY ENGINEER OR DESIGNEE, THE CONTRACTOR MUST PROVIDE 48-HOUR NOTICE TO NEIGHBORS AND THOSE AFFECTED. IF BUSINESSES ARE IMPACTED BY THE SHUTDOWN IT WILL BE DONE AFTER HOURS AND ALL OVERTIME FEES FOR CITY PERSONNEL, EQUIPMENT AND VEHICLES MUST BE PAID IN ADVANCE.

20. CONTRACTORS ARE REQUIRED TO WRITE THE LOT NUMBER WITH A BLACK PERMANENT MARKER ON THE INSIDE OF THE WATER METER BARRELS AS THEY ARE INSTALLED.

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www.foc

GRANTSVILLE CITY
PRE-CONSTRUCTION NOTES

CHAIN OF COMMUNICATION

- FIRST CONTACT: CODY CHRISTENSEN PUBLIC WORKS INSPECTOR - 435-237-4769
- SECOND CONTACT: GLEN MILLWARD (WATER), MARKUS SEAT (SEWER), TRAVIS DANIELS (FIRE CHIEF), JASON SMITH (ASSISTANT FIRE CHIEF).

PLEASE COMMUNICATE THROUGH E-MAIL TO MAINTAIN A WRITTEN RECORD.

MAIN CONSTRUCTION CONTACT

- PROJECT FOREMAN:

CONSTRUCTION SCHEDULE

- CONSTRUCTION STARTS:
- PLEASE PROVIDE A CONSTRUCTION SCHEDULE. HELPS CITY TO PLAN FOR WHAT IS HAPPENING. PROVIDE TO JAMES AND HE WILL DISSEMINATE TO OTHERS.

PERMITTING

CONSTRUCTION STAKING

- SURVEYING & STAKING:
- WE ARE HAVING SOME ALIGNMENT ISSUES ON CITY UTILITIES PLEASE MAKE SURE YOU GET ADEQUATE STAKING.

GEOTECHNICAL

- DOES THE CONTRACTOR HAVE A COPY OF THE GEOTECHNICAL REPORT AND IS HE FAMILIAR WITH THE REQUIREMENTS?
- DOES THE CITY INSPECTOR HAVE A COPY OF THE GEOTECHNICAL REPORT AND IS HE FAMILIAR WITH THE REQUIREMENTS? THE CITY INSPECTORS WILL BE GIVEN A COPY.
- GEO-TECH SHALL MONITOR THE EXCAVATION AND DETERMINE THE LOCATIONS THAT REQUIRE ADDITIONAL GRANULAR SUB-BASE AND SPECIFY THE DEPTH REQUIRED. CITY WOULD LIKE A DRAWINGS SHOWING THE AREAS THAT REQUIRE ADDITIONAL WORK.
- WHO WILL DO SOILS, COMPACTION TESTING?

SUBMITTALS:

- THE CONTRACTOR SHALL PROVIDE SUBMITTALS FOR MATERIAL TO THE CITY FOR APPROVAL PRIOR TO PURCHASE OF MATERIALS AND INSTALLATION. THE CITY WANTS TO CHECK THAT THE MATERIALS MEET SPEC BEFORE THEY ARE ORDERED SO THEY DON'T GET REJECTED WHEN THEY HAVE BEEN INSTALLED. SUBMIT TO DAN ENGLAND, CODY CHRISTENSEN, MARKUS SEAT, GLEN MILLWARD, AND JAMES WALTZ IN PUBLIC WORKS.
  THE CITY IS FINE WITH THE MATERIALS THAT HAVE PREVIOUSLY BEEN USED.

SEWER

- PIPE MATERIAL: PVC ASTM D-3034 SDR-35
- FOLLOW OSHA REQUIREMENTS FOR TRENCHING (4' VERTICAL WITH 1:1 SLOPING OR STEPPING OR USE TRENCH BOXES).
- SEWER LATERALS PER CITY STANDARD. (APWA 431).
- UTAH REQUIREMENT OF 10' HORIZONTAL SEPARATION BETWEEN SEWER AND WATER LATERALS.
- 18" MINIMUM VERTICAL SEPARATION BETWEEN WATER AND SEWER.
- CRUSHED ROCK ¾-INCH MINUS IN PIPE ZONE (3/8-INCH ROUNDED PEA GRAVEL IS NOT ALLOWED BY THE CITY).
- SEWER LATERALS, GRAVEL BEDDING TO BE EXTENDED TO DWELLING.
- A-1-a SOILS MAY BE USED ABOVE THE PIPE ZONE IF THEY ARE SUITABLE TO THE CITY AND CAN MEET COMPACTION REQUIREMENTS (BLENDING MAY REQUIRED).
- OFFSET TEES FOR SEWER LATERALS; GASKET TYPE.
- COMPACTION - 95% IN ROADS, 90% OFF-ROAD (ASTM D-1557, MODIFIED PROCTOR)
- INSTALLATION AS PER ASTM D-2321
- ALL PRECAST MANHOLES TO BE PROVIDED WITH RUBBER BOOTS AND STAINLESS-STEEL BANDS AT PIPE PENETRATIONS.
- INTERIOR PIPE PENETRATIONS IN ALL SEWER MANHOLES SHALL BE GROUTED.
- TRACER WIRE EXTENDING FROM MAIN TO LATERAL STUB ON ALL LATERALS AND EXTENDED TO SURFACE AT STUB MARKER. INCLUDE AN EXTRA 30-FEET TO EXTEND ALONG THE SERVICE TO THE DWELLING.
- STAMP (WHEN WET) OR PIN (DO NOT GRIND) GUTTER BOTH AT THE LIP AND TOP OF CURB AN "S" AT ALL SERVICE LATERALS (TWO PLACES FOR EACH SERVICE). MAKE SURE THESE ARE LOCATED ABOVE THE LATERALS IN THE PROPER LOCATIONS.
- EXTEND UTILITY LATERAL STUB MARKERS BEYOND THE 15-FOOT PU&DE (15-FEET BEHIND BACK OF WALK).
- END OF SEWER LATERALS SHALL BE PLUGGED.

  TESTING:

- AIR TEST MANDATORY - CERTIFICATION REQUIRED.
- VACUUM TEST REQUIRED FOR THE MANHOLES.
- VIDEO INSPECTION AFTER FLUSHING - THE CITY DOES NOT NEED TO OBSERVE THE VIDEO INSPECTION. VIDEO RECORD TO BE PROVIDED FOR CITY REVIEW.
- PLEASE PROVIDE THE CITY 48 HOURS' NOTICE PRIOR TO TESTING.

EMERGENCY SERVICES

- INSTALL A SILT FENCE FIVE FEET OUT AROUND LIVE FIRE HYDRANTS AND ELECTRICAL TRANSFORMERS. THIS HELPS MAINTAIN A CLEAR SPACE AROUND THEM AND MAKES THEM VISIBLE IF EMERGENCY SERVICES ARE NEEDING TO FIND THEM DURING CONSTRUCTION.
- INSTALL TEMPORARY SIGNAGE AT THE BEGINNING OF WORK ON THE SITE.
- PARK ONLY ON ONE SIDE OF ACCESS ROADS SO EMERGENCY ACCESS IS CLEAR.
- COORDINATE WITH FIRE CHIEF FOR HIS INSPECTIONS. ROADS: FACE OF CURB TO FACE OF CURB IS PROPER DISTANCE AND HYDRANTS ARE PROPERLY PLACED. THE HEIGHT OF THE HYDRANTS WILL ALSO BE INSPECTED. 18" ABOVE GROUND FROM THE PUMPER NOZZLE.
- PAINT RED CURB TEN FEET EITHER DIRECTION FIRE HYDRANTS.

CULINARY WATER

- PIPE MATERIAL: PVC C900 DR18
- USE BEDDING SAND FOR BACKFILL IN THE PIPE ZONE (CITY NEEDS TO PREAPPROVE SAND BEDDING.) CITY WANTS CLEANED WASHED SAND. THE CITY WANTS A BUCKET AHEAD OF TIME SO THE CITY CAN WET IT AND SEE IF IT SETS UP LIKE CONCRETE OR NOT. IT CAN'T SET UP LIKE CONCRETE. THEY CAN PULL FROM THE STAKER PIT BUT THE SAND NEEDS TO BE WASHED. THE CITY CAN PROVIDE AN EXAMPLE FOR WHAT THEY ARE LOOKING FOR.
- WATER LATERALS SAND BEDDING NEEDS TO GO TO THE DWELLING.
- A-1-a SOILS MAY BE USED ABOVE THE PIPE ZONE.
- VALVES SHALL BE CLUSTERED IN INTERSECTIONS
- VALVES & TEMP. BLOW-OFF ARE LOCATED AT THE DEAD-END MAIN OF PHASE LINES TO ALLOW FOR FLUSHING, ISOLATION AND CONTINUED SERVICE TO EXISTING CONNECTIONS WHEN FUTURE PHASES ARE CONSTRUCTED.
- METER AND SERVICES SHALL BE ¾-INCH POLYETHYLENE SDR11 IPS. INSTALL SERVICE LATERALS AND METERS WITHIN 5-FEET OF LOT LINES (AS CLOSE TO LOT LINE AS PRACTICABLE), ONE ON EACH SIDE OF COMMON LOT LINE (ALTERNATE WITH SECONDARY WATER).
- USE 150# CORP STOPS.
- 10' HORIZONTAL SEPARATION OF WATER AND SEWER LATERAL PER STATE REQUIREMENTS. WATER LATERAL TO BE LOCATED UPSLOPE OF SEWER LATERAL TO THE EXTENT PRACTICABLE.
- 18" MINIMUM VERTICAL SEPARATION BETWEEN WATER AND SEWER.
- 10' HORIZONTAL SEPARATION OF WATER AND STORMWATER.
- METER BARRELS SHALL BE 21-INCH DIAMETER WHITE CORRUGATED POLYETHYLENE
- METER TO BE INSTALLED 18 TO 22 INCHES BELOW THE LID.
- PLACE SAND AROUND THE WATER SERVICE SETTER BASES AND ABOVE TO STABILIZE SETTER AND PROVIDE INSULATION. GRAVEL IS NOT ALLOWED.
- TAPPING SADDLES SHALL BE BRASS WITH DOUBLE STAINLESS STEEL OR BRASS STRAPS WRAPPED WITH POLYSOCK.
- USE DUAL CHECK AND HEAVY-DUTY ANGLE VALVES FOR ALL SERVICES.
- INSTALL TRACER WIRE AND LOCATING TAPE ABOVE WATER MAIN.
- INSTALL TRACER WIRE FROM MAIN CONNECTION THROUGH METER PIT TO STUB MARKER WITH 30' EXCESS TO EXTEND TO THE DWELLING.
- STAMP (WHEN WET) OR PIN (DO NOT GRIND) GUTTER BOTH AT THE LIP AND TOP OF CURB WITH A "W" AT ALL SERVICE LATERALS (2 PLACES EACH SERVICE). MAKE SURE THESE ARE LOCATED ABOVE THE LATERALS IN THE PROPER LOCATIONS.
- THRUST BLOCKS NEED TO BE INSPECTED BY THE CITY PRIOR TO BACKFILL. SIZE BASED ON TEST PRESSURES
- MAKE SURE FIRE HYDRANTS NEED TO BE INSTALLED TO THE PROPER HEIGHT TO HELP THE BREAK A WAY FUNCTION WORKS.
- HYDRO FINDERS MUST BE INSTALLED.

  TESTING:
- HYDROSTATIC PRESSURE TEST: 200 PSI FOR A MINIMUM OF 2 HOURS FOR MAIN ONLY AND 150 PSI IF TESTING WITH TAPPING SADDLES AND CORPORATIONS IN PLACE - INSPECTOR (GLEN MILLWARD OR ASSIGNED CITY INSPECTOR) MUST BE PRESENT FOR THE ENTIRE DURATION OF THE TEST.

  DISINFECTION:
- HYPOCHLORITE POWDER
- CHLORINE RESIDUALS WILL BE TESTED ONCE BY THE CITY, BUT ANY RETESTS WILL BE PERFORMED BY THE CONTRACTOR/DEVELOPER
- ONLY ONE SERIES OF BAC-T TESTING WILL BE PERFORMED BY THE CITY TO ACCEPT WATER LINES AND ANY RETESTS WILL BE PERFORMED BY THE CONTRACTOR/DEVELOPER (PRELIMINARY INVESTIGATIVE TESTS BY THE CONTRACTOR/DEVELOPER ARE ENCOURAGED) THE CITY NEEDS TO DO THE GRAB ON ANY SAMPLES.
  PER AWWA C651, BAC-T TESTING SHALL BE COMPLETED FOR EVERY 1,200 FEET OF NEW WATER MAIN, AT THE END OF THE LINE, AND AT EACH BRANCH. TWO CONSECUTIVE SAMPLE SETS SHALL BE COLLECTED AT THE AFOREMENTIONED LOCATIONS AT LEAST 24 HOURS APART.

THE CITY WILL NOT SWING METER BOXES TO ACCOMMODATE THE DRIVEWAY. THINK ABOUT THE LATERAL LOCATIONS BEFORE LOCATING THE DWELLING.

STORM WATER

PIPE MATERIAL:

- REINFORCED CONCRETE (RCP) AND/OR ADS POLYPROPYLENE GRAY PIPE
- INSTALLATION AND COMPACTION TO FOLLOW MANUFACTURERS RECOMMENDATIONS.
- ALL CATCH BASIN BOXES INCLUDE A SUMP. FOR BOXES WITH SNOUTS THE SUMP DEPTH IS BASED UPON THE SNOUT MODEL MANUFACTURES RECOMMENDATION. FOR ALL OTHER BOXES THE DEPTH IS 12" BELOW THE FLOW LINE OF THE PIPES.

FRANCHISE UTILITIES

- GAS: DOMINION
- POWER: ROCKY MOUNTAIN POWER
- CABLE: COMCAST
- PHONE: CENTURY LINK
- PLEASE INSTALL STUBS FOR FUTURE PHASES FOR FRANCHISED UTILITIES SO THAT NEW STREETS AND CONCRETE DON'T HAVE TO BE CUT TO EXTEND TO A FUTURE PHASE.

SURFACE IMPROVEMENTS

PAVEMENT:

- ½" OR ¾-INCH ASPHALT AGGREGATE (1/2" IS THE CITY PREFERENCE). THE CITY STANDARD PAVEMENT SECTION IS 3-INCH ASPHALT ON 6-INCH UBC ON 8-INCH GRANULAR BORROW. (FABRIC)
- MARSHALL MIX REQUIRED PRIOR TO PAVING
- ROAD BASE AND CROSS-SECTION PER APPROVED DRAWINGS.
- PROVIDE PROPER SIGNAGE PER UTAH MUTCD.
- PROVIDE STOPS BARS AT STOP SIGNS.
- ADA TRUNCATED DOME INSERTS NEED TO BE YELLOW IN PED RAMPS. THE SPACING IS REQUIRED TO BE 2" TO FRONT OF RAMP AND NO MORE THAN 2" OFF THE SIDES OF THE WALKING PATH.
- INSTALL "NO PARKING" SIGNS IN TEMPORARY TURNAROUNDS. HOMEOWNERS ARE PARKING VEHICLES IN THEM.

CONCRETE:

- AIR TEST EVERY 50 YARDS UNLESS RESULTS ARE OUT OF SPEC (5% - 7%)
- 3 CYLINDERS EVERY 50 YARDS
- 4,500 PSI CONCRETE FOR ALL SURFACE IMPROVEMENTS.
- SIDEWALK SECTION IS 6" PCC ON 6" UBC.

EARTHWORK:

- PROVIDE COMPACTION AND SIEVE ANALYSIS ON ALL INITIAL PROCTORS AND NEW MATERIAL.
- COMPACTION TESTS EVERY 100 FEET OF PIPE TRENCH. VARY DEPTHS TO PROVIDE RESULTS THROUGHOUT STRATA.
- ROAD WORK AND BASE - BOTH SHOULDERS AND CENTERLINE WITH A MAXIMUM OF 200' BETWEEN TESTS.
- PROOF ROLL TRENCHES, SUBGRADE, AND BASE
- MINIMUM OF FOUR COMPACTION TESTS AROUND EACH MANHOLE AND CLEANOUT.
- USE APWA DETAIL 255 FOR PIPE TRENCH PATCHING.

TESTING AND QA/QC

- 48-HOUR NOTICE IS REQUIRED PRIOR TO ANY TESTING. MAKE SURE THE TEST IS SCHEDULED.
- INSPECTOR(S) REPRESENTING THE CITY MUST BE PRESENT FOR ALL TESTING INCLUDING THOSE PERFORMED BY AN INDEPENDENT AGENCY.
- PUBLIC WORKS HOURS ARE 7 AM TO 3:30 PM MONDAY THROUGH FRIDAY. HOWEVER, THE CITY WILL WORK WITH CONTRACTOR IF CONTRACTOR IS WORKING OUTSIDE THESE HOURS.
- COMPACT FILL IN 8" LIFT'S.

CONSTRUCTION WATER

- CONTRACTOR SHALL OBTAIN WATER FOR CONSTRUCTION FROM A CITY APPROVED FIRE HYDRANT USING A HYDRANT METER RENTED FROM THE CITY. THERE IS A $1600 REFUNDABLE DEPOSIT FOR HYDRANT METERS AND A CHARGE OF $6 PER 1000 GALLONS FOR ALL WATER USED. $75 A MONTH RENTAL CHARGE.
- PLEASE DON'T DAMAGE THE METERS AND DON'T TAKE ANYTHING OFF THE METER.

EROSION CONTROL / STORM WATER SYSTEM PROTECTION

- MINIMIZE POTENTIAL FOR OFF-SITE RUN-OFF
- MINIMIZE DISTURBED AREAS.
- KEEP WORKING AREA WETTED TO MINIMIZE DUST
- PROVIDE SILT FENCE TO PREVENT SEDIMENT TRANSPORT DOWNSTREAM.
- CONTAIN ALL SEDIMENT ON SITE.
- MAINTAIN BMPS AS PER SWPPP.
- SWPPP TO BE ON-SITE AT ALL TIMES.
- PROOF OF COVERAGE UNDER UPDES REQUIRED
  - CITY WILL NEED A COPY OF THE NOI
- THE CITY IS ON COMPLIANCE GO. MAKE SURE UPDATES ARE LOADED IN COMPLIANCE GO. ADD THE CITY PUBLIC WORKS E-MAIL CONTACT. HAVE A RSI AND PTOE ON SITE.
- THE CITY WILL CHECK WITH THE CONTRACTOR AFTER AN EVENT.
- INSPECT AFTER RAINFALL AND OTHER EVENTS (WEATHER, AND CONSTRUCTION AROUND BMPS) THAT MAY AFFECT BMPS.
- MAKE SURE TO FOLLOW THE SWPPP AS SHOWN ON THE PLANS.
- PROVIDE VEGETATIVE COVER ON COMPLETED OR LONG-TERM TEMPORARY GRADING WITHIN 14 DAYS.
- PUT THE SWPPP SIGN ON SITE AND VISIBLE SO THE STATE CAN SEE IT ON A DRIVE BY.

CONSTRUCTION DEBRIS DISPOSAL

- MAINTAIN A WORK SITE THAT IS CLEAN AS POSSIBLE AND PROPERLY DISPOSE OF DEBRIS AND TRASH.
- NO GARBAGE PITS ALLOWED
- NO ON-SITE CONCRETE WASHOUT ALLOWED UNLESS HAULED FROM SITE AT END OF PROJECT OR OTHER PROVISIONS ARE MADE.

SITE SAFETY

- CONFORM TO OSHA STANDARDS.
- CLOSE TRENCHES AT NIGHT.
- SECURE OPEN TRENCHES AND PLUG LINES.

SECURITY

- SECURE CONSTRUCTION EQUIPMENT WHEN NOT IN USE.

SANITATION

- CLEAN AND PROPERLY MAINTAINED PORT-A-JOHN(S) ON SITE AT ALL TIMES.

HAZARDOUS MATERIAL STORAGE ON SITE

- IF THERE ARE HAZARDOUS MATERIALS ON SITE, MAKE SURE THE CITY HAS APPROVED IT AND THAT IT HAS SECONDARY CONTAINMENT. THE FIRE CHIEF NEEDS TO KNOW WHAT IS ON SITE, HOW IT IS SECURED AND WERE IT IS LOCATED.

SITE ACCESS

AS SHOWN ON THE SWPPP DON'T DEVIATE FROM IT.

CONSTRUCTION OBSERVATION

- CITY PERSONNEL WILL INSPECT REGULARLY AS NEEDED.

CONSTRUCTION DRAWINGS

- KEEP AN ACCURATE SET OF AS-BUILTS.
- PROVIDE COPIES OF AS-BUILTS AT COMPLETION OF PROJECT PRIOR TO OCCUPANCY.
- MAKE SURE CHANGES IN AS-BUILTS ARE BUBBLED AND CLEAR AS WHAT CHANGES HAVE OCCURRED.
- CITY HAS STORM BASIN PLAN CERTIFICATION THE DESIGNING ENGINEER NEEDS TO SIGN AND STAMP.
- PROVIDE DIGITAL SET OF AS-BUILTS (PDF, DWG AND SHAPE FILES ARE REQUIRED.) FOR CITY PRIOR TO OCCUPANCY.
- CITY WILL PROVIDE A LIST OF ITEMS REQUIRED IN THE SHAPE FILE.
- KRISTY WILL PROVIDE HER REQUIREMENTS FOR THE CONSTRUCTION DRAWINGS.
- IF THERE ARE QUESTIONS ABOUT THE PLANS AND CONDITIONS ON THE GROUND FIRST REQUEST THE DESIGN ENGINEER'S INTERPRETATION AND BRING THAT INTERPRETATION TO THE CITY WHEN QUESTIONS COME UP. THE ONSITE INSPECTORS CANNOT MAKE APPROVALS TO CHANGES. DOCUMENT CHANGES.

CONSTRUCTION DRAWINGS:

DON'T PRINT ANY PLANS UNTIL ALL OF THE CHANGES HAVE BEEN MADE AND YOU HAVE RECEIVED A COPY OF THE SIGNED PLANS FROM KRISTY CLARK.

- PROVIDE KRISTY CLARK WITH ONE 24X36 AND FOUR 11X17'S.

PROJECT CONCERNS OR QUESTIONS:

SHARE THIS DOCUMENT WITH THOSE ON SITE TO USE AS CONSTRUCTION STANDARDS.

END

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www.focusutah.com

LICENSED PROFESSIONAL ENGINEER
No. 8029950-2202
THOMAS M. ROMNEY
STATE OF UTAH

MATHEWS MEADOWS SUBDIVISION PHASE 2
GRANTSVILLE, UT
PRE-CON NOTES

REVISION BLOCK

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PRE-CON NOTES

Scale:	N/A	Drawn:	MEC
Date:	04/03/24	Job #:	23-0012
Sheet:	D10		

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Agenda Item #4

Consideration of Resolution 2024-67 approving the Multi-Jurisdiction Building Inspection Services Agreement

GRANTSVILLE CITY
RESOLUTION NO. 2024-67

A RESOLUTION APPROVING THE MULTI-JURISDICTION BUILDING INSPECTION SERVICES AGREEMENT BETWEEN GRANTSVILLE CITY AND DRAPER CITY.

Be it resolved by the City Council of Grantsville City, Utah as follows:

WHEREAS, Draper City and Grantsville City (collectively referred to as the "Parties") each have building inspectors with equipment and personnel trained to provide inspections necessary to ensure compliance with building permits and building regulations; and

WHEREAS, the Parties desire to cooperate and assist one another in facilitating the timely completion of building inspections to promote the health, safety, and welfare of their citizens; and

WHEREAS, the Parties have negotiated the terms of a Multi-Jurisdiction Building Inspection Services Agreement (the "Agreement"), which outlines procedures for mutual assistance, allows the Parties to be listed on each other's "Third-Party Inspection Firm List," and provides for the sharing of resources and capabilities under the terms set forth in the Agreement; and

WHEREAS, the Parties acknowledge that this Agreement will not supersede nor preclude any other agreements made or to be made by either Party with any other entity; and

WHEREAS, the Agreement has been reviewed by the Grantsville City Attorney and found to be in proper form and consistent with the applicable laws of the State of Utah;

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

Section 1. Approval of Agreement: The City Council hereby approves the Multi-Jurisdiction Building Inspection Services Agreement between Draper City and Grantsville City, as outlined in Exhibit A, attached hereto and incorporated herein by reference.

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

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

ADOPTED AND PASSED BY THE CITY COUNCIL OF GRANTSVILLE CITY, THIS 4TH DAY OF SEPTEMBER, 2024.

BY THE ORDER OF THE GRANTSVILLE CITY COUNCIL:

_____
By Mayor Neil Critchlow

ATTEST

_____
Braydee Baugh, City Recorder

EXHIBIT “A”

Multi-Jurisdiction Building Inspection Services Agreement

MULTI-JURISDICTIONAL BUILDING INSPECTION
SERVICES AGREEMENT

THIS AGREEMENT (the "Agreement") is entered into effective as of the __ day of _____, 20__, by and among **Draper City, and Grantsville City** (collectively referred to as the "Parties" or individually as a "Party").

RECITALS

A. Each Party has building inspectors with equipment and personnel trained to provide the inspections typically required to ensure compliance with building permits and building regulations.

B. Each Party desires to cooperate with and assist the others at times to facilitate the timely completion of building inspections.

C. The Parties wish to benefit all Parties and their residents by entering into an Agreement that sets forth procedures by which a Party may perform a building inspection within another Party's jurisdiction at the request of the Party having jurisdiction.

D. The Parties also intend to be on one another's "Third-party inspection firm list" as required by Utah Code Ann. Section 15A-1-105.

E. The Parties intend by this Agreement to assist one another whenever possible, while allowing each Party the sole discretion to determine when its personnel and/or equipment cannot be spared, or is available, for assisting other Parties.

F. This Agreement will not supersede nor preclude any other agreements which are made or which will be made by any Party with any other Party.

NOW, THEREFORE, based upon the mutual promises and conditions contained herein, the Parties agree as follows:

1. PURPOSE. The purpose of this Agreement is to promote the health, safety, and welfare of the citizens of the Parties by providing for mutual assistance and authorizing all participating Parties to combine and share their collective capabilities and resources at the election of each jurisdiction. This Agreement is intended to be complementary and work in conjunction with any other interlocal or aid agreements between or among Parties to this Agreement. Services provided pursuant to this Agreement shall not be used to substitute for or supplant day-to-day full and continuing building inspections within a Party's own geographic area of jurisdiction. If providing assistance becomes burdensome, the Building Officials will investigate ways to overcome the burden.

2. CONSIDERATION. The consideration for this Agreement consists of the mutual benefits and exchange of promises provided herein, the sufficiency of which is acknowledged by the Parties by execution of this Agreement.

3. SERVICE AREA. The area to be served by this Agreement includes the collective municipal area of **Draper City and Grantsville City** service area. By signing the Agreement, the governing body of each Party is hereby deemed to have approved the provision of assistance beyond its boundaries, and any assistance provided pursuant to this Agreement shall not require any further approval by the governing body of any Party.

4. RESPONSE. The Parties will each provide their available personnel and equipment to assist any other Party upon request by any other Party, provided that the responding Party

shall have personnel and equipment reasonably available for use in its own jurisdiction, in the sole discretion of the responding Party. No Party shall be considered an agent of another Party under this Agreement except pursuant to a separate explicit signed agreement to that effect.

a. Mutual Assistance: Requests for assistance will typically be made from one Party's Building Official to another Party's Building Official when the requesting Party foresees that the requesting Party will be unable to perform one or more building inspections within three business days of a building permit applicant's request.

b. Third-Party Inspection Firm List: The Parties agree to be listed on one another's "third-party inspection firm list" as defined in Utah Code Ann. Section 15A-1-105. If a Party is unable to perform a building inspection within three business days of a building permit applicant's request, and the building permit applicant is therefore entitled to select a third-party inspection firm pursuant to Utah Code Ann. Section 10-6-160(2)(b) or Utah Code Ann. Section 17-36-55(2)(b), and the building permit applicant selects and contacts another Party, the Party contacted by the building permit applicant shall notify the building permit applicant of the contacted Party's availability. At the building permit applicant's request, the contacted party shall schedule the building inspection according to availability.

5. FEES. For each calendar month, each responding Party will provide up to eight hours of building inspections to each requesting Party. A Party with jurisdiction over the building permit application will be considered the requesting Party for a building permit applicant's request. Additional hours will be billed at the rate of $86.00 per hour, plus mileage. At the discretion of the responding Party, the responding Party may bill the requesting Party within 60 days of the end of the calendar month. Building inspections shall only be provided within the boundaries of the requesting Party and shall not be provided to cover areas outside the boundaries of the requesting Party even if the requesting Party has an agreement to provide service to another party who is not signatory to this Agreement.

6. RIGHT TO DECLINE REQUEST. Responses by a responding Party under this Agreement will be made only when, in the sole discretion of the responding Party, performance will not jeopardize the building inspection services in the jurisdiction of the responding Party.

7. INSURANCE. Each Party is solely responsible for providing workers' compensation and benefits for its own officials, employees, and volunteers who provide services under this Agreement to the extent required by law. Each Party will obtain insurance, become a member of a risk pool, or be self-insured to cover any liability and all costs of defense, including attorney's fees, arising out of services rendered under this Agreement, including negligent acts or omissions to act and the civil rights violations of any person.

8. GOVERNMENTAL IMMUNITY. The Parties are governmental entities as set forth in the Governmental Immunity Act of Utah, Title 63G, Chapter 7, Utah Code Annotated (the "Immunity Act"). The Parties do not waive any defenses otherwise available under the Immunity Act, nor does any Party waive any limits of liability provided by the Immunity Act which immunity and damage caps are expressly preserved and retained. The Parties retain the same privileges and immunities from liability when responding to a request for assistance outside its jurisdictional area as it possesses in the performance of its duties within its own territorial jurisdiction. All obligations imposed upon the Parties or their

employees and volunteers by virtue of the execution of this Agreement are considered within their current scope of employment with each Party.

9. INDEMNIFICATION. Subject to the terms of the Immunity Act, and as provided herein, it is mutually agreed that the Parties are each responsible for their own negligent, reckless, or intentional acts or omissions which are committed by them or their agents, officials or employees. Furthermore, each Party agrees to indemnify, defend, and hold each other harmless from any and all damages or claims for damages occurring to persons or property as a result of the negligent, reckless, or intentional acts or omissions of its own officers, employees, and agents involved in providing services and equipment, or the use of such equipment, under the terms of this Agreement. This duty to indemnify, defend, and hold each other harmless includes costs or expenses in law or equity, including attorney's fees. The terms of this paragraph will survive the termination of this Agreement.

10. EFFECT OF DEATH OR INJURY WHILE WORKING OUTSIDE OF PARTY'S AREA. The death or injury of any Party's employees or volunteers working outside the territorial limits of the governmental entity will be treated in the same manner as if he/she were killed or injured while that department was functioning within its own territorial limits, including for purposes of receiving benefits under the Utah Workers' Compensation Act.

11. NO WAIVER OF LEGAL DUTIES; CREDIT FOR SERVICE PROVIDED. This Agreement does not relieve any Party to this Agreement of an obligation or responsibility imposed upon a Party to this Agreement by law, except that performance of a responding party may be offered in satisfaction of any such obligation or responsibility belonging to the aided Party, to the extent of actual and timely performance thereof by the responding Party.

12. TERM; EXECUTION; AGREEMENT TERMINATION. This Agreement will continue for a period of five (5) consecutive years from the effective date, and the effective date will be considered the date when two or more of the Parties each execute this Agreement and that date shall be entered above in the preamble. Upon its execution by a Party, that Party will become a participant in and subject to the Agreement with all other Parties who have executed the Agreement and circulated their signature pages. The failure of any one Party to execute the Agreement will not invalidate the Agreement as to those Parties who have executed it. Furthermore, each Party reserves the right to terminate its participation under this Agreement for any reason, in its sole discretion, prior to the expiration date by giving thirty (30) days prior written notice of such termination to each of the other Parties. At the end of the initial five (5) year term, the Parties agree to review this Agreement to determine if it continues to meet their needs and its purpose. If no changes are needed and the Parties do not take any action to rescind or amend this Agreement, it will automatically renew for an additional five (5) year term.

13. ADDITIONAL PARTIES. Approval of the governing bodies of the current Parties to the Agreement is not required for acceptance of any requesting entity to be an additional party to this Agreement. Any county or municipality, which has its own building inspectors may make a formal request, in writing, to become a Party by sending such request to the Building Official of each Party. All Parties' Building Officials must consent, in writing, for additional parties to enter this Agreement. If all Parties' Building Officials consent, the requesting entity may execute a counterpart of this Agreement and send it to the other Parties. Upon such execution, the new Party will be bound by the terms and conditions of this Agreement.

14. LAWS OF UTAH. It is understood and agreed by the Parties that this Agreement will be governed by the laws of the State of Utah, both as to interpretation and performance. The forum for the resolution of any legal disputes that arise under this Agreement will be located in the Third Judicial District, State of Utah

15. SEVERABILITY OF PROVISIONS. If any provision of this Agreement is held invalid or unconstitutional, the remainder shall not be affected thereby.

16. THIRD-PARTIES. This Agreement is not intended and should not be construed to benefit persons or other entities either not named as a Party herein or subsequently added as a Party pursuant to its provisions.

17. TITLES AND CAPTIONS. The titles and captions of this Agreement are for convenience only and in no way define, limit, augment, extend, or describe the scope, content, or intent of any part or parts of this Agreement.

18. NON ASSIGNABILITY. No Party shall transfer or delegate any of their rights, duties, powers or obligations under this Agreement, without written consent of each of the other Parties.

19. NOTICES. All notices and other communications provided for in this Agreement shall be in writing and will be sufficient for all purposes if: (a) sent by email to the address the Party may designate, or by fax to the fax number the Party may designate, and (concurrently) sent by first class mail to the Party and to the Party's legal office; (b) personally delivered; or (c) sent by certified or registered United States Mail addressed to the Party at the address the party may designate, return receipt requested. Each Party has set forth in their respective execution page, which page shall utilize a form substantially similar to Exhibit "A", their respective contact information, and such contact information will be applicable until modified in writing.

20. EXECUTION. Each Party agrees that each Party must execute this Agreement by signing, acknowledging, and have their respective Attorney approve this Agreement as to legality and form, through an execution page that utilizes a format substantially similar to the attached Exhibit "A". Upon such execution of the Agreement, each Party will provide all other Parties with an original execution page.

21. ENTIRE AGREEMENT; NO WAIVER. This Agreement represents the entire agreement among the Parties relating to its subject matter. This Agreement alone fully and completely expresses the agreement of the Parties relating to its subject matter. There are no other courses of dealing, understanding, agreements, representations or warranties, written or oral, except as specifically provided for in this Agreement. This Agreement may not be amended or modified, except by a written agreement signed by all Parties. No failure by any Party at any time to give notice of any breach by another Party of, or to require compliance with, any condition or provision of this Agreement will be deemed a waiver of similar or dissimilar provisions or conditions at the same or at any prior or subsequent time.

22. The Parties hereto have executed this Agreement as of the date indicated on each Party's execution page.

[signature pages attached after this page]

MULTI-JURISDICTIONAL BUILDING INSPECTION
SERVICES AGREEMENT
EXHIBIT "A"

SIGNATURE PAGE - GRANTSVILLE CITY

Agreed this _____ day of _____, 2024 for Grantsville City

_____
Name, Title

ATTEST:

_____
City Recorder

APPROVED AS TO FORM:

_____
GRANTSVILLE CITY

CONTACT INFORMATION **FOR GRANTSVILLE CITY**
_____
_____
_____
_____

SIGNATURE PAGE - DRAPER CITY

Agreed this _____ day of _____, 2024 for **DRAPER CITY**

_____
Name, Title

ATTEST:

_____
City Recorder

APPROVED AS TO FORM:

_____
Attorney

CONTACT INFORMATION for Draper City

_____
_____
_____
_____

Agenda Item #5

Consideration of Resolution 2024-68 approving the Preliminary Plat for Northstar Ranch Phase 10

GRANTSVILLE CITY
RESOLUTION NO. 2024-68

A RESOLUTION APPROVING THE PRELIMINARY PLAT FOR THE NORTHSTAR RANCH SUBDIVISION PHASE 10, LOCATED ON THE MORMON TRAIL

Be it resolved by the City Council of Grantsville City, Utah as follows:

WHEREAS, the City Council of Grantsville City (the "City Council") has received a request for the approval of the Preliminary Plat for Phase 10 of the Northstar Ranch Subdivision, a Master Planned Community located on the Mormon Trail; and

WHEREAS, the Applicant has submitted the necessary documentation and worked with City Staff, including the Planning Commission, to ensure compliance with applicable regulations and standards; and

WHEREAS, the Planning Commission reviewed the Preliminary Plat on August 15th, 2024, and recommended its approval with specific conditions, including the amendment of the development agreement and ensuring parking requirements are met; and

WHEREAS, the City Staff has prepared a Staff Report Summary, attached hereto as Exhibit A, providing an analysis and recommendation for approval of the Preliminary Plat; and

WHEREAS, the City Council finds that the Preliminary Plat for Phase 10 of the Northstar Ranch Subdivision is consistent with the City's General Plan, Land Use Ordinances, and the approved Master Planned Community Overlay.

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

Section 1. Approval: The Preliminary Plat for the Northstar Ranch Subdivision Phase 10, located on the Mormon Trail, as described in the application and detailed in the Staff Report Summary attached as Exhibit A, is hereby approved.

Section 2. Conditions of Approval: This approval is subject to the following conditions:

- The development agreement shall be amended to include an addendum listing zoning and lot requirements for the remainder of the development.
- The developer shall meet all parking requirements as specified.

Section 3. Effective Date: This resolution shall take effect immediately upon its passage and approval as provided by law.

Section 4. Severability clause. If any part or provision of this Resolution is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Resolution and all provisions, clauses and words of this Resolution shall be severable.

ADOPTED AND PASSED BY THE CITY COUNCIL OF GRANTSVILLE CITY, THIS 4TH DAY OF SEPTEMBER, 2024.

BY THE ORDER OF THE GRANTSVILLE CITY COUNCIL:

_____
By Mayor Neil Critchlow

ATTEST

_____
Braydee Baugh, City Recorder

EXHIBIT “A”

Staff Report Summary

Planning and Zoning
336 W. Main St.
Grantsville, UT 84029
Phone: (435) 884-1674

Permit # 23160

Staff Report Summary for Northstar Ranch PH 10 Preliminary Plat Master Planned Community

Parcel ID(s): 01-078-0-0034
Property Address: West of the Mormon Trail
Applicant Name: IMG Grantsville Holdings - Skylar Tolbert
Request: Phase 10 Preliminary Plat Approval
Prepared By: Shelby Moore

Meeting Date: August 15th, 2024
Public Hearing Date: July 9th, 2024
Total Lots: 60
Minimum Lot Size: 7,008 sq ft.
Proposed Density: 2.3 DPA

Planning Staff Explanations and Recommendation: Consideration for Northstar Ranch PH 10 Preliminary Plat

The applicant has submitted all applicable information for this proposed project. They have worked with the City Staff and taken comments from the Planning Commission, then implemented them where feasible for the proposed project. They are meeting all of the approved restriction set forth in the Planned Community Overlay.

City Staff supports this application, and recommends it for approval by the Planning Commission and City Council.

SITE & VICINITY DESCRIPTION



60 LOTS AND 5 PARCELS

TOTAL LOT ACREAGE = 707,148 S.F. OR 16.23 AC.
MIN. LOT SIZE = 7,008 S.F. OR 0.16 AC.
MAX. LOT SIZE = 29,343 S.F. OR 0.674 AC.

AVERAGE LOT SIZE = 11,786 S.F. OR 0.271 AC.

OPEN SPACE: = 128,412 S.F. OR 2.95 AC.

ROADWAY = 282,380 S.F. OR 6.48 AC.

TOTAL PLAT ACREAGE = 1,117,934 S.F. OR 25.66 AC.

CONDITIONS & CONCULSION

Conditions of Approval:

1. The Developer will add and addendum to the current Development Agreement with the approved variances for the remainder of the development.
    a. This is required to be completed before approval of additional phases can commence.

Conclusion:

The applicant has submitted all applicable information for this proposed project. They have worked with the City Staff and taken comments from the Planning Commission, then implemented them where feasible for the proposed project.

NEIGHBORHOOD RESPONSE

No responses were received prior the completion of this staff report.

PLANNING STAFF ANALYSIS AND COMMENTS

Background:

City Staff have been working with the developers and engineers of this project for several months. What follows is a description of the development, along with City Staff's analysis of the Master Planned Community and the aid in understanding the Master Planned Community application.

The MDA and the approved Master Planned Community does have restrictions that conflict with lot sizes. Because the MDA only specifies specific lot sizes for phases 4-6 and not for additional phases. The land use authority shall interpret and apply the land use regulations to favor the applicant.

When the Master Planned Community was approved in March of 2020 it was approved with a maximum average density of 2 dwelling units an acre with a 5% variation.

Paragraph 2 (Highlighted) in the section of the Utah State Code below

10-9a-306. Land use authority requirements -- Nature of land use decision.

(1) A land use authority shall apply the plain language of land use regulations.

(2) If a land use regulation does not plainly restrict a land use application, the land use authority shall interpret and apply the land use regulation to favor the land use application.

(3) A land use decision of a land use authority is an administrative act, even if the land use authority is the legislative body.

City Attorneys Density Clairification Email:

Shelby Moore <smoore@grantsvilleut.gov>

Northstar Ranch Phase 10 Density Clarification

6 messages

Shelby Moore <smoore@grantsvilleut.gov> Fri, Jun 21, 2024 at 11:20 AM
To: Dallin Littlefield <dlittlefield@grantsvilleut.gov>
Cc: Christy Montierth <cmontierth@grantsvilleut.gov>, Jaina Bassett <jbassett@grantsvilleut.gov>

Dallin,

During the Planning Commission Meeting held on June 20th, a question arose concerning the density to which the developer must adhere. It has been outlined in both the MDA and the MOU that the development should not exceed 2.0 dwelling units per acre and must satisfy the R-1-21 setback requirements.

Based on my understanding, when the Master Planned Community was given approval, the density of 2 dwelling units per acre was determined by considering the total acreage of the development. The map within the Master Planned Community provides a detailed breakdown of the different areas and the approved density allocated to those specific areas by the City Council.

In order to proceed effectively with the project, we require clarification on the specific density that the developer is obligated to adhere to. Your prompt response regarding this matter would be greatly appreciated.

Thank you for your attention to this issue.

SHELBY MOORE
Planning & Zoning Administrator
Department of Public Works
Office: (435) 884-4604
Email: Smoore@Grantsvilleut.gov

Dallin Littlefield <dlittlefield@grantsvilleut.gov> Fri, Jun 21, 2024 at 4:20 PM
To: Shelby Moore <smoore@grantsvilleut.gov>
Cc: Christy Montierth <cmontierth@grantsvilleut.gov>, Jaina Bassett <jbassett@grantsvilleut.gov>

Hi Shelby,

From what we discussed, and from what I understand from the Exhibit attached to the MOU Resolution, it appears that an aggregate density of 2.0 dwelling units per acre was approved. However, not every area/phases of the development appears to have been approved to be 2.0 dwelling units per acre. Instead, the MOU approved by the City Council approved different areas of the development with different densities. Further, the average density for the entire development (including all of the areas - with each area having its own applicable density) appears to be 2.0 dwelling units per acre.

For density purposes, I believe that exhibit to the MOU outlining density for each area should be the controlling/authoritative document when it comes to determining the density approved for each phase.

In other words, density has been approved by "area" according to the said MOU exhibit, rather than 2.0 dwelling units per acre for any given area of the development. The density of 2.0 dwelling units per acre appears to be an "aggregate" density of the entire development and not meant to apply to each area individually. Some areas are less than 2.0 dwelling units per acre, and some are more; however, they average out to 2.0 dwelling units per acre for the entire development

I hope this helps.

Let me know if I can clarify more.

Thanks,

Dallin Littlefield
City Attorney
Grantsville City

[redacted] GrantsvilleUT.gov
DLittlefield@GrantsvilleUT.gov

[Quoted text hidden]

Shelby Moore <smoore@grantsvilleut.gov> Mon, Jun 24, 2024 at 9:22 AM
[redacted]
Cc: Jaina Bassett <jbassett@grantsvilleut.gov>, Shay Stark [redacted]

Good morning,

Please see Dallins response regarding the density for Northstar Ranch phase 10 and future phases of Northstar Ranch Planned Community.

SHELBY MOORE
Planning & Zoning Administrator
Department of Public Works
Office: (435) 884-4604
Email: Smoore@Grantsvilleut.gov

[Quoted text hidden]

Shelby Moore <smoore@grantsvilleut.gov> Mon, Jun 24, 2024 at 9:23 AM
To: gary pinkham [redacted]
Cc: Jaina Bassett <jbassett@grantsvilleut.gov>

Good morning,

Please see Dallins response regarding the density for Northstar Ranch phase 10 and future phases of Northstar Ranch Planned Community.

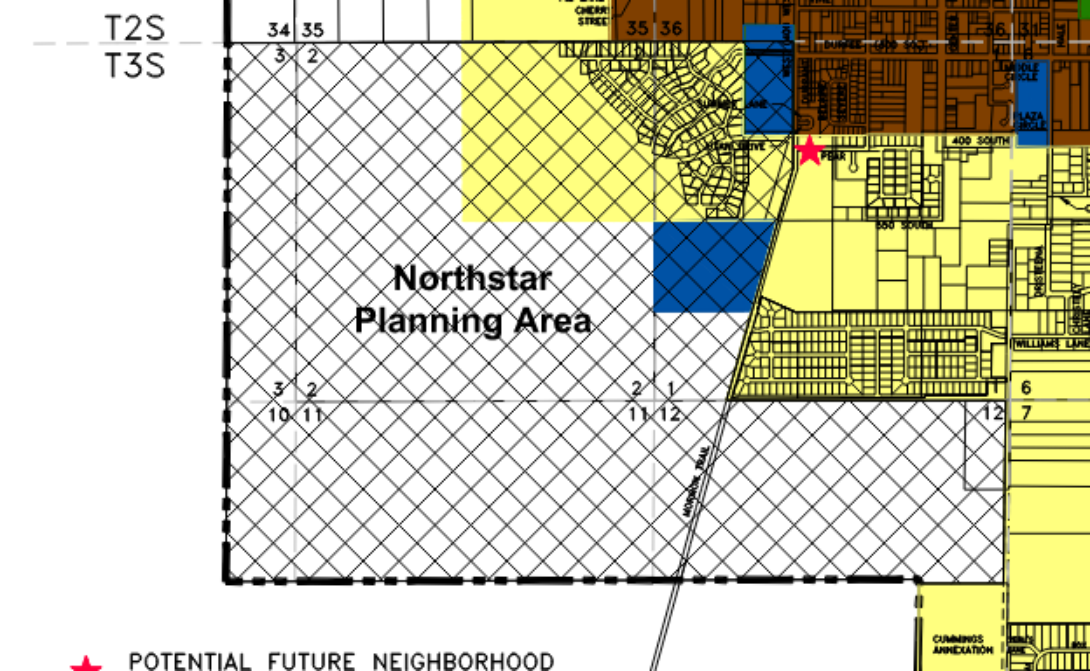
From: Christy Montierth <cmontierth@grantsvilleut.gov>
Sent: Monday, July 22, 2024 7:34 AM
To: Ross Dinsdale [redacted]; Peter Duberow [redacted]; Cody Christensen <cchristensen@grantsvilleut.gov>
Subject: Fwd: Flow Tests

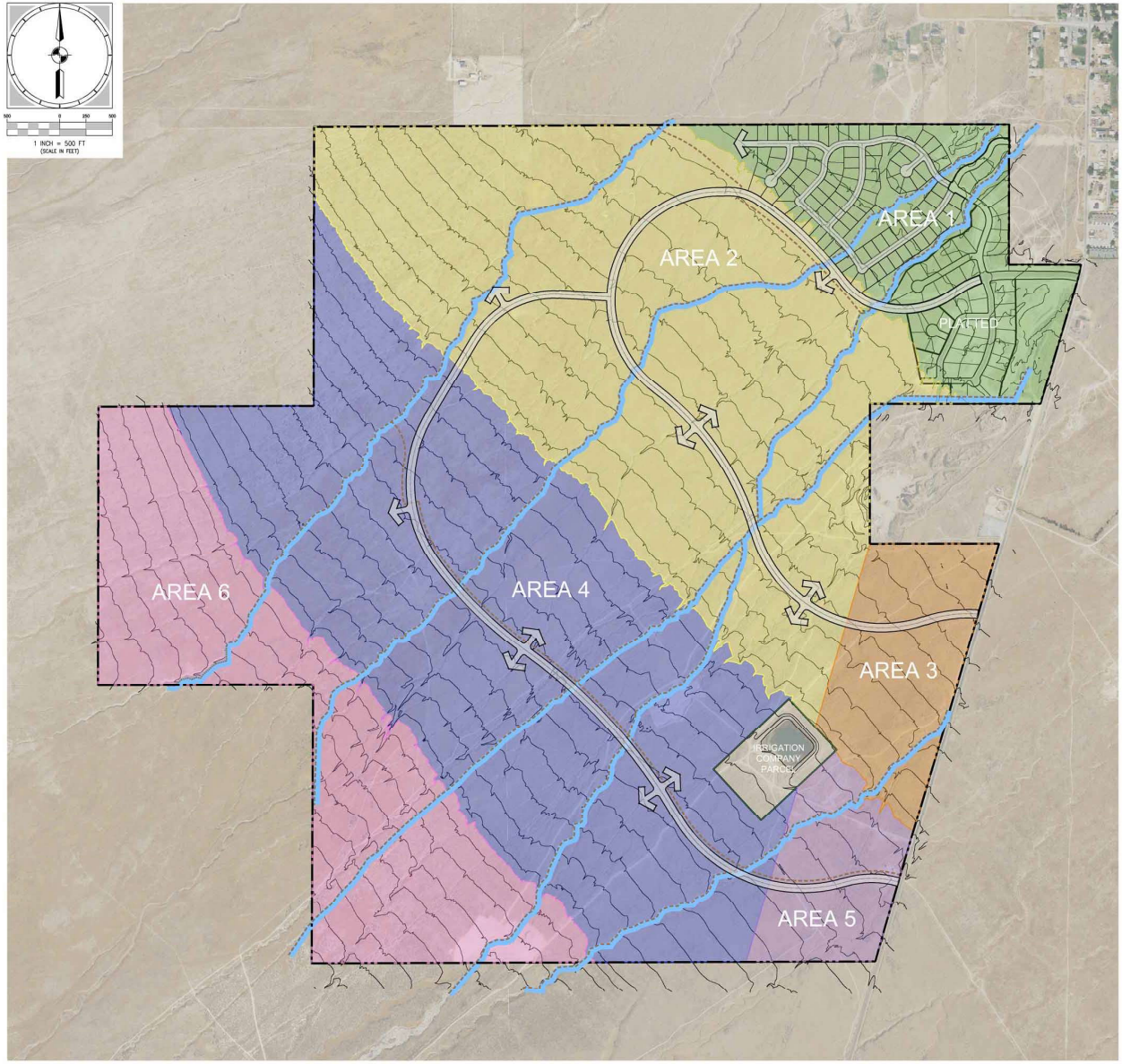
Here are the flow tests that were conducted in Northstar.

---------- Forwarded message ---------
From: **Grantsville Fire Chief** <firechief@grantsvilleut.gov>
Date: Mon, Jul 22, 2024 at 7:29 AM
Subject: Flow Tests
To: Christy Montierth <cmontierth@grantsvilleut.gov>

Christy,

Free are the flow tests I conducted Friday 7/19/2024. Every hydrant tested so far has passed in Northstar Ranch. I still have a few to finish up in zone two, but I may not be able to finish until after I'm done with Country Fan Fest.


T2S
T3S
Northstar
Planning Area
POTENTIAL FUTURE NEIGHBORHOOD



LEGEND

AREA #1		
	TOTAL ACREAGE	116.46 ACRES
	DENSITY	0.79 UNITS/ACRE
	NUMBER OF UNITS	147 UNITS
AREA #2		
	TOTAL ACREAGE	401.12 ACRES
	DENSITY	2.65 UNITS/ACRE
	NUMBER OF UNITS	1062 UNITS
AREA #3		
	TOTAL ACREAGE	64.04 ACRES
	DENSITY	3.40 UNITS/ACRE
	NUMBER OF UNITS	217 UNITS
AREA #4		
	TOTAL ACREAGE	418.18 ACRES
	DENSITY	1.75 UNITS/ACRE
	NUMBER OF UNITS	731 UNITS
AREA #5		
	TOTAL ACREAGE	46.22 ACRES
	DENSITY	3.00 UNITS/ACRE
	NUMBER OF UNITS	138 UNITS
AREA #6		
	TOTAL ACREAGE	183.45 ACRES
	DENSITY	0.89 UNITS/ACRE
	NUMBER OF UNITS	164 UNITS
AREAS 1-6 TOTAL		
	TOTAL ACREAGE	1,229.57 ACRES
	DENSITY	2.00 UNITS/ACRE
	NUMBER OF UNITS	2,459 UNITS

ARTERIAL ROADS

POTENTIAL TRAILS

DRAINAGE SWALE CORRIDORS

PROJECT C19-031
SHEET 1 OF 1
ISSUE DATE 03/18/20

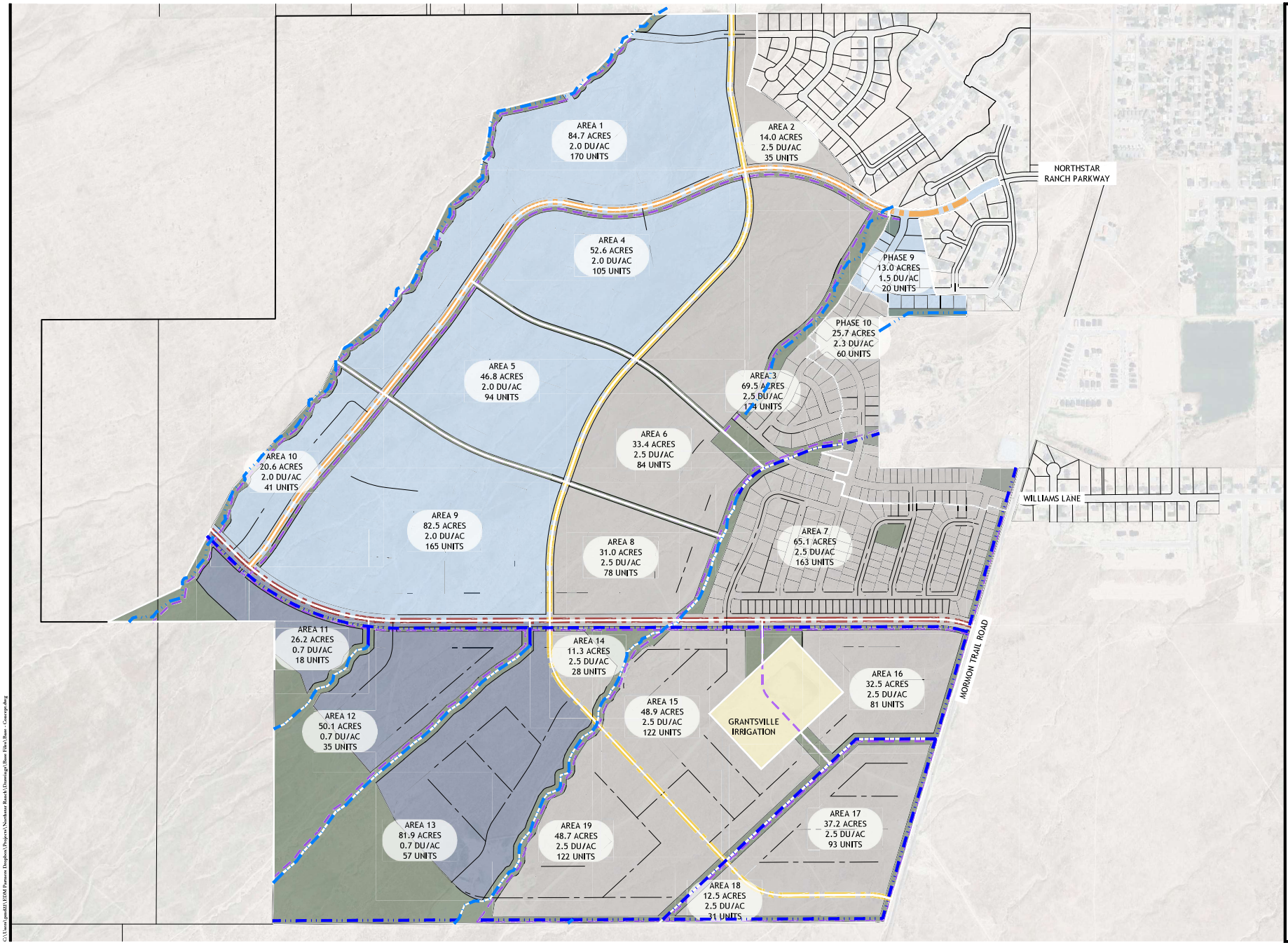
Summit Engineering Group Inc.
Structural • Civil • Surveying
55 WEST CENTER • P.O. BOX 176
HEBER CITY, UTAH 84032

COPYRIGHT © 2019
SUMMIT ENGINEERING GROUP, INC.

DRAWING ALTERATION
IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF THE PROFESSIONAL LAND SURVEYOR, TO ALTER IN ANY WAY, ANY LICENCE WHO ALTERS THIS DOCUMENT IS REQUIRED BY LAW TO AFFIX THEIR SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY THEIR SIGNATURE AND A DESCRIPTION OF THE ALTERATION.

NORTHSTAR RANCH SUBDIVISION MASTER PLAN

Z:\SEG Projects\CURRENT PROJECTS\C19-031 Westates NSR Master Plan\Working Files\Planning\dwg\C19-031 Master Plan Bubble Diagram option 4.dwg



EDM Partners
2815 East 3300 South, Salt Lake City, UT 84109
(801) 305-4670 www.edmpartners.com

SCALE: 1" = 360'

0 180 360 720 1080

DEVELOPER:

Ivory Development
978 East Woodoak Lane
Salt Lake City, UT 84117
801-747-7000

IVORYHOMES
Utah's Number One Homebuilder

NOTES:

1. THE TOTAL ACREAGE = 888.2 AC.
2. THE ALLOWABLE UNIT COUNT IS 1776 UNITS.
3. THE PROPOSED UNIT COUNT IS 1776 UNITS.

LEGEND

- OPEN SPACE
- 2.0 UNITS PER ACRE
- 2.5 UNITS PER ACRE
- 0.5 UNITS PER ACRE
- EXISTING DRAINAGE
- PROPOSED DRAINAGE
- 108' RIGHT OF WAY
- 80' RIGHT OF WAY
- 66' RIGHT OF WAY
- PROPOSED TRAIL

DISCLAIMER:
ARTIST RENDERING ONLY. PLAN MAY BE ALTERED OR CHANGED AT ANY TIME. IT IS FURNISHED MERELY AS A CONVENIENCE TO AID YOU IN LOCATING THE LAND INDICATED HEREON WITH REFERENCES TO STREETS AND OTHER LAND. NO LIABILITY IS ASSUMED BY REASON OF ANY RELIANCE HEREON.

Northstar Ranch

Conceptual Site Plan

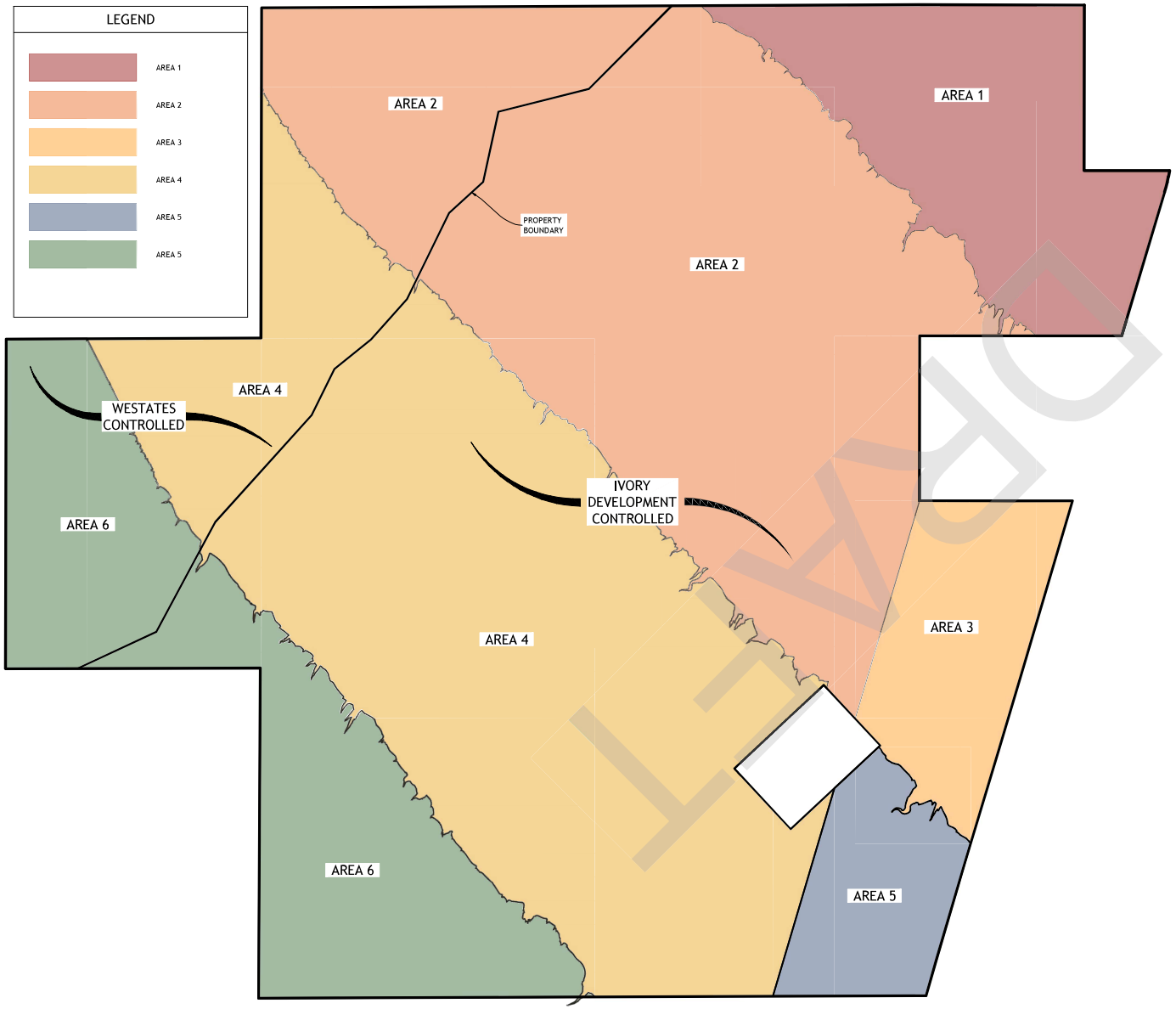
PROJECT:	
DRAWN BY:	NMM
REVIEWED BY:	PMD
REVISIONS:	
No. DATE	REMARKS

DATE: March 15, 2024

SHEET NUMBER:

O-1

C:\Users\pmd01\EDM Partners Dropbox\Projects\Northstar Ranch\Drawings\Base Files\Base - Concept.dwg



Northstar Ranch Master Plan Densities

ID	Area (acre)	MP Density	Units
Area 1	116.46	1.25	146
Area 2	401.11	2.65	1062
Area 3	64.04	3.40	217
Area 4	418.18	1.75	731
Area 5	46.22	3.00	138
Area 6	383.48	0.89	164
Totals	1329.50		2458.00

Ivory Property Unit Counts Based on MP Densities

ID	Area (ft^2)	Area (acre)	MP Density	Units
Area 1	0	0.00	1.25	0
Area 2	13759690	315.88	2.65	837
Area 3	2789680	64.04	3.40	217
Area 4	14949043	343.18	1.75	600
Area 5	2013467	46.22	3.00	138
Area 6	4976508	114.24	0.89	102
Totals		883.57		1894

Westates Property Unit Counts Based on MP Densities

ID	Area (ft^2)	Area (acre)	MP Density	Units
Area 1	5072647	116.46	1.25	146
Area 2	3712865	85.24	2.65	225
Area 3	0	0.00	3.40	0
Area 4	3266954	75.00	1.75	131
Area 5	0	0.00	3.00	0
Area 6	3017098	69.26	0.89	61
Totals	**Totals**	345.95		563

EDM Partners
2815 East 3300 South, Salt Lake City, UT 84109
(801) 305-4670 www.edmpartners.com

SCALE: 1" = 400'

0 200 400 800 1200

OWNER:
Ivory Development
978 East Woodoak Lane
Salt Lake City, UT 84117
801-747-7000

IVORYHOMES
Utah's Number One Homebuilder

NOTES:

1. All sanitary sewer improvements shall conform with the standards and specifications of Grantsville City.
2. All pressurized irrigation improvements shall conform with the standards and specifications of Grantsville City.
3. All culinary water improvements shall conform with the standards and specifications of Grantsville City.
4. All improvements in the public right of way shall conform with the standards and specifications of Grantsville City.
5. All private improvements shall conform to APWA standards and specifications.
6. Contractor to field locate and verify the horizontal and vertical location of all utilities prior to beginning work.
7. The project benchmark is a brass cap marking the Southeast Corner of Section 2, Township 3 South, Range 6 West, SLB&M. Elevation = 4564.54

Northstar Ranch

Density Allocation

PROJECT:
DRAWN BY: KMW
REVIEWED BY: PMD
REVISIONS:

No.	DATE	REMARKS

DATE: January 17, 2023

SHEET NUMBER: L-1

C:\Users\pmd83\EDM Partners Dropbox\Projects\Northstar Ranch\Drawings\Exhibits\1 Density Exhibits.dwg



LEGEND

- DRAINAGE BASIN
- POND
- EXISTING DRAINAGE
- 25' MAJOR CONTOUR
- 5' MINOR CONTOUR
- PROJECT BOUNDARY
- CUTOFF DITCH

DRAINAGE BASIN SUMMARY

DRAINAGE ID	DRAINAGE AREA (AC)	RATIONAL C
1.A	31.66	0.48
1.B	26.42	0.48
1.C	21.50	0.48
1.D	21.71	0.44
1.E	31.22	0.43
2.A	23.08	0.48
2.B	64.00	0.44
2.C	30.25	0.46
2.D	33.26	0.43
2.E	14.11	0.39
3.A	61.76	0.48
3.B	24.38	0.48
3.C	33.98	0.46
3.D	15.60	0.44
3.E	20.58	0.43
3.F	61.09	0.41
3.G	16.52	0.43
3.H	34.16	0.39
4.A	14.99	0.48
4.B	75.33	0.47
4.C	18.44	0.43
4.D	38.68	0.43
4.E	22.97	0.40
5.A	56.38	0.45
5.B	29.67	0.47
5.C	35.73	0.45
5.D	19.27	0.43

EDM Partners
2815 East 3300 South, Salt Lake City, UT 84109
(801) 305-4670 www.edmpartners.com

SCALE: 1" = 500'

0 250 500 1000 1500

OWNER:
Ivory Development
978 East Woodoak Lane
Salt Lake City, UT 84117
801-747-7000

IVORYHOMES
Utah's Number One Homebuilder

NOTES:

1. All sanitary sewer improvements shall conform with the standards and specifications of Grantsville City.
2. All pressurized irrigation improvements shall conform with the standards and specifications of Grantsville City.
3. All culinary water improvements shall conform with the standards and specifications of Grantsville City.
4. All improvements in the public right of way shall conform with the standards and specifications of Grantsville City.
5. All private improvements shall conform to APWA standards and specifications.
6. Contractor to field locate and verify the horizontal and vertical location of all utilities prior to beginning work.
7. The project benchmark is a brass cap marking the Southeast Corner of Section 2, Township 3 South, Range 6 West, SLB&M. Elevation = 4564.54

Northstar Ranch

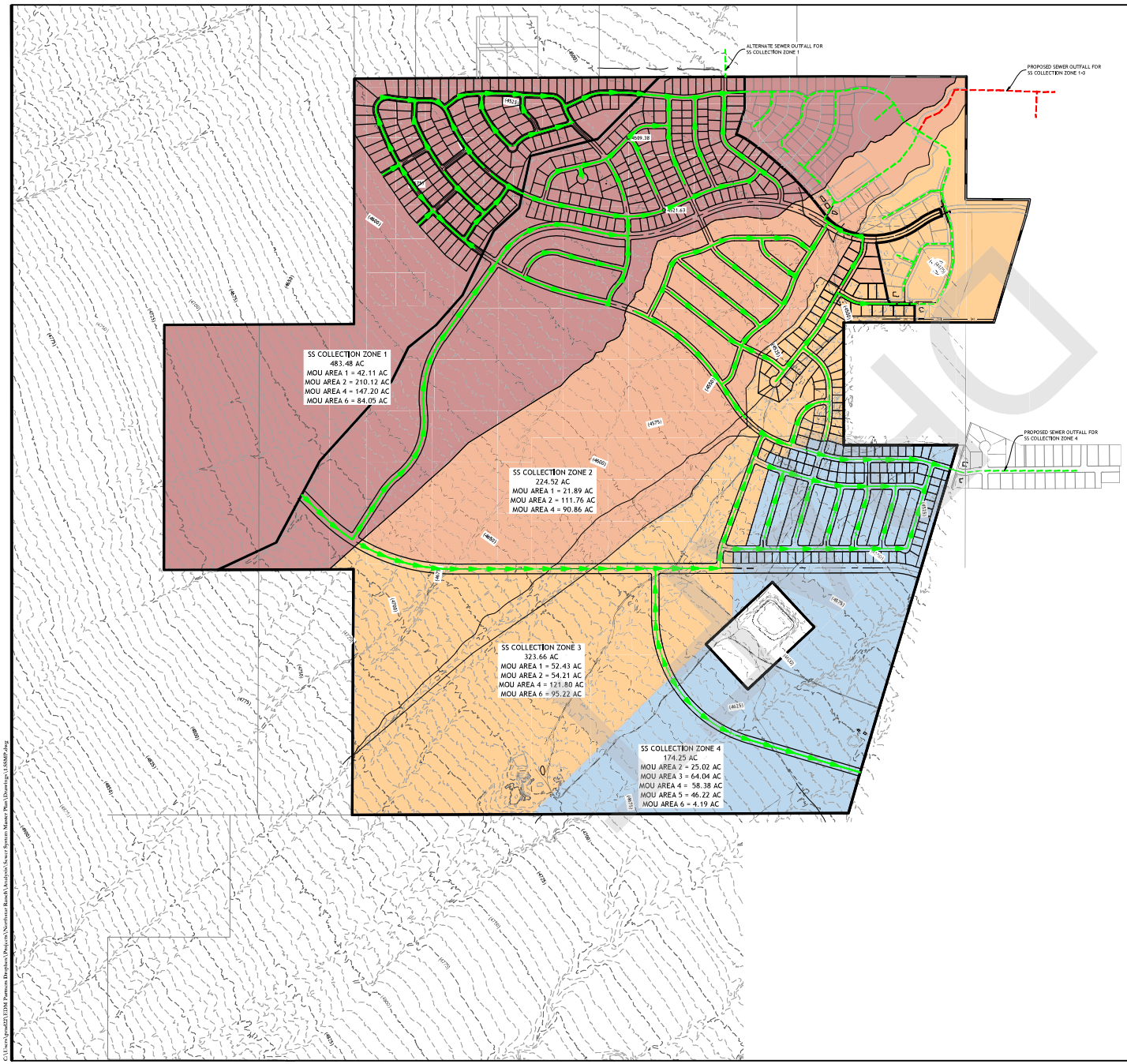
Storm Drain Master Plan

PROJECT:
DRAWN BY: KMW
REVIEWED BY: PMD
REVISIONS:
No. DATE REMARKS

DATE: January 17, 2023

SHEET NUMBER:
SD-1

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LEGEND

- SS COLLECTION ZONE 1
- SS COLLECTION ZONE 2
- SS COLLECTION ZONE 3
- SS COLLECTION ZONE 4
- 25' MAJOR CONTOUR
- 5' MINOR CONTOUR
- 8" SEWER LINE
- 12" SEWER LINE
- EX. 8" SEWER LINE
- EX. 12" SEWER LINE
- PROJECT BOUNDARY

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5. All private improvements shall conform to APWA standards and specifications.
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7. The project benchmark is a brass cap marking the Southeast Corner of Section 2, Township 3 South, Range 6 West, SLB&M. Elevation = 4564.54

Northstar Ranch

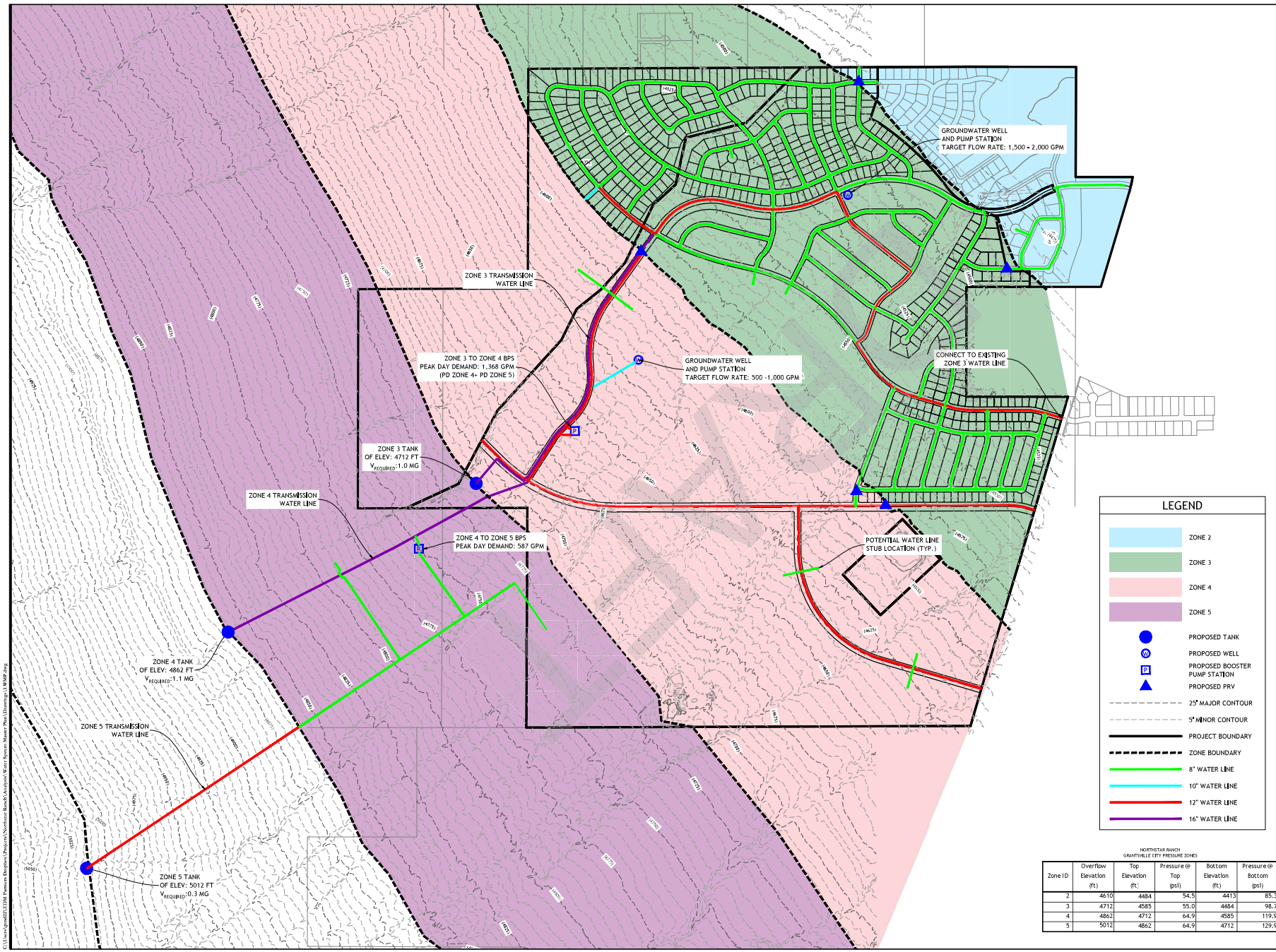
Sewer System Master Plan

PROJECT:	
DRAWN BY:	KMW
REVIEWED BY:	PMD
REVISIONS:	
No. DATE	REMARKS

DATE: January 17, 2023

SHEET NUMBER: SS-1

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NORTHSTAR RANCH
GRANTSVILLE CITY PRESSURE ZONES

Zone ID	Overflow Elevation (ft)	Top Elevation (ft)	Pressure @ Top (psi)	Bottom Elevation (ft)	Pressure @ Bottom (psi)
2	4610	4484	54.5	4413	85.3
3	4712	4585	55.0	4484	98.7
4	4862	4712	64.9	4585	119.9
5	5012	4862	64.9	4712	129.9

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5. All private improvements shall conform to APWA standards and specifications.
6. Contractor to field locate and verify the horizontal and vertical location of all utilities prior to beginning work.
7. The project benchmark is a brass cap marking the Southeast Corner of Section 2, Township 3 South, Range 6 West, SLB&M. Elevation = 4564.54

Northstar Ranch

Water System Master Plan

PROJECT:
DRAWN BY: KMW
REVIEWED BY: PMD
REVISIONS:
No. DATE REMARKS

DATE: January 17, 2023

SHEET NUMBER: W-1

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Entry #: 564974
01/19/2022 02:55 PM AGREEMENT
Page: 1 of 24
FEE: $40.00 BY: HICKMAN LAND TITLE LAYTON
Jerry Houghton, Tooele County, Recorder

WHEN RECORDED, RETURN TO:

Brett Coombs, Esq.
Grantsville City Attorney
429 East Main Street
Grantsville City, Utah 84029

GRANTSVILLE CITY
MASTER DEVELOPMENT AGREEMENT
FOR
NORTHSTAR RANCH
A MASTER PLANNED COMMUNITY

THIS MASTER DEVELOPMENT Agreement ("**Agreement**") is made and entered as of the 1 day of December, 2021, by and between Grantsville City, a municipal corporation of the State of Utah ("**City**") and Northstar Ranch, LLC, a Utah limited liability company. ("Master **Developer**").

RECITALS

A. The capitalized terms used in this Agreement and in these Recitals are defined in Section 1 below.

B. This Agreement is executed in accordance with the Memorandum of Understanding, attached hereto as **Exhibit A.**, which identifies the areas and densities requirements approved by the City for the Planned Community and the *Future Land Use Map City Center* adopted January 15, 2020.

C. The City provided proper notice and conducted meetings and hearings, pursuant to LUDMA and GLUDMC to approve the Memorandum of Understanding and the *Future Land Use Map City Center* adopted January 15, 2020.

D. The Parties desire that this Agreement shall identify those rights and responsibilities of the Master Developer and the City.

E. The City desires that the Master Developer provide certain infrastructure and community benefits, which the Master Developer will provide in consideration of approval by the City of the terms of this Agreement.

F. The Parties understand and intend that this Agreement is a "development agreement" within the meaning of, and entered pursuant to the terms of Utah Code Ann. §10-9a-101 (2005) *et seq*. This Agreement conforms with the intent of the City's General Plan.

NOW, THEREFORE, in consideration of the mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the City and Master Developer hereby agree to the following:

Definitions

1. **Definitions.** As used in this Agreement, the words and phrases specified below shall have the following meanings:

1.1. **Agreement** means this Master Development Agreement including all of its Exhibits and Addendums.

1.2. **Applicant** means a person or entity submitting a Development Application for a portion of the Planned Community.

1.3. **Building Permit** means a permit issued by the City to allow the construction or alteration of a building, structure, private or public infrastructure within the City's jurisdiction.

1.4. **Buildout** means the completion of all Subdivisions permitted within the Planned Community in accordance with this Agreement.

1.5. **City** means Grantsville City, a political subdivision of the State of Utah.

1.6. **City's Future Laws** means the Zoning, policies, standards, and procedures which may be in effect as of a particular time in the future when a Development Application is submitted for a part of the Subdivision, and which may or may not be applicable to the Development Application depending upon the provisions of this Agreement.

1.7. **Council** means the elected City Council of the City.

1.8. **Default** means a material breach of this Agreement as specified herein.

1.9. **Development** means the development of a portion of the Property pursuant to an approved Development Application.

1.10. **Development Application** means any application to the City for final approval of a Subdivision, including a subdivision plan, Final Plat, commercial site plan, Building Permit or any other permit, approval, certificate or other authorization from the City required for a Development within the Planned Community.

1.11. **Final Plat** means the recordable map or other graphical representation of land prepared in accordance with Utah Code Ann. § 10-9a-603 (2019), and approved by the City, subdividing any portion of the Planned Community.

1.12. **General Plan** means the General Plan of Grantsville City adopted pursuant to LUDMA and GLUDMC Chapter 3 Section 10.

1.13. **GLUDMC** means the Grantsville Land Use Development and Management Code.

1.14. **LUDMA** means the Land Use, Development, and Management Act, Utah Code Ann. § 10-9a-101 (2005), *et seq*.

1.15. **Master Developer** means Northstar Ranch, LLC, a Utah limited liability corporation, and their successors, assignees, transferees, and related subsidiary entities as permitted by this Agreement.

1.16. **Master Plan Area** means a specified portion of the Planned Community, which shall be developed in logical sequence as determined by the Master Developer and the City as identified in the Master Plan.

1.17. **Master Plan** means the *Northstar Ranch Master Subdivision Plan* which was included as Exhibit B in the Memorandum of Understanding and provides for the general locations and the intended density applicable to Development within the Planned Community.

1.18. **Maximum Residential Units** means the development on the Property of two thousand four hundred and fifty-nine (2,459) Residential Dwelling Units,

1.19. **Memorandum of Understanding** means Grantsville City Resolution No. 2020-39 also known as *A Resolution Approving A Memorandum of Understanding Between Grantsville City and Northstar Ranch, LLC and Travis Taylor Concerning the Development of the Northstar Ranch Subdivision* executed on June 3rd 2020.

1.20. **Notice** means any notice to or from any party to this Agreement that is either required or permitted to be given to another party.

1.21. **Party/Parties** means, in the singular, Master Developer or the City; in the plural Master Developer and the City.

1.22. **Planned Community** means the master planned community, composed of multiple Subdivisions and any other development to be constructed on the Property pursuant to this Agreement.

1.23. **Preliminary Plat** means those plans which may be important for evaluating a proposed Subdivision for compliance with City Laws and may be submitted to the City for review and approval.

1.24. **Property** means the real property owned by the Master Developer, consisting of about one thousand two hundred twenty-nine and fifty-seven hundredths (1229.57) acres, including 62 acres of land located within Tooele County outside of the City limits, and more fully described in **Exhibit A.**

1.25. **Public Infrastructure** means those elements of infrastructure that are planned to be dedicated to the City or other public entities as a condition of the approval of a Development Application.

1.26. **Residential Dwelling Unit** means a structure or portion thereof, designed and intended for use as an attached or detached residence.

1.27. **Subdeveloper** means a person or entity who is acting to develop a portion of the Property, who is not the Master Developer.

1.28. **Subdivision** means a portion of the Property which is divided or proposed to be divided into two or more lots, units or other division of land for the purpose of sale or lease.

1.29. **Zoning** means the R-1-21 zoning and Northstar Planning Area overlay of the Property in effect as of the date of this Agreement.

2. **Development of the Planned Community.**

2.1. **Planned Community Compliance.** The City has reviewed the applicable law, including GLUDMC, LUDMA and has determined that the Planned Community substantially complies with the provisions thereof. The City hereby finds that the Planned Community is consistent with the Zoning and the purpose and intent of the General Plan.

2.2. **Subdivision Compliance.** Development of a Subdivision within the Planned Community shall be in accordance with LUDMA, GLUDMC, the City's Future Laws (to the extent they are applicable as specified in this Agreement), the Memorandum of Understanding and this Agreement. All Subdevelopers shall be bound by the terms of this Agreement.

2.3. **Maximum Residential Units.** At Buildout, Master Developer shall be entitled to have developed the Maximum Residential Units, with a gross density of two (2) units per acre of the type and in the general location as shown on the Master Plan. The amount of Residential Dwelling Units allowed within each Master Plan Area may vary up to five-percent (5%), so long as the Maximum Residential Units in the Planned Community is not exceeded.

2.4. **Non-Residential Units.** In addition to the Maximum Residential Units, Master Developer and the City may also permit the construction of buildings and structures for non-residential use, as may be necessary or desirable for the public benefit.

2.5. **Master Developers' Discretion.** This Agreement shall not obligate the Master Developer to construct the Planned Community or any Subdivision therein. The Master Developer shall have business discretion whether or not to construct a Development. However, once construction of a Development has begun in accordance with the Final Plat, the Master Developer or Subdeveloper shall be required to complete the

Development within the time required by LUDMA and GLUDMC, or a time as specified by the City prior to approval of a Development Application.

3. **Vested Rights.**

3.1. **Vested Rights Granted by Approval of this Agreement.** To the maximum extent permissible under the laws of Utah and the United States and at equity, the Parties intend that this Agreement grant to Master Developer all rights to develop the Planned Community in fulfillment of this Agreement, LUDMA, GLUDMC, and the Memorandum of Understanding except as specifically provided herein. The Parties specifically intend that this Agreement grant to Master Developer the "vested rights" identified herein as that term is construed in Utah's common law and pursuant to Utah Code Ann. § 10-9a-509 (2019).

3.2. **Exceptions.** The vested rights and the restrictions on the applicability of the City's Future Laws to the Subdivision as specified in Section 3.1 are subject to the following exceptions:

(a) Master Developer Agreement. The City's Future Laws or other regulations to which the Master Developer agrees in writing;

(b) State and Federal Compliance. The City's Future Laws or other regulations which are generally applicable to all properties in the City and which are required to comply with State and Federal laws and regulations affecting the Planned Community;

(c) Codes. Any City's Future Laws that are updates or amendments to existing building, fire, plumbing, mechanical, electrical, dangerous buildings, drainage, or similar construction or safety related codes, such as the International Building Code, the APWA Specifications, AAHSTO Standards, the Manual of Uniform Traffic Control Devices or similar standards that are generated by a nationally or statewide recognized construction/safety organization, or by the State or Federal governments and are required to meet legitimate concerns related to public health, safety or welfare;

(d) Taxes. Taxes, or modifications thereto, so long as such taxes are lawfully imposed and charged uniformly by the City to all properties, applications, persons and entities similarly situated; or,

(e) Fees. Changes to the amounts of fees for the processing of Development Applications that are generally applicable to all development within the City (or a portion of the City as specified in the lawfully adopted fee schedule) and which are adopted pursuant to State law.

(f) Impact Fees. Impact Fees or modifications thereto which are lawfully adopted, and imposed by the City pursuant to Utah Code Ann. § 11-36a-101 (2011) *et seq.*

(g) Planning and Zoning Modification. Changes by the City to its planning principles and design standards as permitted by Local, State or Federal law. However, changes to the planning principals and design standards subsequent to this Agreement shall not be construed to limit the Maximum Residential Units for the Planned Community.

(h) Compelling, Countervailing Interest. Laws, rules or regulations that the City's land use authority finds on the record are necessary to avoid jeopardizing a compelling, countervailing public interest pursuant to Utah Code Ann. § 10-9a-509(1)(a)(i) (2019).

4. **Term of Agreement.** Unless earlier terminated as provided for herein, the term of this Agreement shall be until January 1, 2036. If, as of that date, Master Developer has not been declared to be currently in default pursuant to this Agreement, then this Agreement shall be automatically extended until January 1, 2041. If upon the expiration of the automatic extension, Master Developer has not been declared to be currently in default pursuant to this Agreement and there are unfinished Developments on the Property, the City has the option to extend this Agreement for a time reasonably necessary to complete such Developments, not to exceed ten (10) years. This Agreement shall also terminate automatically upon Buildout of all property within the Planned Community.

5. **Building Permits.** The City shall accept complete Building Permit applications for all buildings and structures identified in an approved Final Plat. The City shall issue all required Building Permits when emergency service access is provided and approved by the City, and adequate fire protection is in place as certified by the fire marshal. The City will promptly issue a certificate of occupancy for each building or structure that satisfies the City requirements to obtain a certificate of occupancy.

6. **Planned Community and Subdivision Development**

6.1. **Preliminary Plats.** The Master Developer and/or Subdeveloper(s) shall prepare and submit to the City for its review, Preliminary Plats for each Subdivision. There shall be no limit on the number Preliminary Plats within the Property which may be submitted to the City for review. Preliminary plat approval shall be valid for an initial period of six months, and shall be extended for successive periods of six months until the Final Plat is approved so long as the Master and/or Subdeveloper has demonstrated substantial progress, subject to the limitations of **GLUDMC**.

6.2. **Combined Public Infrastructure.** It is intended that the Planned Community share Public Infrastructure and other items (including trails and utilities) between Subdivisions. Master Developer may provide design drawings for each Master Plan Area depicting the Public Infrastructure or any other items necessary for the Planned Community. Such drawings must be incorporated into the Final Plat for any Subdivision or Development in that Master Plan Area. Public Infrastructure requirements for each Subdivision shall be calculated based only on the Public Infrastructure identified on the Final Plat for that Subdivision.

6.3. **Setback Requirements.** Master Developer and Subdeveloper(s) shall be entitled to rely on the setback requirements based established by R-1-21 Zoning existing as of the time of this Agreement.

6.4. **Approval of Final Plats.** The Planned Community and each Master Planned Area may contain multiple Subdivisions. Pursuant to GLUDMC, Section 21.4.3 as Amended by Ordinance 2021-09, a Master Developer or Subdeveloper who submits a Development Application with more than fifty (50) lots shall be entitled to develop such Subdivision in phases of up to sixty (60) lots, after a written affirmation to the City detailing the number of lots and providing assurances that, within a two-year period, seventy percent (70%) of lots within that phase will be sold and all required improvements will be complete. The City hereby finds that it shall be for the public benefit that Master Developer and Subdeveloper(s) are permitted to construct Subdivisions in phases of greater than fifty (50) lots within the Planned Community. The permission to allow additional lots within a Subdivision phase is justified by the need to (a) support the completion of necessary infrastructure across the Planned Community (b) maintain continuous employment of subcontractors in the area, (c) serve the growing population and housing demand, (d) prevent inflation of housing prices based on limited supply, and (e) increase economic activity and sales tax revenue in the Grantsville area.

7. **Public Infrastructure.**

7.1. **Construction of Public Infrastructure.** The Master Developer or Subdeveloper responsible for each Subdivision, shall construct and install all Public Infrastructure lawfully required as a condition of approval of a Development Application pursuant to GLUDMC. Such construction must meet all applicable standards and requirements and must be approved by the City.

7.2. **Responsibility Before Acceptance.** The Master Developer or Subdeveloper who has commenced construction of any Public Infrastructure within the Planned Community shall be responsible for all Public Infrastructure within that Subdivision covered by this Agreement until final inspection of the same has been performed by the City, and a final acceptance and release has been issued by the City Council. The City shall not, nor shall any officer or employee thereof, be liable or responsible for any accident, loss or damage happening or occurring to the Public Infrastructure, nor shall any officer or employee thereof, be liable for any persons or property injured by reason of said Public Infrastructure; all of such liabilities shall be assumed by the Master Developer.

7.3. **Warranty.** The Master Developer or Subdeveloper of each project shall repair any defect in the design, workmanship or materials in all Public Infrastructure which becomes evident during a period of one year following the acceptance of the improvements by the City Council or its designee (Durability Testing Period). If during the Durability Testing Period, any Public Infrastructure shows unusual depreciation, or if it becomes evident that required work was not done, or that the material or workmanship used does not

comply with accepted standards, said condition shall, within a reasonable time, be corrected.

7.4. **Timing of Completion of Public Infrastructure.** In accordance with the diligence requirements for the various types of approvals as described in the GLUDMC, construction of the required Public Infrastructure within a Subdivision shall be completed within a two (2) years following Final Plat approval, subject to the terms of the subdivision improvement agreement between the Master Developer or Subdeveloper and the City.

7.5. **Bonding.** In connection with any Development Application, Master Developer shall provide bonds or other development security, including warranty bonds, to the extent required by GLUDMC, unless otherwise provided by Utah Code § 10-9a-101, *et seq*. (2005), as amended. The Applicant shall provide such bonds or security in a form acceptable to the City or as specified in GLUDMC. Partial releases of any such required security shall be made as work progresses based on GLUDMC.

7.6. **City Completion.** The Master Developer or Subdeveloper shall agree that in the event they do not: (a) complete all improvements on a Subdivision within the time period specified under paragraph two above, or secure an extension of said completion date, (b) construct said improvements in accordance with City standards and as set forth in Paragraph one above, and (c) pay all claimants for material and labor used in the construction of said improvements, the City shall be entitled to declare the Subdivision in default, request and receive the funds held by the guarantor as surety and utilize the monies obtained to install or cause to be installed any uncompleted improvements and/or to pay any outstanding claims, as applicable. Provided however, that the City shall not be responsible for any work beyond the amount of funds so provided. Any funds remaining after completion of the improvements shall be returned to the Guarantor.

7.7. **Water Requirements.** It is unknown whether the system has sufficient capacity to serve the higher elevations or to supply adequate fire flow within the Planned Community. Master Developer therefore agrees to obtain water modelling for each area of the Planned Community served by Pressure Zone 3 or any other higher-pressure zone. Upon completion of any such area, the City may require that the Master Developer perform a fire flow test and provide it to the City to enable continued calibration of the model. The modelled results will be used to determine the extent of the service allowed under the new pipeline in accordance with recognized engineering standards, and applicable codes.

Further, the Master Developer and City agree and acknowledge that the density allowed under this Agreement will require additional water source(s) and storage for full development of the Planned Community within Pressure Zone 3. The City currently has insufficient water storage in water Pressure Zone 3 and higher. Development into water Pressure Zone 3 and higher will require new water source(s) and storage. New water

source(s) and storage may be connected to existing improvements to allow full development within Pressure Zone 3 or may be designed and constructed separately as determined by the City in its master infrastructure planning efforts. Master Developer agrees to participate in providing information for the development of the City's water infrastructure plans and agrees to build infrastructure serving the Planned Community in accordance with such plans.

7.8. **Culinary Water Infrastructure Improvements.** Up to 700 residential units served by the 12" line on Mormon Trail shall be permitted to be constructed within the Planned Community subject to the condition that, within thirty (30) days of the execution of this Agreement, Master Developer shall commence preparation for the construction and installation of a water tank for Pressure Zone 3, including, (1) locating and procuring necessary land and equipment, (2) drilling a test well or wells as needed to provide adequate source capacity, and (3) coordinate the transfer of necessary water rights to the City from the test well or wells (collectively the "Water Prerequisites"). Prior to approval of each Preliminary Plat, the Master Developer shall provide to the City a written update of the Water Prerequisites, included estimated timelines for completion of each Water Prerequisite. The Master Developer shall commence construction of the new well(s) and tank, including design and permitting, upon the written request of the City following one of the following triggering events:

(a) The Lake View Business Park (LBP) reaches 66% utilization of the constructed capacity after two years from the date of the execution of this Agreement; or

(b) 50% utilization of the Lake View Business Park (LBP) well and tank is reached within two years from the date of the execution of this Agreement; or

(c) there have been 500 building permits issued for residential units within the Planned Community that utilize the 12" water line on Mormon Trail; or

(d) Fire flow, pressure tests, or other modeling determine that new Subdivisions within the Planned Community, and other developments served by the same water pressure zone, will have low operating pressure or low fire flow that cannot be resolved with additional looping. In this case, no further Subdivisions or Subdivision phase within the Planned Community will be approved until the wells and water tanks described in this section are completed and operable.

8. **Upsizing/Reimbursements to Master Developer.**

8.1. **Upsizing.** Except as otherwise described herein, the City shall not require "upsizing" of any future Public Infrastructure (i.e., to construct the infrastructure to a size larger than required to service the Subdivision) unless financial arrangements reasonably acceptable to Master Developer or Subdeveloper of that Subdivision are made to compensate the Master Developer or Subdeveloper for the incremental or additive costs of such upsizing to the extent required by law.

9. **Annexation.** Master Developer agrees to show public support and vote in favor of the annexation into the City of any portion of the Property outside of the City limits, which is also a part of the Planned Community. The Master Developer further agrees not to create any unreasonable hindrance to the annexation of such Property. Nothing in this Agreement shall obligate the City to annex Property into Grantsville City's boundaries.

10. **Default.**

10.1. **Notice.** If Master Developer or the City fails to perform their respective obligations hereunder or to comply with the terms hereof, the Party believing that a default has occurred shall provide Notice to the other Party.

10.2. **Contents of the Notice of Default**. The Notice of Default shall:

(a) Specific Claim. Specify the claimed event of Default;

(b) Applicable Provisions. Identify with particularity the provisions of any applicable law, rule, regulation or provision of this Agreement that is claimed to be in Default; and

(c) Optional Cure. If the City chooses, in its discretion, it may propose a method and time for curing the Default which shall be of no less than forty-five (45) days duration, if weather conditions permit.

10.3. **Remedies.** Upon the occurrence of any Default, and after notice as required above, then the parties may have the following remedies:

(a) Law and Equity. All rights and remedies available at law and in equity, including, but not limited to, injunctive relief and/or specific performance.

(b) Security. The right to draw on any security posted or provided in connection with the Subdivision and relating to remedying of the particular Default.

10.4. **Public Meeting.** Before any remedy in Section 8.3 may be imposed by the City the party allegedly in Default shall be afforded the right to attend a public meeting before the City Council and address the City Council regarding the claimed Default.

10.5. **Default of Assignee.** A default of any obligations expressly assumed by an assignee shall not be deemed a default of Master Developer.

10.6. **Limitation on Recovery for Default – No Damages against the City.** Anything in this Agreement notwithstanding Master Developer shall not be entitled to any claim for any monetary damages as a result of any breach of this Agreement and Master Developer waives any claims thereto. The sole remedy available to Master Developer and any assignee shall be that of specific performance.

15. **Assignability.** The rights and responsibilities of Master Developer under this Agreement may be assigned in whole or in part, respectively, by Master Developer with the consent of the City as provided herein.

15.1. **Sale of Lots.** Master Developer's selling or conveying any Site within the Property shall not be deemed to be an assignment.

15.2. **Related Entity.** Master Developer's transfer of all or any part of the Property to any entity "related" to Master Developer (as defined by regulations of the Internal Revenue Service in Section 165), Master Developer's entry into a joint venture for the development of the Subdivision or Master Developer's pledging of part or all of the Subdivision as security for financing shall also not be deemed to be an assignment. Master Developer shall give the City Notice of any event specified in this sub-section within ten (10) days after the event has occurred. Such Notice shall include providing the City with all necessary contact information for the newly responsible party.

15.3. **Process for Assignment.** Master Developer shall give Notice to the City of any proposed assignment and provide such information regarding the proposed assignee that the City may reasonably request in making the evaluation permitted under this Section. Such Notice shall include providing the City with all necessary contact information for the proposed assignee. Unless the City objects in writing within twenty (20) business days of notice, the City shall be deemed to have approved of and consented to the assignment. The City shall not unreasonably withhold consent.

15.4. **Partial Assignment.** If any proposed assignment is for less than all of Master Developer's rights and responsibilities then the assignee shall be responsible for the performance of each of the obligations contained in this MDA to which the assignee succeeds. Upon any such approved partial assignment Master Developer shall not be released from any future obligations as to those obligations which are assigned but shall remain jointly and severally liable with assignee(s) to perform all obligations under the terms of this Agreement which are specified to be performed by Master Developer.

15.5. **Complete Assignment.** Master Developer may request the written consent of the City of an assignment of Master Developer's complete interest in this Agreement. In such cases, the proposed assignee shall have the qualifications and financial responsibility necessary and adequate, as required by the City, to fulfill all obligations undertaken in this Agreement by Master Developer. The City shall be entitled to review and consider the ability of the proposed assignee to perform, including financial ability, past performance and experience. After review, if the City gives its written consent to the assignment, Master Developer shall be released from its obligations under this Agreement for that portion of the Property for which such assignment is approved.

16. **No Waiver.** Failure of any Party hereto to exercise any right hereunder shall not be deemed a waiver of any such right and shall not affect the right of such party to exercise at some future date any such right or any other right it may have.

17. **Severability.** If any provision of this Agreement is held by a court of competent jurisdiction to be invalid for any reason, the Parties consider and intend that this Agreement shall be deemed amended to the extent necessary to make it consistent with such decision and the balance of this Agreement shall remain in full force and affect.

18. **Force Majeure.** Any prevention, delay or stoppage of the performance of any obligation under this Agreement which is due to strikes, labor disputes, inability to obtain labor, materials, equipment or reasonable substitutes therefor; acts of nature, governmental restrictions, regulations or controls, judicial orders, enemy or hostile government actions, wars, civil commotions, fires or other casualties or other causes beyond the reasonable control of the Party obligated to perform hereunder shall excuse performance of the obligation by that Party for a period equal to the duration of that prevention, delay or stoppage.

19. **Time is of the Essence.** Time is of the essence to this Agreement and every right or responsibility shall be performed within the times specified.

20. **Appointment of Representatives.** To further the commitment of the Parties to cooperate in the implementation of this Agreement, the City and Master Developer each shall designate and appoint a representative to act as a liaison between the City and its various departments and the Master Developer. The initial representative for the City shall be the Mayor. The initial representative for Master Developer shall be Travis Taylor. The Parties may change their designated representatives by Notice. The representatives shall be available at all reasonable times to discuss and review the performance of the Parties to this Agreement and the development of the Subdivision.

21. **Applicable Law.** This Agreement is entered into in Tooele County in the State of Utah and shall be construed in accordance with the laws of the State of Utah irrespective of Utah's choice of law rules.

22. **Venue.** Any action to enforce this Agreement shall be brought only in the Third District Court for the State of Utah.

23. **Entire Agreement.** This Agreement, and all Exhibits thereto, documents referenced herein, is the entire agreement between the Parties and may not be amended or modified except either as provided herein or by a subsequent written amendment signed by all Parties.

24. **Mutual Drafting.** Each Party has participated in negotiating and drafting this Agreement and therefore no provision of this Agreement shall be construed for or against any Party based on which Party drafted any particular portion of this Agreement.

25. **No Relationship.** Nothing in this Agreement shall be construed to create any partnership, joint venture or fiduciary relationship between the parties.

26. **Amendment.** This Agreement may be amended only in writing signed by the parties hereto.

27. **Recordation and Running with the Land.** This Agreement shall be recorded in the chain of title for the Property. This Agreement shall be deemed to run with the land.

28. **Priority.** This Agreement shall be recorded against the Property senior to any respective covenants and any debt security instruments encumbering the Property.

29. **Authority.** The Parties to this Agreement each warrant that they have all of the necessary authority to execute this Agreement. Specifically, on behalf of the City, the signature of the Mayor of the City is affixed to this Agreement lawfully binding the City pursuant to Resolution No. 2021-72 adopted by the City on 1st December, 2021.

2021-72

[Signatures and Authorizations to follow]

IN WITNESS WHEREOF, the parties hereto have executed this Agreement by and through their respective, duly authorized representatives as of the day and year first herein above written.

MASTER DEVELOPER
NORTHSTAR RANCH, LLC

By: STAN T. KOWLAN
Its: MANAGER

GRANTSVILLE CITY

By: Jesse A Wilson
Its: ~~Mayor~~ City Manager

Approved as to form and legality:

City Attorney

Attest:

City Recorder

CITY ACKNOWLEDGMENT

STATE OF UTAH)
:ss.
COUNTY OF TOOELE)

On the 4th day of January, 2022 personally appeared before me Jesse Wilson who being by me duly sworn, did say that he is the ~~Mayor~~ City Manager of Grantsville City, a political subdivision of the State of Utah, and that said instrument was signed in behalf of the City by authority of its City Council and said Mayor acknowledged to me that the City executed the same

Kerri L Anderson
NOTARY PUBLIC

My Commission Expires: 3/18/2023

KERRI L ANDERSON
NOTARY PUBLIC -STATE OF UTAH
My Comm. Exp 03/18/2023
Commission # 705246

Residing at: Grantsville

MASTER DEVELOPER ACKNOWLEDGMENT

STATE OF UTAH)
:ss.
COUNTY OF Tooele)

On the 17 day of December, 2021 personally appeared before me Stan Rowland, who being by me duly sworn, did say that he/she is the Representative of Northstar Ranch, LLC, a Utah limited liability company and is duly authorized by said company sign on its behalf.

NOTARY PUBLIC

My Commission Expires: 11/04/2025

Residing at: Tooele Co, UT

MAYDEE BAUGH
NOTARY PUBLIC - STATE OF UTAH
My Comm. Exp. 11/04/2025
Commission # 721280

TABLE OF EXHIBITS

Exhibit "A"	Legal Description of Property
Exhibit "B"	Memorandum of Understanding

Exhibit "A"
Legal Description of Property

EXHIBIT A

Tax Parcel Numbers: 01-078-0-0017, 01-079-0-0003, 03-051-0-0007, 03-051-0-0008, 01-078-0-0020, 01-081-0-0006, 01-078-0-0019

NEW PARCEL 1:

PART OF SECTION 2 AND 3, TOWNSHIP 3 SOUTH, RANGE 6 WEST, SALT LAKE BASE AND MERIDIAN MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 2, AND RUNNING THENCE N89°42'20"E 2,645.06 FEET ALONG THE NORTH LINE OF SAID SECTION 2 TO THE NORTH QUARTER CORNER OF SAID SECTION 2; THENCE N89°43'47"E 647.83 FEET; THENCE S44°53'25"W 941.19 FEET; THENCE S75°55'06"W 749.19 FEET; THENCE S12°20'35"W 576.82 FEET; THENCE S47°38'49"W 368.58 FEET; THENCE S26°02'39"W 772.77 FEET; THENCE S41°43'05"W 431.97 FEET; THENCE S51°05'40"W 378.41 FEET; THENCE S26°24'37"W 414.13 FEET; THENCE S42°03'46"W 1,154.58 FEET; THENCE S28°07'46"W 998.52 FEET; THENCE S65°01'39"W 698.37 FEET; THENCE S89°51'42"W 44.44 FEET; THENCE S89°51'42"W 534.40 FEET; THENCE N00°06'12"E 2,645.68 FEET; THENCE N89°47'52"E 2,046.00 FEET; THENCE N00°06'00"E 2,650.62 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 229.496 ACRES, OR 9,996,843 SQUARE FEET

NEW PARCEL 3:

PART OF SECTION 1,3 AND 11, TOWNSHIP 3 SOUTH, RANGE 6 WEST, SALT LAKE BASE AND MERIDIAN MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST QUARTER CORNER OF SECTION 11 AND RUNNING THENCE N00°18'23"E 2,649.92 FEET ALONG THE WEST LINE OF SECTION 11 TO THE SOUTHWEST CORNER OF SAID SECTION 2; THENCE S89°51'42"W 1,467.16 FEET ALONG THE SOUTH LINE OF SAID SECTION 3; THENCE N65°01'39"E 698.37 FEET; THENCE N28°07'46"E 998.52 FEET; THENCE N42°03'46"E 1,154.58 FEET; THENCE N26°24'37"E 414.13 FEET; THENCE N51°05'40"E 378.41 FEET; THENCE N41°43'05"E 431.97 FEET; THENCE N26°02'39"E 772.77 FEET; THENCE N47°38'49"E 368.58 FEET; THENCE N12°20'35"E 576.82 FEET; THENCE N75°55'06"E 749.19 FEET; THENCE N44°53'25"E 941.19 FEET; THENCE N89°43'47"E 590.38 FEET; THENCE S00°16'05"E 214.09 FEET; THENCE S00°09'02"E 60.00 FEET; THENCE N89°50'58"E 314.11 FEET; THENCE S00°09'02"E 125.42 FEET; THENCE S18°17'42"W 234.58 FEET; TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 540.00 FEET; AND TO WHICH POINT A RADIAL LINE BEARS S19°43'30"W THENCE 135.22 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14°20'50", WITH A CHORD BEARING AND DISTANCE OF S63°06'05"E 134.87 FEET; TO THE BEGINNING OF A COMPOUND CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 3,398.29 FEET; THENCE 130.33 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 02°11'51", WITH A CHORD BEARING AND DISTANCE OF S54°49'44"E 130.32 FEET; TO THE BEGINNING OF A COMPOUND CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 3,398.29 FEET; THENCE 323.03 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 05°26'47", WITH A CHORD BEARING AND DISTANCE OF S51°00'25"E 322.91 FEET; TO THE BEGINNING OF A COMPOUND CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 3,398.29 FEET; THENCE 39.65 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF

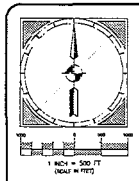
00°40'07", WITH A CHORD BEARING AND DISTANCE OF S47°56'59"E 39.65 FEET; TO THE BEGINNING OF A COMPOUND CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 3,398.29 FEET; THENCE 466.97 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 07°52'23", WITH A CHORD BEARING AND DISTANCE OF S43°40'43"E 466.60 FEET; TO THE BEGINNING OF A COMPOUND CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 3,398.29 FEET; THENCE 188.48 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03°10'40", WITH A CHORD BEARING AND DISTANCE OF S38°09'12"E 188.46 FEET; TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 572.61 FEET; AND TO WHICH POINT A RADIAL LINE BEARS N52°49'23"E THENCE 186.02 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 18°36'47", WITH A CHORD BEARING AND DISTANCE OF S46°29'00"E 185.20 FEET; THENCE S13°17'33"W 25.89 FEET; TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 13.00 FEET; THENCE 20.42 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", WITH A CHORD BEARING AND DISTANCE OF S58°17'33"W 18.38 FEET; THENCE S19°20'47"W 80.45 FEET; THENCE S76°42'27"E 249.52 FEET; TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 865.00 FEET; THENCE 236.70 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 15°40'42", WITH A CHORD BEARING AND DISTANCE OF S84°32'48"E 235.96 FEET; THENCE S11°48'02"E 338.05 FEET; THENCE S61°37'49"W 1,717.94 FEET; THENCE S33°15'43"W 6,011.36 FEET TO A POINT ON THE QUARTER SECTION LINE OF SAID SECTION 11; THENCE S89°48'02"W 918.90 FEET ALONG SAID QUARTER SECTION LINE TO THE POINT OF BEGINNING.

PARCEL CONTAINS 511.848 ACRES, OR 22,296,116 SQUARE FEET.

PARCEL 4:

Part of Section 1, 2, 11 and 12, Township 3 South, Range 6 West, Salt Lake Base and Meridian more particularly described as follows: Beginning at the East Quarter corner of Section 11 and running thence South 89°48'02" West 4355.86 feet along the Quarter Section line of said Section 11; thence North 33°15'43" East 6011.36 feet; thence North 61°37'49" East 1717.94 feet; thence South 11°48'02" East 285.01 feet; thence South 21°15'02" East 64.37 feet; thence North 89°59'27" East 264.99 feet; thence South 00°00'33" East 189.88 feet to a point on the Quarter Section line of said Section 11; thence South 89°59'15" West 765.45 feet along said Quarter Section line to the West Quarter corner of said Section 11; thence South 00°05'59" West 1325.72 feet along the West line of said Section 1 to the Northwest corner of the Southwest Quarter of the Southwest Quarter of said Section 1; thence North 89°55'40" East 1229.25 feet along the North line of said Southwest Quarter of the Southwest Quarter of Section 1 to a point on the Westerly right-of-way of the Mormon Trail Road; thence along said Westerly right-of-way of the Mormon Trail Road the following five (5) calls: 1) thence South 16°27'26" West 1402.30 feet; 2) thence South 16°32'47" West 681.84 feet; 3) thence South 16°46'44" West 959.31 feet; 4) thence South 16°22'09" West 802.26 feet; 5) thence South 15°55'20" West 299.03 feet to a point on the Quarter Section line of Section 12; 6) thence South 89°48'30" West 84.42 feet along said Quarter Section line to the point of beginning.

LESS AND EXCEPTING: Commencing at the Northeast Corner of Section 11, Township 3 South, Range 6 West Salt Lake Base and Meridian (Basis of Bearing being South 00°38'09" West 2647.387 feet between the Northeast Corner and the East Quarter of said Section 11) and running South 00°38'09" West along the East line of said Section 11 for 641.015 feet; thence North 89°21'51" West perpendicular to said Section Line for 305.770 feet to the point of beginning; thence South 46°59'53" West 982.560 feet; thence North 43°00'07" West for 665.000 feet; thence North 46°59'53" East 982.560 feet; thence South 43°00'07" East for 665.000 feet to the point of beginning.

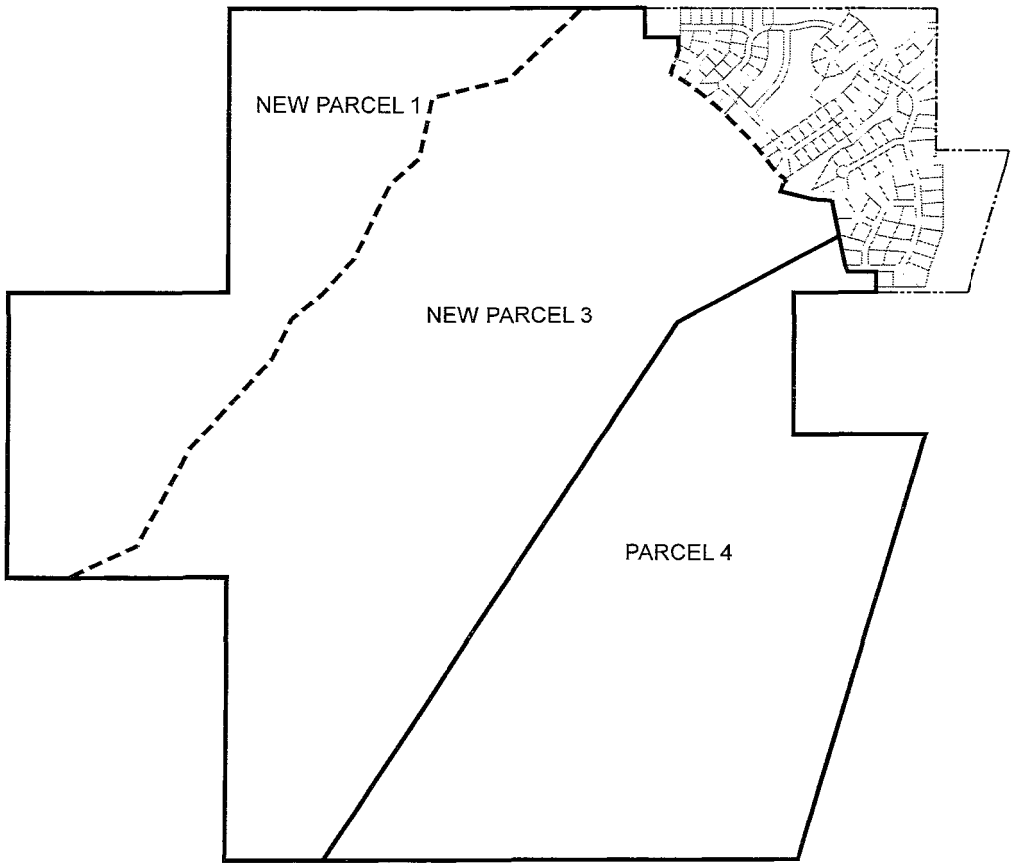


LEGEND

ADJUSTED PARCEL BOUNDARY

EXISTING PARCEL BOUNDARY

PROJECT BOUNDARY



PROJECT	
C19-031	
SHEET	
2 OF 2	
ISSUE DATE	
01/19/2022	

Summit Engineering Group Inc.

ADJUSTED PARCEL EXHIBIT

Entry: 564974 Page 19 of 24

Exhibit "B"
Memorandum of Understanding

GRANTSVILLE CITY
RESOLUTION NO. 2020-39

A RESOLUTION APPROVING A MEMORANDUM OF UNDERSTANDING BETWEEN GRANTSVILLE CITY AND NORTHSTAR RANCH, LLC AND TRAVIS TAYLOR CONCERNING THE DEVELOPMENT OF THE NORTHSTAR RANCH SUBDIVISION.

WHEREAS, this Memorandum of Understanding (MOU) is entered into as of the effective date (as indicated by the latest signature below) by and between Grantsville City (the "City") and Northstar Ranch, LLC and Travis Taylor (collectively "Developer"); and

WHEREAS, Developer owns and seeks to development that certain real property located in Grantsville, City Utah, which property is located within the Northstar Planning Area; and

WHEREAS, Developer and the City Council have entered into this Memorandum of Understanding to memorialize the general understanding of the parties as it relates to the master plan for the Northstar Ranch Subdivision; and

WHEREAS, the City Council and Developer met in an open work meeting on March 17, 2020 and discussed the concept plan the future development of the Northstar Ranch Subdivision, the approved minutes from the work meeting are attached as "Exhibit A" and incorporated herein by reference; and

WHEREAS, Developer represented that the project comprises approximately 1,240 acres of real property and will be developed in such a way that the overall density of the project will not exceed 2.0 units per acre; and,

WHEREAS, Developer presented to the City Council the "Northstar Ranch Subdivision Master Plan" (the "Master Plan"), attached as "Exhibit B" and incorporated herein by this reference, which document shows the Northstar Ranch Subdivision being separated into six (6) areas, as well as potential artrial roads, potential trails, and current drainage swale corridors; and

WHEREAS, the City Council accepted the Master Plan as evidence of Developer's

intention to develop with an overall density no exceeding 2.0 units per acre; and

WHEREAS, the City Council and Developer agreed that the clustering of lots within individual development phases would be beneficial if such clustering allows for creative and beneficial development of open spaces within the Subdivision; and

WHEREAS, the City Council and Developer further agreed that the overall density of the project could not exceed 2.0 units per acre and the minimum lot size for phases 4-6 would not be lower than one-third (1/3) acre.

WHEREAS, the City Council hereby finds these actions are in the best interest of the public's health, safety, and general welfare.

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

Section 1. Memorandum of Understanding. The City Council hereby authorizes the Mayor to enter into this Memorandum of Understanding ("MOU").

Section 2. Amendments. This MOU may be amended when such an amendment is agreed to in writing by all signatories. The amendment will be effective on the date it is signed by all signatories.

Section 3. Termination. If any signatory to this MOU determines that its terms will not or cannot be carried out, the party shall immediately consult with the other part(ies) to attempt to develop an amendment to this MOU. If within thirty (30) days an amendment cannot be reached, any signatory may terminate the MOU upon written notification to the other signatories.

Section 4. Duration. This MOU shall remain in effect for a period of ten (10) years after the date it takes effect, unless it is terminated prior to that time. If there are no objections from any signatory, the term of this MOU will be automatically extended for an additional ten

(10) years, so long as the signatories agree to an extension at least thirty (30) days prior to the termination date. If any party objects to extending this MOU, or proposes amendments, the parties should consult to consider amendments to avoid termination.

Section 5. Severability Clause. If any part or provision of this Resolution is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Resolution and all provisions, clauses and words of this Resolution shall be severable.

ADOPTED AND PASSED BY THE CITY COUNCIL OF GRANTSVILLE CITY, THIS 3rd DAY OF JUNE, 2020.

BY ORDER OF THE
GRANTSVILLE CITY COUNCIL

By Mayor Brent K. Marshall

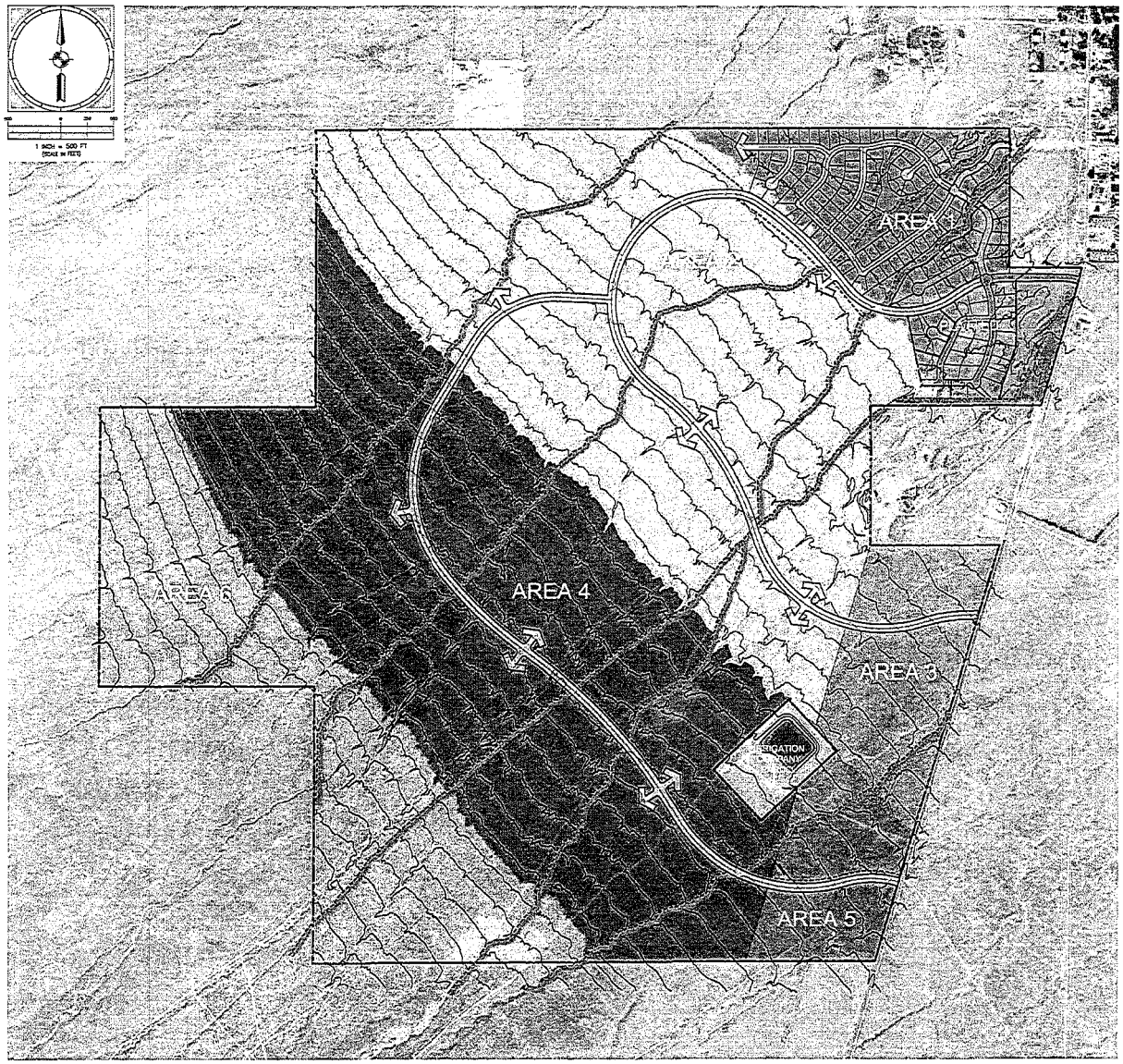
ATTEST

Christine Webb, City Recorder

GRANTSVILLE CITY INCORPORATED UTAH 1867 SEAL

NORTHSTAR RANCH, LLC

By:



LEGEND

AREA #1
TOTAL ACREAGE 116.46 ACRES
DENSITY 0.79 UNITS/ACRE
NUMBER OF UNITS 147 UNITS

AREA #2
TOTAL ACREAGE 401.12 ACRES
DENSITY 2.65 UNITS/ACRE
NUMBER OF UNITS 1062 UNITS

AREA #3
TOTAL ACREAGE 64.04 ACRES
DENSITY 3.40 UNITS/ACRE
NUMBER OF UNITS 217 UNITS

AREA #4
TOTAL ACREAGE 418.18 ACRES
DENSITY 1.75 UNITS/ACRE
NUMBER OF UNITS 731 UNITS

AREA #5
TOTAL ACREAGE 46.22 ACRES
DENSITY 3.00 UNITS/ACRE
NUMBER OF UNITS 138 UNITS

AREA #6
TOTAL ACREAGE 183.45 ACRES
DENSITY 0.89 UNITS/ACRE
NUMBER OF UNITS 164 UNITS

AREAS 1-6 TOTAL
TOTAL ACREAGE 1,229.57 ACRES
DENSITY 2.00 UNITS/ACRE
NUMBER OF UNITS 2,459 UNITS

ARTERIAL ROADS

POTENTIAL TRAILS

DRAINAGE SWALE CORRIDORS

PROJECT C19-031
SHEET 1 OF 1
ISSUE DATE 03/18/20

Summit Engineering Group Inc.
Structural - Civil - Surveying

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NORTHSTAR RANCH SUBDIVISION MASTER PLAN

Z:\SEG Projects\CURRENT PROJECTS\C19-031 Westates NSR Master Plan\Working Files\Planning\dwg\C19-031 Master Plan Bubble Diagram option 4.dwg

Northstar Ranch Infrastructure Master Plan

Submitted To:

Grantsville City

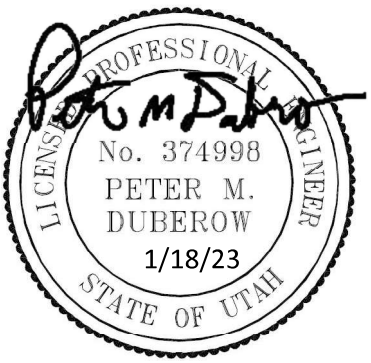
January 17, 2023

DRAFT

Prepared for:

Ivory Development

Prepared By:



EDM Partners

EDM Partners

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Appendices

Appendix A – Figures
Appendix B - Drainage Calculations
Appendix C - Sanitary Sewer Calculations
Appendix D – Water Demand Calculations

1 INTRODUCTION

The Northstar Ranch project is located in Tooele County and is within the boundaries of Grantsville City. The project includes a total of 1,229.5. To date, eight phases have been platted and developed. This master plan has been completed to reflect the remaining developable land beginning with Phase 9. Of the total 1,229.5 acres, 1,113 acres remain to be developed, the majority will be developed by Ivory Development and the remainder will be developed by Westates (See Figure L-1, Appendix A for areas controlled by each entity).

This master plan has been developed to evaluate system needs for water, sanitary sewer, and storm drainage. The water and sanitary sewer master plan areas address all remaining developable area. These master plans were addressed in this manner because key master plan facilities like water source, water storage, water mains, and sewer mains must be sized to account for all North Star Ranch property. The storm drainage master plan has been completed for the Ivory Development property, only. Given that the Westates' property separated by an existing drainage, it is anticipated that their design and master plan efforts will account for their drainage design.

2 LAND USE MASTER PLAN

The overall project is allowed 2.0 units/acre. These units have been separated into six different development areas with varying densities assigned to each area. The following table is generated from the project development agreement and shows the allowable density for each area:

Northstar Ranch Master Plan Densities			
ID	Area (acre)	MP Density (units/acre)	Units
Area 1	117	1.25	146
Area 2	401	2.65	1,062
Area 3	64	3.40	217
Area 4	418	1.75	731
Area 5	46	3.00	138
Area 6	184	0.89	164
Totals	1,230		2,458

It should be noted that Area 1 has been platted and development is underway. No development has occurred in Areas 2-6. Refer to Appendix A, Figure L-1 for a depiction of the Northstar Ranch densities.

3 STORM DRAIN MASTER PLAN

The Northstar Ranch storm drain master plan was completed to identify the following:

- Define drainage basins based on existing drainage patterns (See Figure 2, Appendix A).
- Evaluate line sizing based on site specific hydrology.
- Evaluate storage requirements prior to discharge. Per the Updated Grantsville CFP (Ensign Engineering, Robert Rousselle, PE, 2022), release rates to existing Pope and Baker drainages are limited to 0.01 cfs/ac during a 100-year storm. It is not clear how the city will reimburse developers for the significant reduction of release rates below pre-existing conditions.

DRAFT

3.1 Existing Drainage Patterns

The site currently drains from southwest to northeast. There five existing drainage swales that cross the site in this direction. The project is crossed by two major watersheds identified as Pope, on the north, and Baker, on the south.

3.2 Proposed Drainage Basins and Drainage Concept

The following bullets summarize the drainage concept for Northstar Ranch:

- As mentioned above, there are five existing drainage channels that cross the site. It is proposed that these channels remain open except for roadway crossings.
- The site has been separated into 27 preliminary drainage basins. The basins were developed based on preliminary road locations, major drainage crossings, and existing contours.
- Detention / infiltration ponds will be provided for each drainage basin prior to release to one of the five drainages. Refer to figure SD-1 in Appendix A for the locations of each drainage basin. The Ponds will be designed to retain the 80th percentile storm and release to existing drainages at 0.01 cfs/acre.
- There are areas upstream of the Northstar Ranch property that drain to the project. To address the offsite drainage, cutoff ditches are proposed along the western and southern boundaries. These ditches will divert stormwater flows to the five drainage that are to be preserved with the development of Northstar Ranch.

Allowable Discharge and Infiltration

Per the Grantsville City CFP, discharge to the Pope and Baker drainages is limited to 0.01 cfs/acre. This reduced release rate has been incorporated into sizing of the detention / infiltration ponds. While exact infiltration rates for each pond location are not known, IGES did provide an analysis of five test pit locations. Infiltration rates varied from 1.5 in/hour to 15in/hour. The geotechnical investigation showed that the majority of the test pits included good free draining material, but in some cases, a silty layer was overlain these sandy gravels. Based on the project geotechnical investigation, also completed by IGES, it is assumed that higher infiltration rates are achievable throughout most offsite by excavating through the upper silty layers to the sandy gravel layers below, below.

To complete the master planning process, it was assumed that 5 in/hr was achievable. It is understood that site specific infiltration data will be required for each site as development occurs. These subsequent investigations will occur as needed as each respective phase is developed.

3.3 Hydrology

Precipitation Data

Storm precipitation data was found on the Precipitation Frequency Data Server found on the National Oceanic and Atmospheric Administration website. The precipitation information is taken from the NOAA Atlas 14, Volume 1, Version 5. A summary of this precipitation data is provided in Appendix B.

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Rational Method

The rational method was used to complete this storm drainage analysis. The project has been divided into 27 drainage basins (as shown on SD-1, Appendix A). Each of these basins, is well below the recommended maximum drainage basin size of 200 acres for the use of the rational method. The results of these calculations are summarized in Appendix B.

$$Q = (CIA)$$

where:

Q = Flow, ft^3/s
C = Dimensionless runoff coefficient (see table below)
I = Rainfall intensity, in/hr (rainfall depth / time of concentration)
A = Drainage area, acres (see appendix B)

Runoff Coefficients for Rational Formula

Type of Drainage Area	Runoff Coeff., C*	Type of Drainage Area	Runoff Coeff., C*
Business:		Lawns:	
Downtown areas	0.70 - 0.95	Sandy soil, flat, 2%	0.05 - 0.10
Neighborhood areas	0.50 - 0.70	Sandy soil, average, 2 - 7%	0.10 - 0.15
Residential:		Sandy soil, steep, 7%	0.15 - 0.20
Single-family areas	0.30 - 0.50	Heavy soil, flat, 2%	0.13 - 0.17
Multi-units, detached	0.40 - 0.60	Heavy soil, average, 2 - 7%	0.18 - 0.22
Multi-units, attached	0.60 - 0.75	Heavy soil, steep, 7%	0.25 - 0.35
Suburban	0.25 - 0.40	Streets:	
Apartment dwelling areas	0.50 - 0.70	Asphaltic	0.70 - 0.95
Industrial:		Concrete	0.80 - 0.95
Light areas	0.50 - 0.80	Brick	0.70 - 0.85
Heavy areas	0.60 - 0.90	Drives and walks	0.75 - 0.85
Parks, cemeteries	0.10 - 0.25	Roofs	0.75 - 0.95
Playgrounds	0.20 - 0.40	*Higher values are usually appropriate for steeply sloped areas and longer return periods because infiltration and other losses have a proportionally smaller effect on runoff in these cases.	
Railroad yard areas	0.20 - 0.40		
Unimproved areas	0.10 - 0.30		
American Society of Civil Engineers, 1960. Design Manual for Storm Drainage, New York, NY.			

To calculate a weighted runoff coefficient for each basin the following assumptions were made:

- ROW was assumed to be 30% of the basin area and 75% of the ROW is assumed to be impervious.
- Impervious areas on individual lots will vary based on master plan densities provided in Section 2.
    - Roof areas will vary from 1,800 ft^2 on the smaller lots to 3,500 ft^2 on the larger lots
    - It was assumed that lot paved areas will be approximately 760 ft^2 per lot to account for driveway and patios.

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Time of Concentration

Time of concentration is calculated as the sum of the sheet flow travel time, shallow concentrated flow travel time and conduit travel time. The formulas for each of these segments were taken from Federal Highway Administration Hydraulic Engineering Circular No. 22, Third Edition, Urban Drainage Design Manual, 2009 (Refer Appendix B for Pre and Post time of concentration calculations).

Sheet flow travel time

$$T_{ti} = \frac{0.933}{I^{0.4}} \left(\frac{nL}{\sqrt{S}} \right)^{0.6}$$

where:

T_{ti}	=	Sheet flow travel time, min
n	=	Manning's roughness coefficient
L	=	Flow length, ft
I	=	Rainfall intensity, in/hr
S	=	Surface slope, ft/ft

Manning's Roughness Coefficient (n) for Overland Sheet Flow.	
Surface Description	n
Smooth asphalt	0.011
Smooth concrete	0.012
Ordinary concrete lining	0.013
Good wood	0.014
Brick with cement mortar	0.014
Vitrified clay	0.015
Cast iron	0.015
Corrugated metal pipe	0.024
Cement rubble surface	0.024
Fallow (no residue)	0.05
Cultivated soils	
Residue cover # 20%	0.06
Residue cover > 20%	0.17
Range (natural)	0.13
Grass	
Short grass prairie	0.15
Dense grasses	0.24
Bermuda grass	0.41
Woods*	
Light underbrush	0.40
Dense underbrush	0.80
*When selecting n, consider cover to a height of about 30 mm. This is only part of the plant cover that will obstruct sheet flow.	
Federal Highway Administration Hydraulic Engineering Circular No. 22, Third Edition, Urban Drainage Design Manual, 2009.	

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Shallow concentrated flow velocity

$$V = 3.28 k S_p^{0.5}$$

where:

V = Velocity, ft/s
k = Intercept coefficient (see table below)
S_p = Slope, percent

Intercept Coefficients for Velocity	
Land Cover/Flow Regime	k
Forest with heavy ground litter; hay meadow (overland flow)	0.076
Fallow or minimum tillage cultivation; contour or strip cropped; woodland (overland flow)	0.152
Short grass pasture (overland flow)	0.213
Cultivated straight row (overland flow)	0.274
Nearly bare and untilled (overland flow); alluvial fans in western mountain regions	0.305
Grassed waterway (shallow concentrated flow)	0.457
Unpaved (shallow concentrated flow)	0.491
Paved area (shallow concentrated flow); small upland gullies	0.619
Federal Highway Administration Hydraulic Engineering Circular No. 22, Third Edition, Urban Drainage Design Manual, 2009.	

Pipe flow velocity

$$V = \frac{1.49}{n} R^{2/3} S^{1/2}$$

where:

n = Manning's roughness coefficient
V = Velocity, ft/s
R = Hydraulic radius, ft (flow area divided by the wetted perimeter)
S = Slope, ft/ft

Time of concentration for shallow concentrated and pipe flow

$$T_{ti} = \frac{L}{60V}$$

where:

T_{ti} = Travel time for segment, min
L = Flow length for segment, ft
V = Velocity for segment, ft/s

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3.4 HYDRAULICS

Pipe Sizing

Manning's Equation is used to size the pipes and open channels on this site. At this level of Master Planning, Pipe Sizing was completed for the total flow from each basin at a pipe slope of 1%. Additional pipe sizing calculations will be completed at the phase level based on sub basin hydrology and actual pipe slope. Manning's Equation is explained below and a summary of the calculations for this project are included in Appendix B.

Manning's Equation

$$Q = \frac{1.49}{n} AR^{2/3} S^{1/2}$$

where:

n	=	Manning's roughness coefficient
A	=	Flow Area, sf
Q	=	Flow, cfs
R	=	Hydraulic radius, ft (flow area divided by the wetted perimeter)
S	=	Slope, ft/ft

Typical Channel and Pipe Manning's Roughness Coefficients			
Lining Type	Maximum n	Typical n	Minimum n
Concrete	0.015	0.013	0.011
Plastic Pipe (smooth)	0.015	0.012	0.009
Grouted Riprap	0.040	0.030	0.028
Stone Masonry	0.042	0.032	0.030
Soil Element	0.025	0.022	0.020
Asphalt	0.018	0.016	0.016
Bare Soil	0.025	0.020	0.016
Rock Cut	0.045	0.035	0.025
Open-weave textile	0.028	0.025	0.022
Erosion control blanket	0.045	0.035	0.028
Turf reinforcement mat	0.036	0.030	0.024
Federal Highway Administration Hydraulic Engineering Circular No. 22, Third Edition, Urban Drainage Design Manual, 2009.			

Detention Pond Sizing

For the purposes of detention pond sizing, this site was divided into drainage basins. Based on the existing channels, preliminary roads, and existing grades, 27 drainage basins were identified. The master plan level detention pond sizing considers 100-yr runoff, release to existing channels, and infiltration. It is understood that the 80th percentile storm must be retained and infiltrated on site. This is proposed to be accomplished by providing dead storage below the outlet elevation. The required 80th percentile storage volume has been calculated based on Utah requirements. Refer to Appendix B for storage sizing calculations.

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4 SANITARY SEWER MASTER PLAN

The Northstar Ranch Sanitary Sewer Master Plan was completed to identify the following:

- Points of connection.
- Master Planning level design per R317 (Utah Department of Environmental Quality, 2022) and Grantsville City Standards as defined by the 2022 Grantsville CFP and IFPP.
- Line sizing based on flows and proposed grades.

4.1 ASSUMPTIONS

The proposed project will serve 2,458 Equivalent Residential Units (ERC's). The following assumptions have been incorporated into the Sanitary Sewer Master Plan:

- Pipe Material: SDR 35 PVC
- Manning's n = 0.013
- Average annual Daily Flow (AADF) = 150 gpd/ERC (Grantsville CFP)
- Max Daily Flow (MDF) = 600 gpd/ERC (Grantsville CFP)
- Minimum slope for 8" main = 0.50%
- Minimum slope for 10" and above per State of Utah Department of Environmental Quality R317 provided 2 ft/s scour velocities can be maintained.

4.2 LINE SIZING

The Northstar Property has been divided into four collection areas as illustrated on figure SS-1 (See Appendix A). These areas incorporate total units based on master planned densities. Sanitary Sewer collection lines have been sized to convey the MDF at 2/3 Full. In most areas, minimum pipe size and minimum slope is adequate to convey the MDF. Calculations for Sanitary Sewer Flows and Line Sizing can be found in Appendix C.

5 WATER SYSTEM MASTER PLAN

The Northstar Ranch Water System Master Plan was completed to identify the following:

- Points of connection.
- Pressure zones
- Water System Demands per Utah Division of Drinking Water R309-510 (Utah Department of Environmental Quality, 2022) and Grantsville City Standards as defined by the 2022 Grantsville CFP and IFPP. Demand Calculations are included for Zone 3 and above. This represents approximately 2,312 potential ERU's of the total 2,458 ERU's allowed.
- Line sizing for primary distribution mains.

Refer to figure W-1, Appendix A, for the Water System Master Plan figure.

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5.1 Water Demands

The R309-510 requires evaluation of water demands for source, storage, line sizing, and water rights. In accordance with R309-510, the following summarizes the calculated demands for indoor and outdoor uses (refer to Appendix D for more Information):

Indoor

- Source: Water systems must be designed to meet the peak day demand of the project.
  - Peak Day: 275 gpd / unit (Grantsville CFP)
- Storage: Water Systems must be designed with storage for the average day demand in addition to fire flow storage
  - Average Day Indoor Storage: 195 gallons / unit (Grantsville CFP)
  - Fire Flow Storage: 1,500 gpm for 2 hours = 180,000 gallons (provided in each zone)
- Water Rights must meet the annual demand of the project.
  - Water Right: 0.218 ac-ft / unit (Grantsville CFP)
- Line Sizing: Water Systems must be meet the following (Includes indoor and outdoor flows):
  - Minimum Pressure During Peak Day Demand = 40 psi (UDDW)
  - Minimum Pressure During Peak Instantaneous Demand = 30 psi (UDDW)
  - Minimum Pressure During Peak Day + Fire Flow Demand = 20 psi (UDDW)

Outdoor: Outdoor Demands are tied to irrigated acreage. The project is in Utah Consumptive Use Zone 4. Values presented, below, reflect the irrigation and are based on the use of xeriscaping and efficient irrigation systems.

- Source: Water systems must be designed to meet the peak day demand of the project.
  - Peak Day: 5,760 gpd / irrigated acre (Grantsville CFP)
- Storage: Water Systems must be designed with storage for the average day outdoor demand
  - Outdoor Storage: 2,880 gallons / irrigated acre (Grantsville CFP)
- Water Rights must meet the annual demand of the project.
  - Water Right: 2.28 ac-ft / irrigated acre (Grantsville CFP)

All Water system demand calculations are provided in Appendix D.

5.2 Line Sizing

Both Indoor and outdoor demands will be provided by the Grantsville City Public Drinking Water System. Water Line Sizing Calculations have been completed for key transmission pipelines. It is assumed that the remainder of the water system network will be served with 8" mains provided adequate connectivity and appropriate transmission sizing. The Key transmission line sizes that have been evaluated are as follows (Analyses were completed for Peak Day + Fire Flow and Peak Instantaneous):

- Zone 3 Transmission
- Zone 4 Transmission
- Zone 5 Transmission

In addition to the transmission sizing, water line sizing was completed for the water mains from proposed well site(s) to each transmission line, Zone 3 to Zone 4 BPS, and Zone 4 to Zone 5 BPS

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Line sizing was completed using the Hazen Williams formula for each design scenario. Refer to the water system master plan figure in Appendix A and the Water System Calculations in Appendix D for more information.

5.3 Source Development

Based on the demand calculations, new source(s) will be required to supply the required 2,409 gpm in new source demand. A separate study was conducted to evaluate potential well sites. Based on the findings of the well siting study, it is anticipated that two or more wells will be required to meet the source demand. Preliminary well locations are shown on the water system master plan figure and are based on the findings in the well siting study.

5.4 Pressure Zones

The Northstar Ranch water system is intended to match the proposed pressure zones shown in the Grantsville City CFP. The table below summarizes the Pressure Zone breaks, HGL Elevations, and top and bottom zone pressures. The water system master plan also depicts the location of each pressure zone.

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Northstar Ranch Pressure Zones

Zone ID	Overflow Elevation (ft)	Top Elevation (ft)	Pressure @ Top (psi)	Bottom Elevation (ft)	Pressure @ Bottom (psi)
2	4610	4484	54.5	4413	85.3
3	4712	4585	55.0	4484	98.7
4	4862	4712	64.9	4585	119.9
5	5012	4862	64.9	4712	129.9

6 WORKS CITED

Ensign Engineering, Robert Rousselle, PE. (2022). *Grantsville City Capital Facilities Plan, Impact Fee Facilities Plan, and Impact Fee Analysis Updates.* Sandy: Ensign.

IGES. (2022). *Geotechnical Investigation Northstar Ranch Subdivision.* Draper: IGES.

NOAA. (2022). *NOAA Atlas 14 Point Precipitation Frequency Estimates*. Retrieved from National Weather Service: http://hdsc.nws.noaa.gov/hdsc/pfds/pfds_map_cont.html?bkmrk=ut

US Department of Transportation. (2009). *Hydraulic Engineering Circular No. 22, Third Edition.* Washington DC: Federal Highway Administration.

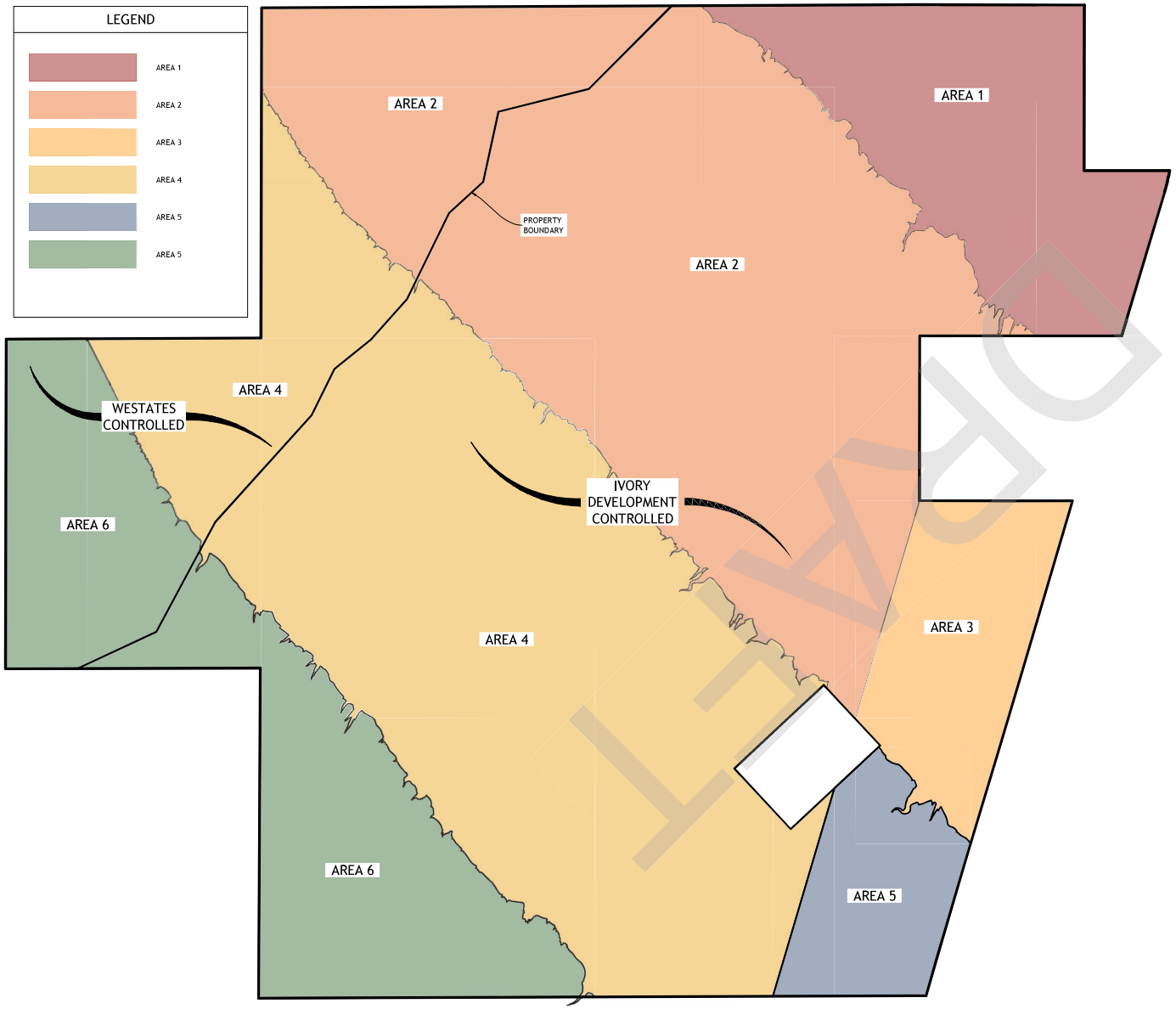
Utah Department of Environmental Quality. (2022). *R309. Environmental Quality, Drinking Water.* Salt Lake City: UDEQ.

Utah Department of Environmental Quality. (2022). *R317. Environmental Quality, Water Quality.* Salt Lake City: UDEQ.

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Appendix A – Figures

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Northstar Ranch Master Plan Densities

ID	Area (acre)	MP Density	Units
Area 1	116.46	1.25	146
Area 2	401.11	2.65	1062
Area 3	64.04	3.40	217
Area 4	418.18	1.75	731
Area 5	46.22	3.00	138
Area 6	283.48	0.89	164
Totals	1129.50		2458.00

Ivory Property Unit Counts Based on MP Densities

ID	Area (ft^2)	Area (acre)	MP Density	Units
Area 1	0	0.00	1.25	0
Area 2	13759690	315.88	2.65	837
Area 3	2789680	64.04	3.40	217
Area 4	14949043	343.18	1.75	600
Area 5	2013467	46.22	3.00	138
Area 6	4976508	114.24	0.89	102
Totals		883.57		1894

Westates Property Unit Counts Based on MP Densities

ID	Area (ft^2)	Area (acre)	MP Density	Units
Area 1	5072647	116.46	1.25	146
Area 2	3712865	85.24	2.65	226
Area 3	0	0.00	3.40	0
Area 4	3266954	75.00	1.75	131
Area 5	0	0.00	3.00	0
Area 6	3017098	69.26	0.89	61
Totals	**Totals**	345.95		563

EDM Partners
2815 East 3300 South, Salt Lake City, UT 84109
(801) 305-4670 www.edmpartners.com

SCALE: 1" = 400'

0 200 400 800 1200

OWNER:
Ivory Development
978 East Woodoak Lane
Salt Lake City, UT 84117
801-747-7000

IVORYHOMES
Utah's Number One Homebuilder

NOTES:

1. All sanitary sewer improvements shall conform with the standards and specifications of Grantsville City.
2. All pressurized irrigation improvements shall conform with the standards and specifications of Grantsville City.
3. All culinary water improvements shall conform with the standards and specifications of Grantsville City.
4. All improvements in the public right of way shall conform with the standards and specifications of Grantsville City.
5. All private improvements shall conform to APWA standards and specifications.
6. Contractor to field locate and verify the horizontal and vertical location of all utilities prior to beginning work.
7. The project benchmark is a brass cap marking the Southeast Corner of Section 2, Township 3 South, Range 6 West, SLB&M. Elevation = 4564.54

Northstar Ranch

Density Allocation

PROJECT:
DRAWN BY: KMW
REVIEWED BY: PMD
REVISIONS:

No.	DATE	REMARKS

DATE: January 17, 2023

SHEET NUMBER: **L-1**

C:\Users\pmd83\EDM Partners\Projects\Northstar Ranch\Drawings\Exhibits\1 Density Exhibit.dwg



LEGEND

- DRAINAGE BASIN
- POND
- EXISTING DRAINAGE
- 25' MAJOR CONTOUR
- 5' MINOR CONTOUR
- PROJECT BOUNDARY
- CUTOFF DITCH

DRAINAGE BASIN SUMMARY

DRAINAGE ID	DRAINAGE AREA (AC)	RATIONAL C
1.A	31.66	0.48
1.B	26.42	0.48
1.C	21.50	0.48
1.D	21.71	0.44
1.E	31.22	0.43
2.A	23.08	0.48
2.B	64.00	0.44
2.C	30.25	0.46
2.D	33.26	0.43
2.E	14.11	0.39
3.A	61.76	0.48
3.B	24.38	0.48
3.C	33.98	0.46
3.D	15.60	0.44
3.E	20.58	0.43
3.F	61.09	0.41
3.G	16.52	0.43
3.H	34.16	0.39
4.A	14.99	0.48
4.B	75.33	0.47
4.C	18.44	0.43
4.D	38.68	0.43
4.E	22.97	0.40
5.A	56.38	0.45
5.B	29.67	0.47
5.C	35.73	0.45
5.D	19.27	0.43

EDM Partners
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(801) 305-4670 www.edmpartners.com

SCALE: 1" = 500'

0 250 500 1000 1500

OWNER:
Ivory Development
978 East Woodoak Lane
Salt Lake City, UT 84117
801-747-7000

IVORYHOMES
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6. Contractor to field locate and verify the horizontal and vertical location of all utilities prior to beginning work.
7. The project benchmark is a brass cap marking the Southeast Corner of Section 2, Township 3 South, Range 6 West, SLB&M. Elevation = 4564.54

Northstar Ranch

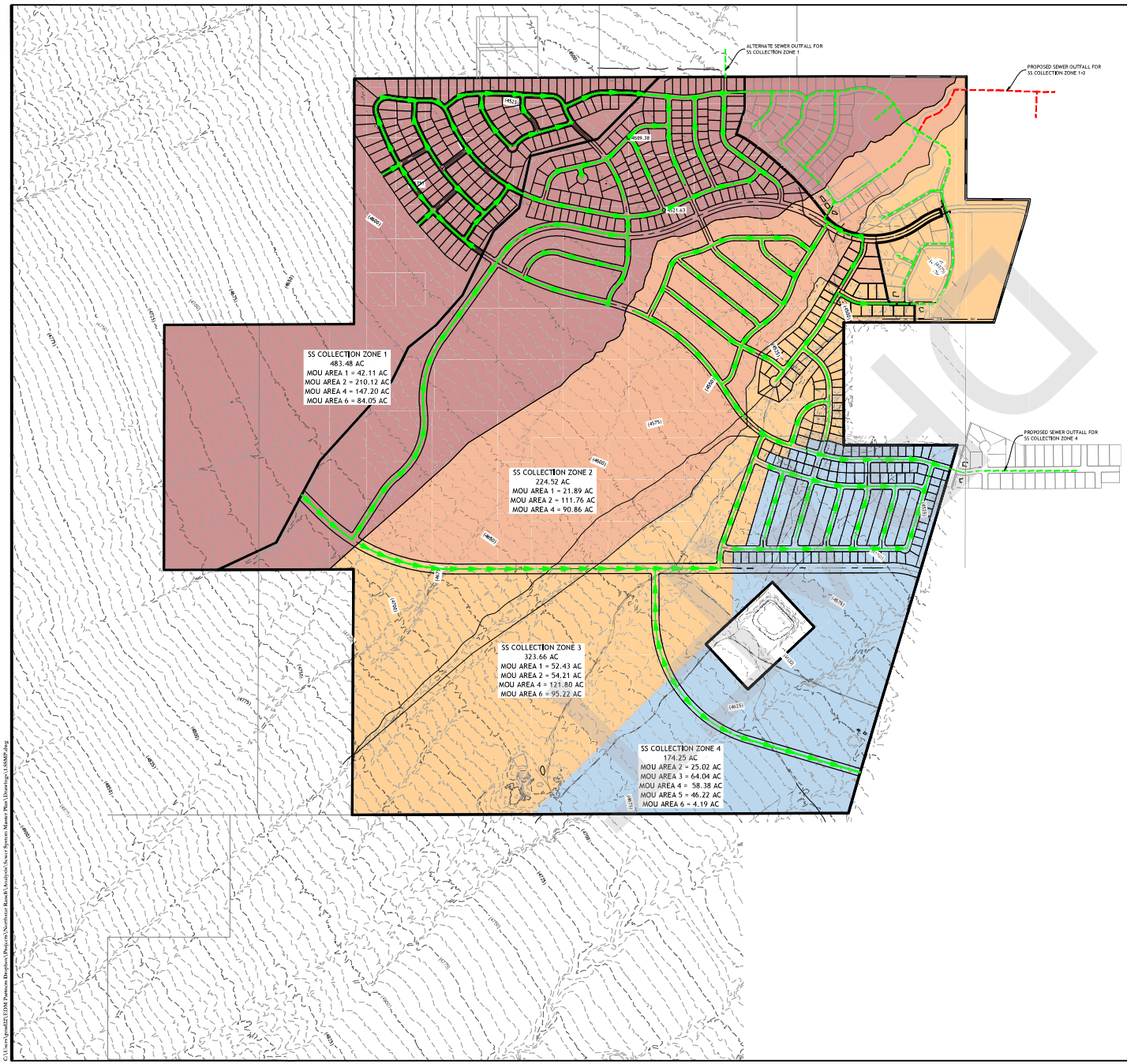
Storm Drain Master Plan

PROJECT:
DRAWN BY: KMW
REVIEWED BY: PMD
REVISIONS:
No. DATE REMARKS

DATE: January 17, 2023

SHEET NUMBER:
SD-1

C:\Users\pmd\Documents\EDM Partners\Projects\Northstar Ranch\Analysis\Storm Drain Master Plan\SDMP.dwg



LEGEND

- SS COLLECTION ZONE 1
- SS COLLECTION ZONE 2
- SS COLLECTION ZONE 3
- SS COLLECTION ZONE 4
- 25' MAJOR CONTOUR
- 5' MINOR CONTOUR
- 8" SEWER LINE
- 12" SEWER LINE
- EX. 8" SEWER LINE
- EX. 12" SEWER LINE
- PROJECT BOUNDARY

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2815 East 3300 South, Salt Lake City, UT 84109
(801) 305-4670 www.edmpartners.com

SCALE: 1" = 500'

0 250 500 1000 1500

OWNER:

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7. The project benchmark is a brass cap marking the Southeast Corner of Section 2, Township 3 South, Range 6 West, SLB&M. Elevation = 4564.54

Northstar Ranch

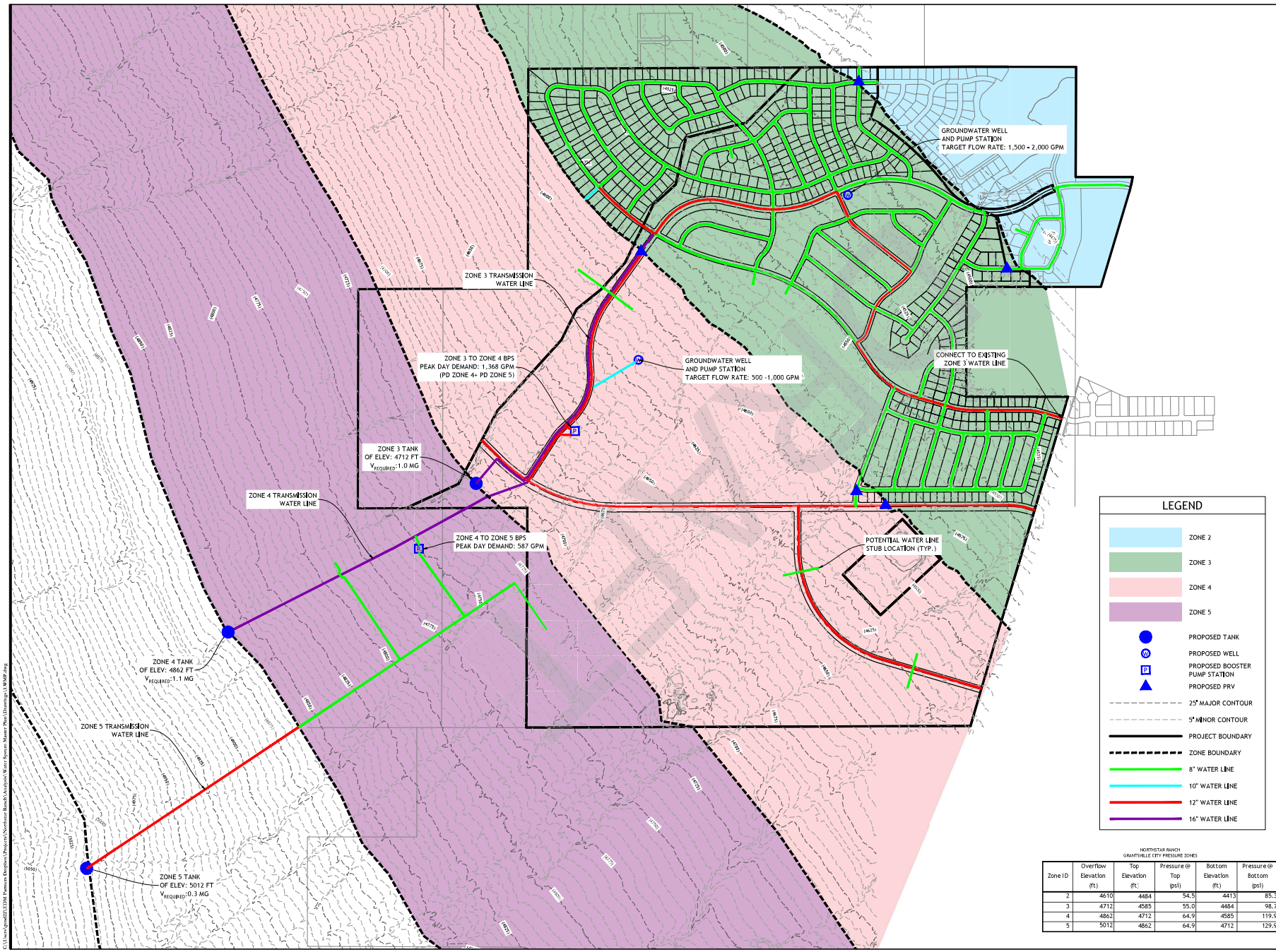
Sewer System Master Plan

PROJECT:	
DRAWN BY:	KMW
REVIEWED BY:	PMD
REVISIONS:	
No. DATE	REMARKS

DATE: January 17, 2023

SHEET NUMBER: SS-1

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NORTHSTAR RANCH
GRANTSVILLE CITY PRESSURE ZONES

Zone ID	Overflow Elevation (ft)	Top Elevation (ft)	Pressure @ Top (psi)	Bottom Elevation (ft)	Pressure @ Bottom (psi)
2	4610	4484	54.5	4413	85.3
3	4712	4585	55.0	4484	98.7
4	4862	4712	64.9	4585	119.9
5	5012	4862	64.9	4712	129.9

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Northstar Ranch

Water System Master Plan

PROJECT:
DRAWN BY: KMW
REVIEWED BY: PMD
REVISIONS:
No. DATE REMARKS

DATE: January 17, 2023

SHEET NUMBER: W-1

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WHEN RECORDED, RETURN TO:

Brett Coombs, Esq.
Grantsville City Attorney
429 East Main Street
Grantsville City, Utah 84029

GRANTSVILLE CITY
DEVELOPMENT AGREEMENT
FOR
NORTHSTAR RANCH SUBDIVISION, PHASES 4-9

THIS MASTER DEVELOPMENT Agreement ("**Agreement**") is made and entered as of the 3rd day of June, 2020, by and between Grantsville City, a municipal corporation of the State of Utah ("**City**") and Northstar Ranch Development, LLC, a Utah limited liability company ("**Developer**").

RECITALS

A. The capitalized terms used in this Agreement and in these Recitals are defined in Section 1.2, below.

B. Developer owns and is developing the Property as a residential subdivision. Developer and the City desire that the Property be developed in a unified and consistent fashion pursuant to the Final Plat. The Parties desire to enter into this Agreement to specify the rights and responsibilities of the Developer to develop the Property as expressed in this Agreement and the rights and responsibilities of the City to allow and regulate such development pursuant to the requirements of this Agreement.

C. The Parties understand and intend that this Agreement is a "development agreement" within the meaning of, and entered into pursuant to the terms of Utah Code Ann. §10-9a-101 (2005) *et seq*. This Agreement conforms with the intent of the City's General Plan and the Zoning.

NOW, THEREFORE, in consideration of the mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the City and Developer hereby agree to the following:

TERMS

1. **Definitions.** As used in this Agreement, the words and phrases specified below shall have the following meanings:

1.1. **Agreement** means this Master Development Agreement including all of its Exhibits and Addenda.

1.2. **Applicant** means a person or entity submitting a Development Application.
1.3. **Buildout** means the completion of all of the development on the entire Project in accordance with this Agreement.
1.4. **City** means Grantsville City, a political subdivision of the State of Utah.
1.5. **City's Future Laws** means the ordinances, policies, standards, and procedures which may be in effect as of a particular time in the future when a Development Application is submitted for a part of the Project and which may or may not be applicable to the Development Application depending upon the provisions of this Agreement.
1.6. **Council** means the elected City Council of the City.
1.7. **Default** means a breach of this Agreement as specified herein.
1.8. **Developer** means Northstar Ranch Development, LLC and its successors/assignees as permitted by this Agreement.
1.9. **Development** means the development of a portion of the Property pursuant to an approved Development Application.
1.10. **Development Application** means an application to the City for development of a portion of the Project or any other permit, certificate or other authorization from the City required for development of the Project.
1.11. **Final Plat** means the recordable map or other graphical representation of land prepared in accordance with Utah Code Ann. § 10-9a-603 (2019), and approved by the City, subdividing any portion of the Project.
1.12. **GLUDMC** means the Grantsville Land Use and Development Code.
1.13. **LUDMA** means the Land Use, Development, and Management Act, Utah Code Ann. § 10-9a-101 (2005), *et seq.*
1.14. **Maximum Residential Units** means the development on the Property of Northstar Ranch P.U.D., Phases 4-9, ninety-four (94) Residential Dwelling Units
1.15. **Notice** means any notice to or from any Party to this Agreement that is either required or permitted to be given to another party.
1.16. **Party/Parties** means, in the singular, Developer or the City; in the plural Developer and the City.
1.17. **Final Plat** means the final plat for the development of the Project, which has been approved by the City and which is attached as Exhibit "B."
1.18. **Project** means the residential subdivision to be constructed on the Property pursuant to this Agreement with the associated Public Infrastructure and private facilities, and all of the other aspects approved as part of this Agreement.
1.19. **Property** means the real property located within the Northstar Planning Area owned by and to be developed by Developer more fully described in **Exhibit A**.
1.20. **Public Infrastructure** means those elements of infrastructure that are planned to be dedicated to the City or other public entities as a condition of the approval of a Development Application.
1.21. **Residential Dwelling Unit** means a structure or portion thereof designed and intended for use as attached residences as illustrated on the Final Plan.
1.22. **Zoning** means the R-1-21 zoning of the Property.

2. **Development of the Project.**

2.1. **Compliance with the Final Plat and this Agreement.** Development of the Project shall be in accordance with LUDMA, GLUDMC, the City's Future Laws (to the extent they are applicable as specified in this Agreement), the Final Plat and this Agreement.

2.2. **Maximum Residential Units.** At Buildout, Developer shall be entitled to have developed the Maximum Residential Units of the type and in the general location as shown on the Final Plan.

3. **Vested Rights.**

3.1. **Vested Rights Granted by Approval of this Agreement.** To the maximum extent permissible under the laws of Utah and the United States and at equity, the Parties intend that this Agreement grants to Developer all rights to develop the Project in fulfillment of this Agreement, LUDMA, GLUDMC, the Zoning of the Property, and the Final Plat except as specifically provided herein. The Parties specifically intend that this Agreement grant to Developer the "vested rights" identified herein as that term is construed in Utah's common law and pursuant to Utah Code Ann. § 10-9a-509 (2019).

3.2. **Exceptions.** The vested rights and the restrictions on the applicability of the City's Future Laws to the Project as specified in Section 3.1 are subject to the following exceptions:

3.2.1. Master Developer Agreement. The City's Future Laws or other regulations to which the Developer agrees in writing;

3.2.2. State and Federal Compliance. The City's Future Laws or other regulations which are generally applicable to all properties in the City and which are required to comply with State and Federal laws and regulations affecting the Project;

3.2.3. Codes. Any City's Future Laws that are updates or amendments to existing building, fire, plumbing, mechanical, electrical, dangerous buildings, drainage, or similar construction or safety related codes, such as the International Building Code, the APWA Specifications, AAHSTO Standards, the Manual of Uniform Traffic Control Devices or similar standards that are generated by a nationally or statewide recognized construction/safety organization, or by the State or Federal governments and are required to meet legitimate concerns related to public health, safety or welfare;

3.2.4. Taxes. Taxes, or modifications thereto, so long as such taxes are lawfully imposed and charged uniformly by the City to all properties, applications, persons and entities similarly situated; or,

3.2.5. Fees. Changes to the amounts of fees for the processing of Development Applications that are generally applicable to all development within the City (or a portion of the City as specified in the lawfully adopted fee schedule) and which are adopted pursuant to State law.

3.2.6. Impact Fees. Impact Fees or modifications thereto which are lawfully adopted, and imposed by the City pursuant to Utah Code Ann. Section 11-36a-101 (2011) *et seq.*

3.2.7. Planning and Zoning Modification. Changes by the City to its planning principles and design standards as permitted by Local, State or Federal law.

3.2.8. Compelling, Countervailing Interest. Laws, rules or regulations that the City's land use authority finds, on the record, are necessary to avoid jeopardizing a compelling, countervailing public interest pursuant to Utah Code Ann. § 10-9a-

509(1)(a)(i) (2019).

4. **Term of Agreement.** Unless earlier terminated as provided for herein, the term of this Agreement shall be until January 31, 2025. If Developer has not been declared to be currently in Default as of January 31, 2025 (and if any such Default is not being cured) then this Agreement shall be automatically extended until January 31, 2030. This Agreement shall also terminate automatically at Buildout.

5. **Addendum No. 1.** Addendum No. 1 contains the provisions of this Agreement that are specific to the development of the Project. If there is a conflict between this Agreement and Addendum No. 1, then Addendum No. 1 shall control.

6. **Public Infrastructure.**

6.1. **Construction by Developer.** Developer, at Developer's cost and expense, shall have the right and the obligation to construct or cause to be constructed and install all Public Infrastructure reasonably and lawfully required as a condition of approval of a Development Application pursuant to GLUDMC. Such construction must meet all applicable standards and requirements and must be approved by the City's engineer.

6.2. **Responsibility Before Acceptance.** Developer shall be responsible for all Public Infrastructure covered by this Agreement until final inspection of the same has been performed by the City, and a final acceptance and release has been issued by the City Council. The City shall not, nor shall any officer or employee thereof, be liable or responsible for any accident, loss or damage happening or occurring to the Public Infrastructure, nor shall any officer or employee thereof, be liable for any persons or property injured by reason of said Public Infrastructure; all of such liabilities shall be assumed by the Developer.

6.3. **Warranty.** Developer shall repair any defect in the design, workmanship or materials in all Public Infrastructure which becomes evident during a period of one year following the acceptance of the improvements by the City Council or its designee (Durability Testing Period). If during the Durability Testing Period, any Public Infrastructure shows unusual depreciation, or if it becomes evident that required work was not done, or that the material or workmanship used does not comply with accepted standards, said condition shall, within a reasonable time, be corrected.

6.4. **Timing of Completion of Public Infrastructure.** In accordance with the diligence requirements for the various types of approvals as described in the GLUDMC, construction of the required Public Infrastructure shall be completed within one (1) year of final plat approval for each phase. Upon a showing of good and sufficient cause by Developer the City shall, in accordance with the provisions of GLUDMC, extend the time of performance if requested prior to expiration of the completion date for each phase.

6.5. **Bonding.** In connection with any Development Application, Developer shall provide bonds or other development security, including warranty bonds, to the extent required by GLUDMC, unless otherwise provided by Utah Code § 10-9a-101, *et seq*. (2005), as amended. The Applicant shall provide such bonds or security in a form acceptable to the City or as specified in GLUDMC. Partial releases of any such required security shall be made as work progresses based on GLUDMC.

6.6. **City Completion.** The Developer agrees that in the event he does not: (a) complete all improvements within the time period specified under paragraph two above, or secure an extension of said completion date, (b) construct said improvements in accordance with

City standards and as set forth in Paragraph one above, and (c) pay all claimants for material and labor used in the construction of said improvements, the City shall be entitled to declare the developer(s) in default, request and receive the funds held by the guarantor as surety and utilize the monies obtained to install or cause to be installed any uncompleted improvements and/or to pay any outstanding claims, as applicable. Provided however, that the City shall not be responsible for any work beyond the amount of funds so provided. Any funds remaining after completion of the improvements shall be returned to the Guarantor. The Developer further agrees to be personally liable for any cost of improvements above the amount made available under the terms of this agreement.

7. **Upsizing/Reimbursements to Developer.**

7.1. **Upsizing.** The City shall not require Developer to "upsize" any future Public Infrastructure (i.e., to construct the infrastructure to a size larger than required to service the Project) unless financial arrangements reasonably acceptable to Developer are made to compensate Developer for the incremental or additive costs of such upsizing to the extent required by law.

8. **Default.**

8.1. **Notice.** If Developer or the City fails to perform their respective obligations hereunder or to comply with the terms hereof, the Party believing that a Default has occurred shall provide Notice to the other Party.

8.2. **Contents of the Notice of Default.** The Notice of Default shall:

8.2.1. Specific Claim. Specify the claimed event of Default;

8.2.2. Applicable Provisions. Identify with particularity the provisions of any applicable law, rule, regulation or provision of this Agreement that is claimed to be in Default; and

8.2.3. Optional Cure. If the City chooses, in its discretion, it may propose a method and time for curing the Default which shall be of no less than thirty (30) days duration, if weather conditions permit.

8.3. **Remedies.** Upon the occurrence of any Default, and after notice as required above, then the parties may have the following remedies:

8.3.1. Law and Equity. All rights and remedies available at law and in equity, including, but not limited to, injunctive relief and/or specific performance.

8.3.2. Security. The right to draw on any security posted or provided in connection with the Project and relating to remedying of the particular Default.

8.3.3. Future Approvals. The right to withhold all further reviews, approvals, licenses, building permits and/or other permits for development of the Project in the case of a default by Developer until the Default has been cured.

8.4. **Public Meeting.** Before any remedy in Section 8.3 may be imposed by the City the party allegedly in Default shall be afforded the right to attend a public meeting before the City Council and address the City Council regarding the claimed Default.

8.5. **Default of Assignee.** A default of any obligations expressly assumed by an assignee shall not be deemed a default of Developer.

8.6. **Limitation on Recovery for Default – No Damages against the City.** Anything in this Agreement notwithstanding Developer shall not be entitled to any claim for any monetary damages as a result of any breach of this Agreement and Developer waives any claims thereto. The sole remedy available to Developer and any assignee shall be that of

specific performance.

9. **Notices.** All notices required or permitted under this Agreement shall, in addition to any other means of transmission, be given in writing by certified mail and regular mail to the following address:

To the Developer:

Northstar Ranch, LLC
Attn: Travis Taylor

To the City:

Grantsville City
Attn: Mayor
429 East Main Street
Grantsville, Utah 84029

10. **Dispute Resolution.** Any disputes subject to mediation or arbitration shall be resolved pursuant to Addendum No. 2.

11. **Incorporation of Recitals and Exhibits.** The Recitals and Exhibits "A" - "B" are hereby incorporated into this Agreement.

12. **Headings.** The captions used in this Agreement are for convenience only and a not intended to be substantive provisions or evidences of intent.

13. **No Third-Party Rights/No Joint Venture.** This Agreement does not create a joint venture relationship, partnership or agency relationship between the City, or Developer. Except as specifically set forth herein, the parties do not intend this Agreement to create any third-party beneficiary rights.

14. **Assignability.** The rights and responsibilities of Master Developer under this Agreement may be assigned in whole or in part, respectively, by Developer with the consent of the City as provided herein.

14.1. **Sale of Lots.** Developer's selling or conveying lots in any approved subdivision shall not be deemed to be an assignment.

14.2. **Related Entity.** Developer's transfer of all or any part of the Property to any entity "related" to Developer (as defined by regulations of the Internal Revenue Service in Section 165), Developer's entry into a joint venture for the development of the Project or Developer's pledging of part or all of the Project as security for financing shall also not be deemed to be an assignment. Developer shall give the City Notice of any event specified in this sub-section within ten (10) days after the event has occurred. Such Notice shall include providing the City with all necessary contact information for the newly responsible party.

14.3. **Process for Assignment.** Developer shall give Notice to the City of any proposed assignment and provide such information regarding the proposed assignee that the City may reasonably request in making the evaluation permitted under this Section. Such Notice shall include providing the City with all necessary contact information for the proposed assignee. Unless the City objects in writing within twenty (20) business days of notice, the City shall be deemed to have approved of and consented to the assignment. The

City shall not unreasonably withhold consent.

14.4. **Partial Assignment.** If any proposed assignment is for less than all of Master Developer's rights and responsibilities then the assignee shall be responsible for the performance of each of the obligations contained in this MDA to which the assignee succeeds. Upon any such approved partial assignment Master Developer shall not be released from any future obligations as to those obligations which are assigned but shall remain jointly and severally liable with assignee(s) to perform all obligations under the terms of this Agreement which are specified to be performed by Developer.

14.5. **Complete Assignment.** Developer may request the written consent of the City of an assignment of Developer's complete interest in this Agreement. In such cases, the proposed assignee shall have the qualifications and financial responsibility necessary and adequate, as required by the City, to fulfill all obligations undertaken in this Agreement by Developer. The City shall be entitled to review and consider the ability of the proposed assignee to perform, including financial ability, past performance and experience. After review, if the City gives its written consent to the assignment, Developer shall be released from its obligations under this Agreement for that portion of the Property for which such assignment is approved.

15. **No Waiver.** Failure of any Party hereto to exercise any right hereunder shall not be deemed a waiver of any such right and shall not affect the right of such party to exercise at some future date any such right or any other right it may have.

16. **Severability.** If any provision of this Agreement is held by a court of competent jurisdiction to be invalid for any reason, the Parties consider and intend that this Agreement shall be deemed amended to the extent necessary to make it consistent with such decision and the balance of this Agreement shall remain in full force and affect.

17. **Force Majeure.** Any prevention, delay or stoppage of the performance of any obligation under this Agreement which is due to strikes, labor disputes, inability to obtain labor, materials, equipment or reasonable substitutes therefor; acts of nature, governmental restrictions, regulations or controls, judicial orders, enemy or hostile government actions, wars, civil commotions, fires or other casualties or other causes beyond the reasonable control of the Party obligated to perform hereunder shall excuse performance of the obligation by that Party for a period equal to the duration of that prevention, delay or stoppage.

18. **Time is of the Essence.** Time is of the essence to this Agreement and every right or responsibility shall be performed within the times specified.

19. **Appointment of Representatives.** To further the commitment of the Parties to cooperate in the implementation of this Agreement, the City and Developer each shall designate and appoint a representative to act as a liaison between the City and its various departments and the Developer. The initial representative for the City shall be the Mayor. The initial representative for Developer shall be Travis Taylor. The Parties may change their designated representatives by Notice. The representatives shall be available at all reasonable times to discuss and review the performance of the Parties to this Agreement and the development of the Project.

20. **Applicable Law.** This Agreement is entered into in Tooele County in the State of Utah and shall be construed in accordance with the laws of the State of Utah irrespective of Utah's choice of law rules.

21. **Venue.** Any action to enforce this Agreement shall be brought only in the Third District Court, Tooele County in and for the State of Utah.

22. **Entire Agreement.** This Agreement, and all Exhibits thereto, documents referenced herein, is the entire agreement between the Parties and may not be amended or modified except either as provided herein or by a subsequent written amendment signed by all Parties.

23. **Mutual Drafting.** Each Party has participated in negotiating and drafting this Agreement and therefore no provision of this Agreement shall be construed for or against any Party based on which Party drafted any particular portion of this Agreement.

24. **No Relationship.** Nothing in this Agreement shall be construed to create any partnership, joint venture or fiduciary relationship between the parties.

25. **Amendment**. This Agreement may be amended only in writing signed by the parties hereto.

26. **Recordation and Running with the Land.** This Agreement shall be recorded in the chain of title for the Project. This Agreement shall be deemed to run with the land. The data disk of GLUDMC, **Exhibit C**, shall not be recorded in the chain of title. A secure copy of **Exhibit C** shall be filed with the City Recorder and each party shall also have an identical copy.

27. **Priority**. This Agreement shall be recorded against the Property senior to any respective covenants and any debt security instruments encumbering the Property.

28. **Authority.** The Parties to this Agreement each warrant that they have all of the necessary authority to execute this Agreement. Specifically, on behalf of the City, the signature of the Mayor of the City is affixed to this Agreement lawfully binding the City pursuant to Resolution No. 2020-12 adopted by the City on March 5, 2020.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement by and through their respective, duly authorized representatives as of the day and year first herein above written.

DEVELOPER Northstar Ranch, LLC
~~J. Thomas Homes, LLC~~

By: Stan Thomas Rawlan
Its: Manager

GRANTSVILLE CITY

By: Brent K. Marshall,
Its: Mayor

Approved as to form and legality:

City Attorney
Brett Coombs

Attest:

City Recorder
Christine Webb

CITY ACKNOWLEDGMENT

STATE OF UTAH)
:ss.
COUNTY OF TOOELE)

On the 4 day of June, 2020 personally appeared before me Brent K. Marshall who being by me duly sworn, did say that he is the Mayor of Grantsville City, a political subdivision of the State of Utah, and that said instrument was signed in behalf of the City by authority of its City Council and said Mayor acknowledged to me that the City executed the same.

NOTARY PUBLIC

My Commission Expires: 3/18/2023

Residing at: Grantsville, UT

JESSE D WILSON
NOTARY PUBLIC -STATE OF UTAH
My Comm. Exp 03/18/2023
Commission # 705249

DEVELOPER ACKNOWLEDGMENT

STATE OF UTAH)
:ss.
COUNTY OF Tooele)

On the 27th day of July, 2020, personally appeared before me Stan Thomas Rowlan, who being by me duly sworn, did say that he/she is the Manager of Northstar Ranch LLC, a Utah limited liability company and that the foregoing instrument was duly authorized by the company at a lawful meeting held by authority of its operating agreement and signed in behalf of said company.

NOTARY PUBLIC

My Commission Expires: 06/07/2021

Residing at: Grantsville, Utah

CHRISTINE WEBB
NOTARY PUBLIC -STATE OF UTAH
My Comm. Exp 06/07/2021
Commission # 695408

OWNER
NSR Master HOA Inc.

_____
By: _____
Its: _____

OWNER
J Thomas Homes LLC

_____
By: _____
Its: _____

OWNER ACKNOWLEDGMENT

STATE OF UTAH)
:ss.
COUNTY OF _____)

On the _____ day of _____, 20__, personally appeared before me _____, who being by me duly sworn, did say that he/she is the _____ of NSR Master HOA Inc, a Utah company and that the foregoing instrument was duly authorized by the company at a lawful meeting held by authority of its operating agreement and signed in behalf of said company.

_____
NOTARY PUBLIC

My Commission Expires: _____

Residing at: _____

OWNER ACKNOWLEDGMENT

STATE OF UTAH)
:ss.
COUNTY OF _____)

On the _____ day of _____, 20__, personally appeared before me _____, who being by me duly sworn, did say that he/she is the _____ of J Thomas Homes LLC, a Utah limited liability company and that the foregoing instrument was duly authorized by the company at a lawful meeting held by authority of its operating agreement and signed in behalf of said company.

_____
NOTARY PUBLIC

My Commission Expires: _____

Residing at: _____

TABLE OF EXHIBITS

Exhibit "A"	Legal Description of Property
Exhibit "B"	Final Plat
Exhibit "C"	GLUDMC
Addendum No. 1	Specific Project Terms
Addendum No. 2	Dispute Resolution Procedures

Exhibit "A"
Legal Description of Property

01-078-0-0004

THAT PORTION OF THE FOLLOWING DESCRIBED PARCEL LOCATED WITH SECTION 2 OF THE FOLLOWING TOWNSHIP AND RANGE: PART OF SECTION 1 AND 2, TOWNSHIP 3 SOUTH, RANGE 6 WEST, SALT LAKE BASE AND MERIDIAN MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 1 (FROM WHICH THE NORTH QUARTER CORNER OF SECTION 2 BEARS S89°43'47"W 2644.98 FEET) AND RUNNING THENCE S 89°49'54" E 1318.05 FEET ALONG THE NORTH LINE OF SECTION 1 TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 1; THENCE S 00°08'58" W 1326.67 FEET ALONG THE EAST LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 1 TO THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 1; THENCE S 89°55'19" E 686.42 FEET ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF THE MORMON TRAIL ROAD; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY OF THE MORMON TRAIL ROAD THE FOLLOWING FIVE (5) CALLS: 1) THENCE 49.82 FEET ALONG A NON-TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 667.00 FEET (CENTER BEARS N81°51'03"W), A CENTRAL ANGLE OF 4°16'48" AND A CHORD THAT BEARS S 10°17'21" W 49.81 FEET; 2) THENCE S 12°25'45" W 46.35 FEET; 3) THENCE 82.32 FEET ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 1107.00 FEET, A CENTRAL ANGLE OF 4°15'38" AND A CHORD THAT BEARS S14°33'34"W 82.30 FEET; 4) THENCE S 16°41'23" W 1198.12 FEET; 5) THENCE S 16°44'51" W 4.27 FEET TO A POINT ON THE QUARTER SECTION LINE OF SAID SECTION 1; THENCE S 89°59'15" W 855.48 FEET ALONG THE QUARTER SECTION LINE OF SAID SECTION 1; THENCE N 00°00'33" W 189.88 FEET; THENCE S 89°59'27" W 264.99 FEET; THENCE N 21°15'02" W 64.37 FEET; THENCE N 11°48'02" W 623.06 FEET; THENCE 236.70 FEET ALONG A NON-TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 865.00 FEET (CENTER BEARS NO2°23'09"W), A CENTRAL ANGLE OF 15°40'42" AND A CHORD THAT BEARS N84°32'48" W 235.96 FEET; THENCE N 76°42'27" W 249.52 FEET; THENCE N 19°20'47" E 80.45 FEET; THENCE 20.42 FEET ALONG A NON-TANGENT CURVE TO THE LEFT WITH A RADIUS OF 13.00 FEET (CENTER BEARS N13°17'33"E), A CENTRAL ANGLE OF 90°00'00" AND A CHORD THAT BEARS N 58°17'33" E 18.38 FEET; THENCE N 13°17'33" E 99.02 FEET; THENCE N 71°41'52" W 177.68 FEET; THENCE N 08°46'29" W 139.73 FEET; THENCE N 24°55'19" W 24.47 FEET; THENCE N 44°29'25" W 740.45 FEET; THENCE N 44°29'25" W 100.00 FEET; THENCE N 39°57'46" W 110.67 FEET; THENCE N 18°43'11" W 164.50 FEET; THENCE S 89°50'58" W 110.00 FEET; THENCE N 00°09'02" W 200.00 FEET; THENCE S 89°50'58" W 314.11 FEET; THENCE N 00°09'02" W 60.00 FEET; THENCE N 00°16'05" W 214.10 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 2; THENCE N 89°43'47" E 1406.77 FEET ALONG THE NORTH LINE OF SAID SECTION 2 TO THE POINT OF BEGINNING, OUT OF 1-78-2 FOR 2017 YEAR. CONTAINING 28.919 ACRES, MORE OR LESS.

01-077-0-0099

THAT PORTION OF THE FOLLOWING DESCRIBED PARCEL LOCATED IN SECTION 1, OF THE FOLLOWING TOWNSHIP AND RANGE: PART OF SECTION 1 AND 2, TOWNSHIP 3 SOUTH, RANGE 6 WEST, SALT LAKE BASE AND MERIDIAN MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 1 (FROM WHICH THE NORTH QUARTER CORNER OF SECTION 2 BEARS S89°43'47"W 2644.98 FEET) AND RUNNING THENCE S 89°49'54" E 1318.05 FEET ALONG THE NORTH LINE OF SECTION 1 TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 1; THENCE S 00°08'58" W 1326.67 FEET ALONG THE EAST LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 1 TO THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 1; THENCE S 89°55'19" E 686.42 FEET ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF THE MORMON TRAIL ROAD; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY OF THE MORMON TRAIL ROAD THE FOLLOWING FIVE (5) CALLS: 1) THENCE 49.82 FEET ALONG A NON-TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 667.00 FEET (CENTER BEARS N81°51'03"W), A CENTRAL ANGLE OF 4°16'48" AND A CHORD THAT BEARS S 10°17'21" W 49.81 FEET; 2) THENCE S 12°25'45" W 46.35 FEET; 3) THENCE 82.32 FEET ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 1107.00 FEET, A CENTRAL ANGLE OF 4°15'38" AND A CHORD THAT BEARS S14°33'34"W 82.30 FEET; 4) THENCE S 16°41'23" W 1198.12 FEET; 5) THENCE S 16°44'51" W 4.27 FEET TO A POINT ON THE QUARTER SECTION LINE OF SAID SECTION 1; THENCE S 89°59'15" W 855.48 FEET ALONG THE QUARTER SECTION LINE OF SAID SECTION 1; THENCE N 00°00'33" W 189.88 FEET; THENCE S 89°59'27" W 264.99 FEET; THENCE N 21°15'02" W 64.37 FEET; THENCE N 11°48'02" W 623.06 FEET; THENCE 236.70 FEET ALONG A NON-TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 865.00 FEET (CENTER BEARS NO2°23'09"W), A CENTRAL ANGLE OF 15°40'42" AND A CHORD THAT BEARS N84°32'48" W 235.96 FEET; THENCE N 76°42'27" W 249.52 FEET; THENCE N 19°20'47" E 80.45 FEET; THENCE 20.42 FEET ALONG A NON-TANGENT CURVE TO THE LEFT WITH A RADIUS OF 13.00 FEET (CENTER BEARS N13°17'33"E), A CENTRAL ANGLE OF 90°00'00" AND A CHORD THAT BEARS N 58°17'33" E 18.38 FEET; THENCE N 13°17'33" E 99.02 FEET; THENCE N 71°41'52" W 177.68 FEET; THENCE N 08°46'29" W 139.73 FEET; THENCE N 24°55'19" W 24.47 FEET; THENCE N 44°29'25" W 740.45 FEET; THENCE N 44°29'25" W 100.00 FEET; THENCE N 39°57'46" W 110.67 FEET; THENCE N 18°43'11" W 164.50 FEET; THENCE S 89°50'58" W 110.00 FEET; THENCE N 00°09'02" W 200.00 FEET; THENCE S 89°50'58" W 314.11 FEET; THENCE N 00°09'02" W 60.00 FEET; THENCE N 00°16'05" W 214.10 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 2; THENCE N 89°43'47" E 1406.77 FEET ALONG THE NORTH LINE OF SAID SECTION 2 TO THE POINT OF BEGINNING, OUT OF 1-77-60 AND 1-77-23 FOR 2017 YEAR. CONTAINING 87.537 AC----LESS 19.46 AC TO NORTHSTAR RANCH SUBDIVISION PH 1A(ENTRY #474763) AND 13.089 AC LOCATED EAST OF

SUBDIVISION. BALANCE OF 1-77-82 AFTER NORTHSTAR RANCH SUBDIVISION PH 1A(20-39) AND 1-77-90 FOR 2019 YEAR. 54.988 AC-----LESS 3.204 AC TO NORTHSTAR RANCH SUBDIVISION PHASE 2(ENTRY #489793). BALANCE OF 1-77-91 AFTER NORTHSTAR RANCH SUBDIVISION PHASE 2(20-78) FOR 2020 YEAR. 51.71 AC----- LESS 17.74 AC TO NORTHSTAR RANCH SUBDIVISION PHASE 3(ENTRY #495060). BALANCE OF 1-77-94 AFTER 20-93 NORTHSTAR RANCH SUBDIVISION PHASE 3 FOR 2020 YEAR. 33.97 AC---------LESS 18.48 AC TO NORTHSTAR RANCH SUBDIVSION PHASE 4 (ENTRY # 517632) BALANCE OF 1-77-95 AFTER 21-29 NORTHSTAR RANCH SUBDIVISION PHASE 4 FOR 2021 YEAR. 15.49 AC

01-077-0-0090

THAT PORTION OF THE FOLLOWING DESCRIBED PARCEL LOCATED IN SECTION 1, OF THE FOLLOWING TOWNSHIP AND RANGE: PART OF SECTION 1 AND 2, TOWNSHIP 3 SOUTH, RANGE 6 WEST, SALT LAKE BASE AND MERIDIAN MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 1 (FROM WHICH THE NORTH QUARTER CORNER OF SECTION 2 BEARS S89°43'47"W 2644.98 FEET) AND RUNNING THENCE S 89°49'54" E 1318.05 FEET ALONG THE NORTH LINE OF SECTION 1 TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 1; THENCE S 00°08'58" W 1326.67 FEET ALONG THE EAST LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 1 TO THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 1; THENCE S 89°55'19" E 686.42 FEET ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF THE MORMON TRAIL ROAD; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY OF THE MORMON TRAIL ROAD THE FOLLOWING FIVE (5) CALLS: 1) THENCE 49.82 FEET ALONG A NON-TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 667.00 FEET (CENTER BEARS N81°51'03"W), A CENTRAL ANGLE OF 4°16'48" AND A CHORD THAT BEARS S 10°17'21" W 49.81 FEET; 2) THENCE S 12°25'45" W 46.35 FEET; 3) THENCE 82.32 FEET ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 1107.00 FEET, A CENTRAL ANGLE OF 4°15'38" AND A CHORD THAT BEARS S14°33'34"W 82.30 FEET; 4) THENCE S 16°41'23" W 1198.12 FEET; 5) THENCE S 16°44'51" W 4.27 FEET TO A POINT ON THE QUARTER SECTION LINE OF SAID SECTION 1; THENCE S 89°59'15" W 855.48 FEET ALONG THE QUARTER SECTION LINE OF SAID SECTION 1; THENCE N 00°00'33" W 189.88 FEET; THENCE S 89°59'27" W 264.99 FEET; THENCE N 21°15'02" W 64.37 FEET; THENCE N 11°48'02" W 623.06 FEET; THENCE 236.70 FEET ALONG A NON-TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 865.00 FEET (CENTER BEARS NO2°23'09"W), A CENTRAL ANGLE OF 15°40'42" AND A CHORD THAT BEARS N84°32'48" W 235.96 FEET; THENCE N 76°42'27" W 249.52 FEET; THENCE N 19°20'47" E 80.45 FEET; THENCE 20.42 FEET ALONG A NON-TANGENT CURVE TO THE LEFT WITH A RADIUS OF 13.00 FEET (CENTER BEARS N13°17'33"E), A CENTRAL ANGLE OF 90°00'00" AND A CHORD THAT BEARS N 58°17'33" E 18.38 FEET; THENCE N

13°17'33" E 99.02 FEET; THENCE N 71°41'52" W 177.68 FEET; THENCE N 08°46'29" W 139.73 FEET; THENCE N 24°55'19" W 24.47 FEET; THENCE N 44°29'25" W 740.45 FEET; THENCE N 44°29'25" W 100.00 FEET; THENCE N 39°57'46" W 110.67 FEET; THENCE N 18°43'11" W 164.50 FEET; THENCE S 89°50'58" W 110.00 FEET; THENCE N 00°09'02" W 200.00 FEET; THENCE S 89°50'58" W 314.11 FEET; THENCE N 00°09'02" W 60.00 FEET; THENCE N 00°16'05" W 214.10 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 2; THENCE N 89°43'47" E 1406.77 FEET ALONG THE NORTH LINE OF SAID SECTION 2 TO THE POINT OF BEGINNING, OUT OF 1-77-60 AND 1-77-23 FOR 2017 YEAR. CONTAINING 87.537 AC-----LESS 19.46 AC TO NORTHSTAR RANCH SUBDIVISION PH 1A(ENTRY #474763), AND LESS 54.988 AC LOCATED WEST OF SUBDIVISION. BALANCE OF 1-77-82 AFTER NORTHSTAR RANCH SUB (20-39) AND 1-77-91 FOR 2019 YEAR. 13.089 AC

21-029-0-004A

PARCEL 4A, NORTHSTAR RANCH SUBDIVISION PHASE 4, A SUBDIVISION OF GRANTSVILLE CITY.1.750 AC. OUT OF 1-77-95 FOR 2021 YEAR.

21-029-0-004B

PARCEL 4B, NORTHSTAR RANCH SUBDIVISION PHASE 4, A SUBDIVISION OF GRANTSVILLE CITY.1.833 AC. OUT OF 1-77-95 FOR 2021 YEAR.

21-029-0-004C

PARCEL 4C, NORTHSTAR RANCH SUBDIVISION PHASE 4, A SUBDIVISION OF GRANTSVILLE CITY.4.962 AC. OUT OF 1-77-95 FOR 2021 YEAR.

21-029-0-000R

ALL STREETS (PRAIRIE HAWK WAY, PRAIRIE HAWK COURT, AND A PORTION OF DURFEE STREET) TO BE DEDICATED IN NORTHSTAR RANCH SUBDIVISION PHASE 4. A SUBDIVISION OF GRANTSVILLE CITY OUT OF 1-77-95 FOR 2021 YEAR. 1.25 AC

21-029-0-0401

LOT 401, NORTHSTAR RANCH SUBDIVISION PHASE 4, A SUBDIVISION OF GRANTSVILLE CITY. 0.355 AC. OUT OF 1-77-95 FOR 2021 YEAR.

21-029-0-0402

LOT 402, NORTHSTAR RANCH SUBDIVISION PHASE 4, A SUBDIVISION OF GRANTSVILLE CITY. 0.348 AC. OUT OF 1-77-95 FOR 2021 YEAR.

21-029-0-0403

LOT 403, NORTHSTAR RANCH SUBDIVISION PHASE 4, A SUBDIVISION OF GRANTSVILLE CITY. 0.364 AC. OUT OF 1-77-95 FOR 2021 YEAR.

21-029-0-0404

LOT 404, NORTHSTAR RANCH SUBDIVISION PHASE 4, A SUBDIVISION OF GRANTSVILLE CITY. 0.352 AC. OUT OF 1-77-95 FOR 2021 YEAR.

21-029-0-0405

LOT 405, NORTHSTAR RANCH SUBDIVISION PHASE 4, A SUBDIVISION OF GRANTSVILLE CITY. 0.361 AC. OUT OF 1-77-95 FOR 2021 YEAR.

21-029-0-0406

LOT 406, NORTHSTAR RANCH SUBDIVISION PHASE 4, A SUBDIVISION OF GRANTSVILLE CITY. 0.360 AC. OUT OF 1-77-95 FOR 2021 YEAR.

21-029--00407

LOT 407, NORTHSTAR RANCH SUBDIVISION PHASE 4, A SUBDIVISION OF GRANTSVILLE CITY. 0.343 AC. OUT OF 1-77-95 FOR 2021 YEAR.

21-029-0-0408

LOT 408, NORTHSTAR RANCH SUBDIVISION PHASE 4, A SUBDIVISION OF GRANTSVILLE CITY. 0.422 AC. OUT OF 1-77-95 FOR 2021 YEAR.

21-029-0-0409

LOT 409, NORTHSTAR RANCH SUBDIVISION PHASE 4, A SUBDIVISION OF GRANTSVILLE CITY. 0.353 AC. OUT OF 1-77-95 FOR 2021 YEAR.

21-029-0-0410

LOT 410, NORTHSTAR RANCH SUBDIVISION PHASE 4, A SUBDIVISION OF GRANTSVILLE CITY. 0.344 AC. OUT OF 1-77-95 FOR 2021 YEAR.

21-029-0-0411

LOT 411, NORTHSTAR RANCH SUBDIVISION PHASE 4, A SUBDIVISION OF GRANTSVILLE CITY. 0.404 AC. OUT OF 1-77-95 FOR 2021 YEAR.

21-029-0-0412

LOT 412, NORTHSTAR RANCH SUBDIVISION PHASE 4, A SUBDIVISION OF GRANTSVILLE CITY. 0.334 AC. OUT OF 1-77-95 FOR 2021 YEAR.

21-029-0-0413

LOT 413, NORTHSTAR RANCH SUBDIVISION PHASE 4, A SUBDIVISION OF GRANTSVILLE CITY. 0.368 AC. OUT OF 1-77-95 FOR 2021 YEAR.

21-029-0-0414

LOT 414, NORTHSTAR RANCH SUBDIVISION PHASE 4, A SUBDIVISION OF GRANTSVILLE CITY. 0.358 AC. OUT OF 1-77-95 FOR 2021 YEAR.

21-029-0-0415

LOT 415, NORTHSTAR RANCH SUBDIVISION PHASE 4, A SUBDIVISION OF GRANTSVILLE CITY. 0.372 AC. OUT OF 1-77-95 FOR 2021 YEAR.

21-029-0-0416

LOT 416, NORTHSTAR RANCH SUBDIVISION PHASE 4, A SUBDIVISION OF GRANTSVILLE CITY. 0.376 AC. OUT OF 1-77-95 FOR 2021 YEAR.

21-029-0-0417

LOT 417, NORTHSTAR RANCH SUBDIVISION PHASE 4, A SUBDIVISION OF GRANTSVILLE CITY. 0.339 AC. OUT OF 1-77-95 FOR 2021 YEAR.

21-029-0-0418

LOT 418, NORTHSTAR RANCH SUBDIVISION PHASE 4, A SUBDIVISION OF GRANTSVILLE CITY. 0.334 AC. OUT OF 1-77-95 FOR 2021 YEAR

21-029-0-0419

LOT 419, NORTHSTAR RANCH SUBDIVISION PHASE 4, A SUBDIVISION OF GRANTSVILLE CITY. 0.339 AC. OUT OF 1-77-95 FOR 2021 YEAR.

21-029-0-0420

LOT 420, NORTHSTAR RANCH SUBDIVISION PHASE 4, A SUBDIVISION OF GRANTSVILLE CITY. 0.359 AC. OUT OF 1-77-95 FOR 2021 YEAR.

21-029-0-0421

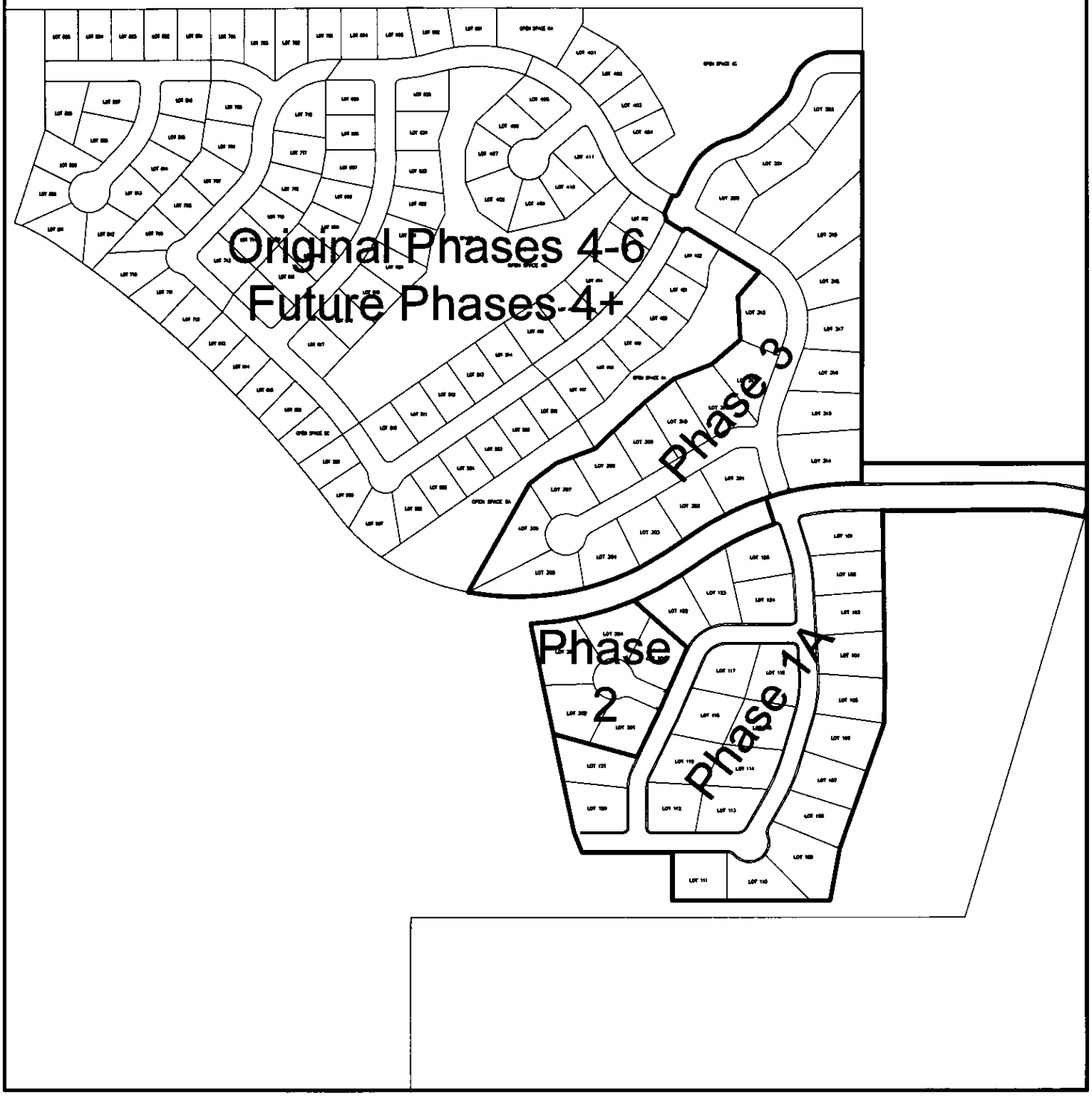
LOT 421, NORTHSTAR RANCH SUBDIVISION PHASE 4, A SUBDIVISION OF GRANTSVILLE CITY. 0.340 AC. OUT OF 1-77-95 FOR 2021 YEAR.

21-029-0-0422

LOT 422, NORTHSTAR RANCH SUBDIVISION PHASE 4, A SUBDIVISION OF GRANTSVILLE CITY. 0.338 AC. OUT OF 1-77-95 FOR 2021 YEAR.

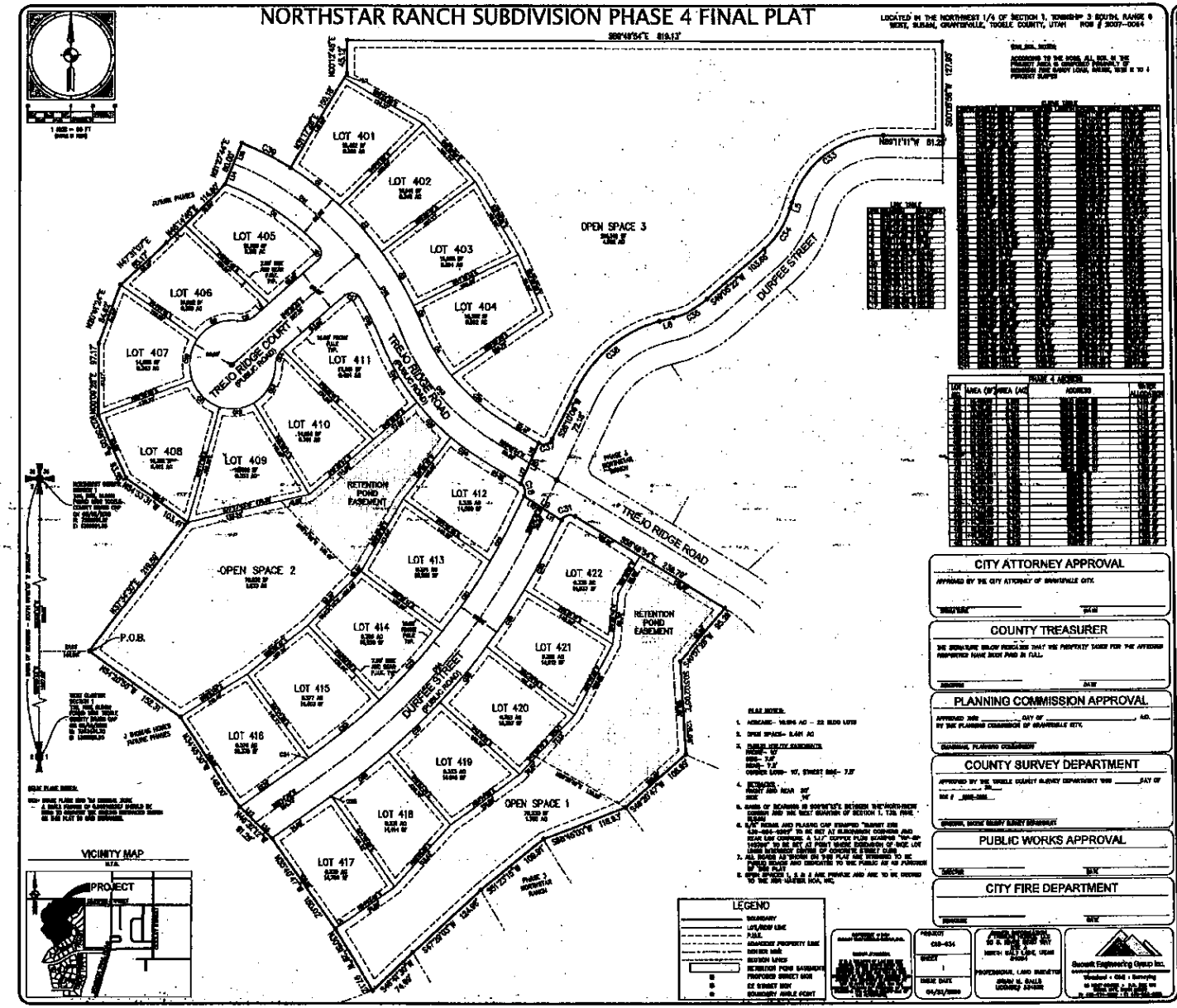
Exhibit "B"
Final Plat

Northstar Ranch
Original Phases 4-6 Area



NORTHSTAR RANCH SUBDIVISION PHASE 4 FINAL PLAT

LOCATED IN THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 6 WEST, SLB&M, GRANTSVILLE, TOOELE COUNTY, UTAH NOW # 3007-0044



VICINITY MAP

LEGEND

BOUNDARY
LOT/LINE LINE
P.U.E.
ADJACENT PROPERTY LINE
SECTION LINE
RETENTION POND EASEMENT
PROPOSED STREET SIGN
ST STREET SIGN
BOUNDARY ANGLE POINT

BOUNDARY DESCRIPTION

BASIS OF BEARINGS

SURVEYOR'S CERTIFICATE

BRIAN H. BALLS
PROFESSIONAL LAND SURVEYOR

OWNER'S DEDICATION AND CONSENT TO RECORD

ACKNOWLEDGEMENT

NOTARY PUBLIC

CITY ATTORNEY APPROVAL

APPROVED BY THE CITY ATTORNEY OF GRANTSVILLE CITY.

COUNTY TREASURER

PLANNING COMMISSION APPROVAL

ACCEPTANCE BY LEGISLATIVE BODY

COUNTY SURVEY DEPARTMENT

CITY ENGINEER APPROVAL

PUBLIC WORKS APPROVAL

CITY FIRE DEPARTMENT

COUNTY RECORDER

Gerrish Engineering Group Inc.

ADDENDUM NO.1

TERMS

1. **Definitions.** The capitalized terms used in this Addendum No. 1 shall have the meanings set forth in the MDA unless otherwise specified herein.

2. **Amendment to Concept Plan.** On March 18, 2020 the City Council approved the revised Concept Plan for Phases 4 -6 and attached with this ADDENDUM #1. (Provide updated Concept Plan) This area is part of the Northstar Special Planning Area and the amended Concept Plan reflects the goals of this planning area to provide a variety of housing and lot size options while reducing water consumption by providing conserving open lands between clustered developments with an emphasis on protecting the natural drainages.

3. **Modifications to GLUDMC and Other City Standards.** The City has agreed to the following exceptions to the GLUDMC and Grantsville City Construction Standards and Specifications:
   a. N/A
4. **Offsite Improvements:**
   a. N/A
5. **Open Space:**
   a. N/A
6. **Construction Coordination:**
   a. The Developer shall provide the City 48 hours' notice to coordinate with the City prior to working on or around existing City water and sewer infrastructure.
   b. All connections to City water and sewer infrastructure shall be inspected by the City prior to back-filling.
   c. The Developer shall request inspections at least 48 hours prior to the day the Contractor desires the inspection to occur.
   d. The Developer shall request disinfection testing at least 48 hours prior to the day the Contractor desires the testing to occur.

Addendum No. 2
(Dispute Resolution)

1. **Meet and Confer.** The City and Developer/Applicant shall meet within fifteen (15) business days of any dispute under this Agreement to resolve the dispute.

2. **Mediation.**

2.1. Disputes Subject to Mediation. Disputes that are not subject to arbitration provided in Section 3 shall be mediated.

2.2. Mediation Process. If the City and Developer/Applicant are unable to resolve a disagreement subject to mediation, the Parties shall attempt within ten (10) business days to appoint a mutually acceptable mediator with knowledge of the legal issue in dispute. If the Parties are unable to agree on a single acceptable mediator they shall each, within ten (10) business days, appoint their own representative. These two representatives shall, between them, choose the single mediator. Developer/Applicant shall pay the fees of the chosen mediator. The chosen mediator shall within fifteen (15) business days from selection, or such other time as is reasonable under the circumstances, review the positions of the Parties regarding the mediation issue and promptly attempt to mediate the issue between the Parties. If the Parties are unable to reach an agreement, the Parties shall request that the mediator notify the Parties in writing of the resolution that the mediator deems appropriate. The mediator's opinion shall not be binding on the Parties.

Agenda Item #6

Consideration of Resolution 2024-69 appointing Jeff Williams to the Grantsville City Audit Committee

GRANTSVILLE CITY
RESOLUTION NO. 2024-69

A RESOLUTION APPROVING THE APPOINTMENT OF JEFF WILLIAMS TO THE GRANTSVILLE CITY AUDIT COMMITTEE.

Be it resolved by the City Council of Grantsville City, Utah as follows:

WHEREAS, the Grantsville City Audit Committee was established to provide independent advice, assistance, and recommendations to the City Council in the oversight of the internal and external audit functions of the City, as outlined in Grantsville City Code §8-6-1; and

WHEREAS, the Audit Committee is a sub-committee of the Grantsville City Council and is comprised of the Finance Director, City Auditor, a member of the City Council appointed by the Mayor with the advice and consent of the City Council, and an alternate member appointed by the City Manager with the advice and consent of the City Council, as per Grantsville City Code §8-6-2; and

WHEREAS, Jewel Allen, who previously served as the City Council member on the Audit Committee, is no longer serving on the Council, creating a vacancy on the Committee; and

WHEREAS, Jeff Williams, a current member of the City Council, has agreed to serve on the Audit Committee; and

WHEREAS, the Mayor, with the advice and consent of the City Council, has recommended the appointment of Jeff Williams to the Audit Committee to fill the vacancy left by Jewel Allen;

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

Section 1. Appointment of Jeff Williams: The Grantsville City Council hereby approves the appointment of Jeff Williams to the Grantsville City Audit Committee as the City Council member representative, effective immediately.

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

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

ADOPTED AND PASSED BY THE CITY COUNCIL OF GRANTSVILLE CITY, THIS 4TH DAY OF SEPTEMBER, 2024.

BY THE ORDER OF THE GRANTSVILLE CITY COUNCIL:

_____
By Mayor Neil Critchlow

ATTEST

_____
Braydee Baugh, City Recorder

Agenda Item #7

Consideration of Resolution 2024-70 Approving the Appointment of a New Trustee to the Elk Ridge PID Board

Resolution No. 2024-70

A RESOLUTION OF THE CITY COUNCIL OF GRANTSVILLE, UTAH, APPOINTING A NEW TRUSTEE TO THE BOARDS OF ELK RIDGE ESTATES PUBLIC INFRASTRUCTURE DISTRICT NOS. 1, 2, AND 3

WHEREAS Elk Ridge Estates Public Infrastructure District Nos. 1, 2, and 3 (the "Districts") are public infrastructure districts located within the boundaries of Grantsville City, which was the creating entity of the Districts; and

WHEREAS the City Council, as the legislative body of the City, is empowered by Utah Code Title 17B Chapter 1 (the "Special District Act"), Title 17D Chapter 4 (the "PID Act"), and the Governing Document of the Districts, to appoint trustees to the Districts' Boards of Trustees; and

WHEREAS a seat on the Board of Trustees of each of the Districts is being vacated by trustee Scott Yermish, and the seats have not yet transitioned to elected seats pursuant to the Governing Document, therefore a new trustee must be appointed to replace him on the board of each District; and

WHEREAS the Governing Documents of the Districts require a vacated seat be filled pursuant to the Special District Act; however, as there are no residents within the boundaries of the Districts, a resident cannot be appointed; and

WHEREAS the PID Act, at Utah Code § 17D-4-202(3)(c), states that a non-resident may only serve as a board member if the person is an owner of land within the Districts, or an agent or officer of the owner of land, and must be a registered voter at that person's primary residence; and

WHEREAS the owners of land within the Districts have nominated Mark Newman, an associate of Scott Yermish and resident of Riverton, Utah, as their agent to replace Mr. Yermish on each of the Boards of Trustees; and

WHEREAS Mr. Newman is a registered voter at the place of his primary residence,

BE IT HEREBY RESOLVED by the City Council of Grantsville, Utah, as follows:

1. Mark Newman, of Riverton, Utah, being the only person meeting the qualifications for appointment to the Boards of Trustees of the Districts as stated in Utah Code § 17D-4-202(3)(c) (registered voter and nominated agent of the property owners), is hereby appointed to fill Mr. Yermish's seat on the Board of Trustees of each of the Districts.

2. Mr. Yermish was originally appointed to each seat for an initial six-year term. Mr. Newman will serve the remainder of the initial six-year term on each board, or until such earlier time as he is unable or unwilling to serve.

3. Mr. Newman shall be required to maintain his status as a registered voter during the time of his service on the Boards.

BE IT FURTHER RESOLVED that this Resolution shall take effect at the earliest date allowed by law.

PASSED AND APPROVED this 4th day of September, 2024.

_____
Neil A. Critchlow, Mayor

Attest:

_____
Braydee Baugh, Recorder

Agenda Item #8

Consideration of Resolution 2024-71 Approving the renewal of the Service Agreement with Les Olson Company

GRANTSVILLE CITY
RESOLUTION NO. 2024-71

A RESOLUTION APPROVING THE RENEWAL OF THE SERVICE AGREEMENT WITH LES OLSON COMPANY

Be it resolved by the City Council of Grantsville City, Utah as follows:

WHEREAS, Grantsville City ("City") has an existing service agreement with Les Olson Company ("LOC") for managed print services and supplies; and

WHEREAS, the current agreement between the City and LOC provides for the maintenance and servicing of City-owned printers, including toner replacement, maintenance kits, parts and labor, automated meter gathering, and other related services; and

WHEREAS, the terms of the service agreement include a 36-month contract period with specific rates and conditions as outlined in the attached Exhibit A; and

WHEREAS, the City Council of Grantsville City has determined that the continuation of this agreement is in the best interest of the City to ensure the uninterrupted provision of essential print services;

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

Section 1. Approval of Agreement Renewal: The City Council hereby approves the renewal of the service agreement with Les Olson Company for a term of 36 months, as detailed in the attached Exhibit A.

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

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

ADOPTED AND PASSED BY THE CITY COUNCIL OF GRANTSVILLE CITY, THIS 4TH DAY OF SEPTEMBER, 2024.

BY THE ORDER OF THE GRANTSVILLE CITY COUNCIL:

_____

By Mayor Neil Critchlow

ATTEST

_____

Braydee Baugh, City Recorder

EXHIBIT “A”

Service Agreement with Les Olson Company

LES OLSON IT

Account Rep: OJT

CONTRACT # 01-GRANC-MPS-02

PAY-PER-USE | SERVICE | SUPPLY CONTRACT

Sold To:

GRANTSVILLE CITY
Customer Name "Customer"

429 E MAIN ST
Address

GRANTSVILLE | UT | 84029
City | State | Zip

01-GRANC
Customer ID

SHERRIE BROADBENT
Contact | Phone Number

Purchase Order Number

CONTRACT DESCRIPTION	MONO RATE	BLACK ON COLOR RATE	COLOR RATE	$200 MONTHLY MINIMUM		TERM
MPS Rates	PLEASE SEE ATTACHED SCHEDULE A					36 Month Contract

All pages will be billed at the MPS rates indicated on the attached Schedule A. Billing for the full term of the 36 month contract will occur monthly based on actual page usage.

Additional contract details:

This contract covers all Customer-owned printers listed on the attached Schedule A.

Contract pricing and terms of this agreement are quoted based on Les Olson Company (LOC) supporting all eligible printers within the organization and does not include any I.T./Network support. All printers of a similar model type must be supported unless an exception is given. Printers may be added at any time, assuming they are supported by LOC. Printer types not included in this agreement will be priced at the corresponding rate as they are added. There will be no charge to add printers unless they require parts, repair, or display 'toner low'. If a display shows 'toner low', LOC will Invoice the standard price of the cartridge upon setup. For color printers, any additional cartridges beyond the first cartridge that are 'toner low' upon setup will be invoiced at standard pricing. In the case that upfront printer repairs are needed, an estimate will be provided, and the repair must be completed prior to the printer's enrollment in the program. As part of this comprehensive Contract, Customer to allow the installation of the LOC Onsite managed print services software (installed as a service to run on a server or dedicated PC).

LOC will provide the following services:

#4 LOC Premier: Covers everything except paper & staples (Section 9). **INCEPTION DATE _____**	✓ **Toner Cartridge replacement** ✓ **Required Maintenance Kits** ✓ **Parts and Labor for all covered units** ✓ **Free supply delivery**	✓ **Automated Meter Gathering** ✓ **Complete Data Reports as Requested** ✓ **Loan Machines available** ✓ **Strategic Business Reviews**

By signing, you understand and agree to the Terms and Conditions: Signed _____ Date: _____

Print _____ Title _____

Accepted by Les Olson Company: Signed _____ Title _____ Date: _____

This is a non-cancelable Contract. See the Terms and Conditions on the reverse side.

MANAGED PRINT SERVICE AND SUPPLY CONTRACT
TERMS AND CONDITIONS

1. Service calls under this Contract shall be made by Les Olson Company (LOC) during LOC's normal business hours. Service at times other than during LOC's normal business hours shall be furnished on Customer's request and at LOC's established labor and travel charges in effect at the time such service work (if available) is performed. Standard Business Hours are 8:00 a.m. to 5:00 p.m. MST for Utah locations, and PST for Nevada locations.
2. LOC can remove printers from this Contract if they are sold, transferred to locations outside the LOC service area, or otherwise removed from service. Devices covered under the terms of this agreement placed in storage, or otherwise not in use, may be billed a minimum monthly maintenance fee of $10.00 per device.
3. During Contract period, LOC will invoice, monthly and in advance, pages stated on the face of this Contract. Overage pages will be billed at the end of each month. Invoice terms are Net 30. All past-due invoices will accrue a finance charge of 1 ½% per month (ANNUAL PERCENTAGE RATE 18%). Customer is responsible to pay reasonable attorney's fees and all collection costs. Upon each yearly anniversary of this Contract, pricing in effect may be increased by LOC. LOC also reserves the right to adjust pricing at any time during this Contract in response to mono page coverage above 7% and color page coverage above 30%. If toner is included in this agreement, toner will be supplied within the cost per copy rate based upon the standard manufacturers yield. Excess toner usage, outside standard manufactures yield, will be billed at prevailing LOC standard rates.
4. During Contract period, LOC will provide, without charge, new or equivalent replacement parts on an exchange basis for parts which have been worn or broken through normal use. Unless covered by a maintenance agreement, all other parts furnished will be billed to Customer at LOC's published parts prices in effect at the time such parts are sold. See coverage type described on the face hereof.
5. Mileage may be charged for locations more than 50 miles from any LOC facility.
6. This Contract shall not apply to service or repairs made necessary by accident, misuse, abuse, neglect, theft, riot, vandalism, electrical power failure, fire, water or other casualty, or to repairs made necessary as a result of service by personnel other than LOC personnel or use of supplies or parts other than supplies or parts meeting LOC's published supply or part specifications for the equipment. Separate charges for repairs or replacements due to the foregoing shall be borne by the Customer at LOC's published rates for service work and published parts prices in effect at the time such service work is performed. Machine environmental condition location must be in compliance with manufacturer specifications.
7. If service work is required for issues beyond normal wear and tear (such as overhauls or remanufacture), LOC will submit a cost estimate for such service work. If such service work is authorized by the Customer, a separate invoice will be rendered therefore.
8. Devices added to this Contract may be subject to parts and labor charges for the first 30 days of their inclusion (for pre-existing service conditions). Current contract pricing based on installation of LOC onsite managed print services monitoring software. LOC reserves the right to adjust pricing at any time during this Contract in response to devices not reporting to monitoring software that require manual meter collection or cartridge yield billing.
9. All labor and materials, including any necessary replacement parts, will be furnished for equipment covered by this Contract, during the Contract term without charge, except for the following:
   (a) MFP devices which utilize scanning technology, which may be billed separately for scans;
   (b) Network installation and coordination, which will be billed separately;
   (c) Font cartridges, firmware upgrades, third-party SIMM/DIMM accessories, HP Pro X printhead mechanisms, and all external interface cards; and
   (d) Paper or staples and other finishing supplies.

   CUSTOMER ACKNOWLEDGES THAT LOC LIABILITY IS LIMITED TO THE REPLACEMENT OF PARTS AND/OR EQUIPMENT SERVICED BY LOC.
10. This Contract may not be assigned or transferred by Customer without LOC Management approval.
11. This Contract does not include applicable taxes. All taxes levied or imposed by any governmental authority, now or hereafter, shall be timely paid by the Customer.
12. This Contract, consisting of both sides of this page and attached Schedule A, constitutes the entire agreement between the Customer and LOC regarding LOC's service. The provisions hereof shall be deemed to accurately represent the intent of the parties, notwithstanding any variance with the terms and conditions of any order submitted by the Customer regarding LOC's service.
13. The term of this Contract is stated on the face hereof. This contract shall automatically be renewed at the end of this period unless either party gives the other written notice 30 days in advance that the contract is to be canceled. Upon contract cancellation, all supply items intended to be utilized under the terms of this contract will be returned to LOC or invoiced to Customer at prevailing LOC standard pricing.
14. Pricing and other proprietary or sensitive competitive information provided by LOC is considered confidential, and Customer agrees to keep such information confidential and not divulge the same to any person or use it for any purpose.
15. NON-CANCELABLE CONTRACT - THIS CONTRACT CANNOT BE CANCELED OR TERMINATED EXCEPT AS EXPRESSLY PROVIDED HEREIN.
16. DISCLAIMER OF WARRANTIES. EXCEPT AS EXPRESSLY SET FORTH IN THIS CONTRACT, LOC DISCLAIMS ANY AND ALL WARRANTIES, EXPRESS AND IMPLIED, INCLUDING BUT NOT LIMITED TO ANY IMPLIED WARRANTIES OF MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE, AND NON-INFRINGEMENT.
17. LIMITATION OF LIABILITY. LOC'S TOTAL LIABILITY UNDER ALL PROVISIONS OF THIS CONTRACT WILL BE LIMITED TO THE TOTAL PAYMENTS RECEIVED FROM CUSTOMER UNDER THIS CONTRACT. IN NO EVENT WILL LOC BE LIABLE TO CUSTOMER OR ANY OTHER PARTY FOR SPECIAL, INCIDENTAL, OR CONSEQUENTIAL DAMAGES, WHETHER BASED ON BREACH OF CONTRACT, TORT (INCLUDING NEGLIGENCE), PRODUCT LIABILITY OR OTHERWISE, AND WHETHER OR NOT LOC HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGE.

This Agreement shall be construed in accordance with the laws of the State of Utah

LES OLSON IT

01-GRANC
Customer Number
Grantsville City
Customer Name
6/24/2024

SCHEDULE A

Model	Location	Serial Number	Mono Rate	Color Rate	LOC ID/Notes
BP-70C31	Public Works - Front Office	25086023	$0.0083	$0.0536	145289
HP-4250	City Bldg - AP Clerk	CNGXF79124	$0.0998		141672
HP-M252dw	City Bldg - Mayor Mashall	VNB3J24223	$0.0371	$0.1636	141675
HP-M252dw	City Bldg - Not in Use	VNB3B01143	$0.0371	$0.1636	141314
HP-M252dw	City Bldg - Zoning Administrator	VNB3F42146	$0.0371	$0.1636	141660
HP-M26nw	Fire Marshall	CNB6K268CJ	$0.0846		142098
HP-M26nw	Assistant Fire Chief	CNB6K3G719	$0.0846		142099
HP-M402dw	City Bldg - Reception Desk	PHBVD16095	$0.0181		141671
HP-M402dw	City Bldg - Treasurer - Jesse Wilson	PHBVH07246	$0.0181		141630
HP-M402dw	PD - Judge's Office	PHBVD33984	$0.0181		141312
HP-M404dn	City Bldg - Brooke	PHBB367938	$0.0313		141673
HP-M404dn	City Bldg - Community Dev	PHBBK01748	$0.0313		141306
HP-M404dn	City Bldg - Sherrie Broadbent	PHDBB25759	$0.0313		142102
HP-M404dw	City Bldg - City Manger - Jesse	PHDGG10968	$0.0313		141367
HP-M404dw	City Bldg - Accounting Tech - Corinna	PHDGG06917	$0.0313		142181
HP-M404n	City Bldg - Gina	PHDCG02171	$0.0313		142180
HP-M454dn	City Bldg - Paralegal	VNB3C26048	$0.0347	$0.1817	141308
HP-M454dn	City Bldg - Lauren	VNB3K36751	$0.0347	$0.1817	141318
HP-M454dw	City Bldg - Attorney	VNB3L50650	$0.0347	$0.1817	144441
HP-M454dw	City Bldg - Recorder	VNB3D62762	$0.0347	$0.1817	144442
HP-M476nw	Police Investigations	CNB6GCFBXF	$0.0278	$0.1485	141313
HP-M477fdw	PD - Court Room	VNCKM1ZBVR	$0.0273	$0.1219	141659
HP-M479fdn	Fire Chief	CNCRP5F9LB	$0.0347	$0.1817	141319
HP-M479fdw	City Bldg - Dept Recorder - Gina	MXBCNC3403	$0.0347	$0.1817	141674
HP-M479fdw	Public Works - James	MXBCM660FW	$0.0347	$0.1817	139512
HP-M479fdw	Public Works - Christy Roberts SW Corner	MXBCM7L4KM	$0.0347	$0.1817	141646
HP-M479fdw	Police Dept - Trini	CNCRQ2G6LJ	$0.0347	$0.1817	145143
HP-M570dn	City Bldg - Prosecutor Copy Room	CNBKK9K39W	$0.0189	$0.0870	141307
HP-P2035	City Bldg - Prosecutor	VNB3B91561	$0.0263		141309
HP-P2035	City Bldg - Sherrie Broadbent	VNB3B91508	$0.0263		141305
HP-P2055dn	PD - Courts - Lori	VNB3S44291	$0.0182		141311
MX-3070N	50 N Bowery St - Police Dept	75040103	$0.0093	$0.0557	133623
MX-3071	Upstairs Workroom	0304053Y	$0.0083	$0.0536	141401
MX-4070V	42 N Bowery St - Library - Backroom	7507107Y	$0.0093	$0.0557	135224
MX-6070N	City Bldg - Utilities - Copy Room	75116509	$0.0072	$0.0557	133636
MX-M363N	42 N Bowery St - Library	35029531	$0.0076		72287

Agenda Item #9

Consideration of Resolution 2024-72 approving the Lease Agreement for the Acquisition of Equipment

GRANTSVILLE CITY
RESOLUTION NO. 2024-72

A RESOLUTION APPROVING LEASE AGREEMENTS FOR THE ACQUISITION OF EQUIPMENT

Be it resolved by the City Council of Grantsville City, Utah as follows:

WHEREAS, Grantsville City ("City") desires to acquire certain equipment necessary for the City's operations; and

WHEREAS, the City has determined that leasing the equipment is in the best interest of the City; and

WHEREAS, the City has negotiated lease agreements with Zions Bancorporation, N.A., which includes a Lease Purchase Agreement ("Agreement") dated as of September 18, 2024, along with associated documents; and

WHEREAS, the exhibits associated with the Agreement, including Form 8038-G (attached as Exhibit A) and the Utah Fixed Equipment Lease Agreement (attached as Exhibit B), provide detailed terms and conditions for the lease; and

WHEREAS, the City Council has reviewed the terms and conditions of the proposed leases and finds them to be acceptable;

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

Section 1. Approval of Lease Agreements: The Grantsville City Council hereby approves the lease agreements with Zions Bancorporation, N.A., for the acquisition of equipment as outlined in the Lease Purchase Agreement dated September 18, 2024.

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

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

ADOPTED AND PASSED BY THE CITY COUNCIL OF GRANTSVILLE CITY, THIS 4TH DAY OF SEPTEMBER, 2024.

BY THE ORDER OF THE GRANTSVILLE CITY COUNCIL:

_____

By Mayor Neil Critchlow

ATTEST

_____

Braydee Baugh, City Recorder

EXHIBIT “A”

Form 8038-G

Form **8038-G**

(Rev. October 2021)

Department of the Treasury
Internal Revenue Service

Information Return for Tax-Exempt Governmental Bonds

▶ **Under Internal Revenue Code section 149(e)**
▶ **See separate instructions.**
Caution: *If the issue price is under $100,000, use Form 8038-GC.*
▶ **Go to *www.irs.gov/F8038G* for instructions and the latest information.**

OMB No. 1545-0047

Part I Reporting Authority

Check box if **Amended Return** ▶ ☐

1 Issuer's name Grantsville City	2 Issuer's employer identification number (EIN) 87-6000229
3a Name of person (other than issuer) with whom the IRS may communicate about this return (see instructions) Dan Ellison	3b Telephone number of other person shown on 3a (801) 844-7874
4 Number and street (or P.O. box if mail is not delivered to street address) Room/suite 429 E. Main Street	5 Report number *(For IRS Use Only)* 3
6 City, town, or post office, state, and ZIP code Grantsville, UT 84029	7 Date of issue September 18, 2024
8 Name of issue Lease Purchase Agreement	9 CUSIP number
10a Name and title of officer or other employee of the issuer whom the IRS may call for more information Sherrie Broadbent, Finance Director	10b Telephone number of officer or other employee shown on 10a (435) 884-4619

Part II Type of Issue (Enter the issue price.) See the instructions and attach schedule.

11	Education	11	
12	Health and hospital	12	
13	Transportation	13	
14	Public safety	14	127,425.00
15	Environment (including sewage bonds)	15	
16	Housing	16	
17	Utilities	17	
18	Other. Describe ▶	18	
19a	If bonds are TANs or RANs, check only box 19a ▶ ☐		
b	If bonds are BANs, check only box 19b ▶ ☐		
20	If bonds are in the form of a lease or installment sale, check box ▶ ☑		

Part III Description of Bonds. Complete for the entire issue for which this form is being filed.

	(a) Final maturity date	(b) Issue price	(c) Stated redemption price at maturity	(d) Weighted average maturity	(e) Yield
21	09/01/2029	$ 127,425.00	$ 127,425.00	3.049 years	5.2121 %

Part IV Uses of Proceeds of Bond Issue (including underwriters' discount)

22	Proceeds used for accrued interest			22	
23	Issue price of entire issue (enter amount from line 21, column (b))			23	127,425.00
24	Proceeds used for bond issuance costs (including underwriters' discount)	24	1,500.00		
25	Proceeds used for credit enhancement	25			
26	Proceeds allocated to reasonably required reserve or replacement fund	26			
27	Proceeds used to refund prior tax-exempt bonds. Complete Part V	27			
28	Proceeds used to refund prior taxable bonds. Complete Part V	28			
29	Total (add lines 24 through 28)			29	1,500.00
30	Nonrefunding proceeds of the issue (subtract line 29 from line 23 and enter amount here)			30	125,925.00

Part V Description of Refunded Bonds. Complete this part only for refunding bonds.

31	Enter the remaining weighted average maturity of the tax-exempt bonds to be refunded ▶	N/A	years
32	Enter the remaining weighted average maturity of the taxable bonds to be refunded ▶		years
33	Enter the last date on which the refunded tax-exempt bonds will be called (MM/DD/YYYY) ▶		
34	Enter the date(s) the refunded bonds were issued ▶ (MM/DD/YYYY)		

Part VI Miscellaneous

35	Enter the amount of the state volume cap allocated to the issue under section 141(b)(5)	35	N/A
36a	Enter the amount of gross proceeds invested or to be invested in a guaranteed investment contract (GIC). See instructions	36a	N/A
b	Enter the final maturity date of the GIC ▶ (MM/DD/YYYY) N/A		
c	Enter the name of the GIC provider ▶ N/A		
37	Pooled financings: Enter the amount of the proceeds of this issue that are to be used to make loans to other governmental units	37	N/A
38a	If this issue is a loan made from the proceeds of another tax-exempt issue, check box ▶ ☐ and enter the following information:		
b	Enter the date of the master pool bond ▶ (MM/DD/YYYY) N/A		
c	Enter the EIN of the issuer of the master pool bond ▶ N/A		
d	Enter the name of the issuer of the master pool bond ▶ N/A		
39	If the issuer has designated the issue under section 265(b)(3)(B)(i)(III) (small issuer exception), check box ▶		☑
40	If the issuer has elected to pay a penalty in lieu of arbitrage rebate, check box ▶		☐
41a	If the issuer has identified a hedge, check here ▶ ☐ and enter the following information:		
b	Name of hedge provider ▶ N/A		
c	Type of hedge ▶ N/A		
d	Term of hedge ▶ N/A		
42	If the issuer has superintegrated the hedge, check box ▶		☐
43	If the issuer has established written procedures to ensure that all nonqualified bonds of this issue are remediated according to the requirements under the Code and Regulations (see instructions), check box ▶		☐
44	If the issuer has established written procedures to monitor the requirements of section 148, check box ▶		☐
45a	If some portion of the proceeds was used to reimburse expenditures, check here ▶ ☐ and enter the amount of reimbursement ▶ N/A		
b	Enter the date the official intent was adopted ▶ (MM/DD/YYYY)		

Signature and Consent

Under penalties of perjury, I declare that I have examined this return and accompanying schedules and statements, and to the best of my knowledge and belief, they are true, correct, and complete. I further declare that I consent to the IRS's disclosure of the issuer's return information, as necessary to process this return, to the person that I have authorized above.

▶ Signature of issuer's authorized representative Date ▶ Type or print name and title

Paid Preparer Use Only

Print/Type preparer's name	Preparer's signature	Date	Check ☐ if self-employed	PTIN
Juli Ann Riley				P02146769

Firm's name ▶ Zions Bancorporation, N.A.	Firm's EIN ▶ 87-0189025
Firm's address ▶ One South Main Street, Suite 1100, Salt Lake City, UT 84133	Phone no. 801-844-7198

EXHIBIT “B”

Utah Fixed Equipment Lease Agreement

UTAH FIXED EQUIPMENT LEASE

Long Name of Entity:	Grantsville City
Address:	429 E. Main Street
City, State Zip:	Grantsville, UT 84029
Attention:	Sherrie Broadbent
Public Finance Office:	Finance Director
County:	Tooele
Amount:	127,425.00
Rate:	5.21
Maturity Date:	September 1, 2029
First Pmt Date:	September 1, 2025
Payment Dates:	September 1
Auto Extend:	5
Governing Body:	City Council
Resolution Date:	September, 2024
Dated Date:	September, 2024
Day:	18th
State:	Utah

$127,425.00
Grantsville City
Lease Purchase Agreement

1. Lease/Purchases Agreement of the Grantsville City
2. Exhibit A. Calculation of Interest Component
3. Exhibit B. Description of Leased Property
4. Exhibit C. Resolution of Governing Body
5. Exhibit D. Opinion of Lessee's Counsel
6. Exhibit E. Security Documents
7. Exhibit F. Delivery and Acceptance Certificate
8. Form 8038-G
9. Wire Transfer Request

LEASE/PURCHASE AGREEMENT

Dated as of September 18, 2024

by and between

ZIONS BANCORPORATION, N.A.,
as Lessor

and

GRANTSVILLE CITY,
as Lessee

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LEASE/PURCHASE AGREEMENT

THIS LEASE/PURCHASE AGREEMENT, dated as of September 18, 2024, by and between ZIONS BANCORPORATION, N.A., a national banking association duly organized and existing under the laws of the United States of America, as lessor (the "Bank" or "Lessor"), and Grantsville City (the "Lessee"), a public agency of the State of Utah (the "State"), duly organized and existing under the Constitution and laws of the State, as lessee;

W I T N E S S E T H:

WHEREAS, the Lessee desires to finance the acquisition of the equipment and/or other personal property described as the "Leased Property" in Exhibit B (the "Leased Property") by entering into this Lease/Purchase Agreement with the Bank (the "Lease"); and

WHEREAS, the Bank agrees to lease the Leased Property to the Lessee upon the terms and conditions set forth in this Lease, with rental to be paid by the Lessee equal to the Lease Payments hereunder; and

WHEREAS, it is the intent of the parties that the original term of this Lease, and any subsequent renewal terms, shall not exceed 12 months, and that the payment obligation of the Lessee shall not constitute a general obligation under State law; and

WHEREAS, all acts, conditions and things required by law to exist, to have happened and to have been performed precedent to and in connection with the execution and delivery of this Lease do exist, have happened and have been performed in regular and due time, form and manner as required by law, and the parties hereto are now duly authorized to execute and enter into this Lease;

NOW, THEREFORE, in consideration of the above premises and of the mutual covenants hereinafter contained and for other good and valuable consideration, the parties hereto agree as follows:

ARTICLE I

DEFINITIONS AND EXHIBITS

SECTION 1.1 Definitions and Rules of Construction. Unless the context otherwise requires, the capitalized terms used herein shall, for all purposes of this Lease, have the meanings specified in the definitions below. Unless the context otherwise indicates, words importing the singular number shall include the plural number and vice versa. The terms "hereby", "hereof", "hereto", "herein", "hereunder" and any similar terms, as used in this Lease, refer to this Lease as a whole.

"Advance" shall have the meaning set forth in Section 2.1(l)(i)(D) hereof.

"Bank" shall have the meaning set forth in the Preamble hereof.

"Business Day" means any day except a Saturday, Sunday, or other day on which banks in Salt Lake City, Utah or the State are authorized to close.

"Code" means the Internal Revenue Code of 1986, as amended.

"Commencement Date" means the date this Lease is executed by the Bank and the Lessee.

"Event of Nonappropriation" shall have the meaning set forth in Section 3.2 hereof.

"Governing Body" means the governing body of the Lessee.

"Lease Payments" means the rental payments described in Exhibit A hereto.

"Lease Payment Date" shall have the meaning set forth in Section 3.4(a) hereof.

"Leased Property" shall have the meaning set forth in the Whereas clauses hereof.

"Lessee" shall have the meaning set forth in the Preamble hereof.

"Net Proceeds" means insurance or eminent domain proceeds received with respect to the Leased Property less expenses incurred in connection with the collection of such proceeds.

"Obligation Instrument" shall have the meaning set forth in Section 2.1(c) hereof.

"Original Term" shall have the meaning set forth in Section 3.2 hereof.

"Permitted Encumbrances" means, as of any particular time: (i) liens for taxes and assessments, if any, not then delinquent, or which the Lessee may, pursuant to provisions of Section 5.3 hereof, permit to remain unpaid; (ii) this Lease; (iii) any contested right or claim of any mechanic, laborer, materialman, supplier or vendor filed or perfected in the manner prescribed by law to the extent permitted under Section 5.4(b) hereof; (iv) easements, rights of way, mineral rights, drilling rights and other rights, reservations, covenants, conditions or restrictions which exist of record as of the execution date of this Lease and which the Lessee hereby certifies will not materially impair the use of the Leased Property by the Lessee; and (v) other rights, reservations, covenants, conditions or restrictions established following the date of execution of this Lease and to which the Bank and the Lessee consent in writing.

"Rebate Exemption" shall have the meaning set forth in Section 2.1(l)(ii)(A) hereof.

"Regulations" shall have the meaning set forth in Section 2.1(l)(i) hereof.

"Renewal Term" shall have the meaning set forth in Section 3.2 hereof.

"Scheduled Term" shall have the meaning set forth in Section 3.2 hereof.

"State" shall have the meaning set forth in the Preamble hereof.

"Term" or "Term of this Lease" means the Original Term and all Renewal Terms provided for in this Lease under Section 3.2 until this Lease is terminated as provided in Section 3.3 hereof.

SECTION 1.2 Exhibits. Exhibits A, B, C, D, E and F attached to this Lease are by this reference made a part of this Lease.

ARTICLE II

REPRESENTATIONS, COVENANTS AND WARRANTIES

SECTION 2.1 Representations, Covenants and Warranties of the Lessee. The Lessee represents, covenants and warrants to the Bank as follows:

(a) Due Organization and Existence. The Lessee is a public agency of the State duly organized and existing under the Constitution and laws of the State.

(b) Authorization; Enforceability. The Constitution and laws of the State authorize the Lessee to enter into this Lease and to enter into the transactions contemplated by, and to carry out its obligations under, this Lease. The Lessee has duly authorized, executed and delivered this Lease in accordance with the Constitution and laws of the State. This Lease constitutes the legal, valid and binding special obligation of the Lessee enforceable in accordance with its terms, except to the extent limited by applicable bankruptcy, insolvency, reorganization, moratorium or similar laws or equitable principles affecting the rights of creditors generally.

(c) No Conflicts or Default; Other Liens or Encumbrances. Neither the execution and delivery of this Lease nor the fulfillment of or compliance with the terms and conditions hereof, nor the consummation of the transactions contemplated hereby (i) conflicts with or results in a breach of the terms, conditions, provisions, or restrictions of any existing law, or court or administrative decree, order, or regulation, or agreement or instrument to which the Lessee is now a party or by which the Lessee is bound, **including without limitation any agreement or instrument pertaining to any bond, note, lease, certificate of participation, debt instrument, or any other obligation of the Lessee** (any such bond, note, lease, certificate of participation, debt instrument, and other obligation being referred to herein as an "Obligation Instrument"), (ii) constitutes a default under any of the foregoing, or (iii) results in the creation or imposition of any pledge, lien, charge or encumbrance whatsoever upon any of the property or assets of the Lessee, or upon the Leased Property except for Permitted Encumbrances.

By way of example, and not to be construed as a limitation on the representations set forth in the immediately preceding paragraph:

(A) no portion of the Leased Property is pledged to secure any Obligation Instrument; and

(B) the interests of the Lessor in the Leased Property hereunder do not violate the terms, conditions or provisions of any restriction or revenue pledge in any agreement or instrument pertaining to any Obligation Instrument.

If any Obligation Instrument existing on the date of execution of this Lease creates any pledge, lien, charge or encumbrance on any revenues, property or assets associated with the Leased Property that is higher in priority to the Bank's interests therein under this Lease, the Bank hereby subordinates its interests therein, but only to the extent required pursuant to such existing Obligation Instrument.

(d) Compliance with Open Meeting Requirements. The Governing Body has complied with all applicable open public meeting and notice laws and requirements with respect to the meeting at which the Lessee's execution of this Lease was authorized.

(e) Compliance with Bidding Requirements. Either there are no procurement or public bidding laws of the State applicable to the acquisition and leasing of the Leased Property pursuant to this Lease, or the Governing Body and the Lessee have complied with all such procurement and public bidding laws as may be applicable hereto.

(f) No Adverse Litigation. There are no legal or governmental proceedings or litigation pending, or to the best knowledge of the Lessee threatened or contemplated (or any basis therefor) wherein an unfavorable decision, ruling, or finding might adversely affect the transaction contemplated in or the validity of this Lease.

(g) Opinion of Lessee's Counsel. The letter attached to this Lease as Exhibit D is a true opinion of Lessee's counsel.

(h) Governmental Use of Leased Property. During the Term of this Lease, the Leased Property will be used solely by the Lessee, and only for the purpose of performing one or more governmental or proprietary functions of the Lessee consistent with the permissible scope of the Lessee's authority, and the Leased Property will not be subject to any direct or indirect private business use.

(i) Other Representations and Covenants. The representations, covenants, warranties, and obligations set forth in this Article are in addition to and are not intended to limit any other representations, covenants, warranties, and obligations set forth in this Lease.

(j) No Nonappropriations. The Lessee has never non-appropriated or defaulted under any of its payment or performance obligations or covenants, either under any municipal lease of the same general nature as this Lease, or under any of its bonds, notes, or other obligations of indebtedness for which its revenues or general credit are pledged.

(k) No Legal Violation. The Leased Property is not, and at all times during the Term of this Lease will not be in violation of any federal, state or local law, statute, ordinance or regulation.

(l) General Tax and Arbitrage Representations and Covenants.

(i) The certifications and representations made by the Lessee in this Lease are intended, among other purposes, to be a certificate permitted in Section 1.148-2(b) of the Treasury Regulations promulgated pursuant to Section 148 of the Code (the "Regulations"), to establish the reasonable expectations of the Lessee at the time of the execution of this Lease made on the basis of the facts, estimates and circumstances in existence on the date hereof. The Lessee further certifies and covenants as follows:

(A) The Lessee has not been notified of any disqualification or proposed disqualification of it by the Commissioner of the Internal Revenue Service as an issuer which may certify bond issues.

(B) To the best knowledge and belief of the Lessee, there are no facts, estimates or circumstances that would materially change the conclusions, certifications or representations set forth in this Lease, and the expectations herein set forth are reasonable.

(C) The Scheduled Term of this Lease does not exceed the useful life of the Leased Property, and the weighted average term of this Lease does not exceed the weighted average useful life of the Leased Property.

(D) Each advance of funds by the Bank to finance Leased Property under this Lease (each an "Advance") will occur only when and to the extent that the Lessee has reasonably determined and identified the nature, need, and cost of each item of Leased Property pertaining to such Advance.

(E) No use will be made of the proceeds of this Lease or any such Advance, or any funds or accounts of the Lessee which may be deemed to be proceeds of this Lease or any such Advance, which use, if it had been reasonably expected on the date of the execution of this Lease or of any such Advance, would

have caused this Lease or any such Advance to be classified as an "arbitrage bond" within the meaning of Section 148 of the Code.

(F) The Lessee will at all times comply with the rebate requirements of Section 148(f) of the Code as they pertain to this Lease, to the extent applicable.

(G) In order to preserve the status of this Lease and the Advances as other than "private activity bonds" as described in Sections 103(b)(1) and 141 of the Code, as long as this Lease and any such Advances are outstanding and unpaid:

(I) none of the proceeds from this Lease or the Advances or any facilities or assets financed therewith shall be used for any "private business use" as that term is used in Section 141(b) of the Code and defined in Section 141(b)(6) of the Code;

(II) the Lessee will not allow any such "private business use" to be made of the proceeds of this Lease or the Advances or any facilities or assets financed therewith; and

(III) none of the Advances or Lease Payments due hereunder shall be secured in whole or in part, directly or indirectly, by any interest in any property used in any such "private business use" or by payments in respect of such property and shall not be derived from payments in respect of such property.

(H) The Lessee will not take any action, or omit to take any action, which action or omission would cause the interest component of the Lease Payments to be ineligible for the exclusion from gross income as provided in Section 103 of the Code.

(I) The Lessee is a "governmental unit" within the meaning of Section 141(b)(6) of the Code.

(J) The obligations of the Lessee under this Lease are not federally guaranteed within the meaning of Section 149(b) of the Code.

(K) This Lease and the Advances to be made pursuant hereto will not reimburse the Lessee for any expenditures incurred prior to the date of this Lease and do not constitute a "refunding issue" as defined in Section 1.150-1(d) of the Regulations, and no part of the proceeds of this Lease or any such Advances will be used to pay or discharge any obligations of the Lessee the interest on which is or purports to be excludable from gross income under the Code or any predecessor provision of law.

(L) In compliance with Section 149(e) of the Code relating to information reporting, the Lessee will file or cause to be filed with the Internal Revenue Service Center, Ogden, UT 84201, within fifteen (15) days from the execution of this Lease, IRS Form 8038-G or 8038-GC, as appropriate, reflecting the total aggregate amount of Advances that can be made pursuant to this Lease.

(M) None of the proceeds of this Lease or the Advances to be made hereunder will be used directly or indirectly to replace funds of the Lessee used directly or indirectly to acquire obligations at a yield materially higher than the

yield on this Lease or otherwise invested in any manner. No portion of the Advances will be made for the purpose of investing such portion at a materially higher yield than the yield on this Lease.

(N) Inasmuch as Advances will be made under this Lease only when and to the extent the Lessee reasonably determines, identifies and experiences the need therefor, and will remain outstanding and unpaid only until such time as the Lessee has moneys available to repay the same, the Lessee reasonably expects that (I) the Advances will not be made sooner than necessary; (II) no proceeds from the Advances will be invested at a yield higher than the yield on this Lease; and (III) the Advances and this Lease will not remain outstanding and unpaid longer than necessary.

(O) The Lessee will either (i) spend all of the moneys advanced pursuant to this Lease immediately upon receipt thereof, without investment, on the portion of the Leased Property that is to be financed thereby; or (ii) invest such moneys at the highest yield allowable and practicable under the circumstances until they are to be spent on the portion of the Leased Property that is to be financed thereby, and track, keep records of, and pay to the United States of America, all rebatable arbitrage pertaining thereto, at the times, in the amounts, in the manner, and to the extent required under Section 148(f) of the Code and the Treasury Regulations promulgated in connection therewith. At least five percent (5%) of the total amount of moneys that are expected to be advanced pursuant to this Lease are reasonably expected to have been expended on the Leased Property within six (6) months from the date of this Lease. All moneys to be advanced pursuant to this Lease are reasonably expected to have been expended on the Leased Property no later than the earlier of: (I) the date twelve (12) months from the date such moneys are advanced; and (II) the date three (3) years from the date of this Lease.

(P) This Lease and the Advances to be made hereunder are not and will not be part of a transaction or series of transactions that attempts to circumvent the provisions of Section 148 of the Code and the regulations promulgated in connection therewith (I) enabling the Lessee to exploit the difference between tax-exempt and taxable interest rates to gain a material financial advantage, and (II) overburdening the tax-exempt bond market, as those terms are used in Section 1.148-10(a)(2) of the Regulations.

(Q) To the best of the knowledge, information and belief of the Lessee, the above expectations are reasonable. On the basis of the foregoing, it is not expected that the proceeds of this Lease and the Advances to be made hereunder will be used in a manner that would cause this Lease or such Advances to be "arbitrage bonds" under Section 148 of the Code and the regulations promulgated thereunder, and to the best of the knowledge, information and belief of the Lessee, there are no other facts, estimates or circumstances that would materially change the foregoing conclusions.

(ii) Arbitrage Rebate Under Section 148(f) of the Code. With respect to the arbitrage rebate requirements of Section 148(f) of the Code, either (check applicable box):

☐ (A) Lessee Qualifies for Small Issuer Exemption from Arbitrage Rebate. The Lessee hereby certifies and represents that it qualifies for the exception contained in Section 148(f)(4)(D) of the Code from the requirement to rebate

arbitrage earnings from investment of proceeds of the Advances made under this Lease (the "Rebate Exemption") as follows:

(1) The Lessee has general taxing powers.

(2) Neither this Lease, any Advances to be made hereunder, nor any portion thereof are private activity bonds as defined in Section 141 of the Code ("Private Activity Bonds").

(3) Ninety-five percent (95%) or more of the net proceeds of the Advances to be made hereunder are to be used for local government activities of the Lessee (or of a governmental unit, the jurisdiction of which is entirely within the jurisdiction of the Lessee).

(4) Neither the Lessee nor any aggregated issuer has issued or is reasonably expected to issue any tax-exempt obligations other than Private Activity Bonds (as those terms are used in Section 148(f)(4)(D) of the Code) during the current calendar year, including the Advances to be made hereunder, which in the aggregate would exceed $5,000,000 in face amount, or $15,000,000 in face amount for such portions, if any, of any tax-exempt obligations of the Lessee and any aggregated issuer as are attributable to construction of public school facilities within the meaning of Section 148(f)(4)(D)(vii) of the Code.

For purposes of this Section, "aggregated issuer" means any entity which (a) issues obligations on behalf of the Lessee, (b) derives its issuing authority from the Lessee, or (c) is subject to substantial control by the Lessee.

The Lessee hereby certifies and represents that it has not created, does not intend to create and does not expect to benefit from any entity formed or availed of to avoid the purposes of Section 148(f)(4)(D)(i)(IV) of the Code.

Accordingly, the Lessee will qualify for the Rebate Exemption granted to governmental units issuing less than $5,000,000 under Section 148(f)(4)(D) of the Code ($15,000,000 for the financing of public school facilities construction as described above), and the Lessee shall be treated as meeting the requirements of Paragraphs (2) and (3) of Section 148(f) of the Code relating to the required rebate of arbitrage earnings to the United States with respect to this Lease and the Advances to be made hereunder.

- or -

☐ (B) Lessee Will Keep Records of and Will Rebate Arbitrage. The Lessee does not qualify for the small issuer Rebate Exemption described above, and the Lessee hereby certifies and covenants that it will account for, keep the appropriate records of, and pay to the United States, the rebate amount, if any, earned from the investment of gross proceeds of this Lease and the Advances to be made hereunder, at the times, in the amounts, and in the manner prescribed in Section 148(f) of the Code and the applicable Regulations promulgated with respect thereto.

(m) Small Issuer Exemption from Bank Nondeductibility Restriction. Based on the following representations of the Lessee, the Lessee hereby designates this Lease and the interest

components of the Lease Payments hereunder as "qualified tax-exempt obligations" within the meaning of Section 265(b)(3) of the Code: (i) this Lease and the Lease Payments hereunder are not private activity bonds within the meaning of Section 141 of the Code; (ii) the Lessee reasonably anticipates that it, together with all "aggregated issuers," will not issue during the current calendar year obligations (other than those obligations described in clause (iii) below) the interest on which is excluded from gross income for federal income tax purposes under Section 103 of the Code which, when aggregated with this Lease, will exceed an aggregate principal amount of $10,000,000; (iii) and notwithstanding clause (ii) above, the Lessee and its aggregated issuers may have issued in the current calendar year and may continue to issue during the remainder of the current calendar year private activity bonds other than qualified 501(c)(3) bonds as defined in Section 145 of the Code. For purposes of this subsection, "aggregated issuer" means any entity which (a) issues obligations on behalf of the Lessee, (b) derives its issuing authority from the Lessee, or (c) is subject to substantial control by the Lessee. The Lessee hereby certifies and represents that it has not created, does not intend to create and does not expect to benefit from any entity formed or availed of to avoid the purposes of Section 265(b)(3)(C) or (D) of the Code.

SECTION 2.2 Representations, Covenants and Warranties of the Bank. The Bank is a national banking association, duly organized, existing and in good standing under and by virtue of the laws of the United States of America, has the power to enter into this Lease, is possessed of full power to own and hold real and personal property, and to lease and sell the same, and has duly authorized the execution and delivery of this Lease. This Lease constitutes the legal, valid and binding obligation of the Bank, enforceable in accordance with its terms, except to the extent limited by applicable bankruptcy, insolvency, reorganization, moratorium or similar laws or equitable principles affecting the rights of creditors generally.

ARTICLE III

AGREEMENT TO LEASE; TERM OF LEASE; LEASE PAYMENTS

SECTION 3.1 Lease. The Bank hereby leases the Leased Property to the Lessee, and the Lessee hereby leases the Leased Property from the Bank, upon the terms and conditions set forth herein.

Concurrently with its execution of this Lease, the Lessee shall deliver to the Bank fully completed documents substantially in the forms attached hereto as Exhibits B, C, D, E and F hereto. Prior to the Bank making the final Advance hereunder, Lessee shall provide the Bank an executed copy of the Delivery and Acceptance Certificate found in Exhibit F.

SECTION 3.2 Term. The Term of this Lease shall commence on the date of execution of this Lease, including delivery to the Bank by the Lessee of fully completed documents in the forms set forth in Exhibits B, C, D, E and F attached hereto, and continue until the end of the fiscal year of Lessee in effect at the Commencement Date (the "Original Term"). Thereafter, this Lease will be extended for 5 successive additional periods of one year coextensive with Lessee's fiscal year, except for the last such period which may be less than a full fiscal year, (each, a "Renewal Term") subject to an Event of Nonappropriation as described herein below in this Section 3.2 and in Section 3.3(a), with the final Renewal Term ending on September 1, 2029, unless this Lease is terminated as hereinafter provided. The Original Term together with all scheduled Renewal Terms shall be referred to herein as the "Scheduled Term" irrespective of whether this Lease is terminated for any reason prior to the scheduled commencement or termination of any Renewal Term as provided herein.

If Lessee does not appropriate funds for the payment of Lease Payments due for any Renewal Term in the adopted budget of the Lessee for the applicable fiscal year (an "Event of Nonappropriation"), this Lease

will terminate upon the expiration of the Original or Renewal Term then in effect and Lessee shall notify Bank of such termination at least ten (10) days prior to the expiration of the Original or Renewal Term then in effect.

SECTION 3.3 Termination. This Lease will terminate upon the earliest of any of the following events:

(a) upon the expiration of the Original Term or any Renewal Term of this Lease following an Event of Nonappropriation;

(b) the exercise by Lessee of any option to purchase granted in this Lease by which Lessee purchases all of the Leased Property;

(c) a default by Lessee and Bank's election to terminate this Lease under Article VII herein; or

(d) the expiration of the Scheduled Term of this Lease, the Lessee having made payment of all Lease Payments accrued to such date.

SECTION 3.4 Lease Payments.

(a) Time and Amount. During the Term of this Lease and so long as this Lease has not terminated pursuant to Section 3.3, the Lessee agrees to pay to the Bank, its successors and assigns, as annual rental for the use and possession of the Leased Property, the Lease Payments (denominated into components of principal and interest) in the amounts specified in Exhibit A, to be due and payable in arrears on each payment date identified in Exhibit A (or if such day is not a Business Day, the next succeeding Business Day) specified in Exhibit A (the "Lease Payment Date").

(b) Rate on Overdue Payments. In the event the Lessee should fail to make any of the Lease Payments required in this Section, the Lease Payment in default shall continue as an obligation of the Lessee until the amount in default shall have been fully paid, and the Lessee agrees to pay the same with interest thereon, to the extent permitted by law, from the date such amount was originally payable at the rate equal to the original interest rate payable with respect to such Lease Payments.

(c) Additional Payments. Any additional payments required to be made by the Lessee hereunder, including but not limited to Sections 4.1, 5.3, and 7.4 of this Lease, shall constitute additional rental for the Leased Property.

SECTION 3.5 Possession of Leased Property Upon Termination. Upon termination of this Lease pursuant to Sections 3.3(a), or (c), the Lessee shall transfer the Leased Property to the Bank in such manner as may be specified by the Bank, and the Bank shall have the right to take possession of the Leased Property by virtue of the Bank's ownership interest as lessor of the Leased Property, and the Lessee at the Bank's direction shall ship the Leased Property to the destination designated by the Bank by loading the Leased Property at the Lessee's cost and expense, on board such carrier as the Bank shall specify.

SECTION 3.6 No Withholding. Notwithstanding any dispute between the Bank and the Lessee, in connection with this Lease or otherwise, including a dispute as to the failure of any portion of the Leased Property in use by or possession of the Lessee to perform the task for which it is leased, the Lessee shall make all Lease Payments when due and shall not withhold any Lease Payments pending the final resolution of such dispute.

SECTION 3.7 Lease Payments to Constitute a Current Obligation of the Lessee. Notwithstanding any other provision of this Lease, the Lessee and the Bank acknowledge and agree that the obligation of the Lessee to pay Lease Payments hereunder constitutes a current special obligation of the Lessee payable exclusively from current and legally available funds and shall not in any way be construed to be an indebtedness of the Lessee within the meaning of any constitutional or statutory limitation or requirement applicable to the Lessee concerning the creation of indebtedness. The Lessee has not hereby pledged the general tax revenues or credit of the Lessee to the payment of the Lease Payments, or the interest thereon, nor shall this Lease obligate the Lessee to apply money of the Lessee to the payment of Lease Payments beyond the then current Original Term or Renewal Term, as the case may be, or any interest thereon.

SECTION 3.8 Net Lease. This Lease shall be deemed and construed to be a "net-net-net lease" and the Lessee hereby agrees that the Lease Payments shall be an absolute net return to the Bank, free and clear of any expenses, charges or set-offs whatsoever, except as expressly provided herein.

SECTION 3.9 Offset. Lease Payments or other sums payable by Lessee pursuant to this Lease shall not be subject to set-off, deduction, counterclaim or abatement and Lessee shall not be entitled to any credit against such Lease Payments or other sums for any reason whatsoever, including, but not limited to: (i) any accident or unforeseen circumstances; (ii) any damage or destruction of the Leased Property or any part thereof; (iii) any restriction or interference with Lessee's use of the Leased Property; (iv) any defects, breakdowns, malfunctions, or unsuitability of the Leased Property or any part thereof; or (v) any dispute between the Lessee and the Bank, any vendor or manufacturer of any part of the Leased Property, or any other person.

ARTICLE IV

INSURANCE

SECTION 4.1 Insurance. Lessee, at Bank's option, will either self-insure, or at Lessee's cost, will cause casualty insurance and property damage insurance to be carried and maintained on the Leased Property, with all such coverages to be in such amounts sufficient to cover the value of the Leased Property at the commencement of this Lease (as determined by the purchase price paid for the Leased Property), and public liability insurance with respect to the Leased Property in the amounts required by law, but in no event with a policy limit less than $1,000,000 per occurrence. All insurance shall be written in such forms, to cover such risks, and with such insurers, as are customary for public entities such as the Lessee. A combination of self-insurance and policies of insurance may be utilized. If policies of insurance are obtained, Lessee will cause Bank to be a loss payee as its interest under this Lease may appear on such property damage insurance policies, and an additional insured on a primary and noncontributory basis on such public liability insurance in an amount equal to or exceeding the minimum limit stated herein. Subject to Section 4.2, insurance proceeds from insurance policies or budgeted amounts from self-insurance as relating to casualty and property damage losses will, to the extent permitted by law, be payable to Bank in an amount equal to the then outstanding principal and accrued interest components of the Lease Payments at the time of such damage or destruction as provided by Section 8.1. Lessee will deliver to Bank the policies or evidences of insurance or self-insurance satisfactory to Bank, together with receipts for the applicable premiums before the Leased Property is delivered to Lessee and at least thirty (30) days before the expiration of any such policies. By endorsement upon the policy or by independent instrument furnished to Bank, such insurer will agree that it will give Bank at least thirty (30) days' written notice prior to cancellation or alteration of the policy. Lessee will carry workers compensation insurance covering all employees working on, in, or about the Leased Property, and will require any other person or entity working on, in, or about the Leased Property to carry such coverage, and will furnish to Bank certificates evidencing such coverages throughout the Term of this Lease.

SECTION 4.2 Damage to or Destruction of the Leased Property. If all or any part of the Leased Property is lost, stolen, destroyed, or damaged, Lessee will give Bank prompt notice of such event and will,

to the extent permitted by law, repair or replace the same at Lessee's cost. If such lost, stolen, destroyed or damaged Leased Property is equipment, it shall be repaired or replaced within thirty (30) days after such event. If such lost, stolen, destroyed or damaged Leased Property is other than equipment, it shall be repaired or replaced within one hundred eighty (180) days after such event. Any replaced Leased Property will be substituted in this Lease by appropriate endorsement. All insurance proceeds received by Bank under the policies required under Section 4.1 with respect to the Leased Property lost, stolen, destroyed, or damaged, will be paid to Lessee if the Leased Property is repaired or replaced by Lessee as required by this Section. If Lessee fails or refuses to make the required repairs or replacement, such proceeds will be paid to Bank to the extent of the then remaining portion of the Lease Payments to become due during the Scheduled Term of this Lease less that portion of such Lease Payments attributable to interest which will not then have accrued as provided in Section 8.1. No loss, theft, destruction, or damage to the Leased Property will impose any obligation on Bank under this Lease, and this Lease will continue in full force and effect regardless of such loss, theft, destruction, or damage. Lessee assumes all risks and liabilities, whether or not covered by insurance, for loss, theft, destruction, or damage to the Leased Property and for injuries or deaths of persons and damage to property however arising, whether such injury or death be with respect to agents or employees of Lessee or of third parties, and whether such damage to property be to Lessee's property or to the property of others.

ARTICLE V

COVENANTS

SECTION 5.1 Use of the Leased Property. The Lessee represents and warrants that it has an immediate and essential need for the Leased Property to carry out and give effect to the public purposes of the Lessee, which need is not temporary or expected to diminish in the foreseeable future, and that it expects to make immediate use of all of the Leased Property.

The Lessee hereby covenants that it will install, use, operate, maintain, and service the Leased Property in accordance with all vendors' instructions and in such a manner as to preserve all warranties and guarantees with respect to the Leased Property.

The Lessor hereby assigns to the Lessee, without recourse, for the Term of this Lease, all manufacturer warranties and guaranties, express or implied, pertinent to the Leased Property, and the Lessor directs the Lessee to obtain the customary services furnished in connection with such warranties and guaranties at the Lessee's expense; provided, however, that the Lessee hereby agrees that it will reassign to the Lessor all such warranties and guaranties in the event of termination of this Lease pursuant to Sections 3.3(a) or 3.3(c).

SECTION 5.2 Interest in the Leased Property and this Lease. Upon expiration of the Term as provided in Section 3.3(b) or 3.3(d) hereof, all right, title and interest of the Bank in and to all of the Leased Property shall be transferred to and vest in the Lessee, without the necessity of any additional document of transfer.

SECTION 5.3 Maintenance, Utilities, Taxes and Assessments.

(a) Maintenance; Repair and Replacement. Throughout the Term of this Lease, as part of the consideration for the rental of the Leased Property, all repair and maintenance of the Leased Property shall be the responsibility of the Lessee, and the Lessee shall pay for or otherwise arrange for the payment of the cost of the repair and replacement of the Leased Property excepting ordinary wear and tear, and the Lessee hereby covenants and agrees that it will comply with all vendors' and manufacturers' maintenance and warranty requirements pertaining to the Leased Property. In

exchange for the Lease Payments herein provided, the Bank agrees to provide only the Leased Property, as hereinbefore more specifically set forth.

(b) Tax and Assessments; Utility Charges. The Lessee shall also pay or cause to be paid all taxes and assessments, including but not limited to utility charges, of any type or nature charged to the Lessee or levied, assessed or charged against any portion of the Leased Property or the respective interests or estates therein; provided that with respect to special assessments or other governmental charges that may lawfully be paid in installments over a period of years, the Lessee shall be obligated to pay only such installments as are required to be paid during the Term of this Lease as and when the same become due.

(c) Contests. The Lessee may, at its expense and in its name, in good faith contest any such taxes, assessments, utility and other charges and, in the event of any such contest, may permit the taxes, assessments or other charges so contested to remain unpaid during the period of such contest and any appeal therefrom; provided that prior to such nonpayment it shall furnish the Bank with the opinion of an independent counsel acceptable to the Bank to the effect that, by nonpayment of any such items, the interest of the Bank in such portion of the Leased Property will not be materially endangered and that the Leased Property will not be subject to loss or forfeiture. Otherwise, the Lessee shall promptly pay such taxes, assessments or charges or make provisions for the payment thereof in form satisfactory to the Bank.

SECTION 5.4 Modification of the Leased Property.

(a) Additions, Modifications and Improvements. The Lessee shall, at its own expense, have the right to make additions, modifications, and improvements to any portion of the Leased Property if such improvements are necessary or beneficial for the use of such portion of the Leased Property. All such additions, modifications and improvements shall thereafter comprise part of the Leased Property and be subject to the provisions of this Lease. Such additions, modifications and improvements shall not in any way damage any portion of the Leased Property or cause it to be used for purposes other than those authorized under the provisions of State and federal law or in any way which would impair the exclusion from gross income for federal income tax purposes of the interest components of the Lease Payments; and the Leased Property, upon completion of any additions, modifications and improvements made pursuant to this Section, shall be of a value which is not substantially less than the value of the Leased Property immediately prior to the making of such additions, modifications and improvements.

(b) No Liens. Except for Permitted Encumbrances, the Lessee will not permit (i) any liens or encumbrances to be established or remain against the Leased Property or (ii) any mechanic's or other lien to be established or remain against the Leased Property for labor or materials furnished in connection with any additions, modifications or improvements made by the Lessee pursuant to this Section; provided that if any such mechanic’s lien is established and the Lessee shall first notify or cause to be notified the Bank of the Lessee's intention to do so, the Lessee may in good faith contest any lien filed or established against the Leased Property, and in such event may permit the items so contested to remain undischarged and unsatisfied during the period of such contest and any appeal therefrom and shall provide the Bank with full security against any loss or forfeiture which might arise from the nonpayment of any such item, in form satisfactory to the Bank. The Bank will cooperate fully in any such contest.

SECTION 5.5 Permits. The Lessee will provide all permits and licenses necessary for the ownership, possession, operation, and use of the Leased Property, and will comply with all laws, rules, regulations, and ordinances applicable to such ownership, possession, operation, and use. If compliance with any law, rule, regulation, ordinance, permit, or license requires changes or additions to be made to the Leased Property, such changes or additions will be made by the Lessee at its own expense.

SECTION 5.6 Bank's Right to Perform for Lessee. If the Lessee fails to make any payment or to satisfy any representation, covenant, warranty, or obligation contained herein or imposed hereby, the Bank may (but need not) make such payment or satisfy such representation, covenant, warranty, or obligation, and the amount of such payment and the expense of any such action incurred by the Bank, as the case may be, will be deemed to be additional rent payable by the Lessee on the Bank's demand.

SECTION 5.7 Bank's Disclaimer of Warranties. The Bank has played no part in the selection of the Leased Property, the Lessee having selected the Leased Property independently from the Bank. The Bank, at the Lessee's request, has acquired or arranged for the acquisition of the Leased Property and shall lease the same to the Lessee as herein provided, the Bank's only role being the facilitation of the financing of the Leased Property for the Lessee. THE BANK MAKES NO WARRANTY OR REPRESENTATION, EITHER EXPRESS OR IMPLIED, AS TO THE VALUE, DESIGN, CONDITION, QUALITY, DURABILITY, SUITABILITY, MERCHANTABILITY OR FITNESS FOR ANY PARTICULAR PURPOSE OR FITNESS FOR THE USE CONTEMPLATED BY THE LESSEE OF THE LEASED PROPERTY, OR ANY PORTION THEREOF. THE LESSEE ACKNOWLEDGES THAT THE BANK IS NOT A MANUFACTURER OR VENDOR OF ALL OR ANY PORTION OF THE LEASED PROPERTY, AND THAT THE LESSEE IS LEASING THE LEASED PROPERTY AS IS. In no event shall the Bank be liable for incidental, direct, indirect, special or consequential damages, in connection with or arising out of this Lease, for the existence, furnishing, functioning or Lessee's use and possession of the Leased Property.

SECTION 5.8 Indemnification. To the extent permitted by applicable law, the Lessee hereby agrees to indemnify and hold harmless the Bank, its directors, officers, shareholders, employees, agents, and successors from and against any loss, claim, damage, expense, and liability resulting from or attributable to the acquisition, construction, or use of the Leased Property. Notwithstanding the foregoing, the Bank shall not be indemnified for any liability resulting from the gross negligence or willful misconduct of the Bank.

SECTION 5.9 Inclusion for Consideration as Budget Item. During the Term of this Lease, the Lessee covenants and agrees that it shall give due consideration, in accordance with applicable law, as an item for expenditure during its annual budget considerations, of an amount necessary to pay Lease Payments for the Leased Property during the next succeeding Renewal Term. Nothing herein shall be construed to direct or require that Lessee take or direct that any legislative act be done, or that the Governing Body of Lessee improperly or unlawfully delegate any of its legislative authority.

SECTION 5.10 Annual Financial Information. During the Term of this Lease, the Lessee covenants and agrees to provide the Bank as soon as practicable when they are available: (i) a copy of the Lessee's final annual budget for each fiscal year; (ii) a copy of the Lessee's most recent financial statements; and (iii) any other financial reports the Bank may request from time to time.

ARTICLE VI

ASSIGNMENT AND SUBLEASING

SECTION 6.1 Assignment by the Bank. The parties hereto agree that all rights of Bank hereunder may be assigned, transferred or otherwise disposed of, either in whole or in part, including without limitation transfer to a trustee pursuant to a trust arrangement under which the trustee issues certificates of participation evidencing undivided interests in this Lease and/or the rights to receive Lease Payments hereunder, provided that notice of any such assignment, transfer or other disposition is given to Lessee.

SECTION 6.2 Assignment and Subleasing by the Lessee. The Lessee may not assign this Lease or sublease all or any portion of the Leased Property unless both of the following shall have occurred: (i) the Bank shall have consented to such assignment or sublease; and (ii) the Bank shall have received assurance acceptable to the Bank that such assignment or sublease: (A) is authorized under applicable state law, (B) will not adversely affect the validity of this Lease, and (C) will not adversely affect the exclusion from gross income for federal income tax purposes of the interest components of the Lease Payments.

ARTICLE VII

EVENTS OF DEFAULT AND REMEDIES

SECTION 7.1 Events of Default Defined. The following shall be "events of default" under this Lease and the terms "events of default" and "default" shall mean, whenever they are used in this Lease, any one or more of the following events:

(a) Payment Default. Failure by the Lessee to pay any Lease Payment required to be paid hereunder by the corresponding Lease Payment Date.

(b) Covenant Default. Failure by the Lessee to observe and perform any warranty, covenant, condition or agreement on its part to be observed or performed herein or otherwise with respect hereto other than as referred to in clause (a) of this Section, for a period of 30 days after written notice specifying such failure and requesting that it be remedied has been given to the Lessee by the Bank; provided, however, if the failure stated in the notice cannot be corrected within the applicable period, the Bank shall not unreasonably withhold their consent to an extension of such time if corrective action is instituted by the Lessee within the applicable period and diligently pursued until the default is corrected.

(c) Bankruptcy or Insolvency. The filing by the Lessee of a case in bankruptcy, or the subjection of any right or interest of the Lessee under this Lease to any execution, garnishment or attachment, or adjudication of the Lessee as a bankrupt, or assignment by the Lessee for the benefit of creditors, or the entry by the Lessee into an agreement of composition with creditors, or the approval by a court of competent jurisdiction of a petition applicable to the Lessee in any proceedings instituted under the provisions of the federal bankruptcy code, as amended, or under any similar act which may hereafter be enacted.

The foregoing provisions of this Section 7.1 are subject to the provisions of Section 3.2 hereof with respect to nonappropriation.

SECTION 7.2 Remedies on Default. Whenever any event of default referred to in Section 7.1 hereof shall have happened and be continuing, the Bank shall have the right, at its sole option without any further demand or notice to take one or any combination of the following remedial steps:

(a) take possession of the Leased Property by virtue of the Bank's ownership interest as lessor of the Leased Property;

(b) hold the Lessee liable for the difference between (i) the rents and other amounts payable by Lessee hereunder to the end of the then current Original Term or Renewal Term, as appropriate, and (ii) the rent paid by a lessee of the Leased Property pursuant to such lease; and

(c) take whatever action at law or in equity may appear necessary or desirable to enforce its right hereunder.

SECTION 7.3 No Remedy Exclusive. No remedy conferred herein upon or reserved to the Bank is intended to be exclusive and every such remedy shall be cumulative and shall be in addition to every other remedy given under this Lease or now or hereafter existing at law or in equity. No delay or omission to exercise any right or power accruing upon any default shall impair any such right or power or shall be construed to be a waiver thereof, but any such right and power may be exercised from time to time and as often as may be deemed expedient. In order to entitle the Bank to exercise any remedy reserved to it in this Article it shall not be necessary to give any notice, other than such notice as may be required in this Article or by law.

SECTION 7.4 Agreement to Pay Attorneys' Fees and Expenses. In the event either party to this Lease should default under any of the provisions hereof and the nondefaulting party should employ attorneys or incur other expenses for the collection of moneys or the enforcement of performance or observance of any obligation or agreement on the part of the defaulting party contained herein, the defaulting party agrees that it will pay on demand to the nondefaulting party the reasonable fees of such attorneys and such other expenses so incurred by the nondefaulting party.

SECTION 7.5 Waiver of Certain Damages. With respect to all of the remedies provided for in this Article VII, the Lessee hereby waives any damages occasioned by the Bank's repossession of the Leased Property upon an event of default.

ARTICLE VIII

PREPAYMENT OF LEASE PAYMENTS IN PART

SECTION 8.1 Extraordinary Prepayment From Net Proceeds. To the extent, if any, required pursuant to Section 4.1 the Lessee shall be obligated to purchase the Leased Property by prepaying the Lease Payments in whole or in part on any date, from and to the extent of any Net Proceeds or other moneys pursuant to Article IV hereof. The Lessee and the Bank hereby agree that in the case of such prepayment of the Lease Payments in part, such Net Proceeds or other moneys shall be credited toward the Lessee's obligations hereunder pro rata among Lease Payments so that following prepayment, the remaining annual Lease Payments will be proportional to the initial annual Lease Payments.

SECTION 8.2 Option to Purchase Leased Property. Subject to the terms and conditions of this Section, the Bank hereby grants an option to the Lessee to purchase all or a portion of the Leased Property by paying on any date a price equal to the portion of the outstanding principal component of the Lease Payments that is allocable to such portion of the Leased Property that is being so purchased, without premium, plus the accrued interest component of such portion of the Lease Payments to such payment date. To exercise this option, the Lessee must deliver to the Bank written notice specifying the date on which the Leased Property is to be purchased (the "Closing Date"), which notice must be delivered to the Bank at least thirty (30) days prior to the Closing Date specified therein. The Lessee may purchase the Leased Property pursuant to the option granted in this Section only if the Lessee has made all Lease Payments when due (or has remedied any defaults in the payment of Lease Payments, in accordance with the provisions of this Lease) and all other warranties, representations, covenants, and obligations of the Lessee under this Lease have been satisfied (or all breaches thereof have been waived by the Bank in writing).

Upon the expiration of the Scheduled Term of this Lease and provided that all conditions of the immediately preceding paragraph have been satisfied (except those pertaining to notice), the Lessee shall be deemed to have purchased the Leased Property (without the need for payment of additional moneys) and shall be vested with all rights and title to the Leased Property.

ARTICLE IX

MISCELLANEOUS

SECTION 9.1 Notices. Unless otherwise specifically provided herein, all notices shall be in writing addressed to the respective party as set forth below (or to such other address as the party to whom such notice is intended shall have previously designated by written notice to the serving party), and may be personally served, telecopied, or sent by overnight courier service or United States mail:

If to Bank:	If to the Lessee:
ZIONS BANCORPORATION, N.A. One South Main Street, 17th Floor Salt Lake City, Utah 84133 Attention: Kirsi Hansen	Grantsville City 429 E. Main Street Grantsville, UT 84029 Attention: Sherrie Broadbent

Such notices shall be deemed to have been given: (a) if delivered in person, when delivered; (b) if delivered by telecopy, on the date of transmission if transmitted by 4:00 p.m. (Salt Lake City time) on a Business Day or, if not, on the next succeeding Business Day; (c) if delivered by overnight courier, two Business Days after delivery to such courier properly addressed; or (d) if by United States mail, four Business Days after depositing in the United States mail, postage prepaid and properly addressed.

SECTION 9.2 System of Registration. The Lessee shall be the Registrar for this Lease and the rights to payments hereunder. The Bank shall be the initial Registered Owner of rights to receive payments hereunder. If the Bank transfers its rights to receive payments hereunder, the Registrar shall note on this Lease the name and address of the transferee.

SECTION 9.3 Instruments of Further Assurance. To the extent, if any, that the Bank's interest in the Leased Property as Lessor under this Lease is deemed to be a security interest in the Leased Property, then the Lessee shall be deemed to have granted, and in such event the Lessee does hereby grant, a security interest in the Leased Property to the Bank, which security interest includes proceeds, and this Lease shall constitute a security agreement under applicable law. Concurrently with the execution of this Lease, the Lessee has executed, delivered, and filed and/or recorded all financing statements, UCC forms, mortgages, deeds of trust, notices, filings, and/or other instruments, in form required for filing and/or recording thereof, as are required under applicable law to fully perfect such security interest of the Bank in the Leased Property (collectively, "Security Documents"). Attached hereto as Exhibit E are copies of all such Security Documents. The Lessee will do, execute, acknowledge, deliver and record, or cause to be done, executed, acknowledged, delivered and recorded, such additional acts, notices, filings and instruments as the Bank may require in its sole discretion to evidence, reflect and perfect the title, ownership, leasehold interest, security interest and/or other interest of the Bank in and to any part or all of the Leased Property, promptly upon the request of the Bank.

SECTION 9.4 Binding Effect. This Lease shall inure to the benefit of and shall be binding upon the Bank and the Lessee and their respective successors and assigns.

SECTION 9.5 Amendments. This Lease may be amended or modified only upon the written agreement of both the Bank and the Lessee.

SECTION 9.6 Section Headings. Section headings are for reference only and shall not be used to interpret this Lease.

SECTION 9.7 Severability. In the event any provision of this Lease shall be held invalid or unenforceable by a court of competent jurisdiction, to the extent permitted by law, such holding shall not invalidate or render unenforceable any other provision hereof.

SECTION 9.8 Entire Agreement. This Lease and the attached Exhibits constitute the entire agreement between the Bank and the Lessee and supersedes any prior agreement between the Bank and the Lessee with respect to the Leased Property, except as is set forth in an Addendum, if any, which is made a part of this Lease and which is signed by both the Bank and the Lessee.

SECTION 9.9 Execution in Counterparts. This Lease may be executed in any number of counterparts, each of which shall be an original and all of which shall constitute but one and the same instrument.

SECTION 9.10 Arbitration. To the extent permitted by law, any dispute, controversy or claim arising out of or based upon the terms of this Lease or the transactions contemplated hereby shall be settled exclusively and finally by binding arbitration. Upon written demand for arbitration by any party hereto, the parties to the dispute shall confer and attempt in good faith to agree upon one arbitrator. If the parties have not agreed upon an arbitrator within thirty (30) days after receipt of such written demand, each party to the dispute shall appoint one arbitrator and those two arbitrators shall agree upon a third arbitrator. Any arbitrator or arbitrators appointed as provided in this section shall be selected from panels maintained by, and the binding arbitration shall be conducted in accordance with the commercial arbitration rules of, the American Arbitration Association (or any successor organization), and such arbitration shall be binding upon the parties. The arbitrator or arbitrators shall have no power to add or detract from the agreements of the parties and may not make any ruling or award that does not conform to the terms and conditions of this Lease. The arbitrator or arbitrators shall have no authority to award punitive damages or any other damages not measured by the prevailing party's actual damages. Judgment upon an arbitration award may be entered in any court having jurisdiction. The prevailing party in the arbitration proceedings shall be awarded reasonable attorney fees and expert witness costs and expenses.

SECTION 9.11 Applicable Law. This Agreement shall be governed by and construed in accordance with the laws of the State.

[SIGNATURE PAGES TO FOLLOW]

IN WITNESS WHEREOF, the Bank has caused this Lease to be executed in its name by its duly authorized officer, and the Lessee has caused this Lease to be executed in its name by its duly authorized officer, as of the date first above written.

ZIONS BANCORPORATION, N.A., as Lessor

By:_____
Authorized Officer

GRANTSVILLE CITY, as Lessee

By:_____

_____
Title

EXHIBIT A

FIXED RATE

LEASE PAYMENT DEBT SERVICE SCHEDULE*

1. Interest. Interest components payable on the principal amount outstanding have been computed at the rate of five and twenty-one hundredths' percent (5.21 %) per annum calculated based on twelve 30-day months during a 360-day year.

2. Payment Dates and Amounts.

Date	Principal	Coupon	Interest	Total P+I	Fiscal Total
09/18/2024	-	-	-	-	-
09/01/2025	23,208.46	5.210%	6,325.34	29,533.80	29,533.80
09/01/2026	24,104.12	5.210%	5,429.68	29,533.80	29,533.80
09/01/2027	25,359.94	5.210%	4,173.86	29,533.80	29,533.80
09/01/2028	26,681.19	5.210%	2,852.60	29,533.79	29,533.79
09/01/2029	28,071.29	5.210%	1,462.51	29,533.80	29,533.80
Total	**$127,425.00**	-	**$20,243.99**	**$147,668.99**	-

EXHIBIT B

DESCRIPTION OF THE LEASED PROPERTY

Three (3) Dodge Durango:

VIN: 1C4RDJFG1RC147672
VIN: 1C4RDJFG3RC147673
VIN: 1C4RDJFGXRC147704

EXHIBIT C

RESOLUTION OF GOVERNING BODY

A resolution approving the form of the Lease/Purchase Agreement with ZIONS BANCORPORATION, N.A., Salt Lake City, Utah and authorizing the execution and delivery thereof.

Whereas, The City Council (the "Governing Body") of Grantsville City (the "Lessee") has determined that the leasing of the property described in the Lease/Purchase Agreement (the "Lease/Purchase Agreement") presented at this meeting is for a valid public purpose and is essential to the operations of the Lessee; and

Whereas, the Governing Body has reviewed the form of the Lease/Purchase Agreement and has found the terms and conditions thereof acceptable to the Lessee; and

Whereas, either there are no legal bidding requirements under applicable law to arrange for the leasing of such property under the Lease/Purchase Agreement, or the Governing Body has taken the steps necessary to comply with the same with respect to the Lease/Purchase Agreement.

Be it resolved by the Governing Body of Grantsville City as follows:

SECTION 1. The terms of said Lease/Purchase Agreement are in the best interests of the Lessee for the leasing of the property described therein.

SECTION 2. The appropriate officers and officials of the Lessee are hereby authorized and directed to execute and deliver the Lease/Purchase Agreement in substantially the form presented to this meeting and any related documents and certificates necessary to the consummation of the transactions contemplated by the Lease/Purchase Agreement for and on behalf of the Lessee. The officers and officials of the Lessee may make such changes to the Lease/Purchase Agreement and related documents and certificates as such officers and officials deem necessary or desirable, such approval to be conclusively evidenced by the execution and delivery thereof.

SECTION 3. The officers and officials of the Governing Body and the Lessee are hereby authorized and directed to fulfill all obligations under the terms of the Lease/Purchase Agreement.

Adopted and approved this _____ day of _____, 2024.

By _____

Print Name_____

Title _____

Attest:

By _____

Print Name _____

Title_____

STATE OF UTAH)
) ss.
COUNTY OF TOOELE)

I, _____ hereby certify that I am the duly qualified and acting _____ of Grantsville City (the "Lessee").
(Title)

I further certify that the above and foregoing instrument constitutes a true and correct copy of the minutes of a regular meeting of the governing body including a Resolution adopted at said meeting held on September 4, 2024, as said minutes and Resolution are officially of record in my possession, and that a copy of said Resolution was deposited in my office on _____, 2024.

In witness whereof, I have hereunto set my hand on behalf of the Lessee this _____ day of _____, 2024.

By _____

Print Name_____

Title _____

EXHIBIT D
Opinion of Lessee's Counsel

To: ZIONS BANCORPORATION, N.A.
One South Main Street, 17th Floor
Salt Lake City, Utah 84133

As counsel for Grantsville City ("Lessee"), I have examined duly executed originals of the Lease/Purchase Agreement (the "Lease") dated this 18th day of September, 2024, between the Lessee and ZIONS BANCORPORATION, N.A., Salt Lake City, Utah ("Bank"), and the proceedings taken by Lessee to authorize and execute the Lease (the "Proceedings"). Based upon such examination as I have deemed necessary or appropriate, I am of the opinion that:

1. Lessee is a body corporate and politic, legally existing under the laws of the State of Utah (the "State").

2. The Lease and the Proceedings have been duly adopted, authorized, executed, and delivered by Lessee, and do not require the seal of Lessee to be effective, valid, legal, or binding.

3. The governing body of Lessee has complied with all applicable open public meeting and notice laws and requirements with respect to the meeting at which the Proceedings were adopted and the Lessee's execution of the Lease was authorized.

4. The Lease is a legal, valid, and binding obligation of Lessee, enforceable against Lessee in accordance with its terms except as limited by the state and federal laws affecting remedies and by bankruptcy, reorganization, or other laws of general application affecting the enforcement of creditor's rights generally.

5. Either there are no usury laws of the State applicable to the Lease, or the Lease is in accordance with and does not violate all such usury laws as may be applicable.

6. Either there are no procurement or public bidding laws of the State applicable to the acquisition and leasing of the Leased Property (as defined in the Lease) from the Bank under the Lease, or the acquisition and leasing of the Leased Property from the Bank under the Lease comply with all such procurement and public bidding laws as may be applicable.

7. There are no legal or governmental proceedings or litigation pending or, to the best of my knowledge, threatened or contemplated (or any basis therefor) wherein an unfavorable decision, ruling or finding might adversely affect the transactions contemplated in or the validity of the Lease.

8. The adoption, execution and/or delivery of the Lease and the Proceedings, and the compliance by the Lessee with their provisions, will not conflict with or constitute a breach of or default under any court decree or order or any agreement, indenture, lease or other instrument or any existing law or administrative regulation, decree or order to which the Lessee is subject or by which the Lessee is or may be bound.

9. Although we are not opining as to the ownership of the Leased Property or the priority of liens thereon, it is also our opinion that the Security Documents attached as Exhibit E to the Lease are sufficient in substance, form, and description, and indicated place, address, and method of filing and/or recording, to completely and fully perfect the security interest in every portion of the Leased Property granted under the Lease, and no other filings and/or recordings are necessary to fully perfect said security interest in the Leased Property.

_____
Attorney for Lessee

EXHIBIT E

SECURITY DOCUMENTS

[Attach Certificates of Title showing ZIONS BANCORPORATION, N.A. as the lien holder]

EXHIBIT F

DELIVERY AND ACCEPTANCE CERTIFICATE

To: ZIONS BANCORPORATION, N.A.
One South Main Street, 17th Floor
Salt Lake City, Utah 84133

Reference is made to the Lease/Purchase Agreement between the undersigned ("Lessee"), and ZIONS BANCORPORATION, N.A. (the "Bank"), dated September 18, 2024 , (the "Lease") and to that part of the Leased Property described therein which comprises personal property (collectively, the "Equipment"). In connection therewith we are pleased to confirm to you the following:

1. All of the Equipment has been delivered to and received by the undersigned; all installation or other work necessary prior to the use thereof has been completed; said Equipment has been examined and/or tested and is in good operating order and condition and is in all respects satisfactory to the undersigned and as represented, and that said Equipment has been accepted by the undersigned and complies with all terms of the Lease. Consequently, you are hereby authorized to pay for the Equipment in accordance with the terms of any purchase orders for the same.

2. In the future, in the event the Equipment fails to perform as expected or represented we will continue to honor the Lease in all respects and continue to make our rental and other payments thereunder in the normal course of business and we will look solely to the vendor, distributor or manufacturer for recourse.

3. We acknowledge that the Bank is neither the vendor nor manufacturer or distributor of the Equipment and has no control, knowledge or familiarity with the condition, capacity, functioning or other characteristics of the Equipment.

4. The vehicle identification number for each item of Equipment which is set forth on Exhibit "B" to the Lease is correct.

This certificate shall not be considered to alter, construe, or amend the terms of the Lease.

Lessee:

GRANTSVILLE CITY

By: _____
(Authorized Signature)

Date: _____

Agenda Item #10

Consideration of Resolution 2024-73 approving the MDA for Twenty Wells PUD

WHEN RECORDED, RETURN TO:

Braydee Baugh
Grantsville City Recorder
429 East Main Street
Grantsville City, Utah 84029

GRANTSVILLE CITY
MASTER DEVELOPMENT AGREEMENT
FOR
THE ESTATES AT TWENTY WELLS PUD

THIS MASTER DEVELOPMENT Agreement ("**Agreement**") is made and entered as of the ____ day of _____ 20___, by and between Grantsville City, a municipal corporation of the State of Utah ("**City**") and The Vistas at Riverbend LLC, a Utah limited liability company ("**Developer**").

RECITALS

A. The capitalized terms used in this Agreement and in these Recitals are defined in Section 1.2, below.

B. Developer is developing the Property as a Planned Unit Development subdivision. Developer and the City desire that the Property be developed in a unified and consistent fashion pursuant to the Final Plat. The Parties desire to enter into this Agreement to specify the rights and responsibilities of the Developer to develop the Property as expressed in this Agreement and the rights and responsibilities of the City to allow and regulate such development pursuant to the requirements of this Agreement.

C. The Parties understand and intend that this Agreement is a "development agreement" within the meaning of, and entered into pursuant to the terms of Utah Code Ann. §10-9a-101. This Agreement conforms with the intent of the City's General Plan and the Zoning.

NOW, THEREFORE, in consideration of the mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the City and Developer hereby agree to the following:

TERMS

1. **Definitions** As used in this Agreement, the words and phrases specified below shall have the following meanings:

1.1. **Agreement** means this Master Development Agreement including all of its Exhibits and Addenda.

1.2**Applicant** means a person or entity submitting a Development Application.

1.3 Buildout means the completion of all of the development on the entire Project in accordance with this Agreement.
1.4 City means Grantsville City, a political subdivision of the State of Utah.
1.5 City's Future Laws means the ordinances, policies, standards, and procedures which may be in effect as of a particular time in the future when a Development Application is submitted for a part of the Project, and which may or may not be applicable to the Development Application depending upon the provisions of this Agreement.
1.6 Council means the elected City Council of the City.
1.7 Default means a breach of this Agreement as specified herein.
1.8 Developer means The Vistas at Riverbend LLC, and its successors/assignees as permitted by this Agreement.
1.9 Development means the development of a portion of the Property pursuant to an approved Development Application.
1.10 Development Application means an application to the City for development of a portion of the Project or any other permit, certificate or other authorization from the City required for development of the Project.
1.11 Final Plat means the recordable map or other graphical representation of land prepared in accordance with Utah Code Ann. § 10-9a-603, and approved by the City, subdividing any portion of the Project.
1.12 GLUDMC means the Grantsville Land Use and Development Code.
1.13 LUDMA means the Land Use, Development, and Management Act, Utah Code Ann. § 10-9a-101.
1.14 Maximum Residential Units means the development on the Property of The Estates at Twenty Wells PUD will be determined by the approved layout of the preliminary plat, vesting the maximum residential units. The maximum residential units cannot exceed 987 residential dwelling units.
1.15 Notice means any notice to or from any Party to this Agreement that is either required or permitted to be given to another party.
1.16 Party/Parties means, in the singular, Developer or the City, in the plural Developer and the City.
1.17 Final Plat means the final plat for the development of the Project, which has been approved by the City and which is attached as Exhibit "B."
1.18 Project means the residential subdivision to be constructed on the Property pursuant to this Agreement with the associated Public Infrastructure and private facilities, and all of the other aspects approved as part of this Agreement.
1.19 Property means the real property owned by and to be developed by Developer more fully described in **Exhibit A**.
1.20 Public Infrastructure means those elements of infrastructure that are planned to be dedicated to the City or other public entities as a condition of the approval of a Development Application.
1.21 Residential Dwelling Unit means a structure or portion thereof designed and intended for use as attached residences as illustrated on the Final Plan.
1.22 Zoning means the zoning of the Property.
1.23 Phasing means the phasing in which the development is built.

2 Development of the Project

2.1 Compliance with the Final Plat and this Agreement Development of the Project shall be in accordance with LUDMA, GLUDMC, the City's Future Laws (to the extent they are applicable as specified in this Agreement), the Final Plat and this Agreement.

2.2 Maximum Residential Units. At Buildout, Developer shall be entitled to have developed the Maximum Residential Units of the type and in the general location as shown on the Final Plan.

2.3 Phasing. The developer shall build the development in phases no larger than 250 lots. The developer may submit the next phase for final plat approval when 50% of the 250 lots are sold. The developer shall provide a mix of each type of dwelling unit when phasing the development. The developer will submit to the city for approval no more than 50 lots at a time in each phase. If a mix of dwelling types within each phase of 250 cannot be achieved, the developer will work with the City in good faith to achieve a satisfactory remedy.

3 Vested Rights.

3.1 Vested Rights Granted by Approval of this Agreement To the maximum extent permissible under the laws of Utah and the United States and at equity, the Parties intend that this Agreement grants to Developer all rights to develop the Project in fulfillment of this Agreement, LUDMA, GLUDMC, the Zoning of the Property, and the Final Plat except as specifically provided herein. The Parties specifically intend that this Agreement grant to Developer the "vested rights" identified herein as that term is construed in Utah's common law and pursuant to Utah Code Ann. § 10-9a-509.

3.2 Exceptions The vested rights and the restrictions on the applicability of the City's Future Laws to the Project as specified in Section 3.1 are subject to the following exceptions:

3.2.1 **Master Developer Agreement** The City's Future Laws or other regulations to which the Developer agrees in writing;

3.2.2 **State and Federal Compliance** The City's Future Laws or other regulations which are generally applicable to all properties in the City and which are required to comply with State and Federal laws and regulations affecting the Project;

3.2.3 **Codes** Any City's Future Laws that are updates or amendments to existing building, fire, plumbing, mechanical, electrical, dangerous buildings, drainage, or similar construction or safety related codes, such as the International Building Code, the APWA Specifications, AAHSTO Standards, ASBA standards, CPSC Standards, IPEMA Standards, ASTM, the Manual of Uniform Traffic Control Devices or similar standards that are generated by a nationally or statewide recognized construction/safety organization, or by the State or Federal governments and are required to meet legitimate concerns related to public health, safety or welfare;

3.2.4 **Taxes** Taxes, or modifications thereto, so long as such taxes are lawfully imposed and charged uniformly by the City to all properties, applications, persons and entities similarly situated; or,

3.2.5 **Fees** Changes to the amounts of fees for the processing of Development Applications that are generally applicable to all

development within the City (or a portion of the City as specified in the lawfully adopted fee schedule) and which are adopted pursuant to State law.

3.2.6 **Impact Fees** Impact Fees or modifications thereto which are lawfully adopted, and imposed by the City pursuant to Utah Code Ann. Section 11-36a-101.

3.2.7 **Planning and Zoning Modification** Changes by the City to its planning principles and design standards as permitted by Local, State or Federal law.

3.2.8 Compelling, Countervailing Interest. Laws, rules or regulations that the City's land use authority finds on the record, are necessary to avoid jeopardizing a compelling, countervailing public interest pursuant to Utah Code Ann. § 10-9a-509(1)(a)(i).

4 **Term of Agreement** Unless earlier terminated as provided for herein, the term of this Agreement shall be until January 31, 2032. If the Developer has not been declared to be currently in Default as of January 31, 2032 (and if any such Default is not being cured) then this Agreement shall be automatically extended until January 31, 2035. This Agreement shall terminate automatically at Buildout.

5 **Addendum No. 1.** Addendum No. 1 contains the provisions of this Agreement that are specific to the development of the Project. If there is a conflict between this Agreement and Addendum No. 1, then Addendum No. 1 shall control.

6 **Public Infrastructure**

6.2 **Construction by Developer** at Developer's cost and expense, shall have the right and the obligation to construct or cause to be constructed and install all Public Infrastructure reasonably and lawfully required as a condition of approval of a Development Application pursuant to GLUDMC. Such construction must meet all applicable standards and requirements and must be approved by the City's engineer.

6.3 **Responsibility before Acceptance** Developer shall be responsible for all Public Infrastructure covered by this Agreement until final inspection of the same has been performed by the City, and a final acceptance and release has been issued by the City Council. The City shall not, nor shall any officer or employee thereof, be liable or responsible for any accident, loss or damage happening or occurring to the Public Infrastructure, nor shall any officer or employee thereof, be liable for any persons or property injured by reason of said Public Infrastructure; all of such liabilities shall be assumed by the Developer.

6.4 **Warranty** Developer shall repair any defect in the design, workmanship or materials in all Public Infrastructure which becomes evident during a period of one year following the acceptance of the improvements by the City Council or its designee (Durability Testing Period). If during the Durability Testing Period, any Public Infrastructure shows unusual depreciation, or if it becomes evident that required work was not done, or that the material or workmanship used does not comply with accepted standards, said condition shall, within a reasonable time, be corrected.

6.5 **Timing of Completion of Public Infrastructure** In accordance with the

diligence requirements for the various types of approvals as described in the GLUDMC, construction of the required Public Infrastructure shall be completed prior to December 31, 2030. Upon a showing of good and sufficient cause by Developer the City shall, in accordance with the provisions of GLUDMC, extend the time of performance if requested prior to expiration of the completion date.

6.6 **Bonding** In connection with any Development Application, Developer shall provide bonds or other development security, including warranty bonds, to the extent required by GLUDMC, unless otherwise provided by Utah Code § 10-9a-101, as amended. The Applicant shall provide such bonds or security in a form acceptable to the City or as specified in GLUDMC. Partial releases of any such required security shall be made as work progresses based on GLUDMC.

6.7 **City Completion** The Developer agrees that in the event he does not: (a) complete all improvements within the time period specified under paragraph two above, or secure an extension of said completion date, (b) construct said improvements in accordance with City standards and as set forth in Paragraph one above, and (c) pay all claimants for material and labor used in the construction of said improvements, the City shall be entitled to declare the developer(s) in default, request and receive the funds held by the guarantor as surety and utilize the monies obtained to install or cause to be installed any uncompleted improvements and/or to pay any outstanding claims, as applicable. Provided however, that the City shall not be responsible for any work beyond the amount of funds so provided. Any funds remaining after completion of the improvements shall be returned to the Guarantor. The Developer further agrees to be personally liable for any cost of improvements above the amount made available under the terms of this agreement.

7. Upsizing/Reimbursements to Developer

7.1. **Upsizing:** The City shall not require Developer to "upsize" any future Public Infrastructure (i.e., to construct the infrastructure to a size larger than required to service the Project) unless financial arrangements reasonably acceptable to Developer are made to compensate Developer for the incremental or additive costs of such upsizing to the extent required by law. Except for, as stated in Addendum No. 1 Project Specific Items agreed to be completed by the Developer of The Estates at Twenty Wells PUD

8. **Default**

8.1. **Notice** If the Developer or the City fails to perform their respective obligations hereunder or to comply with the terms hereof, the Party believing that a Default has occurred shall provide Notice to the other Party.

8.2. **Contents of the Notice of Default** The Notice of Default shall:

8.2.1. Specific Claim. Specify the claimed event of Default.

8.2.2. Applicable Provisions. Identify with particularity the provisions of any applicable law, rule, regulation or provision of this Agreement that is claimed to be in Default; and

8.2.3. Optional Cure. If the City chooses, in its discretion, it may propose a method and time for curing the Default which shall be of no less than thirty (30) days duration, if weather conditions permit.

8.3. **Remedies** Upon the occurrence of any Default, and after notice as required above, then the parties may have the following remedies:

8.3.1. Law and Equity. All rights and remedies available at law and in equity, including, but not limited to, injunctive relief and/or specific performance.

8.3.2. Security. The right to draw on any security posted or provided in connection with the Project and relating to remedying of the particular Default.

8.3.3. Future Approvals. The right to withhold all further reviews, approvals, licenses, building permits and/or other permits for development of the Project in the case of a default by Developer until the Default has been cured.

8.4. **Public Meeting** Before any remedy in Section 8.3 may be imposed by the City the party allegedly in Default shall be afforded the right to attend a public meeting before the City Council and address the City Council regarding the claimed Default.

8.5. **Default of Assignee** A default of any obligations expressly assumed by an assignee shall not be deemed a default of Developer.

8.6. **Limitation on Recovery for Default – No Damages against the City** Anything in this Agreement notwithstanding Developer shall not be entitled to any claim for any monetary damages as a result of any breach of this Agreement and Developer waives any claims thereto. The sole remedy available to Developer and any assignee shall be that of specific performance.

9. **Notices** All notices required or permitted under this Agreement shall, in addition to any other means of transmission, be given in writing by certified mail and regular mail to the following address:

To the Developer:

The Vistas at Riverbend LLC
13331 S. Redwood Rd
Riverton, Utah 84065

_____
_____
_____

To the City:

Grantsville City
Attn: City Recorder
429 East Main Street
Grantsville, Utah 84029

10. **Dispute Resolution.** Any disputes subject to mediation or arbitration shall be resolved pursuant to Addendum No. 2.

11. **Incorporation of Recitals and Exhibits.** The Recitals and Exhibits "A" - "B" are hereby incorporated into this Agreement.

12. **Headings.** The captions used in this Agreement are for convenience only and are not intended to be substantive provisions or evidence of intent.

13. **No Third-Party Rights/No Joint Venture.** This Agreement does not create a joint venture relationship, partnership or agency relationship between the City, and Developer. Except as specifically set forth herein, the parties do not intend this Agreement to create any third-party beneficiary rights.

14. **Assignability.** The rights and responsibilities of Master Developer under this Agreement may be assigned in whole or in part, respectively, by Developer with the consent of the City as provided herein.

14.1. **Sale of Lots.** Developer's selling or conveying lots in any approved subdivision shall not be deemed to be an assignment.

14.2. **Related Entity.** Developer's transfer of all or any part of the Property to any entity "related" to Developer (as defined by regulations of the Internal Revenue Service in Section 165), Developer's entry into a joint venture for the development of the Project or Developer's pledging of part or all of the Project as security for financing shall also not be deemed to be an assignment. Developer shall give the City Notice of any event specified in this sub-section within ten (10) days after the event has occurred. Such Notice shall include providing the City with all necessary contact information for the newly responsible party.

14.3. **Process for Assignment.** Developer shall give Notice to the City of any proposed assignment and provide such information regarding the proposed assignee that the City may reasonably request in making the evaluation permitted under this Section. Such Notice shall include providing the City with all necessary contact information for the proposed assignee. Unless the City objects in writing within twenty (20) business days of notice, the City shall be deemed to have approved of and consented to the assignment. The City shall not unreasonably withhold consent.

14.4. **Partial Assignment.** If any proposed assignment is for less than all of Master Developer's rights and responsibilities, then the assignee shall be responsible for the performance of each of the obligations contained in this MDA to which the assignee succeeds. Upon any such approved partial assignment Master Developer shall not be released from any future obligations as to those obligations which are assigned but shall remain jointly and severally liable with assignee(s) to perform all obligations under the terms of this Agreement which are specified to be performed by the Developer.

14.5. **Complete Assignment.** The developer may request the written consent of the City of an assignment of Developer's complete interest in this Agreement. In such cases, the proposed assignee shall have the qualifications and financial responsibility necessary and adequate, as required by the City, to fulfill all obligations undertaken in this Agreement by Developer. The City shall be entitled to review and consider the ability of the proposed assignee to perform, including financial ability, past performance and experience. After review, if the City gives its written consent to the assignment, the Developer shall be released from its obligations under this Agreement for that portion of the Property for which such assignment is approved.

15. **No Waiver.** Failure of any Party hereto to exercise any right hereunder shall not be deemed a waiver of any such right and shall not affect the right of such party to exercise at some future date any such right or any other right it may have.

16. **Severability.** If any provision of this Agreement is held by a court of competent

jurisdiction to be invalid for any reason, the Parties consider and intend that this Agreement shall be deemed amended to the extent necessary to make it consistent with such decision and the balance of this Agreement shall remain in full force and effect.

17. **Force Majeure.** Any prevention, delay or stoppage of the performance of any obligation under this Agreement which is due to strikes, labor disputes, inability to obtain labor, materials, equipment or reasonable substitutes therefor; acts of nature, governmental restrictions, regulations or controls, judicial orders, enemy or hostile government actions, wars, civil commotions, fires or other casualties or other causes beyond the reasonable control of the Party obligated to perform hereunder shall excuse performance of the obligation by that Party for a period equal to the duration of that prevention, delay or stoppage.

18. **Time is of the Essence.** Time is of the essence to this Agreement and every right or responsibility shall be performed within the times specified.

19. **Appointment of Representatives.** To further the commitment of the Parties to cooperate in the implementation of this Agreement, the City and Developer each shall designate and appoint a representative to act as a liaison between the City and its various departments and the Developer. The initial representative for the City shall be the Mayor. The initial representative for Developer shall be Bryce Jeffery Newman. The Parties may change their designated representatives by Notice. The representatives shall be available at all reasonable times to discuss and review the performance of the Parties to this Agreement and the development of the Project.

Commented [SM1]: Scott is this correct? Or is it William Mark Newman?

20. **Applicable Law.** This Agreement is entered into in Tooele County in the State of Utah and shall be construed in accordance with the laws of the State of Utah irrespective of Utah's choice of law rules.

21. **Venue.** Any action to enforce this Agreement shall be brought only in the Third District Court, Tooele County in and for the State of Utah.

22. **Entire Agreement.** This Agreement, and all Exhibits thereto, documents referenced herein, is the entire agreement between the Parties and may not be amended or modified except either as provided herein or by a subsequent written amendment signed by all Parties.

23. **Mutual Drafting.** Each Party has participated in negotiating and drafting this Agreement and therefore no provision of this Agreement shall be construed for or against any Party based on which Party drafted any particular portion of this Agreement.

24. **No Relationship.** Nothing in this Agreement shall be construed to create any partnership, joint venture or fiduciary relationship between the parties.

25. **Amendment**. This Agreement may be amended only in writing signed by the parties hereto.

26. **Recordation and Running with the Land.** This Agreement shall be recorded in the chain of title for the Project. This Agreement shall be deemed to run with the land. The data disk of GLUDMC, **Exhibit C**, shall not be recorded in the chain of title. A secure copy of **Exhibit C** shall be filed with the City Recorder and each party shall also have an identical copy.

27. **Priority**. This Agreement shall be recorded against the Property senior to any respective covenants and any debt security instruments encumbering the Property.

28. **Authority.** The Parties to this Agreement each warrant that they have all of the necessary authority to execute this Agreement. Specifically, on behalf of the City, the signature of the Mayor of the City is affixed to this Agreement lawfully binding the City pursuant to Resolution No. 2020-12 adopted by the City on March 5, 2020.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement by and through their respective, duly authorized representatives as of the day and year first herein above written.

DEVELOPER
The Vistas at Riverbend LLC.

_____
By: William Mark Newman
Its: Owner

GRANTSVILLE CITY

_____
By: Neil A. Critchlow,
Its: Mayor

Approved as to form and legality:

_____
City Attorney

Attest:

_____
City Recorder

CITY ACKNOWLEDGMENT

STATE OF UTAH)
: SS.
COUNTY OF TOOELE)

On the _____ day of_____, 20__ personally appeared before me _____who being by me duly sworn, did say that he is the Mayor of Grantsville City, a political subdivision of the State of Utah, and that said instrument was signed in behalf of the City by authority of its City Council and said Mayor acknowledged to me that the City executed the same.

_____
NOTARY PUBLIC

My Commission Expires: _____

Residing at: _____

DEVELOPER ACKNOWLEDGMENT

STATE OF UTAH)
: Ss.
COUNTY OF _____)

On the _____ day of _____, 20__, personally appeared before me _____, who being by me duly sworn, did say that Mark Newman is the owner of The Vistas at Riverbend LLC, a Utah limited liability company and that the foregoing instrument was duly authorized by the company at a lawful meeting held by authority of its operating agreement and signed in behalf of said company.

_____
NOTARY PUBLIC

My Commission Expires: _____

Residing at: _____

TABLE OF EXHIBITS

Exhibit “A”	Legal Description of Property
Exhibit “B”	Final Plat
Addendum No. 1	Specific Project Terms
Addendum No. 2	Dispute Resolution Procedures

Exhibit “A”
Legal Description of Property

(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.


PROFESSIONAL LAND SURVEYOR
6-21-23
No. 334575
DOUGLAS J
KINSMAN
STATE OF UTAH

Exhibit “B”
Final Plat

Addendum No. 1
Project Specific Items agreed to be completed by the Developer of
The Estates at Twenty Wells PUD.

1- Developer will install a concrete jersey barrier along Gold Dust Circle that leads into the Estates at Twenty Wells PUD from Anderson Ranch closing off access to that area to the best of our ability with that barrier within 60 days of the fully executed and recorded Development Agreement.
2- The Developer has agreed to modify the lots south of Nygreen St. from 1/3 acre lots to ½ acre lots. The lots to be modify are lots 405-418 as shown on the conceptual layout.
3- The Developer has agreed to modify the lots west of Harlow Ann BLVD. from density residential lots to medium density residential lots that range from 10-12,000 sq. ft. The lots to be modify are as shown on the conceptual layout.
4- The developer will work with the Public Works Department of Grantsville City to determine the layout for the approximately 21.17-acre Sports Park that will be constructed in the Twenty Wells PUD and dedicated upon completion to Grantsville City.
    a. The layout and phasing of the park will need to be approved prior to the approval of the preliminary application and amended into the MDA as an addendum before the developer can move forward with the final application. If the design and phasing of the park cannot be achieved, the developer and the City will work in good faith to achieve a satisfactory remedy.
5- Developer agrees to add the following "Off Site" improvements to our required items for the Twenty Wells PUD:
    a. Design, furnish, construct, commission, and warranty approximately 5,300 linear feet of 12-inch diameter water line with connection to the 16-inch diameter water transmission line located north of the Army Depot northern property line through the Subdivision to State Route 112 in addition to the pressure reducing valves (PRV) and 8-inch to 12-inch diameter distribution water lines based on the City hydraulic water modeling results and the requirements of the City engineers.
    b. Design, furnish, construct, commission, and warranty sanitary sewer line along State Route 112 from Durfee Street to the subdivision. The subdivision will upsize to 15-inch diameter sanitary sewer pipe from the required 10"-inch diameter sanitary sewer pipe.
    c. Design, furnish, construct, commission, and warranty sanitary sewer line from Durfee Street to Main Street along State Route 112 which will be a complete upgrade installation of an 18- inch diameter sanitary sewer line.
    d. Design, furnish, construct, commission, and warranty an extension of Nygreen Street from Saddle Road to the east end of The Estates at Twenty Wells PUD which intersects Parcel # 01-069-0-0083 (Greg Dehaan Owner) of subject property.
6- Developer agrees to have approximately 31.24 acres commercial zoning/property along State Route Hwy 112 on the property that is within the boundary of the Estates at Twenty Wells PUD. The boundary survey which is found inside this agreement

Commented [SM2]: This has changed due to the modifications of the lot sizes west of Harlow Ann BLVD.

Commented [SM3]: Phasing will be determined with the park layout.

outlines the total area that has been identified as being inside The Estates at Twenty Wells PUD.

7- The Developer, Builder, and all landowners of any of the residential properties being built agree to "not impose or implement a resale fee" of any kind in percentage or dollar amounts on any of the residential units that are built inside the Estates at Twenty Wells PUD. Any HOA's that will be set up and oversee any of the subdivisions inside the Estates at Twenty Wells PUD will be strictly forbidden from imposing such a fee now or anytime in the future on any home and language to that effect will be placed inside the CCR's of each HOA. Grantsville City will verify that the language forbidding the implementation of a resale fee of any kind is present in the bylaws of the CCR's that pertain to that HOA and must be recorded prior to the issuance of the building permit if that residential property falls inside any HOA.
8- The Developer will abide by all variances while building any residential unit and all variances will be guided by the accompanying variance table that follows on the next page.
9- Developer will install a precast 6-foot fence that borders the commercial property and the residences at Anderson Ranch.
10- The development gained a total of 136 additional units due to the variances we were granted using Grantsville City's zoning requirements, therefore, under the City zoning code, we will provide the required 50% of additional units as affordable housing units. That would require that the number of affordable housing units total 68 units that will be priced in accordance with the metric set forth by the affordable housing code.

Commented [SM4]: Verify units with Scotts Math

Addendum No. 2
(Dispute Resolution)

1. **Meet and confer.** The City and Developer/Applicant shall meet within fifteen (15) business days of any dispute under this Agreement to resolve the dispute.

2. **Mediation.**

2.1. Disputes Subject to Mediation. Disputes that are not subject to arbitration provided in Section 3 shall be mediated.

Mediation Process. If the City and Developer/Applicant are unable to resolve a disagreement subject to mediation, the Parties shall attempt within ten (10) business days to appoint a mutually acceptable mediator with knowledge of the legal issue in dispute. If the Parties are unable to agree on a single acceptable mediator, they shall each, within ten (10) business days, appoint their own representative. These two representatives shall, between them, choose the single mediator. Developer/Applicant shall pay the fees of the chosen mediator. The chosen mediator shall within fifteen (15) business days from selection, or such other time as is reasonable under the circumstances, review the positions of the Parties regarding the mediation issue and promptly attempt to mediate the issue between the Parties. If the Parties are unable to reach an agreement, the Parties shall request that the mediator notify the Parties in writing of the resolution that the mediator deems appropriate. The mediator's opinion shall not be binding on the Parties.

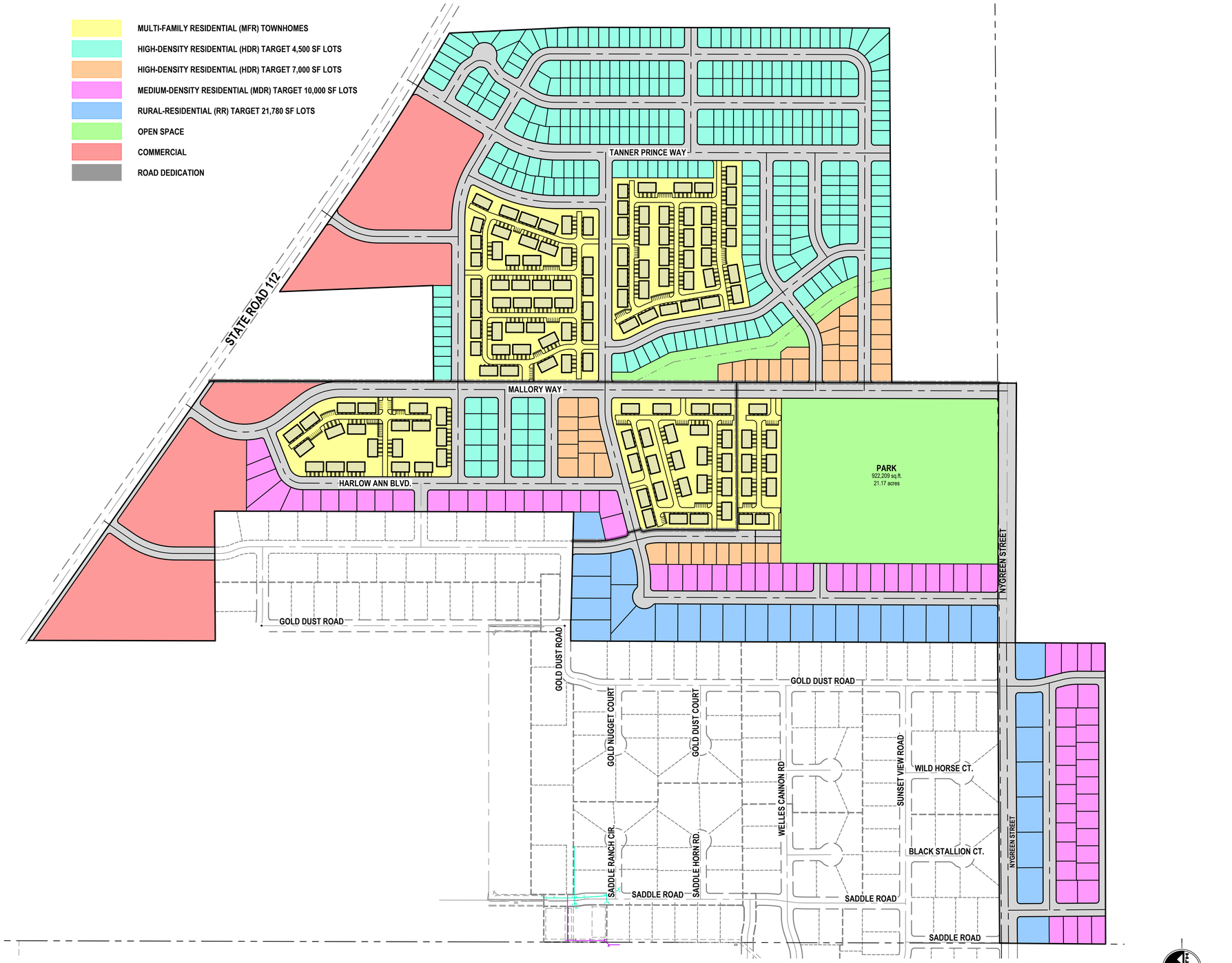
811 Know what's below. Call before you dig.

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'

- MULTI-FAMILY RESIDENTIAL (MFR) TOWNHOMES
- HIGH-DENSITY RESIDENTIAL (HDR) TARGET 4,500 SF LOTS
- HIGH-DENSITY RESIDENTIAL (HDR) TARGET 7,000 SF LOTS
- MEDIUM-DENSITY RESIDENTIAL (MDR) TARGET 10,000 SF LOTS
- RURAL-RESIDENTIAL (RR) TARGET 21,780 SF LOTS
- OPEN SPACE
- COMMERCIAL
- ROAD DEDICATION



UNIT BREAKDOWN

	HOUSING TYPE	TARGET	QUANTITY OF UNITS
MFR	MULTI-FAMILY RESIDENTIAL	10 UNITS/ACRE	519
HDR	HIGH-DENSITY RESIDENTIAL	4,500 - 7,000 SQ. FT.	317
HDR	HIGH-DENSITY RESIDENTIAL	7,000 - 10,000 SQ. FT.	44
MDR	MEDIUM-DENSITY RESIDENTIAL	10,000 - 12,000 SQ. FT.	76
RR	RURAL-RESIDENTIAL	21,780 SQ. FT.	31
			987

NORTH

HORIZONTAL GRAPHIC SCALE

250 0 125 250 500

(IN FEET)

HORZ: 1 inch = 250 ft.

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

THE ESTATES AT TWENTY WELLS PUD
CONCEPTUAL LAYOUT

GRANTSVILLE, UT

CONCEPT

CONCEPTUAL PLAT

PROJECT NUMBER T17741
PRINT DATE 2024-08-30
PROJECT MANAGER J. CLEGG
DESIGNED BY R. FISH

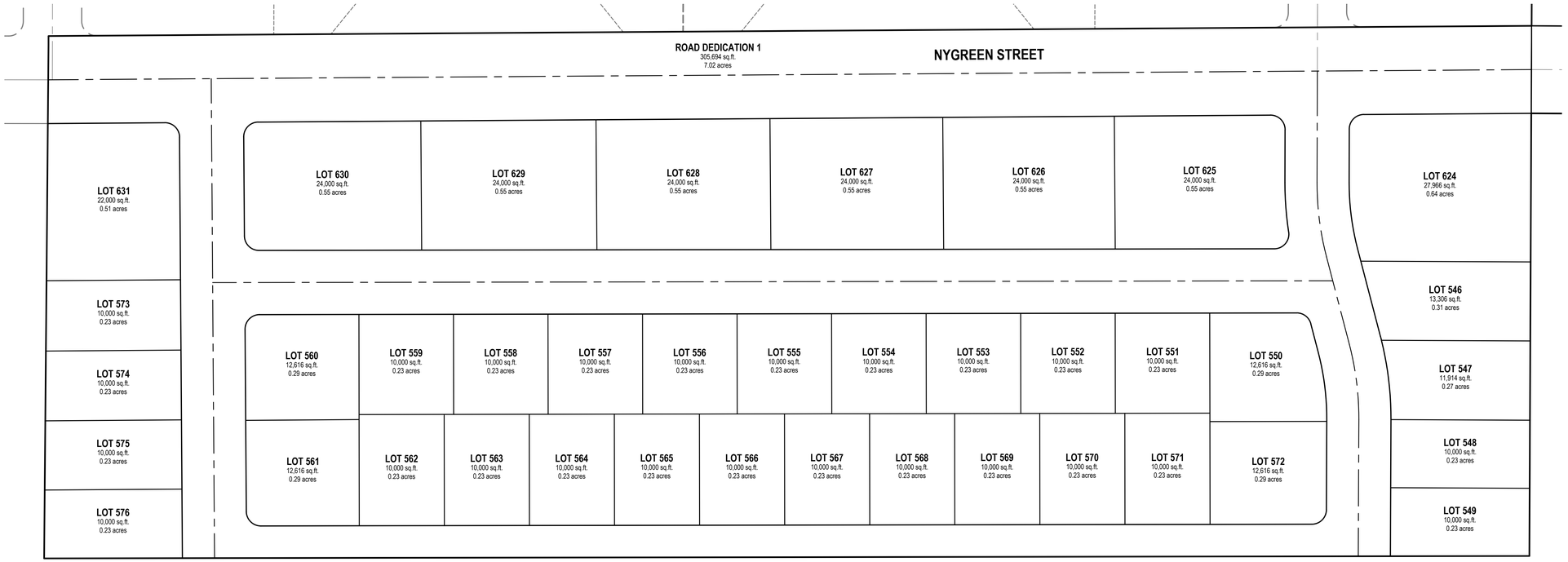
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ELEV = 4394.49'



AREA CALCULATIONS TABLE

DESCRIPTION	AREA PROPOSED (sq. ft.)	AREA PROPOSED (acres)	PERCENTAGE PROPOSED	AREA UNITS PER ACRE
(39) SINGLE FAMILY LOTS	519,624 sq. ft.	11.929 acres	62.96%	-
ARTERIAL ROADS*	305,694 sq. ft.	7.018 acres	37.04%	-
TOTAL SITE	825,318 sq. ft.	18.947 acres	100.00%	2.586

* THIS CONCEPTUAL DEVELOPMENT'S ROAD LAYOUT INCLUDES APPROXIMATELY 1,525 L.F. OF 90' WIDE RIGHT-OF-WAY, 2,150 L.F. OF 66' WIDE RIGHT-OF-WAY, AND 1,175 L.F. OF 33' HALF-WIDTH RIGHT-OF-WAY.

NORTH

HORIZONTAL GRAPHIC SCALE

60 0 30 60 120

(IN FEET)
HORZ: 1 inch = 60 ft.

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THE ESTATES AT TWENTY WELLS PUD
CONCEPTUAL LAYOUT
GRANTSVILLE, UT

CONCEPT

AREA 1 CONCEPT

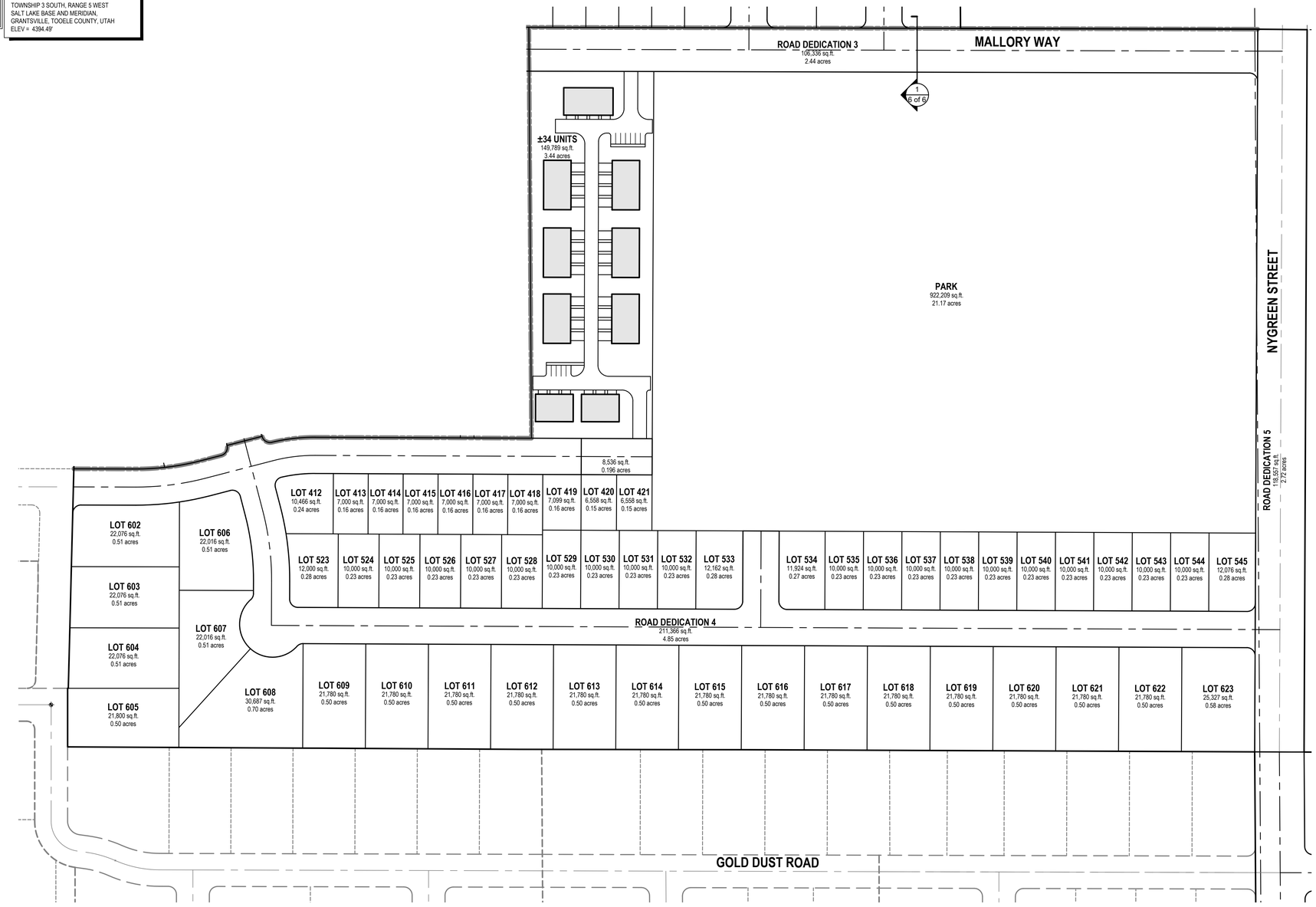
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AREA CALCULATIONS TABLE

DESCRIPTION	AREA PROPOSED (sq. ft.)	AREA PROPOSED (acres)	PERCENTAGE PROPOSED	UNITS PER ACRE
(22) 21,780 SQ. FT. (TARGET) SINGLE FAMILY LOTS	492,996 sq. ft.	11.318 acres	22.32%	1.94
(23) 10,000 SQ. FT. (TARGET) SINGLE FAMILY LOTS	126,562 sq. ft.	2.905 acres	5.73%	7.92
(10) 7,000 SQ. FT. (TARGET) SINGLE FAMILY LOTS	72,681 sq. ft.	1.669 acres	3.29%	5.99
(34) TOWNHOME MULTI-FAMILY LOTS	149,789 sq. ft.	3.439 acres	6.78%	9.89
PARK	922,209 sq. ft.	21.171 acres	41.75%	-
ARTERIAL ROADS*	444,795 sq. ft.	10.211 acres	20.14%	-
TOTAL SITE	2,209,032 sq. ft.	50.712 acres	100.00%	-

* THIS CONCEPTUAL DEVELOPMENT'S ROAD LAYOUT INCLUDES APPROXIMATELY 1,375 L.F. OF 80' WIDE RIGHT-OF-WAY, 3,290 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).

NORTH

HORIZONTAL GRAPHIC SCALE

100 0 50 100 200

(IN FEET)

HORZ: 1 inch = 100 ft.

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THE ESTATES AT TWENTY WELLS PUD
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GRANTSVILLE, UT

CONCEPT

AREA 2 CONCEPT

PROJECT NUMBER T17741
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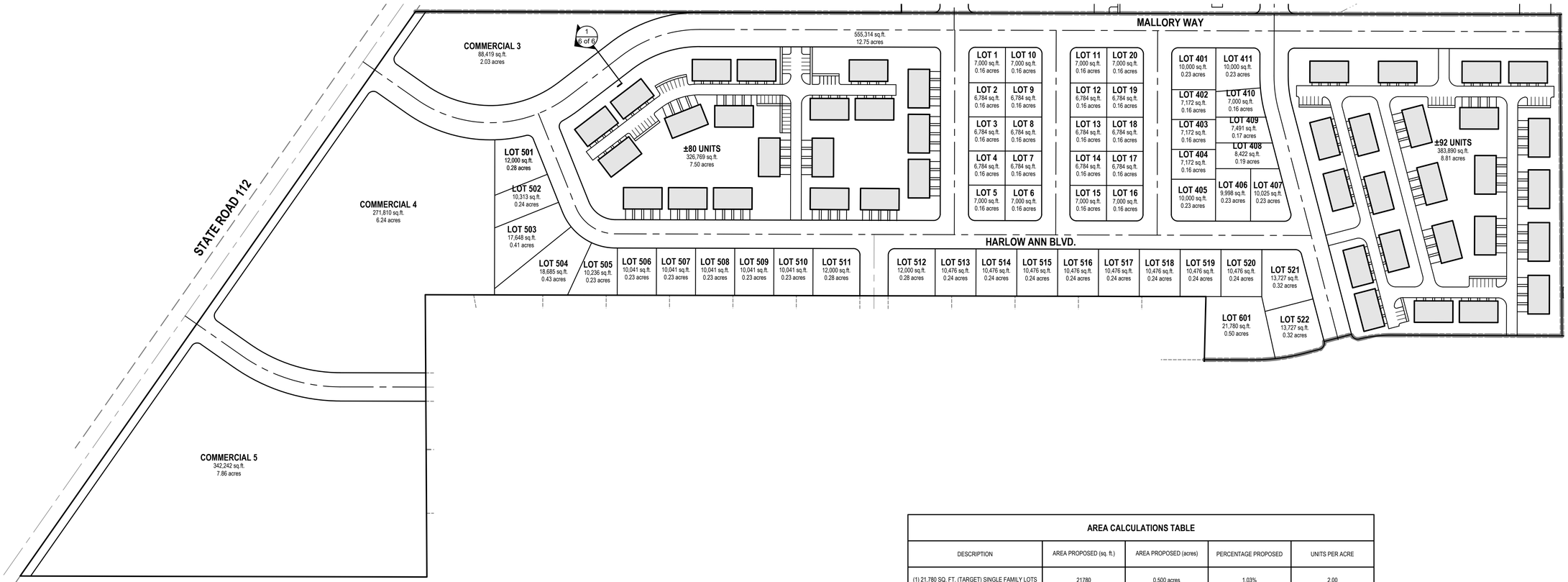
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AREA CALCULATIONS TABLE

DESCRIPTION	AREA PROPOSED (sq. ft.)	AREA PROPOSED (acres)	PERCENTAGE PROPOSED	UNITS PER ACRE
(1) 21,780 SQ. FT. (TARGET) SINGLE FAMILY LOTS	21780	0.500 acres	1.03%	2.00
(22) 10,000 SQ. FT. (TARGET) SINGLE FAMILY LOTS	254350	5.839 acres	12.08%	3.77
(11) 7,000 SQ. FT. (TARGET) SINGLE FAMILY LOTS	94451	2.168 acres	4.49%	5.07
(20) 4,500 SQ. FT. (TARGET) SINGLE FAMILY LOTS	137,408 sq. ft.	3.154 acres	6.53%	6.34
(172) TOWNHOME MULTI-FAMILY LOTS	710,659 sq. ft.	16.314 acres	33.75%	10.54
(3) COMMERCIAL AREAS	702,471 sq. ft.	16.127 acres	33.36%	-
ARTERIAL ROADS*	555,314 sq. ft.	12.748 acres	26.37%	-
TOTAL SITE	2,105,852 sq. ft.	48.344 acres	100.00%	-

* THIS CONCEPTUAL DEVELOPMENT'S ROAD LAYOUT INCLUDES APPROXIMATELY 2,885 L.F. OF 80' WIDE RIGHT-OF-WAY AND 4,435 L.F. OF 66' WIDE RIGHT-OF-WAY.

NORTH

HORIZONTAL GRAPHIC SCALE

120 0 60 120 240

(IN FEET)

HORZ: 1 inch = 120 ft.

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

THE ESTATES AT TWENTY WELLS PUD
CONCEPTUAL LAYOUT
GRANTSVILLE, UT

CONCEPT

AREA 3 CONCEPT

PROJECT NUMBER T17741
PRINT DATE 2024-08-30
PROJECT MANAGER J. CLEGG
DESIGNED BY R. FISH

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'



AREA CALCULATIONS TABLE				
DESCRIPTION	AREA PROPOSED (sq. ft.)	AREA PROPOSED (acres)	PERCENTAGE PROPOSED	UNITS PER ACRE
(23) 7,000 SQ. FT. (TARGET) RESIDENTIAL UNITS	180,454 sq. ft.	4.143 acres	3.94%	5.55
(297) 4,500 SQ. FT. (TARGET) SINGLE FAMILY LOTS	1,574,062 sq. ft.	36.135 acres	34.33%	8.22
(313) TOWNHOME MULTI-FAMILY LOTS	1,118,964 sq. ft.	25.688 acres	24.41%	12.18
(2) COMMERCIAL AREAS	494,145 sq. ft.	11.344 acres	10.78%	-
OPEN SPACE	157,511 sq. ft.	3.616 acres	3.44%	-
ARTERIAL ROADS*	1,059,806 sq. ft.	24.330 acres	23.11%	-
TOTAL SITE	4,584,942 sq. ft.	105.256 acres	100.00%	-

* THIS CONCEPTUAL DEVELOPMENT'S ROAD LAYOUT INCLUDES APPROXIMATELY 2,885 L.F. OF 80' WIDE RIGHT-OF-WAY AND 4,435 L.F. OF 66' WIDE RIGHT-OF-WAY.

NORTH

HORIZONTAL GRAPHIC SCALE

100 0 50 100 200

(IN FEET)

HORZ: 1 inch = 100 ft.

ENSIGN
THE STANDARD IN ENGINEERING

TOOELE
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RIVERTON, UT 84065

CONTACT:
SCOTT YERMISH
PHONE: 801.657.8352

THE ESTATES AT TWENTY WELLS PUD
CONCEPTUAL LAYOUT
GRANTSVILLE, UT

CONCEPT

AREA 4 CONCEPT

PROJECT NUMBER T17741
PRINT DATE 2024-08-30
PROJECT MANAGER J. CLEGG
DESIGNED BY R. FISH

UNIT BREAKDOWN WEST OF MALLORY WAY

HOUSING TYPE		TARGET	OLD COUNT	NEW COUNT	LOST/GAINED
MFR	MULTI-FAMILY RESIDENTIAL	10 UNITS/ACRE	228	206	-22
HDR	HIGH-DENSITY RESIDENTIAL	4,500 - 7,000 SQ. FT.	17	20	+3
HDR	HIGH-DENSITY RESIDENTIAL	7,000 - 10,000 SQ. FT.	52	21	-31
MDR	MEDIUM-DENSITY RESIDENTIAL	10,000 - 12,000 SQ. FT.	72	76	+4
RR	RURAL-RESIDENTIAL	21,780 SQ. FT.	22	31	+9
		TOTAL UNITS	391	354	

ENSIGN
THE STANDARD IN ENGINEERING

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Agenda Item #11

Consideration of Resolution 2024-74 appointing Christy Montierth as the Public Works Director

GRANTSVILLE CITY
RESOLUTION NO. 2024-74

A RESOLUTION APPOINTING CHRISTY MONTIERTH AS THE PUBLIC WORKS DIRECTOR FOR GRANTSVILLE CITY.

Be it resolved by the City Council of Grantsville City, Utah as follows:

WHEREAS, pursuant to Grantsville City Code §2-5-3, the City Council is authorized to appoint city officials as necessary for the efficient operation of city government; and

WHEREAS, the position of Public Works Director is critical to the management and oversight of the city's infrastructure, including roads, water systems, and public facilities; and

WHEREAS, Christy Montierth has demonstrated the qualifications, experience, and dedication necessary to effectively fulfill the duties of the Public Works Director; and

WHEREAS, the City Council has reviewed the qualifications of Christy Montierth and believes she is the best candidate for the position;

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

Section 1. Appointment: Christy Montierth is hereby appointed as the Public Works Director for Grantsville City, effective immediately.

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

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

ADOPTED AND PASSED BY THE CITY COUNCIL OF GRANTSVILLE CITY, THIS 4TH DAY OF SEPTEMBER, 2024.

BY THE ORDER OF THE GRANTSVILLE CITY COUNCIL:

_____

By Mayor Neil Critchlow

ATTEST

_____

Braydee Baugh, City Recorder

Agenda Item #12

Consideration of Ordinance 2024-29 Approving the Amending Chapter 15 Of The Grantsville City Land Use And Management Code To Modify Front And Rear Yard Setbacks In The R-1-12 Residential District

GRANTSVILLE CITY
ORDINANCE NO. 2024-XX

AN ORDINANCE OF GRANTSVILLE CITY AMENDING CHAPTER 15 OF THE GRANTSVILLE CITY LAND USE AND MANAGEMENT CODE TO MODIFY FRONT AND REAR YARD SETBACKS IN THE R-1-12 RESIDENTIAL DISTRICT

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

WHEREAS, the City Council of Grantsville City (the "City Council") has determined that it is in the best interest of the City to amend the Grantsville City Land Use and Management Code (the "Code") to address the front and rear yard setback requirements in the Residential District R-1-12; and

WHEREAS, the Board of Adjustment has recommended these amendments due to the frequent variance requests related to the current setback requirements; and

WHEREAS, the Planning Commission held a public hearing on August 1st, 2024, and discussed the proposed amendment during their meeting on August 15th, 2024, where they recommended approval of the proposed amendments, with the condition that the lot frontage remains unchanged at 70 feet; and

WHEREAS, the City Council finds that the proposed amendments are consistent with the City's General Plan and will better align the setback requirements with other residential zoning districts within the City; and

WHEREAS, the City Council has reviewed the Staff Report Summary attached hereto as Exhibit A, which provides an analysis and recommendation for the proposed amendment.

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

Section 1. Amendment: The Grantsville City Land Use and Management Code Chapter 15.2, Residential District R-1-12, is hereby amended as follows:

- The minimum front yard setback shall be modified from 40 feet to 30 feet.
- The minimum rear yard setback shall be modified from 30 feet to 40 feet.
- The minimum frontage shall remain at 70 feet.

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

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

ADOPTED AND PASSED BY THE CITY COUNCIL OF GRANTSVILLE CITY, THIS [DAY] DAY OF [MONTH], 2024.

BY THE ORDER OF THE GRANTSVILLE CITY COUNCIL:

_____
By Mayor Neil Critchlow

ATTEST

_____
Braydee Baugh, City Recorder

Approved as to Form:

_____
Tysen J. Barker, Grantsville City Attorney

Exhibit “A”

Staff Report Summary

Planning and Zoning
336 W. Main St.
Grantsville, UT 84029
Phone: (435) 884-1674

Staff Report Summary for Amendment of Chapter 15.2 R-1-12

Applicant Name: Grantsville City
Request: Amendment of Chapter 15.2
Prepared By: Shelby Moore

Meeting Date: August 15th, 2024
Public Hearing Date: August 1st, 2024

Planning Staff Explanation and Recommendation: Consideration for amendment of chapter 15.2 Residential District R-1-12 front and rear yard setbacks.

GLUDMC Chapter 15 Residential and Multiple Residential Districts
Proposed Amendments

~~Red Strike Through~~ = To Remove
Green Underline = Added Text

15.2 Residential District R-1-12

(1) The purpose of the R-1-12 district is to promote environmentally sensitive and visually compatible development of lots not less than 12,000 square feet in size, suitable for urban locations. The district is intended to minimize flooding, erosion, and other environmental hazards; to protect the natural scenic character; to promote the safety, and well-being of present and future residents; and ensure the efficient expenditure of public funds. To provide areas for low density, single-family residential neighborhoods of spacious and uncrowded character.

Minimum Lot Size: ..... 12,000 sq. ft. feet

Lots shall comply with Chapter 4: Supplementary and Qualifying Regulations – Section 4.5: Lots Standards and Street Frontage.

Minimum Frontage (at the property line on a public street or an approved private street) ..... 70 feet

Minimum Yard Setback Requirements:

Front Yard .....30 feet ~~40 feet~~
Rear Yard ..... 40 ~~30~~ feet
Side Yard for Main Buildings Each Side ..... 5*/15 feet Side Yard for Accessory Buildings ..... 4 feet* Rear Yard for Accessory Buildings ..... 1 foot* On corner lots, 2 front yards and 2 side yards are required.

*Setback shall be as listed or match the easement, whichever is greater

Maximum Building Height ..... 35 feet
Maximum Building Coverage 20%

Required Improvements:

Street grading Street base

Street Pavement to centerline or minimum paved width (per GLUMDC 21.6.3), whichever is greater

Surface drainage facilities Curb and Gutter Sidewalk Culinary water facilities Waste water disposal Street name signs Four hydrants Street monuments Shade trees (along public streets) Street lights

CONCLUSION

Conclusion: Due to the redundancy of variance request made by developers, it has been suggested by the Board of Adjustment and staff to change the front yard setback from 40 ft. to 30 ft., the rear yard from 30 ft. to 40 ft., and adjust the minimum frontage accordingly.

This would align the zoning setback similar to R-1-8.

15.3 Residential District R-1-8

(1) Effective July 10, 1999 no application to extend, enlarge or re-zone property to an R-1 -8 zoning district designation will be considered by Grantsville City. Areas previously designated with a R-1 -8 zoning district designation may continue after July 9, 1999 and the uses in existing R-1 -8 districts may continue subject to the regulations applicable to this District.

Minimum Lot Size: ..... 8,000 sq. ft. feet
Minimum Lot Size for Corner Lots ..... 10,000 sq. ft. feet

Lots shall comply with Chapter 4: Supplementary and Qualifying Regulations – Section 4.5: Lots Standards and Street Frontage.

Minimum Frontage (at the property line on a public street or an approved private street) ..... 60 feet

Minimum Yard Setback Requirements: Front Yard ..... 30 feet Rear Yard for Main Buildings ..... 25 feet Rear Yard for Accessory Buildings ..... 1 foot* Side Yard for Main Buildings Each Side ..... 5*/15 feet Side Yard for Accessory Buildings on a Corner Lot ..... 10 feet Side Yard for Accessory Buildings. ..... 4 feet* On corner lots, 2 front yards and 2 side yards are required.

*Setback shall be as listed or match the easement, whichever is greater

Maximum Building Height ..... 35 feet, or a basement and two (2) floors, whichever is less Maximum Building

Coverage 35%

Agenda Item #13
Council Reports

Agenda Item #14
Closed Session (Imminent Litigation, Personnel, Real Estate)

Agenda Item #15
Adjourn