GRANTSVILLE

CITY COUNCIL

December 18th, 2024

City Council Regular Meeting

Information Packet

Public Hearing:

A. Public hearing to receive input from the public with respect to (a) the issuance of the Series 2025 Bonds and (b) any potential economic impact that the project to be financed with the proceeds of the Series 2025 Bonds may have on the private sector

Dear Water User:

Grantsville City (the "City") has applied to the Utah Drinking Water Board (the "DWB") for a loan to be used by the City to construct a new 2-million gallon water storage tank. Security for the loan would be provided by the City's issuance to the DWB of a non-voted water revenue bond (the "Bond") in the total principal amount of approximately $3,294,000, which will be repaid to the DWB over a period of approximately 20 years with interest at 2% per annum. Payments will be made from the net revenues of the City's water system. The City does not contemplate the need to increase water rates in connection with the issuance of the Bond.

A public hearing relating to the issuance of the Bond will be held on December 18, 2024, at 7:00 p.m. at the City offices at 429 East Main Street, Grantsville, Utah. You are entitled to attend that hearing.

It is the policy of the DWB to provide a 15-day period for public comment prior to the purchase of any non-voted revenue bonds. In this regard, the DWB wishes to solicit the comments of the water users (either for or against the project). Individuals are encouraged to attend the public hearing or to respond in writing before the public hearing on December 18, 2024. All written comments received prior to that date will be reviewed by the DWB prior to the final decision on whether it will proceed with the Bond purchase. Comments should be addressed either to the City or to the DWB:

Grantsville City	Utah Drinking Water Board
429 East Main Street	195 North 1950 West
Grantsville, Utah 84029	Salt Lake City, Utah 84116

Thank you for your consideration of this matter.

GRANTSVILLE CITY

Agenda Item #1

Public Comment

Agenda Item # 2

Summary Action Items

a. Approval of Minutes from December 4th, 2024 Regular Meeting

b. Approval of Bills

MINUTES OF THE REGULAR MEETING OF THE GRANTSVILLE CITY COUNCIL, HELD ON DECEMBER 4TH, 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

Appointed Officers and Employees Present:

Braydee Baugh, City Recorder
Tysen Barker, City Attorney
Robert Rousselle, City Engineer (via Zoom)
Christy Montierth
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:

Public Hearing:

A. 2025 FY Budget Amendment: No comments were offered

1. **Public Comment: No comments were offered**

2. **Summary Action Items**

   a. Approval of Minutes from November 20th, 2024 Regular Meeting and Work Meeting

   b. Approval of Bills Totaling $1,256,963.38

Motion: Councilmember Hammond made the motion to Approve the minutes from the November 20th regular meeting and work 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 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.

3. **Administrative Hearing for Mountain Meadery Business License Application**

Motion: Councilmember Butler made the motion to Approve the Business Licenses Application for Mountain Meadery Business License Application.

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.

4. **Consideration of Ordinance 2024-34 amending Chapter 1 of the Grantsville Land Use and Management Code to modify noticing provisions**

Councilmember Jenkins asked Ms. Moore to check the grammar with Grammerly to ensure the code reads clearly.

Motion: Councilmember Hammond made the motion to Approve Ordinance 2024-34 amending Chapter 1 of the Grantsville Lane Use and Management Code to modify noticing provisions

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.

5. **Consideration of Ordinance 2024-35 amending Chapter 7 of the Grantsville Land Use and Management Code regarding Conditional Uses**

Motion: Councilmember Butler made the motion to Approve Ordinance 2024-35 amending Chapter 7 of the Grantsville Land Use and Management Code regarding Conditional Uses

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.

6. **Consideration of Ordinance 2024-36 amending Chapter 21.6.13 if the Grantsville Land Use and Management Code regarding Storm Drainage and Flood Plains**

Robert Rouselle represented this item. Mr. Rouselle explained the 72-hour drainage was to prevent mosquito breeding. Councilmember Jenkins asked if the city is still pursuing taking ownership of drainage basins and retention ponds.

Motion: Councilmember Butler made the motion to Approve Ordinance 2024-36 amending Chapter 21.6.13 of the Grantsville Land Use and Management Code regarding Storm Drainage and Flood Plains

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.

7. **Consideration of Ordinance 2024-37 amending the Fee Schedule to reduce the Plan Check Fee for Commercial Permits**

Sherrie Broadbent stood to represent this item. Ms. Broadbent advised this was to

Motion: Councilmember Jenkins made the motion to Approve Ordinance 2024-37 amending the Fee Schedule to reduce the Plan Check Fee for Commercial Permits

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.

8. **Consideration of Ordinance 2024-38 amending Chapter 21.2.10 of the Grantsville Land Use Ordinance, Removing the Planning Commission Consultant from the Development Review Committee**

Shelby Moore stood to represent this item. Councilmember Butler asked to see the State Code referenced

Motion: Councilmember Hammond made the motion to Approve Ordinance 2024-38 amending Chapter 21.2.10 of the Grantsville Land Use Ordinance, Removing the Planning Commission Consultant from the Development Review Committee

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.

9. **Consideration of Ordinance 2024-39 amending the Fee Schedule to Include a Connection Fee for the SR-138 Water Line**

Shelby Moore stood to represent this item. Councilmember Jenkins asked if this matches fees previously charged. Councilmember Hammond asked what the length of pipe being laid is down. Mr. Connelly advised its about 1.4 miles. Spencer Connelly

Motion: Councilmember Butler made the motion to Approve Ordinance 2024-39 amending the Fee Schedule to Include a Connection Fee for the SR-138 Water Line

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.

10. **Consideration of Resolution 2024-89 authorizing the Auction of Destruction of Abandoned Mobile Trailer**

Chief Sager stood to represent this item.

Motion: Councilmember Butler made the motion to Approve Resolution 2024-89 authorizing the Auction or Destruction of Abandoned Mobile Trailer

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.

11. **Consideration of Resolution 2024-90 authorizing the surplus and donation of certain City property**

Chief Sager stood to represent this item. Chief Sager explained the equipment is obsolete with current system.

Motion: Councilmember Hammond made the motion to Approve Resolution 2024-90 authorizing the surplus and donation of certain City property

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.

12. Consideration of Resolution 2024-91 approving the switch to Paylocity for HR and Payroll Services

Heidi Jeffries represented this item. Ms. Jeffries explained the current Caselle system is not operating well.

Motion: Councilmember Butler made the motion to Approve Resolution 2024-91 approving the switch to Paylocity for HR and Payroll Services

Second: Councilmember Jenkins seconded the motion.

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

13. Consideration of Resolution 2024-92 the Interlocal Agreement between Grantsville City and Desert Edge Public Infrastructure District Nos. 1-3

Shelby Moore represented this item. Mr. Connelly advised the PID will pay the 1.4 million upfront and each home will pay to connect to the water line.

Motion: Councilmember Butler made the motion to Approve Resolution 2024-92 the Interlocal Agreement between Grantsville City and Desert Edge Public Infrastructure District Nos. 1-3

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.

14. Consideration of Resolution 2024-93 approving the agreement with American Ramp Company for Design-Build Services

Councilmember Butler confirmed this would be paid for with Impact Fees

Motion: Councilmember Bevan made the motion to Approve Resolution 2024-93 approving the agreement with American Ramp Company for Design-Build Services

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.

15. Consideration of Resolution 2024-94 approving the 2025 FY Budget Amendments

Sherrie Broadbent stood to represent this item. Ms. Broadbent explained the mid-year budget amendments.

Motion: Councilmember Jenkins made the motion to Approve Resolution 2024-94 approving the 2025 FY Budget Amendments

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.

16. Discussion regarding PUD code modifications

Shelby Moore represented this item. Ms. Moore explained the Planning Commission asked to remove the PUD code or redefine it until it can be clarified.

17. Council Reports

Councilmember Williams: Will be on the mosquito abatement.
Councilmember Hammond: Trees are in the Flower Pots for Main Street beautification.
Councilmember Bevan: Historical Preservation on hold until January.
Councilmember Jenkins: Would like to see the City Manager position reopened and advertised more clearly. Youth Council decorated a tree for festival of trees.
Councilmember Butler: Would like to know the engineering status of Matthews Lane. Robert Rouselle advised they are trying to schedule a meeting with the transmission poles.
Mayor Critchlow: Storm Drain is almost complete on Clark Street. Santa visits at the Library have started.

18. Closed Session (Imminent Litigation, Personnel

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

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.

Closed Session began at: 8:54 PM

Closed Session ended at: 9:23 PM

19. Adjourn

Motion: Councilmember Butler made the motion to adjourn

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.

Meeting ended at: 9:25 PM

Agenda Item # 3

Consideration of Resolution 2024-95 Declaring A 2006 Ford E-350 White Van As Surplus Property And Authorizing Its Disposition Through Public Auction

GRANTSVILLE CITY
RESOLUTION NO. 2024-95

A RESOLUTION DECLARING A 2006 FORD E-350 WHITE VAN AS SURPLUS PROPERTY AND AUTHORIZING ITS DISPOSITION THROUGH PUBLIC AUCTION

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

WHEREAS, Grantsville City owns a 2006 Ford E-350 White Van, VIN 1FDSS31L56DA71186, originally utilized by the Police Department and later repurposed by Public Works for transporting equipment, boards, and other maintenance needs; and

WHEREAS, the van is no longer necessary for the functions of Grantsville City and has been identified as surplus property; and

WHEREAS, the Grantsville City Council finds it to be in the best interest of the City to dispose of the van through a public auction to maximize its value;

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

Section 1. Approval of Surplus: The City Council approves the surplus declaration and auction of the 2006 Ford E-350 White Van, VIN 1FDSS31L56DA71186, with any proceeds directed to the City's general fund or as otherwise directed by the Council.

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 18th DAY OF December, 2024.

BY THE ORDER OF THE GRANTSVILLE CITY COUNCIL:

_____

By Mayor Neil Critchlow

ATTEST

_____

Braydee Baugh, City Recorder

Agenda Item # 4

Consideration of Resolution 2024-96 reappointing Willard Hammond, Rick Storrer, and Mike Worthington to the Board of Adjustments

GRANTSVILLE CITY
RESOLUTION NO. 2024-96

A RESOLUTION REAPPOINTING WILLARD HAMMOND, RICK STORRER, AND MIKE WORTHINGTON TO THE BOARD OF ADJUSTMENTS.

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

WHEREAS, the Grantsville City Board of Adjustments is established to hear and decide variances and other matters in accordance with the Grantsville City Land Use and Management Code; and

WHEREAS, the Board of Adjustments plays a critical role in ensuring the proper application and interpretation of zoning and land use regulations within the City; and

WHEREAS, Willard Hammond, Rick Storrer, and Mike Worthington have served as members of the Board of Adjustments, contributing their knowledge and expertise to the benefit of the City; and

WHEREAS, their current terms are set to expire, and the City Council desires to reappoint them for continued service on the Board of Adjustments;

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

Section 1. Reappointments: Willard Hammond, Rick Storrer, and Mike Worthington are hereby reappointed as members of the Grantsville City Board of Adjustments for a term of five years, commencing immediately upon approval of this Resolution.

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 18TH DAY OF DECEMBER, 2024.

BY THE ORDER OF THE GRANTSVILLE CITY COUNCIL:

_____

By Mayor Neil Critchlow

ATTEST

_____

Braydee Baugh, City Recorder

Agenda Item # 5

Consideration of Ordinance 2024-40 Amending Chapter 7 Of The Grantsville Municipal Code Related To Sewer And Water System Responsibilities

GRANTSVILLE
ORDINANCE 2024-40

AN ORDINANCE OF GRANTSVILLE CITY AMENDING CHAPTER 7 OF THE GRANTSVILLE MUNICIPAL CODE RELATED TO SEWER AND WATER SYSTEM RESPONSIBILITIES

WHEREAS, the Grantsville City Council finds it necessary to update Chapter 7 of the Grantsville Municipal Code to clarify the responsibilities of property owners and the City concerning sewer and water systems; and

WHEREAS, the proposed amendments will improve clarity, ensure compliance with public safety and infrastructure standards, and provide a consistent framework for the maintenance, repair, and liability of these systems; and

WHEREAS, the Grantsville City Council has determined that these amendments are in the best interest of the City and its residents;

NOW THEREFORE, be it ordained by the Council of the Grantsville, in the State of Utah, as follows:

SECTION 1: **AMENDMENT** "7-2-2 Depositing Waste On Public Or Private Property Prohibited" of the Grantsville Municipal Code is hereby *amended* as follows:

BEFORE AMENDMENT

7-2-2 Depositing Waste On Public Or Private Property Prohibited

AFTER AMENDMENT

7-2-~~2~~9 Depositing Waste On Public Or Private Property Prohibited

SECTION 2: **AMENDMENT** "7-2-3 Befouling Waters Prohibited" of the Grantsville Municipal Code is hereby *amended* as follows:

BEFORE AMENDMENT

7-2-3 Befouling Waters Prohibited

AFTER AMENDMENT

7-2-~~3~~10 Befouling Waters Prohibited

SECTION 3: **AMENDMENT** "7-1-2 Supervisor Of Waterworks" of the Grantsville Municipal Code is hereby *amended* as follows:

BEFORE AMENDMENT

7-1-2 Supervisor Of Waterworks

AFTER AMENDMENT

7-1-~~2~~11 Supervisor Of Waterworks

SECTION 4: **AMENDMENT** "7-2-4 Unlawful Disposal Facilities Prohibited" of the Grantsville Municipal Code is hereby *amended* as follows:

BEFORE AMENDMENT

7-2-4 Unlawful Disposal Facilities Prohibited

AFTER AMENDMENT

7-2-~~4~~11 Unlawful Disposal Facilities Prohibited

SECTION 5: **AMENDMENT** "7-1-3 Name Of Waterworks; Construction Of Reservoirs, Installation Of Mains, Etc" of the Grantsville Municipal Code is hereby *amended* as follows:

BEFORE AMENDMENT

7-1-3 Name Of Waterworks; Construction Of Reservoirs, Installation Of Mains, Etc

AFTER AMENDMENT

7-1-~~3~~12 Name Of Waterworks; Construction Of Reservoirs, Installation Of Mains, Etc

SECTION 6: **AMENDMENT** "7-2-5 Use Of Public Sewers Required - Penalties For Violation" of the Grantsville Municipal Code is hereby *amended* as follows:

BEFORE AMENDMENT

7-2-5 Use Of Public Sewers Required - Penalties For Violation

AFTER AMENDMENT

7-2-~~5~~12 Use Of Public Sewers Required - Penalties For Violation

SECTION 7: **AMENDMENT** "7-1-4 Damage To Waterworks Property" of the Grantsville Municipal Code is hereby *amended* as follows:

BEFORE AMENDMENT

7-1-4 Damage To Waterworks Property

AFTER AMENDMENT

7-1-~~4~~13 Damage To Waterworks Property

SECTION 8: **AMENDMENT** "7-2-6 Extraterritorial Jurisdiction" of the Grantsville Municipal Code is hereby *amended* as follows:

BEFORE AMENDMENT

7-2-6 Extraterritorial Jurisdiction

AFTER AMENDMENT

7-2-~~6~~13 Extraterritorial Jurisdiction

SECTION 9: **AMENDMENT** "7-1-5 Wrenches For Fire Hydrants" of the Grantsville Municipal Code is hereby *amended* as follows:

BEFORE AMENDMENT

7-1-5 Wrenches For Fire Hydrants

AFTER AMENDMENT

7-1-~~5~~14 Wrenches For Fire Hydrants

SECTION 10: **AMENDMENT** "7-2-7 Private Wastewater Disposal" of the Grantsville Municipal Code is hereby *amended* as follows:

BEFORE AMENDMENT

7-2-7 Private Wastewater Disposal

AFTER AMENDMENT

7-2-~~7~~14 Private Wastewater Disposal

SECTION 11: **AMENDMENT** "7-1-6 Opening Or Closing Fire Hydrants" of the Grantsville Municipal Code is hereby *amended* as follows:

BEFORE AMENDMENT

7-1-6 Opening Or Closing Fire Hydrants

AFTER AMENDMENT

7-1-~~6~~15 Opening Or Closing Fire Hydrants

SECTION 12: **AMENDMENT** "7-2-8 Permit For Private Wastewater System" of the Grantsville Municipal Code is hereby *amended* as follows:

BEFORE AMENDMENT

7-2-8 Permit For Private Wastewater System

AFTER AMENDMENT

7-2-~~8~~15 Permit For Private Wastewater System

SECTION 13: **AMENDMENT** "7-1-7 Diverting Or Pollution Water; Injuring Property Used In Distributing Water" of the Grantsville Municipal Code is hereby *amended* as follows:

BEFORE AMENDMENT

7-1-7 Diverting Or Pollution Water; Injuring Property Used In Distributing Water

AFTER AMENDMENT

7-1-~~7~~16 Diverting Or Pollution Water; Injuring Property Used In Distributing Water

SECTION 14: **AMENDMENT** "7-2-9 Inspection Of Private Wastewater System" of the Grantsville Municipal Code is hereby *amended* as follows:

BEFORE AMENDMENT

7-2-9 Inspection Of Private Wastewater System

AFTER AMENDMENT

7-2-~~9~~16 Inspection Of Private Wastewater System

SECTION 15: **AMENDMENT** "7-1-8 Written Application For Water Service" of the Grantsville Municipal Code is hereby *amended* as follows:

BEFORE AMENDMENT

7-1-8 Written Application For Water Service

AFTER AMENDMENT

7-1-~~8~~17 Written Application For Water Service

SECTION 16: **AMENDMENT** "7-2-10 Standards For Private Wastewater Systems" of the Grantsville Municipal Code is hereby *amended* as follows:

BEFORE AMENDMENT

7-2-10 Standards For Private Wastewater Systems

AFTER AMENDMENT

7-2-~~10~~17 Standards For Private Wastewater Systems

SECTION 17: **AMENDMENT** "7-1-9 Connection Service And Agreement" of the Grantsville Municipal Code is hereby *amended* as follows:

BEFORE AMENDMENT

7-1-9 Connection Service And Agreement

AFTER AMENDMENT

7-1-~~9~~18 Connection Service And Agreement

SECTION 18: **AMENDMENT** "7-2-11 Disconnection Of Private Wastewater System" of the Grantsville Municipal Code is hereby *amended* as follows:

BEFORE AMENDMENT

7-2-11 Disconnection Of Private Wastewater System

AFTER AMENDMENT

7-2-~~11~~18 Disconnection Of Private Wastewater System

SECTION 19: **AMENDMENT** "7-1-10 Service Installation Charges" of the Grantsville Municipal Code is hereby *amended* as follows:

BEFORE AMENDMENT

7-1-10 Service Installation Charges

AFTER AMENDMENT

7-1-~~10~~19 Service Installation Charges

SECTION 20: **AMENDMENT** "7-2-12 Unauthorized Use Of Public Wastewater System Prohibited - Permit Required" of the Grantsville Municipal Code is hereby *amended* as follows:

BEFORE AMENDMENT

7-2-12 Unauthorized Use Of Public Wastewater System Prohibited - Permit Required

AFTER AMENDMENT

7-2-~~12~~19 Unauthorized Use Of Public Wastewater System Prohibited - Permit Required

SECTION 21: **AMENDMENT** "7-1-11 Cost Of Extending Water Main To Be Paid By Applicant; Credit Upon Water Account" of the Grantsville Municipal Code is hereby *amended* as follows:

BEFORE AMENDMENT

7-1-11 Cost Of Extending Water Main To Be Paid By Applicant; Credit Upon Water Account

AFTER AMENDMENT

7-1-~~11~~20 Cost Of Extending Water Main To Be Paid By Applicant; Credit Upon Water Account

SECTION 22: **AMENDMENT** "7-2-13 Usage And Permit Fees" of the Grantsville Municipal Code is hereby *amended* as follows:

BEFORE AMENDMENT

7-2-13 Usage And Permit Fees

AFTER AMENDMENT

7-2-~~13~~20 Usage And Permit Fees

SECTION 23: **AMENDMENT** "7-1-12 Quality Of Service Pipe" of the Grantsville Municipal Code is hereby *amended* as follows:

BEFORE AMENDMENT

7-1-12 Quality Of Service Pipe

AFTER AMENDMENT

7-1-~~12~~21 Quality Of Service Pipe

SECTION 24: **AMENDMENT** "7-2-14 Responsible Party" of the Grantsville Municipal Code is hereby *amended* as follows:

BEFORE AMENDMENT

7-2-14 Responsible Party

AFTER AMENDMENT

7-2-~~14~~21 Responsible Party

SECTION 25: **AMENDMENT** "7-1-13 Water Meters, Requirement Of Separate Meters" of the Grantsville Municipal Code is hereby *amended* as follows:

BEFORE AMENDMENT

7-1-13 Water Meters, Requirement Of Separate Meters

AFTER AMENDMENT

7-1-~~13~~22 Water Meters, Requirement Of Separate Meters

SECTION 26: **AMENDMENT** "7-2-15 Interest Charge For Delinquent Or Past-Due Fees" of the Grantsville Municipal Code is hereby *amended* as follows:

BEFORE AMENDMENT

7-2-15 Interest Charge For Delinquent Or Past-Due Fees

AFTER AMENDMENT

7-2-~~15~~22 Interest Charge For Delinquent Or Past-Due Fees

SECTION 27: **AMENDMENT** "7-1-14 Owners Responsible" of the Grantsville Municipal Code is hereby *amended* as follows:

BEFORE AMENDMENT

7-1-14 Owners Responsible

AFTER AMENDMENT

7-1-~~14~~23 Owners Responsible

SECTION 28: **AMENDMENT** "7-2-16 Sewer Connections Performed By City" of the Grantsville Municipal Code is hereby *amended* as follows:

BEFORE AMENDMENT

7-2-16 Sewer Connections Performed By City

AFTER AMENDMENT

7-2-~~16~~23 Sewer Connections Performed By City

SECTION 29: **AMENDMENT** "7-1-15 Two Users On One Connection" of the Grantsville Municipal Code is hereby *amended* as follows:

BEFORE AMENDMENT

7-1-15 Two Users On One Connection

AFTER AMENDMENT

7-1-~~15~~24 Two Users On One Connection

SECTION 30: **AMENDMENT** "7-2-17 Responsibility For Determination Of Sewer Depth" of the Grantsville Municipal Code is hereby *amended* as follows:

BEFORE AMENDMENT

7-2-17 Responsibility For Determination Of Sewer Depth

AFTER AMENDMENT

7-2-~~17~~24 Responsibility For Determination Of Sewer Depth

SECTION 31: **AMENDMENT** "7-1-16 Taker Only To Use Water" of the Grantsville Municipal Code is hereby *amended* as follows:

BEFORE AMENDMENT

7-1-16 Taker Only To Use Water

AFTER AMENDMENT

7-1-~~16~~25 Taker Only To Use Water

SECTION 32: **AMENDMENT** "7-2-18 Form Of Application" of the Grantsville Municipal Code is hereby *amended* as follows:

BEFORE AMENDMENT

7-2-18 Form Of Application

AFTER AMENDMENT

7-2-~~18~~25 Form Of Application

SECTION 33: **AMENDMENT** "7-1-17 Pipes To Be Kept In Good Repair" of the Grantsville Municipal Code is hereby *amended* as follows:

BEFORE AMENDMENT

7-1-17 Pipes To Be Kept In Good Repair

AFTER AMENDMENT

7-1-~~17~~26 Pipes To Be Kept In Good Repair

SECTION 34: **AMENDMENT** "7-2-19 Sewer Use Fees - Sewer Use Charge System" of the Grantsville Municipal Code is hereby *amended* as follows:

BEFORE AMENDMENT

7-2-19 Sewer Use Fees - Sewer Use Charge System

AFTER AMENDMENT

7-2-~~19~~26 Sewer Use Fees - Sewer Use Charge System

SECTION 35: **AMENDMENT** "7-1-18 Plumbing Permit; Report" of the Grantsville Municipal Code is hereby *amended* as follows:

BEFORE AMENDMENT

7-1-18 Plumbing Permit; Report

AFTER AMENDMENT

7-1-~~18~~27 Plumbing Permit; Report

SECTION 36: **AMENDMENT** "7-2-20 Annual Review Of Costs And Revisions" of the Grantsville Municipal Code is hereby *amended* as follows:

BEFORE AMENDMENT

7-2-20 Annual Review Of Costs And Revisions

AFTER AMENDMENT

7-2-~~20~~27 Annual Review Of Costs And Revisions

SECTION 37: **AMENDMENT** "7-1-19 Waste Prohibited" of the Grantsville Municipal Code is hereby *amended* as follows:

BEFORE AMENDMENT

7-1-19 Waste Prohibited

AFTER AMENDMENT

7-1-~~19~~28 Waste Prohibited

SECTION 38: **AMENDMENT** "7-2-21 Notification" of the Grantsville Municipal Code is hereby *amended* as follows:

BEFORE AMENDMENT

7-2-21 Notification

AFTER AMENDMENT

7-2-~~21~~28 Notification

SECTION 39: **AMENDMENT** "7-1-20 Street Sprinkling" of the Grantsville Municipal Code is hereby *amended* as follows:

BEFORE AMENDMENT

7-1-20 Street Sprinkling

AFTER AMENDMENT

7-1-~~20~~29 Street Sprinkling

SECTION 40: **AMENDMENT** "7-2-22 Sewer Construction Standards" of the Grantsville Municipal Code is hereby *amended* as follows:

BEFORE AMENDMENT

7-2-22 Sewer Construction Standards

AFTER AMENDMENT

7-2-~~22~~29 Sewer Construction Standards

SECTION 41: **AMENDMENT** "7-1-21 Fountains" of the Grantsville Municipal Code is hereby *amended* as follows:

BEFORE AMENDMENT

7-1-21 Fountains

AFTER AMENDMENT

7-1-~~21~~30 Fountains

SECTION 42: **AMENDMENT** "7-2-23 Use Of Public Sewers" of the Grantsville Municipal Code is hereby *amended* as follows:

BEFORE AMENDMENT

7-2-23 Use Of Public Sewers

AFTER AMENDMENT

7-2-~~23~~30 Use Of Public Sewers

SECTION 43: **AMENDMENT** "7-1-22 Water Conservation Regulations - Secondary Water Required" of the Grantsville Municipal Code is hereby *amended* as follows:

BEFORE AMENDMENT

7-1-22 Water Conservation Regulations - Secondary Water Required

The City Council has found and determined, based on established calculations of projected water interest requirements, that the City's existing water interests do not exceed the water interests needed to meet the reasonable future water requirement of the City and the public, as determined under Subsection 73-1-4(2)(f) of the Utah Code. Accordingly, it is the policy and requirement of the City that, except as provided in subsection I herein and Section 13-1-8, new development within the City must satisfy its indoor and outdoor water requirements by dedicating water rights and/or water shares to the City, or providing private water sources, as provided in this Section.

A. This Section 7-1-22 shall apply to each owner of property within the City proposing any residential, commercial, industrial or other use of such property that (i) requires indoor and/or outdoor water use, and (ii) requires City approval, whether by way of approval of a subdivision plat, issuance of a building permit, approval to connect to the City Waterworks System, or otherwise (such owner of property being referred to herein as a "Property Owner," and the property to be so used being referred to herein as the "Property"); provided, however, that this Section 7-1-22 shall not apply to any Property Owner who qualifies to pay a water rights acquisition impact fee pursuant to Section 13-1-8, and who elects to pay such fee.

B. Each Property Owner shall, as a condition of the requested City approval, satisfy both the indoor and outdoor water requirements of the proposed use (as detailed in subsections (F)-(I) below), by (i) dedicating sufficient water rights to the City to support a connection to the City's Waterworks System, (ii) committing private water rights, water shares, and water facilities, in a manner satisfactory to the City as provided in subsections (C) through (E) below, to fully meet the indoor and/or outdoor water use requirements for such use, or (iii) some combination of the foregoing satisfactory to the City. If water rights are to be conveyed to the City, the conveyance shall be of a type which is perpetual in character and readily capable of use by the City.

C. The use of drinking water from a private source pursuant to subsection (B)(ii) shall be allowed only if the Property Owner demonstrates, to the reasonable satisfaction of the City, that (i) such Property Owner owns adequate water rights (as to both flow and volume), (ii) the distribution system proposed for the Property meets City standards and is approved by the City Engineer and Fire Department, and (iii) the quality of drinking water meets the State Safe Drinking Water Standards as verified by the Tooele County Health Department. The drinking water rights committed to the Property shall be made permanently appurtenant to the Property in a manner approved by the City.

D. The use of secondary water from a private source (including an irrigation company water system) pursuant to subsection (B)(ii) shall be allowed only if the Property Owner demonstrates, to the reasonable satisfaction of the City, that (i) such Property Owner owns adequate water rights (as to both flow and volume), or ownership of shares in a mutual water irrigation company (hereinafter referred to as an "Irrigation Company") representing the right to the use of an adequate flow and volume of water, and (ii) the distribution system proposed for the Property meets City standards and is approved by the City Engineer. Water rights committed to the Property shall be made permanently appurtenant to the Property in a manner approved by the City. If shares in an Irrigation Company are used, each of the following requirements must be satisfied:

    1. The Articles of Incorporation of the Irrigation Company must allow the Irrigation Company to (a) restrict the use of water represented by shares to specific property, and b(B) make such shares and water use permanently appurtenant to specific property.
    2. The Irrigation Company shares proposed to be used by the Property Owner to satisfy the requirements of this subsection (D) shall have been made subject to the restrictions identified in subsections (D)(I)above.
    3. The Property to be served by the shares must be identified on the share certificate(s), and the appurtenance restrictions must be clearly printed on the face of the share certificate(s).
    4. Occupancy permits shall not be issued until (a) the Property Owner endorses and delivers to the City a share certificate (or share certificates) representing the requisite number of Irrigation Company Shares for the property and (b) that the transfer of such shares to the City has been registered on the books and records of the Irrigation Company, and (c) the Property Owner pays to the City the equivalent of one year of the Irrigation Company assessment(s) on the

Irrigation Company shares

5. The Irrigation Company must be responsible for operation, maintenance, repair, and replacement of all water delivery infrastructure up to and including the water meter at each Property. The Property Owner (and not the City) will be responsible for installation, operation, maintenance, repair, and replacement of all water infrastructure beyond the meter.
6. The City will hold title to the Irrigation Company shares in perpetuity and thereby become responsible for paying all Irrigation Company assessments and levies. The City may, at its discretion, grant voting rights to a Property Owner by proxy for the Irrigation Company shares associated with the Property. For any Property for which the City holds title to Irrigation Company shares, the City will charge a monthly secondary water user fee to the Property Owner (to be billed along with other City utility fees). The amount of the secondary water user fee will be set by resolution of the City Council, and the amount may be adjusted as Irrigation Company assessments and other costs change. If the Irrigation Company assesses to the City an average charge, meter lock fee, or other charges related to the use of water by a Property Owner, the City shall bill these charges to the relevant Property Owner, who shall be responsible for paying the billed charges to the City. If a Property Owner does not make timely payment of any secondary water user fees or additional charges, the City may terminate water service or take any other reasonable action to collect the fees and charges.
7. The required number of Grantsville Irrigation Company shares shall be specified in the Grantsville City Water Rights Dedication Requirements. If shares in any other Irrigation Company are proposed for use by a Property Owner, the City—in consultation with the Property Owner and the Irrigation Company—shall make a determination of the number of shares required to provide adequate water service to the Property.

E. Each Property Owner meeting its water dedication requirements, either in whole or in part, in the manner provided in subsection (B)(ii) above, shall prepare, execute and record with the Tooele County Recorder, on a form approved by the City, a notice to the effect that:
    1. The Property Owner was excused from the requirement of providing water rights to the City or paying a water rights acquisition impact fee by providing, instead, a private water source as described above;
    2. That the Property Owner may not convey the water rights to any person other than a subsequent owner of the Property;
    3. That the Property Owner is required to maintain the water rights in good standing in perpetuity, and to maintain all conveyance facilities, in order to meet all required City water requirements and standards, as such requirements and standards may change over time; and
    4. That, should such water rights not be maintained in good standing, or should the Property Owner begin using City water instead of water from the private water source for outdoor irrigation, or should the conveyance facilities not be

maintained as required, the Property Owner shall be required dedicate water rights to the City as provided in subsection (B)(i) above, or, if allowed, pay a water rights acquisition impact fee.

F. Each Property Owner shall specify on a plot plan the outdoor areas that are proposed for irrigation and the proposed source of water therefore. The Property Owner shall also provide the details on the type of water system proposed; of existing or proposed water rights, water shares, and water ;sources, historic water ;, the estimated number of gallons per day of water systems requirements for indoor and outdoor use, and a description of water storage requirements for daily fluctuations, irrigation, and fire suppression. The water rights, water shares, or water sources proposed to meet the indoor and outdoor use requirements of all of the Property shall be sufficient to meet the total volume of water used and a rate of flow sufficient to meet peak demand.

G. The required water supply for outdoor water use shall meet the Grantsville City Water Rights Dedication Requirements. . All open spaces within a development shall generally be considered as irrigated acreage, unless a different plan is proposed by the Property Owner and is approved by the City.

H. The required water supply for indoor water use shall meet the Grantsville City Water Rights Dedication Requirements.

I. Notwithstanding anything to the contrary specified in this Section, developments of one to four family dwellings, as well as amendments to existing platted developments that require only up to a total of two acre feet of additional indoor water and only up to a total of eight acre feet of additional outdoor water for full development, may at the option of the Property Owner and in lieu of providing actual water rights to the City, pay at the time each building permit is issued for each lot, the applicable indoor and outdoor water rights acquisition impact fees as specified by Title 13 of the Grantsville City Code. Minor Subdivisions, small subdivisions and small planned unit developments which have a projected indoor and outdoor water usage comparable to four or fewer single family dwellings may also pay the appropriate water rights acquisition impact fees in lieu of providing actual water rights to the City. A water acquisition impact fee will be charged pursuant to the provisions of Section 13-1-8 of the Grantsville City Code under such circumstances that the conveyance of water rights is waived. Property that is proposed for a subdivision or a minor subdivision that was originally included as a part of a parcel that was previously developed as a major platted subdivision, shall require the conveyance of the necessary drinking and secondary water rights to the City, even if the new proposed subdivision or minor subdivision has four or fewer family dwellings or requires no more than two acre feet of indoor water or no more than eight acre feet of outdoor water.

J. Any denial of a building permit or development approval because of non- compliance with the provisions of this Section may be appealed to the City Council, provided a written appeal is filed with the City Recorder within 30 days of said denial. The decision of the City Council shall be final.

(Amended at 9-15-10 City Council Meeting by Ord. 2010-19 effective 9-23-10)

AFTER AMENDMENT

7-1-~~22~~31 Water Conservation Regulations - Secondary Water Required

SECTION 44: **AMENDMENT** "7-2-24 Prohibited Discharges" of the Grantsville Municipal Code is hereby *amended* as follows:

BEFORE AMENDMENT

7-2-24 Prohibited Discharges

AFTER AMENDMENT

7-2-~~24~~31 Prohibited Discharges

SECTION 45: **AMENDMENT** "7-1-23 City Not Liable For Damages For Shutting Off Water" of the Grantsville Municipal Code is hereby *amended* as follows:

BEFORE AMENDMENT

7-1-23 City Not Liable For Damages For Shutting Off Water

AFTER AMENDMENT

7-1-~~23~~32 City Not Liable For Damages For Shutting Off Water

SECTION 46: **AMENDMENT** "7-2-25 Liability For Damage To System" of the Grantsville Municipal Code is hereby *amended* as follows:

BEFORE AMENDMENT

7-2-25 Liability For Damage To System

AFTER AMENDMENT

7-2-~~25~~32 Liability For Damage To System

SECTION 47: **AMENDMENT** "7-1-24 Curtailment By Proclamation" of the Grantsville Municipal Code is hereby *amended* as follows:

BEFORE AMENDMENT

7-1-24 Curtailment By Proclamation

AFTER AMENDMENT

7-1-~~24~~33 Curtailment By Proclamation

SECTION 48: **AMENDMENT** "7-2-26 Regulated Discharges" of the Grantsville Municipal Code is hereby *amended* as follows:

BEFORE AMENDMENT

7-2-26 Regulated Discharges

AFTER AMENDMENT

7-2-~~26~~33 Regulated Discharges

SECTION 49: **AMENDMENT** "7-1-25 Access To Places Supplied With Water" of the Grantsville Municipal Code is hereby *amended* as follows:

BEFORE AMENDMENT

7-1-25 Access To Places Supplied With Water

AFTER AMENDMENT

7-1-~~25~~34 Access To Places Supplied With Water

SECTION 50: **AMENDMENT** "7-2-27 Discharges Considered Public Nuisances, Remedies." of the Grantsville Municipal Code is hereby *amended* as follows:

BEFORE AMENDMENT

7-2-27 Discharges Considered Public Nuisances, Remedies.

AFTER AMENDMENT

7-2-~~27~~34 Discharges Considered Public Nuisances, Remedies.

SECTION 51: **AMENDMENT** "7-1-26 Unlawful To Interfere With City Officers" of the Grantsville Municipal Code is hereby *amended* as follows:

BEFORE AMENDMENT

7-1-26 Unlawful To Interfere With City Officers

AFTER AMENDMENT

7-1-~~26~~35 Unlawful To Interfere With City Officers

SECTION 52: **AMENDMENT** "7-2-28 Testing Standards" of the Grantsville Municipal Code is hereby *amended* as follows:

BEFORE AMENDMENT

7-2-28 Testing Standards

AFTER AMENDMENT

7-2-~~28~~35 Testing Standards

SECTION 53: **AMENDMENT** "7-2-29 Agreements For Industrial Waste" of the Grantsville Municipal Code is hereby *amended* as follows:

BEFORE AMENDMENT

7-2-29 Agreements For Industrial Waste

AFTER AMENDMENT

7-2-~~29~~36 Agreements For Industrial Waste

SECTION 54: **AMENDMENT** "7-1-28 Special Rates" of the Grantsville Municipal Code is hereby *amended* as follows:

BEFORE AMENDMENT

7-1-28 Special Rates

AFTER AMENDMENT

7-1-~~28~~37 Special Rates

SECTION 55: **AMENDMENT** "7-2-30 Damage To Sewer System" of the Grantsville Municipal Code is hereby *amended* as follows:

BEFORE AMENDMENT

7-2-30 Damage To Sewer System

AFTER AMENDMENT

7-2-~~30~~37 Damage To Sewer System

SECTION 56: **AMENDMENT** "7-1-29 Board Of Equalization; Water Rates; Rebates" of the Grantsville Municipal Code is hereby *amended* as follows:

BEFORE AMENDMENT

7-1-29 Board Of Equalization; Water Rates; Rebates

AFTER AMENDMENT

7-1-~~29~~38 Board Of Equalization; Water Rates; Rebates

SECTION 57: **AMENDMENT** "7-2-31 Inspections" of the Grantsville Municipal Code is hereby *amended* as follows:

BEFORE AMENDMENT

7-2-31 Inspections

AFTER AMENDMENT

7-2-~~31~~45 Inspections

SECTION 58: **AMENDMENT** "7-1-30 Use Without Payment Prohibited" of the Grantsville Municipal Code is hereby *amended* as follows:

BEFORE AMENDMENT

7-1-30 Use Without Payment Prohibited

AFTER AMENDMENT

7-1-~~30~~39 Use Without Payment Prohibited

SECTION 59: **AMENDMENT** "7-2-32 Industrial Processes" of the Grantsville Municipal Code is hereby *amended* as follows:

BEFORE AMENDMENT

7-2-32 Industrial Processes

AFTER AMENDMENT

7-2-~~32~~39 Industrial Processes

SECTION 60: **AMENDMENT** "7-1-31 Notice To Water Users; Delinquency" of the Grantsville Municipal Code is hereby *amended* as follows:

BEFORE AMENDMENT

7-1-31 Notice To Water Users; Delinquency

AFTER AMENDMENT

7-1-~~31~~40 Notice To Water Users; Delinquency

SECTION 61: **AMENDMENT** "7-2-33 Grease Traps" of the Grantsville Municipal Code is hereby *amended* as follows:

BEFORE AMENDMENT

7-2-33 Grease Traps

AFTER AMENDMENT

7-2-~~33~~40 Grease Traps

SECTION 62: **AMENDMENT** "7-1-32 Turning On Water After Being Turned Off Prohibited" of the Grantsville Municipal Code is hereby *amended* as follows:

BEFORE AMENDMENT

7-1-32 Turning On Water After Being Turned Off Prohibited

AFTER AMENDMENT

7-1-~~32~~41 Turning On Water After Being Turned Off Prohibited

SECTION 63: **AMENDMENT** "7-2-34 Maintenance Of Pretreatment Facilities" of the Grantsville Municipal Code is hereby *amended* as follows:

BEFORE AMENDMENT

7-2-34 Maintenance Of Pretreatment Facilities

AFTER AMENDMENT

7-2-~~34~~41 Maintenance Of Pretreatment Facilities

SECTION 64: **AMENDMENT** "7-1-33 Preventing Of Pollution Or Contamination Outside City" of the Grantsville Municipal Code is hereby *amended* as follows:

BEFORE AMENDMENT

7-1-33 Preventing Of Pollution Or Contamination Outside City

AFTER AMENDMENT

7-1-~~33~~42 Preventing Of Pollution Or Contamination Outside City

SECTION 65: **AMENDMENT** "7-2-35 Industrial Waste Treatment" of the Grantsville Municipal Code is hereby *amended* as follows:

BEFORE AMENDMENT

7-2-35 Industrial Waste Treatment

AFTER AMENDMENT

7-2-~~35~~42 Industrial Waste Treatment

SECTION 66: **AMENDMENT** "7-1-34 Designation Of Point Of Correction Of City Water System" of the Grantsville Municipal Code is hereby *amended* as follows:

BEFORE AMENDMENT

7-1-34 Designation Of Point Of Correction Of City Water System

AFTER AMENDMENT

7-1-~~34~~43 Designation Of Point Of Correction Of City Water System

SECTION 67: **AMENDMENT** "7-2-36 Wastewater User Duty To Provide Information" of the Grantsville Municipal Code is hereby *amended* as follows:

BEFORE AMENDMENT

7-2-36 Wastewater User Duty To Provide Information

AFTER AMENDMENT

7-2-~~36~~43 Wastewater User Duty To Provide Information

SECTION 68: **AMENDMENT** "7-1-35 Tampering With City Water Valves And Meters Prohibited" of the Grantsville Municipal Code is hereby *amended* as follows:

BEFORE AMENDMENT

7-1-35 Tampering With City Water Valves And Meters Prohibited

AFTER AMENDMENT

7-1-~~35~~44 Tampering With City Water Valves And Meters Prohibited

SECTION 69: **AMENDMENT** "7-2-37 Liability For City Inspections" of the Grantsville Municipal Code is hereby *amended* as follows:

BEFORE AMENDMENT

7-2-37 Liability For City Inspections

AFTER AMENDMENT

7-2-~~37~~44 Liability For City Inspections

SECTION 70: **AMENDMENT** "7-1-36 Water Connections Performed By City" of the Grantsville Municipal Code is hereby *amended* as follows:

BEFORE AMENDMENT

7-1-36 Water Connections Performed By City

AFTER AMENDMENT

7-1-~~36~~45 Water Connections Performed By City

SECTION 71: **AMENDMENT** "7-1-37 Private Water Lines In City Streets Prohibited - Specifications For Water Main Lines" of the Grantsville Municipal Code is hereby *amended* as follows:

BEFORE AMENDMENT

7-1-37 Private Water Lines In City Streets Prohibited - Specifications For Water Main Lines

AFTER AMENDMENT

7-1-~~37~~46 Private Water Lines In City Streets Prohibited - Specifications For Water Main Lines

SECTION 72: **AMENDMENT** "7-2-39 Dispute Resolution" of the Grantsville Municipal Code is hereby *amended* as follows:

BEFORE AMENDMENT

7-2-39 Dispute Resolution

AFTER AMENDMENT

7-2-~~39~~46 Dispute Resolution

SECTION 73: **AMENDMENT** "7-1-38 Grantsville City Watering Restrictions" of the Grantsville Municipal Code is hereby *amended* as follows:

BEFORE AMENDMENT

7-1-38 Grantsville City Watering Restrictions

AFTER AMENDMENT

7-1-~~38~~47 Grantsville City Watering Restrictions

SECTION 74: **AMENDMENT** "7-2-40 Notice Of Violation" of the Grantsville Municipal Code is hereby *amended* as follows:

BEFORE AMENDMENT

7-2-40 Notice Of Violation

AFTER AMENDMENT

7-2-~~40~~47 Notice Of Violation

SECTION 75: **AMENDMENT** "7-2-41 (Reserved)" of the Grantsville Municipal Code is hereby *amended* as follows:

BEFORE AMENDMENT

7-2-41 (Reserved)

AFTER AMENDMENT

7-2-~~41~~48 (Reserved)

SECTION 76: **AMENDMENT** "7-1-1 Rules And Regulations" of the Grantsville Municipal Code is hereby *amended* as follows:

BEFORE AMENDMENT

7-1-1 Rules And Regulations

AFTER AMENDMENT

7-1-~~1~~10 Rules And Regulations

SECTION 77: **AMENDMENT** "7-1-27 Water Rates; Extension Of Existing City Lines; Water And Sewer Charges To Constitute One Charge" of the Grantsville Municipal Code is hereby *amended* as follows:

BEFORE AMENDMENT

7-1-27 Water Rates; Extension Of Existing City Lines; Water And Sewer Charges To Constitute One Charge

A. All residents or entities connected to the City's culinary water system shall pay these charges in the amount set forth by resolution of the City Council or by the private irrigation company. Each resident or entity establishing a new utility account with the City, shall pay a $35.00 setup fee. Charges for culinary water or a secondary irrigation assessment shall be paid for by the owner, lessee or occupant of the property, each month on the regular water and sewer utility bill or by direct billing, if other City services are not being provided by the City. Each bill shall show separately the amount of the water service charges or irrigation assessment, separate from other charges, but the total thereof shall be considered one charge for the combined use of the water, sewer or garbage collection service. The portion of the bill rendered for water service cannot be paid separately from the portion rendered for other City services.
B. The Mayor or the Mayor's designee may waive or defer the payment of the charges for residential culinary water, for needy persons who are not reasonably capable of paying these charges, for such periods of time as may be deemed proper or necessary. Any time the Mayor's designee waives or defers payments under this Section, he or she shall timely report said deferral or waiver to the Mayor.

C. Payments for culinary water or for other City services are due at the Grantsville City Offices on the 20th day of the month following issuance of the billing. A $10.00 late fee shall be added to all delinquent accounts at the time the next months service billing is prepared by the City. In the event that the culinary water, garbage or sewer charges or late fees or any portion thereof are not paid in full within thirty (30) days after the due date, culinary water service may be discontinued. Before the water shall be turned on again, all delinquent culinary, secondary irrigation assessments, garbage or sewer charges, late fees, interest charges and a $50.00 reconnection fee to cover the expenses of restoring water service shall be paid in full to the City. In the event a deposit has been made securing the payment of charges for City services, said deposit may be forfeited to the City in the amount delinquent and due the City. The Mayor or the Mayor's designee may waive late fees and interest charges if he or she determines that there is good cause for the waiver of said charge. If any account remains delinquent over sixty (60) days after the due date, the City may in addition to discontinuing water service, initiate legal proceedings to collect the delinquent amounts. If an account is referred to the City Attorney in order to collect the delinquency, the City shall also be entitled to collect reasonable attorneys fees and costs, even if a lawsuit has not been filed. In addition to the foregoing late fees and costs, the City may also charge interest on the delinquent account at the rate of 1.5 percent per month, commencing after the account is sixty (60) days delinquent.

D. If bulk water is purchased directly from the City, payments for said water shall be paid at the time that said water is acquired or if permitted by the City a billing may be submitted to the purchaser on a monthly basis, which shall be paid on the same basis as other billings for water service. Each person or entity establishing a new bulk water account with the City, shall pay a $75.00 refundable deposit, which shall be returned when the account is closed and provided there are no delinquencies on the account at that time. Payments for bulk water are due at the Grantsville City Offices on or before the 20th day of each month following issuance of the billing. A $10.00 late fee shall be added to all delinquent accounts. The Mayor or Mayor’s designee may waive late and interest fees if he or she determines that there is good cause for the waiver of said charge. In the event a deposit has been made securing the payment of charges for City services, said deposit may be forfeited to the City in the amount delinquent and due the City If any account remains delinquent over sixty (60) days after the due date, the City may initiate legal proceedings to collect the delinquent account. If a delinquent account is referred to the City Attorney in order to collect the delinquency, the City shall also be entitled to collect reasonable attorneys fees and costs, even if a lawsuit has not been filed. In addition to the foregoing late fees and costs, the City may also charge interest on the delinquent account at the rate of 1.5 percent per month, commencing after the account is sixty (60) days delinquent.

E. Culinary water billings shall be based on the actual meter readings for the first and last months that an account is open, if open for less than a full month. If an account is to remain open, but the residence or building will be vacant for more than one month, the owner, lessee, or occupant of the residence shall give prior written notice to the City, so that no culinary water fees are charged during that month.

F. All impact fees, connection fees and costs of materials and installation shall be paid to

the City in advance of any installation of culinary water service.

(Amended by Ord. 2013-19)

AFTER AMENDMENT

7-1-~~27~~36 Water Rates; Extension Of Existing City Lines; Water And Sewer Charges To Constitute One Charge

A. All residents or entities connected to the City's culinary water system shall pay these charges in the amount set forth by resolution of the City Council or by the private irrigation company. Each resident or entity establishing a new utility account with the City, shall pay a $35.00 setup fee. Charges for culinary water or a secondary irrigation assessment shall be paid for by the owner, lessee or occupant of the property, each month on the regular water and sewer utility bill or by direct billing, if other City services are not being provided by the City. Each bill shall show separately the amount of the water service charges or irrigation assessment, separate from other charges, but the total thereof shall be considered one charge for the combined use of the water, sewer or garbage collection service. The portion of the bill rendered for water service cannot be paid separately from the portion rendered for other City services.
B. The Mayor or the Mayor's designee may waive or defer the payment of the charges for residential culinary water, for needy persons who are not reasonably capable of paying these charges, for such periods of time as may be deemed proper or necessary. Any time the Mayor's designee waives or defers payments under this Section, he or she shall timely report said deferral or waiver to the Mayor.
C. Payments for culinary water or for other City services are due at the Grantsville City Offices on the 20th day of the month following issuance of the billing. A $10.00 late fee shall be added to all delinquent accounts at the time the next months service billing is prepared by the City. In the event that the culinary water, garbage or sewer charges or late fees or any portion thereof are not paid in full within thirty (30) days after the due date, culinary water service may be discontinued. Before the water shall be turned on again, all delinquent culinary, secondary irrigation assessments, garbage or sewer charges, late fees, interest charges and a $50.00 reconnection fee to cover the expenses of restoring water service shall be paid in full to the City. In the event a deposit has been made securing the payment of charges for City services, said deposit may be forfeited to the City in the amount delinquent and due the City. The Mayor or the Mayor's designee may waive late fees and interest charges if he or she determines that there is good cause for the waiver of said charge. If any account remains delinquent over sixty (60) days after the due date, the City may in addition to discontinuing water service, initiate legal proceedings to collect the delinquent amounts. If an account is referred to the City Attorney in order to collect the delinquency, the City shall also be entitled to collect reasonable attorneys fees and costs, even if a lawsuit has not been filed. In addition to the foregoing late fees and costs, the City may also charge interest on the delinquent account at the rate of 1.5 percent per month, commencing after the account is sixty (60) days delinquent.

D. If bulk water is purchased directly from the City, payments for said water shall be paid at the time that said water is acquired or if permitted by the City a billing may be submitted to the purchaser on a monthly basis, which shall be paid on the same basis as other billings for water service. Each person or entity establishing a new bulk water account with the City, shall pay a $75.00 refundable deposit, which shall be returned when the account is closed and provided there are no delinquencies on the account at that time. Payments for bulk water are due at the Grantsville City Offices on or before the 20th day of each month following issuance of the billing. A $10.00 late fee shall be added to all delinquent accounts. The Mayor or Mayor's designee may waive late and interest fees if he or she determines that there is good cause for the waiver of said charge. In the event a deposit has been made securing the payment of charges for City services, said deposit may be forfeited to the City in the amount delinquent and due the City If any account remains delinquent over sixty (60) days after the due date, the City may initiate legal proceedings to collect the delinquent account. If a delinquent account is referred to the City Attorney in order to collect the delinquency, the City shall also be entitled to collect reasonable attorneys fees and costs, even if a lawsuit has not been filed. In addition to the foregoing late fees and costs, the City may also charge interest on the delinquent account at the rate of 1.5 percent per month, commencing after the account is sixty (60) days delinquent.

E. Culinary water billings shall be based on the actual meter readings for the first and last months that an account is open, if open for less than a full month. If an account is to remain open, but the residence or building will be vacant for more than one month, the owner, lessee, or occupant of the residence shall give prior written notice to the City, so that no culinary water fees are charged during that month.

F. All impact fees, connection fees and costs of materials and installation shall be paid to the City in advance of any installation of culinary water service.

(Amended by Ord. 2013-19)

SECTION 78: **ADOPTION** "7-1-1 Definitions" of the Grantsville Municipal Code is hereby *added* as follows:

BEFORE ADOPTION

7-1-1 Definitions (Non-existent)

AFTER ADOPTION

7-1-1 Definitions*(Added)*

Unless the context specifically indicates otherwise, the meaning of the terms used in this Chapter shall be as follows:

A. Public Water Main: A water distribution pipe owned by the City, located within public

rights-of-way or easements, supplying water to properties.

B. Private Water Main: A water distribution pipe extending from the public water main to a property, owned and maintained by the property owner.

C. Private Water Line: A water distribution line located entirely within private property (e.g., trailer parks, commercial properties, schools, churches, apartments), maintained by the property owner.

D. Fire Hydrant: A firefighting device connected to the public water main. Fire hydrants on private property are the responsibility of the property owner to maintain.

E. Fire Line Loop: A private water line providing redundancy for fire suppression, owned and maintained by the property owner.

F. Water Meter: A device owned by the City that measures water usage, located at the point of connection to the private water system.

G. Water Service Line: The pipe connecting the water meter to the property's internal plumbing, which the property owner is responsible for maintaining.

SECTION 79: **ADOPTION** "7-1-2 Public Water Mains" of the Grantsville Municipal Code is hereby *added* as follows:

BEFORE ADOPTION

7-1-2 Public Water Mains (Non-existent)

AFTER ADOPTION

7-1-2 Public Water Mains*(Added)*

1. Ownership and Responsibility: The City owns and maintains all public water mains located within public rights-of-way and easements, including related infrastructure (valves, hydrants, etc.). 2. Maintenance: The City is responsible for the operation, repair, and replacement of public water mains and fire hydrants in public rights-of-way.

SECTION 80: **ADOPTION** "7-1-3 Private Water Mains And Lines" of the Grantsville Municipal Code is hereby *added* as follows:

BEFORE ADOPTION

7-1-3 Private Water Mains And Lines (Non-existent)

AFTER ADOPTION

7-1-3 Private Water Mains And Lines*(Added)*

1. Ownership and Maintenance: Property owners are responsible for the maintenance, repair, and replacement of all private water mains and private water lines on their property, including those extending from the public water main to the property line. 2. Repairs and Inspections: Property owners must repair leaks, breaks, or damage to their private water mains or lines. The City may inspect these lines for safety and compliance.

SECTION 81: **ADOPTION** "7-1-4 Fire Hydrants" of the Grantsville Municipal Code is hereby *added* as follows:

BEFORE ADOPTION

7-1-4 Fire Hydrants (Non-existent)

AFTER ADOPTION

7-1-4 Fire Hydrants*(Added)*

1. Public Fire Hydrants: The City owns and maintains fire hydrants located within public rights-of-way. 2. Private Fire Hydrants: Property owners are responsible for the maintenance and replacement of fire hydrants located on private property. The City may inspect these hydrants for compliance with safety standards.

SECTION 82: **ADOPTION** "7-1-5 Fire Line Loops" of the Grantsville Municipal Code is hereby *added* as follows:

BEFORE ADOPTION

7-1-5 Fire Line Loops (Non-existent)

AFTER ADOPTION

7-1-5 Fire Line Loops*(Added)*

1. Ownership and Maintenance: Property owners are responsible for the installation, maintenance, and repair of fire line loops for fire suppression on their property. 2. Inspection: The City may inspect fire line loops to ensure compliance with fire safety standards.

SECTION 83: **ADOPTION** "7-1-6 Water Meter And Service Line" of the Grantsville Municipal Code is hereby *added* as follows:

BEFORE ADOPTION

7-1-6 Water Meter And Service Line (Non-existent)

AFTER ADOPTION

7-1-6 Water Meter And Service Line*(Added)*

1. Water Meter: The City owns and is responsible for the installation, maintenance, and reading of water meters. 2. Water Meter Location: Water meters must remain in their original location and must not be relocated, altered, buried, or covered in any way. Access to the water meter must be maintained at all times to allow for inspection, maintenance, and accurate reading. 3. Water Service Line: Property owners are responsible for the maintenance, repair, and replacement of the water service line from the meter to the property's internal plumbing.

SECTION 84: **ADOPTION** "7-1-7 Liability" of the Grantsville Municipal Code is hereby *added* as follows:

BEFORE ADOPTION

7-1-7 Liability (Non-existent)

AFTER ADOPTION

7-1-7 Liability*(Added)*

1. Private Infrastructure: Property owners are liable for the maintenance, repair, and replacement of all private water infrastructure, including private water mains, water lines, fire hydrants (on private property), fire line loops, and water service lines after the water meter. 2. Public Infrastructure: The City is liable for the maintenance, repair, and replacement of public water mains and public fire hydrants within public rights-of-way.

SECTION 85: **ADOPTION** "7-1-8 Violations And Penalties" of the Grantsville Municipal Code is hereby *added* as follows:

BEFORE ADOPTION

7-1-8 Violations And Penalties (Non-existent)

AFTER ADOPTION

7-1-8 Violations And Penalties*(Added)*

1. Failure to Maintain: Property owners who fail to maintain their private water infrastructure may face fines, penalties, or enforcement actions by the City. 2. Non-Compliance: Property owners who fail to comply with maintenance or repair requirements may be subject to penalties or corrective actions at the City's discretion.

SECTION 86: **ADOPTION** "7-1-9 Water Mains On Private Property" of the Grantsville Municipal Code is hereby *added* as follows:

BEFORE ADOPTION

7-1-9 Water Mains On Private Property (Non-existent)

AFTER ADOPTION

7-1-9 Water Mains On Private Property*(Added)*

1. Private Water Mains: Property owners are responsible for maintaining water mains located entirely on private property or private lanes (not under public easements or rights-of-way). 2. Public Water Mains on Private Property: If the water main is a public water main but runs through private property, the City retains responsibility for maintenance, provided access is granted through an easement

SECTION 87: **AMENDMENT** "7-2-1 Definitions" of the Grantsville Municipal Code is hereby *amended* as follows:

BEFORE AMENDMENT

7-2-1 Definitions

Unless the context specifically indicates otherwise, the meaning of the terms used in this Chapter shall be as follows:

A. Addendum A: means the document appended hereto-entitled "Calculation of User Fees Sewer Charge System." The Addendum A is incorporated by reference as a part of this Chapter.
B. Biochemical oxygen demand (BOD): means the quantity of oxygen utilized in the biochemical oxidation of organic matter under standard laboratory procedure in five (5) days at 20 degrees Centigrade, expressed in milligrams per liter.
C. Building drain: means that part of the lowest horizontal piping of a drainage system which receives the discharge from soil, waste, and other drainage pipes inside the walls of the building and conveys it to the building sewer, beginning five (5) feet (1.5 meters) outside the inner face of the building wall.
D. Building sewer: means the extension from the building drains to the public sewer or other place of disposal also called house connection.
E. Cesspool: means an underground reservoir for liquid waste (such as household sewage).
F. Class: means a classification of volume of use as described hereinafter.
G. Combined sewer: means a sewer intended to receive both wastewater and storm of surface water.
H. Easement: means an acquired legal right for the specific use of land owned by others.
I. Floatable oil: means oil, fat, or grease in a physical state such that it will separate by gravity from wastewater by treatment in an approved pretreatment facility. Wastewater shall be considered free of floatable fat if it is properly pretreated and the wastewater does not interfere with the collection system.
J. Governing body: means the Mayor and City Council of the City of Grantsville.
K. Garbage: means all waste resulting from residences, commercial trades, or businesses and institutions. Commercial and Industrial waste shall be distinct from domestic or

household sanitary wastes.

L. Heavy and light commercial, and industrial users: means any industrial or commercial user who discharges waste into the system with a higher than normal biochemical oxygen demand, or greater than normal total suspended solids.
M. Industrial wastes: means the wastewater from industrial process, trade, or business as distinct from domestic or sanitary wastes.
N. Natural outlet: means any outlet, including storm sewers and combined sewer overflows, into a watercourse, pond, ditch, lake, or other body of surface or groundwater.
O. May: is permissive (see "Shall", subsections 27).
P. Person: means any individual, firm, company, association, society, corporation, or group.
Q. PH: means the logarithm of the reciprocal of the hydrogen ion concentration. The concentration is the weight of hydrogen ions, in grams, per liter of solution. Neutral water, for example, has a pH value of 7 and a hydrogen-ion concentration of 10-7.
R. Privy: means a small building having a bench with holes through which the user may defecate of urinate.
S. Properly shredded garbage: means the wastes from the preparation, cooking, and dispensing of food that have been shredded to such a degree that all particles will be carried freely under the flow conditions normally prevailing in public sewers, with no particle greater than 1/2 inch (1.27 centimeters) in any dimension.
T. Public sewer: means the sanitary sewer owned, controlled, and operated by Grantsville City.
U. Residential flows: means the assumed average and/or standard flow expected from a single-family dwelling based on wintertime culinary water usage. A residential flow volume is normally 12,500 gallons per month and its strength is 264 mg/1 TSS (total Suspended Solids, see Suspended Solids) and 196 mg/1 BOD5 (Biochemical Oxygen Demand, see BOD). Rates for volume and strength or Residential Flow are set out in the Addendum.
V. Sanitary sewer: means a sewer that carries liquid and water-carried wastes from residences, commercial buildings, industrial plants, and institutions together with minor quantities of ground, storm, and surface waters that are not admitted intentionally.
W. Septic tank: means a tank in which the solid matter of continuous flowing sewage is disintegrated by bacteria.
X. Sewage: means the spent water of a community. The preferred term is wastewater (see subsections 35).
Y. Sewer: means a pipe or conduit that carries wastewater or drainage water.
Z. Shall: is mandatory (see "May" subsection 16).
AA. Slug: means any discharge of water or wastewater which in concentration of any given constituent or in quantity of flow exceeds, for any period of duration longer than fifteen (15) minutes, more than five (5) times the average twenty-four (24) hour concentration of flow during normal operation and shall adversely affect the collection system and/or performance of the wastewater treatment works.
AB. Storm drainage: (sometimes termed "storm sewer") means a drain or sewer for conveying water, groundwater, subsurface, water, or unpolluted water from any

source.

AC. Superintendent: means the Superintendent of wastewater facilities, and/or of wastewater treatment works, and/or of water pollution control of the City of Grantsville or his authorized deputy, agent, or representative.

AD. Suspended solids: means a total suspended matter that either floats on the surface of, or is in suspension in water, wastewater, or other liquids, and that is removable by laboratory filtering as prescribed in "Standard Methods for the Examination of Water and Wastewater" and referred to as filterable residue.

AE. System: means the sewer, wastewater or combined wastewater and storm or surface water facilities of the city.

AF. City: means the City of Grantsville, Tooele County, Utah.

AG. Unpolluted water: means water of quality equal to or better than the effluent criteria in effect or water that would not cause a violation of receiving water quality standards and would not be benefited by discharge to the sanitary sewers and wastewater treatment facilities provided.

AH. Wastewater: means the spent water of a community. From the standpoint of source, it may be a combination of the liquid and water-carried wastes from residences, commercial buildings, industrial plants and institutions, together with any groundwater, surface water, and storm water that may be present.

AI. Wastewater facilities: means the structures, equipment, and process required to collect, carry away, and treat domestic and industrial wastes and dispose of effluent.

AJ. Wastewater treatment works: means an arrangement of devices and structures for treating wastewater, industrial wastes, and sludge. Sometimes used as synonymous with "waste treatment plant" or wastewater treatment plant or "water pollution control plant".

AK. Watercourse: means a natural or artificial channel for the passages of water either continuously or intermittently.

AFTER AMENDMENT

7-2-1 Definitions

Unless the context specifically indicates otherwise, the meaning of the terms used in this Chapter shall be as follows:

A. Addendum A: means the document appended hereto-entitled "Calculation of User Fees Sewer Charge System." The Addendum A is incorporated by reference as a part of this Chapter.

B. Biochemical oxygen demand (BOD): means the quantity of oxygen utilized in the biochemical oxidation of organic matter under standard laboratory procedure in five (5) days at 20 degrees Centigrade, expressed in milligrams per liter.

C. Building drain: means that part of the lowest horizontal piping of a drainage system which receives the discharge from soil, waste, and other drainage pipes inside the walls of the building and conveys it to the building sewer, beginning five (5) feet (1.5 meters) outside the inner face of the building wall.

D. Building sewer: means the extension from the building drains to the public sewer or other place of disposal also called house connection.
E. Cesspool: means an underground reservoir for liquid waste (such as household sewage).
F. Class: means a classification of volume of use as described hereinafter.
G. Combined sewer: means a sewer intended to receive both wastewater and storm of surface water.
H. Easement: means an acquired legal right for the specific use of land owned by others.
I. Floatable oil: means oil, fat, or grease in a physical state such that it will separate by gravity from wastewater by treatment in an approved pretreatment facility. Wastewater shall be considered free of floatable fat if it is properly pretreated and the wastewater does not interfere with the collection system.
J. Governing body: means the Mayor and City Council of the City of Grantsville.
K. Garbage: means all waste resulting from residences, commercial trades, or businesses and institutions. Commercial and Industrial waste shall be distinct from domestic or household sanitary wastes.
L. Heavy and light commercial, and industrial users: means any industrial or commercial user who discharges waste into the system with a higher than normal biochemical oxygen demand, or greater than normal total suspended solids.
M. Industrial wastes: means the wastewater from industrial process, trade, or business as distinct from domestic or sanitary wastes.
N. Natural outlet: means any outlet, including storm sewers and combined sewer overflows, into a watercourse, pond, ditch, lake, or other body of surface or groundwater.
O. May: is permissive (see "Shall", subsections 27).
P. Person: means any individual, firm, company, association, society, corporation, or group.
Q. PH: means the logarithm of the reciprocal of the hydrogen ion concentration. The concentration is the weight of hydrogen ions, in grams, per liter of solution. Neutral water, for example, has a pH value of 7 and a hydrogen-ion concentration of 10-7.
R. Privy: means a small building having a bench with holes through which the user may defecate of urinate.
S. Properly shredded garbage: means the wastes from the preparation, cooking, and dispensing of food that have been shredded to such a degree that all particles will be carried freely under the flow conditions normally prevailing in public sewers, with no particle greater than 1/2 inch (1.27 centimeters) in any dimension.
T. Public sewer: means the sanitary sewer owned, controlled, and operated by Grantsville City.
U. Residential flows: means the assumed average and/or standard flow expected from a single-family dwelling based on wintertime culinary water usage. A residential flow volume is normally 12,500 gallons per month and its strength is 264 mg/1 TSS (total Suspended Solids, see Suspended Solids) and 196 mg/1 BOD5 (Biochemical Oxygen Demand, see BOD). Rates for volume and strength or Residential Flow are set out in the Addendum.
V. Sanitary sewer: means a sewer that carries liquid and water-carried wastes from

residences, commercial buildings, industrial plants, and institutions together with minor quantities of ground, storm, and surface waters that are not admitted intentionally.

W. Septic tank: means a tank in which the solid matter of continuous flowing sewage is disintegrated by bacteria.

X. Sewage: means the spent water of a community. The preferred term is wastewater (see subsections 35).

Y. Sewer: means a pipe or conduit that carries wastewater or drainage water.

Z. Shall: is mandatory (see "May" subsection 16).

AA. Slug: means any discharge of water or wastewater which in concentration of any given constituent or in quantity of flow exceeds, for any period of duration longer than fifteen (15) minutes, more than five (5) times the average twenty-four (24) hour concentration of flow during normal operation and shall adversely affect the collection system and/or performance of the wastewater treatment works.

AB. Storm drainage: (sometimes termed "storm sewer") means a drain or sewer for conveying water, groundwater, subsurface, water, or unpolluted water from any source.

AC. Superintendent: means the Superintendent of wastewater facilities, and/or of wastewater treatment works, and/or of water pollution control of the City of Grantsville or his authorized deputy, agent, or representative.

AD. Suspended solids: means a total suspended matter that either floats on the surface of, or is in suspension in water, wastewater, or other liquids, and that is removable by laboratory filtering as prescribed in "Standard Methods for the Examination of Water and Wastewater" and referred to as filterable residue.

AE. System: means the sewer, wastewater or combined wastewater and storm or surface water facilities of the city.

AF. City: means the City of Grantsville, Tooele County, Utah.

AG. Unpolluted water: means water of quality equal to or better than the effluent criteria in effect or water that would not cause a violation of receiving water quality standards and would not be benefited by discharge to the sanitary sewers and wastewater treatment facilities provided.

AH. Wastewater: means the spent water of a community. From the standpoint of source, it may be a combination of the liquid and water-carried wastes from residences, commercial buildings, industrial plants and institutions, together with any groundwater, surface water, and storm water that may be present.

AI. Wastewater facilities: means the structures, equipment, and process required to collect, carry away, and treat domestic and industrial wastes and dispose of effluent.

AJ. Wastewater treatment works: means an arrangement of devices and structures for treating wastewater, industrial wastes, and sludge. Sometimes used as synonymous with "waste treatment plant" or wastewater treatment plant or "water pollution control plant".

AK. Watercourse: means a natural or artificial channel for the passages of water either continuously or intermittently.

AL. Public Sewer Main: A sewer pipe owned and maintained by the City, located within public rights-of-way or easements, that collects and transports wastewater from properties to the treatment facility.

AM. Private Sewer Main: A sewer pipe extending from the public sewer main to a property, owned and maintained by the property owner.

AN. Private Sewer Line: A sewer line located entirely within the boundaries of private property (e.g., residential, commercial, schools, etc.), owned and maintained by the property owner.

AO. Sewer Service Line (or Sewer Lateral): The pipe connecting a property's plumbing to the sewer main. The property owner is responsible for its maintenance, repair, and replacement.

AP. Manhole: A vertical access point to the sewer system, typically located within the public right-of-way or easement, for maintenance and inspection.

AQ. Sewer Cleanout: An access point along the sewer service line (lateral) used for clearing blockages, maintenance, and inspections. Property owners are responsible for maintaining the cleanout, ensuring it remains accessible and operational.

SECTION 88: **ADOPTION** "7-2-2 Public Sewer Mains" of the Grantsville Municipal Code is hereby *added* as follows:

BEFORE ADOPTION

7-2-2 Public Sewer Mains (Non-existent)

AFTER ADOPTION

7-2-2 Public Sewer Mains*(Added)*

1. Ownership and Responsibility The City owns and maintains all public sewer mains located within public rights-of-way and easements, including all related infrastructure such as manholes, valves, and appurtenances. 2. Maintenance The City is responsible for the operation, repair, and replacement of public sewer mains and related infrastructure.

SECTION 89: **ADOPTION** "7-2-3 Private Sewer Mains And Lines" of the Grantsville Municipal Code is hereby *added* as follows:

BEFORE ADOPTION

7-2-3 Private Sewer Mains And Lines (Non-existent)

AFTER ADOPTION

7-2-3 Private Sewer Mains And Lines*(Added)*

1. Ownership and Maintenance Property owners are responsible for the maintenance, repair, and replacement of all private sewer mains and private sewer lines located on their property, including those that extend from the public sewer main to the property line or service point. 2. Repairs and Inspections Property owners must repair any leaks, breaks, or blockages in their private sewer mains or lines at their own expense. The City may inspect these lines to ensure compliance with safety, health, and wastewater discharge standards.

SECTION 90: **ADOPTION** "7-2-4 Sewer Service Lines Or Laterals" of the Grantsville Municipal Code is hereby *added* as follows:

BEFORE ADOPTION

7-2-4 Sewer Service Lines Or Laterals (Non-existent)

AFTER ADOPTION

7-2-4 Sewer Service Lines Or Laterals*(Added)*

1. Ownership and Maintenance Property owners are responsible for maintaining, repairing, and replacing the sewer service line (lateral) from the property's internal plumbing to the connection with the public or private sewer main. 2. Repairs and Inspections Property owners must repair any damage, blockages, or failures in the sewer service line, including at the connection point. The City may inspect the service lines to ensure compliance with local codes and to prevent health hazards.

SECTION 91: **ADOPTION** "7-2-5 Manholes" of the Grantsville Municipal Code is hereby *added* as follows:

BEFORE ADOPTION

7-2-5 Manholes (Non-existent)

AFTER ADOPTION

7-2-5 Manholes*(Added)*

1. Public Manholes The City owns and maintains all manholes located within the public rights-of-way or easements, for access to the public sewer system. 2. Private Manholes If a manhole is located on private property, the property owner is responsible for its maintenance and repair. The City may inspect private manholes for compliance with safety standards.

SECTION 92: **ADOPTION** "7-2-6 Liability" of the Grantsville Municipal Code is hereby *added* as follows:

BEFORE ADOPTION

7-2-6 Liability (Non-existent)

AFTER ADOPTION

7-2-6 Liability*(Added)*

1. Private Infrastructure Property owners are liable for the maintenance, repair, and replacement of all private sewer infrastructure, including private sewer mains, sewer service lines, and private manholes. 2. Public Infrastructure The City is liable for the maintenance, repair, and replacement of all public sewer mains and public manholes within public rights-of-way or easements.

SECTION 93: **ADOPTION** "7-2-7 Violations And Penalties" of the Grantsville Municipal Code is hereby *added* as follows:

BEFORE ADOPTION

7-2-7 Violations And Penalties (Non-existent)

AFTER ADOPTION

7-2-7 Violations And Penalties*(Added)*

1. Failure to Maintain Property owners who fail to maintain their private sewer

infrastructure may face fines, penalties, or enforcement actions by the City. 2. Non-Compliance Property owners who fail to comply with maintenance or repair requirements may be subject to penalties, corrective actions, or possible service disconnection, at the City's discretion.

SECTION 94: **ADOPTION** "7-2-8 Sewer Mains On Private Property" of the Grantsville Municipal Code is hereby *added* as follows:

BEFORE ADOPTION

7-2-8 Sewer Mains On Private Property (Non-existent)

AFTER ADOPTION

7-2-8 Sewer Mains On Private Property*(Added)*

1. Private Sewer Mains Property owners are responsible for maintaining sewer mains located entirely on private property or private lanes (not under public easements or rights-of-way). 2. Public Sewer Mains on Private Property If a public sewer main runs through private property, the City retains responsibility for maintaining the main. Access to the sewer main for repairs and maintenance is allowed through an easement or right-of-way

SECTION 95: **SEVERABILITY CLAUSE** Should any part or provision of this Ordinance be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the Ordinances a whole or any part thereof other than the part so declared to be unconstitutional or invalid.

SECTION 96: **EFFECTIVE DATE** This Ordinance shall be in full force and effect immediately upon its passage and approval as provided by law.

PASSED AND ADOPTED BY THE GRANTSVILLE COUNCIL _____.

	AYE	**NAY**	**ABSENT**	**ABSTAIN**
Heidi Hammond	_____	_____	_____	_____
Jolene Jenkins	_____	_____	_____	_____
Jeff Williams	_____	_____	_____	_____
Rhett Butler	_____	_____	_____	_____
Scott Bevan	_____	_____	_____	_____

Presiding Officer

_____
Neil Critchlow, Mayor, Grantsville

Attest

_____
Braydee Baugh, City Recorder, Grantsville

Agenda Item # 6

Legislative Hearing for appeal filed against the approval for the Conditional Use Permit for Raven Management, LLC

We are aggrieved by the Planning Commissions decision to grant the CUP for the Raven Management Multifamily housing development located at 266 N Hale street. The developers (Holly Jones and Cavett Eaton) are failing to meet several standards set forth in Grantsville Land Use Laws Section 7.8.

Conditional Use standards not being met

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

North Hale street does not meet standard pavement width nor does it have infrastructure to support Multifamily housing. The Zoning administrator accepted an insufficient traffic study that did not fully evaluate the impact of the development. The safety of our children is at risk due to increased traffic, street parking and the inability to navigate Hale Street without using the road. This development is LITERALLY right outside of our front door and significantly impacts our comfort.

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

We are zoned RR1 and would be forced to share two property lines and a private road with the Multifamily Housing Development. Only a few houses down from this development is A10 zoning. Multifamily housing is in no way harmonious with the neighboring uses.

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

Our own property values will be significantly decreased as this development has access to our Ingress/Egress private road. When we decide to sell our home due to this development, The amount of interested buyers will limited as the view from the front porch will be looking at 8 buildings.

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

The sewer line continues to be reported on outdated modeling. North Hale Street is almost at sewer capacity and the City should deter from Multifamily housing to avoid community sewer issues.

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

The developer plans to place a fence on the east side of the property line which is altering the required buffer. This fence will also block the access to Dale Scheffer's home. Holly has declined to state which type of fencing will be used or the height of it. There is no way to avoid the visual impact of having 8 buildings directly in front of our home and the noise and light that comes with it.

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

Eight modern buildings on a one acre lot is not compatible with the adjacent neighborhood of single dwelling homes and agriculture uses.

Shelby Moore <smoore@grantsvilleut.gov>

268 N HALE/HELIX 3D

2 messages

gary pinkham <gary.pinkham@hotmail.com> Tue, Jul 16, 2024 at 10:09 AM
To: Shelby Moore <SMOORE@grantsvilleut.gov>, Jaina Bassett <JBASSETT@grantsvilleut.gov>

LADIES,

THIS PROPERTY IS IN THE RM-7 ZONE IF I SEE THE MAP CORRECTLY. THE MULTI-UNIT HOUSING IS A CONDITIONAL USE AND THE APPLICANT SHOULD FIRST APPLY FOR AND BE GRANTED THE CONDITIONAL USE FOR THIS PROJECT. THEY WILL THEN NEED TO DEVELOPE AND DELIVER AS PART OF THE CONDITIONAL USE APPLICATION ALL OF THE ITEMS REQUIRED OF THEM IN CHAPTER 7 OF THE CODE.

AS FOR THEIR CONCEPT DRAWING FOR THE DEVELOPMENT, IT APPEARS TO MEET THE VARIOUS CODE REQUIREMENTS FOR PARKING, AREA, OPEN SPACE, UNIT SIZE, SETBACKS, AND OPEN SPACE IMPROVEMENTS.

ONCE THEY HAVE BEEN GRANTED THE CONDITIONAL USE PERMIT AND PREPARED THE APPLICATION FOR THE PROJECT WE CAN LOOK MORE CLOSELY AT THE PARTICULARS FOR THEIR DESIGN.

GARY

Shelby Moore <smoore@grantsvilleut.gov> Tue, Jul 16, 2024 at 10:48 AM
To: gary pinkham <gary.pinkham@hotmail.com>
Cc: Jaina Bassett <JBASSETT@grantsvilleut.gov>

Thanks for the information, this is helpful.

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>

268 N HALE/HELIX 3D

2 messages

gary pinkham <gary.pinkham@hotmail.com> Tue, Jul 16, 2024 at 10:09 AM
To: Shelby Moore <SMOORE@grantsvilleut.gov>, Jaina Bassett <JBASSETT@grantsvilleut.gov>

LADIES,

THIS PROPERTY IS IN THE RM-7 ZONE IF I SEE THE MAP CORRECTLY. THE MULTI-UNIT HOUSING IS A CONDITIONAL USE AND THE APPLICANT SHOULD FIRST APPLY FOR AND BE GRANTED THE CONDITIONAL USE FOR THIS PROJECT. THEY WILL THEN NEED TO DEVELOPE AND DELIVER AS PART OF THE CONDITIONAL USE APPLICATION ALL OF THE ITEMS REQUIRED OF THEM IN CHAPTER 7 OF THE CODE.

AS FOR THEIR CONCEPT DRAWING FOR THE DEVELOPMENT, IT APPEARS TO MEET THE VARIOUS CODE REQUIREMENTS FOR PARKING, AREA, OPEN SPACE, UNIT SIZE, SETBACKS, AND OPEN SPACE IMPROVEMENTS.

ONCE THEY HAVE BEEN GRANTED THE CONDITIONAL USE PERMIT AND PREPARED THE APPLICATION FOR THE PROJECT WE CAN LOOK MORE CLOSELY AT THE PARTICULARS FOR THEIR DESIGN.

GARY

Shelby Moore <smoore@grantsvilleut.gov> Tue, Jul 16, 2024 at 10:48 AM
To: gary pinkham <gary.pinkham@hotmail.com>
Cc: Jaina Bassett <JBASSETT@grantsvilleut.gov>

Thanks for the information, this is helpful.

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

[Quoted text hidden]

North Hale Streets Zoning Administrator Memo

Planning and Zoning received a request from the Childs residents whom face the rear of the North Hale Street fourplexes November 29, 2024 requesting to appeal the Planning Commission's decision to approve the conditional use permit with conditions to allow fourplexes.

Application Timeline:

1. Application date 07/11/2024
2. Application was reviewed by Gary Pinkham to ensure compliance with the GLUMDC.
3. Conditional Use Permit Public Hearing for the Planning Commission Meeting 08/01/2024
4. Planning Commission requested additional information to determine what conditions can be placed on the conditional use permit.
5. A meeting with staff and the applicant was held to discuss the items needed to determine reasonable conditions.
6. A water and sewer model were conducted to determine the capacity of the City's utilities.
    a. The water line needed to upsized and a hydrant needs to be placed by the development in order to have adequate fire flow.
7. A traffic study was conducted to determine if the roadway needed to be widened and infrastructure could handle the additional traffic.
    a. there are not many trips which are generated therefore no need to widen Hale Street.
8. 11/07/2024 Planning Commission approved the CUP with conditions that outline the upsizing of the water line and installation of the fire hydrant.
9. Applicant will need to have a MDA approved that outlines conditions placed on the project.
10. 11/29/2024 an appeal to the Planning Commission decision was received.

The North Hale Street fourplexes are located at 268 North Hale Street, in the RM-7 zoning. The RM-7 zoning allows for this type of use as conditional, which was verified by Gary Pinkham, who at the time was the Planning Commission representative. It was determined that this application needed to go through the conditional use process and receive approval by the Planning Commission prior to submitting preliminary plans. We were advised the attorney at the time that we could not deny the conditional use permit unless we had reasonable conditions. Is was determined that utility modeling needed to be conducted in order to place reasonable conditions on the permit. The applicant agreed to pay for the utility modeling to determine what upgrades needed to be made.

Once it was determined that the water line needed to be upsized and a hydrant needed to be installed, staff met with the applicant to review the results, which the applicant agreed to procced with the application for consideration by Planning Commission.

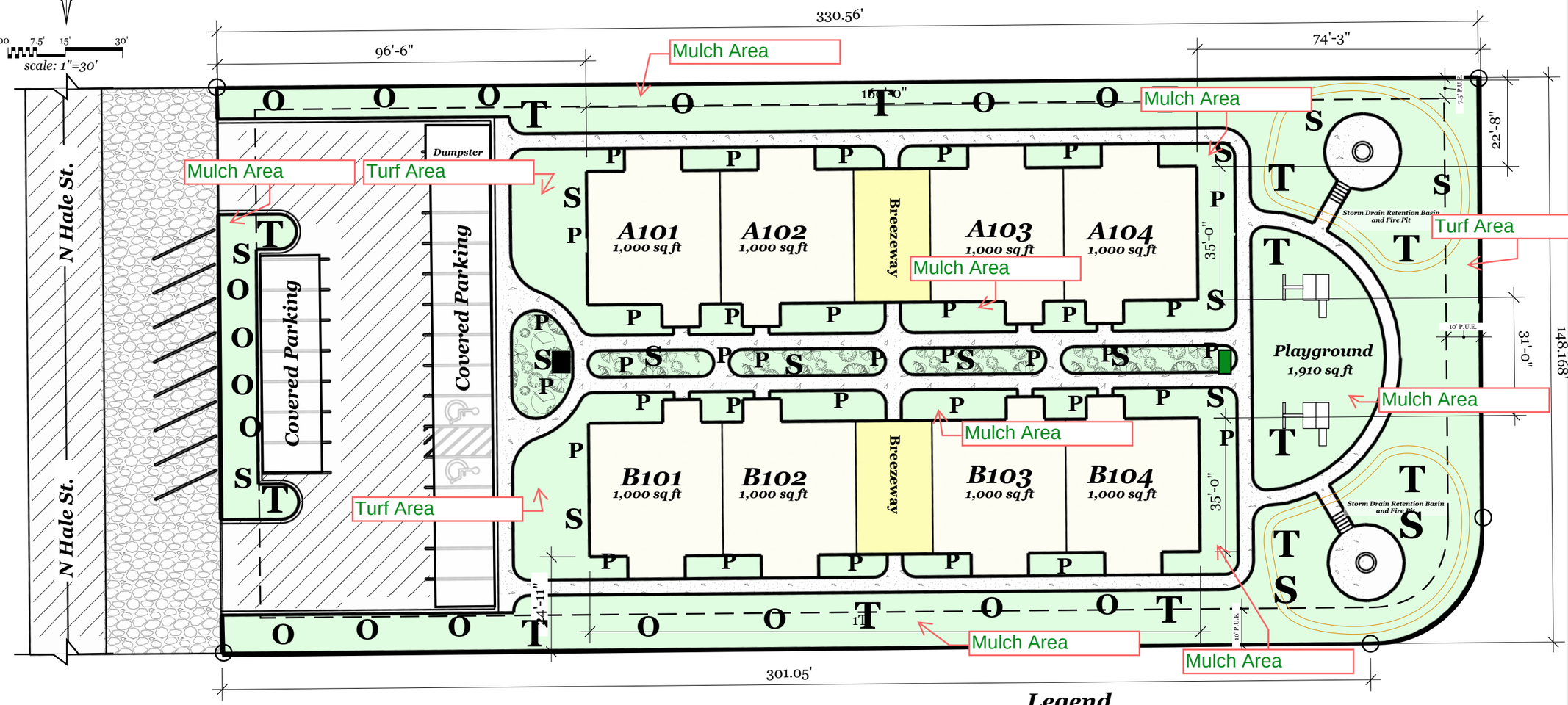
On November 7th the results were discussed with Planning Commission to determine what conditions could be placed on the permit.

N Hale Street Rentals

N

00 7.5' 15' 30'

scale: 1"=30'





Irrigation Zones

West Zone:
WZ1 - Trees & Shrubs (Inline Drip)
WZ2 -Perennials & Ornamentals (Inline Drip)
WZ3 - North Mulched Areas (Inline Drip)
WZ4 - Turf West

East Zone:
EZ1 - Trees & Shrubs (Inline Drip)
EZ2 - Perennials & Ornamentals (Inline Drip) EZ3 - South Mulched Areas (Inline Drip)
EZ4 - Turf East
EZ5 - Middle Perennials (Inline Drip)

Legend

T - Tree Species - Ivory Silk Tree Lilac *(Syringa reticlata)*
City Sprite Zelkova *(Zelcova serrata)*
Hot Wings Tatarian Maple *(Acer tataricum)*
Columnar English Oak *(Quercus robur)*

S - Shrub Species - Blue Balloon Bluebeard *(Caryopteris x clandonensis)*
Cream Cracker Dogwood *(Cornus alba)*

O - Ornamental Grasses - Blonde Ambition Blue Gramma Grass *(Bouteloua gracilis)*
Karl Foerster Feather Reed Grass *(Calamagrostis x acutiflora)*

P - Perennials - Partridge Feather *(Tannacetum densum)*
Fire Chalice *(Epilobium garrettii)*
Moonshine Yarrow *(Achillea* 'Moonshine'
Blue Wonder Catmint *(Nepeta racemosa)*

REVISIONS

	REMARKS	MM/DD/YY
1	...	--/--/--
2	...	--/--/--
3	...	--/--/--
4	...	--/--/--
5	...	--/--/--

helix 3D homes

WOULF GROUP

Waterwise Landscape Plan

N Hale Street Rentals
268 N Hale St
Grantsville, UT, 84029

July 11, 2024

LP 01

Shelby Moore <smoore@grantsvilleut.gov>

Outstanding Water and Wastewater Service Capacity Memos

2 messages

Robert Rousselle <rrousselle@ensignutah.com> Mon, Oct 14, 2024 at 5:46 PM
To: Shelby Moore <smoore@grantsvilleut.gov>
Cc: Diane Sawadogo <dsawadogo@ensignutah.com>, Matthew Sanford <msanford@ensignutah.com>, Christy Montierth <cmontierth@grantsvilleut.gov>, Markus Seat <mseat@grantsvilleut.gov>

Shelby,

Sorry for taking so long on the outstanding water and wastewater service capacity memos. I was catching up last week, but was able to review what Ensign has been prepared late last week providing redlines and we went through them this morning.

The following are our findings for each:

- **North Hale Street Rentals**
  - Existing 4-inch diameter water main will need to be upsized from 4-inch to 8-inch diameter to be able to provide at least 1,000 gpm fire flow with a minimum 20 psi residual from North Street to the development. A fire hydrant will also need to be furnished and installed adjacent to the development as mentioned by the Fire Chief due to the existing fire hydrant spacing not meeting IFC standards.
  - The existing 10-inch diameter sanitary sewer is sufficient in Hale Street. It is close to capacity, but it was this way before adding the additional estimated sewer flows from this development.
    - *Note: The sewer model will need to be updated at some point with actual survey information as it appears some of it is out of date when compared to the record drawings we have.*
- **West Haven**
  - This development should meet the minimum pressures and fire flow requirements with 8-inch water lines.
  - The sewer model did not show any downstream sewer capacity issues with this additional development.
- **Presidents Park PUD Phase 2**
  - This development should meet the minimum pressures and fire flow requirements with 8-inch water lines.
  - The sewer model did not show any downstream sewer capacity issues with this additional development.
- **Deseret Meadows**
  - The development will meet the minimum pressures and fire flow requirements with 8-inch water lines within the development, but will need to connect and extend the 12-inch water line in SR-112 to the southeast property proposed to be constructed by Twenty Wells. The development will also need to connect to the existing water line in Durfee Street and extend at least a 10-inch diameter water line to Sheep Lane through the Lakeview Business Park. The Lakeview Business Park Master Plan shows a 10-inch line at full buildout, see image below. The Airport PRV on Sheep Lane will need to be adjusted to match the other pressure zone 2/1 PRVs settings with consideration for meeting the fire flow requirements at the Tooele Valley Airport.



- Depending on the phasing and construction timing of this development, water line sizes may need to be increased for phases in order to provide adequate fire flows and meet minimum pressures during the various demand scenarios.

- The sewer model did not show any downstream sewer capacity issues with this additional development, but we will be double checking to make sure we are showing all the future Lakeview Business Park, Purple Mattress, UMC, Deseret Peak, and Tooele Valley Airport sewage flows in this line.

We anticipate sending out memos tomorrow, 10/15, to the City for these developments. Let me know if there are any questions.

Robert Rousselle, P.E., LEED-AP | Associate
Main 801.255.0529 | Cell 801.859.4759
rrousselle@ensignutah.com | ensignutah.com

ENSIGN
THE STANDARD IN ENGINEERING

CONFIDENTIALITY NOTICE: The content of this e-mail is confidential and proprietary privileged. If you are not the intended recipient, please destroy it.

Shelby Moore <smoore@grantsvilleut.gov> Tue, Oct 15, 2024 at 12:12 PM
To: Robert Rousselle <rrousselle@ensignutah.com>
Cc: Diane Sawadogo <dsawadogo@ensignutah.com>, Matthew Sanford <msanford@ensignutah.com>, Christy Montierth <cmontierth@grantsvilleut.gov>, Markus Seat <mseat@grantsvilleut.gov>

Thanks for the update.

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

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[Quoted text hidden]

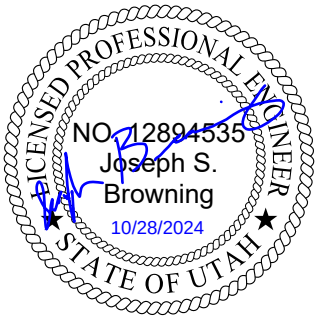
2 attachments

image001.jpg
8K



image002.png
4949K

MEMORANDUM



Date: October 28, 2024

To: Grantsville City

From: Hales Engineering

Subject: Grantsville Hale Street Property Trip Generation Study

UT24-2885

Introduction

This memorandum discusses the trip generation study completed for the proposed Hale Street Property development in Grantsville, Utah. A vicinity map of the proposed development is shown in Figure 1.



Figure 1: Vicinity map of the proposed development in Grantsville, Utah

Background

The proposed development is located approximately 1,100 feet north of the Hale Street / North Street intersection in Grantsville, Utah. The project includes 8 single-family attached units on the east side and 5 single-family attached units on the west side of Hale Street. A site plan for the east side of the proposed development is included in Appendix A.

Trip Generation

Trip generation for the development was calculated using trip generation rates published in the Institute of Transportation Engineers (ITE) *Trip Generation (11th Edition, 2021)*. Trip generation for the proposed project is included in Table 1.

As shown in Table 1, it is anticipated that the proposed development will generate approximately 94 trips on an average weekday, including 8 trips during the morning peak hour, and 10 trips during the evening peak hour.

Table 1: Trip Generation

Trip Generation Grantsville - Hale Street Property									
	Land Use[1]	# of Units	Unit Type	Trip Generation			New Trips		
				Total	% In	% Out	In	Out	Total
Weekday Daily									
East	Single-Family Attached Housing (215)	8	DU	58	50%	50%	29	29	58
West	Single-Family Attached Housing (215)	5	DU	36	50%	50%	18	18	36
TOTAL				**94**			**47**	**47**	**94**
AM Peak Hour									
East	Single-Family Attached Housing (215)	8	DU	4	31%	69%	1	3	4
West	Single-Family Attached Housing (215)	5	DU	4	31%	69%	1	3	4
TOTAL				**8**			**2**	**6**	**8**
PM Peak Hour									
East	Single-Family Attached Housing (215)	8	DU	6	57%	43%	3	3	6
West	Single-Family Attached Housing (215)	5	DU	4	57%	43%	2	2	4
TOTAL				**10**			**5**	**5**	**10**

1. Land Use Code from the Institute of Transportation Engineers (ITE) *Trip Generation*, 11th Edition, 2021.

SOURCE: Hales Engineering, October 2024

Conclusions

The findings of this study are as follows:

- The proposed development includes a total of 13 single-family attached housing units. It is anticipated that the project will have two points of access (one on each side).
- It is anticipated that the proposed project will generate approximately 94 trips on an average weekday, including 8 trips during the morning peak hour, and 10 trips during the evening peak hour.

If you have any questions regarding this memorandum, please contact us at 801.766.4343.

APPENDIX A

Site Plan

Public Feedback Ignored

A public hearing was held on August 1, 2024, to receive input on the proposed CUP. Several citizens attended in person and via Zoom, with many voicing concerns. Below is a summary of the objections raised:

Josh & Camille Childs

- The project is inconsistent with the neighborhood character of single-family homes on large lots.
- Concerns about obstructed views, increased noise, and exterior lighting disrupting children's sleep.
- Safety risks due to narrow roads, lack of sidewalks, and increased traffic.
- Overflow parking on private property creating unsafe conditions.
- Emergency access challenges from the development's layout and density.
- Legal concerns about sharing an ingress/egress easement with multi-family housing.
- The private road

Other Residents and Issues Raised

- **Terry & Terry Leary:** Narrow street width, lack of safe pedestrian pathways, and parking concerns.
- **Richard Farley:** Opposition to zoning changes undermining rural character; traffic and long-term maintenance concerns.
- **Mildred Russell:** Road width and utility pole placement creating additional safety hazards; calls for wider roads and sidewalks.
- **Craig Ratcliffe:** Impacts on parking, drainage, infrastructure, and traffic control mechanisms; urged prioritization of public input over financial incentives.
- **Others (Wattail, Sprouse, Brunson, Erickson, etc.):** Repeated concerns about safety, neighborhood disruption, child safety, and adherence to the General Plan.

Insufficient Traffic Study

During the Planning Commission meeting on August 15, 2024, several concerns were raised that we do not feel were fully addressed:

- **Hale Street's Pavement Width:** It does not meet the city's minimum requirements for traffic flow.
- **Private Street Standards:** The private street serving the development fails to meet GLUDMC Chapter 2 standards for serving more than two dwellings. Holly may not be "using" this private road for tenant access, but she is using this private road for emergency access to her development. This private street is essentially a dirt road with a small amount of road base.

Despite these previous discussions, no adequate traffic study was included in the November 7 meeting packet. The so-called "traffic study" turned out to be a simple "Property Trip Generation

Study," which only estimates trip counts and fails to analyze actual traffic impacts or address safety issues.

For the reasons above, **We formally request to appeal the Planning Commission's decision to grant the CUP to the City Council.**

Josh and Camille Childs
264 N Chiekezie Lane
Grantsville Ut 84029

AGENDA ITEM #3

Consideration of the proposed conditional use permit for Raven Management LLC to allow Multi-Family Housing in the form of two (2) fourplexes, located at 268 N. Hale St., in the RM-7 zone.

Grantsville City Planning Commission

August 1, 2024
Public Hearing

Proposed conditional use permit for Raven Management LLC to allow Multi-Family Housing in the form of two (2) fourplexes, located at 268 N. Hale St., in the RM-7 zone.

Notice is hereby given that in accordance with the provisions of Section §10-9A-205 and §10-9a-502 of the Utah Code, the Grantsville Planning Commission will hold a discussion and public hearing on **August 1, 2024 at 7:00 p.m.** at Grantsville City Hall. The meeting will also be broadcast on Zoom. The discussion, public hearing and meeting are to receive public input and consider action on the **Public Hearing of the proposed conditional use permit for Raven Management LLC to allow Multi-Family Housing in the form of two (2) fourplexes, located at 268 N. Hale St., in the RM-7 zone** and make a recommendation to the City Council.

You can view a copy of the agenda and packet online by 5:00pm on July 26, 2024 at the link below:
https://grantsvilleut.gov/departments/community___economic_development/planning_commission.php

Or by emailing jbassett@grantsvilleut.gov. All comments and concerns need to be sent in writing through email or mail and received no later than 12:00pm on August 1, 2024.

Dated this 17th day of July, 2024

BY ORDER OF THE GRANTSVILLE PLANNING COMMISSION

Shelby Moore
Zoning Administrator

Scan QR code above or use the link below to join Zoom meeting.
https://us02web.zoom.us/j/84863866802
Meeting ID: 848 6386 6802

Other Application

Date: 07/11/2024

Applicant / Owner

Applicant Name:	Helix 3D Homes / Cavett Eaton	Owner Name:	RAVEN MANAGEMENT LLC
Address:	[redacted]	Address:	
City, State, Zip:	[redacted]	City, State, Zip:	
Phone:	[redacted]	Phone:	[redacted]
Email:	[redacted]	Email:	[redacted]
Own Property:	No		

Location Information

Permit Type:	Other	Development:	North Hale Street Rentals
Site Address:		# of Acres:	.00
Site Parcel:	268 North Hale Street, Grantsville, Utah 84029 Parcel # 20-047-0-0002	Current Zoning:	

Complete Description: The North Hale Street Project is a 7 unit two building rental in the Grantsville RM-7 Zoning District. This is a 1.10 acre lot in the CHIEKEZIE MINOR SUBDIVISION and was approved on 11/07/2018 Regular Meeting of the Grantsville City Council This is a Developer Owned Project and will be built by the Woulf Group using state of the art 3-D Concrete Printing techniques. Access to the two rental buildings will be via Hale Street. One of the Dwelling Units of the two 4 plex's will be utilized to house mechanical equipment, ie. Solar Batteries, Hydronic Boilers, etc. The applicant is requesting approval in this Conditional Use of the RM-7 Zoning District for MultifamilyHousing as per GLUDMC 15.7: Codes And Symbols And Use Table 15.1. RM-7 Zoning for Multiple Family Dwellings.

I (We) understand that the Planning Commission shall not authorize a CUP / PUD unless the evidence presented is such as to establish that such use will not, under the circumstances of the particular case, be detrimental to the health, safety or general welfare of persons residing or working in the vicinity, and the proposed use will comply with the regulations and conditions specified in the Grantsville City zoning ordinance for such use.

Cavett W. Eaton	07/11/2024
Name	Date

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

Staff Report Summary to Allow Multi-Family Housing at North Hale St. Rentals

Applicant Name: Raven Management LLC
Request: To allow Multi-Family Housing
Prepared By: Shelby Moore

Meeting Date: November 7th, 2024
Public Hearing Date: August 1st, 2024
Zone: RM-7
Acres: 1.10

Planning Staff Explanation and Recommendation: Consideration for proposed conditional use permit for Raven Management LLC to allow Multi-Family Housing in the form of two (2) fourplexes, located at 268 N. Hale St., in the RM-7 zone.

CONDITIONS & CONCLUSIONS

Conditions:

1. The existing water line will need to be up-sized from a 4-inch water line to a 8-inch water line in order to meet a minimum fire flow of 1,000 GPM with 20 psi residual from North Street to the development.
2. The water line will need to be replaced from the intersection of North St. and Hale St. to the North end of the developments property line.
3. Furnish and install one (1) fire hydrant adjacent to the development. Placement of the hydrant is to be approved by the Fire Chief and City Engineer.

Conclusions: This is a Developer Owned Project and will be built by the Woulf Group using state of the art 3-D Concrete Printing techniques. Access to the two rental buildings will be via Hale Street. One of the Dwelling Units of the two 4 plex's will be utilized to house mechanical equipment, i.e. Solar Batteries, Hydronic Boilers, etc. The applicant is requesting approval in this Conditional Use of the RM-7 Zoning District for Muiti-Family Housing as per GLUDMC 15.7: Codes and Symbols and Use Table 15.1. RM-7 Zoning for Multiple Family Dwellings

It appears that the applicant is meeting all of the GLUMDC for parking, open space, unit size, and setbacks.

Shelby Moore <smoore@grantsvilleut.gov>

268 N HALE/HELIX 3D

2 messages

gary pinkham [redacted] Tue, Jul 16, 2024 at 10:09 AM
To: Shelby Moore <SMOORE@grantsvilleut.gov>, Jaina Bassett <JBASSETT@grantsvilleut.gov>

LADIES,

THIS PROPERTY IS IN THE RM-7 ZONE IF I SEE THE MAP CORRECTLY. THE MULTI-UNIT HOUSING IS A CONDITIONAL USE AND THE APPLICANT SHOULD FIRST APPLY FOR AND BE GRANTED THE CONDITIONAL USE FOR THIS PROJECT. THEY WILL THEN NEED TO DEVELOPE AND DELIVER AS PART OF THE CONDITIONAL USE APPLICATION ALL OF THE ITEMS REQUIRED OF THEM IN CHAPTER 7 OF THE CODE.

AS FOR THEIR CONCEPT DRAWING FOR THE DEVELOPMENT, IT APPEARS TO MEET THE VARIOUS CODE REQUIREMENTS FOR PARKING, AREA, OPEN SPACE, UNIT SIZE, SETBACKS, AND OPEN SPACE IMPROVEMENTS.

ONCE THEY HAVE BEEN GRANTED THE CONDITIONAL USE PERMIT AND PREPARED THE APPLICATION FOR THE PROJECT WE CAN LOOK MORE CLOSELY AT THE PARTICULARS FOR THEIR DESIGN.

GARY

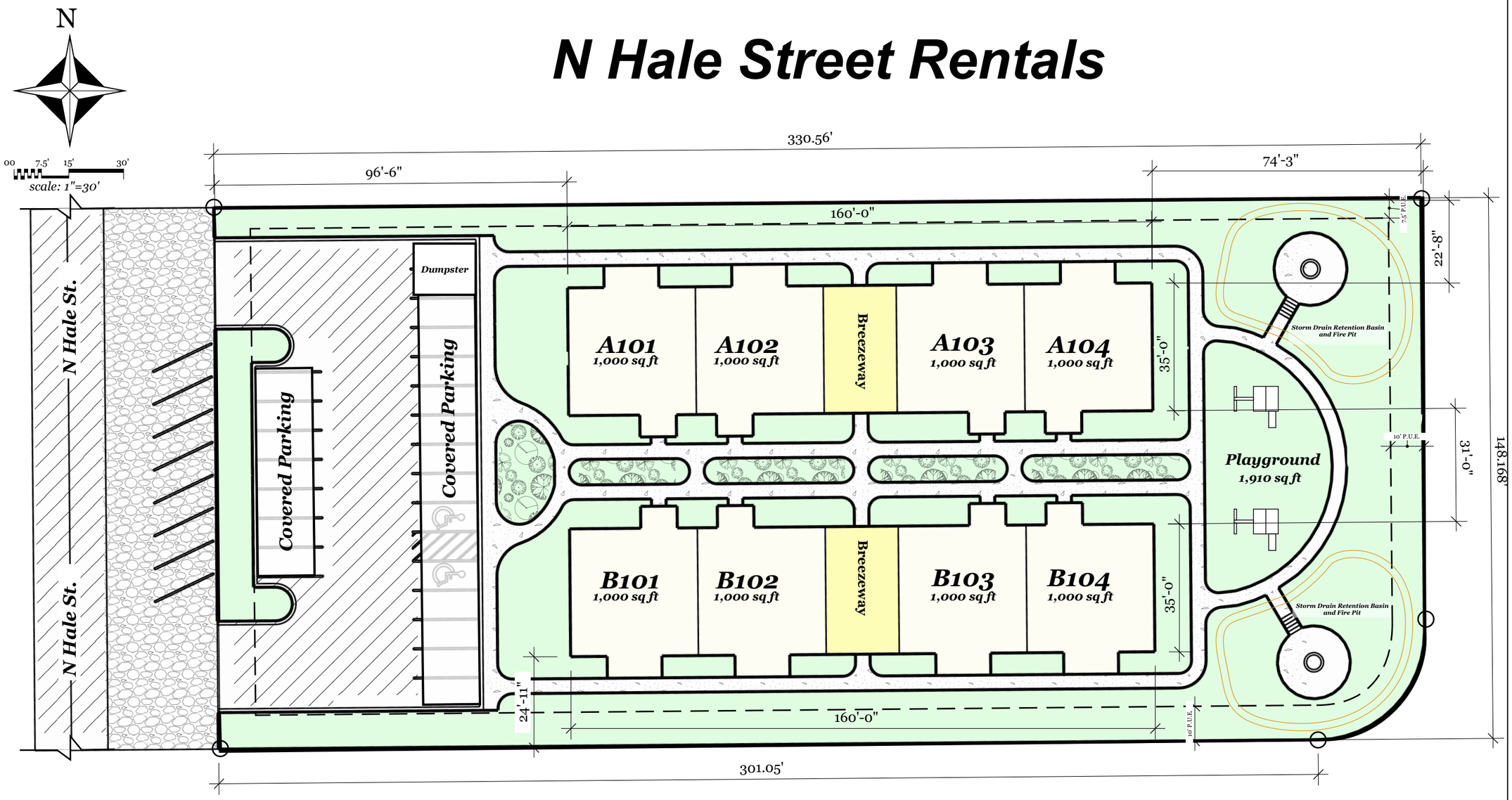
Shelby Moore <smoore@grantsvilleut.gov> Tue, Jul 16, 2024 at 10:48 AM
To: gary pinkham [redacted]
Cc: Jaina Bassett <JBASSETT@grantsvilleut.gov>

Thanks for the information, this is helpful.

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

[Quoted text hidden]

N Hale Street Rentals





Property Description:

LOT 2,CHIEKEZIE MINOR SUBDIVISION, ACCORDING TO THE OFFICIAL PLATTHEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE TOOELE COUNTYRECORDER, UTAH.

Parcel # 20-047-0-0002

Notes:

1. Open space is 22,245 square feet, 46% of the total area.
2. Storm Drain Retention Basin doubles as a Fire Pit and Amphitheatre.
3. A Pergola will be installed as a shade structure between the two apartment complexes.
4. Each Dwelling Unit will be 3D printed with a concrete matrix.
5. Parking Spaces: 18 covered parking spaces, 2 covered handicap parking spaces, and 7 street side parking spaces.

REVISIONS

	REMARKS	MM/DD/YY
1	...	__/__/__
2	...	__/__/__
3	...	__/__/__
4	...	__/__/__
5	...	__/__/__

helix 3D homes

WOULF GROUP

Site Plan

N Hale Street Rentals
268 N Hale St
Grantsville, UT, 84029

July 11, 2024

C | 01

FINAL PLAT

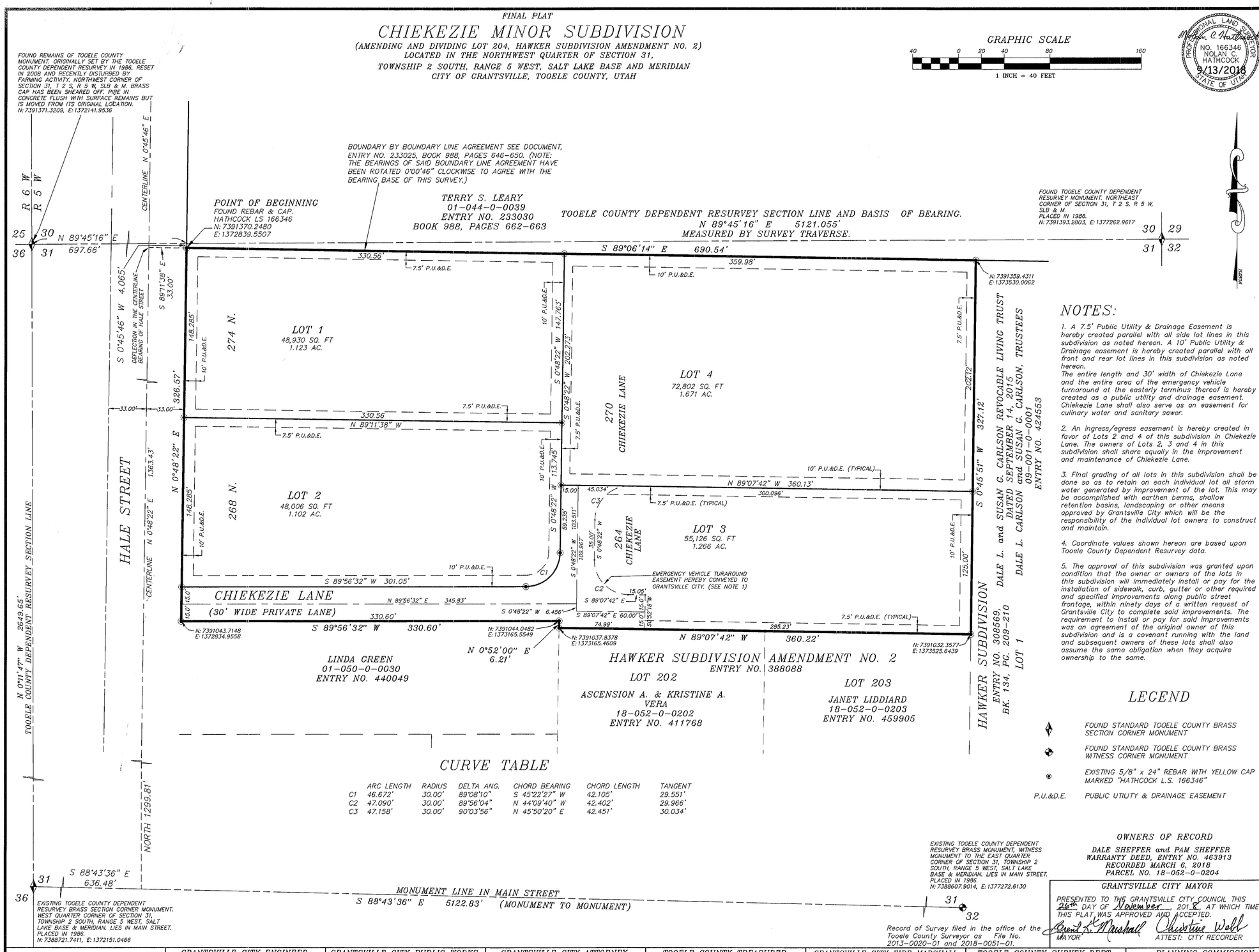
CHIEKEZIE MINOR SUBDIVISION

(AMENDING AND DIVIDING LOT 204, HAWKER SUBDIVISION AMENDMENT NO. 2)
LOCATED IN THE NORTHWEST QUARTER OF SECTION 31,
TOWNSHIP 2 SOUTH, RANGE 5 WEST, SALT LAKE BASE AND MERIDIAN
CITY OF GRANTSVILLE, TOOELE COUNTY, UTAH

GRAPHIC SCALE

40 0 20 40 80 160

1 INCH = 40 FEET



CURVE TABLE

	ARC LENGTH	RADIUS	DELTA ANG.	CHORD BEARING	CHORD LENGTH	TANGENT
C1	46.672'	30.00'	89°08'10"	S 45°22'27" W	42.105'	29.551'
C2	47.090'	30.00'	89°56'04"	N 44°09'40" W	42.402'	29.966'
C3	47.158'	30.00'	90°03'56"	N 45°50'20" E	42.451'	30.034'

NOTES:

1. A 7.5' Public Utility & Drainage Easement is hereby created parallel with all side lot lines in this subdivision as noted hereon. A 10' Public Utility & Drainage easement is hereby created parallel with all front and rear lot lines in this subdivision as noted hereon.
The entire length and 30' width of Chiekezie Lane and the entire area of the emergency vehicle turnaround at the easterly terminus thereof is hereby created as a public utility and drainage easement. Chiekezie Lane shall also serve as an easement for culinary water and sanitary sewer.

2. An ingress/egress easement is hereby created in favor of Lots 2 and 4 of this subdivision in Chiekezie Lane. The owners of Lots 2, 3 and 4 in this subdivision shall share equally in the improvement and maintenance of Chiekezie Lane.

3. Final grading of all lots in this subdivision shall be done so as to retain on each individual lot all storm water generated by improvement of the lot. This may be accomplished with earthen berms, shallow retention basins, landscaping or other means approved by Grantsville City which will be the responsibility of the individual lot owners to construct and maintain.

4. Coordinate values shown hereon are based upon Tooele County Dependent Resurvey data.

5. The approval of this subdivision was granted upon condition that the owner or owners of the lots in this subdivision will immediately install or pay for the installation of sidewalk, curb, gutter or other required and specified improvements along public street frontage, within ninety days of a written request of Grantsville City to complete said improvements. The requirement to install or pay for said improvements was an agreement of the original owner of this subdivision and is a covenant running with the land and subsequent owners of these lots shall also assume the same obligation when they acquire ownership to the same.

LEGEND

- FOUND STANDARD TOOELE COUNTY BRASS SECTION CORNER MONUMENT
- FOUND STANDARD TOOELE COUNTY BRASS WITNESS CORNER MONUMENT
- EXISTING 5/8" x 24" REBAR WITH YELLOW CAP MARKED "HATHCOCK L.S. 166346"
- P.U.&D.E. PUBLIC UTILITY & DRAINAGE EASEMENT

OWNERS OF RECORD

DALE SHEFFER and PAM SHEFFER
WARRANTY DEED, ENTRY NO. 463913
RECORDED MARCH 6, 2018
PARCEL NO. 18-052-0-0204

GRANTSVILLE CITY MAYOR

PRESENTED TO THIS GRANTSVILLE CITY COUNCIL THIS 26th DAY OF November, 2018, AT WHICH TIME THIS PLAT WAS APPROVED AND ACCEPTED.

Grant K. Marshall — MAYOR
Christine Webb — ATTEST: CITY RECORDER

Record of Survey filed in the office of the Tooele County Surveyor as File No. 2013-0020-01 and 2018-0051-01.

SURVEYOR'S CERTIFICATE

I, Nolan C. Hathcock, do hereby certify that I am a Professional Land Surveyor holding License No. 166346 as prescribed by the laws of the State of Utah. I further certify that by authority of the owner, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots, hereafter to be known as

CHIEKEZIE MINOR SUBDIVISION

and that the same has been correctly surveyed and staked on the ground as shown on this plat.

PROFESSIONAL LAND SURVEYOR — Nolan C. Hathcock — NO. 166346 — NOLAN C. HATHCOCK — 9/13/2018 — STATE OF UTAH

BOUNDARY DESCRIPTION

All of Lot 204, HAWKER SUBDIVISION AMENDMENT NO. 2, recorded August 15, 2013 as Entry No. 388088 in the office of the Tooele County Recorder situate in the Northwest Quarter of Section 31, Township 2 South, Range 5 West, Salt Lake Base and Meridian, the exterior boundary of which is described by metes and bounds as follows:

Beginning at the northwest corner of Lot 204, HAWKER SUBDIVISION AMENDMENT NO. 2, said point lies on the easterly right-of-way line of Hale Street, North 89°45'16" East 697.66 feet along the Tooele County Dependent Resurvey section line and South 0°45'46" West 4.065 feet along said easterly right-of-way line of Hale Street from a Tooele County brass monument dated 2008 representing the Northwest Corner of Section 31, Township 2 South, Range 5 West, Salt Lake Base and Meridian (Basis of bearing for this survey is North 89°45'16" East 5121.055 feet along a line defined by Tooele County Dependent Resurvey brass monuments originally placed in 1986 representing the Northwest and Northeast Corners of said Section 31.); thence along the northerly line of said Lot 204 as established by boundary line agreement recorded as Entry No. 233025 in Book 988 at Pages 646-650 in the office of said Tooele County Recorder, South 89°06'14" East 690.54 feet; thence along the easterly line of said Lot 204, South 0°45'51" West 327.12 feet to the southeast corner of said Lot 204; thence along the southerly boundary of said Lot 204 the following three (3) courses: (1) North 89°07'42" West 360.22 feet; (2) North 0°52'00" East 6.21 feet; (3) South 89°56'32" West 330.60 feet to the southwest corner of said Lot 204 and the easterly right-of-way line of Hale Street; thence along said easterly right-of-way line of Hale Street, North 0°48'22" East 326.57 feet to the Point of Beginning.
The above described area contains approximately 224,863 square feet or 5.162 acres divided into four (4) lots.

OWNER'S DEDICATION AND CONSENT TO RECORD

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 together with easements as set forth, hereafter to be known as:

CHIEKEZIE MINOR SUBDIVISION

The undersigned owners hereby convey to Grantsville City and to any and all public utility companies providing service to the hereon described tract a perpetual, non-exclusive easement over the public utility and drainage easements shown on this plat, the same to be used for drainage, installation, maintenance and operation of public utility service lines and facilities. The undersigned owners also hereby convey any other easements as shown on this plat to the parties indicated and for the purposes shown hereon.

In witness whereof said owners have hereunto set their hands this 7 day of January A.D., 2019.

Dale Sheffer — Pam Sheffer

ACKNOWLEDGEMENT

STATE OF UTAH)
ss
County of Tooele)

On the 7th day of January A.D., 2019 personally appeared before me, the undersigned Notary Public, in and for said County of Tooele, State of Utah, Dale Sheffer and Pam Sheffer, who after being duly sworn, acknowledged to me that they signed the above Owner's Dedication freely and voluntarily for the uses and purposes therein mentioned.

MY COMMISSION EXPIRES: 10-4-21
NOTARY PUBLIC: Cami A. Crozier
RESIDING IN: Tooele, Utah

CAMI L CRAZIER
Notary Public - State of Utah
Comm. No. 697106
My Commission Expires on
Oct 4, 2021

AUGUST, 16, 2018

FINAL PLAT

CHIEKEZIE MINOR SUBDIVISION

(AMENDING AND DIVIDING LOT 204, HAWKER SUBDIVISION AMENDMENT NO. 2)

LOCATED IN THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 2 SOUTH, RANGE 5 WEST, SALT LAKE BASE AND MERIDIAN CITY OF GRANTSVILLE, TOOELE COUNTY, UTAH

PREPARED BY:
NOLAN C. HATHCOCK
PROFESSIONAL LAND SURVEYOR
LICENSE NO. 166346
9592 STORNOWAY CIRCLE
SOUTH JORDAN, UTAH 84009
PHONE 801-557-5398

GRANTSVILLE CITY ENGINEER
APPROVED THIS 27th DAY OF November, 2018 BY THE GRANTSVILLE CITY ENGINEER.
Craig B. Mulvey
CITY ENGINEER OR DESIGNEE

GRANTSVILLE CITY PUBLIC WORKS
APPROVED THIS 26th DAY OF November, 2018 BY THE GRANTSVILLE CITY PUBLIC WORKS DIRECTOR.
PUBLIC WORKS DIRECTOR OR DESIGNEE

GRANTSVILLE CITY ATTORNEY
APPROVED THIS 29th DAY OF November, 2018 BY THE GRANTSVILLE CITY ATTORNEY.
CITY ATTORNEY

TOOELE COUNTY TREASURER
APPROVED THIS 4 DAY OF Jan., 2019 BY THE TOOELE COUNTY TREASURER.
Lynette Hatterman
TOOELE COUNTY TREASURER

GRANTSVILLE CITY FIRE MARSHALL
APPROVED THIS 27th DAY OF November, 2018 BY THE GRANTSVILLE CITY FIRE DEPARTMENT.
FIRE MARSHALL

TOOELE COUNTY SURVEY DEPT.
APPROVED THIS 4th DAY OF January, 2019 BY THE TOOELE COUNTY SURVEY DEPARTMENT.
DIRECTOR, TOOELE CO. SURVEY DEPT.

PLANNING COMMISSION
APPROVED THIS 27th DAY OF November, 2018 BY THE GRANTSVILLE CITY PLANNING COMMISSION.
CHAIR, GRANTSVILLE CITY PLANNING COMM.

RECORDED # 479504
STATE OF UTAH, COUNTY OF TOOELE, RECORDED AND FILED AT THE REQUEST OF: Pam Sheffer
DATE: 2/07/19 TIME: 4:29 PM
443.60
FEE $
DEPUTY, TOOELE COUNTY RECORDER

GRANTSVILLE CITY COUNCIL
IN AND FOR GRANTSVILLE CITY, A MUNICIPAL CORPORATION
OF THE STATE OF UTAH

IN RE CHIEKEZIE MINOR SUBDIVISION	)	FINDINGS AND DECISION
	)	November 7, 2018

Consideration of a subdivision for a residential split of one lot into four lots for the Chiekezie Minor Subdivision ("**Chiekezie**"), located at 264 North Hale Street, came before the Grantsville City Council on the 7th day of November, 2018. The owner of the Chiekezie property, Dale Sheffer was present. The Planning Commission had recommended denial of the subdivision application for Chiekezie. The City Council reviewed the decision of the Planning Commission, the memorandum from Grantsville City's Zoning Administrator, Kristy Clark, all maps and drawings provided to the City Council, all of the minutes of the Planning Commission, and the comments provided by all interested parties. The City Council having been fully advised on the premises hereby enters the following findings and decision:

FINDINGS

1. A plat map for a proposed subdivision, the "Hawker Subdivision," was approved by the Grantsville City Council and recorded by the Tooele County Assessor in May 1975.

2. The Hawker Subdivision remained intact until August 2013, when it was further subdivided in an amended plat. Specific to this case, Lot 204, a 5.162 acre property was created.

3. On July 18, 2018, Lot 204's owners, Dale and Pam Sheffer, submitted a Minor Subdivision Application (the "**Application**") to the Grantsville City Zoning Administrator. The Application sought to subdivide Lot 204 into four (4) 1 acre + parcels with a private street.

4. Grantsville City's Land Use and Development Code prohibits the creation of a minor subdivision if any part, phase or undeveloped remnant of the property was previously approved as a minor or major subdivision. See GLUDMA 21.3(1)(b).

5. The Planning Commission considered the Application on October 11, 2018. After discussion with Dale Sheffer, the Planning Commission recommended denial of the Application based on the following findings:

a. The Chiekezie Minor Subdivision is part of the Hawker Subdivision Plat approved and recorded in May 1975.

b. The Hawker Subdivision was divided in an amended plat recorded in August 2013.

c. The Application sought to further subdivide the same property divided in August 2013.

d. Thus, the applicants needed to apply for a Major Subdivision, not a Minor Subdivision.

6. The Application came before the Grantsville City Council on November 7, 2018.

DECISION

Based upon the foregoing Findings, the City Council enters its decision as follows:

A. The proposed request for a Minor Subdivision is amended to a request for a Major Subdivision.

B. Based on the applicant's request for a Major Subdivision, the City Council has determined that it is consistent with the Grantsville City Land Use and Development Code to approve the Application.

C. The public will not be materially injured if the Application is approved, as the proposed development is consistent with the direct neighborhood in terms of lot

size and lot density.

D. Approval of the Application does adversely affect health, safety and welfare of the citizens of Grantsville City.

E. The substantial evidence on the record supports approval of the Application.

F. The Chiekezie Subdivision is not a major adjustment and is in substantial conformity to the Grantsville Land Use Management and Development Code.

Dated this _____ day of November 2018.

BY ORDER OF THE
GRANTSVILLE CITY COUNCIL

_____
By Mayor Brent Marshall

ATTEST:

_____
Christine Webb- Grantsville City Recorder

(S E A L)

MAILING CERTIFICATE

I hereby certify that on the ____ day of November 2018, I mailed a copy of the foregoing Findings and Decision, via U.S. Mail, postage prepaid to the following:

_____

2018-11-21 Regular Meeting

MINUTES OF THE REGULAR MEETING OF THE GRANTSVILLE CITY COUNCIL, HELD ON NOVEMBER 21, 2018 AT THE GRANTSVILLE CITY HALL, 429 EAST MAIN STREET, GRANTSVILLE, UTAH. THE MEETING BEGAN AT 7:00 P.M.

Mayor and Council Members Present:
Mayor Brent Marshall
Krista Sparks
Scott Stice
Tom Tripp
Neil Critchlow
Jewel Allen

Appointed Officers and Employees Present:
Robert Sager, Police Lieutenant
Brett Coombs, City Attorney
Christine Webb, City Recorder
James Waltz, Public Works Director

Citizens and Guests Present:
DeAnn Christiansen

Mayor Marshall led the Pledge of Allegiance.

AGENDA:

1. Summary Action Items.

a. Approval of Minutes from the November 7, 2018 City Council Meeting
b. Approval of Bills in the amount of $91,967.45
c. Approval of the Facts and Findings for the Sheffer minor subdivision

Councilman Stice stated Councilwoman Allen caught something that needed to be corrected on the Facts and Findings. The word “not” was missing from the statement on number 6, item D. Attorney, Brett Coombs, planned to make the correction. Councilman Stice commented that the document stated “the applicant’s request for a major subdivision”. He stated he thought they requested a minor subdivision. Mr. Coombs explained that while discussing this with the City planner, they felt it would be easier to do this as a major subdivision which is required to comply with the minor subdivision requirements. They felt it would eliminate setting precedence.

Motion: Councilman Stice made a motion to approve the summary action items with the correction discussed. Councilman Tripp seconded the motion. The vote was as follows: Councilman Critchlow, “Aye”, Councilwoman Allen, “Aye”, Councilman Tripp, “Aye”, Councilman Stice, “Aye”, and Councilwoman Sparks, “Aye”. The motion carried.

2. Discussion of a proposed concept plan for Tooele County Housing Authority, DeAnn Christiansen, and John Clay located at 445 E. Clark Street in the RM-7 and A-10 zones of the Blue Lakes Subdivision.

DeAnn Christiansen represented the Tooele County Housing Authority. She stated they plan to divide the front of the property into single family lots. That property is already zoned RM-7 and then they will subdivide the back into two (2) parcels for Mr. Clay. Councilman Critchlow reported the Planning Commission discussed the road needing to be sixty-six feet. Mrs. Christiansen explained

they are working to determine where the sixty-six foot road will be located to access the back of the property. The plan is for seven (7) homes because they are losing one (1) lot to put in the road. There is a complex process to decide who will be allowed to lease the homes. The applications are processed by an outside company.
The Council pointed out the rodeo grounds are across the street of the proposed development. They discussed the effect the activities at the rodeo grounds will have on the tenants.
Mrs. Christiansen confirmed the next step in the process is to go to the Planning Commission for approval.

3. Mayor and Council Reports.

Mayor Marshall attended the Main Street site progress meeting. The water line is only about a fifth of the way of where we were hoping to be. He met with the Willow Creek Apartments COO, Scott Nieblock, to discuss concerns of the neighbors and problems they have had during the process of upgrading the complex. He attended the unveiling of the statue at the Tooele City Veteran's Park. The statue was placed to bring awareness of suicide to the forefront. Mayor Marshall, Chief Enslsen, Sgt. Allred, and Brent Griffith made a presentation to GHS teacher Oliver Hansen for his heroic actions when Mr. Griffith had a seizure while barbecuing and tipped the grill on top of him. The Mayor stated there was a walkthrough with all parties represented at the Justice Center. There are ten (10) issues that will be addressed and corrected. He attended the Library Board Meeting, the Rural Community Consultants workshop, and the pre-legislative breakfast meeting. He met with the County Commissioners and the Romney Group. The City Christmas party is December 12th at Bonneville Brewery. Santa parade is November 24th at 6:00 p.m.

Councilman Critchlow attended a turkey shoot with some varsity scouts. He thanked Mr. Waltz for the way his crew is handling the cemetery. Councilman Critchlow announced the Live Nativity at the Clark Farm will be held in December. The Fire Department has invited the Council to ride in the new fire truck any time they want. Councilwoman Allen asked what they plan to do with the old fire truck. Councilman Critchlow said they may try to turn it into a heavy rescue truck. The Fire Department Christmas party is on December 8th.

Councilwoman Allen stated the Council has copies of the 1975 Sociable program. She reported that the Historic Preservation Commission (HPC) would like to digitize similar documents. Councilwoman Allen expressed appreciation for the work at the cemetery. She felt there is a good process for owners to retrieve their items. She asked if signs have been placed explaining the new policy. Mr. Waltz answered the signs have been ordered. There is also a sign on the door of the maintenance building explaining that people can pick up their decorations. Councilwoman Allen met with homeowners from South Willow to discuss water concerns. She received a suggestion to develop a water conservancy committee. Councilwoman Allen had a Post Office worker comment to her that Race Street is really hard to drive on. Mayor Marshall is aware of Race Street. Councilwoman Allen attended the Rural Communities workshop.

Councilman Tripp attended the County Commission meeting the night before. He stated there were three interesting items. They had a presentation of their annual audit. The conclusion was that the County is not in compliance with normal budgetary requirements and fiduciary responsibility. Councilman Tripp reported the Commissioners voted to have a tax increase. It was not well received. Shoshone Village was approved and there was already a petition ready to go so that people walking out the door could sign it. Councilman Tripp spent a couple of days at the Utah Association of Counties. He reviewed some of the interesting topics that were covered (medical marijuana, water infrastructure, and statewide growth). He reported that one of the topics presented was that counties should not get involved in municipal services such as water, sewer, etc.

Councilman Stice apologized for missing the Rural Community meeting last week.

Councilwoman Sparks thanked Mr. Waltz for the cemetery. She has received good and bad feedback. She commented that our Christmas snowflakes look good.

Mr. Coombs stated that he sent the West Main Street development agreement to the attorneys for the parties involved last week. He had not heard anything back until today. He expects there will have some edits. It may be on the agenda in two weeks. Mr. Coombs reported that since the election concluded, he has had a few contacts requesting convictions be dropped with the recent vote on medical marijuana.

4. Public Comments.

No comments were offered.

5. Closed Session (Personnel, Real Estate, Imminent Litigation).

The Council did not go into a closed session.

6. Adjourn.

Motion: Councilman Stice made a motion to adjourn. Councilman Tripp seconded the motion. The meeting was adjourned at 7:30 p.m.

Shelby Moore <smoore@grantsvilleut.gov>

Outstanding Water and Wastewater Service Capacity Memos

2 messages

Robert Rousselle [redacted] Mon, Oct 14, 2024 at 5:46 PM
To: Shelby Moore <smoore@grantsvilleut.gov>
Cc: Diane Sawadogo [redacted] Matthew Sanford [redacted] Christy Montierth <cmontierth@grantsvilleut.gov>, Markus Seat <mseat@grantsvilleut.gov>

Shelby,

Sorry for taking so long on the outstanding water and wastewater service capacity memos. I was catching up last week, but was able to review what Ensign has been prepared late last week providing redlines and we went through them this morning.

The following are our findings for each:

- **North Hale Street Rentals**
  - Existing 4-inch diameter water main will need to be upsized from 4-inch to 8-inch diameter to be able to provide at least 1,000 gpm fire flow with a minimum 20 psi residual from North Street to the development. A fire hydrant will also need to be furnished and installed adjacent to the development as mentioned by the Fire Chief due to the existing fire hydrant spacing not meeting IFC standards.
  - The existing 10-inch diameter sanitary sewer is sufficient in Hale Street. It is close to capacity, but it was this way before adding the additional estimated sewer flows from this development.
    - *Note: The sewer model will need to be updated at some point with actual survey information as it appears some of it is out of date when compared to the record drawings we have.*
- **West Haven**
  - This development should meet the minimum pressures and fire flow requirements with 8-inch water lines.
  - The sewer model did not show any downstream sewer capacity issues with this additional development.
- **Presidents Park PUD Phase 2**
  - This development should meet the minimum pressures and fire flow requirements with 8-inch water lines.
  - The sewer model did not show any downstream sewer capacity issues with this additional development.
- **Deseret Meadows**
  - The development will meet the minimum pressures and fire flow requirements with 8-inch water lines within the development, but will need to connect and extend the 12-inch water line in SR-112 to the southeast property proposed to be constructed by Twenty Wells. The development will also need to connect to the existing water line in Durfee Street and extend at least a 10-inch diameter water line to Sheep Lane through the Lakeview Business Park. The Lakeview Business Park Master Plan shows a 10-inch line at full buildout, see image below. The Airport PRV on Sheep Lane will need to be adjusted to match the other pressure zone 2/1 PRVs settings with consideration for meeting the fire flow requirements at the Tooele Valley Airport.

Michelle Pitt
78 E Williams Ln
Grantsville UT 84029

August 26, 2024

Mayor Neil Critchlow
City Attorney Dallin Littlefield
Planning Commissioner Chairman Rick Barchers
Planning Commissioner Vice-Chairman Derek Dalton
Planning Commissioner Rob Jaterka
Planning Commissioner Jeff Downward

I appreciate your diligence in the matter of the conditional use permit for Raven Management to allow multi-family housing at 268 N. Hale.

After attending the meetings discussing the conditional use permit to allow 2 fourplexes, it seems that some of the issues that need to be determined is adequate public services and infrastructure on Hale Street. Please consider these comments on the issues.

The Staff Report Summary to Allow Multi-Family Housing at North Hale St. Rentals which was prepared for the August 15, 2024 meeting (see Attachment A) states that "it is at the Planning Commission's discretion to determine ***if*** (emphasis added) the applicant can proceed with the fourplexes application on North Hale St." It also states that "the intentions of the Chiekezie Subdivision was to have 3 one acre lots and one 2.16 acre pasture. "

Planner/designer Mr. Shay Stark's research (see Attachment B) shows that there are issues with the size of the water line, saying that the original subdivision required a new 8" water line from North Street to the end of the project. It is unknown whether or not the 8" water line has been installed, nor is the city aware of how far the 4" water line extends to the north and what size the line is in front of the Chiekezie Minor Subdivision.

Another issue is the street. The minor subdivision required that the street be improved with a minimum pavement width of 24 feet. This improvement was not made. The private street that is currently at the Chiekezie subdivision only allows for access to the two dwelling units currently there. This narrow private street is owned by Josh Childs, one of the current

dwelling units, who does not desire to share this street with the tenants of the fourplexes, nor does he desire to allow usage of the street.

In Mr. Shay Stark's own words, "considering the original intent of the approval for the Chiekezie Minor Subdivision and the inadequacy of existing public service and infrastructure, the current proposal for a multi-family use in this location at this time does not seem appropriate."

In the planning commission meetings, Ms. Jones emphasizes over and over that the land that she plans to develop with 2 fourplexes, is zoned as MR-7 and that because of the zoning the City must grant her the conditional use permit. In Grantsville City's Code, Chapter 7 Conditional Uses, Section 8, Determination (see Attachment C), it states that the Planning Commission ***may*** (emphasis added) permit a use to be located within a zoning district in which a conditional use permit is required by the use regulations of that zoning district" and lists the many items that must be met in order to be granted a Conditional Use Permit (a-p). There are many items that are NOT met by the proposed fourplexes, namely:

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

> The use will be detrimental to the health, safety, comfort, order or general welfare of persons residing there. The size of the water line will not accommodate additional water use, let alone a fire hydrant. The additional use of water caused by 2 fourplexes on a 4" water line will be taxing. If there is a fire in this area, the homes are at risk, and the safety of the families living there are at risk. This was brought up in the meeting, and therefore should be on record. If there is a fire in this area, and there is not an adequate fire hydrant to fight the fire, this definitely affects the health, safety, comfort, order and general welfare of persons residing in the vicinity. There is only a narrow private street that would accommodate a fire truck to the back units of the fourplexes. This also would be detrimental to the health and safety of the residents there.

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

> The request for 2 fourplexes does not comply with the intent of the original subdivision, as evidenced by Mr. Stark's email dated August 6th and his comments in the August 15th Planning Commission meeting. The intent of the original subdivision

was 3 one acre lots and one 2.16 acre pasture. It would seem to better serve this area if the lot was rezoned as RR-1, one acre rural residential.

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

The requested use for 2 fourplexes is not harmonious with the neighboring uses. The neighbors in this area are not in harmony with this request, have attended multiple meetings and voiced their opposition and concerns about this development. It is not a good fit, or harmonious, with this area.

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

As previously stated above, adequate existing utility services are not available in this area nor has Ms. Jones offered any proposed utility services or improvements.

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

There is no buffering being offered by Ms. Jones and her proposed fourplexes. There will definitely be light, noise and visual impacts to the neighboring properties.

(m) architecture and building materials are consistent with the development and compatible with the adjacent neighborhood.

The architecture and building materials are not consistent with the development and are not compatible with the adjacent neighborhood. Only a single-family home would be consistent with the development and compatible with the adjacent neighborhood. Please consider rezoning this lot.

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

The proposed use does not preserve the historical, architectural or environmental features of the property. The intended use of the property was for a single-family home.

For all of the reasons stated above – the inadequate infrastructure, the inadequate access provided by a private street, not meeting all of the conditions listed for a conditional use permit, and the recommendation by the City's planner/designer that a multi-family use in this location is not appropriate - please exercise your right as a Planning Commission to deny the request for a conditional use permit for Raven Management to allow Multi-Family Housing in the form of 2 fourplexes located at 268 North Hale Street.

If a meeting between attorneys, city staff and Ms. Jones is held to talk about possible resolutions and conditions of this permit, I am requesting that someone from the Chiekezie neighborhood be allowed to be a part of the meeting, that the meeting be open to the public, or that a legal reason to hold this as a closed meeting be stated.

Thank you for your time and consideration,

Michelle Y Pitt
Grantsville City Resident

Attachments A-C

ATTACHMENT A

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

Staff Report Summary to Allow Multi-Family Housing at North Hale St. Rentals

Applicant Name: Raven Management LLC
Request: To allow Multi-Family Housing
Prepared By: Shelby Moore

Meeting Date: August 15th, 2024
Public Hearing Date: August 1st, 2024
Zone: RM-7
Acres: 1.10

Planning Staff Explanation and Recommendation: Consideration for proposed conditional use permit for Raven Management LLC to allow Multi-Family Housing in the form of two (2) fourplexes, located at 268 N. Hale St., in the RM-7 zone.

CONDITIONS & CONCLUSIONS

Conditions:

Conclusions: The applicant is requesting approval in this Conditional Use of the RM-7 Zoning District for MultifamilyHousing as per GLUDMC 15.7: Codes and Symbols and Use Table 15.1. RM-7 Zoning for Multiple Family Dwellings

It appears that the applicant is meeting all of the GLUMDC for parking, open space, unit size, and setbacks.

After further investigation it was determined that the intentions of the Chiekezie Subdivision was to have 3 one acre lots and one 2.16 acre pasture. This was specifically sized this way to allow the applicant to purchase 3 irrigation shares from the Irrigation Company.

It is at the Planning Commission discretion to determine if the applicant can proceed with the fourplexes application on North Hale St.

ATTACHMENT B

GRANTSVILLE

Shelby Moore <smoore@grantsvilleut.gov>

268 Hale Street Multi-Family Housing (Lot 2 Chiekezie Minor Subdivision)

3 messages

Shay Stark <>
To: Shelby Moore <smoore@grantsvilleut.gov>
Cc: Jaina Bassett <jbassett@grantsvilleut.gov>, Robert Rousselle <>

Tue, Aug 6, 2024 at 9:55 AM

Shelby,

I have done a little research since last Thursday night's (August 1st) Planning Commission Meeting concerning the proposed Hale Street multi-family housing project that has been submitted as a conditional use permit. There are two major issues that came to light in the meeting which I am trying to better understand. I think the following information will be helpful for Planning Commission to have in their consideration.

The first question that I want to better understand is the intent of the original approval of the subdivision. The subdivision application was submitted in early 2018. It was submitted as a minor subdivision. The city realized that the property was a lot in the Hawker Minor Subdivision. Because the property had already been divided as a minor subdivision the applicant was sent to City Council to determine if they would be allowed to use the minor subdivision process a second time. The project, called the Chiekezie Minor Subdivision then went through Planning Commission and City Council to an ultimate approval. As a minor subdivision the project was not required to improve existing utilities or make any surface improvements on Hale Street. It is important to understand the intent of the subdivision application because regardless of the underlying zoning the use of the minor subdivision and not requiring improvements to utilities or Hale Street seems to imply that the proposed subdivision was determined to have minimal impact of public facilities.

As noted in the June 6, 2018 City Council Concept discussion the applicant desired three one acre lots and a 2.16 acre pasture. They specifically sized the project this way to allow them to purchase three shares of water from the irrigation company to cover the residential lots. When the application went through Planning Commission (October 11, 2018) the applicant stated that they were intending to divide the property into four family lots. As the application moved to City Council (November 7, 2018) the applicant stated that they purchased the property with the intention to build homes for he and his wife and their children. A second time in the meeting he reiterated that the property would be split into four lots so his kids could build on the property. The City Council approved the subdivision on November 7, 2018. It is clear that they made the unusual decision to allow the approval of this project as a minor subdivision, after the property had previously been divided through the minor subdivision process, with the understanding that there would only be four homes built on the property. While this was not a major point of discussion it had to be important in the decision because the Minor Subdivision ordinance found in GLUDMC Chapter 21.3 Minor Subdivisions and Lot Line Adjustments (2018 version attached), requires that adequate utilities must be in place before they could build. But the Chiekezie Minor Subdivision was not required to upgrade the utilities.

A few months later when the Hale Place Subdivision was approved in 2019 the subdivision approval required the construction of a new 8" diameter water line from North Street to the end of the project as Hale Street was served by a 4" diameter water line. This section of water line restricts the flow on the street limiting the number of homes that can be served. It would also mean that fire flow is very restricted. It is unknown to me if the 8" line required for the Hale Place Subdivision has been installed as it does not look like the Hale Place Subdivision property has been improved. Nor am I aware how far the 4" water line extends to the north and what size the line is in front of the Chiekezie Minor Subdivision.

The Vegas Street Subdivision located at the southwest corner of Hale Street and Vegas Street ran into the same problem that the water line in Hale Street was inadequate to serve the proposed subdivision and ended up running the water line from a location just north of Cooley and Picadilly Street to get adequate water service for their subdivision.

The water system is not the only limiting factor. The Minor Subdivision ordinance in place at the time the Chiekezie Subdivision was considered required that the street be improved with a minimum pavement width of 24 feet. This also did not occur and it is my understanding that the existing pavement width does not meet this minimum standard. Per the definition for a private street found in GLUDMC Chapter 2 (2018 version attached) only allows for access on the minimally improved private street for two dwelling units. There are two lots in back with two dwelling units. If this project were intended for more than one dwelling unit per lot the street serving the back (east) lots would have been required to be improved as a full size street. From the discussion in public meetings coupled with the lack of required improvements to utilities and surface improvements it seems obvious that the intent of the approval of the Chiekezie Minor Subdivision was only one dwelling on each lot for a total of four dwelling units.

This leads to my second concern, adequate public services and infrastructure. Hale Street has had very little improvement over the years. It is very likely that a portion of the water line is inadequately sized to serve the proposed project and provide fire flow to the area. The water line is a terminal dead end line that may also impact flows especially in a fire flow situation. Many of the properties on Hale Street are served by private wells.

Hale Street does not meet the City required minimum pavement width which limits the ability to carry traffic flow. The street is not improved with curb, gutter and sidewalk which is important in areas with multi-family housing as there may be an increased amount of pedestrian traffic. This conditional use application has not fully considered the impacts to public services and infrastructure. Because the only application submitted is a conditional use application, sewer and water modeling have not been required nor has a traffic study or any engineering to determine stormwater needs been included. The standards found in 7.8 of the Conditional Use process have not been addressed and it is clear that the application has not considered the adequacy of the existing public services and infrastructure as required in Item K. Additional study and engineering needs to occur to determine what infrastructure improvements are necessary to adequately serve this property.

The request to utilize Lot #2 of the Chiekezie Minor Subdivision as a seven unit multi-family residence has come forward as a conditional use permit which while it may meet the underlying zoning was not the intended use of the property when the subdivision was approved. Considering the original intent of the approval for the Chiekezie Minor Subdivision and the inadequacy of existing public service and infrastructure, the current proposal for a multi-family use in this location at this time does not seem appropriate. The Planning Commission and City Council need to be made aware of this information as they make their consideration.

Thanks,

SHAY STARK – PLANNER/DESIGNER

AQUA ENGINEERING

[redacted] [redacted]

ATTACHMENT C

Chapter 7 Conditional Uses

7.1 Definition Of Conditional Use
7.2 No Presumption Of Approval
7.3 Site Plan And Permit Required
7.4 Fee
7.5 Application
7.6 Staff Report And Site Plan Report
7.7 Public Hearing
7.8 Determination
7.9 Planning Commission Action
7.10 Effect Of Approval Of Conditional Use
7.11 Appeals Of Decision
7.12 Inspection
7.13 Time Limit
7.14 Notification Required
7.15 Amendment Of A Conditional Use Permit
7.16 Revocation

Amended 12/05 by Ordinance 2005-25

7.1 Definition Of Conditional Use

A conditional use permit is a land use that, because of its unique characteristics or potential impact on the city, surrounding neighbors or adjacent land uses, may not be compatible in some areas or may be compatible only if certain conditions are required that mitigate or eliminate the detrimental impacts.

7.2 No Presumption Of Approval

The listing of a conditional use in any table of permitted and conditional uses found at the end of each chapter of this ordinance for each category of zoning district or districts does not constitute an assurance or presumption that such conditional use will be approved. Rather, each proposed conditional use shall be evaluated on an individual basis, in relation to its compliance with the standards and conditions set forth in this chapter and with the standards for the district in which it is located, in order to determine if the conditional use is appropriate at the particular location.

7.3 Site Plan And Permit Required

(1) A conditional use permit shall be required for all uses listed as conditional uses in the zoning district regulations where they are, or will be located, and if the use is specified as conditional use elsewhere in this ordinance. Failure to comply with any of the conditions imposed in the permit will result in an order to show cause for revocation. The permit may be revoked by the planning commission upon evidence that any condition has not been met.

(2) A conditional use permit has the potential for adverse impacts if located and laid out on zoning lots without careful planning. Such impacts may interfere with the use and enjoyment of adjacent property uses. Site plan review is a process designed to address such adverse impacts and minimize them where possible. Site plan review of development proposals is required for all conditional uses in all districts.

7.4 Fee

The application for any conditional use permit shall be accompanied by the appropriate fee as determined by the City Council.

7.5 Application

(1) The Planning Commission may authorize the Zoning Administrator to grant, attach conditions to, or deny conditional use permits, subject to such limitations or qualifications as are deemed necessary. The Zoning Administrator is also authorized to issue conditional use permits for family food production, the raising of animals and commercial uses in existing buildings, when appropriate, but may also defer any such application to the Planning Commission for its determination, in the sole discretion of the Zoning Administrator.

(2) The Zoning Administrator shall send out the appropriate notification for all conditional use permits. If comments are received that indicate a concern about the proposed conditional use, the conditional use shall be sent to Planning Commission for its consideration.

(3) The Zoning Administrator does not have authority to approve commercial conditional use permits requiring construction of new facilities or requiring exceptions or variances to the city ordinances and standards.

(4) All applications for a conditional use permit shall include:

(a) The applicant's name, address, telephone numbers and interest in the property;

(b) The owner's name, address and telephone number, if different than the applicant, and the owner's signed consent to the filing of the application;

(c) The street address and legal description of the subject property;

(d) The zoning classification, zoning district boundaries and present use of the subject property;

(e) A vicinity map with North, scale and date, indicating the zoning classifications and current uses of properties within 500 feet of the boundaries of the subject property. When a conditional use permit will be considered by the Planning Commission, the application shall also include a current plat map showing the names and addresses of all property owners appearing on the tax rolls of the Tooele County Assessor within 500 feet of the boundaries of the subject property.

(f) A plat or a survey of the parcel of land, lots block, blocks, or parts or portions thereof, drawn to scale, showing the actual dimensions of the piece or parcel, lot, lots, block, blocks, or portions thereof, according to the registered or recorded plat of such land;

(g) The proposed title of the project and the names, addresses and telephone numbers of the architect, landscape architect, planner or engineer on the project;

(h) A complete description of the proposed conditional use;

(i) A plan or drawing drawn to scale of twenty feet to the inch (20' = 1 inch) or larger which includes the following information of the proposed use:

i. actual dimensions of the subject property;

ii. exact sizes and location of all existing and proposed buildings or other structures;

iii. driveways;

iv. parking spaces;

v. safety curbs;

vi. landscaping;

vii. location of trash receptacles; and

viii. drainage features and environmental features.

(j) Traffic Impact Analysis;

(k) A statement indicating whether the applicant will require a variance in connection with the proposed conditional use permit;

(l) Envelopes, mailing labels and first class postage for all property owners located within 500 feet of the subject property when a conditional use permit will be considered by the Planning Commission: and

(m) Such other further information or documentation as the Zoning Administrator may deem to be necessary for a full and proper consideration and disposition of the particular application.

Amended 01/03 by Ordinance 2003-02

HISTORY
Amended by Ord. 2021-12 on 4/28/2021
Amended by Ord. 2022-06 on 5/4/2022

7.6 Staff Report And Site Plan Report

Once the Zoning Administrator has determined that the application is complete, a Staff Report evaluating the conditional use application shall be prepared by the Zoning Administrator and forwarded to the Planning Commission along with a Site Plan Review Report prepared by the Zoning Administrator.

7.7 Public Hearing

A public hearing may be held if the Chairman of the Planning Commission shall deem a hearing to be necessary and in the public interest.

7.8 Determination

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

HISTORY
Amended by Ord. 2022-06 on 5/4/2022

7.9 Planning Commission Action

The staff's written recommendation shall be considered at the meeting. At the conclusion of the meeting, the Planning Commission shall either

(1) approve the conditional use;

(2) approve the conditional use subject to specific modifications;

(3) postpone a decision pending consideration of additional information to be submitted by the applicant; or

(4) deny the conditional use.

7.10 Effect Of Approval Of Conditional Use

The approval of a proposed conditional use by the Planning Commission or the Zoning Administrator shall not authorize the establishment or extension of any use nor the development, construction, reconstruction, alteration or moving of any building or structure, but shall merely authorize the preparation, filing and processing of applications for any permits or approvals that may be required by the regulations of the City, including but not limited to a Building Permit, Certificate of Occupancy and subdivision approval.

7.11 Appeals Of Decision

Any person aggrieved by a decision of the Planning Commission regarding the issuance, denial or revocation or amendment of a conditional use permit, may appeal such decision to the City Council, whose decision shall then be final. All appeals to the City Council must be in writing and filed with the Zoning Administrator within thirty (30) days of the date of the decision appealed from. The decision of the City Council may be appealed to the District Court provided such appeal is filed within thirty (30) days of the decision of the City Council. Said appeal shall be filed with the Zoning Administrator and with the Clerk of the District Court.

7.12 Inspection

(1) Following the issuance of a conditional use permit by the Planning Commission or the Zoning Administrator:

(a) The Zoning Administrator shall take in an application for approval of a building permit (if applicable), and shall insure that development is undertaken and completed in compliance with the conditional use permit, these ordinances, and the building codes.

(b) The Zoning Administrator shall make periodic inspections to insure that compliance with all conditions imposed are being complied with. An Investigation Report will be issued to those who are out of compliance and if the discrepancy is not corrected in an allotted time, an Order to Show Cause will be issued for action by the Planning Commission.

7.13 Time Limit

(1) A conditional use permit for temporary uses may be issued for a maximum period of six (6) months, with renewals at the discretion of the Planning Commission for no more than three (3) successive periods thereafter.

(2) Unless there is substantial action under a conditional use permit within a maximum period of one (1) year of its issuance, said permit shall expire. The Planning Commission may grant one extension up to six (6) months, when deemed in the public interest. The approval of a proposed conditional use permit by the Planning Commission shall authorize only the particular use for which it was issued.

7.14 Notification Required

When the Planning Commission considers an application for a conditional use permit at the work meeting, notification shall be sent by mail to all landowners appearing on the tax rolls of Tooele County Assessor that adjoin the property or within an area that the Planning Commission or the Zoning Administrator deems to be impacted. It is the intent to make notification to all landowners or residents in the area that may be directly impacted by the conditional use action.

Amended 01/03 by Ordinance 2003-02

7.15 Amendment Of A Conditional Use Permit

(1) Once granted, a conditional use permit shall not be enlarged, changed, extended, increased in intensity, or relocated unless an application is made to amend the existing permit, and approval is given by the Planning Commission, except as provided below:

(a) The Zoning Administrator may administratively consider, approve, or disapprove modifications or changes which are consistent with the purpose and intent of this ordinance. In additional, such administrative determinations may be made only where the following conditions exist:

i. All additions, modifications, or changes are determined not to have significant impact beyond the site.

ii. Any decision of the Zoning Administrator may be appealed within 30 days to the Planning Commission.

(b) The Planning Commission may consider, approve with modifications, or disapprove amendments to a conditional use permit where the Zoning Administrator determines not to make an administrative determination as provided in (a) above and where the following requirements are met:

i. The proposed modification or amendment complies with the intent and purpose of these ordinances.

ii. Reasonable conditions may be attached, where and to the extent that the Planning Commission finds, that the imposition of the conditions will directly mitigate or eliminate some aspect of the proposed amendment that violate the intent and requirements of this chapter. Impacts must be of the magnitude that without the mitigation or elimination thereof, the amendment to the conditional use permit could not be granted.

iii. All decisions of the Planning Commission regarding approval, denial, the imposition of special conditions may be appealed to the City Council as provided in this Chapter.

7.16 Revocation

(1) The Planning Commission may revoke a conditional use permit if the conditions of a use permit are not fully complied with. Prior to the revocation of a use permit, the Chairman of the Planning Commission, after receiving information that there is reason to believe that the conditions of a use permit are not being complied with, shall issue an Order to Show Cause, to the owner or person(s) who are in control over the property or use in question. The order shall specify the alleged conditions that are not in compliance, inform the owner or other responsible party that the conditional use permit is in question and may be revoked, and any relevant evidence may be presented in support of the owner or responsible parties position. All persons wishing to present evidence shall be required to take an oath or affirmation to tell the truth, which shall be administered by or under the direction of the Chairman of the Planning Commission. The form of the oath or affirmation shall be as specified by Sections 78-24-17 or 78-24-18 of the Utah Code Annotated. The Chairman may be reversed on any procedural ruling, by a majority vote of the other Planning Commission members present. A decision of the Planning Commission shall include a findings of fact and it's ruling.

(2) The Planning Commission may after a hearing, revoke a conditional use permit, allow the use to continue, or add new terms and conditions to an existing permit. Furthermore, the Planning Commission shall have the right of action to compel offending structures or uses to be removed at the cost of the violator or owner. Nothing in this section shall be construed to prevent the Planning Commission from otherwise reviewing use permits or be construed to prevent persons from being

prosecuted under the criminal provision of this code for failure to comply with the terms of a conditional use permit.

(3) Any person or firm aggrieved by the decision of the Planning Commission regarding the revocation or amendment of a conditional use permit, may appeal such decision to the City Council whose decision shall then be final. The decision of the City Council shall be appealed to district court provided, that petition for such relief is presented to the court within 30 days after the filing of such decision in the office of the Grantsville City Council.

July 25, 2024

Grantsville City Planning Commission

Re: Raven Management LLC

Conditional Use Permit for 2 fourplexes

We as the Hale Street home owners are opposed to this permit and any others that would be considered in the future. This is an agricultural area with single family homes and dwellings. This will disrupt our way of life. We have small children in the area, children riding bikes, playing in the street and that doesn't include livestock on our county road or horse riders, pedestrian traffic, dog walkers, joggers and families walking the road. High density housing it not what anyone of us want and is not zoned that for a reason. The road is too narrow, there are no storm drains for the contaminates associated with high density housing. These contaminates could affect our livestock, ranches and farms.

The fourplexes are on a small lot 1.1 acres which would make this high density housing. The architecture is modern and would stand out like a sore thumb in our neighborhood. The parking is inadequate for the number of units and will use the area between the road and the fourplexes for parking. Should there be visitor's they will be parking up and down the street in front of our homes. The road is barely wide enough to accommodate a horse trailer and another vehicle passing each other. The farm equipment and large trucks would have difficulty navigating this area.

WE ALL LIVE north of main street for the country lifestyle. Please do not approve this conditional use permit.

Petition

STOP Raven Management LLC from building (2) fourplexes at 268 N Hale St, Grantville, Ut on a 1.10 acre lot.

They are requesting a conditional use permit at the City council meeting on 8-1-24 at 7:00pm.

If you do not want 2 fourplexes in our neighborhood, please sign below:

Name	Address	Signature	Phone Number
Theresa Sprouse	280 N. Hale St	THERESA SPROUS	[redacted]
TERRY LEARY	280 N Hale St		[redacted]
Brad Leary	286 N Hale St		[redacted]
Butch Peasnall	283 N Hale	Butch Peasnall	[redacted]
Benora Peasnall	283 N Hale	B. Peasnall	[redacted]
Josh Childs	264 N. Chickezie Ln.		[redacted]
Camille Childs	264 N Chickezie Ln		[redacted]
MILLIE ESPINOSA	197 N HALE St		[redacted]
Mildred Russell	227 N Hale St		[redacted]
Kelley Russell	227 N Hale St		[redacted]
Colton Haws	237 N Hale St		[redacted]
Stormy Haws	237 N Hale Street		[redacted]
Cody Wade	247 N Hale St		[redacted]
[illegible]	247 N Hale St.		[redacted]
Jean Haynes	253 N Hale St		[redacted]
[illegible]	253 N Hale St		[redacted]
Annette Haynes	259 N Hale St.		[redacted]
Heidi Jacobsen	271 N. Hale St		[redacted]
Brandon R. Jacobsen	291 N. Hale St.		[redacted]
Dieter Wachtel	450 No Hale.		[redacted]
Brandy Sloan	391 No Hale		[redacted]
Linda Sloan	391 N. Hale St		[redacted]
Craig Rost	473 N HALE		[redacted]
Darrin And Karen Allred	387 N Hale		[redacted]
Stacy Unger	479 No Hale St.		[redacted]
Laurie Hurst	500 N Hale		[redacted]
Linda Batterman	5 E Cottonwood St		[redacted]
Megan [illegible]	200 [illegible]		[redacted]
[illegible]	195 N. Cliffside		[redacted]
Dale Erickson	526 N. Hale St.		[redacted]
George Hunt Erickson	526 N Hale St		[redacted]
Mor Farley	841 N Hale St		[redacted]

Petition

STOP Raven Management LLC from building (2) fourplexes at 268 N Hale St, Grantville, Ut on a 1.10 acre lot.

They are requesting a conditional use permit at the City council meeting on 8-1-24 at 7:00pm.

If you do not want 2 fourplexes in our neighborhood, please sign below:

Name	Address	Phone Number
Ben Allen	807 Pheasant Run Ln.	[redacted]
Colleen Brennan	512 N Hale St	[redacted]
Brent Cole Brennan	512 N Hale St.	
Tammy Leary	286 N. Hale St.	
CLINT LEARY	286 N. HALE ST	
Kellie Williams	463 N Hale St	
Vern Williams	463 N Hale St	
Rodney Ruby	518 N Hale ST	
Laura Chukwuma	274. N. Hale St.	
Heather Chukwuma	274 N Hale St	
Ashley McKinlie	443 N hale	
Lane Young	4 N hale	
Heather Kunz	270 n Chiekezie Lane	
Clayton Shaffer		
Shanthil Stewart		
Matthew Crook	325 N Hale	
Isaretta Vernon	146 Hale ST	
Vanessa Knickerbaker	151 Hale St.	
Debbie Mortensen	41 E North St.	
Jeff Vern	41 E North St	
	454 N Hale ST	
Jackie Williams	454 N Hale St	
	5 WEST CLARK	
	5 West Clark St	
	165 NORTH HALE ST	
	10 W Clark St	
	10 W Clark St	
James Cappo	155 N Hale ST.	[redacted]
Sierra Cappo	155 N. Hale St.	[redacted]
Heidi Curtis Mace	16 W Clark St	[redacted]
Spencer Ostler	79 N Hale St	[redacted]

Petition

STOP Raven Management LLC from building (2) fourplexes at 268 N Hale St, Grantville, Ut on a 1.10 acre lot.

They are requesting a conditional use permit at the City council meeting on 8-1-24 at 7:00pm.

If you do not want 2 fourplexes in our neighborhood, please sign below:

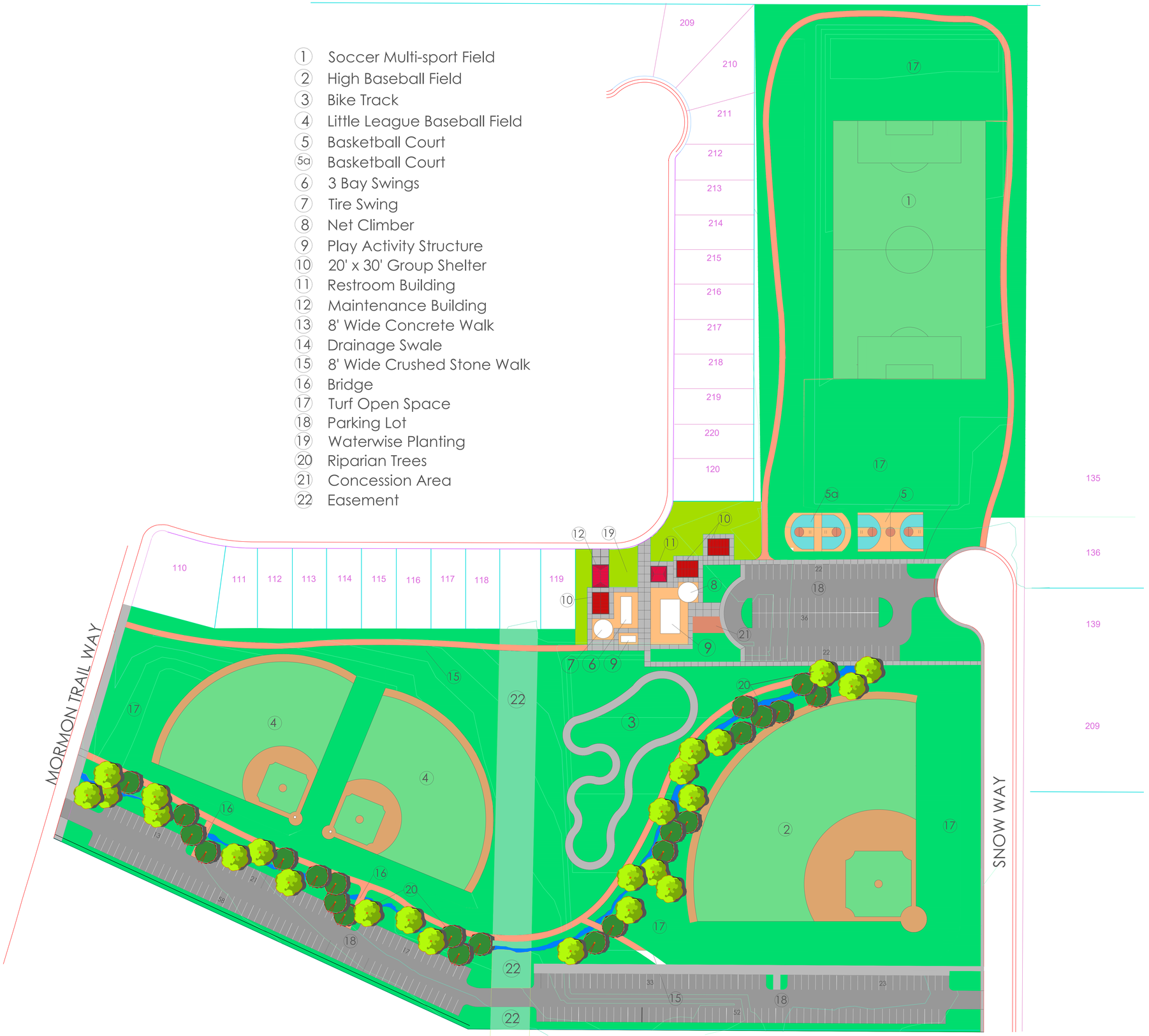
Name	Address	Phone Number
Linsey Osler	79 N Hale st	[redacted]
Valerie Speed	141 E North st Vels	
Tom Cardargno	156 EAST North ST.	
[illegible]	136 East North St.	
[illegible]	54 E North St	
Justin Castagno	335 North Bakmeister RD.	
Brent Marshall	150 Center	

Agenda Item # 7

Presentation of Scenic Slopes Park Design

CITY OF GRANTSVILLE
SCENIC SLOPES PARK

1. Soccer Multi-sport Field
2. High Baseball Field
3. Bike Track
4. Little League Baseball Field
5. Basketball Court
5a. Basketball Court
6. 3 Bay Swings
7. Tire Swing
8. Net Climber
9. Play Activity Structure
10. 20' x 30' Group Shelter
11. Restroom Building
12. Maintenance Building
13. 8' Wide Concrete Walk
14. Drainage Swale
15. 8' Wide Crushed Stone Walk
16. Bridge
17. Turf Open Space
18. Parking Lot
19. Waterwise Planting
20. Riparian Trees
21. Concession Area
22. Easement



PARK QUANTITIES

Total Park Acreage	19.4 acre
Parking Area	2.53 acre
Parking Stalls	297
High School Ball Field	1.6 acre
Little League Ball Fields	1.64 acre
HS Football Field	1.35 acre
Walking Path	15,389 lf 2.9 miles

PARK FEATURES

High School Ball Field	1
Little League Ball Fields	2
Basketball Courts	3
Bike Track	1
Group Shelters	3
Children's Play Area	1
Restroom Building	1
Maintenance Building	1

The intention of the conceptual landscape plan is to express possible placement of park feature, sports fields and design concepts.
This plan is not intended for project construction.

0' 50' 100' 150'

NORTH

Scale: 1" = 50'
When printed @ 30" x 42" Sheet Size

TBLA Landscape Architecture
595 Sunset Ave. ~ Tooele Utah 84074
951.260.8003 ~ toddb.tblaearth@gmail.com
Todd Bagley Utah PLA 319241-5301

Date: 12/10/2024

Agenda Item # 8

Discussion regarding the January 1st 2025 Meeting

Agenda Item # 9

Council Reports

Agenda Item # 10

Closed Session (Imminent Litigation, Real Estate, Personnel)

Agenda Item # 11

Adjourn