



May 7th, 2025

**City Council Meeting
Information Packet**

Public Hearing:

A. TENTATIVE BUDGET
PROPOSAL

B. ANNEXATION APPLICATION
FOR DESERET SOUTH
ANNEXATION

GRANTSVILLE CITY
NOTICE OF PUBLIC HEARING ON PROPOSED 2026 FY TENTATIVE BUDGET

Pursuant to Sections §10-6-113, §10-6-114, §10-6-127 and §10-3-818 of the Utah Code, notice is hereby given that the Grantsville City Council, will hold a public hearing on May 7, 2025, at 7:00 p.m. at the Grantsville City Offices, 429 East Main Street, Grantsville, Utah upon the City's proposed 2026 tentative fiscal year budget of Grantsville City. The proposed 2025-2026 tentative fiscal budget may be reviewed here: <https://city-grantsville-ut-clear.doc.cleargov.com/11303> or by contacting City Hall at (435) 884-3411

Interested persons are invited to attend and give comment at this public hearing. Comments will also be taken by email until 5:00 pm on May 7, 2025. Please email comments to bbaugh@grantsvilleut.gov Please add "Public Hearing" in the Subject Line. In compliance with the Americans with Disability Act, Grantsville City will accommodate reasonable requests to assist persons with disabilities to participate at public hearings. Requests for assistance may be made by calling City Hall (435) 884-3411 at least 3 days in advance of a hearing.

Dated this 30th day of April, 2025.

Braydee Baugh
City Recorder

**GRANTSVILLE CITY
NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that the Grantsville City Council will conduct the following public hearing at the Grantsville City Offices, 429 East Main Street, Grantsville, Utah at 7:00 p.m. on Wednesday, May 7th, 2025 to receive public input regarding the following:

Public Hearing on Annexation Petition filed by Stephen McCutchan to annex approximately 87.382 acres of property located along the west border of Grantsville City limits

All interested persons are invited to attend and provide comment upon this proposal. Written comments will also be considered if submitted to the City Recorder in advance of the hearing. A copy of the annexation petition may be reviewed at the Grantsville City Offices each weekday before the public hearing, between the hours of 9:00 a.m. and 5:00 p.m.

Persons with disabilities needing accommodations to participate in these hearings should contact Braydee Baugh (435.884.3411) at the Grantsville City Offices at least 24 hours in advance of the hearings.

DATED this 30th day of April, 2025.

Braydee Baugh
Grantsville City Recorder

AGENDA ITEM #1

Youth Recognition by Communities that Care

AGENDA ITEM #2

Tooele County Housing Authority presentation

AGENDA ITEM #3

Public Comment

AGENDA ITEM #4

Summary Action Items

- a. Approval of the Minutes from the April 23rd, 2025 Joint Meeting and Special Meetings, the April 30th, 2025 Joint Special Meeting
- b. Approval of the Bills

Unapproved

**MINUTES OF THE WORK MEETING OF THE GRANTSVILLE CITY COUNCIL,
HELD ON FEBRUARY 19TH, 2025 AT THE GRANTSVILLE CITY HALL, 429 EAST
MAIN STREET, GRANTSVILLE, UTAH AND ON ZOOM. THE MEETING BEGAN AT
6:00 P.M.**

Mayor and Council Members Present:

Mayor Critchlow
Jolene Jenkins
Heidi Hammond

Jeff Williams
Rhett Butler
Jake Thomas

Planning Commission Members Present:

**Rick Barchers, Derek Dalton, Trent
Stirling, Sarah Moore**

ABSENT: Isaac Potter

Appointed Officers and Employees Present:

Braydee Baugh, City Recorder
Tysen Barker, City Attorney
Robert Rouselle, City Engineer (via Zoom)

Christy Montierth, Public Works Director
Robert Sager, Police Chief
Shelby Moore, Zoning Administrator

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

AGENDA:

1. Discussion Regarding the Capital Facilities Update:

Robert Rouselle was presented this item. Councilmember Hammond wanted to know why the water lines need to be replaced. Mr. Rouselle advised this was to improve the service, increase the size or meet new state standards. Councilmember Jenkins asked how other Cities are paying for Public Safety if they are not charging impact fees. Ms. Broadbent advised it was possible the buildings have been paid for already. Commission Member Barchers asked if there were more fees that could be charged. Mr. Rouselle explained some City's charges Storm Drain impact. Mayor Critchlow wanted to not have transportation fees increased due to the detrimental impact it is having on the ability to secure businesses in the area. Councilmember Hammond was concerned about the solution for the transportation and they requested research on what the competition for the retail is. Councilmember Butler wanted to know if the adjustment to transportation could be more geared toward residential and not retail.

2. Adjourn:

Motion: Commission Member Dalton made the motion to adjourn the Planning Commission Meeting

Second: Commission Member Stirling seconded the motion.

Unapproved

Vote: The vote was as follows: Commission Member Barchers, “Aye”, Commission Member Dalton, “Aye”, Commission Member Stirling “Aye”, Commission Member Moore, “Aye”. The motion carried.

Motion: Councilmember Butler made the motion to adjourn

Second: Councilmember Hammond seconded the motion.

Vote: The vote was as follows: Councilmember Hammond, “Aye”, Councilmember Butler, “Aye”, Councilmember Williams “Aye”, Councilmember Thomas “Aye”, and Councilmember Jenkins, “Aye”. The motion carried.

Meeting ended at: 6:47 pm

**MINUTES OF THE SPECIAL MEETING OF THE GRANTSVILLE CITY COUNCIL,
HELD ON APRIL 23RD, 2025 AT THE GRANTSVILLE CITY HALL, 429 EAST MAIN
STREET, GRANTSVILLE, UTAH AND ON ZOOM. THE MEETING BEGAN AT 7:00
PM**

Mayor and Council Members Present:

Mayor Critchlow
Jolene Jenkins
Heidi Hammond

Jeff Williams
Rhett Butler
Jake Thomas

Council Members Not Present:

Appointed Officers and Employees Present:

Braydee Baugh, City Recorder
Tysen Barker, City Attorney
Judge Jaime Topham

Christy Montierth, Public Works Director
Andy Jensen, Building Official
Shelby Moore, Zoning Administrator

- 1. Public Comment. Scott Stapley stood for public comment. Mr. Stapley advised he is a business that is looking to expand but cannot locate a place to expand in. Mr. Stapley would like to know the status of the water line down Burmester**
- 2. Summary Action Items**
 - a. Approval of Minutes**
 - b. Approval of Bills**

Motion Councilmember Jenkins: made the motion to approve the minutes

Second: Councilmember Butler seconded the motion.

Vote: The vote was as follows: Councilmember Hammond, “Aye”, Councilmember Butler, “Aye”, Councilmember Williams “Aye”, Councilmember Thomas “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 Williams “Aye”, Councilmember Thomas “Aye”, and Councilmember Jenkins, “Aye”. The motion carried.

3. Consideration of Ordinances 2025-19 Amending the Break Period and Lunch Period Policy

Heidi Jeffries stood to present this item. Ms. Jeffries explained the process taken to create this proposal. Ms. Montierth advised why this amendment would impact the Public Works Department. Councilmember Butler asked how this policy impacts exempt employees. Councilmember Butler requested feedback from Department Heads. Councilmember Butler asked for a cost analysis for the paid lunches.

Motion Councilmember Butler made the motion to table Consideration of Ordinances 2025-19 amending the Break Period and Lunch Period Policy

Second: Councilmember Hammond seconded the motion.

Vote: The vote was as follows: Councilmember Hammond, “Aye”, Councilmember Butler, “Aye”, Councilmember Williams “Aye”, Councilmember Thomas “Aye”, and Councilmember Jenkins, “Aye”. The motion carried.

4. Consideration of Ordinance 2025-20 amending the Bereavement and Funeral Leave Policy

Heidi Jeffries represented this item. Councilmember Jenkins asked if employees can use sick time or vacation time to extend the bereavement or funeral leave. Ms. Jeffries advised this would be allowed.

Motion: Councilmember Butler: made the motion to approve Ordinance 2025-20 amending the Bereavement and Funeral Leave Policy to include that sick and vacation can be used in addition to defining extended immediate family.

Second: Councilmember Jenkins seconded the motion.

Vote: The vote was as follows: Councilmember Hammond, “Aye”, Councilmember Butler, “Aye”, Councilmember Williams “Aye”, Councilmember Thomas “Aye”, and Councilmember Jenkins, “Aye”. The motion carried.

5. Consideration of Ordinance 2025-22 Amending the Grantsville City Business License Fee Schedule

Braydee Baugh explained this fee is for the swap meet vendors which is already in code, but not reflected in the fee schedule. Ms. Baugh explained that once a fair assessment of the processing time is completed, the fee potentially could be increased.

Motion: Councilmember Butler made the motion to approve Ordinance 2025-22 amending the Grantsville City Business License Fee Schedule.

Second: Councilmember Williams seconded the motion.

Vote: The vote was as follows: Councilmember Hammond, “Aye”, Councilmember Butler, “Aye”, Councilmember Williams “Aye”, Councilmember Thomas “Aye”, and Councilmember Jenkins, “Aye”. The motion carried.

6. Consideration of Resolution 2025-29 approving the MOU for Dispatch Service Agreement

Chief Sager represented this item. Chief Sager advised the cost of services has gone down.

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

Second: Councilmember Jenkins seconded the motion.

Vote: The vote was as follows: Councilmember Hammond, “Aye”, Councilmember Butler, “Aye”, Councilmember Williams “Aye”, Councilmember Thomas “Aye”, and Councilmember Jenkins, “Aye”. The motion carried.

7. Consideration of Resolution 2025-30 Memorandum Of Understanding With Our Rescue For The Acquisition Of An Electronic Storage Detection K9

Detective Bobby Bassett stood to represent this item. Detective Bassett advised the K9 is trained to identify the scent of the electronics. Detective Bassett explained this dog would also be a victim support dog.

Motion: Councilmember Jenkins made the motion to approve the Memorandum of Understanding with Our Rescue for the Acquisition of an Electronic Storage Detection K9

Second: Councilmember Hammond seconded the motion.

Vote: The vote was as follows: Councilmember Hammond, “Aye”, Councilmember Butler, “Aye”, Councilmember Williams “Aye”, Councilmember Thomas “Aye”, and Councilmember Jenkins, “Aye”. The motion carried.

8. Consideration of Resolution 2025-31 approving the Wage Scale correction for Lieutenant and Sergeants

Chief Sager represented this item. Chief Sager advised this was to correct the oversight that step 10 would promote a Lieutenant and Sergeants but decrease their pay for a promotion.

Motion: Councilmember Butler made the motion to approve the Resolution 2025-31 approving the Wage Scale correction lieutenant and sergeants

Second: Councilmember Hammond seconded the motion.

Vote: The vote was as follows: Councilmember Hammond, “Aye”, Councilmember Butler, “Aye”, Councilmember Williams “Aye”, Councilmember Thomas “Aye”, and Councilmember Jenkins, “Aye”. The motion carried.

9. Discussion regarding the President’s Park Mixed Use Design Concept Plan

Mike Colson stood to represent this item. Mr. Colson explained the reasons behind this concept. Councilmember Butler asked for clarification surrounding the parking requirements by combining retail and residential units. Councilmember Thomas noted these designs with the retail underneath apartments are popular and there is a courtyard aspect to the design in many of the built out designs of a similar concept. Councilmember Hammond asked for the approximate square footage of one of the retail spaces.

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

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

Second: Councilmember Jenkins seconded the motion.

Vote: The vote was as follows: Councilmember Hammond, “Aye”, Councilmember Butler, “Aye”, Councilmember Williams “Aye”, Councilmember Thomas “Aye”, and Councilmember Jenkins, “Aye”. The motion carried.

Closed Session began at: 8:47 pm

Unapproved

Closed Session ended at: 9:43 pm

11. 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 Williams “Aye”, Councilmember Thomas “Aye”, and Councilmember Jenkins, “Aye”. The motion carried.

Meeting ended at: 10:00 pm

Unapproved

MINUTES OF THE JOINT WORK MEETING OF THE GRANTSVILLE CITY COUNCIL, HELD ON APRIL 30TH, 2025 AT THE GRANTSVILLE CITY HALL, 429 EAST MAIN STREET, GRANTSVILLE, UTAH AND ON ZOOM. THE MEETING BEGAN AT 6:00 P.M.

Mayor and Council Members Present:

Mayor Critchlow
Jolene Jenkins
Heidi Hammond

Jeff Williams
Rhett Butler
Jake Thomas

Commission Members Present: Rick Barchers, Sarah Moore, Isaac Potter, Trent Sterling (arrived at 7:21 pm)

Council Members Not Present:

Appointed Officers and Employees Present:

Braydee Baugh, City Recorder
Tysen Barker, City Attorney
Robert Rouselle, City Engineer

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

AGENDA:

- 1. Public Comment: No comments were offered**
- 2. Consideration of Resolution 2025-36 approving an agreement for City Manager Services and appointing Michael Resare as City Manager**

Motion: Councilmember Jenkins made the motion approve Resolution 2025-36 approving an agreement for City Manager Services and appointing Michael Resare as City Manager.

Second: Councilmember Butler seconded the motion.

Vote: The vote was as follows: Councilmember Hammond, “Aye”, Councilmember Butler, “Aye”, Councilmember Williams “Aye”, Councilmember Thomas “Aye”, and Councilmember Jenkins, “Aye”. The motion carried.

- 3. Consideration of Resolution 2025-27 approving the appointment of Shari Gordon to the Grantsville City Library Board**

Motion: Councilmember Butler made the motion to approve Resolution 2025-27 appointing Shari Gordon to the Grantsville City Library Board

Second: Councilmember Jenkins seconded the motion.

Vote: The vote was as follows: Councilmember Hammond, “Aye”, Councilmember Butler, “Aye”, Councilmember Williams “Aye”, Councilmember Thomas “Aye”, and Councilmember Jenkins, “Aye”. The motion carried.

4. Consideration of Resolution 2025-28 approving the appointment of Stacy Givens to the Grantsville City Library Board

Motion: Councilmember Jenkins made the motion to approve Resolution 2025-28 appointing Stacy Givens to the Grantsville City Library Board

Second: Councilmember Hammond seconded the motion.

Vote: The vote was as follows: Councilmember Hammond, “Aye”, Councilmember Butler, “Aye”, Councilmember Williams “Aye”, Councilmember Thomas “Aye”, and Councilmember Jenkins, “Aye”. The motion carried.

5. Discussion regarding Matthews Meadows Proposed Park

Motion: Councilmember Hammond made the motion to move Matthews Meadows Proposed Park to Agenda Item 6.

Second: Councilmember Williams seconded the motion.

Vote: The vote was as follows: Councilmember Hammond, “Aye”, Councilmember Butler, “Aye”, Councilmember Williams “Aye”, Councilmember Thomas “Aye”, and Councilmember Jenkins, “Aye”. The motion carried.

Shawn Holste was here to represent this item. Mr. Holste requested guidance on the park design and requested to separate the retention basin from the lot. Mr. Holste advised the subdivision is not an HOA. Councilmember Thomas asked if there was lighting, Mr. Holste advised the improvements are tight on budget and there might not be money in the budget to provide lighting.

6. Discussion regarding the proposed PUD language

Jay Springer stood to represent this item. Mr. Springer explained the process that went into cleaning up the PUD code and the additional items that need to be discussed. Commission Member Barchers noted his concerns with the timing of the approval from Planning Commission. Commission Member Barchers wanted it noted in 12.1(2)(a,b,j) that issues related to undefined terms are something often faced at Planning Commission. Councilmember Jenkins wanted to clarify what an overlay district meant in relation to a PUD. Mr. Springer explained that it allows for negotiations and look at the most restrictive standards for the zone. Councilmember Williams wanted to confirm the owner will provide written authorization to have someone represent their project. Commission member Potter noted the change in 12.2(2) to “may” as opposed to “shall” which is obligatory for the City Council. Commission Member Barchers wanted to know if additional information can be

requested from applicants without it being listed specifically. Mr. Springer advised there will be a new use table applied to the PUD. Mr. Springer advised the PUD would remove the Conditional Uses or Permitted uses that exist in the underlying zone. Commission Member Potter inquired to the conflicting zones with commercial and residential and the restrictions related. Mr. Springer reiterated the requirement is the most restrictive zone. Commission Member Moore asked if it could be left as most restrictive. Mr. Springer advised there is legislation approved this year that parking spaces is 19 ft x 8 ft. Shelby Moore advised there is currently a definition being proposed to clearly explain how the density is calculated. Councilmember Williams asked if the MU zone would require a PUD still. Mr. Springer advised that is being considered. Councilmember Jenkins asked if there was a lot size minimum for PUD's. Mr. Springer advised there was not a minimum but left that to discuss with Council. **Commission Member Trent Stirling arrived at 7:21 pm.** Mr. Springer asked for clarity regarding the appeal process and how City Council would like to handle appeals.

7. Adjourn

Motion: Councilmember Butler made the motion to adjourn

Second: Councilmember Jenkins seconded the motion.

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

Meeting ended at: 8:19 pm

AGENDA ITEM #5

Consideration of Resolution 2025-37
awarding the Grantsville RV Dump
Station Project to England Construction



**GRANTSVILLE CITY
RESOLUTION NO. 2025-37**

**A RESOLUTION AWARDING THE GRANTSVILLE RV DUMP STATION PROJECT
TO ENGLAND CONSTRUCTION**

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

WHEREAS, Grantsville City solicited proposals for the construction of the West Street RV Dump Station; and

WHEREAS, a scoring committee reviewed the submitted proposals and qualifications from competing contractors; and

WHEREAS, England Construction received the highest qualifications score and submitted the lowest-cost proposal, providing the best overall value for the project; and

WHEREAS, the committee has recommended that the project be awarded to England Construction in the total amount of \$101,701.20; and

WHEREAS, the City Council finds it to be in the best interest of the City to award the project to England Construction based on the committee's recommendation and the supporting documentation;

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

Section 1. Awarding the Project: The RV Dump Station project is hereby awarded to England Construction for the total amount of \$101,701.20, as more fully set forth in the attached documentation labeled Exhibit A, which is incorporated herein by reference.

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

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

ADOPTED AND PASSED BY THE CITY COUNCIL OF GRANTSVILLE CITY, THIS 7TH DAY OF MAY, 2025.

BY THE ORDER OF THE GRANTSVILLE CITY COUNCIL:



By Mayor Neil Critchlow

ATTEST

Braydee Baugh, City Recorder



EXHIBIT “A”

RV Dump Station Memo and England Construction Estimate



Memo

To: City Council


From: Sherrie Broadbent, Christy Montierth

Date: April 30th, 2025

Re: RV Dump Station

After careful review, the scoring committee recommends awarding the Grantsville West Street RV Dump Station project to England Construction in the amount of \$101,701.20. England Construction received the highest qualifications score and submitted the lowest-cost proposal, making them the best overall value for the project.

Company	Total Points
England	290
Wasatch West	203

		Estimate			
Job Name & Location: Grantsville RV Dump Station Grantsville, UT		England Construction PO Box 640 Tooele, UT 84074 435-840-1191 www.EnglandConstructionllc.com dustin@EnglandConstructionllc.com			
		Bill To: Grantsville City			
Item	Scope: Labor and materials for excavation, fill, grading, sewer and water installation, concrete, lighting	Quantity	Unit	Unit Price	Price
	Mobilization	1	LS	\$ 5,500.00	\$5,500.00
1	Clear and grub	285	SY	\$ 2.10	\$598.50
2	Excavation and grading concrete site area	38	CY	\$ 14.00	\$532.00
3	Subgrade prep and compaction	285	SY	\$ 3.50	\$997.50
	UTBC 6"	55	CY	\$ 55.00	\$3,025.00
	Reinforced concrete pad	204	SY	\$ 174.00	\$35,496.00
	Curb and Gutter	68	LF	\$ 50.00	\$3,400.00
	Pipe bollards with plastic sleeve	2	EA	\$ 825.00	\$1,650.00
	Sanitary Tank Hatch	2	EA	\$ 700.00	\$1,400.00
	6" SDR35 sewer line	66	LF	\$ 150.00	\$9,900.00
	Asphalt T-patch	260	SF	\$ 9.50	\$2,470.00
	Concrete utility box with grates. Includes xypex or interior coating	1	EA	\$ 3,300.00	\$3,300.00
	3/4" water service connection and meter (meter provided by city)	1	EA	\$ 4,750.00	\$4,750.00
	Rinse Water station with yard hydrant	2	EA	\$ 1,810.00	\$3,620.00
	Water line installation	96	LF	\$ 72.00	\$6,912.00
	Solar light pole PO35 or equal	1	EA	\$ 2,200.00	\$2,200.00
	Concrete pole base	1	EA	\$ 600.00	\$600.00
	Weed barrier and fabric with crusher fines	12.6	SY	\$ 52.00	\$655.20
	Traffic Control	1	LS	\$ 2,500.00	\$2,500.00
	Erosion control	1	LS	\$ 750.00	\$750.00
	Final Cleanup and site restoration	1	LS	\$ 1,500.00	\$1,500.00
	Optional items not specified on drawings but specified in unit pricing design standards				
	Dump Station directional signage	2	EA	\$ 750.00	\$ 1,500.00
	Pavement markings	30	SF	\$ 75.00	\$ 2,250.00
	Tideflex Checkmate ultraflex in line check valve	1	EA	\$ 4,170.00	\$ 4,170.00
	Additional box with grate for stormwater drainage (no detail given, 2x2x2 additional box if needed).	1	EA	\$ 2,450.00	\$ 2,450.00
	Joint Sealant in sawcuts	220	LF	\$ 4.25	\$ 935.00
	Xypex admixture in concrete (or silane/lithium densifier sealer after pour)	1	EA	\$ 1,640.00	\$ 1,640.00
	Quality control testing and inspections. Includes concrete compliance, cylinders, and compaction testing of UTBC for pad and roadway	1	LS	\$ 2,500.00	\$ 2,500.00
Exclusions	Unless explicitly included in the above proposed line items, others to provide stamped drawings, permits, any necessary testing or inspections, building fees, surveying, SWPPP Maintenance and inspections, temp fence, site security and				
Terms	NET 30. Past due balances subject to finance charges in the amount of 1-1/2% per month.				
Signed Acceptance					
Total Base		1			\$91,756.20
Total with Optional Items		1			\$101,701.20

AGENDA ITEM #6

Consideration of Ordinance 2025-23
Amending Section 2-10-1 "Powers And
Duties" Of The Grantsville City Code To
Add The Public Works Director As A
Countersigner For Checks

**GRANTSVILLE
ORDINANCE 2025-23**

**AMENDING SECTION 2-10-1 "POWERS AND DUTIES" OF THE GRANTSVILLE
CITY CODE TO ADD THE PUBLIC WORKS DIRECTOR AS A
COUNTERSIGNER FOR CHECKS**

WHEREAS, the City Council of Grantsville City, Utah, desires to improve financial and operational efficiency in processing checks and financial transactions; and

WHEREAS, adding the Public Works Director as an authorized countersigner will provide greater flexibility and oversight in the expenditure of public funds; and

WHEREAS, the City Council finds it necessary and in the public interest to amend Section 2-10-1 of the Grantsville City Code to reflect this additional authority;

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

SECTION 1: **AMENDMENT** “Chapter 2-10 Finance Director” of the Grantsville Municipal Code is hereby *amended* as follows:

BEFORE AMENDMENT

Chapter 2-10 Finance Director

1. Pursuant to the provisions of §10-6-157 of the Utah Code, the City’s Director of Finance is hereby designated to act as the financial officer of the city for the purpose of approving the following bills and expenditures:
 - a. Payroll checks, if the checks are prepared in accordance with a salary schedule and established in a personnel ordinance or resolution;
 - b. Routine expenditures such as utility bills, payroll-related expenses, supplies, materials, and payments on city-approved contracts and capital expenditures which were referenced in the budget document and approved by an appropriation resolution adopted for the current fiscal year.
2. Any expenditures approved under this Chapter shall first be approved by the finance director and all checks so authorized shall also be countersigned by two of the following officers: treasurer, attorney, mayor or city manager. All expenditures approved under this Section, with the exception of employee payroll checks shall be regularly reported to the city council at the same time that the city council approves the other expenditures and bills of the city.
3. The director of finance’s fidelity bond shall be in in the same amount and shall comply with all of the rules and other requirements of the city treasurer’s fidelity bond.

AFTER AMENDMENT

Chapter 2-10 Finance Director

1. Pursuant to the provisions of §10-6-157 of the Utah Code, the City's Director of Finance is hereby designated to act as the financial officer of the city for the purpose of approving the following bills and expenditures:
 - a. Payroll checks, if the checks are prepared in accordance with a salary schedule and established in a personnel ordinance or resolution;
 - b. Routine expenditures such as utility bills, payroll-related expenses, supplies, materials, and payments on city-approved contracts and capital expenditures which were referenced in the budget document and approved by an appropriation resolution adopted for the current fiscal year.
2. Any expenditures approved under this Chapter shall first be approved by the finance director and all checks so authorized shall also be countersigned by two of the following officers: treasurer, public works director, attorney, mayor or city manager. All expenditures approved under this Section, with the exception of employee payroll checks shall be regularly reported to the city council at the same time that the city council approves the other expenditures and bills of the city.
3. The director of finance's fidelity bond shall be in the same amount and shall comply with all of the rules and other requirements of the city treasurer's fidelity bond.

SECTION 2: 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 3: EFFECTIVE DATE This Ordinance shall take 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	_____	_____	_____	_____
Jacob Thomas	_____	_____	_____	_____

Presiding Officer

Attest

Neil Critchlow, Mayor, Grantsville

Braydee Baugh, City Recorder,
Grantsville

AGENDA ITEM #7

Consideration of Ordinance 2025-18
amending Chapter 6 of the Grantsville
City Code Relating to Cemetery
Regulations

**GRANTSVILLE
ORDINANCE 2025-18**

**AN ORDINANCE AMENDING CHAPTER 6 OF THE GRANTSVILLE CITY
CODE RELATING TO CEMETERY REGULATIONS**

WHEREAS, the Grantsville City Council desires to update and clarify the rules and regulations governing the City’s cemetery to ensure appropriate standards of maintenance, safety, and respectful memorialization practices; and

WHEREAS, the City Council finds it in the best interest of the public health, safety, and welfare to amend Chapter 6 of the Grantsville City Code to address grave marker requirements, variance authority, and guidelines for private improvements, decorations, and seasonal practices within the cemetery;

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

SECTION 1: **AMENDMENT** “6-1-13 Grave Markers” of the Grantsville Municipal Code is hereby *amended* as follows:

B E F O R E A M E N D M E N T

6-1-13 Grave Markers

All headstones or grave markers in any cemetery shall be restricted as to the size and general make-up. All grave markers shall be installed under the direction of the City. Within 90 days after the interment, the owner of any burial rights or relatives of deceased persons buried in any lot shall place or cause to be placed upon the grave a suitable grave marker with the name of the deceased plainly inscribed thereon. If any person does not comply with this requirement, the City may install a grave marker to identify the deceased and recover the costs of such installation from the estate of the deceased or the responsible party.

- A. Number. Only one grave marker per lot shall be permitted. Upon approval of the Sexton or City Council, an additional headstone may be permitted for military and first responders.
- B. Size. All grave markers, except those grave markers for lots in sections A-1 and A-2, shall be placed on a granite base or a poured concrete foundation at least 6 inches (6") thick. In those areas permitted for raised markers, such markers shall not exceed 36 inches (36") in height above the lawn. The City Sexton shall not permit a grave marker to be installed that does not meet the specifications listed in this subsection.

Sections AA-OO East and West of the Gazebo and Section P-Z - All lots are 4' x 8'.

Single Lots - 40" concrete base with a 4" mow strip allows for a 28" headstone.
Double Lots - 80" concrete base with a 4" mow strip allows for a 68" headstone.
Double Deep Lots - 40" concrete base with a 4" mow strip allows for a 28" headstone.

Section B and C - All lots are 5' x 10'.

Single Lots - 40" concrete base with a 4" mow strip allows for a 28" headstone.
Double Lots - 80" concrete base with a 4" mow strip allows for a 68" headstone.
Double Deep Lots - 40" concrete base with a 4" mow strip allows for a 28" headstone.

- C. Section A-1. for infant burials Headstone markers and monuments in Section A-1 shall be required for all burial sites and shall be no taller than 18 inches (18") or wider than 24 inches (24") with a 4 inch (4") mow strip.
- D. Section A-2 for cremation burials. Headstone markers and monuments in Section A-2 shall be required for all burial sites and shall be no taller than 18 inches (18") or wider than 18 inches (18") a three inch (3") mow strip. Total width not to exceed 26 inches (26").
- E. Other Markers. There shall be no markers, monuments or structures placed upon any lot other than those provided for in this Chapter.
- F. Variance. Any person who wishes to seek a variance to the restrictions to grave markers as outlined herein shall be able to request a variance which may be granted by the City Council based upon the Council's findings. The Council may require other restrictions or stipulations that it finds necessary to allow for a variance to the restrictions herein.

AFTER AMENDMENT

6-1-13 Grave Markers

All headstones or grave markers in any cemetery shall be restricted as to the size and general make-up. All grave markers shall be installed under the direction of the City. Within 90 days after the interment, the owner of any burial rights or relatives of deceased persons buried in any lot shall place or cause to be placed upon the grave a suitable grave marker with the name of the deceased plainly inscribed thereon. If any person does not comply with this requirement, the City may install a grave marker to identify the deceased and recover the costs of such installation from the estate of the deceased or the responsible party.

- A. Number. Only one grave marker per lot shall be permitted. Upon approval of the Sexton or ~~City Council~~ Public Works Director, an additional headstone may be permitted for military and first responders or additional cremations in same plot.
- B. Size. All grave markers, except those grave markers for lots in sections A-1 and A-2, shall be placed on a granite base or a poured concrete foundation at least 6 inches (6") thick. In those areas permitted for raised markers, such markers shall not exceed 36 inches (36") in height above the lawn. The City Sexton shall not permit a grave marker to be installed that does not meet the specifications listed in this subsection.

Sections AA-OO East and West of the Gazebo and Section P-Z - All lots are 4' x 8'.

Single Lots - 40" concrete base with a 4" mow strip allows for a 28" headstone.

Double Lots - 80" concrete base with a 4" mow strip allows for a 68" headstone.

Double Deep Lots - 40" concrete base with a 4" mow strip allows for a 28" headstone.

Section B and C - All lots are 5' x 10'.

Single Lots - 40" concrete base with a 4" mow strip allows for a 28" headstone.

Double Lots - 80" concrete base with a 4" mow strip allows for a 68" headstone.

Double Deep Lots - 40" concrete base with a 4" mow strip allows for a 28" headstone.

- C. Section A-1. for infant burials Headstone markers and monuments in Section A-1 shall be required for all burial sites and shall be no taller than 18 inches (18") or wider than 24 inches (24") with a 4 inch (4") mow strip.
- D. Section A-2 for cremation burials. Headstone markers and monuments in Section A-2 shall be required for all burial sites and shall be no taller than 18 inches (18") or wider than 18 inches (18") a three inch (3") mow strip. Total width not to exceed 26 inches (26").
- E. Other Markers. There shall be no markers, monuments or structures placed upon any lot other than those provided for in this Chapter.
- F. Variance. Any person who wishes to seek a variance to the restrictions to grave markers as outlined herein shall be able to request a variance which may be granted by the ~~City Council~~ Public Works Director based upon their ~~the Council's~~ findings. The ~~Council~~ Public Works Director may require other restrictions or stipulations that it finds necessary to allow for a variance to the restrictions herein.

SECTION 2: AMENDMENT "6-1-14 Private Improvements Prohibited; Survey And Marking Of Lots" of the Grantsville Municipal Code is hereby *amended* as follows:

BEFORE AMENDMENT

6-1-14 Private Improvements Prohibited; Survey And Marking Of Lots

- A. Private Improvements to Lots Prohibited. It shall be unlawful for any person to erect or maintain any structure, fence, corner post, coping, or hedge of any kind upon any lot, street, or driveway in the cemetery, or grade the ground or land thereof. The City shall, upon request, furnish the boundary lines of lots. The City shall prohibit landmarks and any grading that might destroy or interfere with the general slope of the land.
- B. Plantings. It shall be unlawful for any person to plant shrubs, trees, lawns, flowers, etc., place decorative stones, place monuments or markers, or other permanent items or

- structures upon any lot in the cemetery without approval and direction from the City.
- C. Decorations. All grave decorations or arrangements, real or artificial, shall be allowed until such time as they become faded, worn, weathered, or otherwise unsightly after which they will be removed and disposed of by cemetery personnel.
1. Glass, porcelain, or other breakable containers are not allowed.
 2. Any object(s) not kept on the headstone will be removed and disposed of by cemetery personnel. If a grave decoration is blown off a headstone, cemetery personnel will make every effort to place that decoration on the proper headstone, but if the decoration's location cannot be determined, it will be disposed of.
 3. Exceptions:
 - a. Beginning 12:00 a.m. the Friday before Memorial Day until 11:59 p.m. the Sunday following Memorial Day, grave decorations will be allowed anywhere on the burial lot. The first Monday following Memorial Day, all grave decorations will be removed and disposed of by cemetery personnel. Anyone wanting to keep their decoration(s) shall remove them before 11:00 p.m. the Sunday following Memorial Day.
 - b. All grave decorations or arrangements, real or artificial, associated with any other specific holiday (themed decorations) shall be removed and disposed of by cemetery personnel no earlier than seven days following such holiday.
 - c. November 1st through March 15th
 - (1) Winter wreaths and other artificial decorations are permitted during this time. All decorations including metal hooks or holiday decorations must fit within the lot boundaries and cannot exceed 36" in height. Decorations with spikes, stakes, or sharp edges are prohibited and will be removed immediately.
 - (2) We cannot be responsible for damage caused to decorations or decoration holders due to cold during the winter months.
 - (3) All winter decorations not removed by March 15th will be collected and disposed of by cemetery personnel.
 4. Once removed from the burial lot, grave decorations are disposed of and will not be saved or kept at the cemetery.
- D. Funeral Decorations. Funeral decorations will be allowed anywhere on the burial lot for a seven (7) calendar day period immediately following a burial. Anyone wanting to keep any decorations shall remove them before the seven (7) day period expires.
- E. Other Objects. For safety reasons, objects such as wires, sticks, pegs, pinwheels, or iron rods are not permitted and will be removed and disposed of by cemetery personnel. The only exception(s) to this are for funeral decorations and Memorial Day decorations.
- F. Damage/Theft. The City shall not be responsible or liable for flowers, grave decorations, or other personal property left on the headstone, on the burial lot, or anywhere at the cemetery. Moreover, the City may recover costs of removal of non-

compliant markers, decorations, or other objects from the estate of the deceased or the responsible party.

AFTER AMENDMENT

6-1-14 Private Improvements Prohibited; Survey And Marking Of Lots

- A. Private Improvements to Lots Prohibited. It shall be unlawful for any person to erect or maintain any structure, fence, corner post, coping, or hedge of any kind upon any lot, street, or driveway in the cemetery, or grade the ground or land thereof. The City shall, upon request, furnish the boundary lines of lots. The City shall prohibit landmarks and any grading that might destroy or interfere with the general slope of the land.
- B. Plantings. It shall be unlawful for any person to plant shrubs, trees, lawns, flowers, etc., place decorative stones, place monuments or markers, or other permanent items or structures upon any lot in the cemetery without approval and direction from the City.
- C. Decorations. During the summer maintenance months (March 16 – October 31), no items shall be placed on the mow strip or directly on or around the headstone. This includes, but is not limited to, decorations, containers, hooks, crafts, toys, drinks, metal designs, steel bars, and any other objects. Any items found during this time will be removed and disposed of by cemetery personnel. Glass, porcelain, ceramic, and other breakable containers are not allowed. Artificial or real flowers in designated headstone containers are allowed until such time as they become faded, worn, weathered, or otherwise unsightly after which they will be removed and disposed of by cemetery personnel. ~~All grave decorations or arrangements, real or artificial, shall be allowed until such time as they become faded, worn, weathered, or otherwise unsightly after which they will be removed and disposed of by cemetery personnel.~~
 - 1. ~~Glass, porcelain, or other breakable containers are not allowed.~~
 - 2. ~~Any object(s) not kept on the headstone will be removed and disposed of by cemetery personnel. If a grave decoration is blown off a headstone, cemetery personnel will make every effort to place that decoration on the proper headstone, but if the decoration's location cannot be determined, it will be disposed of.~~
 - 3. Exceptions:
 - a. Beginning 12:00 a.m. the Friday before Memorial Day until 11:59 p.m. the Sunday following Memorial Day, grave decorations will be allowed anywhere on the burial lot. The first Monday following Memorial Day, all grave decorations will be removed and disposed of by cemetery personnel. Anyone wanting to keep their decoration(s) shall remove them before 11:00 p.m. the Sunday following Memorial Day.
 - b. All grave decorations or arrangements, real or artificial, associated with any other specific holiday (themed decorations) shall be removed and disposed of by cemetery personnel no earlier than seven days following such holiday.
 - c. November 1st through March 15th

- (1) Winter wreaths and other artificial decorations are permitted during this time. All decorations including metal hooks or holiday decorations must fit within the lot boundaries and cannot exceed 36" in height. Decorations with spikes, stakes, or sharp edges are prohibited and will be removed immediately.
 - (2) We cannot be responsible for damage caused to decorations or decoration holders due to cold during the winter months.
 - (3) All winter decorations not removed by March 15th will be collected and disposed of by cemetery personnel.
4. Once removed from the burial lot, grave decorations are disposed of and will not be saved or kept at the cemetery.
- D. Funeral Decorations. Funeral decorations will be allowed anywhere on the burial lot for a seven (7) calendar day period immediately following a burial. Anyone wanting to keep any decorations shall remove them before the seven (7) day period expires.
- E. Other Objects. For safety reasons, objects such as wires, sticks, pegs, pinwheels, or iron rods are not permitted and will be removed and disposed of by cemetery personnel. The only exception(s) to this are for funeral decorations and Memorial Day decorations.
- F. Damage/Theft. The City shall not be responsible or liable for flowers, grave decorations, or other personal property left on the headstone, on the burial lot, or anywhere at the cemetery. Moreover, the City may recover costs of removal of non-compliant markers, decorations, or other objects from the estate of the deceased or the responsible party.

SECTION 3: **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 4: **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	_____	_____	_____	_____
Jacob Thomas	_____	_____	_____	_____

Presiding Officer

Attest

Neil Critchlow, Mayor, Grantsville

Braydee Baugh, City Recorder,
Grantsville

AGENDA ITEM #8

Consideration of Resolution 2025-24
approving the zone change from RR-5 to
RR-2.5 for property located at 596 Warr
Street in Grantsville City



**GRANTSVILLE CITY
ORDINANCE NO. 2025-24**

**AN ORDINANCE OF GRANTSVILLE CITY APPROVING THE DESERET SOUTH
ANNEXATION**

Be it enacted and ordained by the City Council of Grantsville City, Utah as follows:

WHEREAS, the City Council of Grantsville City, Utah, has received a petition for annexation known as the “Deseret South Annexation” (the “Annexation”) pursuant to Utah Code Ann. § 10-2-403 et seq.; and

WHEREAS, the application has been accepted and reviewed in accordance with applicable state law and City ordinances; and

WHEREAS, all notice, protest, and public hearing requirements have been met; and

WHEREAS, the City Council finds that the proposed annexation is in the best interests of Grantsville City and its residents;

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

Section 1. Annexation Approved: The Deseret South Annexation is hereby approved. The area described in the annexation application, attached hereto as Exhibit A, is annexed into the corporate boundaries of Grantsville City, Utah. The annexed territory shall be governed by the applicable zoning and land use regulations of Grantsville City, and the boundaries and legal description of the annexation are as set forth in Exhibit A, incorporated herein by this reference.

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

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

ADOPTED AND PASSED BY THE CITY COUNCIL OF GRANTSVILLE CITY, THIS 7TH DAY OF MAY, 2025.

BY THE ORDER OF THE GRANTSVILLE CITY COUNCIL:

By Mayor Neil Critchlow

ATTEST

Braydee Baugh, City Recorder

Approved as to Form:

Tysen J. Barker, Grantsville City Attorney

Exhibit “A”

Application for Annexation

**GRANTSVILLE CITY
APPLICATION FOR ANNEXATION**

For Office Use Only

Date filed: _____ Number of acres (rounded up): _____
Fee: \$1,000 (Covers the notices, publications, and reviews)
Fees received by: _____ Amount paid: _____
Is the property located within the Grantsville City Annexation Policy Plan? ____ Y ____ N
Does the application and petition have the following?
Map approved by the Tooele County Surveyor ____ Y ____ N
Legal Description ____ Y ____ N
List of all property owners within the petition ____ Y ____ N Certificate of Mailing ____ Y
____ N

Contact Sponsor:

Name: Stephen G. McCutchan Address: 11333 Blue Roan Lane

City: Sandy State: UT Zip: 84092

Phone #: NA Cell #: (801) 557-6945 Email: stevemplan@gmail.com

Authorized Agent (if applicable): Same as Contact Sponsor

Name of Proposed Annexation: Deseret South Annexation to Grantsville City

General Location of Proposed Annexation: South ½ of the Southeast ¼ of Section 29 Salt Lake Base & Meridian

What percent of Private Real Property within the Proposed Annexation is represented by signatures of owners? 100%

Percent of the Value of Private Real Property within the Proposed Annexation is represented by the signatures? 100%

Total number of acres included in the Annexation: 87.382 Total number of parcels included in Annexation: 1

Zoning Requested: Mixed Use (MU)

Proposed Land Uses: Mixed Use

Surrounding Land Uses: Undeveloped, vacant

Please provide a legal description of the area and a spreadsheet with information for each parcel included with this annexation. (A fill in the blanks spreadsheet may be obtained from the Grantsville City Recorder.)

THE SOUTH ONE-HALF OF THE SOUTHEAST QUARTER AND THE SOUTH 231 FEET OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 2 SOUTH, RANGE 6 WEST, SALT LAKE BASE AND MERIDIAN PARCEL CONTAINS 3,806,374 SQ. FT. OR 87.382 ACRES ±.

5001 LAMAR BLVD. #100
LOS ANGELES, CA 90044
TEL: (213) 475-1111

[illegible][illegible][illegible]

DATE OF _____ PAGE _____
COUNT OF _____

That is, the district board has, the panel believes, called itself into existence and, as a result, is not a body that can be sued. The panel also believes that the district board is not a body that can be sued. The panel also believes that the district board is not a body that can be sued.

1. **Introduction**

**DESERET SOUTH ANNEXATION
TO GRANTSVILLE CITY**

Send no money now! We'll bill you later!

RECORDED IN
STATE OF UTAH, COUNTY OF TOOLE, RECORDED AND FILED AT THE REQUEST OF:

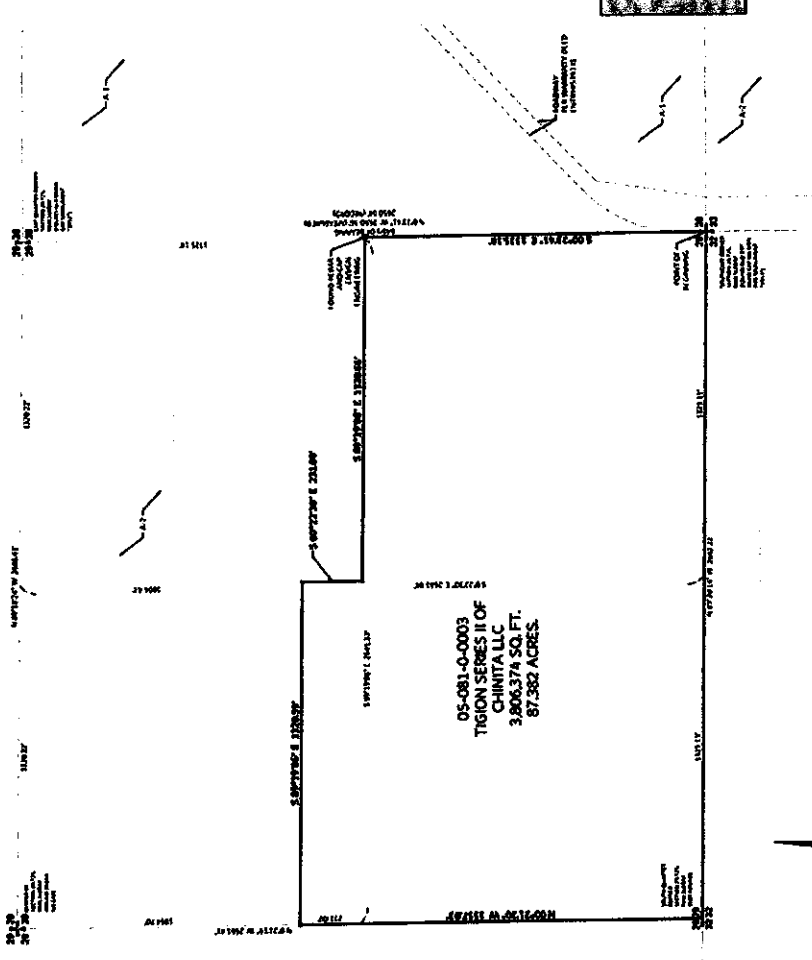
• **Prin**

Keywords: child sexual abuse; disclosure; social support

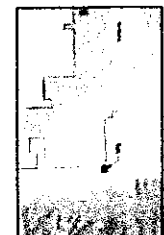
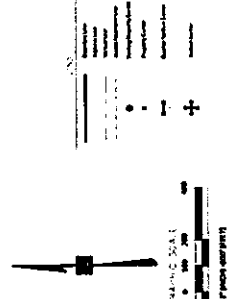
DEVELOPER:
MIGRION SERIES II
OF CHINTA LLC
HUIYUAN

Page 1 of 1

1. **Project Name:** [Project Name]



ASSIGNATION REFERENCE TABLE				
ASSIGNMENT REFERENCE #	ASSIGNATION COUNTY	ENTRY NO.	SHIP	DATE RECORDED
1A1	SAINT LOUIS ASSIGNMENT			05/08/96
1A2	ASSIGNMENT TO SAINT LOUIS CITY			



PETITION FOR ANNEXATION TO GRANTSVILLE CITY
OF PROPERTIES IDENTIFIED BELOW

We the undersigned owners of certain real property lying contiguous to the present municipal limits of Grantsville City hereby submit this Petition for Annexation and respectfully represent the following:

1. That this petition is made pursuant to the requirements of Section 10-2-403, Utah Code Annotated, 1953, as amended (U.C.A.);
2. That the property subject to this petition is a contiguous, unincorporated area contiguous to the boundaries of Grantsville City and the annexation thereof will not leave or create an unincorporated island or peninsula;
3. That the signatures affixed hereto are those of the owners of private real property that:
 - a. is located within the area proposed for annexation;
 - b. covers a majority of the private land area within the area proposed for annexation; and
 - c. is equal in value to at least 1/3 of the value as shown by the last assessment rolls of all private real property within the area proposed for annexation; and
 - d. is described on the accompanying legal description.
4. That up to five of the signers of this petition have been designated as sponsors, one of whom is designated as the "Contact Sponsor", with the mailing address of each sponsor being indicated;
5. That the petitioners have caused an accurate plat or map of the above-described property to be prepared by a licensed surveyor which has been reviewed and approved by the Tooele County Surveyor, which plat or map is filed herewith; and
6. That the petitioners request the property, if annexed, be zoned as follows with the attached signatures;

Contact Sponsor:

Printed Name: TIGION SERIES II OF CHINITA LLC (Contact: Lieu Tran)

Signature: X Date: 11/13/2025

Tooele County Parcel Number: 05-081-0-0003 Zone Requested: Mixed Use (MU)

CERTIFICATE OF MAILING

I hereby certify that I provided a copy of the foregoing Notice of Petition Seeking Annexation, by mailing a copy of the same, to the following on the 10 day of January, 2025 to the following:

Tooele County Commission
47 South Main Street
Tooele, UT 84074

Tooele County School District
92 South Lodestone Way
Tooele, Utah 84074

North Tooele County Fire Protection Service District
Stansbury Fire Station
179 County Club Drive
Stansbury Park, UT 84074

Tooele County Boundary Commission
c/o Tooele County Clerk
47 South Main Street
Tooele, UT 84074

Tooele Valley Mosquito Abatement District
1535 Sunset Road
Lake Point, Utah 84074

Tooele County Recreation Service District
47 South Main Street
Tooele, Utah 84074

Tooele County Special Service District-Water
c/o Tooele County Clerk
47 South Main Street
Tooele, UT 84074

Rocky Mountain Power
Annexations
P.O. Box 400
Portland, OR 97207-0400



By Stephen G. McCutchan

ATTENTION:

YOUR PROPERTY MAY BE AFFECTED BY A PROPOSED ANNEXATION

Records show that you own property within an area that is intended to be included in a proposed DESERET SOUTH ANNEXATION TO GRANTSVILLE CITY or that is within 500 feet of that area. If your property is within the area proposed for annexation, you may be asked to sign a petition supporting the annexation. You may choose whether to sign the petition. By signing the petition, you indicate your support of the proposed annexation. If you sign the petition but later change your mind about supporting the annexation, you may withdraw your signature by submitting a signed, written withdrawal with the recorder or clerk of Grantsville City within 30 days after Grantsville City receives notice that the petition has been certified.

There will be no public election on the proposed annexation because Utah law does not provide for an annexation to be approved by voters at a public election. Signing or not signing the annexation petition is the method under Utah law for the owners of property within the area proposed for annexation to demonstrate their support of or opposition to the proposed annexation.

You may obtain more information on the proposed DESERET SOUTH ANNEXATION TO GRANTSVILLE CITY by contacting (i) Braydee Baugh, Grantsville City Recorder, 429 East Main Street, Grantsville, UT 84029, (435) 884-4603, bbaugh@grantsvilleut.gov; (ii) Tracy Shaw, Tooele County Clerk, 47 S. Main Street, Suite 318, Tooele, UT 84074, (435) 843-3148, tracy.shaw@tooeleco.gov; or (iii) Stephen G. McCutchan, (801)0557-6945, stevemplan@gmail.com. Once filed, the annexation petition will be available for inspection and copying at the offices of Grantsville City located at 429 E. Main Street, Grantsville, UT 84029.

The area proposed for annexation in the annexation petition is commonly described as (i) APN: 05-081-0-0003. An accurate map of the area that is proposed to be annexed is provided with this Notice.

Petition for Annexation

TO GRANTSVILLE CITY:

We, the undersigned owners of private real property, hereby petition that the area (the "Area") shown on the accurate and recordable map (prepared by a licensed surveyor) that is attached to this petition (this "petition") be annexed to Grantsville City, Utah. Each of the undersigned affirms that (a) each has personally signed this petition, (b) each is an owner of real property that is located within the Area, and (c) the current residence address of each is correctly written after the signer's name. Further, each of the undersigned designates the individuals identified below as sponsors and contact sponsor of this petition:

NOTICE

- There will be no public election on the annexation proposed by this petition because Utah law does not provide for an annexation to be approved by voters at a public election.
- If you sign this petition and later decide that you do not support the petition, you may withdraw your signature by submitting a signed, written withdrawal with the recorder of Grantsville City. If you choose to withdraw your signature, you must do so no later than 30 days after Grantsville City receives notice that the petition has been certified.

<u>Name</u>	<u>Mailing Address</u>	<u>Status</u>
TIGION SERIES II OF CHINITA LLC	136 South Main Street, Suite 400 Salt Lake City, UT 84101	Owner
		sponsor
		sponsor
		sponsor
		sponsor

Print Signer's Name

Signer's Residence Address

Signature

Nhm Lieu Thi Tran

136 South Main Street, Suite 400

X

Salt Lake City, UT 84101

Date:

1/13/2025

Tax Parcel ID# 05-081-0-0003

TIGION SERIES II OF CHINITA LLC

represents, warrants and certifies TOOELE COUNTY

Clerk, employees, agents and attorneys that the undersigned (a) is (and at all pertinent time has been) a general partner of the partnership (the "LLC") described below; (b) is duly authorized to execute and deliver on behalf of the Partnership the attached "Petition For Annexation" (the "Petition"); and (c) has duly executed and delivered the Petition on behalf of, and as a general partner of, the LLC.

DATED this ____ day of _____, 2021

 _____, Manager

1/13/2025
(Print Manager's Name)

List of Affected Entities to Which Notice was Sent

PLEASE BE INFORMED that written notice to the following listed affected entities was sent on them 10th day of January, 2025.

NAME AND ADDRESS OF AFFECTED ENTITIES:

Tooele County Commission
47 South Main Street
Tooele, UT 84074

North Tooele County Fire Protection Service District
Stansbury Fire Station
179 County Club Drive
Stansbury Park, UT 84074

Tooele Valley Mosquito Abatement District
1535 Sunset Road
Lake Point, Utah 84074

Tooele County Special Service District-Water
c/o Tooele County Clerk
47 South Main Street
Tooele, UT 84074

Tooele County School District
92 South Lodestone Way
Tooele, Utah 84074

Tooele County Boundary Commission
c/o Tooele County Clerk
47 South Main Street
Tooele, UT 84074

Tooele County Recreation Services
47 South Main Street
Tooele, Utah 84074

Rocky Mountain Power
Annexations
P.O. Box 400
Portland, OR 97207-0400

TOOELE COUNTY

Annexation & Final Local Entity Review

The following items need to be submitted and review fees paid in full before the Surveyors will review.

1. Annexation plat.
2. Name approval form filled out.
3. Annexation review fees **paid in full**.

***You must have a complete package when submitting, INCOMPLETE packages will not be accepted.**

Date: November 12, 2024 Annexation: Deseret South Annexation to Grantsville City

Submitter Signature: 

Submitter Email: stevemplan@gmail.com

Municipality / Tax District Signature: _____

Notes: _____

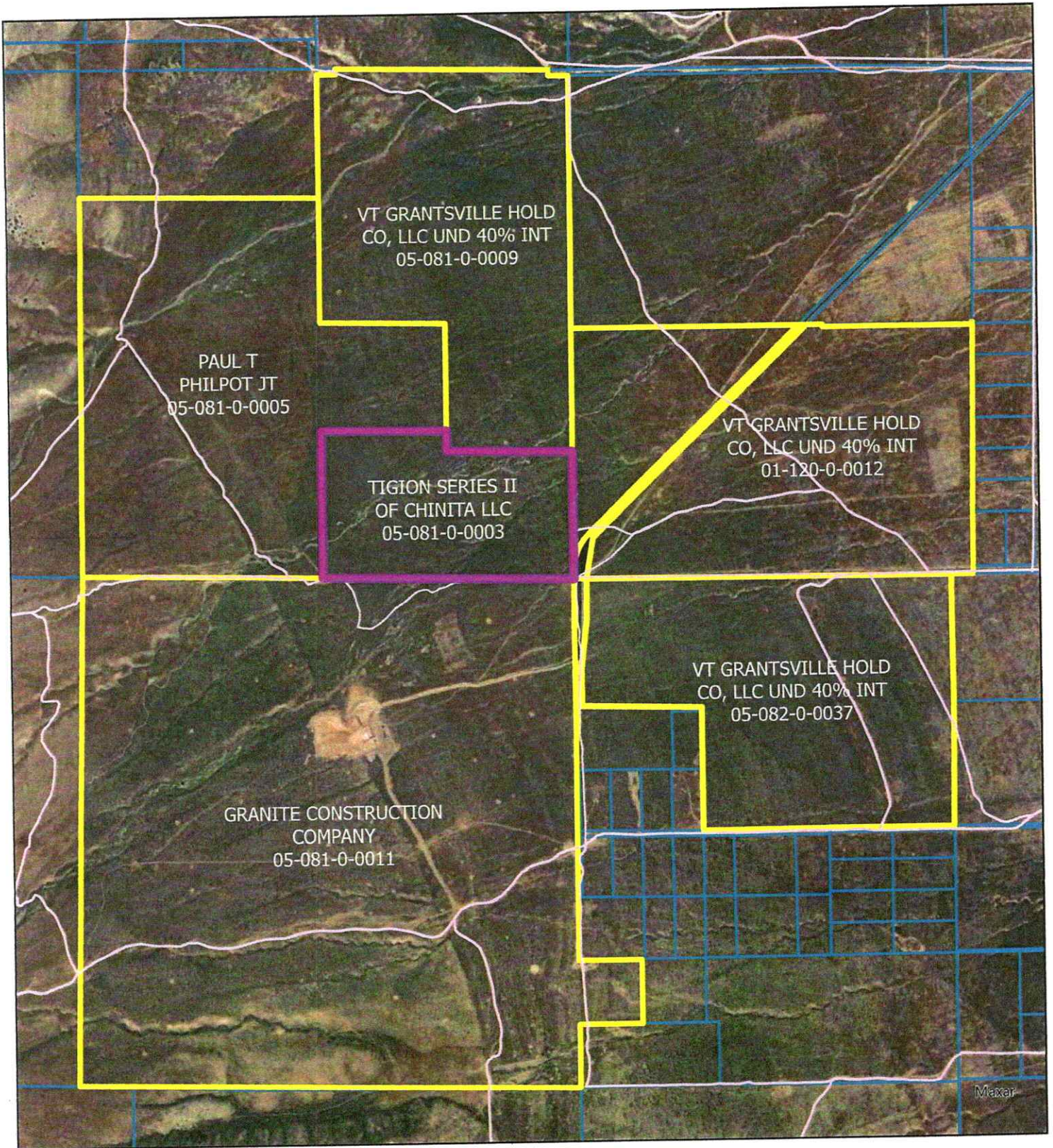
Rylisha Ulin
Rylisha.uln@tooeleco.gov

Kayla Ahlstrom
Kayla.ahlstrom@tooeleco.gov

Emily Jones
Emily.jones@tooeleco.gov

47 South Main St.
Tooele, Ut. 84074
(435) 843-3185

Friday March 15, 2024



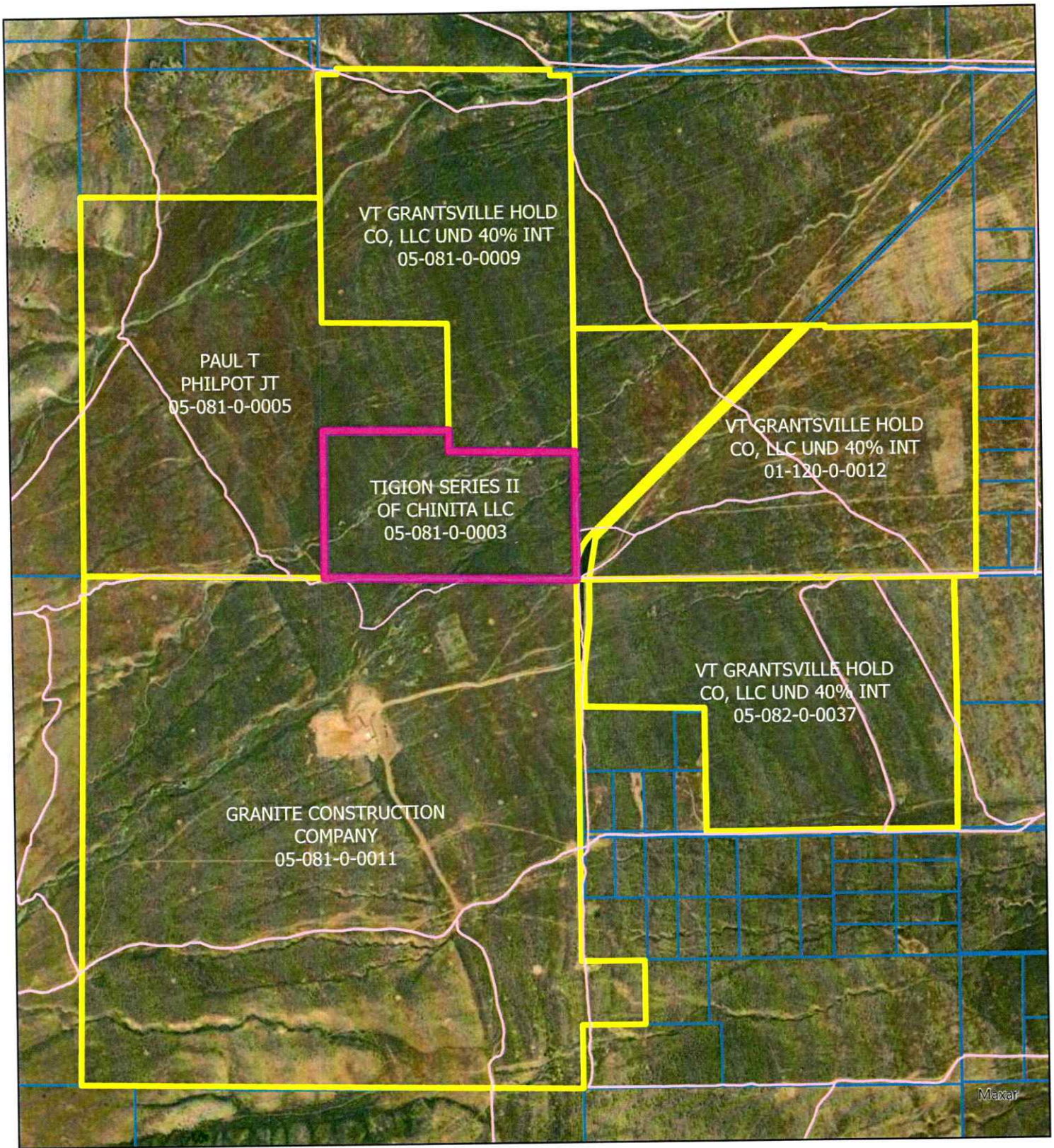
RADIUS REPORT

STEPHEN MCCUTCHAN
05-081-0-0003



GIS Map Disclaimer: **TOOLE COUNTY**
This is not an official map but for reference use only. The data was compiled from the best sources available, but various errors from the sources may be inherent on the map. All boundaries and features therein should be treated as such. For boundary information, the pertinent County Departments or Municipalities should be contacted. This map is a representation of ground features and is not a legal document of their locations. The scale represented is approximate, so this is NOT a Survey or Engineering grade map and should by no means be used as such. This map is not intended for all uses. Toole County is not responsible or liable for any derivative or misuse of this map.

0 500 1,000 2,000 US Feet



RADIUS REPORT

STEPHEN MCCUTCHAN
05-081-0-0003



GIS Map Disclaimer: **TOOELE COUNTY**
This is not an official map but for reference use only. The data was compiled from the best sources available, but various errors from the sources may be inherent on the map. All boundaries and features therein should be treated as such. For boundary information, the pertinent County Departments or Municipalities should be contacted. This map is a representation of ground features and is not a legal document of their locations. The scale represented is approximate, so this is NOT a Survey or Engineering grade map and should by no means be used as such. This map is not intended for all uses. Tooele County is not responsible or liable for any derivative or misuse of this map.

0 500 1,000 2,000 US Feet



Recorder

DATE

Request for Surrounding Property Owners

Submit Request Information

Property Address

OPTIONAL

Lot #

OPTIONAL

Subdivision Name

OPTIONAL

Township

OPTIONAL

T 2S

Range

OPTIONAL

R 6W

Section

OPTIONAL

S 29

Parcel #

05-081-0-0003

RILEY RANCH, LLC
PO BOX 711820
SAL LAKE CITY, UT 84171

GRANITE CONSTRUCTION COMPANY
PO BOX 50085
WATSONVILLE, CA 96077

VT GRANTSVILLE HOLD CO, LLC UND
40% INT
8678 CONCORD CENTER DRIVE
UNIT 200
ENGLEWOOD, CO 80112

PAUL T PHILPOT JT
3340 W 1775 N
OGDEN, UT 84404

TIGION SERIES II OF CHINITA LLC
44 E CARLSON AVE
MIDVALE, UT 84047

Recorder

Paid at Oct 30 2024, 9:40 am

Request for Surrounding Property Owners Notification Fee	\$25.00
Request for Surrounding Property Owners Notification Fee	
Third-Party Payment Processing Fees	\$1.38
Total	\$26.38

Payment Details

PAYER NAME

Stephen McCutchan

PAYER ADDRESS

11333 Blue Roan Lane, Sandy, UT 84092

BILL NAME

Submit Payment for Request for Surrounding Property Owners Notification

RILEY RANCH, LLC
PO BOX 711820
SAL LAKE CITY, UT 84171

GRANITE CONSTRUCTION COMPANY
PO BOX 50085
WATSONVILLE, CA 96077

VT GRANTSVILLE HOLD CO, LLC UND
40% INT
8678 CONCORD CENTER DRIVE
UNIT 200
ENGLEWOOD, CO 80112

PAUL T PHILPOT JT
3340 W 1775 N
OGDEN, UT 84404

TIGION SERIES II OF CHINITA LLC
44 E CARLSON AVE
MIDVALE, UT 84047

AGENDA ITEM #9

Consideration of Ordinance 2025-34

Approving the Matthews Lane Rezone
from Multi-Use to General Commercial
District for the Commercial Lots fronting
Matthews Lane



**GRANTSVILLE CITY
RESOLUTION NO. 2025-34**

**A RESOLUTION APPROVING THE MATTHEWS LANE REZONE FROM MULTI
USE (MU) TO GENERAL COMMERCIAL DISTRICT (C-G) FOR THE
COMMERCIAL LOTS FRONTING MATTHEWS LANE**

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

WHEREAS, the Grantsville City Planning Commission held a public hearing on April 17, 2025, to consider a request to rezone approximately 17.782 acres of property fronting Matthews Lane from Multi Use (MU) zoning to General Commercial District (C-G); and

WHEREAS, the proposed rezone applies only to the commercial frontage lots along Matthews Lane, as described in the staff report; and

WHEREAS, the purpose of the rezone is to solidify the commercial character and ensure the long-term commercial viability and land use consistency of these frontage lots, as contemplated in a previously approved Development Agreement; and

WHEREAS, the Planning Commission reviewed the request, received public input, and recommended approval of the rezone on April 17, 2025; and

WHEREAS, the City Council finds that the rezone is consistent with the City's General Plan, supports economic development goals, and is in the best interest of the health, safety, and welfare of the residents of Grantsville City;

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

Section 1. Approval: The rezone of approximately 17.782 acres of property fronting Matthews Lane from Multi Use (MU) to General Commercial District (C-G), as described in the staff report attached hereto as Exhibit A, is hereby approved.

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
(xx) DAY OF (xx), 2025.

BY THE ORDER OF THE GRANTSVILLE CITY COUNCIL:



By Mayor Neil Critchlow

ATTEST

Braydee Baugh, City Recorder



EXHIBIT “A”

Matthews Lane Rezone



Grantsville City Planning Commission

April 17, 2025

Public Hearing

Consideration of the Matthews Lane Rezone to go from Multi Use (MU) zoning to General Commercial District (C-G) for the commercial lots fronting Matthews Lane.

Notice is hereby given that, in accordance with the provisions of Sections §10-9A-205 and §10-9A-502 of the Utah Code, the Grantsville Planning Commission will hold a discussion and public hearing on **April 17, 2025, 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 **proposed consideration of the Matthews Lane Rezone to go from Multi Use (MU) zoning to General Commercial District (C-G) for the commercial lots fronting Matthews Lane.**

You can view a copy of the agenda and packet online by 5:00pm on April 11, 2025 at the link below:

https://cms9.revize.com/revize/grantsvilleut/departments/community_economic_development/current_public_notices.php

Or by emailing pzcommission@grantsvilleut.gov. All comments and concerns need to be sent in writing through email or mail and received no later than 12:00pm on April 16, 2025.

Dated this 4th day of April, 2025

**BY ORDER OF THE GRANTSVILLE
PLANNING COMMISSION**

Shelby Moore
Zoning Administrator



Scan the QR code above or use the link below to join the Zoom meeting.

<https://us02web.zoom.us/j/88514202419>

Meeting ID: 885 1420 2419

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



Staff Report Summary for the consideration of the Matthews Lane Rezone to go from Multi Use zoning to General Commercial District (C-G) for the commercial lots fronting Matthews Lane.

Parcel ID(s): 01-055-0-0045

Property Address: SR-138 and Matthews Lane

Applicant Name: Mary and Marlo

Request: Rezone

Prepared By: Shelby Moore

Meeting Date: 4/17/25

Public Hearing Date: 4/17/25

Current Zone: MU

Proposed Zone: C-G

Acres: 17.782

PLANNING STAFF ANALYSIS AND COMMENTS

SUMMARY

The applicant is requesting approval to rezone approximately **17.782 acres of commercial property fronting Matthews Lane** from **Multi Use (MU)** to **General Commercial (C-G)**. This rezone request is being initiated in coordination with the City, pursuant to a previously approved Development Agreement.

The purpose of the rezone is to solidify the commercial character and use of the frontage lots along Matthews Lane and to ensure long-term commercial viability and land use consistency.

Recent History:

- **2021:** The Matthews Lane development was rezoned to **Multi Use (MU)**.
- **2024:** The developer entered into a **Development Agreement** with the City, which included provisions related to land use, infrastructure, and long-term planning objectives.
- The Development Agreement included a commitment by the developer to **preserve a commercial presence** along Matthews Lane.
- To that end, the developer has agreed to **dedicate 17.782 acres of commercial property** at the frontage, in coordination with the City.

*** Disclaimer: Please be advised that at no point should the comments and conclusions made by The City staff or the conclusions drawn from them be quoted, misconstrued, or interpreted as recommendations. These inputs are intended solely for the legislative body to interpret as deemed appropriate.*

The information provided is purely for the legislative body to interpret in their own right and context. It is crucial to maintain the integrity and context of the information shared, as it is meant to assist in the decision-making process without implying any endorsement or directive, but it is essential that it is understood within the appropriate scope.



PROJECT DESCRIPTION

The proposed rezone would apply only to the **commercial frontage lots** along Matthews Lane. These lots were originally envisioned for mixed-use purposes under the MU zone. However, in response to community planning goals and City direction, this rezone seeks to ensure that these lots remain **strictly commercial** in nature moving forward.

The General Commercial (C-G) zone allows for a broader range of commercial uses, better supporting retail, office, and service-related activities without requiring a residential component.

ANALYSIS

Land Use Compatibility:

- The proposed C-G zoning is consistent with the **City's General Plan** for the area, which designates the Matthews Lane frontage as a key **commercial corridor**.
- The transition from MU to C-G zoning ensures that the area retains its **commercial focus**, aligns with the **intent of the Development Agreement**, and supports future economic development.

Public Benefit:

- The rezone strengthens the long-term commercial viability of the development.
- It provides assurance to both the City and the public that the Matthews Lane frontage will serve as a commercial anchor for the surrounding area.

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The information provided is purely for the legislative body to interpret in their own right and context. It is crucial to maintain the integrity and context of the information shared, as it is meant to assist in the decision-making process without implying any endorsement or directive, but it is essential that it is understood within the appropriate scope.

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



STAFF RECOMMENDATION

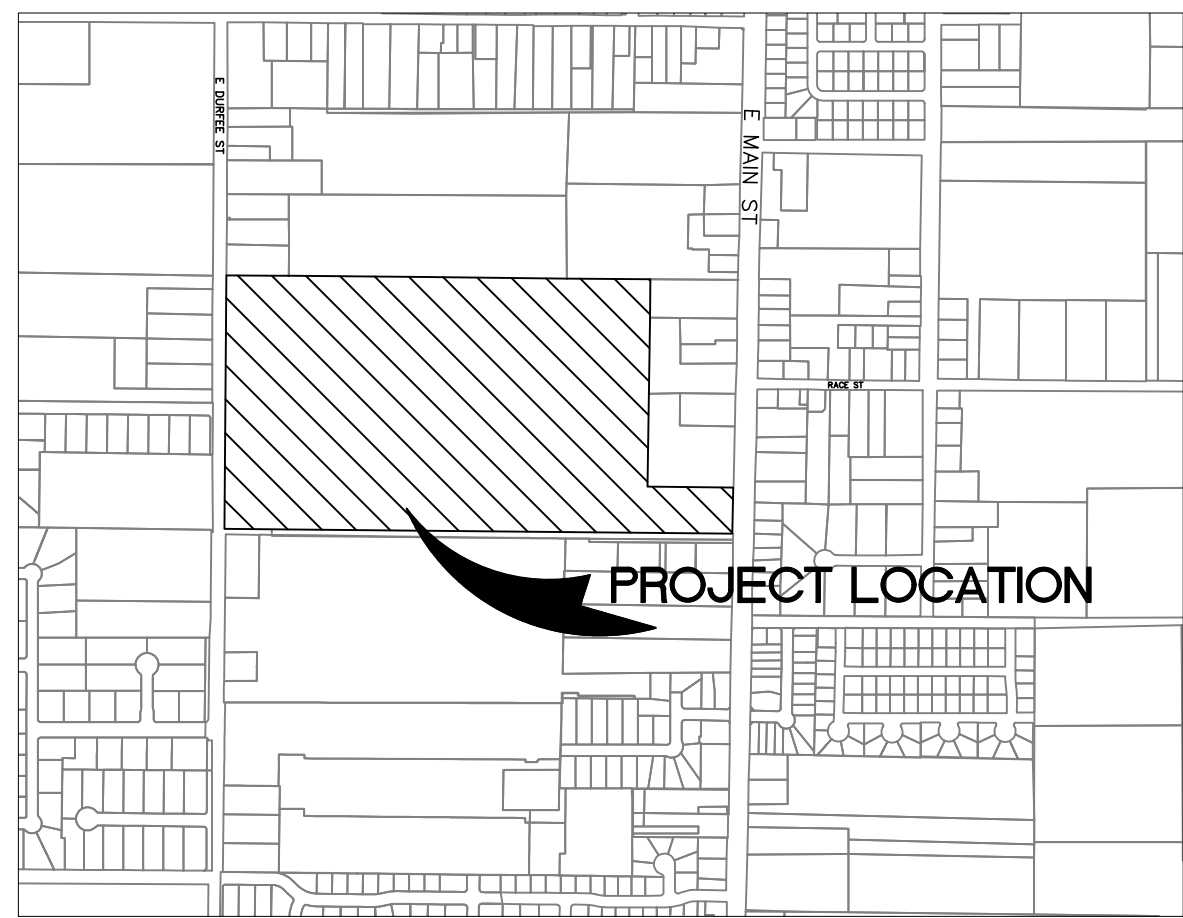
Staff recommends **approval** of the proposed rezone of approximately 17.782 acres from Multi Use (MU) to General Commercial (C-G) for the commercial lots fronting Matthews Lane.

This action aligns with:

- The previously approved **Development Agreement**
- The **General Plan's commercial land use goals**
- The City's objective to maintain a strong commercial presence along Matthews Lane

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The information provided is purely for the legislative body to interpret in their own right and context. It is crucial to maintain the integrity and context of the information shared, as it is meant to assist in the decision-making process without implying any endorsement or directive, but it is essential that it is understood within the appropriate scope.

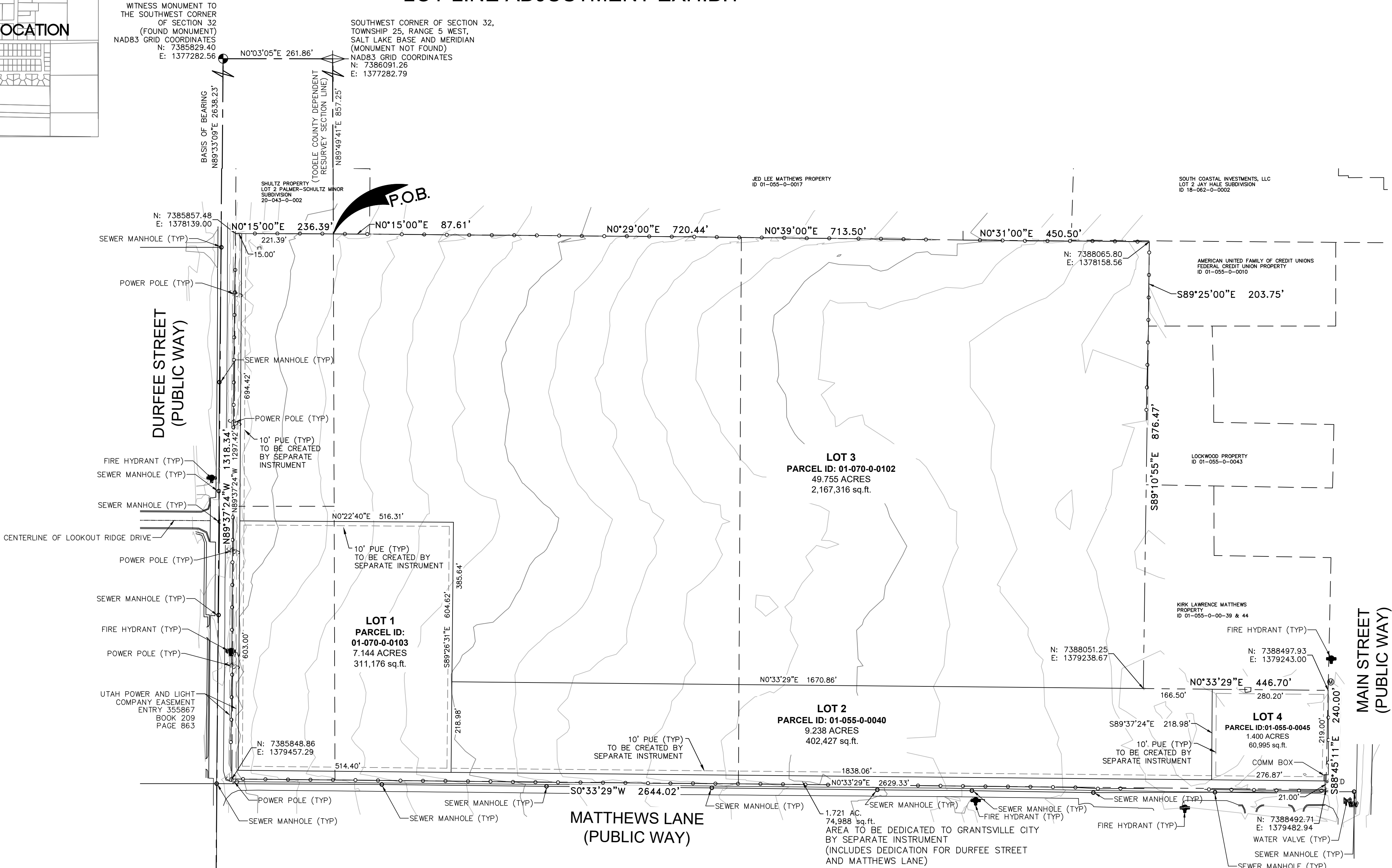
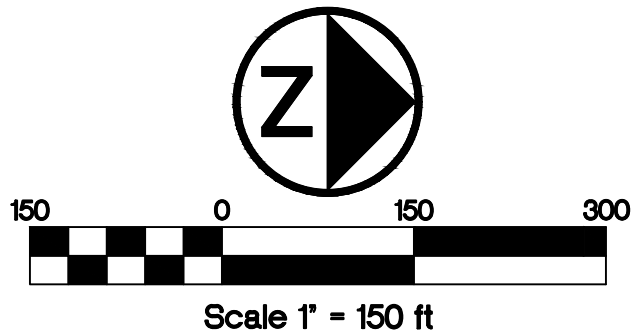


VICINITY MAP

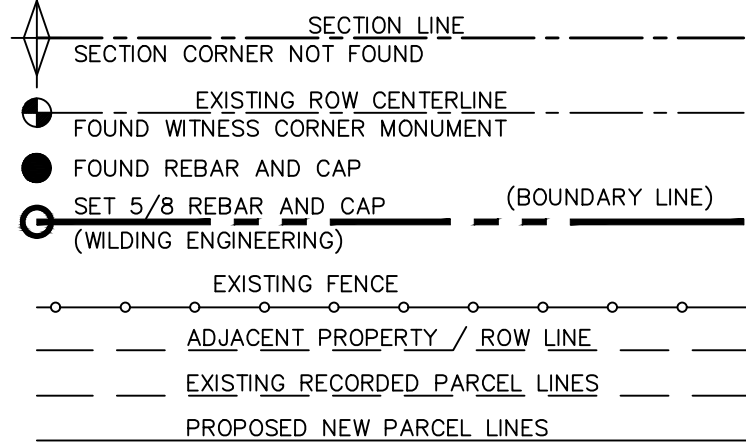
SCALE: 1" = 1000'
GRANSTVILLE, UTAH

MATTHEWS PROPERTY

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 32,
TOWNSHIP 2 SOUTH, RANGE 5 WEST,
SALT LAKE BASE AND MERIDIAN
LOT LINE ADJUSTMENT EXHIBIT



LEGEND



GENERAL NOTES

- (1) THIS SURVEY WAS PREPARED FROM A COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST NATIONAL TITLE INSURANCE COMPANY, WITH CAPSTONE TITLE FILE NO. 207541, WITH COMMITMENT DATE OF MARCH 1, 2022.
- NOTES PERTAINING TO SCHEDULE B, PART 2, OF THE ABOVE REFERENCED TITLE REPORT:
- 1-16 NOT ADDRESSED BY THIS SURVEY.
17. RIGHT OF WAYS ADJOIN THE PROPERTY ON THE NORTH, EAST AND SOUTH SIDES AND ARE SHOWN HEREON. NO OTHER RIGHT OF WAYS OR EASEMENTS WERE IDENTIFIED IN THE TITLE REPORT OR IN OUR FIELD INVESTIGATION.
18. THE RECORD OF SURVEY FOR A&J MATTHEWS PROPERTIES, L.C. PREPARED BY NOLAN HATHCOCK DATED JANUARY 10, 2009 WAS REVIEWED WITH THE PERFORMANCE OF THIS SURVEY.
- (2) OTHER DOCUMENTS USED IN THE PREPARATION OF THIS SURVEY:
- BOUNDARY LINE AGREEMENT ENTRY 318265
 - BOUNDARY LINE AGREEMENT ENTRY 318266
 - QUIT-CLAIM DEED ENTRY 369971
 - BOUNDARY LINE AGREEMENT ENTRY 385408
 - WARRANTY DEED ENTRY 455712
 - WARRANTY DEED ENTRY 526335
 - JAY HALES SUBDIVISION PLAT
 - PALMER-SCHULTZ MINOR SUBDIVISION PLAT
 - WARRANTY DEED ENTRY 565071
- (3) WILDING ENGINEERING SURVEYED ABOVE GROUND VISIBLE EVIDENCE OF STRUCTURES THAT WOULD INDICATE THE POSSIBILITY OF AN EXISTING EASEMENT OR ENCUMBRANCE ON THE PROPERTY, HOWEVER WE RELIED UPON THE TITLE COMPANY TO RESEARCH THE COUNTY RECORDS FOR RECORDED EASEMENTS AND OTHER RECORDED ENCUMBRANCES THAT WOULD AFFECT THE PROPERTY AND THAT MAY OR MAY NOT BE READILY VISIBLE ON THE SITE TO BE SURVEYED AND SHOWN ON THIS MAP. WE REFERRED TO SCHEDULE B, PART 2 OF THE TITLE REPORT TO OBTAIN THIS INFORMATION.

SURVEYOR'S CERTIFICATE:

TITLE DESCRIPTION

PARCEL 1 (TAX ID NO: 01-055-0-0045): BEGINNING AT A POINT ON THE WEST LINE OF MATTHEWS LANE WHICH LIES NORTH 89°49'41" EAST 2176.97 FEET ALONG THE TOOELE COUNTY DEPENDENT RESURVEY SECTION LINE TO THE WEST LINE OF MATTHEWS LANE AND NORTH 00°03'29" EAST 975.044 FEET ALONG SAID WEST LINE OF MATTHEWS LANE FROM THE UNMARKED LOCATION ESTABLISHED BY THE TOOELE COUNTY DEPENDENT RESURVEY FOR THE SOUTHWEST CORNER OF SECTION 32, TOWNSHIP 2 SOUTH, RANGE 5 WEST, SALT LAKE BASE AND MERIDIAN, SAID UNMARKED SOUTHWEST CORNER OF SECTION 32 LIES NORTH 00°03'05" EAST 261.86 FEET FROM A TOOELE COUNTY DEPENDENT RESURVEY WITNESS MONUMENT IN DURFEE STREET AND NORTH 89°49'23" EAST 492.53 FEET FROM A TOOELE COUNTY DEPENDENT RESURVEY WITNESS MONUMENT IN SOUTH WILLOW STREET (NOTE: BASIS OF BEARING FOR THIS DESCRIPTION IS SOUTH 89°33'09" EAST 2638.14 FEET ALONG A LINE DEFINED BY SAID WITNESS MONUMENT TO THE SOUTHWEST CORNER OF SAID SECTION 32 IN DURFEE STREET AND A TOOELE COUNTY DEPENDENT RESURVEY MONUMENT ALSO IN DURFEE STREET, WITNESS MONUMENT TO THE SOUTH QUARTER CORNER OF SAID SECTION 32.); THENCE FROM SAID POINT OF BEGINNING, NORTH 89°41'42" WEST 1320.75 FEET TO INTERSECT AN ANCIENT FENCE LINE; THENCE ALONG ANCIENT FENCE LINES THE FOLLOWING THREE (3) COURSES: (1) NORTH 00°39'00" EAST 535.53 FEET; (2) NORTH 00°31'00" EAST 450.50 FEET; (3) SOUTH 89°25'00" EAST 203.75 FEET TO AN ANCIENT FENCE CORNER; THENCE SOUTH 89°10'55" EAST 876.47 FEET; THENCE NORTH 00°33'29" EAST 446.70 FEET TO THE SOUTH LINE OF MAIN STREET; THENCE ALONG SAID SOUTH LINE, SOUTH 88°45'11" EAST 240.00 FEET TO THE WEST LINE OF MATTHEWS LANE; THENCE ALONG SAID WEST LINE, SOUTH 00°33'29" WEST 1419.95 FEET TO THE POINT OF BEGINNING.

PARCEL 2 (TAX ID NO: 01-055-0-0040): BEGINNING AT A POINT IN AN ANCIENT FENCE LINE WHICH LINES NORTH 89°49'41" EAST 857.25 FEET ALONG THE TOOELE COUNTY DEPENDENT RESURVEY SECTION LINE FROM THE UNMARKED LOCATION ESTABLISHED BY THE TOOELE COUNTY DEPENDENT RESURVEY FOR THE SOUTHWEST CORNER OF SECTION 32, TOWNSHIP 2 SOUTH, RANGE 5 WEST, SALT LAKE BASE AND MERIDIAN, SAID UNMARKED SOUTHWEST CORNER OF SECTION 32 LIES NORTH 00°03'05" EAST 261.86 FEET FROM A TOOELE COUNTY DEPENDENT RESURVEY WITNESS MONUMENT IN DURFEE STREET AND NORTH 89°49'23" EAST 492.53 FEET FROM A TOOELE COUNTY DEPENDENT RESURVEY WITNESS MONUMENT IN SOUTH WILLOW STREET (NOTE: BASIS OF BEARING FOR THIS DESCRIPTION IS SOUTH 89°33'09" EAST 2638.14 FEET ALONG A LINE DEFINED BY SAID WITNESS MONUMENT TO THE SOUTHWEST CORNER OF SAID SECTION 32 AND A TOOELE COUNTY DEPENDENT RESURVEY MONUMENT ALSO IN DURFEE STREET, WITNESS MONUMENT TO THE SOUTH QUARTER CORNER OF SAID SECTION 32.); THENCE FROM SAID POINT OF BEGINNING, ALONG ANCIENT FENCE LINES THE FOLLOWING THREE (3) COURSES: (1) NORTH 00°15'00" EAST 87.61 FEET; (2) NORTH 00°29'00" EAST 720.44 FEET; (3) NORTH 00°39'00" EAST 177.97 FEET; THENCE SOUTH 89°41'42" EAST 1320.75 FEET TO THE WEST LINE OF MATTHEWS LANE; THENCE ALONG SAID WEST LINE, SOUTH 00°33'29" WEST 975.04 FEET TO INTERSECT THE TOOELE COUNTY DEPARTMENT RESURVEY SECTION LINE, THENCE ALONG SAID SECTION LINE, SOUTH 89°49'41" WEST 1319.72 FEET TO THE POINT OF BEGINNING.

PARCEL 3 (TAX ID NO: 01-070-0-0102): BEGINNING AT A POINT IN AN ANCIENT FENCE LINE WHICH LIES NORTH 89°49'41" EAST 857.25 FEET ALONG THE TOOELE COUNTY DEPENDENT RESURVEY SECTION LINE FROM THE UNMARKED LOCATION ESTABLISHED BY THE TOOELE COUNTY DEPENDENT RESURVEY FOR THE SOUTHWEST CORNER OF SECTION 5, TOWNSHIP 3 SOUTH, RANGE 5 WEST, SALT LAKE BASE AND MERIDIAN, SAID UNMARKED SOUTHWEST CORNER OF SECTION 5 LIES NORTH 00°03'05" EAST, 261.86 FEET FROM A TOOELE COUNTY DEPENDENT RESURVEY WITNESS MONUMENT IN DURFEE STREET AND NORTH 89°49'23" EAST 492.53 FEET FROM A TOOELE COUNTY DEPENDENT RESURVEY WITNESS MONUMENT IN SOUTH WILLOW STREET (NOTE: BASIS OF BEARING FOR THIS DESCRIPTION IS SOUTH 89°33'09" EAST 2638.14 FEET ALONG A LINE DEFINED BY SAID WITNESS MONUMENT TO THE SOUTHWEST CORNER OF SAID SECTION 5 AND A TOOELE COUNTY DEPENDENT RESURVEY MONUMENT ALSO IN DURFEE STREET, WITNESS MONUMENT TO THE NORTH QUARTER CORNER OF SAID SECTION 5.); THENCE FROM SAID POINT OF BEGINNING, ALONG THE TOOELE COUNTY DEPENDENT RESURVEY SECTION LINE, NORTH 89°49'41" EAST 658.13 FEET; THENCE SOUTH 242.694 FEET TO THE NORTH LINE OF DURFEE STREET; THENCE ALONG SAID NORTH LINE, NORTH 89°37'24" WEST 659.17 FEET TO AN ANCIENT FENCE CORNER; THENCE ALONG AN ANCIENT FENCE LINE, NORTH 00°15'00" EAST 236.39 FEET TO THE POINT OF BEGINNING.

PARCEL 4 (TAX ID NO: 01-070-0-0103): BEGINNING AT A POINT ON THE WEST LINE OF MATTHEWS LANE WHICH LIES NORTH 89°49'41" EAST 2176.97 FEET ALONG THE TOOELE COUNTY DEPENDENT RESURVEY SECTION LINE FROM THE UNMARKED LOCATION ESTABLISHED BY THE TOOELE COUNTY DEPENDENT RESURVEY FOR THE SOUTHWEST CORNER OF SECTION 5, TOWNSHIP 3 SOUTH, RANGE 5 WEST, SALT LAKE BASE AND MERIDIAN, SAID UNMARKED SOUTHWEST CORNER OF SECTION 5 LIES NORTH 00°03'05" EAST 261.86 FEET FROM A TOOELE COUNTY DEPENDENT RESURVEY WITNESS MONUMENT IN DURFEE STREET AND NORTH 89°49'23" EAST 492.53 FEET FROM A TOOELE COUNTY DEPENDENT RESURVEY WITNESS MONUMENT IN SOUTH WILLOW STREET (NOTE: BASIS OF BEARING FOR THIS DESCRIPTION IS SOUTH 89°33'09" EAST 2638.14 FEET ALONG A LINE DEFINED BY SAID WITNESS MONUMENT TO THE SOUTHWEST CORNER OF SAID SECTION 5 AND A TOOELE COUNTY DEPENDENT RESURVEY MONUMENT ALSO IN DURFEE STREET, WITNESS MONUMENT TO THE NORTH QUARTER CORNER OF SAID SECTION 5.); THENCE FROM SAID POINT OF BEGINNING, ALONG THE WEST LINE OF MATTHEWS LANE, SOUTH 00°33'29" WEST 249.025 FEET TO THE NORTH LINE OF DURFEE STREET; THENCE ALONG SAID NORTH LINE, NORTH 89°37'24" WEST 659.175 FEET; THENCE NORTH 242.694 FEET TO INTERSECT THE TOOELE COUNTY DEPENDENT RESURVEY SECTION LINE; THENCE ALONG SAID SECTION LINE NORTH 89°49'41" EAST 661.59 FEET TO THE POINT OF BEGINNING.

AS-SURVEYED DESCRIPTION

BEGINNING AT A POINT IN AN ANCIENT FENCE LINE WHICH LINES NORTH 89°49'41" EAST 857.25 FEET ALONG THE TOOELE COUNTY DEPENDENT RESURVEY SECTION LINE FROM THE UNMARKED LOCATION ESTABLISHED BY THE TOOELE COUNTY DEPENDENT RESURVEY FOR THE SOUTHWEST CORNER OF SECTION 32, TOWNSHIP 2 SOUTH, RANGE 5 WEST, SALT LAKE BASE AND MERIDIAN, SAID UNMARKED SOUTHWEST CORNER OF SECTION 32 LIES NORTH 00°03'05" EAST 261.86 FEET FROM A TOOELE COUNTY DEPENDENT RESURVEY WITNESS MONUMENT IN DURFEE STREET AND NORTH 89°49'23" EAST 492.53 FEET FROM A TOOELE COUNTY DEPENDENT RESURVEY WITNESS MONUMENT IN SOUTH WILLOW STREET; THENCE FROM SAID POINT OF BEGINNING, ALONG SAID ANCIENT FENCE LINES THE FOLLOWING FIVE (5) COURSES: (1) NORTH 00°15'00" EAST 87.61 FEET; (2) NORTH 00°29'00" EAST 720.44 FEET; (3) NORTH 00°39'00" EAST 713.50 FEET; (4) NORTH 00°31'00" EAST 450.50 FEET; (5) SOUTH 89°25'00" EAST 203.75 FEET TO AN ANCIENT FENCE CORNER; THENCE SOUTH 89°10'55" EAST 876.47 FEET; THENCE NORTH 00°33'29" EAST 446.70 FEET TO THE SOUTH LINE OF MAIN STREET; THENCE ALONG SAID SOUTH LINE, SOUTH 88°45'11" EAST 240.00 FEET TO THE WEST LINE OF MATTHEWS LANE; THENCE ALONG SAID WEST LINE, SOUTH 00°33'29" WEST 2644.02 FEET TO THE NORTH LINE OF DURFEE STREET; THENCE ALONG SAID NORTH LINE NORTH 89°37'24" WEST 1318.34 FEET TO AN ANCIENT FENCE CORNER; THENCE ALONG AN ANCIENT FENCE LINE, NORTH 00°15'00" EAST 236.39 FEET TO THE POINT OF BEGINNING. CONTAINS AN AREA OF 69,259 ACRES.

BASIS OF BEARINGS

THE BASIS OF BEARING FOR THIS SURVEY IS SOUTH 89°33'09" EAST 2638.14 FEET ALONG A LINE DEFINED BY THE WITNESS MONUMENT TO THE SOUTHWEST CORNER OF SAID SECTION 32 IN DURFEE STREET AND A TOOELE COUNTY DEPENDENT RESURVEY MONUMENT ALSO IN DURFEE STREET, WITNESS MONUMENT TO THE SOUTH QUARTER CORNER OF SAID SECTION 32.

NARRATIVE OF BOUNDARY

THE PURPOSE OF THIS SURVEY WAS TO LOCATE AND MARK ON THE GROUND THE EXTERIOR BOUNDARY OF THE FOUR SUBJECT PARCELS, IN PREPARATION FOR A SUBDIVISION OF THE PROPERTY FOR DEVELOPMENT. THE ANCIENT FENCE LINES THAT ARE REFERENCED IN THE DEEDS WERE LOCATED AND ARE SHOWN ON THE SURVEY. THE SUBJECT PROPERTY BOUNDARY MATCHED THE LOCATION OF SAID FENCE LINES. SEVERAL EXISTING PROPERTY CORNER MARKERS WERE FOUND AND ACCEPTED AS LOCATIONS DEMARCATING THE BOUNDARY.



C:\DATA\23167 Matthews Property\dwg\23167 LLA - Concept.dwg
PLOT DATE: Feb 19, 2025

UTILITY STATEMENT:
THE UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM FIELD OBSERVATIONS AND UTILITY MARKINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN HEREON COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN HEREON ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH THE SURVEYOR DOES STATE THAT THE UTILITIES SHOWN HEREON ARE LOCATED AS ACCURATELY AS POSSIBLE, FROM INFORMATION AVAILABLE AT THE TIME THE SURVEY WAS CONDUCTED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES AND THE EXACT LOCATION OF SOME UTILITIES MAY REQUIRE FURTHER FIELD INVESTIGATION OR EXCAVATION TO DETERMINE THEIR PRECISE LOCATIONS.

NO.	REVISION	DATE

DRAWING TITLE
LOT LINE ADJUSTMENT EXHIBIT
LOCATION
MATTHEWS LANE AND DURFEE ST
GRANSTVILLE, UTAH

PROJECT NAME
MATTHEWS PROPERTY
DRAWN
BDA
CHECKED
COUNTY
TOOELE COUNTY

DATE
2/19/2025
SCALE
1" = 150'
SHEET
1 OF 1

Agenda Item #10

Consideration of Resolution 2025-25

Approving a Plat Amendment for

Matthews Meadows Subdivision Phase 1



**GRANTSVILLE CITY
RESOLUTION NO. 2025-25**

**A RESOLUTION APPROVING A PLAT AMENDMENT FOR MATHEWS MEADOWS
SUBDIVISION PHASE 1**

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

WHEREAS, the property owner has submitted a plat amendment for Mathews Meadows Subdivision Phase 1, which includes adjusting the front yard setbacks for all lots, separating the retention basin from Lot 116 to create a separate parcel, and including irrigation certificates with the final plat; and

WHEREAS, the Planning Commission considered the proposed amendment at its regular meeting on April 3, 2025, and recommended approval with the condition that the retention basin be separated from Lot 116 and donated to the City, with the City agreeing to receive it, and that all front yard setbacks be set at thirty feet; and

WHEREAS, the City Council finds that the amendment is in the best interest of the public and complies with applicable laws and regulations;

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

Section 1. Approving Plat Amendment: The Grantsville City Council approves the plat amendment for Mathews Meadows Subdivision Phase 1. The staff report and supporting materials are attached as Exhibit A and incorporated by reference.

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

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

ADOPTED AND PASSED BY THE CITY COUNCIL OF GRANTSVILLE CITY, THIS (xx) DAY OF (xx), 2025.

BY THE ORDER OF THE GRANTSVILLE CITY COUNCIL:



By Mayor Neil Critchlow

ATTEST

Braydee Baugh, City Recorder



EXHIBIT “A”

Staff Report Summary for the proposed plat amendment for Matthews Meadows.



Staff Report Summary for the consideration of the proposed plat amendment for Matthews Meadows. The amendment seeks to adjust lot setbacks and separate the retention basin from lot 116.

Parcel ID(s):

Property Address: Willow and Durfee St. and Durfee and Damon Dr.

Applicant Name: GTM Builders

Request: Phase 1 Plat Amendment

Prepared By: Shelby Moore

Meeting Date: April 3, 2025

Public Hearing Date: April 3, 2025

Current Zone: R-1-12

BACKGROUND:

The applicant is requesting a plat amendment for Matthews Meadows Phase 1 to adjust lot setbacks and separate the retention basin from lot 116. Phase 1 of the subdivision consists of 46 residential units and was originally approved on **August 19, 2022**, by **Resolution 2022-67**.

PROPOSED AMENDMENT:

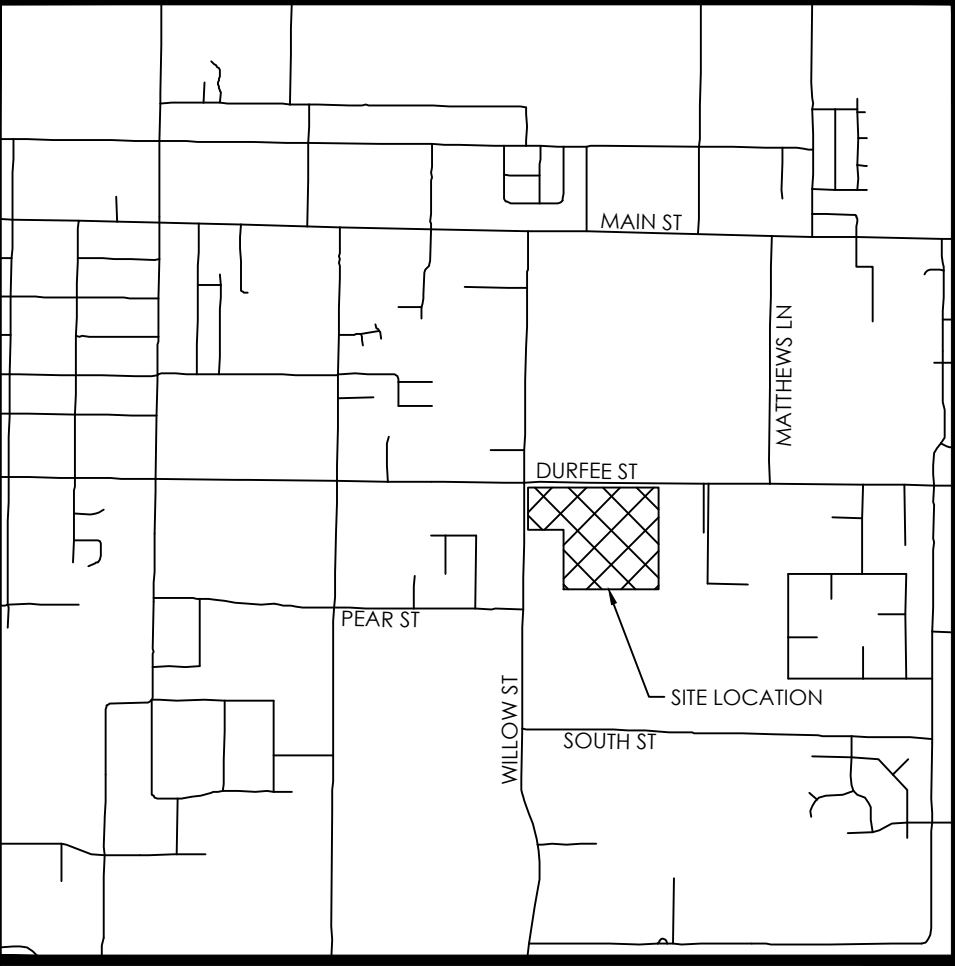
1. **Adjustment of Lot Setbacks** – The amendment seeks to modify the setbacks for all lots within phase 1.
2. **Separation of Retention Basin from Lot 116** – The existing plat includes a retention basin within Lot 116, and the amendment proposes to create a separate parcel for the basin rather than it being tied to a residential lot.
3. Inclusion of the Irrigation Certificates.

STAFF RECOMMENDATION:

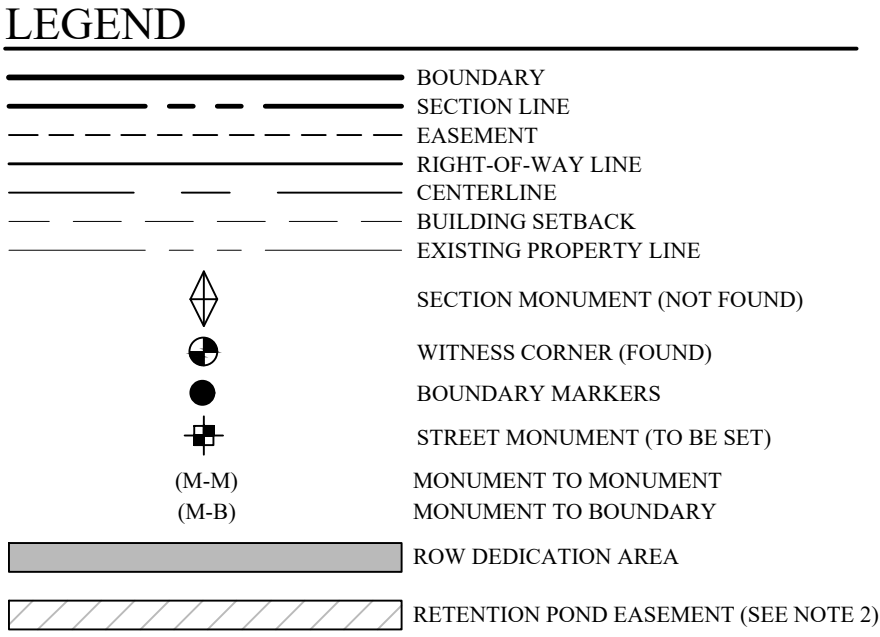
Staff recommends **approval** of the proposed plat amendment.

PLANNING COMMISSION RECOMMENDATION:

1. Recommended approval to separate lot 116 from the retention basin, with the condition that it is donated to the city only, and the city agrees to receive it.
2. Recommended the 30' ft front yard setback only.

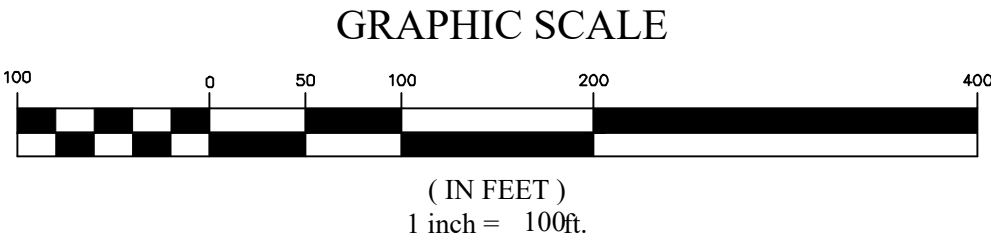


VICINITY MAP
N.T.S



MATTHEWS MEADOWS SUBDIVISION

PHASE 1 FINAL PLAT
LOCATED IN THE NE1/4 OF SECTION 6 & NW1/4
OF SECTION 5, T3S, R5W,
SALT LAKE BASE & MERIDIAN
GRANTSVILLE CITY, TOOELE COUNTY, UTAH



- NOTES**
- 5/8" X 24" REBAR & CAP (FOCUS ENG) TO BE SET AT ALL LOT CORNERS, NAILS OR PLUGS TO BE SET IN TOP BACK OF CURB AT EXTENSION OF SIDE LOT LINES, IN LIEU OF REBAR AND CAPS AT FRONT LOT CORNERS.
 - LOT 116s PROPERTY OWNER AGREES TO MAINTAIN THE STORM DRAIN RETENTION AREA AS APPROVED BY CITY ENGINEER, AND CONSTRUCTED BY THE DEVELOPER/BUILDER, AND THAT THEY WILL NOT ALTER THE GRADING, NOR ALLOW ANY DRAINAGE TO DISCHARGE ON THE NEIGHBORING PROPERTIES, OR PUT ANY IMPERVIOUS SURFACES IN THE AREA SHOWN ON THE PLAT. THIS REQUIREMENT WILL RUN WITH THE PROPERTY AND APPLY TO ALL FUTURE PROPERTY OWNERS. IF AT ANYTIME THE PROPERTY OWNER FAILS TO PROPERLY MAINTAIN THE BASIN TO THE REASONABLE SATISFACTION OF THE CITY ENGINEER, GRANTSVILLE CITY MAY MAKE ALL NECESSARY IMPROVEMENTS, CORRECTIONS, REPAIRS, OR REPLACEMENTS AND COLLECT FROM THE PROPERTY OWNER ALL INCURRED COSTS, FEE, AND INTEREST.
 - LOT 116s PROPERTY OWNER AND ITS SUCCESSORS AND ASSIGNS HEREBY GRANTS A PERPETUAL PRIVILEGE AND EASEMENT TO GRANTSVILLE CITY TO ACCESS THE STORM DRAIN RETENTION AREA AT ANY TIME FOR THE PURPOSE OF MAINTENANCE, INSPECTION, REPAIR, OR REPLACEMENT OF ANY STORM WATER OR OTHER UTILITY ABOVE OR BELOW THE GROUND, INCLUDING BUT NOT LIMITED TO THE STORM DRAIN RETENTION AREA.
 - PARCEL A IS HEREBY DEDICATED TO GRANTSVILLE CITY AS A PUBLIC RIGHT OF WAY.
 - FOR LOTS 101 & 128, NEITHER PRIMARY NOR SECONDARY ACCESS ALONG WILLOW OR DURFEE STREETS WILL BE ALLOWED.

01-072-0-0016
ROBERTS EDWARD
C. (JT)
ENTRY NO. 573223

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

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

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

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

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

S00°03'05"W
44.33' (TIE)

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

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

Contains: 19.40 acres +/-

OWNER'S DEDICATION

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

MATTHEWS MEADOWS SUBDIVISION, PHASE 1

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

IN WITNESS WHEREOF _____ HAVE HEREUNTO SET

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

GRANTSVILLE'S NEW TEAM LLC

SHAWN HOLSTE, MANAGER

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF _____

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

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

MY COMMISSION No. _____ PRINTED FULL NAME OF NOTARY _____

MATTHEWS MEADOWS SUBDIVISION
PHASE 1 FINAL PLAT

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

TOOELE COUNTY RECORDER

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

FEE \$ _____ TOOELE COUNTY RECORDER

DOMINION ENERGY UTAH

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

QUESTAR GAS COMPANY
dba DOMINION ENERGY UTAH

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

BY _____

TITLE _____

CITY ATTORNEY

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

GRANTSVILLE CITY ATTORNEY

TOOELE COUNTY TREASURER

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

TOOELE COUNTY TREASURER

CITY MAYOR

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

GRANTSVILLE CITY MAYOR

ATTEST: CITY RECORDER

RECORD OF SURVEY

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

TOOELE COUNTY SURVEYOR

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

TOOELE COUNTY SURVEY DIRECTOR

GRANTSVILLE CITY ENGINEER
OR DESIGNEE

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

GRANTSVILLE CITY ENGINEER

GRANTSVILLE CITY
PLANNING COMMISSION

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

CHAIR, GRANTSVILLE CITY PLANNING COMMISSION

GRANTSVILLE CITY FIRE
DEPARTMENT

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

GRANTSVILLE CITY FIRE DEPARTMENT

GRANTSVILLE CITY
PUBLIC WORKS

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

GRANTSVILLE CITY PUBLIC WORKS DIRECTOR

PREPARED BY

FOCUS
ENGINEERING AND SURVEYING, LLC
6949 SOUTH HEDGE TECH DRIVE SUITE 200
MIDVALE, UT 84057 PH: (801) 352-0075
www.focusut.com

DRAWN BY: MPM
CHECKED BY: JPW
QA/QC BY: _____

BENCHMARK

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

Point #	Northing	Easting
1	822994.2003	737493.5802
2	824340.3041	739891.1429
3	824360.9100	737252.9200
4	824622.7699	737253.1549
5	821977.4610	737250.7823
6	824316.5848	737252.8802
7	823671.9666	737113.6252
8	823675.5223	736783.5256
9	824319.6212	736791.0191

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

N00°03'05"E 2383.45' (PER HATHCOCK SURVEY)
MC CONAUGHY DRIVE
(PUBLIC - 66' ROW)

01-072-0-0060
GRANTSVILLE NEW TEAM LLC
ENTRY NO. 562443

N89°37'24"W 146.52'

N00°22'36"E 38.27'

S0°40'00"W 33.09'

N89°23'00"W 330.12'

N89°12'00"W 149.65'

S0°48'00"W 619.98'

LEAVITT MINOR
SUBDIVISION
ENTRY #275987

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

WILLOW STREET
(PUBLIC - 66' ROW)

HENSON STREET
(PUBLIC - 66' ROW)

STAFFORD STREET
(PUBLIC - 66' ROW)

BRODERICK WAY
(PUBLIC - 66' ROW)

DURFEE STREET
(PUBLIC - 90' ROW)

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

POINT OF BEGINNING

S89°37'24"E 461.87'

S89°37'24"E 854.60'

N0°40'00"E 644.15'

105 106 107 108 109 110 111 112 113 114 115

104 103 102 101

146 145 144 143 142 141 140 139 138

129 130 131 132 133 134 135 136 137

128 127 126 125

124 123 122 121 120 119

PARCEL B

DAMON DRIVE
(PUBLIC - 66' ROW)

S0°48'00"W 35.28'

SHEET 1 OF 2

DATE: 02/03/2023

MATTHEWS MEADOWS SUBDIVISION

PHASE 1 FINAL PLAT
LOCATED IN THE NE1/4 OF SECTION 6 & NW1/4
OF SECTION 5, T3S, R5W,
SALT LAKE BASE & MERIDIAN
GRANTSVILLE CITY, TOOELE COUNTY, UTAH

VICINITY MAP

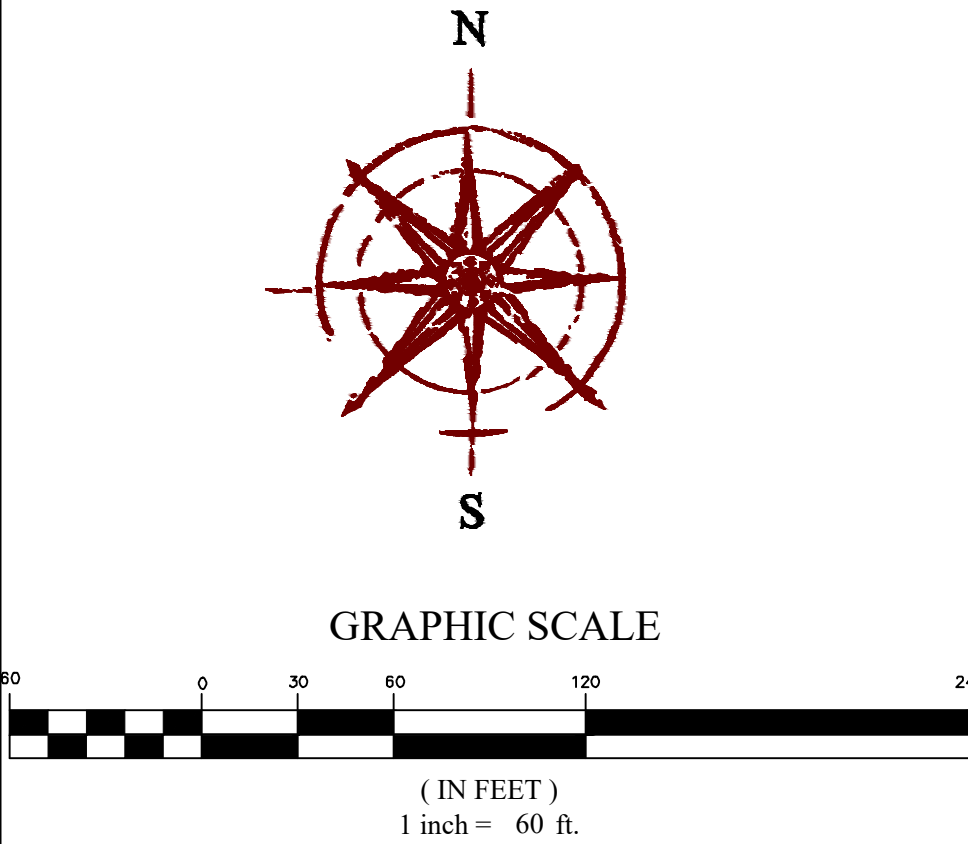
N.T.S.

LEGEND

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

NOTES

- 5/8" X 24" REBAR & CAP (FOCUS ENG) TO BE SET AT ALL LOT CORNERS. NAILS OR PLUGS TO BE SET IN TOP BACK OF CURB AT EXTENSION OF SIDE LOT LINES, IN LIEU OF REBAR AND CAPS AT FRONT LOT CORNERS.
- LOT 116: PROPERTY OWNER AGREES TO MAINTAIN THE STORM DRAIN RETENTION AREA AS APPROVED BY CITY ENGINEER, AND CONSTRUCTED BY THE DEVELOPER/BUILDER, AND THAT THEY WILL NOT ALTER THE GRADING, NOR ALLOW ANY DRAINAGE TO DISCHARGE ON THE NEIGHBORING PROPERTIES, OR PUT ANY IMPERVIOUS SURFACES IN THE AREA SHOWN ON THE PLAT. THIS REQUIREMENT WILL RUN WITH THE PROPERTY AND APPLY TO ALL FUTURE PROPERTY OWNERS. IF AT ANYTIME THE PROPERTY OWNER FAILS TO PROPERLY MAINTAIN THE BASIN TO THE REASONABLE SATISFACTION OF THE CITY ENGINEER, GRANTSVILLE CITY MAY MAKE ALL NECESSARY IMPROVEMENTS, CORRECTIONS, REPAIRS, OR REPLACEMENTS AND COLLECT FROM THE PROPERTY OWNER ALL INCURRED COSTS, FEE, AND INTEREST.
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- FOR LOTS 101-115 & 128, NEITHER PRIMARY NOR SECONDARY ACCESS ALONG WILLOW OR DURFEE STREETS WILL BE ALLOWED.



PREPARED FOR

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

PREPARED BY

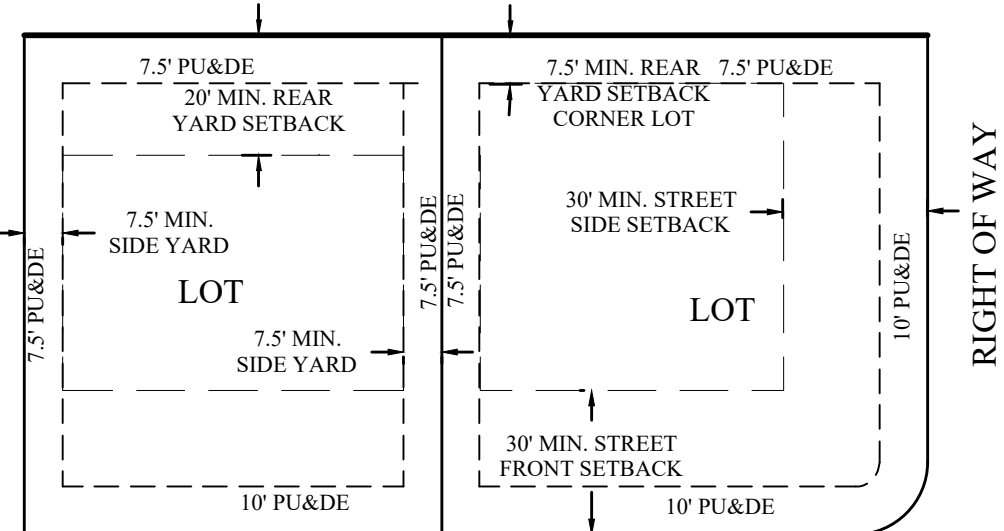
FOCUS
ENGINEERING AND SURVEYING, LLC
6949 SOUTH HEDGE TECH DRIVE SUITE 200
MIDVALE, UT 84047 PH: (801) 352-0575
www.focus-engineers.com

DRAWN BY: MPM
CHECKED BY: JPW
QA/QC BY:

LOT #	ADDRESS	NAME	SHARES	CERT #
101	335 S Henson Street or 357 E Stafford Street	Grantsville City Corporation	1	3385
102	330 S Henson Street	Grantsville City Corporation	1	3321
103	316 S Henson Street	Grantsville City Corporation	1	3322
104	312 S Henson Street	Grantsville City Corporation	1	3323
105	371 E Broderick Way	Grantsville City Corporation	1	3324
106	377 E Broderick Way	Grantsville City Corporation	1	3325
107	383 E Broderick Way	Grantsville City Corporation	1	3326
108	387 E Broderick Way	Grantsville City Corporation	1	3327
109	393 E Broderick Way	Grantsville City Corporation	1	3328
110	407 E Broderick Way	Grantsville City Corporation	1	3329
111	411 E Broderick Way	Grantsville City Corporation	1	3330
112	425 E Broderick Way	Grantsville City Corporation	1	3331
113	433 E Broderick Way	Grantsville City Corporation	1	3332
114	439 E Broderick Way	Grantsville City Corporation	1	3333
115	447 E Broderick Way	Grantsville City Corporation	1	3334
116	321 S Damon Drive	Grantsville City Corporation	1	3335
117	331 S Damon Drive	Grantsville City Corporation	1	3336
118	339 S Damon Drive	Grantsville City Corporation	1	3337
119	444 E Stafford Street or 341 S McCaughy Drive	Grantsville City Corporation	1	3338
120	440 E Stafford Street	Grantsville City Corporation	1	3339
121	432 E Stafford Street	Grantsville City Corporation	1	3340
122	424 E Stafford Street	Grantsville City Corporation	1	3341
123	410 E Stafford Street	Grantsville City Corporation	1	3342
124	406 E Stafford Street or 341 S McCaughy Drive	Grantsville City Corporation	1	3343
125	338 S McCaughy Drive or 388 E Stafford Street	Grantsville City Corporation	1	3344
126	380 E Stafford Street	Grantsville City Corporation	1	3345
127	368 E Stafford Street	Grantsville City Corporation	1	3346
128	356 E Stafford Street	Grantsville City Corporation	1	3347
129	370 E Stafford Street or 325 S Henson Street	Grantsville City Corporation	1	3348
130	365 E Stafford Street	Grantsville City Corporation	1	3349
131	369 E Stafford Street	Grantsville City Corporation	1	3350
132	405 E Stafford Street	Grantsville City Corporation	1	3351
133	409 E Stafford Street	Grantsville City Corporation	1	3352
134	421 E Stafford Street	Grantsville City Corporation	1	3353
135	429 E Stafford Street	Grantsville City Corporation	1	3354
136	437 E Stafford Street	Grantsville City Corporation	1	3355
137	443 E Stafford Street or 326 S Damon Drive	Grantsville City Corporation	1	3356
138	318 S Damon Drive or 446 E Broderick Way	Grantsville City Corporation	1	3357
139	436 E Broderick Way	Grantsville City Corporation	1	3358
140	430 E Broderick Way	Grantsville City Corporation	1	3359
141	422 E Broderick Way	Grantsville City Corporation	1	3360
142	406 E Broderick Way	Grantsville City Corporation	1	3361
143	404 E Broderick Way	Grantsville City Corporation	1	3362
144	390 E Broderick Way	Grantsville City Corporation	1	3363
145	386 E Broderick Way	Grantsville City Corporation	1	3364

Curve Table				
CURVE	RADIUS	DELTA	LENGTH	CHORD LENGTH
C1	15.00	90°00'00"	23.56	N45°40'00"E 21.21
C2	15.00	90°00'00"	23.56	N44°20'00"W 21.21
C3	15.00	90°00'00"	23.56	S45°40'00"W 21.21
C4	15.00	90°00'00"	23.56	N44°20'00"W 21.21
C5	15.00	89°42'36"	23.49	N44°28'42"W 21.16
C6	15.00	90°17'24"	23.64	N45°31'18"E 21.27
C7	15.00	90°08'00"	23.60	S44°16'00"E 21.24
C8	15.00	89°52'00"	23.53	S45°44'00"W 21.19
C9	15.00	90°08'00"	23.60	S44°16'00"E 21.24
C10	15.00	89°52'00"	23.53	S45°44'00"W 21.19
C11	15.00	34°09'44"	8.94	N72°15'08"W 8.81
C12	60.00	158°19'28"	165.80	S45°40'00"W 117.86
C14	15.00	90°00'00"	23.56	N45°40'00"E 21.21
C15	60.00	37°21'57"	39.13	N73°51'15"W 38.44
C16	60.00	48°45'43"	51.06	N63°04'55"E 49.54
C17	60.00	49°30'50"	51.85	S13°56'39"W 50.25
C18	60.00	22°40'57"	23.75	S22°09'15"E 23.60
C19	15.00	34°09'44"	8.94	S16°24'52"E 8.81
C20	48.00	90°00'00"	75.40	N45°40'00"E 67.88
C21	15.00	90°25'24"	23.67	S44°24'42"E 21.29

Line Table		
LINE	DIRECTION	LENGTH
L1	S45°22'36"W	34.62
L2	S00°40'00"E	0.26
L3	S89°37'24"E	24.36
L4	N00°40'00"E	24.48



TYPICAL BUILDING SETBACKS
N.T.S.

SHEET 2 OF 2
DATE: 02/03/2023

MATTHEWS MEADOWS SUBDIVISION PHASE 1 FINAL PLAT

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

15.2 Residential District R-1-12

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

Minimum Lot Size:12,000 sq. feet

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

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

Minimum Yard Setback Requirements:

Front Yard**Purposed 30'**.....40 feet
Rear Yard**Purposed 20'**.....30 feet
Side Yard for Main Buildings Each Side5*/15 feet **Purposed 7.5' to match PUE**
Side Yard for Accessory Buildings4 feet*
Rear Yard for Accessory Buildings1 foot*
On corner lots, 2 front yards and 2 side yards are required.

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

Maximum Building Height35 feet

Maximum Building Coverage20%

Required Improvements:

- Street grading
- Street base
- Street Pavement to centerline or minimum paved width (per GLUMDC 21.6.3), whichever is greater**
- Surface drainage facilities Curb, Gutter, Sidewalk, Culinary water facilities, Waste water disposal, Street name signs, Four hydrants, Street monuments, Shade trees (along public streets), and Street lights

HISTORY
Amended by Ord. [2022-14](#) on 8/3/2022
Amended by Ord. [2025-05](#) on 1/30/2025

21.8.1 Vacating Or Changing A Subdivision Plat

- (1) Subject to Section 21.8.3, and provided that notice has been given pursuant to Section 1.18, the City Council may, with or without a petition, consider and resolve any proposed vacation, alteration, or amendment of a subdivision plat, any portion of a subdivision plat, or any lot contained in a subdivision plat.
- (2) If a petition is filed, the City Council shall hold a public hearing within 45 days after the petition is filed or, if applicable, within 45 days after receipt of the planning commission's recommendation under Subsection (3), if:
 - (a) any owner within the plat notifies the City of their objection in writing within ten days of mailed notification; or
 - (b) a public hearing is required because all of the owners in the subdivision have not signed the revised plat.
- (3) The planning commission shall consider and provide a recommendation for a proposed vacation, alteration, or amendment under Subsection (1) before the City Council takes final action. The planning commission shall give its recommendation within 30 days after the proposed vacation, alteration, or amendment is referred to it, or as that time period is extended by agreement with the applicant.
- (4) The public hearing requirement of Subsection (1) does not apply and the City Council may consider at a public meeting an owner's petition to alter a subdivision plat if the petition seeks to join two or more of the owner's contiguous, residential lots and notice has been given pursuant to local ordinance.
- (5) Each request to vacate or alter a street or alley, contained in a petition to vacate, alter, or amend a subdivision plat, is also subject to Section 21.8.3.
- (6) Any fee owner, as shown on the last county assessment rolls, of land within the subdivision that has been laid out and platted as provided in this part may, in writing, petition to have the plat, any portion of it, or any street or lot contained in it, vacated, altered, or amended as provided in this section and Section 21.8.3.
- (7) Each petition to vacate, alter, or amend an entire plat, a portion of a plat, or a street or lot contained in a plat shall include:
 - (a) the name and address of all owners of record of the land contained in the entire plat;
 - (b) the name and address of all owners of record of land adjacent to any street that is proposed to be vacated, altered, or amended; and
 - (c) the signature of each of these owners who consents to the petition.
- (8) The owners of record of adjacent parcels that are described by either a metes and bounds description or a recorded plat, may exchange title to portions of those parcels, if the exchange of title is approved by the Zoning Administrator in accordance with this Subsection. The Zoning Administrator is designated as the land use authority for the purpose of reviewing and approving boundary line adjustments pursuant to the provisions of this subsection and Utah Code Ann. Section §10-9a-608(7) (2014). The Zoning Administrator shall approve an exchange of title under this Subsection if no new dwelling lot or housing unit will result from the exchange of title; and the exchange of title will not result in a violation of any land use ordinance. If an exchange of title is approved under this Subsection, a notice of approval shall be recorded in the office of the county recorder which is executed by each owner included in the exchange and by the Zoning Administrator, contains an acknowledgment for each party executing the notice in accordance with the provisions of Utah Code Ann. §57-2a (1988 – 2007), Recognition of Acknowledgments Act, recites the descriptions of both the original parcels and the parcels created by the exchange of title and contains a certificate of approval by the City, signed by the Zoning Administrator and attested by the City Recorder. A conveyance of title reflecting the approved change shall be recorded in the office of the county recorder. A notice of approval recorded under this subsection does not act as a conveyance of title to real property and is not required for the recording of a document purporting to convey title to real property.
- (9)
 - (a) The name of a recorded subdivision may be changed by recording an amended plat making that change, as provided in this section and subject to Subsection (9)(c).
 - (b) The surveyor preparing the amended plat shall certify that the surveyor:
 - (i) holds a license in accordance with Utah Code Ann. §58-22 (1994 – 2017), Professional Engineers and Professional Land Surveyors Licensing Act;

(ii) has completed a survey of the property described on the plat in accordance with Utah Code Ann. Section §17-23-17 (2016) and has verified all measurements; and

(iii) has placed monuments as represented on the plat.

(c) An owner of land may not submit for recording an amended plat that gives the subdivision described in the amended plat the same name as a subdivision in a plat already recorded in the county recorder's office.

(d) Except as provided in Subsection (9)(a), the recording of a declaration or other document that purports to change the name of a recorded plat is voidable. (Utah Code Ann. §10-9a-608 (2014))

21.8.2 City Council Consideration Of Petition To Vacate Or Change A Plat

(1) If the City Council is satisfied that the public interest will not be materially injured by the proposed vacation, alteration, or amendment, and that there is good cause for the vacation, alteration, or amendment, the land use authority may vacate, alter, or amend the plat or any portion of the plat, subject to Section 21.8.3.

(2) The City Council may approve the vacation, alteration, or amendment by signing an amended plat showing the vacation, alteration, or amendment.

(3) The City Council shall ensure that the amended plat showing the vacation, alteration, or amendment is recorded in the office of the county recorder in which the land is located.

(4) If an entire subdivision is vacated, the City Council shall ensure that a resolution containing a legal description of the entire vacated subdivision is recorded in the county recorder's office. (Utah Code Ann. §10-9a-609 (2014))

21.8.3 Vacating Or Altering A Street Or Alley

(1) If a petition is submitted containing a request to vacate or alter any portion of a street or alley within a subdivision:

(a) the City Council, after providing notice to each property owner that directly adjoins the street or alley that is proposed for vacation and after providing notice pursuant to Utah Code Ann. Section §10-9a-208 (2010), shall make a recommendation to the Mayor concerning the request to vacate or alter; and

(b) the Mayor shall conduct a public hearing in accordance with Utah Code Ann. Section §10-9a-208 (2010) and determine whether good cause exists for the vacation or alteration.

(2) If the Mayor vacates or alters any portion of a street or alley, the Mayor shall ensure that the plat is recorded in the office of the recorder of the county in which the land is located.

(3) The action of the Mayor vacating or narrowing a street or alley that has been dedicated to public use shall operate to the extent to which it is vacated or narrowed, upon the effective date of the vacating plat, as a revocation of the acceptance thereof, and the relinquishment of the city's fee therein, but the right-of-way and easements therein, if any, of any lot owner and the franchise rights of any public utility may not be impaired thereby. (Utah Code Ann. §10-9a-609.5 (2010))

1.8 Permits And Licensing

All departments, officials and public employees of Grantsville City which are vested with duty or authority to issue permits or licenses shall conform to the provisions of this code and shall issue no permit or license for uses, buildings, or purposes where the same would be in conflict with the provisions of this code and any such permit or license, if issued in conflict with the provisions of this code, shall be null and void.

1.9 Severability

Agenda Item #11

Consideration of Resolution 2025-19
approving the Planned Unit Development
Application for the Townhomes on
Willow Street



**GRANTSVILLE CITY
RESOLUTION NO. 2025-19**

**A RESOLUTION APPROVING THE PLANNED UNIT DEVELOPMENT (PUD)
APPLICATION FOR THE TOWNHOMES ON WILLOW**

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

WHEREAS, Todd Castagno (the “Applicant”) submitted an application for a Planned Unit Development (“PUD”) for the Townhomes on Willow, located at approximately 132 S. Willow St.; and

WHEREAS, the proposed development consists of 93 townhomes on 13.45 acres, with improvements including public road right-of-way compliance, waterline connection through adjacent property, offsite sewer line repairs, and an extended sidewalk to Durfee Street; and

WHEREAS, the Planning Commission held a duly noticed public hearing on March 6, 2025, in accordance with Utah Code §§10-9A-205 and 10-9A-502, to receive public input and consider action on the PUD application; and

WHEREAS, the Planning Commission reviewed the proposed PUD application and has provided recommendations and conditions for approval as outlined in the attached staff report, referenced as Exhibit A; and

WHEREAS, the Grantsville City Council finds that the proposed PUD aligns with the City’s planning objectives and complies with applicable land use regulations, subject to the conditions set forth in Exhibit A.

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

Section 1. Approval of PUD Application: The Planned Unit Development (PUD) application for the Townhomes on Willow, allowing for 93 townhomes on 13.45 acres at approximately 132 S. Willow St., with required infrastructure improvements, easements, and compliance with conditions in Exhibit A.

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

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

ADOPTED AND PASSED BY THE CITY COUNCIL OF GRANTSVILLE CITY, THIS (xx) DAY OF (xx), 2025.



BY THE ORDER OF THE GRANTSVILLE CITY COUNCIL:

By Mayor Neil Critchlow

ATTEST

Braydee Baugh, City Recorder



EXHIBIT “A”

Staff Report Summary for Townhomes on Willow PUD application.

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



Permit # 23027

**Staff Report Summary for
Townhomes on Willow PUD application.**

Parcel ID(s): 01-105-0-0087

Property Address: 132 S. Willow St.

Applicant Name: Todd Castagno

Request: 96 Townhomes

Prepared By: Shelby Moore

Meeting Date: 3-6-25

Public Hearing Date: 3-6-25

Current Zone: RM-7

Proposed Density: 93D/U

Acres: 13.45

PLANNING STAFF ANALYSIS AND COMMENTS

Project Summary:

Townhomes on Willow submitted an application in 2022 for the development of 13.45 acres, proposing the construction of 93 townhomes. The applicant has submitted a plan that meets the public road Right-of-Way (ROW) requirements and is willing to connect the water line through Warner's property for looping purposes. Additionally, the applicant is committed to repairing the offsite sewer line in multiple locations and obtaining an easement for the waterline on Warner's property.

Timeline:

1. **2/25/2022:** Townhomes on Willow Preliminary Plat (93 units) - Public hearing and discussion.
2. **2022:** Preliminary plat was reviewed by prior staff and DRC members.
3. **1/19/2023:** Townhomes on Willow PUD (Noticed as Preliminary Plat again) - Public hearing (no discussion or consideration took place for either item). Item was pulled from the agenda.
4. **5/14/2024:** Sewer line results obtained.
5. **8/7/2024:** Sewer line plans submitted.

Project Details:

- **Acreage:** 13.45 acres
- **Proposed Units:** 93 townhomes
- **Public Road ROW Compliance:** Plan meets the public road ROW requirements.
- **Water Line Connection:** Applicant is willing to connect the water line through Warner's property for looping purposes.

- **Off-site Sewer Line Repairs:** Applicant is committed to repairing the off-site sewer line in multiple locations.
- **Easement:** Applicant is supposed to obtain an easement for the waterline on Warner's property.
- **Off-site Sidewalk:** The applicant has proposed to extend the sidewalk, south of development, to Durfee Street.

PUD Standards for Determination 12-14-2:

As the PUD is a type of conditional use, it is required to consider the standards for determination found in Section 7.8 of the Conditional Use Ordinance. The applicant's responses to the standards are located in the attached PUD Application Worksheet. The applicant has addressed all of the standards that they feel are applicable. Standards H and I are determined by the Planning Commission. Those standards are:

(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

Exceptions Requested:

The applicant has provided a table of deviations to the ordinances (see attached) and noted some of the same deviations on the PUD Application Worksheet.

It is recognized that the specific exceptions requested are not referencing specific ordinances. Many of these items may be addressed in multiple ordinances and by considering the specific request without reference to a specific ordinance, it will apply to any ordinance that inadvertently did not get referenced. This will lessen the conflicts as each of these exceptions is specific to the item requested, not the remainder of the language in the ordinance.

Please review the table and discuss which exceptions on the applicant's table are acceptable, and which are not.

Buffer:

GLUDMC Chapter 9 discusses Landscaping and buffers between disparate uses. GLUDMC Section 4.17 discusses the need for fencing. While this application was submitted before the current Amendments to Chapter 12 were approved. This will also require a landscaped buffer, fencing and controls on lights and types of uses to mitigate the potential negative effects on the neighboring residents.

Parking:

Per GLUDMC Chapter 12.2 1 notes that the Planning Commission does not have authority to waive public health and safety issues such as the quantity of parking required by the code. Parking is considered a public health and safety issue because inadequate parking availability

typically leads to vehicles parking in restricted areas such as in front of fire hydrants, driveways, sticking out in the street blocking sidewalks and impeding traffic and other restricted areas which impedes the ability for emergency ingress and egress. Therefore, it will be important that the proposed development comply with the necessary parking requirements found in GLUDMC Chapter 6 off-street parking and loading and GLUDMC Section 4.34 Multi-Unit Residential Development.

Site Triangle:

The site triangle is another public health and safety issue that Planning Commission is not allowed to waive. GLUDMC 4.16 regulates this requirement. At intersections the site triangle must be 30 feet along the inside of the sidewalk running both directions. A driveway may not encroach in the site triangle. Public Utility and Access Easements: Provision of utilities and services public services requires easements on lots. The easement requirements are described in GLUDMC Section 21.6.8 As there is not a great deal of detail and specificity at this point it is assumed that the proposed project will comply with dimensions found in the code for the required easements. This again is considered a public health and safety issue that Planning Commission is not allowed to waive.

Staff Analysis:

1. Compliance with Public Road ROW:

- The submitted plan meets the public road ROW requirements, ensuring proper access and connectivity for the proposed development.

2. Water Line Connection:

- The applicant's willingness to connect the water line through Warner's property for looping purposes is a positive step towards ensuring adequate water supply and distribution for the development.

3. Offsite Sewer Line Repairs:

- The commitment to repairing the offsite sewer line in multiple locations demonstrates the applicant's responsibility towards maintaining and improving the existing infrastructure.

4. Easement Acquisition:

- Obtaining an easement for the waterline on Warner's property is essential for the successful implementation of the water line connection. This condition must be met before final approval.

Conclusion:

The proposed development of Townhomes on Willow aligns with the city's planning goals and meets the necessary requirements for public road ROW compliance, water line connection, and offsite sewer line repairs. The applicant's commitment to obtaining the necessary easement from Mr. Warner further supports the feasibility of the project.

Recommendation:

Planning staff recommended conditions:

1. Repairing and installing the offsite sewer line as per the submitted plans.
2. Obtaining the easement from Mr. Warner for the waterline connection before final approval.
3. Extend the sidewalk, south of development, to Durfee Street.

*** Disclaimer: Please be advised that at no point should the comments and conclusions made by The City staff or the conclusions drawn from them be quoted, misconstrued, or interpreted as recommendations. These inputs are intended solely for the legislative body to interpret as deemed appropriate.*

The information provided is purely for the legislative body to interpret in their own right and context. It is crucial to maintain the integrity and context of the information shared, as it is meant to assist in the decision-making process without implying any endorsement or directive, but it is essential that it is understood within the appropriate scope.



TECHNICAL MEMORANDUM

TO: Shelby Moore
FROM: Shay Stark, Planner
DATE: February 28, 2025
SUBJECT: Townhomes on Willow Subdivision PUD Application – Planning Commission
PROJECT NO.: 00270.C Phase 009 Task 001 Homes on Willow

AQUA Engineering has reviewed the documents provided for the Townhomes on Willow Subdivision PUD. As the application for this project was initially submitted in February of 2022 and was brought before Planning Commission in January of 2023 it is helpful to include some background information and supplementary documents to better understand where this project has been and the direction that Planning Commission was guiding the applicant to go with the project. The following documents were part of the review:

PUD Application Documents:

- Townhomes on Willow PUD Overall Site Plan, Project Engineer: Ensign Engineering, Print Date: August 28, 2024. Submitted to Grantsville City, August 29, 2024.
- Planned Unit Development Application (Responses to Chapter 12 PUD requirements 12.2 (1)(a) and 12.4(2) (a) provide a written statement addressing each of the applicable standards of Section 7.8 to show that they have been met. As well 12.4(2) (b) a written statement indicating specifically any change alteration, modification or waiver of any Zoning or development regulation that is being sought by the developer. Undated
- Townhomes on Willow - Traffic Impact Study, completed by Hales Engineering and Dated February 13, 2021.
- South Willow Townhomes - Willow Street Traffic Impact Study, completed by A-Trans Transportation Engineering and Dated November 13, 2024.
- Townhomes on Willow – Three Plex Rendition (Mountain Valley Townhomes), Architect: JZW Architects, Dated September 30, 2019
- Townhomes on Willow – Five Plex Rendition (Mountain Valley Townhomes), Architect: JZW Architects, Dated October 17, 2019
- Townhomes on Willow – Six Plex Rendition (Mountain Valley Townhomes), Architect: JZW Architects, Dated October 7, 2019
- Report Geotechnical Study - Proposed Townhomes on Willow Subdivision – 299 South Willow Street – Grantsville, Utah, GSH Geotechnical, Inc., December 9, 2021
- Grantsville City Master Development Agreement for the Townhome on Willow – Draft Undated.
- Townhome on Willow Subdivision PUD – PUD Deviations table, Undated
- Townhomes on Willow PUD - Willow Street Sewer Repairs – Drawing Set – Ensign Engineering – August 6, 2024
- Townhomes on Willow PUD – Offsite Cherry Street Water – Ensign Engineering – Dated January 30, 2023.

Supplemental Supporting Documents:

These documents are not part of the PUD application but are part of the record of the Preliminary Application and have been utilized to better understand the background of the project and to help check the proposed deviations and justifications.

- Grantsville City Planning Commission Minutes January 5, 2023 (Public Hearing and Project Discussion)
- Grantsville City Planning Commission Minutes January 19, 2023 (Public Hearing assumed for PUD Application as both were submitted at the same time but the PUD application did not get in the packet for the first meeting.)
- Townhomes on Willow PUD Preliminary Plan Set, Project Engineer: Ensign Engineering, Print Date: August 28, 2024. Submitted to Grantsville City, August 29, 2024.
- Townhomes on Willow Subdivision – Grantsville Wastewater Capacity Analysis Memo, Completed by Ensign Engineering and Dated August 19, 2024

Background

- Property Location: Approximately 200 South Willow Street
- Size: 13.34 Acres
- Zoning: RM-7
- Number of Units Proposed: 93
- Density: 7 units per gross acre. 93.24 units is 7 units per gross acre.
- Preliminary Application Date: 2/25/2022 and Accepted 3/30/2022
- PUD Application Date: 2/25/2022 and Accepted 3/30/2022
- Public Hearing Dates: January 5, 2023 & January 19, 2023

Also attached is a review memo provided by AQUA Engineering Dated January 6, 2025. The purpose of this review was to consider previous events in the project history to help determine what had been addressed and what was still in question. The memo was provided to the applicant. There were several items that were addressed by previous staff members that we did not have complete information about. Those items are only described as to what is currently known. Some of these items have since been clarified with the applicant. The January 6, 2025, memo is included for informational purposes as supporting documentation.

GLUDMC Chapter 12 PUD

At the time the PUD application was submitted in February 2022, the language in GLUDMC Chapter 12 was very different from the recent versions. As the code is always being updated, the 2022 language has been pieced together from amendment records the 2022 language is attached in the Planning Commission packet.

One major difference with the 2022 language versus more recent language is that in 2022 PUD process was staged. In 12.4 the applicant is directed to provide the Determination table (GLUDMC 7.8 Conditional Use Determination) filled out with their responses and the list of proposed deviations with the Preliminary Application. 12.4 then directs that the approval of the final plan or final plat if required include the special conditions applicable to the PUD. The applicant submitted both the Preliminary application, and the PUD application concurrently as required including the annotated 7.8 Determination Table and list of proposed deviations. As has been previously discussed in Planning Commission requiring the applicant to submit a Preliminary Application at the same time as the PUD requires the applicant to do a lot of extra work that may be for naught if the PUD is not approved as proposed. Staff is currently reviewing the Preliminary application



but has put the PUD application forward in the interest of not requiring multiple reviews and changes of the Preliminary application that may not be applicable depending on the outcome of the PUD consideration with Planning Commission.

GLUDMC Section 7.8 Determination

The applicant has submitted their responses to the Conditional Use Determination standards found in 7.8 as required by 12.4-2(a) and are provided below:

Section 7.8 Determination

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

The proposed use is a Planned Unit Development with townhomes and a club house. The underlying zone is RM-7 which allows townhomes as conditional use and a club house as permitted.

- (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 proposed use will not 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;*

The use will comply with the intent, spirit, and regulations of these ordinances, 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;*

All adjacent zones are RM-7 and adjacent uses are residential and agricultural.

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

The proposed improvements are in harmony with the neighboring uses, any nuisances, if any, 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;*

The proposed improvements will increase the surrounding property values.

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

The development complies 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;*

The guarantee assuring compliance to all conditions that are imposed can be recorded with the related documents to the Plat, CC&R, and the HOA.

- (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;*

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.

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

The internal circulation system was designed by a licensed civil engineer and a 3rd party traffic study conducted to ensure proper design.



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

The 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;

Large amounts of open space is provided that improve the improve the visual impacts, all lighting is internal to the development and the noise levels will match the surrounding areas.

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

The 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;

Landscaping and design is appropriate for the scale of the development.

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

There are no historical structures on the property and there are no significant environmental features of the property.

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

The hours of operating and delivery hours match the surrounding areas.

Proposed Deviations

The list of proposed Deviations to GLUDMC 15.4 RM-7 District is:

Development Name - Grantsville, UT Development Standards			
Grantsville City Residential Uses	Grantsville City Residential Uses	RM-7 - 2022	Zoning Designation
	Description	Description	Deviations
	Max Density	7 DU/A	7 DU/A
	Minimum Lot Size	7,000 sq. ft.	6181 sq. ft.
	Minimum Size Corner Lots	10,000 sq. ft.	6181 sq. ft.
	Minumum Lot Frontage	45'	24'
	Minimum Dwelling Unit SF	-	-
	Minimum Front Yard Setbacks		Deviations
	Front Yard	25'	25'
	Driveway	25'	25'
	Corner Front Yard	25'	9'9"
	Rear Yard		Deviations
	Main Building	20'	20'
	Accessory Building	1'	1'
	Side Yard		Deviations
	Main Building	7.5'	7.5'
	Accessory Building	4'	4'
	Multi-Unit Building Spacing	-	10'
	Corner Side Yard	-	25'
	Maximum Building Height	35'	35'
	* Since this project is a PUD which has previously been approved the underlying zoning applies when a variance was not addressed. The PUD approval has been made based on a concept drawing which determines where each type of use will be applied. The lot size was determined off of Gross area, because the code did not dictate that.		



GLUDMC 15.4 RM-7 District & 15.7 Table

Like Chapter 12 PUD the language in 15.4 and 15.7 has significantly changed since February 2022. Here again the 2022 language has been pieced together from amendment documents and has been provided in the Planning Commission Packet.

A significant difference between the current ordinance and the 2022 RM-7 District is language noting a maximum density of 7 dwelling units per acre. The City has since removed this language from both the zoning map and the description of the district and now uses only lot sizes to determine the number of unit allowable. The current language in the RM-7 District provides reference to section 4.34 for multi-unit dwellings to specifically address those types of uses. The challenge in the 2022 language is that while it allows multi-unit housing, also called multi-family, it was not clearly defined. The lot sizes do not reflect the actual zero lot line condition that occurs in multi-unit housing and the density does not clearly state whether it is gross density or net density.

There is a definition for density in GLUDMC Chapter 2 Definitions that was also in place in 2022: (74) *DENSITY. Density is a measure of the number of dwelling units per acre. It shall be expressed dwelling units per acre (DU/acre). Unbuildable land (as defined by the Planning Commission) is land with a slope greater than 25%, subject to inundation, or other geological hazards.*

This definition mentions unbuildable land, but it does not explain how that condition effects the calculation of density. Should the density be calculated on gross acreage or does the area of unbuildable land need to be removed before calculating a net density? This definition also does not discuss streets or open space.

According to state law 10-9a-306 Land Use Authority Requirements – Nature of Land Use Decision:

1. *A land use authority shall apply the plain language of land use regulations.*
2. *If a land use regulation does not plainly restrict a land use application, the land use authority shall interpret and apply the land use regulation to favor the land use application.*

In this case neither the definition of density nor the description of the density in the 2022 RM-7 District ordinance are clear on the application of gross acreage or net acreage excluding the open space or the streets. **The Planning Commission must apply the plain language of the regulation and interpret the language to the favor of the application if there is no specific restriction in the language.** The lot size language is equally ambiguous when applied to multi-unit dwellings. In calculating the number of dwelling units that could be built on the property, the applicant interpreted the language from the 2022 RM-7 District to mean gross density of the property.

Other language in the RM-7 Zone is less ambiguous and therefore straight forward. As can be seen in the deviation table the applicant is asking for some deviations to setbacks and minimum frontage widths.



Design Specific Items

Unit and Lots Sizes:

The proposed units are 24 feet in width. As previous applicants have noted, this width is a standard maximum unit width for townhouses. The reason this is the case is that bedrooms require a window and the interior units in a building only have the option for windows on the front and back of the unit. A typical bedroom is 10 to 12 feet wide. Additional width also causes the floor plans to have a larger area in the interior of the home that does not have windows so it limits what the floor space can be used for. If the goal is affordability, then extra space is just extra cost.

The Deviation Table notes a lot size of 6,181 square feet. This is calculated based off of the gross area of the property divided by the total number of units allowed by density. Again, the actual lot lines are the walls of the units and sometimes a small back patio or private area. The property beyond the buildings is typically held in common and so trying to use the lot sizes listed in the RM-7 Zone as the measure for calculating the number of units allowed is an exercise in ambiguous interpretation.

Streets:

Willow Street: The currently (Adopted March 15, 2025) Grantsville City Transportation Master Plan designates this section of Willow Street as a Collector Street. Previous versions of the Transportation Master Plan designate this section of Willow Street as a Local Street. It is important to note that in many areas along the street the right-of-way is as narrow as 57 feet and currently very little is over 60 feet in width. If the street is widened to 90 feet to meet the Collector requirement the edge of right-of-way will literally be at the porches of several homes on the street. Even at 66 feet of width of the Local Street designation right of way will be required from every property owner along the street to build it out.

The applicant has agreed to improve the west side of the street with sidewalk, curb and gutter and extended width pavement not only along the project frontage but offsite from the project frontage south to Durfee Street. This will provide a safe route to school for the children that live in this neighborhood.

The improvement of Willow Street beyond the project frontage should be credited as a benefit provided by the project.

Interior Streets: The interior streets are all proposed to be constructed at the Local Street width (66 feet). Two street stubs have been included for Cherry Street and Carly Way to extend across the field to the Look Out Pass Subdivision at a future date. **Please clarify if the streets are public or private.**

Setbacks and Site Triangles: The corner setbacks and the side setbacks between buildings in many locations are very tight. The corner setbacks are always a concern as this affects the site triangles at intersections. The Chapter 12 PUD requirements in place at the time the project was submitted in February 2022 do not restrict Planning Commission from approving deviations to the code for specific items such as site triangles and parking. There is not language in the code stating that the site triangle cannot encroach into driveways. The code is only concerned about obstructions within the site triangle. Site triangles and to a lesser extent corner setbacks are a safety issue that should not be ignored. It is also important to note that the site triangle definition is 30 feet each direction at the property lines.



Grantsville chose to implement a set sight triangle size to keep considerations simple. However, per guidance in the ASHTO Highways and Streets Manual, “Stopping sight distance and passing sight distance are a direct function of the design speed.” There are also other conditions that factor in but at the most basic level design speed is the controlling factor in sight distance. Because of speed the sight triangle on SR-112 or SR-138 will look very different than in a residential neighborhood. The reverse is also true. Speed limits can be determined by the available sight distance.

Setting speed limits based upon site distance may be the way to address sight-distance issues in townhome developments and other multi-unit type residential uses. If a 10 mile per hour speed limit were to be imposed on the streets within the townhome development, it would not only help mitigate the sight distance issues but would also be beneficial as children may dart out into the street to get to the open space areas or may ride their bikes in the street. Also, with driveways closer together the slower speed will reduce the risk of collision as a driver will have longer to react if a vehicle enters the street from a driveway. With the numerous driveways and parking stalls along the street in the proposed development a reduced speed is justified.

If the City is willing to reduce the speed to 10 miles per hour, the developers engineer should calculate the site triangles based upon a 10 mile an hour speed limit and adjust the corner setbacks on the residential units to meet allow for the calculated site triangle.

Open Space: Ten percent improved open space is required as part of the PUD. The required open space is 1.33 Acres. If a portion of Common Area E containing the recreation area in the center of the development and a portion of Common Area A including the clubhouse and add those together minus the 20-foot distance from the lot lines of the units (GLUDMC 21.1.16) there is well over two acres of improved open space.

HOA: The project landscaping and amenities will be maintained by an HOA.

Improvements to be included in the MDA:

The MDA should note each of the offsite improvements being provided by the MDA. The MDA should clearly define the scope of the improvements, who responsibility it is to provide or complete the improvements and the timing of completion of improvements with respect to the phasing of the project.

Some of the offsite improvements that should be included in the MDA are:

- Surface Improvements on Willow Street along the frontage of the project and extending to Durfee Street. These improvements include:
 1. Construction of approximately 1,250 linear feet of sidewalk, curb and gutter aligned along the west right-of-way line in the configuration detailed in the project drawings.
 2. Replacement and extension of pavement from the east edge of the trench patch for the new 8" water line or the west edge of existing pavement after being sawcut to clean the edge up, which ever is the greater distance, with pavement extended to lip of curb on the west side of the street. The intent is to have only a single patch joint between new and existing.
 3. Mill and overlay of existing pavement where there are multiple patches crossing the street to protect the pavement joints by minimizing the number of joints exposed to weather and wear. The configuration of this item will need to be determined in consultation with the appropriate City staff including the City Public Works Director,



City Inspector, and City Engineer, with contact through the City Inspector.

4. Others?

- Sanitary Sewer Line Repair on Durfee Street, Willow Street and Main Street as detailed in the project drawings to improve sewer line capacity.
- Construction of 8" Culinary Water Line on Willow Street for approximately 1,350 linear feet beginning at a tie in point on the existing culinary water line in the Durfee Street Intersection and extending north through the frontage of the Townhomes on Willow development with reconnection to the 6" culinary water line in Willow Street as detailed in the project drawings. The existing 6" culinary water line shall be disconnected from the active system and abandoned in place with the appropriate protections to the active water system in coordination with the City Water Department staff, City Inspector and City Engineer, with contact through the City Inspector.
- Reconnection of Culinary Water Services (13 verify) and Fire Hydrants (2 verify) to the new 8" waterline in Willow Street. In order to minimize leaks and protect the water system from contamination a new service line shall be run from the existing water meter to the 8" culinary water line. Existing water services shall be abandoned in place. Fire Hydrants shall also be connected to the new 8" waterline. This work shall be coordinated with the City Water Department staff, City Inspector and City Engineer, with contact through the City Inspector. See note #3 Surface Improvements on Willow Street concerning the final surface finish of the trench patches.
- Extend 8" culinary water line for approximately 250 linear feet across Mike Warners property along the Cherry Street alignment between the Townhomes on Willow development to tie in with existing water line in the Look Out Pass Development. The purpose of this connection is to loop the system to provide adequate flow and pressure for peak and fire flows. This work shall be completed per the project plans in an easement that the applicant has obtained from Mike Warner. Tie into the City system shall be coordinated with the City Water Department staff, City Inspector and City Engineer, with contact through the City Inspector.
- Safe Routes to Schools and Pedestrian Crossing Improvements along Willow Street including but not limited to concrete pathways, smooth pavement surfaces in crossings, ADA ramps, signage, lights and paint markings shall be constructed to meet the safe routes to schools and ADA standards and requirements with configuration, alignment and placement per project plans.
- Other Off-site Improvements?

Approved deviations to ordinances and standards should also be defined in the MDA. If there are any other special terms and conditions such as a description of the amenities that will be provided in the recreation areas in the development and associated timing of providing these amenities, ownership and maintenance of open space and common areas, etc, these should also be defined in the MDA.

Deviations to code to be noted in MDA.

Please note that the proposed deviations are based upon the requirements found in GLUDMC 15.4 RM-7 Zone in effect when the application was submitted in February 2022. The following



table notes the proposed deviations from the RM-7 Zone Requirements:


Development Name - Grantsville, UT Development Standards		
Grantsville City Residential Uses	Grantsville City Residential Uses	RM-7 - 2022
		Zoning Designation
	Description	Description
		Deviations
	Max Density	7 DU/A
	Minimum Lot Size	7,000 sq. ft.
	Minimum Size Corner Lots	10,000 sq. ft.
	Minimum Lot Frontage	45'
	Minimum Dwelling Unit SF	-
	Minimum Front Yard Setbacks	
		Deviations
	Front Yard	25'
	Driveway	25'
	Corner Front Yard	25'
		9'9"
	Rear Yard	
		Deviations
	Main Building	20'
	Accessory Building	1'
	Side Yard	
		Deviations
	Main Building	7.5'
	Accessory Building	4'
	Multi-Unit Building Spacing	-
	Corner Side Yard	-
		25'
	Maximum Building Height	35'
		35'
* Since this project is a PUD which has previously been approved the underlying zoning applies when a variance was not addressed. The PUD approval has been made based on a concept drawing which determines where each type of use will be applied. The lot size was determined off of Gross area, because the code did not dictate that.		

Other MDA Items

- Timing of completion of clubhouse area and recreation area in the center of the development.
- Phasing
- Timing and completion of landscaping around units.
- Other?

END



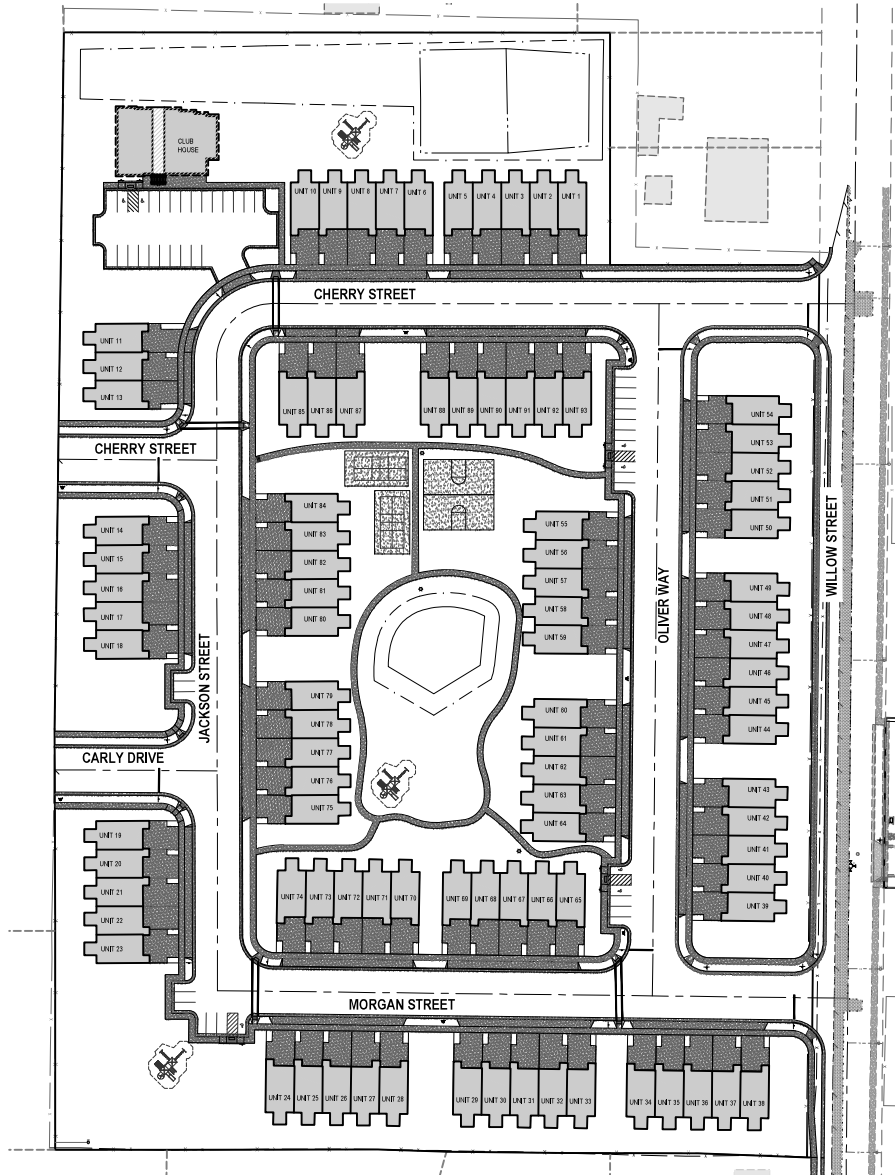


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BENCHMARK

SOUTHWEST QUARTER CORNER OF SECTION
35, TOWNSHIP 2 SOUTH, RANGE 5 WEST
SALT LAKE BASE AND MERIDIAN FOUND 2.17
BRASS (BNC)

ELEV = 4305.07



GENERAL NOTES

1. ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
2. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADJUSTMENT CONSIDERED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR OWNITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
3. ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES AND DECORATIVE SHRUBS, SOIL, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.
4. ALL CONSTRUCTION (BARRICADES, BARRICADES, TRAFFIC CONTROL DEVICES, ETC.) SHALL CONFORM TO THE LATEST EDITION OF THE MUTCD, THE CONTRACTOR WILL MAINTAIN BLOCK SO THAT THEY ARE PROPERLY PLACED AND REMOVED AT ALL TIMES.
5. SIDEWALKS AND CURBS DESIGNATED TO BE DEMOLISHED SHALL BE DEMOLISHED TO THE NEAREST EXPANSION JOINT, MATCHING THESE PLANS AS CLOSELY AS POSSIBLE.
6. ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
7. SEE LANDSCAPE ARCHITECTURAL PLANS FOR CONCRETE MATERIAL, COLOR, FINISH AND SCORE PATTERNS THROUGHOUT SITE.
8. ALL PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST EDITION OF THE MUTCD, (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES).
9. ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES AND DECORATIVE SHRUBS, SOIL, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.
10. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE OR ASPHALT.
11. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND BONS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.
12. COMBINED DRIVEWAYS WILL BE ALLOWED AS AN EXCEPTION ON THIS PROJECT.



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**TOWNHOMES ON
WILLOW PUD
WILLOW STREET
GRANTSVILLE, UTAH**



**OVERALL
SITE PLAN**


PROJECT NUMBER: 2024-02-28
DESIGNED BY: H. CARTER
CHECKED BY: C. CHED
PROJECT ENGINEER: C. CHED

C-100

Development Name - Grantsville, UT Development Standards			
Grantsville City Residential Uses	Grantsville City Residential Uses	RM-7 - 2022	Zoning Designation
	Description	Description	Deviations
	Max Density	7 DU/A	7 DU/A
	Minimum Lot Size	7,000 sq. ft.	6181 sq. ft.
	Minimum Size Corner Lots	10,000 sq.	6181 sq. ft.
	Minimum Lot Frontage	45'	24'
	Minimum Dwelling Unit SF	-	-
	Minimum Front Yard Setbacks		Deviations
	Front Yard	25'	25'
	Driveway	25'	25'
	Corner Front Yard	25'	15'
	Rear Yard		Deviations
	Main Building	20'	20'
	Accessory Building	1'	1'
	Side Yard		Deviations
	Main Building	7.5'	7.5'
	Accessory Building	4'	4'
	Multi-Unit Building Spacing	-	10'
	Corner Side Yard	-	15'
	Maximum Building Height	35'	35'
	* Since this project is a PUD which has previously been approved the underlying zoning applies when a variance was not addressed. The PUD approval has been made based on a concept drawing which determines where each type of use will be applied. The lot size was determined off of gross area, because the code did not dictate that at the time of the application.		



TECHNICAL MEMORANDUM

TO: Shelby Moore, Grantsville City Planning and Zoning Administrator
FROM: Shay Stark, Planner 
DATE: January 7, 2025
SUBJECT: Townhomes on Willow Subdivision PUD Application – Project Review
PROJECT NO.: 00270.C Phase 009 Task 001 Homes on Willow

AQUA Engineering has reviewed the documents provided for the Townhomes on Willow Subdivision. As the application for this project was initially submitted in January of 2022 and was brought before Planning Commission in January of 2023 it is helpful to include some background information and supplementary documents to better understand where this project has been and the direction that Planning Commission was guiding the applicant to go with the project. The following documents were part of the review:

PUD Application Documents:

- Townhomes on Willow PUD Overall Site Plan, Project Engineer: Ensign Engineering, Print Date: August 28, 2024. Submitted to Grantsville City, August 29, 2024.
- Planned Unit Development Application, Responses to Chapter 12 PUD requirements 12.2 (1)(a) and 12.4(2) (a) to provide a written statement addressing each of the applicable standards of Section 7.8 to show that they have been met. Also, 12.4(2) (b) to provide a written statement indicating specifically any change alteration, modification or waiver of any Zoning or development regulation that is being sought by the developer. Undated
- Townhomes on Willow - Traffic Impact Study, completed by Hales Engineering and Dated February 13, 2021.
- South Willow Townhomes - Willow Street Traffic Impact Study, completed by A-Trans Transportation Engineering and Dated November 13, 2024.
- Townhomes on Willow – Three Plex Rendition (Mountain Valley Townhomes), Architect: JZW Architects, Dated September 30, 2019
- Townhomes on Willow – Five Plex Rendition (Mountain Valley Townhomes), Architect: JZW Architects, Dated October 17, 2019
- Townhomes on Willow – Six Plex Rendition (Mountain Valley Townhomes), Architect: JZW Architects, Dated October 7, 2019
- Report Geotechnical Study - Proposed Townhomes on Willow Subdivision – 299 South Willow Street – Grantsville, Utah, GSH Geotechnical, Inc., December 9, 2021
- Grantsville City Master Development Agreement for the Townhome on Willow – Draft Undated.
- Townhome on Willow Subdivision PUD – PUD Deviations table, Undated
- Townhomes on Willow PUD - Willow Street Sewer Repairs – Drawing Set – Ensign Engineering – August 6, 2024
- Townhomes on Willow PUD – Offsite Cherry Street Water – Ensign Engineering – Dated January 30, 2023.

Supplemental Supporting Documents:

These documents are not part of the PUD application but are part of the record of the Preliminary Application and have been utilized to better understand the background of the project and to help check the proposed deviations and justifications.

- Grantsville City Planning Commission Minutes January 5, 2023 (Public Hearing and Project Discussion)
- Grantsville City Planning Commission Minutes January 19, 2023 (Public Hearing assumed for PUD Application as both were submitted at the same time but the PUD application did not get in the packet for the first meeting.)
- Townhomes on Willow PUD Preliminary Plan Set, Project Engineer: Ensign Engineering, Print Date: August 28, 2024. Submitted to Grantsville City, August 29, 2024.
- Townhomes on Willow Subdivision – Grantsville Wastewater Capacity Analysis Memo, Completed by Ensign Engineering and Dated: August 19, 2024

Background

- Property Location: Approximately 200 South Willow Street
- Size: 13.34 Acres
- Zoning: RM-7
- Number of Units Proposed: 93
- Density: 7 units per gross acre.
- Preliminary Application Date: 2/25/2022 and Accepted 3/30/2022
- PUD Application Date: 2/25/2022 and Accepted 3/30/2022
- Public Hearing Dates: January 5, 2023 & January 19, 2023

The Townhomes on Willow went before the Grantsville City Planning Commission on January 5, 2023. The discussion in the Planning Commission is enlightening. The main issues that were brought up in the Planning Commission Meeting included:

Density: Discussion bounces around but could be summarized as applicant has based their proposed density off the gross acreage instead of taking out the streets and 10% open space (open space was not discussed). There were comments about Chapter 4.34, but that language had not yet been adopted at the time this application was sent in.

Setbacks: Some of the setbacks don't meet the requirements of the RM-7 District.

Parking: There was a question about adequate parking. There were conflicting statements that yes there was adequate parking and no there was not. This needs to be verified again.

Water: There was a public comment about low water pressure to the west of the proposed subdivision. The City did fire flow tests and found the existing 6" line in Willow Street line was inadequate to provide fire flow. An upsized line is required to address the fire flow. There were questions of who was responsible to pay for this line beyond the project frontage. The Applicant stated they were willing to construct a line across Mike Warners property to tie into Cherry Street in the Lookout Pass Subdivision to improve the water pressure. It is not clear if any conclusion was achieved on the Willow Street water line other than the discussion talked about upsizing the line to Durfee which subsequent drawings have that upsize to an 8" line shown on the project plans.



Subject

January 7, 2025

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Sewer: The Planning Commission and City Staff discussed concerns about the sanitary sewer line in Willow Street and the need to flow test the line to determine what the actual capacity is.

Offsite Street Improvements: Traffic is a big concern as the existing pavement is narrow and the street has few improvements. The traffic study was discussed and the numbers shown in the trip generation study seemed very low as they were less than the total number of units in the AM and PM trip generation projections. Widening the pavement by improving the west side of Willow Street from Durfee Street through the frontage of the project was discussed but as with the water line there were still questions as to how much of the improvements could the applicant be required to construct and pay for.

Park Amenities: The Planning Commission asked if the pickle ball court and other park amenities could be used by the public. The discussion led to the question of what is legal when the amenities are owned, maintained and insured by the HOA. There was also the question of the benefit to the City is for those improvements if they public could not use them.

All of the items in question needed to be addressed before the project came back to the Planning Commission.

Since the January 2023 Planning Commission Meeting, the applicant has been working with staff to try to resolve the questions. Most of this effort has taken place with the applicant and previous staff members. Unfortunately, we no longer have their input to better understand everything that has happened since the January 2023 Planning Commission Meetings.

In August of 2024 a drawing package was submitted to the City which shows no overall changes to density, setbacks or parking. Improvements to Willow Street include sidewalk curb and gutter and pavement widening on the west side from Durfee Street through the project frontage. A new 8" water line is also shown as part of the street improvements. As there are no specifics in the Draft Master Development Agreement yet, it is not clear how all of these offsite improvements are being addressed.

As part of the PUD package provided to staff, drawings have been submitted for repairs in the sewer line. The drawings show repairs beyond Willow Street this also needs clarification as to what work is being completed as part of the project.

Also, submitted with the latest PUD submission is a drawing for the water line proposed to run across Mike Warners property to tie into Cherry Street in the Lookout Pass Subdivision. This line should benefit pressures and flows for both areas. It is stated that there is an agreement with the Warner's for an easement across the field. The draft easement will need to be provided with the Preliminary approval and should be noted in the Development Agreement.

Conclusion:

Many if not all of the items discussed in Planning Commission have been addressed in some form or another. However, due to staff turnover and the length of time it has taken to resolve these issues the specifics of the solutions are unknown to current staff. It is suggested that additional information and, in some cases, revisions be provided for the following items:



- **Density:** The language in the code in place at the time the applications were submitted and accepted reads “Maximum Density 7 d.u. per acre.” The definition of Density in GLUDMC Chapter 2 Definitions at the time of application states: *(74) DENSITY. Density is a measure of the number of dwelling units per acre. It shall be expressed dwelling units per acre (DU/acre). Unbuildable land (as defined by the Planning Commission) is land with a slope greater than 25%, subject to inundation, or other geological hazards.*
The definition does not distinguish gross density vs. net density due to roads, open space and other limiting factors. The applicant has interpreted this code to mean that they are entitled to 7 units per acre based on gross acreage of the parcel.
- **Setbacks:** On the Preliminary Layout there seem to be a few locations where the setbacks either need to be adjusted or there needs to be additional information added to the deviation table. Those spots include:
 - a) There is only 10 feet between units 5 and 6 the code requires 7.5 feet for each side. With two sides 15 feet is required.
 - b) The requirement for corner lots is “On corner lots 2 front yards and 2 side yards are required.” The two lots fronting streets both must meet the front setback requirement which is 25 feet. The back and side can meet side setbacks of 7.5 feet for each side.
 - c) Units 13, 14, 19, 74, 85 & 93 do not meet the 25-foot side setback.
 - d) Units 65 -74 and 85-93 may be able to be adjusted with the 15 foot space between buildings to better meet the corner lot requirements.
 - e) Units 14 – 18 and 19 – 23 look like they are limited due to the visitor parking on the street. Please note the reasoning for why the corner setbacks are not being met.
 - f) The limited side setbacks also affect the 30-foot site triangle requirement as driveway will cars in them block the clear view area in the site triangle (GLUDMC 4.16 Clear View of Intersection Streets). The issue should also be addressed on the table of deviations.

Townhouses are unique in that the units are all part of one building so it may not make sense to construct an end unit that has a 7.5 foot rear setback on a corner and all other units a 20 foot setback.

Planning Commission: It is very important that we follow the Chapter 12 PUD requirements that were in place when the application was submitted and not the current language. The two are very different in that the previous versions of the PUD do not restrict the Planning Commission from considering requests for items such as parking and site triangles. Safety is still important and a valid reason to turn down a requested deviation, but if there are ways to mitigate an issue those solutions need to be considered.

- **Lot size:** The RM-7 Zone requires minimum lot sizes of 7,000 square feet for the first unit and 6,000 for each additional unit. There is no language in the code at the time of application that provided restrictions on how this is calculated. In fact, a previous townhouse project that is contemporary to the Townhouses on Willow and also located on Willow Street used the total area minus the streets. This was allowed because most Townhouses are actually zero lot line, meaning that the property line for each unit is at the



wall of the building. Thus, the square footage of the minimum lot is really an aggregate of the actual lots size per unit plus the setback and common areas. Streets are not included in the square footage. In this case of 93 units, the overall lots size must be at least 559,000 square feet or 12.83 acres. That only leaves ½ acre for streets which is clearly not the case so this item should be listed on the deviation table.

- **Offsite Sewer Line Improvements:** The drawings reviewed with the PUD application include a set of drawings showing locations on the existing sewer line in Durfee Street, Willow Street and Main Street that require repairs to make the line adequate to serve the proposed subdivision. It is understood that these repairs have been agreed to by the applicant and this needs to be clearly defined in the Development Agreement and should be noted with the PUD consideration.
- **Offsite Water Line Upsize (Willow Street):** The drawing package dated August 29, 2024, includes the construction of an 8" water line tying in to the existing water line on Durfee street and running south along Willow Street for approximately 1,300 feet to the north street frontage boundary of the Townhomes on Willow. This project should improve the fire flow issues on Willow Street, at least through the length of the upgrade, and needs to be clearly defined in the Development Agreement and should be noted with the PUD consideration.
- **Offsite Water Line Extension (Cherry Street Alignment):** The applicant has included a drawing that shows construction of an 8" water line between the proposed project and the Lookout Pass Subdivision in line with the Cherry Street alignment across Mr. Michael Warners Pasture. This waterline is in response to public comments from residents in the Lookout Pass Subdivision expressing concern with already low pressure and flows. The proposed line would loop the system in this area, which should help to improve pressure and flow to a small degree. The Applicant proposed this line extension, and it should be considered as a benefit to the City and the surrounding neighborhoods. The proposed line would require an easement from Mr. Warner which the applicant has stated he would provide. This proposed line needs to be clearly defined in the Development Agreement and should be noted with the PUD consideration.
- **Offsite Street Improvements:** The applicants drawings dated August 29, 2024, include plans to widen the west half of Willow Street from Durfee Street through the frontage of the proposed project. The widening includes additional pavement width sidewalk, curb and gutter. The additional pavement width will vary due to the meandering of the existing street but should improve the travel experience on the street and improve safety with additional sidewalk on the west side of the street.

Public comment included statements that the pavement on Willow Street is narrow, and it gets a lot of traffic. The actual traffic counts of the traffic studies that have been completed are not high but certainly traffic is more significant than a typical residential street located in a subdivision. Willow Street is home to an elementary school located further south and has multiple subdivisions adding traffic south of Durfee Street. Those using Willow Street south of Durfee Street will travel on the section of Willow Street that the proposed project is fronting to get to Main Street or vice versa.



Subject

January 7, 2025

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While ideally the street would be widened for the full length of Willow Street in this area that is 2,700 feet and includes several obstacles due to encroachment which if required is disproportionate to the impact of the proposed development and would therefore require significant City participation.

The offsite street improvement should be clearly defined in the Development Agreement and noted in the PUD consideration.

- **Traffic Impact Study:** A memo has been included reviewing the traffic studies that have been provided. In summary the original Traffic Impact Study (TIS) completed by Hales Engineering and dated February 11, 2022, did not consider the two closest intersections with major streets at the Intersection of Durfee Street and Willow Street and Main Street and Willow Street. Thus, a second TIS specifically addressing these intersections was requested by the City and provided by the applicant. The second TIS was completed by A-Trans Transportation Engineering and is dated November 2024.

Upon review of both studies there is one major concern that requires additional clarification. The Hales Engineering study utilizes the ITE Trip Generation data which is considered an industry standard. However, the numbers: 44 morning peak hour trips and 52 evening peak hour trips raise red flags. Grantsville is not an urban area with abundant transit and close proximity to employment and goods and services. When compared with traffic studies for single family home subdivisions in the area these counts do not make sense. The residents of these townhomes will find it needful to drive just like residents in other nearby single-family subdivisions. These trip generation numbers were carried over into the 2024 study. The trip generation numbers need to be reconsidered and adjusted to better reflect the local conditions or justification provided to help the City understand why these numbers are an accurate reflection of what will occur.

- **In General:** Requests for deviations or offsite improvements that are required in order to mitigate the impact of the proposed project on existing facilities and utilities should be clearly described in a Development Agreement and noted in the PUD consideration.

Please have the applicant address these issues before sending this project to the Planning Commission.



Planned Unit Development Application

Section 7.8 Determination

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

The proposed use is a Planned Unit Development with townhomes and a club house. The underlying zone is RM-7 which allows townhomes as conditional use and a club house as permitted.

- (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 proposed use will not 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;*

The use will comply with the intent, spirit, and regulations of these ordinances, 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;*

All adjacent zones are RM-7 and adjacent uses are residential and agricultural.

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

The proposed improvements are in harmony with the neighboring uses, any nuisances, if any, 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;*

The proposed improvements will increase the surrounding property values.

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

The development complies 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;*

The guarantee assuring compliance to all conditions that are imposed can be recorded with the related documents to the Plat, CC&R, and the HOA.

- (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;*

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.

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

The internal circulation system was designed by a licensed civil engineer and a 3rd party traffic study conducted to ensure proper design.

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

The 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;

Large amounts of open space is provided that improve the improve the visual impacts, all lighting is internal to the development and the noise levels will match the surrounding areas.

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

The 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;

Landscaping and design is appropriate for the scale of the development.

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

There are no historical structures on the property and there are no significant environmental features of the property.

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

The hours of operating and delivery hours match the surrounding areas.

Change, alteration, modification, or waiver of zoning or development regulations

- *15.4 Multiple Residential District RM-7, Maximum Density 7 d.u./acre*

- The max units per acre in Grantsville is 15, which would allow this development to have 200 units. The development proposed has 93 units. Less than half the max allowed. This is done to provide open space and to provide a clubhouse.

- *4.34 Multi Unit Residential Development*

b.(i) Minimum lot size shall be calculated as 7,000 square feet (sq) for the first unit and an additional 4,000 square feet (sq) for each additional ground level unit in the structure. The minimum lot size for units within a structure adjacent to a street corner shall be 10,000 square feet (sq).

- The proposed units have a property boundary that matches the footprint of the building. This has been done to increase the open space available to everyone.

iv. Minimum front yard setback will be twenty-five feet (25')

vi. Minimum side yard setback will be twenty feet (20')

vii. For corner lots, there shall be two front yard setbacks.

- The proposed units meet the setbacks listed in most situations but there are some places where they have been reduced in order to provide more distributed parking.

Townhomes on Willow

P.U.D application

Variance:

As part of the P.U.D. application for the Townhomes on Willow Subdivision we are asking for variance in lot size down to approximately 1,000 square feet. We are not asking for an increase in density. The reduced lot size will accommodate townhome ownership to include the building footprint of each unit.

Objectives:

This variance will allow for a Townhome plan with an HOA to accomplish the following:

1. HOA will be responsible for all exterior maintenance of the buildings.
2. 47% or 6.33 acres will be common area open space.
3. All landscaping will be maintained by the HOA.
4. HOA maintained amenities:
 - a. Clubhouse
 - b. Basketball Court
 - c. Pickleball Courts
 - d. Playgrounds.
 - e. Walking Paths.

GLUDMC Chapter 12 PUD as it was in February 2022

There is not a complete file of Chapter 12 in February 2022 so this is a pieced together version that includes pre amendment language from Resolution 2024-05 Resolution 2019-18 as compared with earlier language from a copy of the ordinance in 2018 that is available.

2024-05 BEFORE AMENDMENT

12.1 Purpose

(1) A planned development is a distinct category of conditional use. As such, it is intended to encourage the efficient use of land and resources, promote greater efficiency in public and utility services, preservation of open space, efficient use of alternative transportation and encouraging innovation in the planning and building of all types of development. Through the flexibility of the planned unit development technique, the City and developer will seek to achieve the following specific objectives:

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

(b) The use of design, landscape or architectural features to create a pleasing environment while preserving desirable site characteristics such as natural topography, vegetation and geologic features as open space and providing recreational facilities. For projects containing a residential component containing more than a single dwelling unit at least 10% of the total parcel acreage shall be open space. (Resolution 2019-18 Removes) ~~All Planned Unit Development projects shall conform at a minimum with open space and improved open space requirements found in Chapter 21.~~ Topography with slopes greater than 30% on average with a site area greater than 5,000 square feet, natural water bodies and drainages shall be protected;

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

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

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

2024-05 BEFORE AMENDMENT

12.2 Authority To Modify Regulations

(1) The Planning Commission shall have the authority in approving any planned development to change, alter, modify or waive any provisions of this Code as they apply to the proposed planned development. No such change, alteration, modification or waiver shall be approved unless the Planning Commission shall find that the proposed planned unit development:

(a) Will achieve the purposes for which a planned development may be approved pursuant to Section 12.1.

(b) Will not violate the general purposes, goals and objectives of this Code and of any plans adopted by the Planning Commission or the City Council.

2024-05 BEFORE REPEAL

12.3 Minimum Area

(1) A planned development proposed for any parcel or tract of land under single ownership or control shall have a contiguous minimum net site area for each zoning district as set forth below:

<u>Zoning District</u>	<u>Minimum Planned Development Size</u>
Agriculture District, A	80 Acres
Rural Residential District, RR-5	20 Acres
Rural Residential District, RR-1	10 Acres
Residential District, R-1-21	10 Acres
Residential District, R-1-12	5 Acres
Multiple Residential District, RM-7	5 Acres
Multiple Residential District, RM-15	5 Acres

(2) Notwithstanding any provision herein to the contrary, any lot or parcel legally created or existing as of the effective date of this Code (July 15, 1996), that is currently

located in a commercial or industrial zoning district, may in the discretion of the Planning Commission and City Council, be developed as a Planned Unit Development, even if said lot or parcel does not contain the above stated minimum net site area, provided said development is determined to comply with the other requirements of this Chapter.

2024-05 BEFORE AMENDMENT

12.4 Application Procedure

(1) Except as required by this section, the application and approval procedures for planned unit developments are the same as is specified in the Subdivision Regulations contained in Section 2 and Section 4 of Chapter 21 of this Code. Planned unit developments shall also comply with the other provisions of Chapter 21, where applicable, including design standards for subdivision.

(2) In addition to the application requirements for subdivisions, an applicant for a planned unit development shall submit the following information with the Preliminary Plat application:

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

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

(3) The approval of the final plan or final plat (if required) shall include approval of the final development plan and all special conditions applicable to the planned unit development. The final plan or plat together with the final development plan and special conditions for the planned unit development, rather than any other provision of this Code, shall constitute the use, parking, loading, sign, bulk, space and yard and other regulations applicable to the subject property, and no use or development, other than a home occupation or temporary uses, not allowed by the final plan or plat development plan and conditions shall be permitted within the area of the planned unit development. The final plan or final plat shall include a notation of any changes, alterations, modifications or waivers of the regular standards of the zoning district and of this Code and shall list any special conditions.

(4) Any party aggrieved by the final decision of the Planning Commission, regarding a planned unit development, with respect to a concept phase, preliminary plan or plat, final plan or plat, the development plan or changes, alterations, modifications or waivers

either granted or denied, 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 and prior to any further consideration by the Planning Commission of a subsequent step in the planned unit development approval process. Only the final decision of the City Council with respect to the Final Plan or plat, Development Plan or changes, alterations, modifications or waivers either granted or denied 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 City Recorder and with the Clerk of the District Court. No planned unit development final plan (that does not include a subdivision) shall be valid for a period longer than one year unless a building permit has been issued, construction has actually begun within that period and construction has been diligently pursued. Upon written request of the applicant, the one year period may be extended by the Planning Commission for such time as it shall determine for good cause shown, without further hearing.

2024-05 BEFORE AMENDMENT

12.5 Adjustments To Development Plan

(1) No major alteration or amendment to the final development plan shall be made without a new application being filed and processed pursuant to the provisions of this Chapter. Minor alterations to a development plan that do not include a subdivision of land, may be made subject to written approval of the Planning Commission when such adjustments appear necessary in light of technical or engineering considerations. Such minor adjustments shall be limited to the following elements:

- (a) Adjusting the distance as shown on the approved final Development Plan between any one structure or group of structures, and any other structure or group of structures, or any vehicular circulation element or any boundary of the site;
- (b) Adjusting the location of any open space. The size or amount of open space that was approved shall not be compromised.
- (c) Adjusting any final grade, and
- (d) Altering the types of landscaping elements and their arrangement within the required landscaping buffer area.

(2) Such minor adjustments shall be consistent with the intent and purpose of the Code and the Final Development Plan as approved, and shall be the minimum necessary to overcome the particular difficulty and shall not be approved if such adjustments would result in a violation of any standard or requirement of this Code.

(3) Any adjustment to the approved Final Development Plan not authorized by this Section, shall be considered to be a major adjustment. The Planning Commission following notice to at least all adjoining property owners, may approve an application for a major adjustment of the Final Development Plan, not requiring a modification of written conditions of approval or recorded easements, upon finding that any changes in the plan as approved will be in substantial conformity with the final Development Plan. If the Planning Commission determines that a major adjustment is not in substantial conformity with the Final Development Plan as approved, then the Planning Commission shall review the request in accordance with the procedures set forth in Section 12.4.

GLUDMC Chapter 15.4 RM-7 District as it was in February 2022

There is not a complete file of Chapter 15.4 in February 2022 so this is a pieced together version that includes pre amendment language from Resolution 2022-14 as compared with earlier language from a copy of the ordinance in 2018 that is available.

2022-14 BEFORE AMENDMENT

15.4 Multiple Residential District RM-7

Effective June 4, 1999 no application to extend, enlarge or re-zone property to a RM-7 zoning district designation will be considered by Grantsville City. Areas previously designated with a RM-7 zoning district designation may continue after June 4, 1999 and the uses in these district's may continue subject to the following regulations.

(1) The RM-7 Zoning District is intended to provide areas for medium density single family and multi-family residential with the opportunity for varied housing styles and character.

Minimum Lot Size..... 7,000

sq. feet Minimum Lot Size for Corner Lots

..... 10,000 sq. feet Additional lot area for each

additional dwelling unit 6,000 sq. feet

Maximum Density 7

d.u./acre Lots shall comply with Chapter 4: Supplementary and Qualifying Regulations - Section 4.5: Lots Standards and Street Frontage.

Minimum Frontage (on a public street or an approved private street) 45 feet.

Minimum Yard Setback Requirements: (Amended 2000, 9/01) Front Yard

..... 25 feet. Rear

Yard for Main Buildings..... 20 feet Rear

Yard for Accessory Buildings..... 1 foot Side Yard

for Main Building, Each Side 7.5 feet Side Yard for

Accessory Buildings..... 4 feet

Set backs for Accessory Buildings on a corner lot: On the side of the Main Building

..... 4 feet On the rear of the Main Building

..... 1 foot On corner lots 2 front yards and 2 side yards are required.

Maximum Building Height..... 35 feet

Maximum Building Coverage 35 percent

Required Improvements:

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

GLUDMC 15.7

2022-14

BEFORE AMENDMENT

15.7 Codes And Symbols And Use Table 15.1

(1) In the following sections of this chapter, uses of land or buildings which are allowed in various districts are shown as "permitted uses," indicated by a "P" in the appropriate column, or as a "conditional use," indicated by a "C" in the appropriate column. A conditional use that can be issued by the Zoning Administrator by guidelines issued by the Planning Commission is indicated by a "CA" in the appropriate column. If a use is not allowed in a given district, it is either not named in the use list or it is indicated in the appropriate column by a dash, "-." If a regulation applies in a given district, it is indicated in the appropriate column by a numeral to show the linear or square feet required, or by the letter "A." If the regulation does not apply, it is indicated in the appropriate column by a dash, "-." No building, structure or land shall be used and no building or structure shall be hereafter erected, structurally altered, enlarged or maintained in the multiple use, agricultural, or rural residential districts except as provided in this Code.

Table 15.1 Use Regulations

USE	R-1-8	R-1-12	R-1-21	RM-7	RM-15
Accessory buildings and uses customarily incidental to permitted residential uses, when the residential use has been previously established or is constructed simultaneously with the residential use.	P	P	P	P	P
Accessory buildings and uses customarily incidental to permitted uses, when the residential use has not previously been established.	C	C	C	C	C
Accessory buildings and uses customarily incidental to conditional uses.	C	C	C	C	C
The tilling of the soil, the raising of crops, horticulture and home gardening.	P	P	P	P	P
Fruit/Vegetable Stand	-	C	C	-	C
Farm	R-1-8	R-1-12	R-1-21	RM-7	RM-15
Accessory Farm Employee Housing. Each accessory farm employee housing unit must be located on a contiguous parcel that contains at least 10 acres or more for each such unit and which must have at least 10 additional acres if it is located on the same property as the primary residential dwelling.	-	C	C	C	-
Family Food Production and the Raising of Horses. The first large animal (fully grown) shall have 10,000 sq ft of open area, each additional large animal shall have an additional 2,000 sq ft of open area; each medium sized animal (fully grown) shall have 4,000 sq ft of open area and each small sized animal (fully grown) shall have 500 sq ft of open area. The area of stables, barns and pens accessible to regulate	-	C	C	C	-

animals may count towards the open area requirements. No animal shall be kept, corralled, penned, or raised within 100' from any pre-existing residential dwelling located on an adjoining lot. There is no setback requirement from neighboring residential dwellings if a C.U.P. has been issued prior to the start of construction of a residential dwelling on an adjoining lot.					
Class "A" Kennel (3-15 animals only). No animal shall be kept, penned, or raised within 100' from an adjoining residence or dwelling and it must have 4,000 sq ft for each additional animal over 5.	-	C	C	C	-
Sportsmans Permit for 3-5 dogs. No dog shall be kept, penned, or raised within 100' of an adjoining residence or dwelling.	-	C	C	C	C
Raising of Rabbits, Ducks, Chickens (hens only), or Turkeys with not more than six (6) such animals in any combination, provided that appropriate cages, pens, coops, houses, etc. shall be provided for when these animals are kept outdoors. (Amended 04/11, 02/13)	P	P	P	P	P
<u>RESIDENTIAL</u>	R-1-8	R-1-12	R-1-21	RM-7	RM-15
Single-Family Dwellings Detached	P	P	P	P	P
Single-Family Attached Dwellings	P	P	P	P	P
Two-Family Dwelling (Amended 5/97)	-	C	C	P	P
Twin Home Dwellings (Amended 5/97)	-	C	C	C	C
Multiple Family Dwellings	-	-	-	C	C
Congregate Care Facility	-	-	C	C	C
Nursing Care Facility	-	-	C	C	C
Group Home, Small	-	-	P	P	P

Group Home, Large	-	-	-	-	P
Transitional Treatment Home, Small	-	-	C	C	C
Mobile Home Parks	-	-	-	C	C
Mobile Home Subdivisions	C	C	C	C	C
Residential facilities for handicapped or elderly	P	P	P	P	P
HOME OCCUPATION	CA	CA	CA	CA	CA
Household pets, other than Sportsman Permit	P	P	P	P	P
<u>INSTITUTIONAL</u>	R-1-8	R-1-12	R-1-21	RM-7	RM-15
Adult Day Care Center	-	-	C	C	P
Child Day Care Center (in a home, no more than 12 children at any one time with 1 provider and up to 16 with 2 providers, including those residing in the home with no more than 2 children under the age of two)	C	C	C	C	C
Commercial Day Care Center (not in a home) no more than 20 children at any one time	-	C	C	-	P
Child Day Care Facility (a commercial operation, not in a home, no more than 100 children at any one time)	-	-	C	-	P
Hospital	-	-	-	-	C
Medical or dental clinic	-	C	C	-	C
Nursing Care Facility	-	-	-	-	C
Places of Worship	C	C	C	C	C
Preschool (in a home, no more than 10 children from the ages of 4 to 6 years in age, including those residing in the home, with a maximum length of four hours for those who do not reside there)	C	C	C	C	C
Preschool (a commercial operation, not in a home, no more than 20 children					

from the ages of 4 to 6 years in age, at any one time, for a period not to exceed four hours)	-	-	C	-	C
Private educational institution having a curriculum similar to the public schools, grades K-12	C	C	C	C	C
Schools of higher education, community colleges, off campus facilities	-	-	C	-	C
Schools, professional and vocational	-	-	C	-	-
<u>POWER GENERATION</u>	R-1-8	R-1-12	R-1-21	RM-7	RM-15
Solar	P	P	P	P	P
<u>RECREATION, CULTURAL & ENTERTAINMENT</u>					
Private Recreational Grounds and Facilities not open to the public, in which no admission charge is made	C	C	C	C	C
Natural Open Space Areas	P	P	P	P	P
Community & Recreation Centers	C	C	C	C	C
Parks and Playgrounds, Public and Private	P	P	P	P	P
Pedestrian Pathways, Trails & Greenways	P	P	P	P	P
Community Gardens	P	P	P	P	P
<u>MISCELLANEOUS</u>	R-1-8	R-1-12	R-1-21	RM-7	RM-15
Public/Private Utility Transmission Wires, Lines, Pipes and Poles	P	P	P	P	P
Public/Private Utility Buildings and Structures	C	C	C	C	C
Cluster subdivision or Planned Unit Developments	C	C	C	C	C
Cemetery	C	C	C	C	C
Golf Course	C	C	C	C	C
Government Uses and Facilities	C	C	C	C	C

Municipal Service Uses, including City utility uses, Police and Fire Stations	C	C	C	C	C
Temporary Buildings for uses incidental to construction work, including living quarters for guard or night watchman, which buildings must be removed upon completion or abandonment of the construction work	CA	CA	CA	CA	CA
Correctional Facility, Detention Center, Jail, Penitentiary, Prison, Penal Institution (1 -249 beds)	-	-	-	-	-
Correctional Facility, Detention Center, Jail, Penitentiary, Prison, Penal Institution (250 or more beds)	-	-	-	-	-

Amended 08/02 by Ord. 2002-15, 10/02 by Ord. 2002-20, 02/09 by Ord. 2008-43, 02/11 by Ord. 2010-27, 04/11 by Ord. 2011-14, 08/11 by Ord. 2011-26, 09/11 by Ord. 2011-30, 09/11 by Ord. 2011-31, 09/12 by Ord. 2012-16, 03/15 by Ord. 2015-05

South Willow Townhomes
Willow Street
Traffic Impact Study

Grantsville, Utah

November 2024



A-Trans Engineering
P.O. Box 521651
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TRAFFIC STUDY



South Willow Townhomes Willow Street Traffic Impact Analysis

Grantsville, Utah

Category II

November 2024

Prepared by:

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I. Introduction and Summary

This traffic impact analysis is for the proposed south willow townhome development located on the west side of Willow Street between Main Street and Durfee Street in Grantsville, Utah. The development is planning to include 93 residential townhomes. The new land use site is projected to generate 44 AM and 52 PM peak hour trips with 660 daily trips and is planning two accesses on Willow Street.

A traffic study was completed by Hales Engineering. The purpose of this study is to expand of that study and include intersections that were not included in that study. Because only these AM analysis is included in that study, this is the only period included for this study. The intersections analyzed include:

- Main Street and Willow Street
- Durfee Street and Willow Street

Table 1 shows the results of the analysis.

Table 1: Analysis Results and Summary

		2024 Existing	2025 Total	2030 Background	2030 Total
Willow Street / Main Street	AM	NB delay at LOS 18.5 C	NB delay at LOS 19.9 C	NB delay at LOS 23.2 C	NB delay at LOS 25.7 D
Willow Street / Durfee Street	AM	WB delay at LOS 10.9 B	WB delay at LOS 10.8 B	WB delay at LOS 11.9 B	WB delay at LOS 12.2 B

Recommendations:

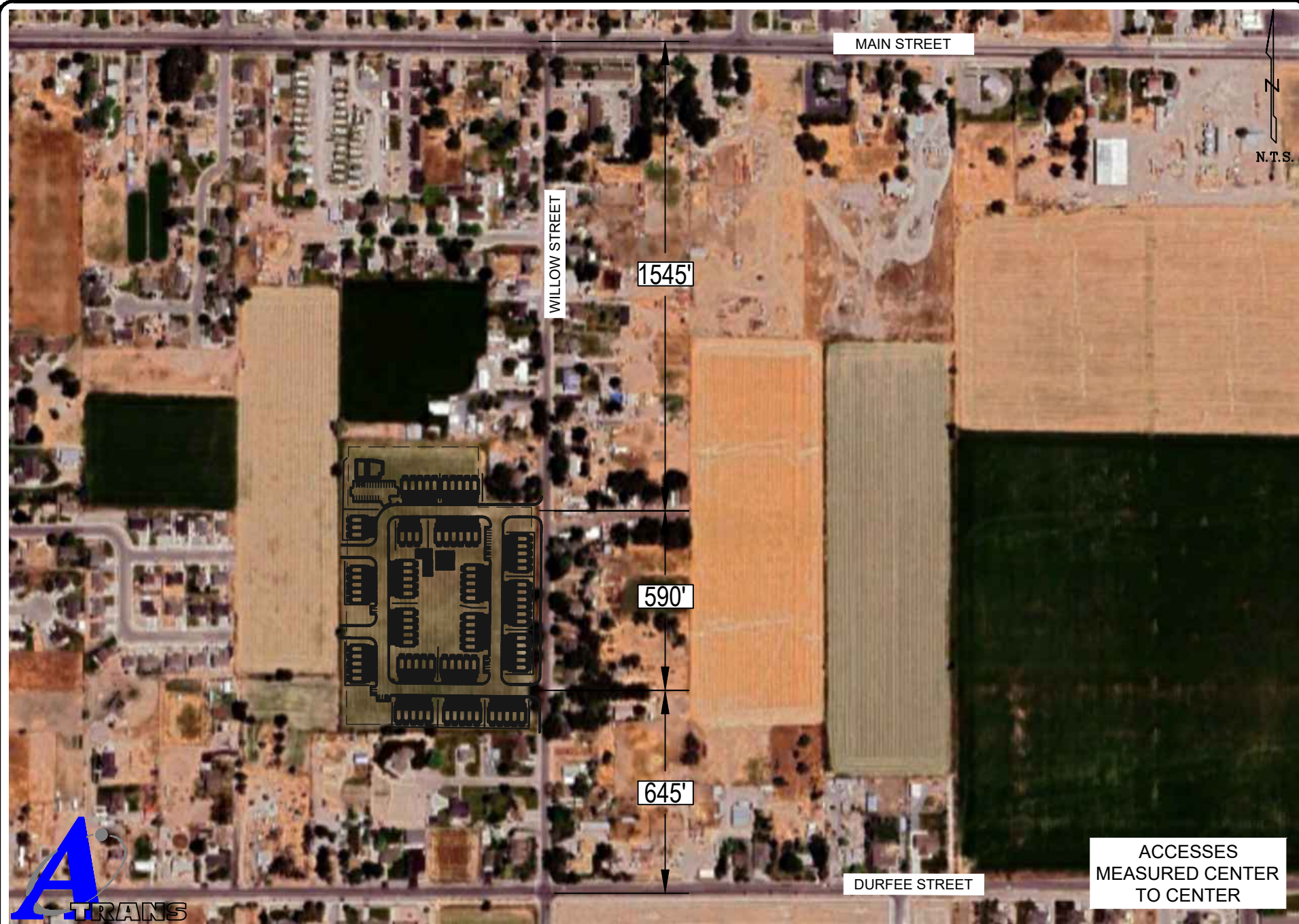
No geometric mitigation is recommended.



II. Proposed Project

This traffic impact analysis is for the proposed south willow townhome development located on the west side of Willow Street between Main Street and Durfee Street in Grantsville, Utah. The development is planning to include 93 residential townhomes. The new land use site is projected to generate 44 AM and 52 PM peak hour trips with 660 daily trips and is planning two accesses on Willow Street. The northern access will be approximately 1545 feet south of Main Street, the southern access will be approximately 645 feet north of Durfee Street. The accesses were measured from center of intersection to center of intersection. Since this study is a follow up from the original Hales study, completed in February 2022, only the AM peak was analyzed.

The proposed conceptual site plan and access spacing are shown in Figure 1.



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Figure 1

Conceptual Site Plan

III. Study Area Conditions

The study area includes the following intersection.

- Main Street / Willow Street
- Willow Street / Durfee Street

Figure 2 shows the location of the site. Figure 3 shows existing intersection geometry.

Main Street

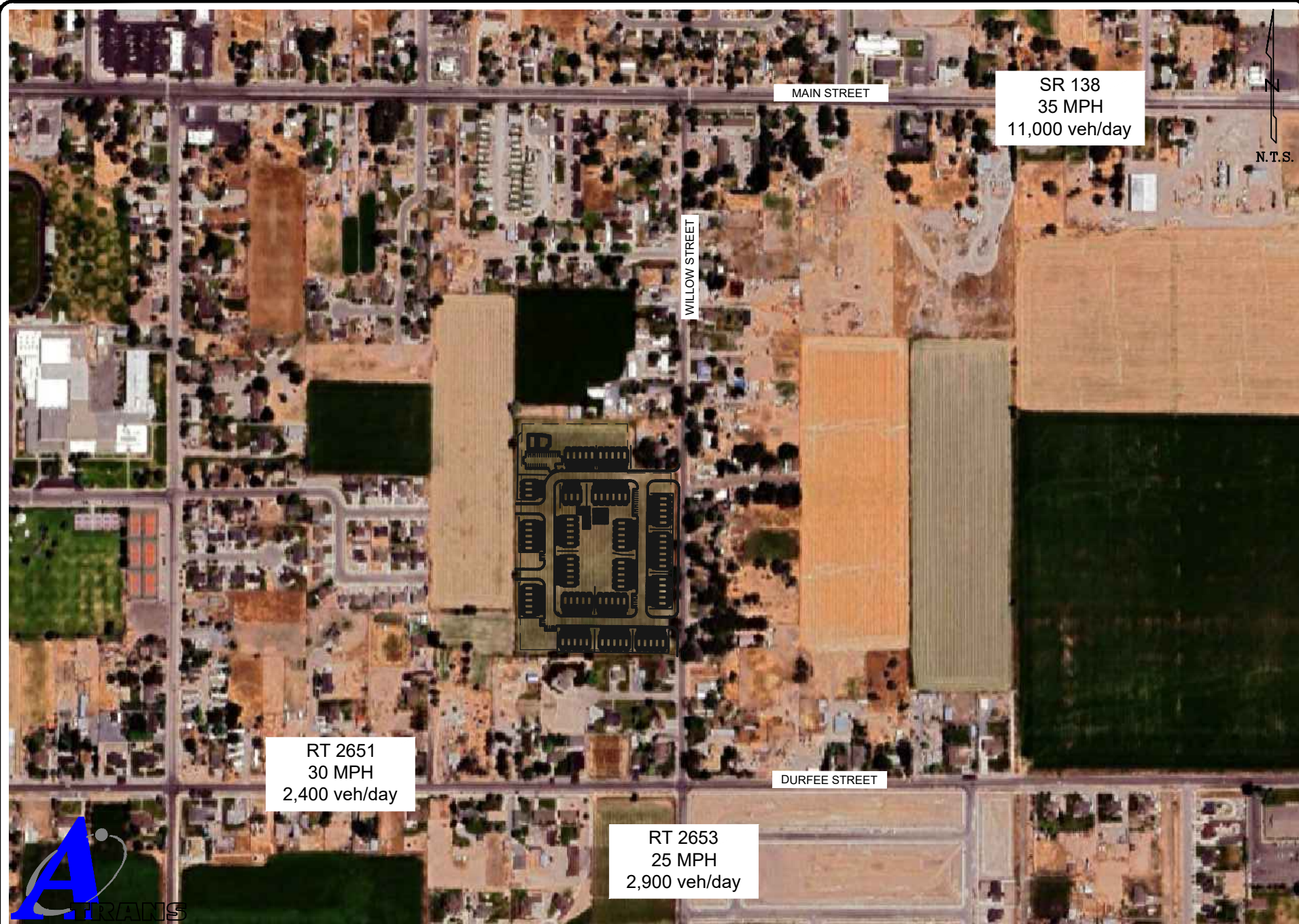
Main Street (SR 138) is a 4 lane facility with two lanes for the west bound traffic, one lane for the east bound traffic with a drop lane, and a two way left turn lane. The 2023 AADT is 11,000 vehicles per day with a posted speed limit of 35 MPH. UDOT classifies SR 138 as a Category 5 roadway.

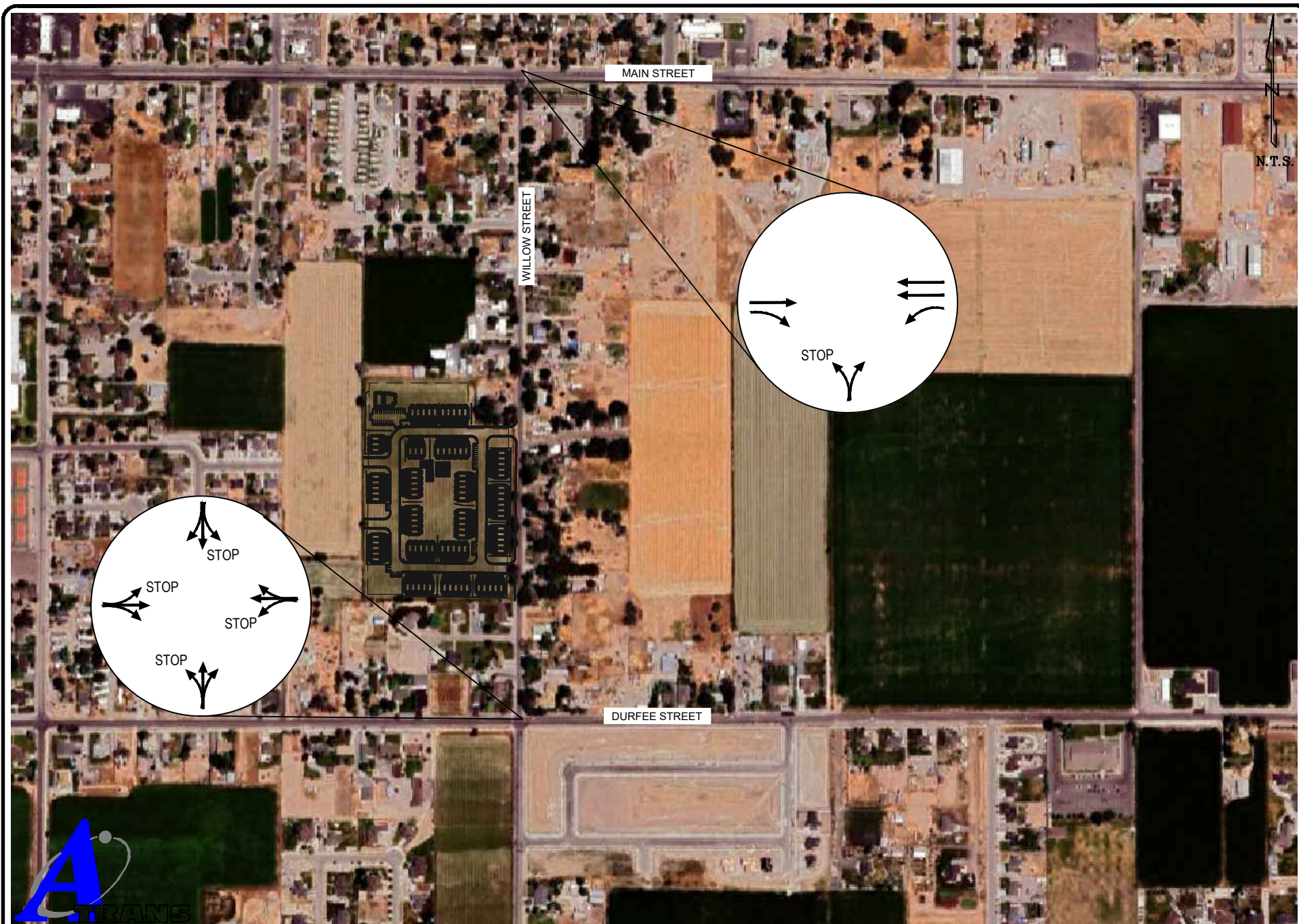
Willow Street

Willow Street (RT 2653) is a residential street with no striping with a single lane for each direction. The 2023 AADT is 2,900 vehicles per day with a posted speed limit of 25 MPH.

Durfee Street

Durfee Street (RT 2651) is a 2 lane facility with one lane in each direction. The 2023 AADT is 2,400 vehicles per day with a posted speed limit of 30 MPH.





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Figure 3

Existing Geometry

IV. Analysis of Existing Condition

The existing traffic counts were performed October 24 – October 25, 2024 during the AM (7:00 – 9:00 AM) peak period. 2023 Existing Traffic volumes used in the study are shown in Figure 4.

The Highway Capacity Manual defines the Level of Service (LOS) for both signalized and unsignalized intersections as a range of average experienced delay. LOS is a qualitative rating of traveler satisfaction from A to F whereby LOS A is good and LOS F poor. Table 2 shows the LOS range by delay for unsignalized and signalized intersections and accesses.

Table 2: Intersection LOS-Delay Relationship

	Unsignalized	Signalized
Level of Service	Total Delay per Vehicle (sec)	Total Delay per Vehicle (sec)
A	≤ 10.0	≤ 10.0
B	> 10.0 and ≤ 15.0	> 10.0 and ≤ 20.0
C	> 15.0 and ≤ 25.0	> 20.0 and ≤ 35.0
D	> 25.0 and ≤ 35.0	> 35.0 and ≤ 55.0
E	> 35.0 and ≤ 50.0	> 55.0 and ≤ 80.0
F	> 50.0	> 80.0

The analysis shows that Willow Street / Main Street operates with side street delay at LOS C in the AM Peak Period, and Willow Street / Durfee Street operates with side street delay at LOS B in the AM Peak Period. Table 3 shows the Existing LOS.

Table 3: Existing Level of Service

	Willow Street / Main Street (NB)	Willow Street / Durfee Street (WB)
AM	18.5 C	10.9 B



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Figure 4

Existing Traffic

V. Projected Traffic

A. Trip Generation

Trip generation for the site was done using The Institute of Transportation Engineers (ITE) *Trip Generation* (11th Edition) handbook. The site is planning 93 units. The site is projected to generate 44 AM and 52 PM peak hour trips with 660 daily trips as identified in the prior Hales Engineering Study.

B. Trip Distribution

Origin-destination was determined from evaluating the location of neighboring residential development and commercial centers as well as the existing traffic patterns of trips at the counted intersections. This was used as a baseline for origin destination and engineering judgment was applied to this to determine the following OD for the site.

- 60% to/from north on Willow Street
- 40% to/from south on Willow Street

Origin Destination is shown in Figure 5. Site trip distribution is shown in Figure 6.



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Figure 5

Origin Destination



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Figure 6

Site Trip Distribution

VI. Growth

Growth in the area was determined from UDOT's Traffic on Utah Highways and projections from WFRC. The volumes and utilized to determine growth is shown in Appendix A. Based on this data an average growth of 2.6% is assumed. The 2030 growth factor is 1.14.

Background traffic is determined by multiplying the existing traffic by the growth factor for 2030. 2030 Background Traffic is shown in Figure 7. Total traffic in the area for the future projection years is derived by adding the non-site volume forecasts (background traffic) to the site generated traffic. Opening Day Total Traffic is shown in Figure 8. 2030 Total Traffic is shown in Figure 9.





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Figure 8

2025 Total Traffic



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Figure 9

2030 Total Traffic

VII. Traffic Analysis

A. Level of Service Analysis

The intersection and access analysis evaluates the performance of each intersection and access using the measure of performance of delay and level of service (LOS). Table 6 provides a summary of the analysis. Tables 4-6 show the intersection and access analysis.

Table 4: Analysis Results

		2024 Existing	2025 Total	2030 Background	2030 Total
Willow Street / Main Street	AM	NB delay at LOS 18.5 C	NB delay at LOS 19.9 C	NB delay at LOS 23.2 C	NB delay at LOS 25.7 D
Willow Street / Durfee Street	AM	WB delay at LOS 10.9 B	WB delay at LOS 10.8 B	WB delay at LOS 11.9 B	WB delay at LOS 12.2 B

Table 5: Willow Street / Main Street Intersection Analysis

		NB	WBL
2024 Existing	AM	18.5 C	9.5 A
2030 Background	AM	23.2 C	10.0 A
2025 Total	AM	19.9 C	9.5 A
2030 Total	AM	25.7 D	10.0 B

Table 6: Willow Street / Durfee Street Intersection Analysis

		NBLTR	EBLTR	WBLTR	SBLTR
2024 Existing	AM	9.7 A	10.3 B	10.6 B	9.2 A
2030 Background	AM	10.5 B	11.5 B	11.9 B	9.7 A
2025 Total	AM	9.8 A	10.4 B	10.8 B	9.4 A
2030 Total	AM	10.6 B	11.7 B	12.2 B	10.0 A

VIII. Conclusions

This traffic impact analysis is for the proposed South Willow townhome development located on the west side of Willow Street between Main Street and Durfee Street in Grantsville, Utah. The development is planning to include 93 residential townhomes. The new land use site is projected to generate 44 AM and 52 PM peak hour trips with 660 daily trips and is planning two accesses on Willow Street. The northern access will be approximately 1550 feet south of main street, the southern access will be approximately 600 feet north of Durfee Street. The accesses were measured from center of intersection to center of intersection.

Since this study is a follow up from the original Hales study, completed in February 2022, only the AM peak was analyzed.

The purpose of this analysis is to identify the proposed developments impact on the Willow / Main Street and the Durfee / Willow intersections. The results show the critical movements all operate at a LOS D or better and most individual movement changes are less than one second. The northbound movement at Main Street is projected to change by less than two seconds.

Main Street has right turn and left turn lanes to accommodate the increase in traffic at Willow Street.

There are no off site recommendations made to accommodate the site traffic.



APPENDICES

Appendix A	Traffic Counts and Projections
Appendix B	Intersection Analyses



Appendix A Traffic Counts and Projections

AM PEAK HOUR VOLUMES

INTERSECTION: Willow Street and Main Street

Ped = 0

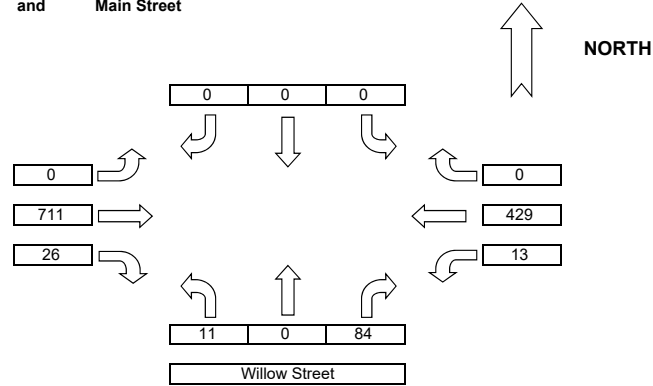
N-S STREET: Willow Street
E-W STREET: Main Street

COUNT DATE: October 24, 2024
Day of the Week: Thursday
NOTES:

COUNT TIME:
FROM: 7:00 AM
TO: 9:00 AM

PK HR VOLUME: 1,274
PHF: 0.88
PEAK HOUR:
FROM: 7:10 AM TO: 8:10 AM

Main Street



AM Traffic

COUNT DATA INPUT:

Name: Julie

Name: Julie

Name: Julie

Name: Julie

TIME PERIOD	FROM:	TO:	NORTHBOUND			EASTBOUND			SOUTHBOUND			WESTBOUND			TOTAL 5' VOLUMES	TOTAL 15' VOLUMES	PEDESTRIAN	
			NBL	NBT	NBR	EBL	EBT	EBR	SBL	SBT	SBR	WBL	WBT	WBR			E/W	N/S
7:00 AM	7:05 AM		1	0	5	0	27	0	0	1	0	0	14	0	48	209	0	0
7:05 AM	7:10 AM		1	0	8	0	48	1	0	0	0	0	17	0	75	236	0	0
7:10 AM	7:15 AM		1	0	7	0	52	1	0	0	0	2	23	0	86	248	0	0
7:15 AM	7:20 AM		1	0	9	0	44	2	0	0	0	1	18	0	75	265	0	0
7:20 AM	7:25 AM		0	0	6	0	56	0	0	0	0	0	25	0	87	298	0	0
7:25 AM	7:30 AM		1	0	6	0	60	1	0	0	0	2	33	0	103	327	0	0
7:30 AM	7:35 AM		0	0	12	0	58	1	0	0	0	2	35	0	108	341	0	0
7:35 AM	7:40 AM		1	0	5	0	66	2	0	0	0	1	41	0	116	354	0	0
7:40 AM	7:45 AM		1	0	4	0	65	3	0	0	0	0	44	0	117	362	0	0
7:45 AM	7:50 AM		3	0	5	0	66	2	0	0	0	1	44	0	121	356	0	0
7:50 AM	7:55 AM		0	0	7	0	64	4	0	0	0	2	47	0	124	362	0	0
7:55 AM	8:00 AM		0	0	10	0	57	1	0	0	0	0	43	0	111	337	0	0
8:00 AM	8:05 AM		3	0	5	0	70	4	0	0	0	2	43	0	127	311	0	0
8:05 AM	8:10 AM		0	0	8	0	53	5	0	0	0	0	33	0	99	244	0	0
8:10 AM	8:15 AM		0	0	9	0	36	2	0	0	0	6	32	0	85	238	0	0
8:15 AM	8:20 AM		1	0	2	0	33	2	0	0	0	2	20	0	60	251	0	0
8:20 AM	8:25 AM		1	0	3	0	43	5	0	0	0	4	37	0	93	290	0	0
8:25 AM	8:30 AM		3	0	6	0	41	5	0	0	0	4	39	0	98	298	0	0
8:30 AM	8:35 AM		1	0	7	0	53	4	0	0	0	3	31	0	99	289	0	0
8:35 AM	8:40 AM		4	0	9	0	44	14	0	0	0	4	26	0	101	283	0	0
8:40 AM	8:45 AM		3	0	4	0	39	9	0	0	0	3	31	0	89	298	0	0
8:45 AM	8:50 AM		5	0	3	0	43	8	0	0	0	6	28	0	93	295	0	0
8:50 AM	8:55 AM		7	0	10	0	52	7	0	0	0	3	37	0	116	202	0	0
8:55 AM	9:00 AM		4	0	10	0	47	3	0	0	0	0	22	0	86	86	0	1

AM PEAK HOUR VOLUMES

INTERSECTION: Willow Street and Durfee Street

Ped = 2

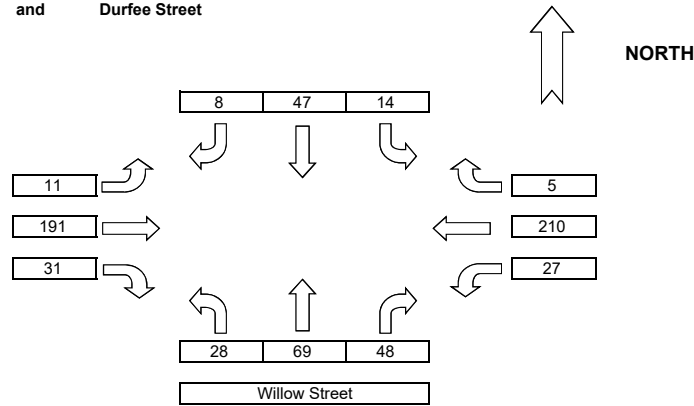
N-S STREET: Willow Street
E-W STREET: Durfee Street

PK HR VOLUME:	689
PHF:	0.69
PEAK HOUR:	
FROM:	TO:
7:35 AM	8:35 AM

COUNT DATE: October 25, 2024
Day of the Week: Friday
NOTES:

COUNT TIME:
FROM: 7:00 AM
TO: 9:00 AM

Durfee Street



AM Traffic

COUNT DATA INPUT:

Name: Heather

Name: Heather

Name: Heather

Name: Heather

TIME PERIOD	FROM:	TO:	NORTHBOUND			EASTBOUND			SOUTHBOUND			WESTBOUND			TOTAL 5' VOLUMES	TOTAL 15' VOLUMES	PEDESTRIAN	
			NBL	NBT	NBR	EBL	EBT	EBR	SBL	SBT	SBR	WBL	WBT	WBR			E/W	N/S
7:00 AM	7:05 AM		0	3	4	1	1	0	2	2	0	1	5	0	19	50	0	0
7:05 AM	7:10 AM		0	4	2	0	2	0	0	0	0	0	2	0	10	53	0	0
7:10 AM	7:15 AM		0	8	0	0	4	0	0	1	0	3	5	0	21	61	0	0
7:15 AM	7:20 AM		0	9	1	0	5	1	0	1	0	0	4	1	22	82	0	0
7:20 AM	7:25 AM		1	3	2	0	3	0	0	1	0	1	7	0	18	112	2	0
7:25 AM	7:30 AM		3	7	7	1	5	0	0	1	1	1	16	0	42	173	0	0
7:30 AM	7:35 AM		3	4	7	0	9	0	1	2	4	0	21	1	52	210	0	0
7:35 AM	7:40 AM		3	10	7	1	11	5	3	1	2	5	31	0	79	248	0	0
7:40 AM	7:45 AM		2	2	7	2	20	4	1	3	0	1	37	0	79	235	0	0
7:45 AM	7:50 AM		4	8	2	1	27	2	0	1	0	1	43	1	90	230	0	1
7:50 AM	7:55 AM		3	9	3	2	18	3	1	1	0	2	23	1	66	190	1	0
7:55 AM	8:00 AM		1	3	4	1	29	3	2	6	4	3	18	0	74	162	0	0
8:00 AM	8:05 AM		3	3	1	0	24	2	1	0	0	1	14	1	50	134	0	0
8:05 AM	8:10 AM		0	7	6	0	15	0	0	0	1	0	9	0	38	107	0	0
8:10 AM	8:15 AM		1	3	3	2	14	2	2	5	0	3	10	1	46	107	0	0
8:15 AM	8:20 AM		2	5	3	0	3	0	0	4	1	1	3	1	23	109	0	0
8:20 AM	8:25 AM		0	5	1	2	12	2	2	7	0	0	7	0	38	144	0	0
8:25 AM	8:30 AM		3	8	4	0	7	4	2	10	0	5	5	0	48	166	0	0
8:30 AM	8:35 AM		6	6	7	0	11	4	0	9	0	5	10	0	58	199	0	0
8:35 AM	8:40 AM		5	8	7	1	8	12	1	11	1	0	5	1	60	199	0	0
8:40 AM	8:45 AM		4	17	9	0	13	5	2	14	1	3	13	0	81	184	0	0
8:45 AM	8:50 AM		7	14	3	0	9	2	2	5	3	3	9	1	58	136	0	0
8:50 AM	8:55 AM		4	5	3	0	9	2	0	1	1	3	17	0	45	78	0	1
8:55 AM	9:00 AM		0	4	2	0	5	1	0	4	0	2	13	2	33	33	0	0

Historic Growth

2.59%	Growth Factor	Years	Analysis Year
	1.00	0	2024
	1.14	5	2030
	1.99	27	2050

Straight line growth assumed within the study horizon

Source: Traffic on Utah Highways

Road:	Road A	
Year	AADT	Growth
2013	8,700	
2014	9,000	3%
2015	9,500	6%
2016	9,900	4%
2017	11,000	11%
2018	11,000	0%
2019	11,000	0%
2020	9,700	-12%
2021	11,000	13%
2022	11,000	0%
2023	11,000	0%
Average		2.6%

Trip Distribution

1	Main Street / Willow		1.14		
	2024	Site	2025	2030	2030
AM	Existing	Phase I	Total	Background	Total
EBL			0	0	0
EBT	711		711	811	811
EBR	26	2	28	30	32
WBL	13	6	19	15	21
WBT	429		429	489	489
WBR			0	0	0
NBL	11	4	15	13	17
NBT			0	0	0
NBR	84	14	98	96	110
SBL			0	0	0
SBT			0	0	0
SBR			0	0	0

% Increase
1

1	Durfee / Willow		1.14		
	2024	Site	2025	2030	2030
AM	Existing	Phase I	Total	Background	Total
EBL	11		11	13	13
EBT	191		191	218	218
EBR	31		31	35	35
WBL	27		27	31	31
WBT	210		210	239	239
WBR	5	6	11	6	12
NBL	28		28	32	32
NBT	69		69	79	79
NBR	48		48	55	55
SBL	14	12	26	16	28
SBT	47		47	54	54
SBR	8		8	9	9



Appendix B Intersection Analyses

HCM 6th TWSC

1: Willow Street & Main Street

10/30/2024

Intersection

Int Delay, s/veh 1.5

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↑	↗	↖	↑↑	↘	
Traffic Vol, veh/h	711	26	13	429	11	84
Future Vol, veh/h	711	26	13	429	11	84
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	0	300	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	773	28	14	466	12	91

Major/Minor	Major1	Major2	Minor1
Conflicting Flow All	0	0	801
Stage 1	-	-	-
Stage 2	-	-	-
Critical Hdwy	-	-	4.13
Critical Hdwy Stg 1	-	-	-
Critical Hdwy Stg 2	-	-	-
Follow-up Hdwy	-	-	2.219
Pot Cap-1 Maneuver	-	-	820
Stage 1	-	-	-
Stage 2	-	-	-
Platoon blocked, %	-	-	-
Mov Cap-1 Maneuver	-	-	820
Mov Cap-2 Maneuver	-	-	-
Stage 1	-	-	-
Stage 2	-	-	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0.3	18.5
HCM LOS			C





Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	369	-	-	820	-
HCM Lane V/C Ratio	0.28	-	-	0.017	-
HCM Control Delay (s)	18.5	-	-	9.5	-
HCM Lane LOS	C	-	-	A	-
HCM 95th %tile Q(veh)	1.1	-	-	0.1	-

HCM 6th AWSC

2: Willow Street & Durfee Street

10/30/2024

Intersection	
Intersection Delay, s/veh	10.2
Intersection LOS	B

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	11	191	31	27	210	5	28	69	48	14	47	8
Future Vol, veh/h	11	191	31	27	210	5	28	69	48	14	47	8
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	12	208	34	29	228	5	30	75	52	15	51	9
Number of Lanes	0	1	0	0	1	0	0	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	1	1
HCM Control Delay	10.3	10.6	9.7	9.2
HCM LOS	B	B	A	A

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	19%	5%	11%	20%
Vol Thru, %	48%	82%	87%	68%
Vol Right, %	33%	13%	2%	12%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	145	233	242	69
LT Vol	28	11	27	14
Through Vol	69	191	210	47
RT Vol	48	31	5	8
Lane Flow Rate	158	253	263	75
Geometry Grp	1	1	1	1
Degree of Util (X)	0.223	0.336	0.354	0.114
Departure Headway (Hd)	5.095	4.783	4.846	5.454
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	697	745	734	662
Service Time	3.185	2.862	2.925	3.454
HCM Lane V/C Ratio	0.227	0.34	0.358	0.113
HCM Control Delay	9.7	10.3	10.6	9.2
HCM Lane LOS	A	B	B	A
HCM 95th-tile Q	0.9	1.5	1.6	0.4

HCM 6th TWSC

1: Willow Street & Main Street

10/30/2024

Intersection

Int Delay, s/veh 1.9

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↑	↗	↘	↑↑	↘	
Traffic Vol, veh/h	711	28	19	429	15	98
Future Vol, veh/h	711	28	19	429	15	98
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	0	300	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	773	30	21	466	16	107

Major/Minor	Major1	Major2	Minor1
Conflicting Flow All	0	0	803
Stage 1	-	-	-
Stage 2	-	-	-
Critical Hdwy	-	-	4.13
Critical Hdwy Stg 1	-	-	-
Critical Hdwy Stg 2	-	-	-
Follow-up Hdwy	-	-	2.219
Pot Cap-1 Maneuver	-	-	819
Stage 1	-	-	-
Stage 2	-	-	-
Platoon blocked, %	-	-	-
Mov Cap-1 Maneuver	-	-	819
Mov Cap-2 Maneuver	-	-	-
Stage 1	-	-	-
Stage 2	-	-	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0.4	19.9
HCM LOS			C

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	363	-	-	819	-
HCM Lane V/C Ratio	0.338	-	-	0.025	-
HCM Control Delay (s)	19.9	-	-	9.5	-
HCM Lane LOS	C	-	-	A	-
HCM 95th %tile Q(veh)	1.5	-	-	0.1	-

HCM 6th AWSC
2: Willow Street & Durfee Street

10/30/2024

Intersection	
Intersection Delay, s/veh	10.3
Intersection LOS	B

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	11	191	31	27	210	11	28	69	48	26	47	8
Future Vol, veh/h	11	191	31	27	210	11	28	69	48	26	47	8
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	12	208	34	29	228	12	30	75	52	28	51	9
Number of Lanes	0	1	0	0	1	0	0	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	1	1
HCM Control Delay	10.4	10.8	9.8	9.4
HCM LOS	B	B	A	A

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	19%	5%	11%	32%
Vol Thru, %	48%	82%	85%	58%
Vol Right, %	33%	13%	4%	10%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	145	233	248	81
LT Vol	28	11	27	26
Through Vol	69	191	210	47
RT Vol	48	31	11	8
Lane Flow Rate	158	253	270	88
Geometry Grp	1	1	1	1
Degree of Util (X)	0.229	0.34	0.365	0.135
Departure Headway (Hd)	5.235	4.83	4.872	5.519
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	690	734	728	653
Service Time	3.238	2.928	2.969	3.524
HCM Lane V/C Ratio	0.229	0.345	0.371	0.135
HCM Control Delay	9.8	10.4	10.8	9.4
HCM Lane LOS	A	B	B	A
HCM 95th-tile Q	0.9	1.5	1.7	0.5

HCM 6th TWSC

1: Willow Street & Main Street

10/30/2024

Intersection

Int Delay, s/veh 1.8

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↑	↗	↖	↑↑	↘	
Traffic Vol, veh/h	811	30	15	489	13	96
Future Vol, veh/h	811	30	15	489	13	96
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	0	300	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	882	33	16	532	14	104

Major/Minor	Major1	Major2	Minor1
Conflicting Flow All	0	0	915
Stage 1	-	-	-
Stage 2	-	-	-
Critical Hdwy	-	-	4.13
Critical Hdwy Stg 1	-	-	-
Critical Hdwy Stg 2	-	-	-
Follow-up Hdwy	-	-	2.219
Pot Cap-1 Maneuver	-	-	743
Stage 1	-	-	-
Stage 2	-	-	-
Platoon blocked, %	-	-	-
Mov Cap-1 Maneuver	-	-	743
Mov Cap-2 Maneuver	-	-	-
Stage 1	-	-	-
Stage 2	-	-	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0.3	23.2
HCM LOS			C

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	314	-	-	743	-
HCM Lane V/C Ratio	0.377	-	-	0.022	-
HCM Control Delay (s)	23.2	-	-	10	-
HCM Lane LOS	C	-	-	A	-
HCM 95th %tile Q(veh)	1.7	-	-	0.1	-

HCM 6th AWSC

2: Willow Street & Durfee Street

10/30/2024

Intersection	
Intersection Delay, s/veh	11.2
Intersection LOS	B

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↔			↔			↔			↔	
Traffic Vol, veh/h	13	218	35	31	239	6	32	79	55	16	54	9
Future Vol, veh/h	13	218	35	31	239	6	32	79	55	16	54	9
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	14	237	38	34	260	7	35	86	60	17	59	10
Number of Lanes	0	1	0	0	1	0	0	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	1	1
HCM Control Delay	11.5	11.9	10.5	9.7
HCM LOS	B	B	B	A

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	19%	5%	11%	20%
Vol Thru, %	48%	82%	87%	68%
Vol Right, %	33%	13%	2%	11%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	166	266	276	79
LT Vol	32	13	31	16
Through Vol	79	218	239	54
RT Vol	55	35	6	9
Lane Flow Rate	180	289	300	86
Geometry Grp	1	1	1	1
Degree of Util (X)	0.272	0.406	0.427	0.137
Departure Headway (Hd)	5.435	5.058	5.118	5.748
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	660	711	705	623
Service Time	3.471	3.087	3.145	3.79
HCM Lane V/C Ratio	0.273	0.406	0.426	0.138
HCM Control Delay	10.5	11.5	11.9	9.7
HCM Lane LOS	B	B	B	A
HCM 95th-tile Q	1.1	2	2.1	0.5

HCM 6th TWSC

1: Willow Street & Main Street

10/30/2024

Intersection

Int Delay, s/veh 2.3

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↑	↗	↘	↑↑	↘	
Traffic Vol, veh/h	811	32	21	489	17	110
Future Vol, veh/h	811	32	21	489	17	110
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	0	300	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	882	35	23	532	18	120

Major/Minor	Major1	Major2	Minor1
Conflicting Flow All	0	0	917
Stage 1	-	-	-
Stage 2	-	-	-
Critical Hdwy	-	-	4.13
Critical Hdwy Stg 1	-	-	-
Critical Hdwy Stg 2	-	-	-
Follow-up Hdwy	-	-	2.219
Pot Cap-1 Maneuver	-	-	742
Stage 1	-	-	-
Stage 2	-	-	-
Platoon blocked, %	-	-	-
Mov Cap-1 Maneuver	-	-	742
Mov Cap-2 Maneuver	-	-	-
Stage 1	-	-	-
Stage 2	-	-	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0.4	25.7
HCM LOS			D

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	309	-	-	742	-
HCM Lane V/C Ratio	0.447	-	-	0.031	-
HCM Control Delay (s)	25.7	-	-	10	-
HCM Lane LOS	D	-	-	B	-
HCM 95th %tile Q(veh)	2.2	-	-	0.1	-

HCM 6th AWSC

2: Willow Street & Durfee Street

10/30/2024

Intersection	
Intersection Delay, s/veh	11.5
Intersection LOS	B

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↔			↔			↔			↔	
Traffic Vol, veh/h	13	218	35	31	239	12	32	79	55	28	54	9
Future Vol, veh/h	13	218	35	31	239	12	32	79	55	28	54	9
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	14	237	38	34	260	13	35	86	60	30	59	10
Number of Lanes	0	1	0	0	1	0	0	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	1	1
HCM Control Delay	11.7	12.2	10.6	10
HCM LOS	B	B	B	A

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	19%	5%	11%	31%
Vol Thru, %	48%	82%	85%	59%
Vol Right, %	33%	13%	4%	10%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	166	266	282	91
LT Vol	32	13	31	28
Through Vol	79	218	239	54
RT Vol	55	35	12	9
Lane Flow Rate	180	289	307	99
Geometry Grp	1	1	1	1
Degree of Util (X)	0.275	0.411	0.439	0.16
Departure Headway (Hd)	5.492	5.118	5.156	5.811
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	653	703	699	616
Service Time	3.533	3.154	3.191	3.857
HCM Lane V/C Ratio	0.276	0.411	0.439	0.161
HCM Control Delay	10.6	11.7	12.2	10
HCM Lane LOS	B	B	B	A
HCM 95th-tile Q	1.1	2	2.2	0.6

January 17, 2025



RE: Townhomes on Willow Subdivision PUD– Traffic Impact Study Comment Response– Grantsville, UT

There is a comment from the January 7, 2025 review from AQUA Engineering on Page 6 regarding the need to address the applied trip generation. The following comment is offered as clarification.

Comment

Traffic Impact Study: A memo has been included reviewing the traffic studies that have been provided. In summary the original Traffic Impact Study (TIS) completed by Hales Engineering and dated February 11, 2022, did not consider the two closest intersections with major streets at the Intersection of Durfee Street and Willow Street and Main Street and Willow Street. Thus, a second TIS specifically addressing these intersections was requested by the City and provided by the applicant. The second TIS was completed by A-Trans Transportation Engineering and is dated November 2024.

Upon review of both studies there is one major concern that requires additional clarification. The Hales Engineering study utilizes the ITE Trip Generation data which is considered an industry standard. However, the numbers: 44 morning peak hour trips and 52 evening peak hour trips raise red flags. Grantsville is not an urban area with abundant transit and close proximity to employment and goods and services. When compared with traffic studies for single family home subdivisions in the area these counts do not make sense. The residents of these townhomes will find it needful to drive just like residents in other nearby single-family subdivisions. These trip generation numbers were carried over into the 2024 study. The trip generation numbers need to be reconsidered and adjusted to better reflect the local conditions or justification provided to help the City understand why these numbers are an accurate reflection of what will occur.

Response

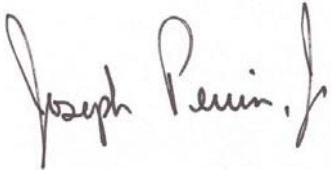
This is primarily a comment for the original Hales Traffic study which identified this trip rate and was used in the expanded study but the comment has the following impacts. First, it would have been nice to have this comment in the first review and not after a supplemental traffic study was requested because the use of a different trip rate requires an entirely new study as site trip rate is the basis for all future analysis after the existing condition. Further, this will impact all future traffic studies because if Grantsville is deciding that it wants to deviate from the standard national practice of applying ITE rates for traffic studies and instead use single family for multi-family units, then this needs to be conveyed to future multi-family developments and should be adopted into City policy. Also, below identifies that the actual rate used by the Hales Study was single family attached housing not townhomes or the detached single family homes. It should also be noted that the land use from ITE that was applied is classified as General Urban/Suburban and NOT dense multi-use urban. Further, there is no rural land use trip rate but an argument can be made that the trip rate for more rural homes is actually less than for urban/suburban because there is much more likely to be trip chaining for rural areas because there is more effort in making the trips as they are usually longer and take more time. I believe that the Hales Study used the appropriate trip rate based on the available data and best practices. Further, the results are unlikely to change even if single family homes trip rate is applied as the difference is going to be an additional 20 AM peak trips (1 per 3 minutes) and an

additional 34 PM peak trips (1 per 2 minutes). Once these trips are directional split into inbound and outbound, the increase in traffic by movement will not likely be noticeable and with the analysis indicating that the intersections operate at a LOS B for the critical movement at Dufree and a LOS D for the critical movement at Main Street (25.7 seconds) just into the LOS D range and this range goes to 35 seconds, the analysis results are unlikely to change any recommendations as auxiliary lanes already exist on Main Street.

ITE 11th Edition	Size	Land Use	Trip Rate			Trips		
			AM	PM	Daily	AM	PM	Daily
Attached Single Family	93	215	0.48	0.57	7.20	45	53	670
Single Family Detached	93	210	0.70	0.94	9.43	65	87	877
Townhomes	93	220	0.40	0.51	6.74	37	47	627

Please let me know if you have any questions.

Sincerely,
A-Trans Engineering



Joseph Perrin, PhD, PE, PTOE
Principal

**REPORT
GEOTECHNICAL STUDY
PROPOSED TOWNHOMES ON WILLOW
SUBDIVISION
299 SOUTH WILLOW STREET
GRANTSVILLE, UTAH**

Submitted To:

Iconic Development, LLC
3410 North Moyle Lane
Erda, Utah 84074

Submitted By:

GSH Geotechnical, Inc.
473 West 4800 South
Salt Lake City, Utah 84123

December 9, 2021

Job No. 3431-001-21

December 9, 2021
Job No. 3431-001-21

Mr. Sean Perkins
Iconic Development, LLC
3410 North Moyle Lane
Erda, Utah 84074

Mr. Perkins:

Re: Report
Geotechnical Study
Proposed Townhomes on Willow Subdivision
299 South Willow Street
Grantsville, Utah

1. INTRODUCTION

1.1 GENERAL

This report presents the results of our geotechnical study performed at the site of the proposed townhome subdivision to be located at approximately 299 South Willow Street in Grantsville, Utah. The general location of the site with respect to existing roadways, as of 2021, is presented on Figure 1, Vicinity Map. A more detailed layout of the site showing an aerial image, existing roadways, and the test pits excavated in conjunction with this study is presented on Figure 2, Site Plan.

1.2 OBJECTIVES AND SCOPE

The objectives and scope of the study were planned in discussions between Mr. Sean Perkins of Iconic Development, LLC and Mr. Robert Gifford of GSH Geotechnical, Inc. (GSH).

In general, the objectives of this study were to:

1. Define and evaluate the subsurface soil and groundwater conditions across the site.
2. Provide appropriate foundation, earthwork, pavement, stormwater percolation, and geoseismic recommendations to be utilized in the design and construction of the proposed facilities.

In accomplishing these objectives, our scope has included the following:

1. A field program consisting of the excavating, logging, and sampling of 6 exploration test pits, as well as performing a stormwater percolation test.
2. A laboratory testing program.
3. An office program consisting of the correlation of available data, engineering analysis, and the preparation of this summary report.

1.3 AUTHORIZATION

Authorization was provided by returning a signed copy of the Professional Services Agreement No. 21-1043 dated November 10, 2021.

1.4 PROFESSIONAL STATEMENTS

Supporting data upon which our recommendations are based are presented in subsequent sections of this report. Recommendations presented herein are governed by the physical properties of the soils encountered in the exploration test pits, projected groundwater conditions, and the layout and design data discussed in Section 2, Proposed Construction. If subsurface conditions other than those described in this report are encountered and/or if design and layout changes are implemented, GSH must be informed so that our recommendations can be reviewed and amended, if necessary.

Our professional services have been performed, our findings developed, and our recommendations prepared in accordance with generally accepted engineering principles and practices in this area at this time.

2. PROPOSED CONSTRUCTION

The site is proposed to be developed for the construction of multiple townhome structures and associated pavements. The residential structures are anticipated to be 2- to 3-stories above grade with full or partial depth basements, supported upon conventional spread and continuous wall footings.

Maximum real column and wall loads are anticipated to be on the order of up to 60 kips and 2 to 4 kips per lineal foot, respectively. Real loads are defined as the total of all dead plus frequently applied (reduced) live loads.

Paved flatwork areas and residential roadways are planned around the structures. Projected traffic in these areas is anticipated to consist of a light volume of automobiles and light trucks and occasional medium- and heavy-weight trucks (school buses).

Site development will require some earthwork in the form of minor cutting and filling. At this time, we anticipate that maximum site grading cuts and fills, excluding utilities, will be on the order of 1 to 3 feet.

3. SITE INVESTIGATIONS

3.1 GENERAL

Subsurface conditions in unexplored locations or at other times may vary from those encountered at specific test pit locations. If such variations are noted during construction or if project development plans are changed, GSH must review the changes and amend our recommendations, if necessary.

Test pit locations were established by estimating distances and angles from site landmarks. If increased accuracy is desired by the client, we recommend that the test pit locations and elevations be surveyed.

3.2 FIELD PROGRAM

To define and evaluate the subsurface soil and groundwater conditions across the site, 6 test pits were excavated within the accessible areas. These test pits were completed to depths ranging from 10 to 15 feet with a moderate-sized rubber track-mounted excavator. The approximate locations of the test pits are presented on Figure 2. Additionally, a stormwater percolation test to determine the percolation rate was performed near 10 West Street at a depth of 5 feet.

The field portion of our study was under the direct control and continual supervision of an experienced member of our geotechnical staff. During the course of the drilling operations, a continuous log of the subsurface conditions encountered was maintained. In addition, samples of the typical soils encountered were obtained for subsequent laboratory testing and examination. The soils were classified in the field based upon visual and textural examination. These classifications were supplemented by subsequent inspection and testing in our laboratory. Graphical representation of the subsurface conditions encountered is presented on Figures 3A through 3F, Test Pit Logs. Soils were classified in accordance with the nomenclature described on Figure 4, Key to Test Pit Log (USCS).

A 2.42-inch inside diameter thin-wall drive sampler was utilized at select locations and depths within the test pit excavations to collect soil samples for further examination and laboratory testing.

Following completion of excavation operations, 1.25-inch diameter slotted PVC pipe was installed in Test Pits TP-2, TP-4, and TP-6 to provide a means of monitoring the groundwater fluctuations. The test pits were then backfilled. Although an effort was made to compact the backfill with the excavator, backfill was not placed in uniform lifts and compacted to a specific density. Consequently, settlement of the backfill with time is likely to occur.

3.3 LABORATORY TESTING

3.3.1 General

To provide data necessary for our engineering analysis, a laboratory testing program was performed. This program included moisture, density, Atterberg limits, consolidation, and chemical tests. The following paragraphs describe the tests and summarize the test data.

3.3.2 Moisture and Density Tests

To provide index parameters and to correlate other test data, moisture and density tests were performed on selected samples. The results of these tests are presented on the test pit logs, Figures 3A through 3F.

3.3.3 Atterberg Limits Test

To aid in classifying the soils, an Atterberg limits test was performed on a sample of the fine-grained cohesive soils. Results of the test are tabulated below and presented on the test pit logs, Figures 3A through 3F:

Test Pit No.	Depth (feet)	Liquid Limit (percent)	Plastic Limit (percent)	Plasticity Index (percent)	Soil Classification
TP-2	10.0	41	18	23	CL

3.3.4 Consolidation Tests

To provide data necessary for our settlement analysis, consolidation testing was performed on 2 representative samples of the natural fine-grained clay soils encountered at the site. The results of these tests indicate that the samples tested were moderately over-consolidated and will exhibit moderate strength and compressibility characteristics under the anticipated loading. Detailed results of the tests are maintained within our files and can be transmitted to you, upon your request.

3.3.5 Chemical Tests

To determine if the site soils will react detrimentally with concrete, chemical tests were performed on a representative sample of the near-surface soil encountered at the site. The results of the chemical tests are tabulated below:

Test Pit No.	Depth (feet)	Soil Classification	pH	Total Water Soluble Sulfate (mg/kg-dry)
TP-4	1.0	CL	8.20	<6.03

4. SITE CONDITIONS

4.1 SURFACE

The site is located at approximately 299 South Willow Street in Grantsville, Utah. The site is currently vacant agricultural land. The topography of the site is relatively flat, grading down to the north with a total relief of approximately 6 to 8 feet. Site vegetation consists of agricultural grass fields and mature trees located around the perimeter of the site.

The site is bounded to the north by single-family residential structures along with agricultural grass fields; to the east by Willow Street followed by single-family residential structures; to the south by single-family residential structures followed by Durfee Street; and to the west by agricultural grass fields followed by single-family residential structures.

4.2 SUBSURFACE SOIL

The following paragraphs provide generalized descriptions of the subsurface profiles and soil conditions encountered within the test pits conducted during this study. As previously noted, soil conditions may vary in unexplored locations.

The test pits were excavated to depths ranging from 10 to 15 feet. The soil conditions encountered in each of the test pits, to the depths explored, were generally similar across the test pit locations.

- Approximately 12 to 18 inches of topsoil was encountered in the test pits. Topsoil thickness is frequently erratic and thicker zones of topsoil should be anticipated.
- Natural soils were encountered below the ground surface in all test pit locations. The natural soils consisted primarily of silty clay with varying sand and gravel content.

The natural clay soils were soft to hard, slightly moist to moist, light brown, brown, and gray in color, and moderately over-consolidated. The natural clay soils are anticipated to exhibit moderate strength and compressibility characteristics under the anticipated loading.

For a more descriptive interpretation of subsurface conditions, please refer to Figures 3A through 3F, Test Pit Logs. The lines designating the interface between soil types on the test pit logs generally represent approximate boundaries. In situ, the transition between soil types may be gradual.

4.3 GROUNDWATER

Groundwater was not encountered to the depths explored in the test pits completed at the site.

Groundwater levels vary with changes in season and rainfall, construction activity, irrigation, snow melt, surface water run-off, and other site-specific factors.

5. DISCUSSIONS AND RECOMMENDATIONS

5.1 SUMMARY OF FINDINGS

The proposed structures may be supported upon conventional spread and continuous wall foundations supported upon suitable natural soils and/or structural fill extending to suitable natural soils.

The most significant geotechnical aspects at the site are:

1. The potential to encounter non-engineered fills at the site.
2. The existing topsoil/vegetation blanketing the site.

Prior to proceeding with construction, removal of any existing debris, surface vegetation, root systems, topsoil, non-engineered fill (if encountered), and any deleterious materials from beneath an area extending out at least 5 feet from the perimeter of the proposed structure footprints and 3 feet beyond pavements and exterior flatwork areas will be required. All existing utility locations should be reviewed to assess their impact on the proposed construction and abandoned and/or relocated as appropriate.

Due to the developed nature of this site and the surrounding area, non-engineered fills may exist in unexplored areas of the site. Based on our experience, non-engineered fills are frequently erratic in composition and consistency. All surficial loose/disturbed soils and non-engineered fills must be removed below all footings, floor slabs, and pavements.

Detailed discussions pertaining to earthwork, foundations, pavements, and the geoseismic setting of the site are presented in the following sections.

5.2 EARTHWORK

5.2.1 Site Preparation

Initial site preparation will consist of the removal of any existing debris, non-engineered fills (if encountered), surface vegetation, root systems, topsoil, and any deleterious materials from beneath an area extending out at least 5 feet from the perimeter of the proposed structure footprint and 3

feet beyond pavements and exterior flatwork areas. All existing utility locations should be reviewed to assess their impact on the proposed construction and abandoned and/or relocated as appropriate.

It must be noted that from a handling and compaction standpoint, soils containing high amounts of fines (silts and clays) are inherently more difficult to rework and are very sensitive to changes in moisture content, requiring very close moisture control during placement and compaction. This will be very difficult, if not impossible, during wet and cold periods of the year. Additionally, the on-site soils are likely above optimum moisture content for compacting at present and would require some drying prior to re-compacting.

Subsequent to stripping and prior to the placement of floor slabs, foundations, structural site grading fills, exterior flatwork, and pavements, the exposed subgrade must be proof rolled by passing moderate-weight rubber tire-mounted construction equipment over the surface at least twice. If excessively soft or otherwise unsuitable soils are encountered beneath footings, they must be completely removed. If removal depth required is greater than 2 feet below footings, GSH must be notified to provide further recommendations. In pavement, floor slab, and outside flatwork areas, unsuitable natural soils should be removed to a maximum depth of 2 feet and replaced with compacted granular structural fill.

Subgrade preparation as described must be completed prior to placing overlying structural site grading fills.

GSH must be notified prior to the placement of structural site grading fills, floor slabs, footings, and pavements to verify that all loose/disturbed soils and non-engineered fills have been completely removed.

5.2.2 Temporary Excavations

Temporary excavations up to 8 feet deep in fine-grained cohesive soils, above or below the water table, may be constructed with sideslopes no steeper than one-half horizontal to one vertical (0.5H:1.0V). Excavations deeper than 8 feet are not anticipated at the site.

For granular (cohesionless) soils, construction excavations above the water table, not exceeding 4 feet, should be no steeper than one-half horizontal to one vertical (0.5H:1.0V). For excavations up to 8 feet, in granular soils and above the water table, the slopes should be no steeper than one horizontal to one vertical (1H:1V). Excavations encountering saturated cohesionless soils will be very difficult and will require very flat sideslopes and/or shoring, bracing, and dewatering.

All excavations must be inspected periodically by qualified personnel. If any signs of instability or excessive sloughing are noted, immediate remedial action must be initiated.

5.2.3 Structural Fill

Structural fill is defined as all fill which will ultimately be subjected to structural loadings, such as imposed by footings, floor slabs, pavements, etc. Structural fill will be required as backfill over foundations and utilities, as site grading fill, and as replacement fill below footings. All structural fill must be free of surface vegetation, root systems, rubbish, topsoil, frozen soil, and other deleterious materials.

Structural site grading fill is defined as structural fill placed over relatively large open areas to raise the overall grade. For structural site grading fill, the maximum particle size shall not exceed 4 inches; although, occasional larger particles, not exceeding 8 inches in diameter, may be incorporated if placed randomly in a manner such that “honeycombing” does not occur and the desired degree of compaction can be achieved. The maximum particle size within structural fill placed within confined areas shall be restricted to 2 inches.

On-site soils may be re-utilized as structural site grading fill if they do not contain construction debris or deleterious material and meet the requirements of structural fill. Fine-grained soils will require very close moisture control and may be very difficult, if not impossible, to properly place and compact during wet and cold periods of the year.

Imported structural fill below foundations and floor slabs shall consist of a well graded sand and gravel mixture with less than 30 percent retained on the three-quarter-inch sieve and less than 20 percent passing the No. 200 Sieve (clays and silts).

To stabilize soft subgrade conditions (if encountered) or where structural fill is required to be placed closer than 2.0 feet above the water table at the time of construction, a mixture of coarse angular gravels and cobbles and/or 1.5- to 2.0-inch gravel (stabilizing fill) should be utilized. It may also help to utilize a stabilization fabric, such as Mirafi 600X or equivalent, placed on the natural ground if 1.5- to 2.0-inch gravel is used as stabilizing fill.

5.2.4 Fill Placement and Compaction

All structural fill shall be placed in lifts not exceeding 8 inches in loose thickness. Structural fills shall be compacted in accordance with the percent of the maximum dry density as determined by the AASHTO¹ T180 (ASTM² D1557) compaction criteria in accordance with the table on the following page.

¹ American Association of State Highway and Transportation Officials

² American Society for Testing and Materials

Location	Total Fill Thickness (feet)	Minimum Percentage of Maximum Dry Density
Beneath an area extending at least 5 feet beyond the perimeter of the structure	0 to 10	95
Site grading fills outside area defined above	0 to 5	90
Site grading fills outside area defined above	5 to 10	95
Utility trenches within structural areas	--	96
Road base	--	96

Structural fills greater than 10 feet thick are not anticipated at the site.

Subsequent to stripping and prior to the placement of structural site grading fill, the subgrade shall be prepared as discussed in Section 5.2.1, Site Preparation, of this report. In confined areas, subgrade preparation should consist of the removal of all loose or disturbed soils.

Coarse angular gravel and cobble mixtures (stabilizing fill), if utilized, shall be end dumped, spread to a maximum loose lift thickness of 15 inches, and compacted by dropping a backhoe bucket onto the surface continuously at least twice. As an alternative, the stabilizing fill may be compacted by passing moderately heavy construction equipment or large self-propelled compaction equipment at least twice. Subsequent fill material placed over the coarse gravels and cobbles shall be adequately compacted so that the “fines” are “worked into” the voids in the underlying coarser gravels and cobbles. Where soil fill materials are to be placed directly over more than about 18 inches of clean gravel, a separation geofabric, such as Mirafi 140N or equivalent, is recommended to be placed between the gravel and subsequent soil fills.

Non-structural fill may be placed in lifts not exceeding 12 inches in loose thickness and compacted by passing construction, spreading, or hauling equipment over the surface at least twice.

5.2.5 Utility Trenches

All utility trench backfill material below structurally loaded facilities (footings, floor slabs, flatwork, pavements, etc.) shall be placed at the same density requirements established for structural fill. If the surface of the backfill becomes disturbed during the course of construction, the backfill shall be proof rolled and/or properly compacted prior to the construction of any exterior flatwork over a backfilled trench. Proof rolling shall be performed by passing moderately loaded rubber tire-mounted construction equipment uniformly over the surface at least twice. If excessively loose or soft areas are encountered during proof rolling, they shall be removed to a maximum depth of 2 feet below design finish grade and replaced with structural fill.

Many utility companies and City-County governments are now requiring that Type A-1a or A-1b (AASHTO Designation – granular soils with limited fines) soils be used as backfill over utilities. These organizations are also requiring that in public roadways, the backfill over major utilities be compacted over the full depth of fill to at least 96 percent of the maximum dry density as determined by the AASHTO T180 (ASTM D1557) method of compaction. GSH recommends that as the major utilities continue onto the site that these compaction specifications are followed.

Fine-grained soils, such as silts and clays, are not recommended for utility trench backfill in structural areas.

5.3 GROUNDWATER

Groundwater was not encountered to the depths explored in the test pits completed at the site.

The groundwater measurements presented are conditions at the time of the field exploration and may not be representative of other times or locations. Groundwater levels may vary seasonally and with precipitation, as well as other factors including irrigation. Evaluation of these factors is beyond the scope of this study. Groundwater levels may, therefore, be at shallower or deeper depths than those measured during this study, including during construction and over the life of the structure.

The extent and nature of any dewatering required during construction will be dependent on the actual groundwater conditions prevalent at the time of construction and the effectiveness of construction drainage to prevent run-off into open excavations.

5.3.1 Stormwater Percolation Test

A stormwater percolation test was performed at a depth of approximately 5 feet in the representative natural clay soils near 10 West Street. The measured percolation rate was 20 minutes per inch. This design percolation rate should be considered typical for the soils at the site.

5.4 SPREAD AND CONTINUOUS WALL FOUNDATIONS

5.4.1 Design Data

The results of our analysis indicate that the proposed structures may be supported upon conventional spread and continuous wall foundations established upon suitable natural soils and/or structural fill extending to suitable natural soils. Under no circumstances shall foundations be established over non-engineered fills (if encountered), loose or disturbed soils, topsoil, surface vegetation, root systems, rubbish, construction debris, other deleterious materials, frozen soils, or within ponded water. For design, the following parameters are provided:

Minimum Recommended Depth of Embedment for Frost Protection	- 30 inches
Minimum Recommended Depth of Embedment for Non-frost Conditions	- 15 inches
Recommended Minimum Width for Continuous Wall Footings	- 18 inches
Minimum Recommended Width for Isolated Spread Footings	- 24 inches
Recommended Net Bearing Capacity for Real Load Conditions	- 1,500 pounds per square foot
Bearing Capacity Increase for Seismic Loading	- 50 percent

The term “net bearing capacity” refers to the allowable pressure imposed by the portion of the structure located above lowest adjacent final grade. Therefore, the weight of the footing and backfill to lowest adjacent final grade need not be considered. Real loads are defined as the total of all dead plus frequently applied live loads. Total load includes all dead and live loads, including seismic and wind.

5.4.2 Installation

Under no circumstances shall the footings be installed upon non-engineered fills (if encountered), loose or disturbed soils, topsoil, surface vegetation, root systems, rubbish, construction debris, or other deleterious materials. If unsuitable soils are encountered, they must be removed and replaced with compacted granular fill. If granular soils become loose or disturbed, they must be recompacted prior to pouring the concrete.

The width of structural replacement fill below footings should be equal to the width of the footing plus one foot for each foot of fill thickness.

5.4.3 Settlements

Based on column loadings, soil bearing capacities, and the foundation recommendations as discussed above, we expect primary total settlement beneath individual foundations to be less than one inch.

The amount of differential settlement is difficult to predict because the subsurface and foundation loading conditions can vary considerably across the site. However, we anticipate differential

settlement between adjacent foundations could vary from 0.5 to 0.75 inch. The final deflected shape of the structure will be dependent on actual foundation locations and loading.

5.5 LATERAL RESISTANCE

Lateral loads imposed upon foundations due to wind or seismic forces may be resisted by the development of passive earth pressures and friction between the base of the footings and the supporting soils. In determining frictional resistance, a coefficient of friction of 0.35 may be utilized for the footing interface with in-situ natural clay soils and 0.40 for footing interface with granular structural fill. Passive resistance provided by properly placed and compacted granular structural fill above the water table may be considered equivalent to a fluid with a density of 300 pounds per cubic foot. Below the water table, this granular soil should be considered equivalent to a fluid with a density of 150 pounds per cubic foot.

A combination of passive earth resistance and friction may be utilized provided that the friction component of the total is divided by 1.5.

5.6 LATERAL PRESSURES

Parameters, as presented within this section, are for backfills which will consist of drained soil placed and compacted in accordance with the recommendations presented herein.

The lateral pressures imposed upon subgrade facilities will, therefore, be basically dependent upon the relative rigidity and movement of the backfilled structure. For active walls, such as retaining walls which can move outward (away from the backfill), drained backfill may be considered equivalent to a fluid with a density of 40 pounds per cubic foot in computing lateral pressures. For more rigid subgrade walls that are not more than 10 inches thick, granular backfill may be considered equivalent to a fluid with a density of 50 pounds per cubic foot. For very rigid non-yielding walls, granular backfill should be considered equivalent to a fluid with a density of at least 60 pounds per cubic foot. The above values assume that the surface of the soils slope behind the wall is horizontal and that the granular fill within 3 feet of the wall will be compacted with hand-operated compacting equipment.

For seismic loading of below-grade walls, the uniform lateral pressures on the following page, in pounds per square foot (psf), should be added based on wall depth and wall case:

Uniform Lateral Pressures			
Wall Height (Feet)	Active Pressure Case (psf)	Moderately Yielding Case (psf)	At Rest/Non-Yielding Case (psf)
4	12	32	51
6	18	47	77
8	24	63	103
10	30	79	128

5.7 FLOOR SLABS

Floor slabs may be established upon suitable natural subgrade soils or structural fill extending to suitable natural soils. Under no circumstances shall floor slabs be established directly over non-engineered fills (if encountered), loose or disturbed soils, sod, rubbish, construction debris, other deleterious materials, frozen soils, or within ponded water.

To facilitate curing of the concrete and to provide a capillary moisture break, it is recommended that floor slabs be directly underlain by at least 4 inches of “free-draining” fill, such as “pea” gravel or three-quarters to one inch minus clean gap-graded gravel.

Settlement of lightly loaded floor slabs designed according to previous recommendations (average uniform pressure of 200 pounds per square foot or less) is anticipated to be less than one-quarter of an inch.

5.8 PAVEMENTS

The natural clay soils will exhibit poor pavement support characteristics when saturated. All pavement areas must be prepared as previously discussed (see Section 5.2.1, Site Preparation). Under no circumstances shall pavements be established over non-engineered fills (if encountered), loose or disturbed soils, topsoil, surface vegetation, root systems, rubbish, construction debris, other deleterious materials, frozen soils, or within ponded water. With the subgrade soils and the estimated projected traffic as discussed in Section 2, Proposed Construction, the following pavement sections are recommended:

Paved Areas

(Light Volume of Automobiles and Light Trucks and
 Occasional Medium- and Heavy-
 Weight Trucks)
 [7 equivalent 18-kip axle loads per day]

Flexible Pavements: (Asphalt Concrete)

3.0 inches	Asphalt concrete
8.0 inches	Aggregate base
Over	Properly prepared natural subgrade soils and/or structural site grading fill extending to properly prepared natural subgrade soils

Rigid Pavements: (Non-reinforced Concrete)

5.0 inches	Portland cement concrete (non-reinforced)
5.0 inches	Aggregate base
Over	Properly prepared and natural subgrade soils, and/or structural site grading fill extending to properly prepared natural subgrade soils

These above rigid pavement sections are for non-reinforced Portland cement concrete. Concrete should be designed in accordance with the American Concrete Institute (ACI) and joint details should conform to the Portland Cement Association (PCA) guidelines. The concrete should have a minimum 28-day unconfined compressive strength of 4,000 pounds per square inch and contain 6 percent \pm 1 percent air-entrainment.

The crushed stone should conform to applicable sections of the current Utah Department of Transportation (UDOT) Standard Specifications. All asphalt material and paving operations should meet applicable specifications of the Asphalt Institute and UDOT. A GSH technician shall observe placement and perform density testing of the base course material and asphalt.

Please note that the recommended pavement section is based on estimated post-construction traffic loading. If the pavement is to be constructed and utilized by construction traffic, the above pavement section may prove insufficient for heavy truck traffic, such as concrete trucks or tractor-trailers used for construction delivery. Unexpected distress, reduced pavement life, and/or premature failure of the pavement section could result if subjected to heavy construction traffic and the owner should be made aware of this risk. If the estimated traffic loading stated herein is not correct, GSH must review actual pavement loading conditions to determine if revisions to these recommendations are warranted.

5.9 CEMENT TYPES

The laboratory tests indicate that the natural soils tested contain a negligible amount of sulfates. Based on our test results, concrete in contact with the on-site soil will have a low potential for sulfate reaction (ACI 318, Table 4.3.1). Therefore, all concrete which will be in contact with the site soils may be prepared using Type I or IA cement.

5.10 GEOSEISMIC SETTING

5.10.1 General

Utah municipalities have adopted the International Building Code (IBC) 2018. The IBC 2018 code refers to ASCE 7-16 Minimum Design Loads and Associated Criteria for Buildings and Other Structures (ASCE 7-16) determines the seismic hazard for a site based upon mapping of bedrock accelerations prepared by the United States Geologic Survey (USGS) and the soil site class. The USGS values are presented on maps incorporated into the IBC code and are also available based on latitude and longitude coordinates (grid points).

5.10.2 Faulting

Based on our review of available literature, no active faults pass through or immediately adjacent to the site. The nearest active mapped fault consists of the Oquirrh fault, located about 10.2 miles to the east of the site.

5.10.3 Soil Class

For dynamic structural analysis, the Site Class D - Stiff Soil Profile as defined in Chapter 20 of ASCE 7-16 (per Section 1613.3.2, Site Class Definitions, of IBC 2018) can be utilized.

5.10.4 Ground Motions

The IBC 2018 code is based on USGS mapping, which provides values of short and long period accelerations for average bedrock values for the Western United States and must be corrected for local soil conditions. The following table summarizes the peak ground and short and long period accelerations for the MCE event and incorporates the appropriate soil amplification factor for a

Site Class D – Stiff Soil Based on the site latitude and longitude (40.5949 degrees north and 112.4506 degrees west, respectively), the values for this site are tabulated below:

Spectral Acceleration Value, T	Bedrock Boundary [mapped values] (% g)	Site Coefficient	Site Class D [adjusted for site class effects] (% g)	Design Values* (% g)
0.2 Seconds (Short Period Acceleration)	$S_S = 61.0$	$F_a = 1.312$	$S_{MS} = 80.0$	$S_{DS} = 53.4$
1.0 Second (Long Period Acceleration)	$S_1 = 22.0$	$F_v = 2.160$	$S_{M1} = 47.5$	$S_{D1} = 31.7$

5.10.5 Liquefaction

The site is located in an area that has been identified by the Utah Geological Survey (UGS) as being a “low” liquefaction potential zone. Liquefaction is defined as the condition when saturated, loose, granular soils lose their support capabilities because of excessive pore water pressure, which develops during a seismic event. Clayey soils, even if saturated, will generally not liquefy during a major seismic event.

Due to the clayey nature of the soils, liquefaction is not anticipated to occur within the soils encountered at this site.

5.11 SITE VISITS

GSH must verify that all topsoil/disturbed soils and any other unsuitable soils have been removed, that non-engineered fills (if encountered) have been removed, and that suitable soils have been encountered prior to placing site grading fills, footings, slabs, and pavements. Additionally, GSH must observe fill placement and verify in-place moisture content and density of fill materials placed at the site.

6. CLOSURE

If you have any questions or would like to discuss these items further, please feel free to contact us at (801) 685-9190.

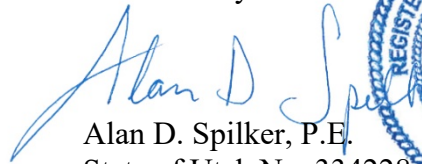
Respectfully submitted,

GSH Geotechnical, Inc.

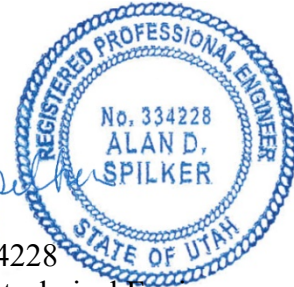
A handwritten signature in blue ink that reads 'giavanna Lonardo'.

Giavanna Lonardo, E.I.T.
Staff Engineer

Reviewed by:

A handwritten signature in blue ink that reads 'Alan D. Spilker'.

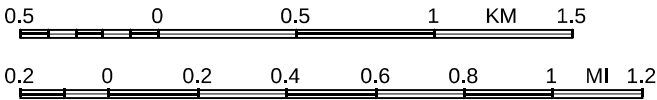
Alan D. Spilker, P.E.
State of Utah No. 334228
President/Senior Geotechnical Engineer



GAL/ADS:ea

Encl. Figure 1, Vicinity Map
Figure 2, Site Plan
Figures 3A through 3F, Test Pit Logs
Figure 4, Key to Test Pit Log (USCS)

Addressee (email)



REFERENCE:
ALL TRAILS - NATIONAL GEOGRAPHIC TERRAIN
DATED 2021

FIGURE 1
VICINITY MAP
 GSH



FIGURE 2
SITE PLAN



REFERENCE:
ADAPTED FROM AERIAL PHOTOGRAPH
DOWNLOADED FROM GOOGLE EARTH
IMAGERY DATED 11/2018



GSH

TEST PIT LOG

Page: 1 of 1

TEST PIT: TP-1

CLIENT: Iconic Development, LLC

PROJECT NUMBER: 3431-001-21

PROJECT: Proposed Townhomes on Willow Subdivision

DATE STARTED: 11/16/21

DATE FINISHED: 11/16/21

LOCATION: Approximately 299 South Willow Street, Grantsville, Utah

GSH FIELD REP.: SS

EXCAVATING METHOD/EQUIPMENT: 6-ton Kubota

GROUNDWATER DEPTH: Not Encountered (11/16/21)

ELEVATION: ---

WATER LEVEL	U S C S	DESCRIPTION	DEPTH (FT.)	SAMPLE SYMBOL	MOISTURE (%)	DRY DENSITY (PCF)	% PASSING 200	LIQUID LIMIT (%)	PLASTICITY INDEX	REMARKS
		Ground Surface	0							slightly moist soft
	CL	SILTY CLAY with trace fine sand; major roots (topsoil) to 18"; brown			7.7	98				
			5							slightly moist medium stiff
		grades with some fine sand; light brown	10							
		End of exploration at 10.0'. No significant sidewall caving. No groundwater encountered at time of excavation.								
			15							
			20							
			25							

See Subsurface Conditions section in the report for additional information.

FIGURE 3A



GSH

TEST PIT LOG

Page: 1 of 1

TEST PIT: TP-2

CLIENT: Iconic Development, LLC

PROJECT NUMBER: 3431-001-21

PROJECT: Proposed Townhomes on Willow Subdivision

DATE STARTED: 11/16/21

DATE FINISHED: 11/16/21

LOCATION: Approximately 299 South Willow Street, Grantsville, Utah

GSH FIELD REP.: SS

EXCAVATING METHOD/EQUIPMENT: 6-ton Kubota

GROUNDWATER DEPTH: Not Encountered (12/2/21)

ELEVATION: ---

WATER LEVEL	U S C S	DESCRIPTION	DEPTH (FT.)	SAMPLE SYMBOL	MOISTURE (%)	DRY DENSITY (PCF)	% PASSING 200	LIQUID LIMIT (%)	PLASTICITY INDEX	REMARKS
		Ground Surface	0							slightly moist soft
	CL	SILTY CLAY with trace fine sand; major roots (topsoil) to 18"; brown/light brown								
			5							
		grades light brown	10					41	23	moist
		grades light brown/gray	15							medium stiff
		End of exploration at 15.0'. No significant sidewall caving. No groundwater encountered at time of excavation. Installed 1.25" diameter slotted PVC pipe to 15.0'.								
			20							
			25							

See Subsurface Conditions section in the report for additional information.

FIGURE 3B



GSH

TEST PIT LOG

Page: 1 of 1

TEST PIT: TP-3

CLIENT: Iconic Development, LLC

PROJECT NUMBER: 3431-001-21

PROJECT: Proposed Townhomes on Willow Subdivision

DATE STARTED: 11/16/21

DATE FINISHED: 11/16/21

LOCATION: Approximately 299 South Willow Street, Grantsville, Utah

GSH FIELD REP.: SS

EXCAVATING METHOD/EQUIPMENT: 6-ton Kubota

GROUNDWATER DEPTH: Not Encountered (11/16/21)

ELEVATION: ---

WATER LEVEL	U S C S	DESCRIPTION	DEPTH (FT.)	SAMPLE SYMBOL	MOISTURE (%)	DRY DENSITY (PCF)	% PASSING 200	LIQUID LIMIT (%)	PLASTICITY INDEX	REMARKS
		Ground Surface	0							
	CL	SILTY CLAY with trace fine sand; major roots (topsoil) to 12"; brown								moist medium stiff
					19.9	85				
			5							
		grades with some fine to medium sand and trace fine gravel; light brown								
		End of exploration at 10.0'. No significant sidewall caving. No groundwater encountered at time of excavation.	10							
			15							
			20							
			25							

See Subsurface Conditions section in the report for additional information.

FIGURE 3C



TEST PIT LOG

Page: 1 of 1

TEST PIT: TP-4

CLIENT: Iconic Development, LLC

PROJECT NUMBER: 3431-001-21

PROJECT: Proposed Townhomes on Willow Subdivision

DATE STARTED: 11/16/21




DATE FINISHED: 11/16/21

LOCATION: Approximately 299 South Willow Street, Grantsville, Utah

GSH FIELD REP.: SS

EXCAVATING METHOD/EQUIPMENT: 6-ton Kubota

ELEVATION: ---

WATER LEVEL	U S C S	DESCRIPTION	DEPTH (FT.)	SAMPLE SYMBOL	MOISTURE (%)	DRY DENSITY (PCF)	% PASSING 200	LIQUID LIMIT (%)	PLASTICITY INDEX	REMARKS
	CL	Ground Surface	0							moist soft
		SILTY CLAY								
		with trace fine sand; major roots (topsoil) to 18"; brown		22.9	68					
		grades with some fine sand	5							stiff
	grades with trace fine to medium sand	15							hard	
		End of exploration at 15.0'. No significant sidewall caving. No groundwater encountered at time of excavation. Installed 1.25" diameter slotted PVC pipe to 15.0'.								
			20							
			25							

See Subsurface Conditions section in the report for additional information.

FIGURE 3D



GSH

TEST PIT LOG

Page: 1 of 1

TEST PIT: TP-5

CLIENT: Iconic Development, LLC

PROJECT NUMBER: 3431-001-21

PROJECT: Proposed Townhomes on Willow Subdivision

DATE STARTED: 11/16/21

DATE FINISHED: 11/16/21

LOCATION: Approximately 299 South Willow Street, Grantsville, Utah

GSH FIELD REP.: SS

EXCAVATING METHOD/EQUIPMENT: 6-ton Kubota

GROUNDWATER DEPTH: Not Encountered (11/16/21)

ELEVATION: ---

WATER LEVEL	U S C S	DESCRIPTION	DEPTH (FT.)	SAMPLE SYMBOL	MOISTURE (%)	DRY DENSITY (PCF)	% PASSING 200	LIQUID LIMIT (%)	PLASTICITY INDEX	REMARKS
		Ground Surface	0							
	CL	SILTY CLAY with some fine sand; major roots (topsoil) to 12"; brown								moist medium stiff
					18.9	76				
			5							
		grades with some fine to medium sand; light brown	10							moist soft
		End of exploration at 10.0'. No significant sidewall caving. No groundwater encountered at time of excavation.								
			15							
			20							
			25							

See Subsurface Conditions section in the report for additional information.

FIGURE 3E



GSH

TEST PIT LOG

Page: 1 of 1

TEST PIT: TP-6

CLIENT: Iconic Development, LLC

PROJECT NUMBER: 3431-001-21

PROJECT: Proposed Townhomes on Willow Subdivision

DATE STARTED: 11/16/21

DATE FINISHED: 11/16/21

LOCATION: Approximately 299 South Willow Street, Grantsville, Utah

GSH FIELD REP.: SS

EXCAVATING METHOD/EQUIPMENT: 6-ton Kubota

GROUNDWATER DEPTH: Not Encountered (12/2/21)

ELEVATION: ---

WATER LEVEL	U S C S	DESCRIPTION	DEPTH (FT.)	SAMPLE SYMBOL	MOISTURE (%)	DRY DENSITY (PCF)	% PASSING 200	LIQUID LIMIT (%)	PLASTICITY INDEX	REMARKS
		Ground Surface	0							slightly moist medium stiff
	CL	SILTY CLAY with trace fine sand; major roots (topsoil) to 12"; brown								
			5		15.2	90				
		grades with trace fine gravel; white								moist stiff
		End of exploration at 15.0'. No significant sidewall caving. No groundwater encountered at time of excavation. Installed 1.25" diameter slotted PVC pipe to 15.0'.	15							
			20							
			25							

See Subsurface Conditions section in the report for additional information.

FIGURE 3F

CLIENT: Iconic Development, LLC
 PROJECT: Proposed Townhomes on Willow Subdivision
 PROJECT NUMBER: 3431-001-21

KEY TO TEST PIT LOG

WATER LEVEL	USCS	DESCRIPTION	DEPTH (FT.)	SAMPLE SYMBOL	MOISTURE (%)	DRY DENSITY (PCF)	% PASSING 200	LIQUID LIMIT (%)	PLASTICITY INDEX	REMARKS
①	②	③	④	⑤	⑥	⑦	⑧	⑨	⑩	⑪

COLUMN DESCRIPTIONS

- ① **Water Level:** Depth to measured groundwater table. See symbol below.
- ② **USCS:** (Unified Soil Classification System) Description of soils encountered; typical symbols are explained below.
- ③ **Description:** Description of material encountered; may include color, moisture, grain size, density/consistency.
- ④ **Depth (ft.):** Depth in feet below the ground surface.
- ⑤ **Sample Symbol:** Type of soil sample collected at depth interval shown; sampler symbols are explained below.
- ⑥ **Moisture (%):** Water content of soil sample measured in laboratory; expressed as percentage of dryweight of
- ⑦ **Dry Density (pcf):** The density of a soil measured in laboratory; expressed in pounds per cubic foot.
- ⑧ **% Passing 200:** Fines content of soils sample passing a No. 200 sieve; expressed as a percentage.
- ⑨ **Liquid Limit (%):** Water content at which a soil changes from plastic to liquid behavior.
- ⑩ **Plasticity Index (%):** Range of water content at which a soil exhibits plastic properties.
- ⑪ **Remarks:** Comments and observations regarding drilling or sampling made by driller or field personnel. May include other field and laboratory test results using the following abbreviations:

CEMENTATION:

Weakly: Crumbles or breaks with handling or slight finger pressure.

Moderately: Crumbles or breaks with considerable finger pressure.

Strongly: Will not crumble or break with finger pressure.

MODIFIERS:

Trace
<5%

Some
5-12%

With
> 12%

MOISTURE CONTENT (FIELD TEST):

Dry: Absence of moisture, dusty, dry to the touch.

Moist: Damp but no visible water.

Saturated: Visible water, usually soil below water table.

Descriptions and stratum lines are interpretive; field descriptions may have been modified to reflect lab test results. Descriptions on the logs apply only at the specific boring locations and at the time the borings were advanced; they are not warranted to be representative of subsurface conditions at other locations or times.

UNIFIED SOIL CLASSIFICATION SYSTEM (USCS)

MAJOR DIVISIONS			USCS SYMBOLS	TYPICAL DESCRIPTIONS
COARSE-GRAINED SOILS More than 50% of material is larger than No. 200 sieve size.	GRAVELS More than 50% of coarse fraction retained on No. 4 sieve.	CLEAN GRAVELS (little or no fines)	GW	Well-Graded Gravels, Gravel-Sand Mixtures, Little or No Fines
		GRAVELS WITH FINES (appreciable amount of fines)	GP	Poorly-Graded Gravels, Gravel-Sand Mixtures, Little or No Fines
			GM	Silty Gravels, Gravel-Sand-Silt Mixtures
			GC	Clayey Gravels, Gravel-Sand-Clay Mixtures
	SANDS More than 50% of coarse fraction passing through No. 4 sieve.	CLEAN SANDS (little or no fines)	SW	Well-Graded Sands, Gravelly Sands, Little or No Fines
		SANDS WITH FINES (appreciable amount of fines)	SP	Poorly-Graded Sands, Gravelly Sands, Little or No Fines
SM			Silty Sands, Sand-Silt Mixtures	
SC			Clayey Sands, Sand-Clay Mixtures	
FINE-GRAINED SOILS More than 50% of material is smaller than No. 200 sieve size.	SILTS AND CLAYS Limit less	Liquid than 50%	ML	Inorganic Silts and Very Fine Sands, Rock Flour, Silty or Clayey Fine Sands or Clayey Silts with Slight Plasticity
			CL	Inorganic Clays of Low to Medium Plasticity, Gravelly Clays, Sandy Clays, Silty Clays, Lean Clays
			OL	Organic Silts and Organic Silty Clays of Low Plasticity
	SILTS AND CLAYS Limit greater than 50%	Liquid than	MH	Inorganic Silts, Micaceous or Diatomaceous Fine Sand or Silty Soils
			CH	Inorganic Clays of High Plasticity, Fat Clays
			OH	Organic Silts and Organic Clays of Medium to High Plasticity
			HIGHLY ORGANIC SOILS	

STRATIFICATION RESULTS

DESCRIPTION	THICKNESS
Seam	up to 1/8"
Layer	1/8" to 12"

Occasional:
One or less per 6" of thickness

Numerous;
More than one per 6" of thickness

TYPICAL SAMPLER GRAPHIC SYMBOLS

Bulk/Bag Sample

Standard Penetration Split Spoon Sampler

Rock Core

No Recovery

3.25" OD, 2.42" ID
D&M Sampler

3.0" OD, 2.42" ID
D&M Sampler

California Sampler

Thin Wall

WATER SYMBOL

Water Level

Note: Dual Symbols are used to indicate borderline soil classifications.

STRATIFICATION:

DESCRIPTION	THICKNESS
Seam	up to 1/8"
Layer	1/8" to 12"
Occasional: One or less per 6" of thickness	
Numerous: More than one per 6" of thickness	

TYPICAL SAMPLER GRAPHIC SYMBOLS

- Bulk/Bag Sample
- Standard Penetration Split Spoon Sampler
- Rock Core
- No Recovery
-

WATER SYMBOL

- Water Level

Note: Dual Symbols are used to indicate borderline soil classifications.

FIGURE 4





TECHNICAL MEMORANDUM

TO: Shelby Moore, Grantsville City Planning and Zoning Administrator
FROM: Hayden Karren
DATE: January 6, 2025
SUBJECT: Townhomes on Willow PUD - Review of Traffic Study
PROJECT NO.: 00270.C Phase 009 Task 001 Homes on Willow

Aqua Engineering reviewed the submitted traffic impact study which was prepared by Hales Engineering along with the latest edition completed by A-Trans Engineering for the project developer of the Townhomes on Willow development project.

As indicated in the submitted report, the analysis methodology used is based on the Highway Capacity Manual (HCM), 7th Edition, 2022 and is consistent with professional standards.

The traffic impact study was based upon but not limited to the following project conditions.

- The development will consist of residential townhomes.
- The project is anticipated to generate approximately 660 weekday daily trips, including 44 trips in the morning peak hour, and 52 trips in the evening peak hour.

It is important to note that both reports used these project conditions as indicated above. The A-Trans Engineering report expanded the study to include intersections that were not included in the Hales Engineering report.

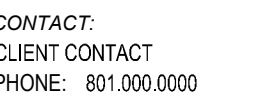
The report studies conclude that an acceptable Level of Service (LOS) was found at all studied intersections.

In review of the submitted traffic impact study reports there is concern regarding the proposed project conditions numbers. It is understood that this proposed data is based upon the Institute of Transportation Engineers (ITE) Trip Generation, 11th Edition, 2021. These numbers being the proposed 660 Daily Trips, 44 trips in the morning peak hour, and 52 trips in the evening peak hour being used throughout both reports.

Given Grantsville City's demographics, additional justification for the proposed project conditions should be greatly considered prior to moving forward with the project.

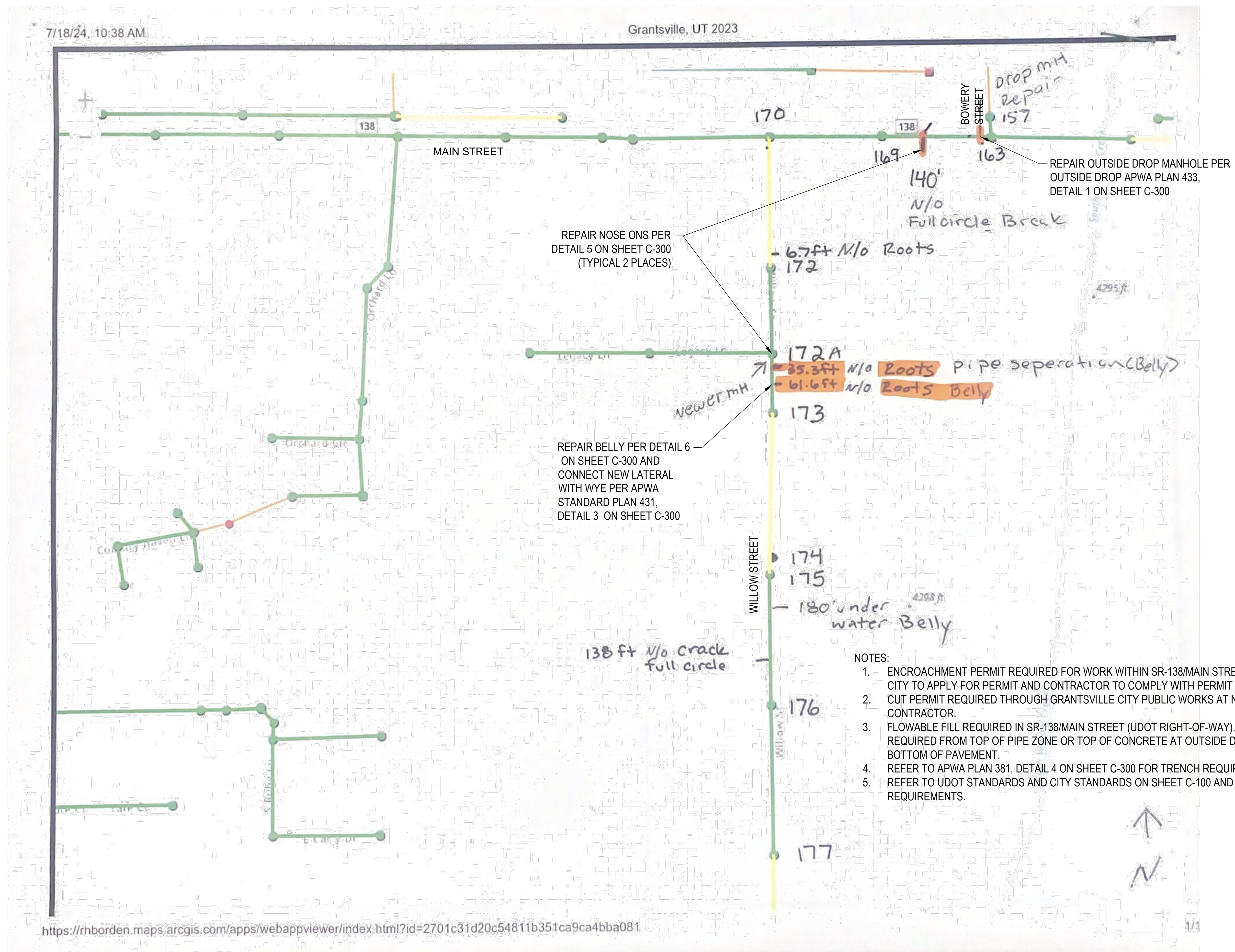
Regards,

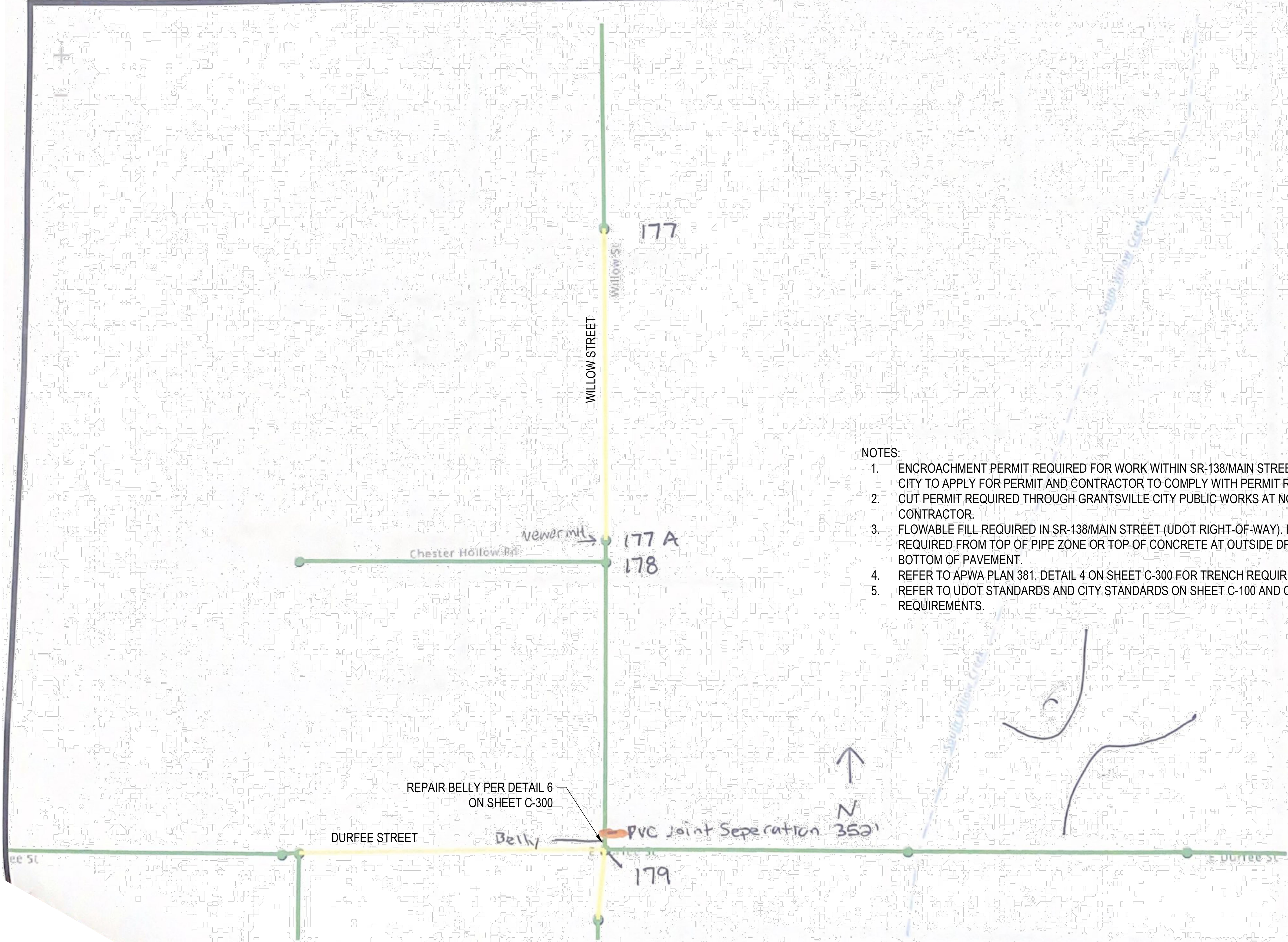
Hayden Karren




**GRANTSVILLE
TOOELE COUNTY, UTAH**

EXHIBIT 1





- NOTES:
1. ENCROACHMENT PERMIT REQUIRED FOR WORK WITHIN SR-138/MAIN STREET (UDOT RIGHT OF WAY). CITY TO APPLY FOR PERMIT AND CONTRACTOR TO COMPLY WITH PERMIT REQUIREMENTS.
 2. CUT PERMIT REQUIRED THROUGH GRANTSVILLE CITY PUBLIC WORKS AT NO CHARGE TO CONTRACTOR.
 3. FLOWABLE FILL REQUIRED IN SR-138/MAIN STREET (UDOT RIGHT-OF-WAY). FLOWABLE FILL IS REQUIRED FROM TOP OF PIPE ZONE OR TOP OF CONCRETE AT OUTSIDE DROP MANHOLE TO BOTTOM OF PAVEMENT.
 4. REFER TO APWA PLAN 381, DETAIL 4 ON SHEET C-300 FOR TRENCH REQUIREMENTS.
 5. REFER TO UDOT STANDARDS AND CITY STANDARDS ON SHEET C-100 AND C-200 FOR ADDITIONAL REQUIREMENTS.



THE STANDARD IN ENGINEERING

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WWW.ENSGNENG.COM

FOR:
CLIENT
CLIENT'S ADDRESS
CLIENT CITY STATE ZIP

CONTACT:
CLIENT CONTACT
PHONE: 801.000.0000

WILLOW STREET SEWER REPAIRS

GRANTSVILLE
TOOELE COUNTY, UTAH

GRANTSVILLE SEWER SYSTEM

PIPE AND MANHOLE INFORMATION

Manhole/Pipe (#)	Rim El. (ft)	Length (ft)	Size (in)	US Invert (ft)	DS Invert (ft)	Slope (%)	Map Location
151	4295.49	431	8	4283.24	4280.39	0.66	J15
152	4296.30	400	8	4285.20	4283.24	0.49	J15
153	4293.53	472	8	4281.53	4280.39	0.24	J16
154	4300.85	325	8	4290.70	4286.70	1.23	J13
155	4293.90	399	8	4281.70	4273.90	1.95	I13
156	4284.47	526	10	4272.72	4268.01	0.90	J18
157	4289.87	424	10	4276.76	4272.72	0.95	J18
158	4296.40	145	8	4279.00	4277.09	1.31	J17
159	4290.95	340	8	4281.00	4279.00	0.59	J17
160	4289.63	451	8	4281.00	4279.00	0.44	J17
161	4287.69	430	8	4279.24	4277.45	0.42	J18
162	4288.38	321	8	4282.38	4279.24	0.98	J18
163	4290.13	55	12	4276.88	4276.36	0.95	J18
164	4288.22	386	8	4279.07	4276.98	0.54	J18
165	4287.66	402	8	4279.81	4279.07	0.18	J18
166	4288.59	452	8	4282.34	4279.81	0.56	J19
167	4289.33	396	8	4284.53	4283.19	0.34	J19
168	4288.95	400	8	4285.70	4284.63	0.27	K20
169	4290.64	315	8	4281.19	4280.03	0.37	J17
170	4292.08	309	10	4282.18	4281.14	0.34	J17
171	4292.13	389	8	4285.00	4282.23	0.71	J16
172	4293.53	369	8	4284.05	4282.33	0.47	J17
173	4294.97	396	8	4286.12	4283.94	0.55	K17
174	4296.72	399	8	4288.17	4286.12	0.51	K17
175	4298.36	49	8	4288.71	4288.17	1.11	K17
176	4300.34	351	8	4290.59	4288.71	0.54	L17
177	4303.01	402	8	4293.71	4290.64	0.76	L17
178	4306.27	401	8	4297.22	4293.71	0.88	L17
179	4311.14	382	8	4301.04	4297.27	0.99	M17
180	4312.48	401	8	4303.28	4301.19	0.52	M16
181	4315.24	399	8	4305.59	4303.38	0.55	M16
182	4319.02	401	8	4308.02	4305.59	0.61	M16
183	4323.30	400	8	4313.15	4308.02	1.28	M15
184	4328.68	460	8	4318.28	4303.15	3.29	M15
185	4331.50	365	8	4321.15	4318.28	0.79	M14
186	4334.86	352	8	4324.76	4321.20	1.01	M14
187	4334.86	349	8	4328.18	4324.17	1.15	M14
188	4341.82	265	8	4330.92	4328.23	1.01	M13
189	4347.45	435	8	4337.10	4330.92	1.42	M13
190	4332.11	399	8	4321.26	4318.43	0.71	M15
191	4337.36	404	8	4324.11	4321.26	0.71	N15
192	4343.31	399	8	4330.41	4323.91	1.63	N15
193	4346.84	401	8	4333.99	4330.46	0.88	N15
194	4352.02	398	8	4339.57	4333.89	1.43	O15
195	4358.46	397	10	4346.46	4339.42	1.77	O15
196	4365.22	404	10	4353.97	4346.31	1.90	P15
197	4293.27	57	10	4280.77	4280.14	1.10	J16
198	4292.95	307	8	4284.55	4281.22	1.08	J16
199	4294.07	333	8	4286.17	4281.27	1.47	J15
200	4295.12	349	10	4283.82	4286.17	-0.67	J15

MH
Add

MH
Add

GRANTSVILLE CITY GENERAL NOTES

CHAPTER 1 STANDARD NOTES

The Grantsville City Standard Notes are required to be included as part of all construction plans for residential or commercial development. Plans submitted by public or private entities for all other types of projects within City right-of-way, its easements or property shall reference the Grantsville City Standard Notes and Specifications.

1.1 Grantsville City General Notes

1. All work done or improvements installed within Grantsville City including but not limited to excavation, construction, roadway and utilities shall conform to the Grantsville City Construction Standards and Specifications, City Municipal Code, the latest edition of the APWA Manual of Standard Specifications and Manual of Standard Plans, the latest edition of the Manual on Uniform Traffic Control Devices (MUTCD) and any state or federal regulations and permit requirements of various governing bodies. The contractor is responsible to have a copy of these specifications and to know and conform to the appropriate codes, regulations, drawings, standards and specifications.
2. The existence and location of any overhead or underground utility lines, pipes, or structures shown on these plans are obtained by a research of the available records. Existing utilities are located on plans only for the convenience of the Contractor. The contractor shall bear full responsibility for the protection of utilities and the engineer bears no responsibility for utilities not shown on the plans or not in the location shown on the plans. This includes all service laterals of any kind. The Contractor shall, at his own expense, locate all underground and overhead interferences, which may affect his operation during construction and shall take all necessary precautions to avoid damage of the same. The Contractor shall use extreme caution when working near overhead utilities so as to safely protect all personnel and equipment, and shall be responsible for all cost and liability in connection therewith.
3. The Contractor shall take all precautionary measures necessary to protect existing utility lines, structures, survey monuments and street improvements which are to remain in place, from damage, and all such improvements or structures damaged by the Contractor's operations shall be repaired or replaced satisfactory to the City Engineer and owning utility company at the expense of the Contractor.
4. All construction shall be as shown on these plans, any revisions shall have the prior written approval of the City Engineer and Public Works Director.
5. Permits are required for any work in the public way. The Contractor shall secure all permits and inspections required for this construction.
6. Curb, gutter, and sidewalk, found to be unacceptable per City Standards and APWA shall be removed and replaced.
7. Contractor shall provide all necessary horizontal and vertical transitions between new construction and existing surfaces to provide for proper drainage and for ingress and egress to new construction. The extent of transitions to be as shown on plans.
8. Any survey monuments disturbed shall be replaced and adjusted per Tooele County Surveyors requirements.
9. All privacy walls, new or existing, are only shown on civil plans for the purpose of reviewing grading relationships; flood control and sight distance at intersections. All walls shall have a minimum 2 ft x 2 ft x 30 inch deep spot footings. Bottom of all footings on all walls shall be a minimum of 30 inches below finished grade. Walls greater than 6 feet require a separate permit and inspection by the Building Department.
10. All construction materials per APWA must be submitted and approved by the City Engineer prior to the placement of asphalt within City Right of Way. Grantsville Public Works will approve pipe zone material to be placed.
11. Request for inspection by the Grantsville City Engineering Dept. shall be made by the contractor at least 48 hours before the inspection services will be required.
12. Work in public way, once begun, shall be prosecuted to completion without delay as to provide minimum inconvenience to adjacent property owners and to the traveling public. Please see Code 17 General Provisions for more details.
13. The Contractor shall take all necessary and proper precautions to protect adjacent properties from any and all damage that may occur from storm water runoff and/or deposition of debris resulting from any and all work in connection with construction.
14. Power poles and/or other existing facilities not in proper location based on proposed improvements shown hereon will be relocated at no expense to the Grantsville City. Power lines and all other aerial utilities are to be buried and poles removed as determined by the City Engineer.
15. Curb and gutter with a grade of less than four-tenths of one percent shall be constructed by forming. Each joint shall be checked for a grade prior to construction and water tested as soon as possible after construction.
16. Contractor to follow Grantsville City Noise Ordinance Standards Code Ordinance 2018-19
17. Contractors are responsible for all OSHA requirements on the project site.
18. A UPDES (Utah Pollutant Discharge Elimination System) permit is required for all construction activities as per state law as well as providing a Storm Water Pollution Prevention Plan to the City.
19. All City maintained utilities including: waterline, fire hydrants, streetlight wiring, and storm drain must be in public right of way or in recorded easements.
20. Contractor shall work Grantsville City regular working hours of Monday through Friday 7:00 am to 4:00 pm
21. Prior to 90% bond release, a legible as-built drawing must be submitted to the Grantsville City stamped and signed by a professional engineer. As-builts must show all changes and actual field locations of storm drainage, waterlines, irrigation, street lighting, and power. As-builts will be held to the same standard as approved design drawings, no "redlined plans" allowed. In the absence of changes, copies of the approved drawings will be required stating "Installed as per drawings". As-built drawings for new developments shall be submitted to the City in the following formats and quantities prior to the 90% bond release: 1 .dxf copy, 1 .pdf copy, and 1 GIS Shape file containing the same.

22. Filter fabric wrapped around an inlet grate is not an acceptable inlet sediment barrier. See Grantsville City Construction Standards and Specifications for details of approved storm water BMPs which specifically states the utilization of an Oil Water Snout Separator.
23. Asphalt paving is not allowed without a written exception from the Engineering Department and Public Works Department below an ambient temperature of 50 degrees and rising.
24. To ensure proper planting, protection and irrigation of trees, mitigating risk of tree failure or future damage to infrastructure, contractors are required to follow the standards and specifications of the ISA – International Society of Arboriculture.
25. When a proposed development borders a collector, minor collector or arterial street and is required to construct collector street fencing along the back of sidewalk, the development shall also be required put in a concrete mow strip from the back of sidewalk to underneath the fence panels. Concrete mow strips shall also be required between the sidewalk and fencing along the rear of double frontage lots.
26. Concrete for all surface improvements including but not limited to; sidewalk, driveway entrances, pedestrian ramps, curb and gutter, water ways, manhole, vault and valve collars, and any other cast in place surface concrete features shall be constructed with minimum 4,500 psi concrete.
27. Culinary Water and Sewer service laterals shall be marked on the top back of curb and lip of curb at their actual location of crossing the curb and gutter. Pins or stamps shall be used and must be installed while the concrete is still wet and will readily accept the marker. Grinding marking due to dry cement is not allowed.

1.2 Grantsville City Traffic Notes

1. When a designated "Safe Route To School" is encroached upon by a construction work zone the safe route shall be maintained in a manner acceptable to Grantsville City.
2. If the improvements necessitate the obliteration, temporary obstruction, temporary removal or relocation of any existing traffic pavement marking, such pavement marking shall be restored or replaced with like materials to the satisfaction of the City Engineer, Public Works Director or designee.
3. The street Sign Contractor shall obtain street names and block numbering from the Planning Department prior to construction.
4. The Contractor shall be responsible for providing and installing all permanent signs shown on the plans. Street name signs shall conform in their entirety to current City Standards and the latest Manual of Uniform Traffic Control Devices (MUTCD) manual. All other signs shall be standard size unless otherwise specified on the plans. All sign posts shall be installed in accordance with the current City Standards and the latest Manual of Uniform Traffic Control Devices (MUTCD) manual.
5. All permanent traffic control devices called for hereon shall be in place and in final position prior to allowing any public traffic onto the portions of the road(s) being improved hereunder, regardless of the status of completion of paving or other off-site improvements called for per approved construction drawings unless approved by the City Engineer & Public Works Director.
6. The Contractor shall be responsible for notifying Utah Transit Authority (UTA) if applicable, if the construction interrupts or relocates a bus stop or has an adverse effect on bus service on that street to arrange for temporary relocation of stop.
7. Before any work is started in the right-of-way, the contractor shall install all advance warning signs for the construction zone. The contractor shall install temporary stop signs at all new street encroachments into existing public streets. All construction signing, barricading, and traffic delineation shall conform to the Manual of Uniform Traffic Control Devices (MUTCD) per the current edition adopted by UDOT and be approved by the Grantsville City before construction begins. Traffic control plans shall be submitted as part of the engineering construction package and approved by the Grantsville City Engineer and Public Works Director.
8. All signs larger than 36" X 36" or 1296 square inches per sign pole shall be mounted on a Slip Base system per UDOT standard drawing SN 108 (detail drawing attached to standard drawings) with a "Z" bar backing. Signs of this size are not allowed to be mounted on a yielding pole.
9. Sign components such as sheeting, EC film, inks, letters and borders are all required to be from the same manufacturer. Only EC film may be used to achieve color. Vinyl EC film is not accepted.
10. All new roundabouts, crosswalks, stop bars and legends shall be installed with Paint and Glass Bead.
11. Paving asphalt binder grade shall be PG 58-28 unless otherwise approved by the City Engineer. Asphalt aggregate size shall be ¾ inch for residential and collector roads. No more than 15% RAP (reclaimed asphalt pavement) by weight will be allowed in the asphalt mix design for the paving of public and private streets. Up to the 15 percent will be allowed with no change in the specific binder grade. The asphalt mix design shall have no more than 3% air voids.
14. Potholing: All potholes must be saw cut square and have a minimum size of 1 square foot or remove and retain round core. When repairing a pothole, sand or pea gravel meeting Grantsville City standards shall be placed over the exposed utility to a depth of 6 inches. The pothole shall be filled with flow fill, and the round core shall be replaced in the flow fill, with epoxy seal applied around the joint. For larger cuts, following the pea gravel will be flowable fill up to 1 inch below the bottom edge of the existing asphalt. The remaining portion of the hole shall be filled with asphalt, which will have an overall thickness of the existing asphalt plus 1 inch.
15. All fill within the public right of way shall be A-1-a, with the exception of top soil in the park strip for landscaping and trench backfill. Trench backfill material under pavements or surface improvements shall be clean, nondumping, granular and flowable, 3" minus, A-1-a soils according to AASHTO 145 soil Classification System. Lime treated flowable fills, if approved, shall have a 28-day strength of 65 PSI.
16. All traffic road closures involving 1 or more lanes of traffic must receive prior approval from the City Engineer, Public Works Director or his/her representative. VMS PCMS boards must be placed a minimum of 7 days in advance of any lane closure on collector, minor collector or arterial street. VMS PCMS boards must also be placed in advance of any lane closures on a subdivision street per the City Engineer's direction.
17. Roundabouts, including their ingress and egress, shall be constructed with concrete pavement. Engineer shall design cross section and submit to the City for review and approval.

1.3 Grantsville City Grading Notes

1. In the event that any unforeseen conditions not covered by these notes are encountered during grading operations, the Owner and City Engineer shall be immediately notified for direction.
2. It shall be the responsibility of the Contractor to perform all necessary cuts and fills within the limits of this project and the related off-site work, so as to generate the desired subgrade, finish grades and slopes shown.
3. Contractor shall take full responsibility for all excavation. Adequate shoring shall be designed and provided by the Contractor to prevent undermining of any adjacent features or facilities and/or caving of the excavation.
4. The Contractor is warned that an earthwork balance was not necessarily the intent of this project. Any additional material required or leftover material following earthwork operations becomes the responsibility of the Contractor.
5. Contractor shall grade the pavement area subgrade to the lines (horizontal) and elevations (vertical) shown on the plans within a tolerance of 0.1 + to 0.1 -.
6. All cut and fill slopes shall be protected until effective erosion control has been established.
7. The Contractor shall obtain all necessary permits for construction water from Grantsville City Engineering and Utilities Department.
8. The Contractor shall maintain the streets, sidewalks and all other public right-of way in a clean, safe and usable condition. All spills of soil, rock or construction debris shall be promptly removed from the publicly owned property during construction and upon completion of the project. All adjacent property, private or public shall be maintained in a clean, safe and usable condition.
9. In the event that any temporary construction item is required that is not shown on these drawings, the Developer agrees to provide and install such item at his own expense and at the direction of the City Engineer. Temporary construction includes ditches, berms, road signs and barricades, etc.
10. All grading work shall conform to the soils report as prepared by the Soils Engineer and approved by the City Engineer, and as shown on these plans.
11. All quality control testing shall be performed by an independent licensed and Certified third-party testing service.

1.5 Grantsville City Fire Department Notes

1. On any new home or building installation, accessible fire hydrants shall be installed before combustible construction commences and said fire hydrants shall be in good working order with an adequate water supply.
2. Contractor shall call the Public Works Department and Engineering Department for underground inspection, pressure and flush verification of all fire hydrants and fire lines before back filling.
3. Painting of the curbs and hydrant and any work necessary for protection of hydrants from physical damage shall be approved before being constructed. Hydra-finders will be installed per Grantsville City Standards detail.
4. A flow test must be witnessed by the Fire Department prior to occupancy for verification of required on-site water supply.
5. All on-site fire main materials must be U.L. listed and A.W.W.A. approved.
6. The turning radius for any fire apparatus access road and/or fire lane, public or private, shall be not less than forty-eight feet (48') outside radius equaling 96' or larger and twenty-two feet (22') inside radius and shall be paved.
7. A fire apparatus road shall be required when any portion of an exterior wall of the first story is located more than one-hundred fifty feet (150') from Fire Department vehicle access roads and/or fire lanes, public or private, in excess of one hundred fifty feet (150') in length shall be provided with an approved turn around area. Contractor/Engineer shall follow latest International Fire Code regulations at all times in regards to distance.
8. Access roads shall be marked by placing approved signs at the start of the designated fire lane, one sign at the end of the fire lane and width signs at intervals of one-hundred feet (100') along all designated fire lanes. Signs to be placed on both sides of an access roadway if needed to prevent parking on either side. Signs shall be installed at least 5', measured from the bottom edge of the sign to the near edge of pavement. Where parking or pedestrian movements occur, the clearance to the bottom of the sign shall be at least 7'. The curb along or on the pavement or cement if curb is not present, shall be painted with red weather resistant paint in addition to the signs.
9. Electrically controlled access gates shall be provided with an approved emergency vehicle detector/receiver system. Said system shall be installed in accordance with the Grantsville City F.D. approval. Gates are only allowed with prior approval.
10. All private underground fire lines that service automatic fire sprinkler systems shall be no smaller than eight (8) inches in diameter and have a Post Indicator Valve (PIV) between the water main and the building. If a PIV isn't feasible due to site constraints, a Water Indicator Valve (WIV) may be used with the approval of the City Engineer or Fire Code Official. For a WIV to be allowed, another valve must be installed on the fire service line back at the connection to the water main, which will be maintained by the City as part of its culinary water system. All fire lines material shall be Ductile Iron. (Ductile Iron from the PIV to the building shall be permitted or Ductile Iron from the main water line to the WIV).
11. Post Indicator Valves (PIV) shall be between 6 and 40 feet from buildings not exceeding three stories or equivalent in height and between 30 and 40 feet on buildings in excess of three or more stories in height or equivalent.
12. Roads and accesses shall be designed and maintained to support the imposed loads of fire apparatus. Surface shall be paved before the application of combustible material.
13. All new buildings equipped with a Fire Department Connection (FDC) must have inlets secured with Knox brand locking FDC cap(s) with a swivel collar. All new buildings are also required to have a Knox brand key lock box mounted on the exterior building, such that Fire Department personnel may gain access in case of an emergency.

1.6 Grantsville City Water Notes


1. The following Grantsville City Water Notes are intended for general water standards only and are not all inclusive. The City has included the Culinary Water Design and Construction Standards within the City Construction Standards and Specifications.
2. No work shall begin until the water plans have been released for construction by the Engineering Department. Following water plan approval, forty-eight (48) hour notice shall be given to the Engineering Department and the Public Works Department prior to the start of construction. Notice must be given by 2:00 P.M. the business day prior to an inspection.
3. All work within Grantsville City shall conform to Grantsville City Standards and Specifications, AWWA and APWA.
4. For Residential Developments - The developer shall purchase and install meter boxes and setters according to City Standards on newly developed lots and real property at the time of water main installation. Water meters will be supplied and installed by the Grantsville Utilities Department (at Developer's expense). The developer shall also provide the site address, lot number, meter size and pay meter fees prior to building permit approval. The developer should also pay for rental of a hydrant meter, and/or use the Grantsville City Public Water Standpipe located by the Public Works Building.
5. For Commercial and Condominium Developments - The developer shall purchase and install meter boxes and setters according to City Standards. Water meters will be supplied by Grantsville City Public Works Department (at Developer's expense) and installed by Developer.
6. All water facilities shall be filled, disinfected, pressure tested, flushed, filled and a series of Bac-T testing performed by the City shall be obtained prior to commissioning the new water line to the Grantsville City Culinary Water Distribution System.
7. Grantsville City Utilities Department must approve water shut down which may require evening and weekend shut down as deemed necessary, requiring the contractor to be billed for overtime. 48 hour notice is required.
8. Water stub-out installations will not be construed as a commitment for water service.
9. Conditional Approval of Valved Outlet (6" and Larger): In the event the water plans show one or more valved outlets extending out of paved areas, installations of these outlets is acceptable, however, if the outlets are incorrectly located or not used for any reason when the property is developed, the developer shall abandon the outlets at the connection to the active main in accordance with the city standards and at the developer's expense.
10. All lines to be pressure tested according to Grantsville City and AWWA standards and chlorinated prior to use and final acceptance.
11. All fittings to be coated with poly fm grease and wrapped with 8-mil thick polyethylene.
12. No other utility lines may be placed in the same trench with water line unless approved by the City Engineer.
13. Any conflict with existing utilities shall be immediately called to the attention of the City Engineer or designee.
14. All water vaults will be constructed per Grantsville City standard drawings and specifications. No vaults are allowed in traffic areas without prior approval of the City Engineer.
15. Landscaping and irrigation adjacent to vaults shall drain away from vaults.
16. Once the waterline has been tested, approved and city water is flowing through the pipe, only City personnel are authorized to shut down and charge the waterline.
17. Megalug following ring or an approved equivalent shall be used on all fittings.
18. APWA plan 562, stainless steel tie-down restraints with turnbuckles or 5/8" epoxy green rebar is acceptable. Megalug followers required on all fittings and all dimensions of thrust blocking still apply.
19. Water mains will be hot tapped as called out on the approved plans. Under special circumstances, when a contractor submits a request for a shutdown contrary to the approved plans and the request is approved at the discretion of the City Engineer or designee, the contractor must provide 48-hour notice to neighbors and those affected. If businesses are impacted by the shutdown it will be done after hours and all overtime fees for City personnel, equipment and vehicles must be paid in advance.
20. Contractors are required to write the lot number with a black permanent marker on the inside of the water meter barrels as they are installed.

Grantsville City Construction Submittals

1. Construction submittals will not be accepted or reviewed until after a pre-construction conference is held with the City.
2. Contractor shall provide construction submittals for material to the City for compliance with Construction Documents and City Standards prior to purchase of materials and installation. Refer to preconstruction notes for a list of City Personnel the submittals need to be submitted to for review.
3. Before submitting a Shop Drawing or Sample, Contractor shall:
 - a. review and coordinate the Shop Drawing or Sample with other Shop Drawings and Samples and with the requirements of the Work and the Construction Documents;
 - b. determine and verify:
 - i. all field measurements, quantties, dimensions, specified performance and design criteria, installation requirements, materials, catalog numbers, and similar information with respect to the Submittal;
 - ii. the suitability of all materials and equipment offered with respect to the indicated application, fabrication, shipping, handling, storage, assembly, and installation pertaining to the performance of the Work; and
 - iii. all information relative to Contractor's responsibilities for means, methods, techniques, sequences, and procedures of construction, and safety precautions and programs incident thereto;
 - iv. confirm that the Submittal is complete with respect to all related data included in the Submittal.
4. With each Shop Drawing or Sample, Contractor shall provide City specific written notice of any variations that the Submittal may have from the requirements of the Construction Documents. This notice must be set forth in a written communication separate from the Submittal; and, in addition, in the case of a Shop Drawing by a specific notation made on the Shop Drawing itself.
5. City's Review of Shop Drawings and Samples
 - a. City will provide timely review of Shop Drawings and Samples. City's review will be only to determine if the items covered by the Submittals will, after installation or incorporation in the Work, comply with the requirements of the Construction Documents, and be compatible with the design concept of the completed Project as a functioning whole as indicated by the Construction Documents.
 - b. City's review will not extend to means, methods, techniques, sequences, or procedures of construction, or to safety precautions or programs incident thereto.
 - c. City's review of a separate item as such will not indicate approval of the assembly in which the item functions.
6. Resubmittal Procedures for Shop Drawings and Samples
 - a. Contractor shall make corrections required by City and shall return the required number of corrected copies of Shop Drawings and submit, as required, new Samples for review and consideration. Contractor shall direct specific attention in writing to revisions other than the corrections called for by City on previous Submittals.
 - b. Contractor shall furnish required Shop Drawing and Sample submittals with sufficient information and accuracy to obtain required review of an item.

WILLOW STREET SEWER REPAIR

GRANTSVILLE
TOOELE COUNTY, UTAH



THE STANDARD IN ENGINEERING

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FOR:
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GENERAL NOTES

PROJECT NUMBER 11637	PRINT DATE 2024-08-05
PROJECT MANAGER R. ROUSSELLE	DESIGNED BY D. COOPER

C-100

GRANTSVILLE CITY PRE-CONSTRUCTION NOTES

Chain of Communication

- First Contact: Cody Christensen, Public Works Inspector (CPII)
- Second Contact: Markus Seat, Field Operations Lead; when Cody is not available.
- CC: James Waltz, Public Works Director; Christy Montieth, Deputy Public Works Director

Please communicate through e-mail to maintain a written record.

Construction Staking

- Surveying & Staking: _____
- Staking must be complete as provided in plans to ensure alignment of utilities.

Geotechnical

- Compaction Geo Technician: _____
- Does the Contractor have a copy of the Geotechnical Report and is he familiar with the requirements?
- Provide the City Inspector a copy of the Geotechnical Report.
- A Geo-tech will be required should the City need additional information on excavations or backfills.

Construction Submittals

- The Contractor shall provide construction submittals for material to the City for approval prior to purchase of materials and installation. Submit to City Inspector Cody Christensen, cc: James Waltz, Christy Montieth, and Markus Seat.
- Refer to Grantsville City’s General Notes for additional construction submittal requirements.

Emergency Services

- Clear and install a silt fence 5 feet out around live fire hydrants and electrical transformers. This clear space must be maintained for emergency services during construction.
- Install required temporary signage at the beginning of work on the site.
- Park only on one side of access roads so emergency access is clear.
- Coordinate with Fire Chief for his inspections.

Sewer

- Pipe Material: **PVC ASTM D-3034 SDR-35**
- Follow OSHA requirements for trenching (4 foot vertical with 1:1 sloping or stepping or use trench boxes).
- Sewer laterals per City standard (APWA 431).
- Utah State requirement of 10 foot horizontal separation between sewer and water laterals.
- 18 inches minimum vertical separation between water and sewer.
- Crushed Rock ¾ inch in pipe zone (pea gravel is not allowed by the City).
- Sewer laterals - gravel bedding to be extended to dwelling.
- NO** native soils may be used above the pipe zone.
- A-1-a 3 inch minus soils are to be used for trench backfill.
- Offset tees for sewer laterals; gasket type.
- Compaction requirements – 95 percent in ROW, 90 percent out of ROW (ASTM D-1557, Modified Proctor).
- Underground Installation of Gravity-Flow Applications as per ASTM D-2321.
- All precast manholes to be provided with rubber boots and stainless-steel bands at pipe penetrations.
- Interior pipe penetrations in all sewer manholes shall be grouted.
- Tracer wire extending from main to lateral stub on all laterals and extended to surface at stub marker. Include an extra 30 feet to extend along the service to the dwelling.
- Stamp **(When Wet)** or pin **(Do Not Grind)** gutter both at the lip and top of curb an “S” at all service laterals located at exact crossing of the curb (two places for each service).
- Extend utility lateral stub markers beyond the 15 foot PU&DE (15 feet behind back of walk).
- End of sewer laterals shall be plugged.

Testing:

- Air Test mandatory – certification required.
- Manhole Vacuum Test mandatory – certification required.
- Video inspection after flushing mandatory – the City does not need to observe the video inspection. Video record to be provided for City review.
- Provide the City 48 hours’ notice prior to testing.

Culinary Water

- Pipe Material: PVC C900 DR18
- Use bedding sand for backfill in the pipe zone (sand bedding must be preapproved). The City can provide an example.
- Water laterals - sand bedding shall be extended to the dwelling.
- NO native soils may be used above the pipe zone.
- A-1-a 3 inch minus soils are to be used for trench backfill.
- Valves shall be clustered in intersections.
- 10 inch valves or smaller are to be gate valves, 12 inches or larger are to be butterfly valves.
- Valves are to be located at the dead-end main of phase lines to allow for flushing, isolation, and continued service to existing connections when future phases are constructed. Blow offs are to be located in the green space.

- Meter and services shall be ¾ inch polyethylene SDR-7 IPS. Install service laterals and meters within 5 feet of lot lines (as close to lot line as practicable), one on each side of common lot line (alternate with secondary water).
- Use 150# corp stops.
- 10 foot horizontal separation of water and sewer lateral per state requirements.
- 18 inch minimum vertical separation between water and sewer and storm drain.
- 10 foot horizontal separation of water and stormwater.
- Meter barrels shall be 21 inch diameter white corrugated polyethylene.
- Developers cannot swing meter boxes to accommodate the driveway. Plan Accordingly.**
- Meter to be installed 18 inches to 22 inches below the lid.
- Place sand around the water service setter bases and above to stabilize setter and provide insulation. **Gravel is not allowed.**
- Tapping saddles shall be **brass** with double stainless steel or brass straps.
- Use dual check and heavy-duty angle valves for all service setters.
- Install tracer wire (on the pipe) and locating tape above the water main.
- Install tracer wire from the main connection through the meter pit to stub marker with 30 feet excess to extend to the dwelling.
- Stamp **(When Wet)** or pin **(Do Not Grind)** gutter both at the lip and top of curb with a “W” at all service laterals located at exact crossing of the curb (two places for each service).
- Thrust blocks need to be inspected by the City prior to backfill. Size based on water pressure and pipe size.
- Fire hydrants shall be installed 18 inches minimum back of curb in green space. Break away must be 4 inches above curb or manufacturer’s specifications.
- Paint curb red 10 feet either direction of the fire hydrants (20 feet total).
- 5 foot hydrant markers (whips) shall be installed on all hydrants.

- Testing:
- Hydrostatic Pressure Test:
 - Water main without tapping saddles - 200 psi for a minimum of 2 hours.
 - Water main with tapping saddles, corporations, and service laterals - 150 psi for a minimum of 2 hours.
 - The water distribution shall be tested in entirety from main line to setter connections.
 - Inspector (Cody Christensen or assigned City Inspector) must be present for the entire duration of the test.
- Disinfection:
- Hypochlorite powder shall be used.
 - Chlorine residuals will be tested by the City before flushing.
 - One series of Bac-T testing will be performed by the City to accept water lines.
 - Developer shall pay for retests if necessary.
 - The City will grab all samples initial or retests.
- Per AWWA C651, Bac-T testing shall be completed for every 1,200 feet of new water main, at the end of the line, and at each branch. Two consecutive sample sets shall be collected at the aforementioned locations at least 24 hours apart.

Storm Water

Pipe Material:

- Reinforced Concrete (RCP) or High Performance storm polypropylene pipe (HP storm).
- Installation and compaction to follow manufacturer’s recommendations.
- All catch basin boxes include a sump. For boxes with snouts the sump depth is based upon the snout model manufacturer’s recommendation. For all other catch basins the depth is 12 inches below the flow line of the pipes.

Franchise Utilities

- Gas: Dominion Energy
- Power: Rocky Mountain Power
- Cable: Comcast
- Phone: Century Link
- Stubs shall be installed for franchised utilities. New streets and concrete will not be cut. If stubs are missed, only boring will be allowed.

Surface Improvements

Pavement:

- Asphalt paving is allowed when temperatures are 50 degrees Fahrenheit ambient and rising.
- City Standard pavement section is 3 inches asphalt on 6 inches UBC on 8 inches granular borrow or per approved drawings whichever is greater.
- 58/28 PG mix at maximum, 15 percent RAP ¾ inch granulated mix required for paving
- Road base and cross-section per approved drawings.
- Provide proper signage per Utah MUTCD.
- Provide stops bars at stop signs (retroreflective paint per MUTCD standard).
- Use APWA Detail 255 for pavement T-patch.

Concrete:

- 4,500 psi concrete for all surface improvements.
- Sidewalk section is 6 inches PCC on 6 inches roadbase.
- ADA Rib Composite Tile (without screws) truncated dome inserts shall be yellow in pedestrian ramps.
- Tile to touch curb line (2 inch max setback) and 5 foot width.
- Air test every 50 yards (5 percent – 7 percent). If out of spec, air test every truck load.
- 3 cylinders every 50 yards.

Earthwork:

- Provide compaction and sieve analysis on all initial proctors and new material.
- Compaction tests every 100 feet of pipe trench. Vary depths to provide results throughout the strata.
- Road structure shall be tested every 200 feet – along both shoulders and centerline (95 percent compaction).
- Proof roll trenches, subgrade, and base to be inspected by City Inspector.
- Minimum of four compaction tests around each manhole and cleanout.
- Compact all fill in 8 inch lifts.

Testing and QA/QC

- 48-hour notice is required prior to any testing. Make sure the test is scheduled.
- Inspector(s) representing the City must be present for all testing including those performed by an independent agency.
- Public Works hours are 7:00 am to 3:30 pm Monday through Friday. If deemed necessary, the City will work with Contractor when working outside these hours. **Give 48 hour notice.**

Construction Water

- Contractor shall obtain water for construction from a City approved fire hydrant using a hydrant meter rented from the City.
- \$1600 refundable deposit, \$35 account set up fee, \$75 a month rental charge, \$6 per 1000 gallons for all water used, \$50 buried meter fee if usage is not reported monthly, \$1000 theft of service and \$50 tampering fee if meter is not used.
- Do not damage the meters or take anything off the meters.
- Contact Brooke Gill at City Hall Utilities.**

Erosion Control / Storm Water System Protection

- Minimize potential for off-site run-off.
- Minimize disturbed areas.
- Keep working area wetted to minimize dust.
- Provide silt fence to prevent sediment transport downstream.
- Contain all sediment on site. Clean roads of sediment tracking.
- Maintain BMPs as per SWPPP.
- SWPPP to be on-site at all times.
- The City will check with the contractor after an event.
- Inspect after rainfall and other events (weather, and construction around BMPs) that may affect BMPs.
- Make sure to follow the SWPPP as shown on the plans.
- Put the SWPPP sign on site and visible so the State can see it on a drive by.

Construction Debris Disposal

- Maintain a work site that is clean and properly dispose of debris and trash.
- No garbage pits allowed.**
- Establish or rent a suitable washout area and remove all washout materials from the site at the project’s conclusion.

Site Safety

- Conform to OSHA Standards.
- Close trenches at night.
- Secure open trenches and plug lines.

Security

- Secure construction equipment when not in use. Security is the responsibility of the developer.

Sanitation

- Clean and properly maintained portable restrooms on site at all times.

Hazardous Material Storage on Site

- If there are hazardous materials on site, make sure the City has approved it and that it has secondary containment. The Fire Chief needs to know what is on site, how it is secured, and where it is located.

Site Access


- As shown on the SWPPP do not deviate from it.

Construction Observation

- City personnel will inspect regularly as needed and at the City’s discretion.

Construction Drawings

- Provide City with one 24 inch x 36 inch and two 11 inch x 17 inch For Construction prints. (Don’t print any plans until all changes have been made and you have received a copy of the signed plans from the city.)
- Keep an accurate set of As-Builts.



THE STANDARD IN ENGINEERING

SANDY
45 W. 10000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
CLIENT
CLIENT'S ADDRESS
CLIENT CITY STATE ZIP

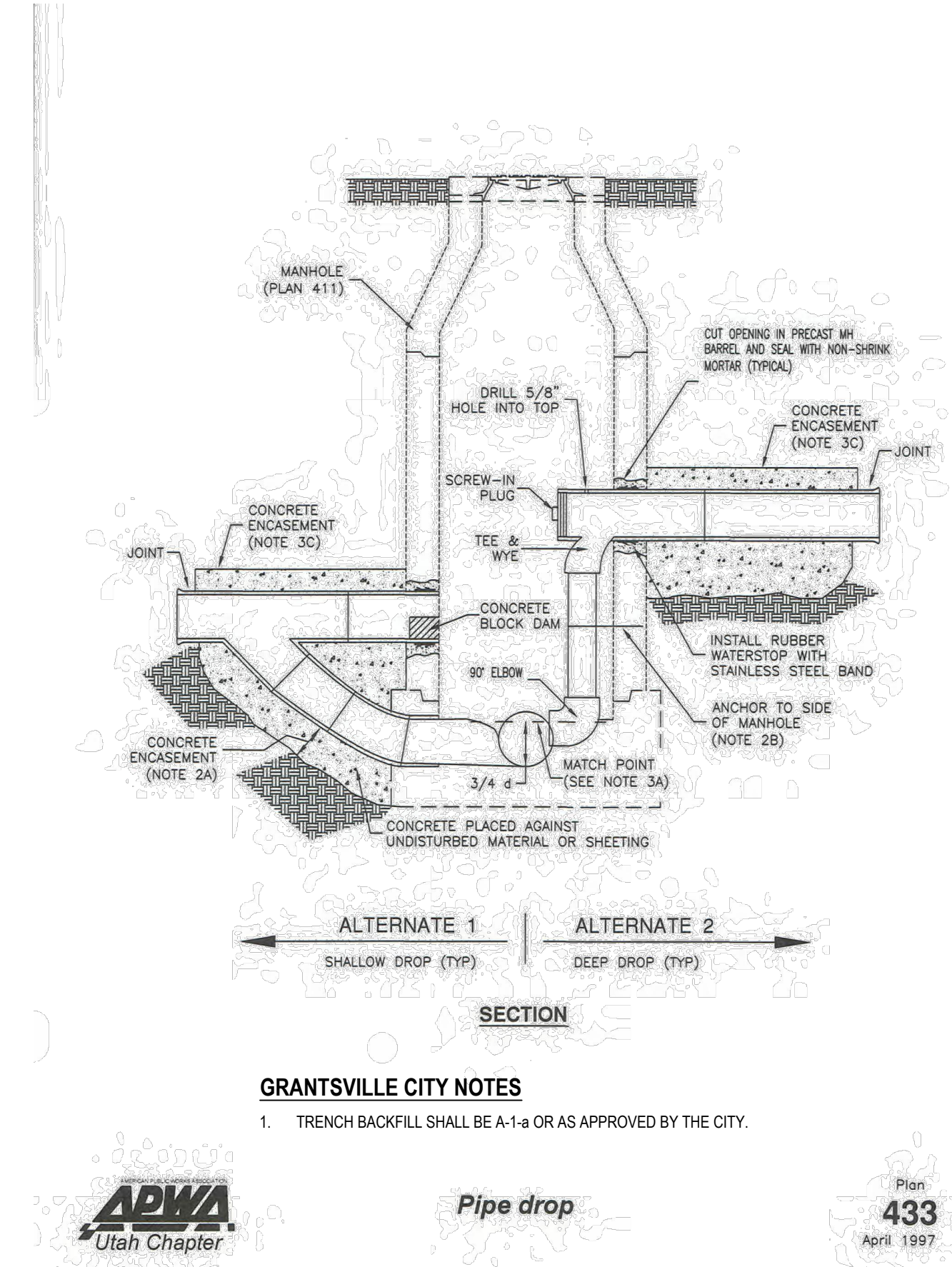
CONTACT:
CLIENT CONTACT
PHONE: 801.000.0000

WILLOW STREET SEWER REPAIR

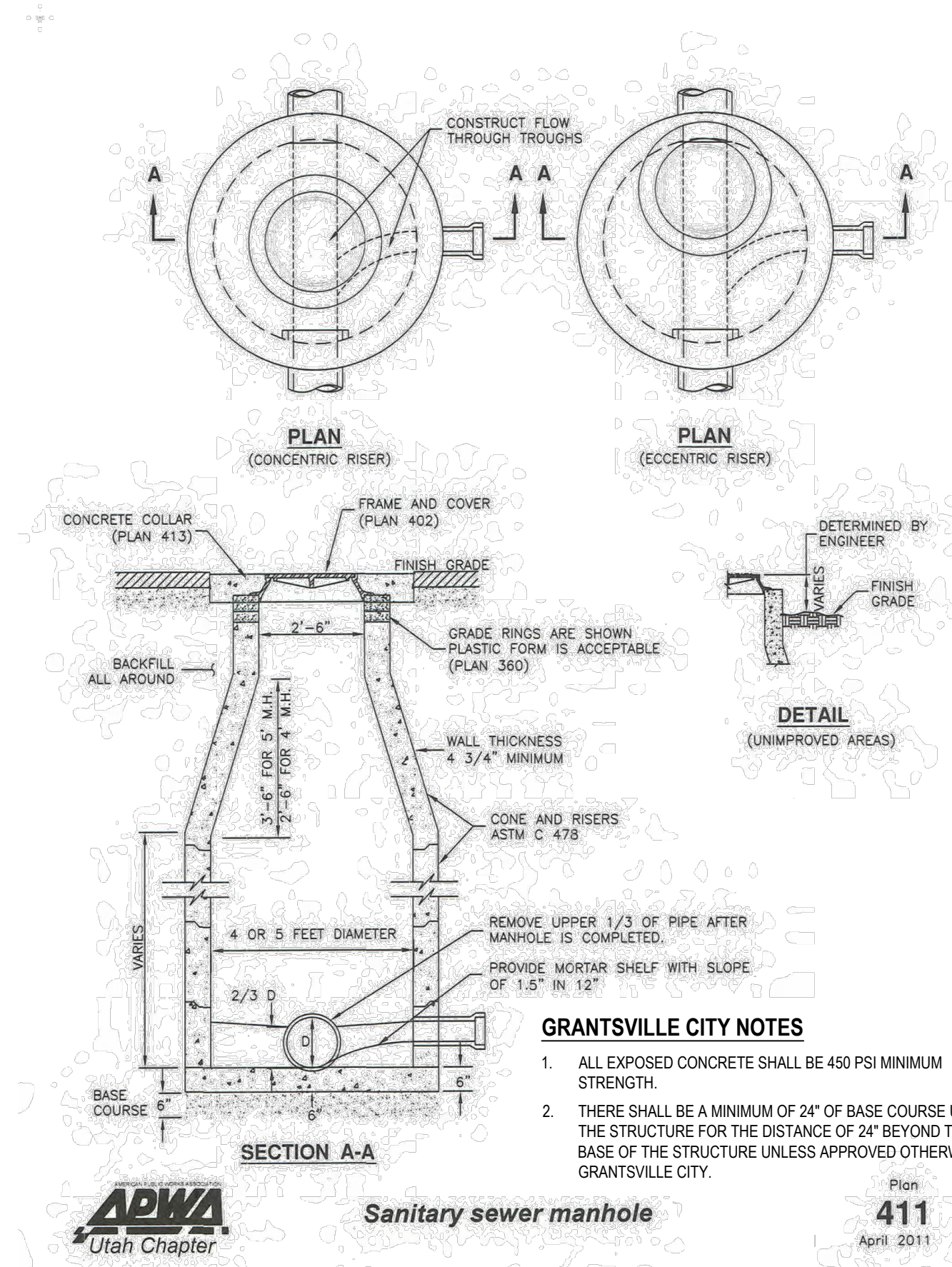
GRANTSVILLE
TOOELE COUNTY, UTAH

PRE-CONSTRUCTION
NOTES

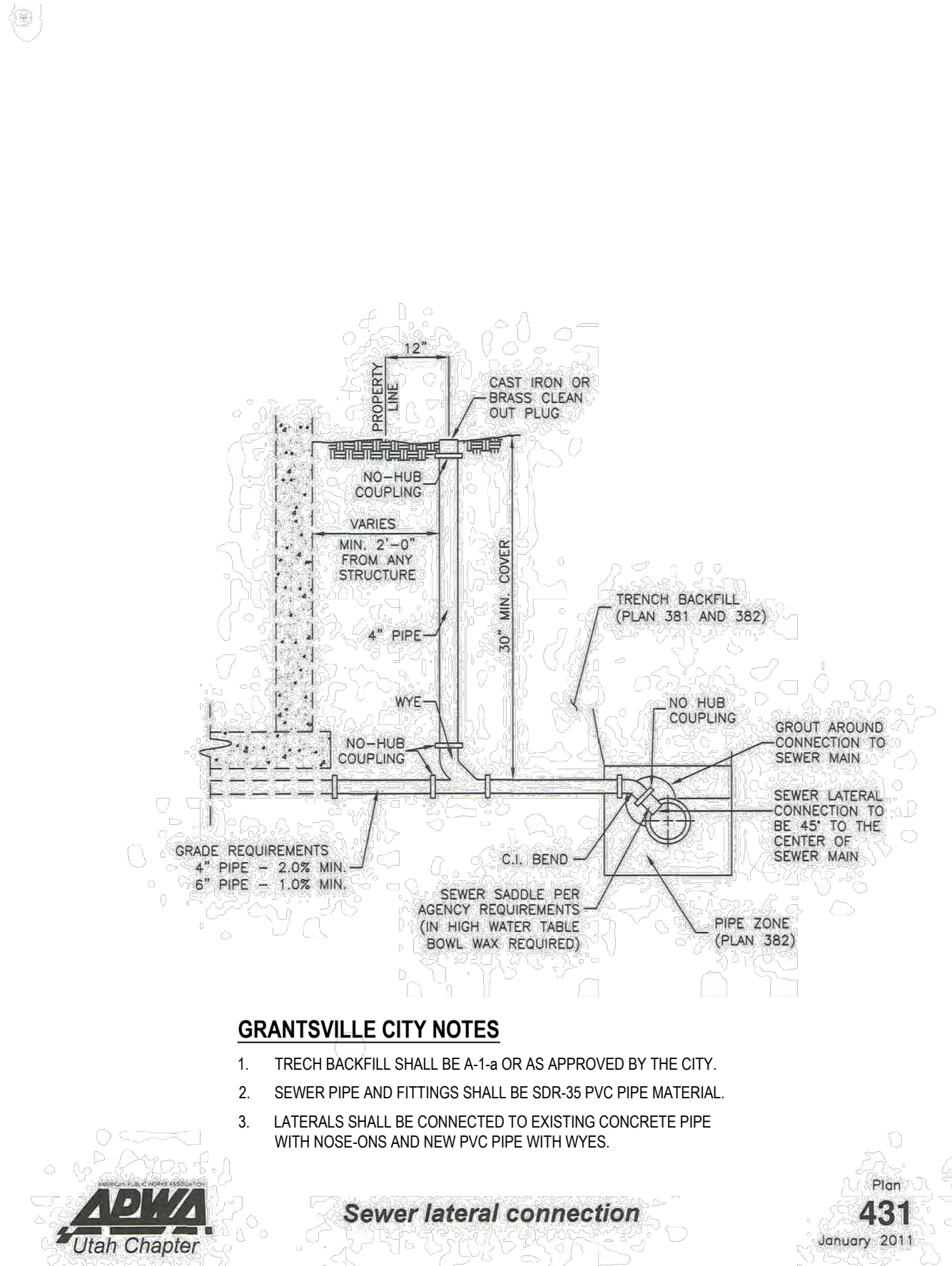
PROJECT NUMBER 11637	PRINT DATE 2024-08-05
PROJECT MANAGER R. ROUSSELLE	DESIGNED BY D. COOPER



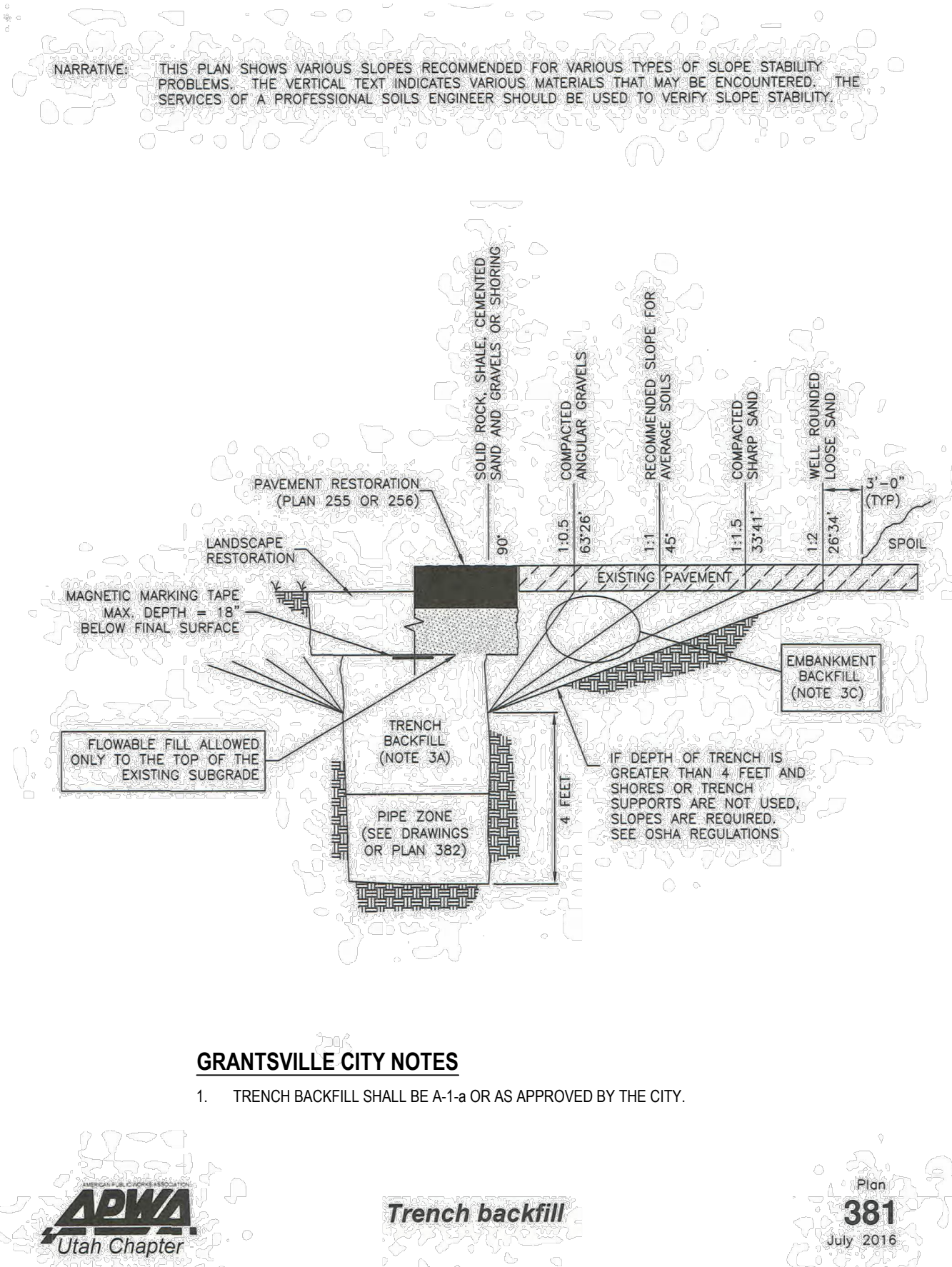
1 PIPE DROP DETAIL SCALE: NONE



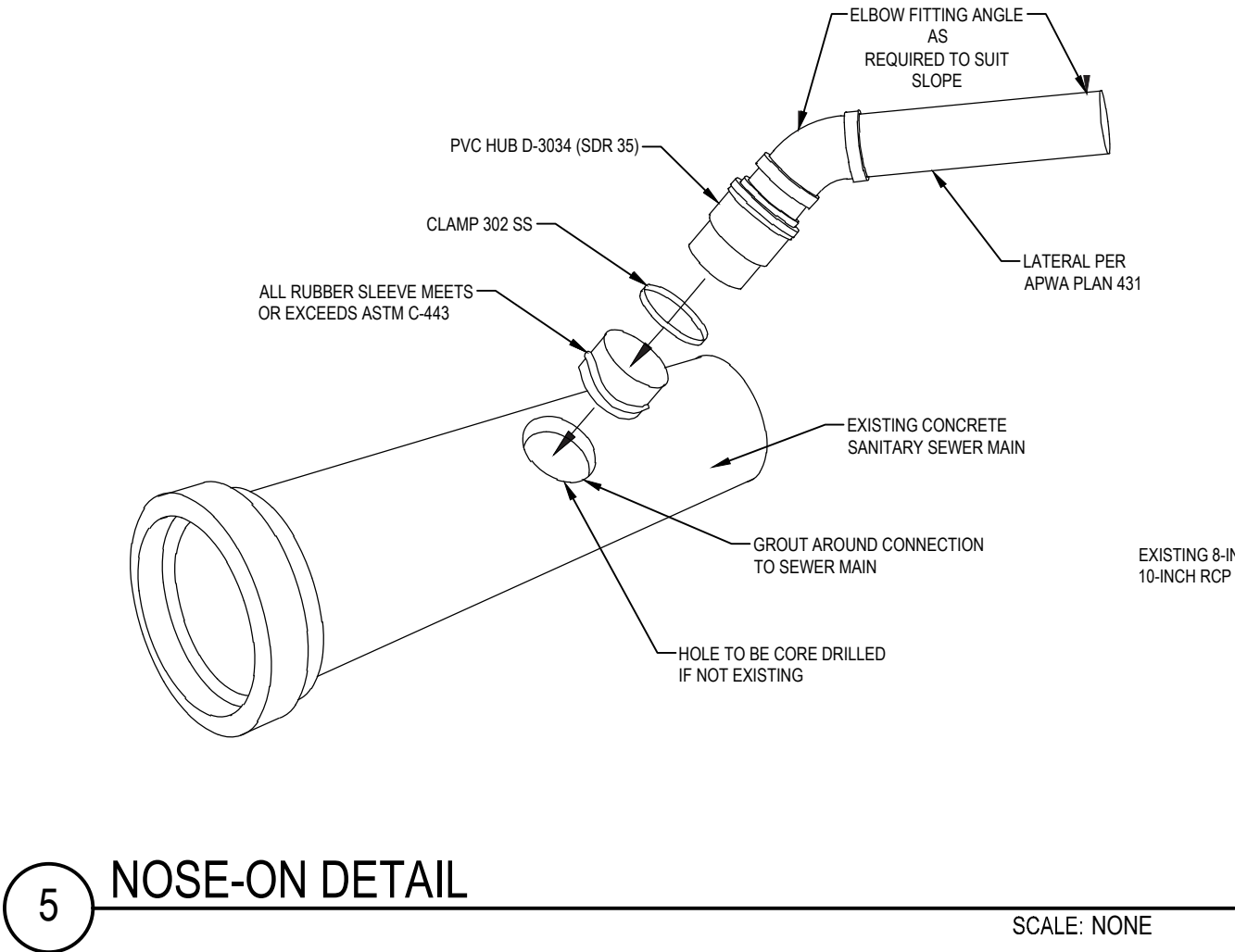
2 SANITARY SEWER MANHOLE DETAIL SCALE: NONE



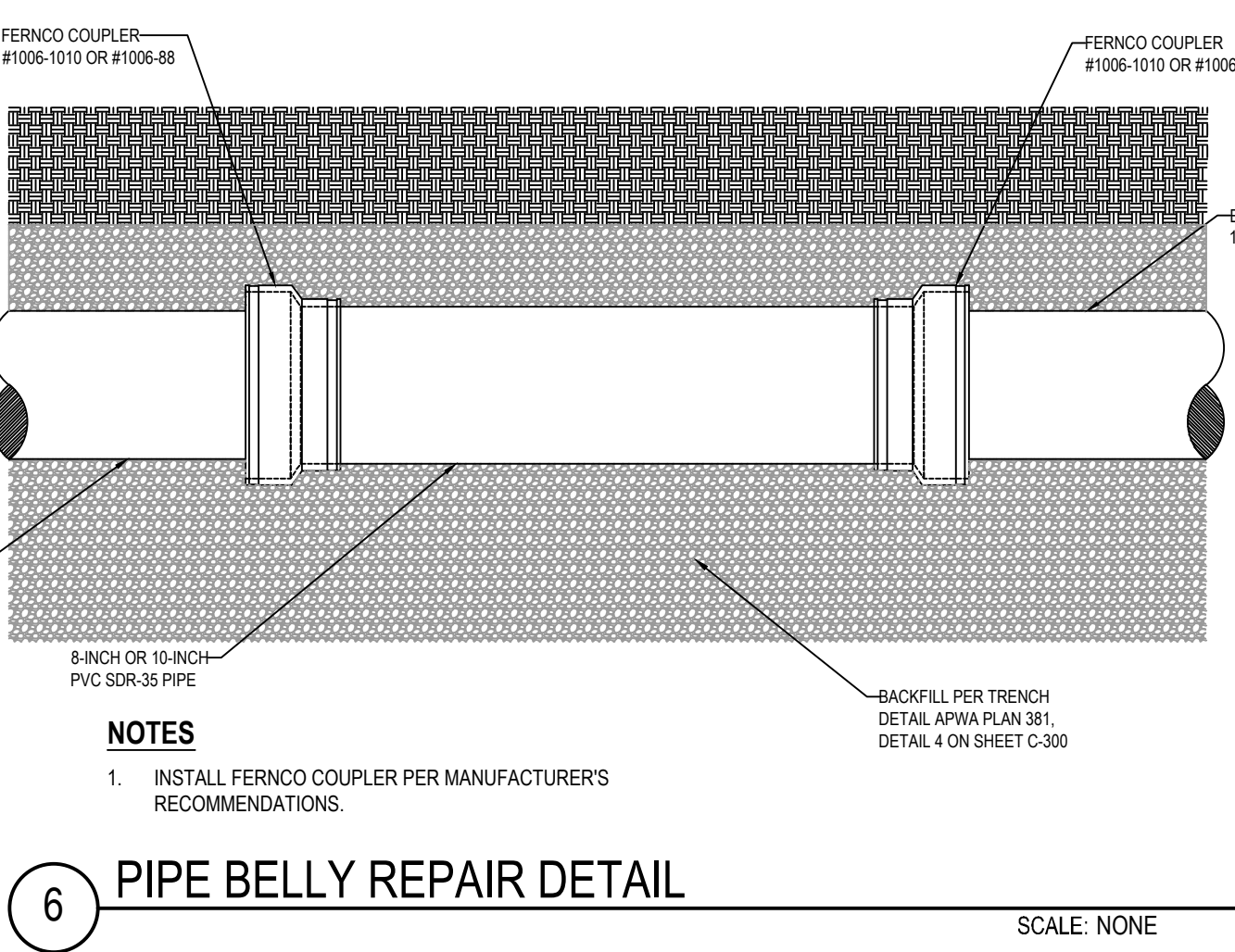
3 SEWER LATERAL CONNECTION DETAIL SCALE: NONE




4 TRENCH BACKFILL DETAIL SCALE: NONE



5 NOSE-ON DETAIL SCALE: NONE



6 PIPE BELLY REPAIR DETAIL SCALE: NONE



ENSIGN
THE STANDARD IN ENGINEERING

SANDY
45 W. 10000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.1983

WWW.ENSIGNENG.COM

FOR:
CLIENT
CLIENT'S ADDRESS
CLIENT CITY STATE ZIP

CONTACT:
CLIENT CONTACT
PHONE: 801.000.0000

WILLOW STREET SEWER REPAIR

GRANTSVILLE
TOOELE COUNTY, UTAH

DETAILS

PROJECT NUMBER
11637

PRINT DATE
2024-08-06

PROJECT MANAGER
R. ROUSSELLE

DESIGNED BY
D. COOPER

C-300

811

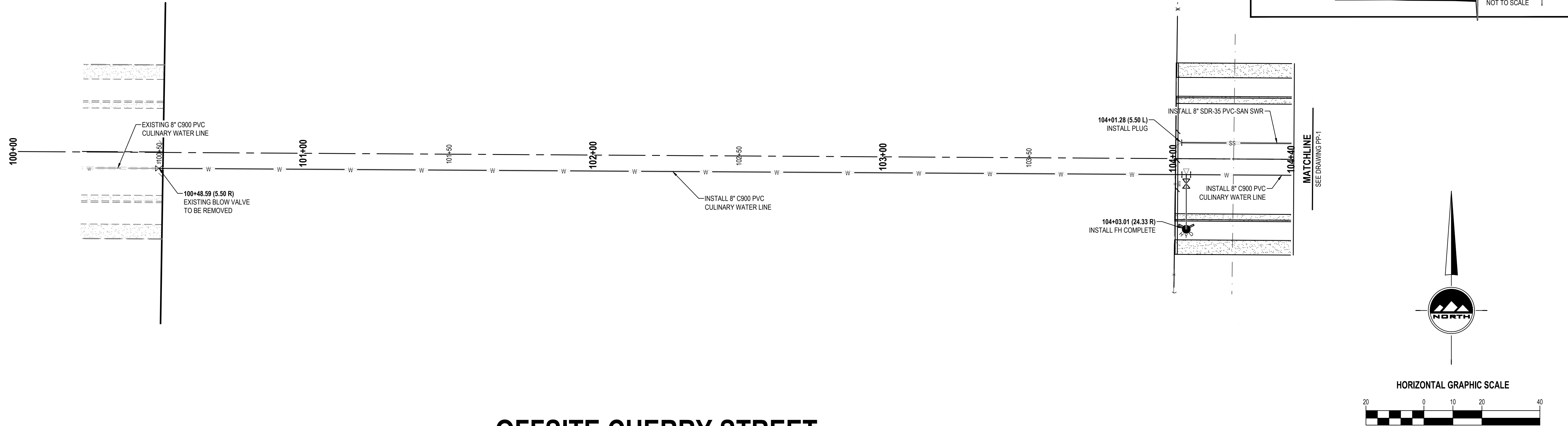
Know what's below.
Call before you dig.

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

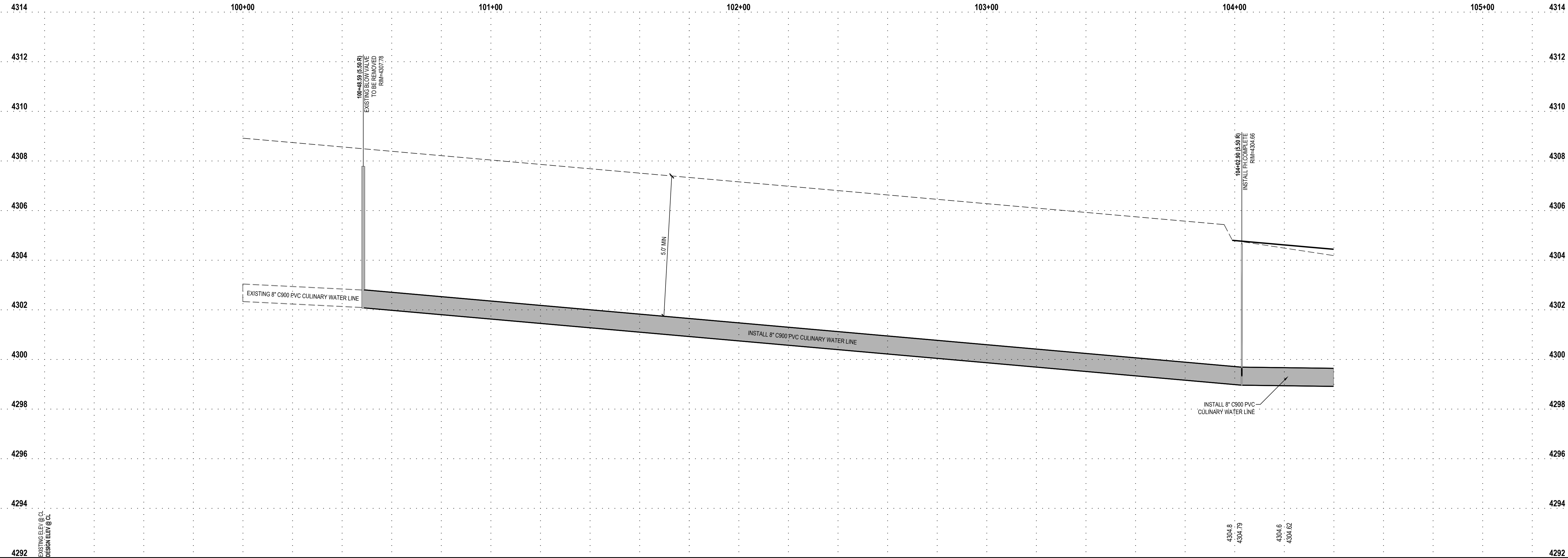
BENCHMARK

SOUTHWEST QUARTER CORNER OF SECTION
31, TOWNSHIP 2 SOUTH, RANGE 5 WEST
SALT LAKE BASE AND MERIDIAN (FOUND 2.5"
BRASS DISC)

ELEV = 4360.80'



OFFSITE CHERRY STREET



EN SIGN

THE STANDARD IN ENGINEERING

TOOELE

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

SALT LAKE CITY

Phone: 801.255.0529

LAYTON

Phone: 801.547.1100

CEDAR CITY

Phone: 435.866.1453

RICHFIELD

Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
ICON DEVELOPMENT LLC
3410 NORTH MOYLE LANE
ERDA, UTAH 84074

CONTACT:
SEAN PERKINS
PHONE: 435-850-8436

TOWNHOMES ON
WILLOW PUD
WILLOW STREET
GRANTSVILLE, UTAH

For Review
01/30/2023 5:06:36 PM

PLAN AND PROFILE

PROJECT NUMBER
10898A

PRINT DATE
2023-01-30

DRAWN BY
H. CARTER

CHECKED BY
C. CHILD

PROJECT MANAGER
C. CHILD

PP-11



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

BENCHMARK

SOUTHWEST QUARTER CORNER OF SECTION
31, TOWNSHIP 2 SOUTH, RANGE 5 WEST
SALT LAKE BASE AND MERIDIAN (FOUND 2.5"
BRASS DISC)

ELEV = 4360.807

The site plan shows a residential development with 60 units arranged around a central pond. The units are numbered 1 through 60. The development is bounded by Cherry Street to the north, Morgan Street to the south, Jackson Street to the west, and Oliver Way to the east. A clubhouse is located at the northwest corner. The plan also shows a central pond, a parking area, and various landscaping features like trees and shrubs. A north arrow is located in the bottom right corner.

Unit numbers are as follows:

- Top row (Cherry Street): Unit 1, Unit 2, Unit 3, Unit 4, Unit 5, Unit 6, Unit 7, Unit 8, Unit 9, Unit 10
- Left side (Jackson Street): Unit 11, Unit 12, Unit 13, Unit 14, Unit 15, Unit 16, Unit 17, Unit 18, Unit 19, Unit 20, Unit 21, Unit 22, Unit 23
- Bottom row (Morgan Street): Unit 24, Unit 25, Unit 26, Unit 27, Unit 28, Unit 29, Unit 30, Unit 31, Unit 32, Unit 33, Unit 34, Unit 35, Unit 36, Unit 37, Unit 38
- Right side (Oliver Way): Unit 39, Unit 40, Unit 41, Unit 42, Unit 43, Unit 44, Unit 45, Unit 46, Unit 47, Unit 48, Unit 49, Unit 50, Unit 51, Unit 52, Unit 53, Unit 54
- Central area: Unit 55, Unit 56, Unit 57, Unit 58, Unit 59, Unit 60

GENERAL NOTES

2. **EXISTING TO COMPLY WITH THE GOVERNING AGENCY STANDARDS AND SPECIFICATIONS.**
3. **WORKING UNDER UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROPRIATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS.** LOCATIONS OF UTILITIES ARE SHOWN FOR INFORMATION PURPOSES ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION AND DEPTH OF UTILITIES SHOWN ON THESE PLANS OR PREPARED TO BE LOCATED BY THE CONTRACTOR. ANY ADDITIONAL COST INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATION OF UTILITIES SHOWN ON THESE PLANS OR PREPARED TO BE LOCATED BY THE CONTRACTOR SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT'S FIRM PRICE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF UTILITIES SHOWN ON THESE PLANS AND FOR NOTIFYING ALL CONCERNED PARTIES WITH THE EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND SHALL BE RESPONSIBLE FOR OBTAINING THE NEAREST TO THE CONTRACTOR. IF ANY DISCREPANCY OCCURS THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
4. **ALL SURFACE IMPROVEMENTS OBTAINED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED. INCLUDING TREES AND DECORATIVE SHRUBS, SO. FINISHES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE PROJECT DOCUMENTS.**
5. **ALL CONSTRUCTION (BARGE, BARRICADES, TRAFFIC CONTROL, ETC.) SHALL CONFORM TO THE LATEST EDITION OF THE MANUAL OF CONSTRUCTION. THE CONTRACTOR SHALL MAINTAIN SUCH THAT THEY ARE PROPERLY MAINTAINED THROUGHOUT THE PROJECT.**
6. **SEMI-ANNUAL AND QUARTERLY SUBMITTALS TO DISSEMINATE SHALL BE SUBMITTED TO THE NEAREST SCHEDULED MEETING. MATTER HOW THESE PLANS AS CLOSELY AS POSSIBLE.**
7. **ALL IMPROVEMENTS MUST COMPLY WITH ALL STANDARDS AND RECOMMENDATIONS.**
8. **SEE LANDSCAPE/ARCHITECTURAL PLANS FOR CONCRETE MATERIAL, COLOR, FINISH AND SCHEME PATTERNS THROUGHOUT SITE.**
9. **ALL PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST EDITION OF THE MUTCD, MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.**
10. **ALL SURFACE IMPROVEMENTS OBTAINED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED. INCLUDING TREES AND DECORATIVE SHRUBS, SO. FINISHES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE PROJECT DOCUMENTS.**
11. **NOTIFY OWNER OF ANY DISCREPANCIES OR DISCREPANCIES OR OBTAINING REPLACING CONCRETE OR ASPHALT.**
12. **THE CONTRACTOR TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. NOT SPECIFICALLY SHOWN ON THESE PLANS.**
13. **CONSUMER DRIVERS WILL BE ALLOWED AND AN EXCEPTION ON THIS PROJECT.**



TOOELE
169 N. Main Street, Unit 1
Tooele, UT, 84074
Phone: 435 842 3500

SALT LAKE CITY
Phone: 801 255 0529

LAYTON
Phone: 801.547.1100

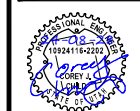
CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435 896 2983

WWW.ENSIGNENG.COM

FOR:
ICON DEVELOPMENT LLC
3410 NORTH MOYLE LANE
ERDA, UTAH 84074
CONTACT:
SEAN PERKINS
PHONE: 435-856-8436

**TOWNHOMES ON
WILLOW PUD
WILLOW STREET
GRANTSVILLE, UTAH**

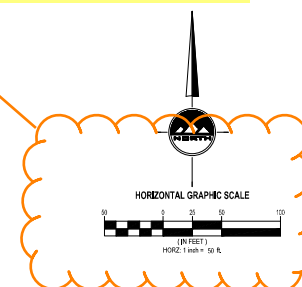
OVERALL
SITE PLAN

PROJECT NUMBER 10898A	PRINT DATE 2024-08-
DRAWN BY H. CARTER	CHECKED BY C. CHILD
PROJECT MANAGER C. CHILD	

C-100

Please see the two memos provided by AQUA Engineering for comments on the PUD Application documents.

- Check Scaling



Grantsville City Development Review
 Submittal # 1 12/12/2024

REVISIONS
Shelby Moore
Planning Department
01/02/2025

REVISIONS
Jason Smith
Fire Department
01/02/2025

REVISIONS
Bodee Paulick
Grantsville Irrigation Co.
01/02/2025

REVISIONS
Shay Stark
Planning Department
01/07/2025

Agenda Item #12

Consideration of Resolution 2025-35
approving the Master Development
Agreement for “The Townhomes on
Willow”



**GRANTSVILLE CITY
RESOLUTION NO. 2025-35**

**A RESOLUTION APPROVING A MASTER DEVELOPMENT AGREEMENT FOR
"THE TOWNHOMES ON WILLOW"**

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

WHEREAS, The Coassolo Group, LLC, as the Developer, has submitted a request to enter into a Master Development Agreement ("MDA") with Grantsville City for the development of a residential subdivision known as "The Townhomes on Willow"; and

WHEREAS, the proposed Project is located at approximately 132 South Willow Street, Grantsville, Utah 84029, and includes the development of approximately 13.45 acres for a Planned Unit Development comprised solely of townhomes; and

WHEREAS, the Grantsville City Planning Commission reviewed the Planned Unit Development application and recommended approval with conditions on March 6, 2025; and

WHEREAS, it is in the best interests of Grantsville City and its residents to enter into a Master Development Agreement to govern the development of this Project in accordance with applicable City standards and other pertinent regulations; and

WHEREAS, the City Council finds that the MDA provides a framework for the orderly development of the Project and promotes the health, safety, and welfare of the residents of Grantsville City;

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

Section 1. Approval: The Master Development Agreement for "The Townhomes on Willow," attached hereto as Exhibit A and incorporated herein by reference, is hereby approved, and the Mayor is authorized to execute said Agreement on behalf of the City.

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 (xx) DAY OF (xx), 2025.

BY THE ORDER OF THE GRANTSVILLE CITY COUNCIL:



By Mayor Neil Critchlow

ATTEST

Braydee Baugh, City Recorder



EXHIBIT “A”

The Townhomes on Willow Master Development Agreement

WHEN RECORDED, RETURN TO:

**Grantsville City
Attn: City Recorder
429 East Main Street
Grantsville, Utah 84029**

COVER AND PROJECT INFORMATION SHEET

FOR GRANTSVILLE CITY MASTER DEVELOPMENT AGREEMENT

made as of the _____ day of _____ in the year _____.

Between the “Developer”:

The Coassolo Group, LLC, a Utah limited liability company
Attn: Todd Castagno
387 E. Nygreen St.
Grantsville, UT, 84029

and the “City”:

Grantsville City, a political subdivision and municipal corporation of Utah
Attn: City Recorder
429 East Main Street
Grantsville, Utah 84029

for the following Project:

Name:	The Townhomes on Willow
Project Location:	132 South Willow Street, Grantsville UT 84029
Type:	Planned Unit Development
Description:	A residential subdivision comprised solely of townhomes

Underlying Zone(s): RM-7

Effective Date: _____

Developer Contact: Joesph White and Todd Castagno
(Todd@thecoassologroup.com; and 8303642@gmail.com)

City Contact: Shelby Moore (smoore@grantsvilleut.gov)

Approval Resolution: _____

GRANTSVILLE CITY
MASTER DEVELOPMENT AGREEMENT
FOR
THE TOWNHOMES ON WILLOW

THIS MASTER DEVELOPMENT AGREEMENT (“**Agreement**”) is made and entered as of the Effective Date by and between City and Developer, as each is defined in the Cover and Project Information Sheet (“**Cover Sheet**”) for this Agreement, each a “Party” and collectively “Parties” herein.

RECITALS

WHEREAS, the Developer seeks to develop property within Grantsville City, Utah (the “**Project**”). The property consists of approximately 13.45 acres owned by Lawrence Brothers Inc., identified as Tooele County Parcel No. 01-105-0-0087 and is more particularly described in **Exhibit A**, attached hereto and incorporated herein by this reference (the “**Property**”); and

WHEREAS, the Property is entirely located in the Underlying Zone and is subject to all applicable Grantsville City Code and development standards;

WHEREAS, the Developer is owner or authorized agent of the owner of the Property; and

WHEREAS, the City seeks to promote the health, safety, and welfare of the inhabitants of the City through the establishment and administration of zoning, development, and subdivision regulations concerning the use and development of land in the City;

WHEREAS, the City is desirous of development of the Property for the purpose of developing the Project in the manner outlined to the City;

WHEREAS, the City Planning Commission held a meeting and approved the planned unit development application for the Project on March 6, 2025, with the conditions specified in that approval and incorporated into this Agreement; and

WHEREAS, it is in the best interests of both the Developer and the City that this Agreement be adopted and effective as a “development agreement” within the meaning, and subject to the provisions, of Utah Code Ann. Section 10-9a-103 *et seq.* and to consent to all the terms of this Agreement as valid conditions of development of the Project.

NOW THEREFORE, for good and valuable consideration, receipt of which is hereby acknowledged and accepted by both parties, the parties hereto mutually agree and covenant as follows:

1. Effective Date, Termination

- 1.1. The “Effective Date” of this Agreement is the last date upon which it is signed by any of the Parties hereto, and shall be indicated on the Cover Sheet. The City may not execute this Agreement until approved by the City in accordance with GLUDMC.
- 1.2. This Agreement shall be in full force and effect until the earliest occurrence of: (i) such date as the Project is abandoned, defined as written notice from Developer to the City that it no longer intends to develop the Project; (ii) the use or active development is discontinued for a period of more than two (2) years; or (iii) the Developer defaults on any provision of this Agreement and the default is not resolved as specified in this Agreement. Failure to proceed with development pursuant to this Agreement shall be deemed failure to implement the application with reasonable diligence pursuant to Utah Code Ann. Section 10-9a-509.

2. Project Description

The Project is a Planned Unit Development as described more fully herein and as illustrated in the contextual site plan for the Project, attached **Exhibit B**, to be modified as necessary in accordance with this Agreement’s Development Standards and as specified in this Agreement.

3. Development Standards

- 3.1. Development Standards. The site development standards, procedures, and rules of the Underlying Zone and applicable code and law are modified as shown on **Exhibit C** “Development Standards.” All development standards applicable to the Project not expressly modified by this Agreement, including the Utah Municipal Land Use Development and Management Act, remain in full force and effect. Together, Exhibit C and the remaining development standards in the City code and standards are the “**Development Standards**” for the Project.

These Development Standards shall apply to all buildings on the Property including both principal buildings and accessory buildings on the Property.

- 3.2. Use of the Property. This Agreement does not modify, amend, or otherwise alter the uses permitted, conditioned, or restricted in the Underlying Zone except as expressly identified on **Exhibit D** “Zoning Modifications.” All uses not expressly modified by this Agreement remain in full force and effect. Developer acknowledges a separate rezoning request must be submitted to modify the permitted and conditional uses in the applicable zone.

- 3.3. Phasing. The Project does not include multiple phases. A general depiction of any potential phases is included in the conceptual site plan attached hereto as **Exhibit B**. All phasing shall comply with Section 21.4.3 of the Grantsville City Land Use Development and Management Code (“**GLUDMC**”). City and Developer hereby acknowledge that any additional phases of the Project shall be subject to the terms of this Agreement and which may be reviewed and approved by the City.
- 3.4. Density; Maximum Units; Square Footage. Developer may build up to 94 residential units in the Project. The City does not, and may not, provide Developer with any guarantee of the number of units, density, or square footage which may be built in the Project. Developer assumes all responsibility for development and design of the Project within the Development Standards, which may result in fewer total unit than expected.
- 3.5. Site Plan Approvals. Prior to issuance of a building permit for any phase of the Project, Developer shall submit an application for “**Development Review**” of the site plan and building elevations to the City for review and approval. Review and approval by the City is intended to assure that certain development components substantially conform with this Agreement. Development Review approval submittals need only include that portion of the Property for which approval is being sought by Developer. Following approval by the City, the approved Development Review Submittals (defined below), supporting data and materials shall be made part of this Agreement and deemed to be an integral part of this Agreement. In the event of any inconsistency between approved plans and the terms of this Agreement, the terms of this Agreement shall govern. Any Development Review Submittals and approvals shall comply with the requirements of GLUDMC for the appropriate development application, including preliminary and final checklists published by the City.

Development Review Submittals shall include all other information necessary to illustrate substantial conformance with this Agreement. The City may consider the standards of GLUDMC, as modified by this Agreement, when considering Development Review approval. In the event of any conflict or ambiguity, the provisions in this Agreement shall govern.

- 3.6. Modification. The terms and conditions of this Agreement or of any Development Review approval issued in accordance with this Agreement may be modified administratively by the Planning Commission upon written request by Developer so long as the modifications are in “substantial compliance” with the terms of this Agreement, including those modifications described in GLUDMC Section 12.5(1) (“**Minor Change**”). Any change that results in: (a) a change in the uses allowed for the Project to another use not permitted in the Underlying Zone, as modified by this Agreement; (b) an increase in the net site area and the boundaries of the Property contemplated herein; (c) an increase to the overall density of the Project; or (d) a reduction in the minimum periphery setbacks, (“**Major Change**”) shall be considered a change that is not in “substantial compliance” with the terms of this Agreement. Any Major Change shall be reviewed by the same procedures

applicable to a new master development agreement, as set forth in applicable laws and must be reviewed and approved by the City Council.

- 3.7. Fees. Nothing herein shall be construed to relieve Developer of the standard obligations to also pay application fees, impact fees, connection fees, and other City fees and charges, at the time of permit application or pulling permits, in the ordinary course, as part of the development process, as set forth in the existing City fee schedule. These costs will be paid pursuant to the completion assurance procedures and other procedures set forth in City ordinances and policies.
- 3.8. Compliance with the Final Plat and this Agreement. Development of the Project shall be in accordance with Utah's Land Use, Development and Management Act, GLUDMC, the City's future laws which include the ordinances, policies, standards, and procedures which may be in effect as of a particular time in the future when a development application is submitted for a part of the Project (to the extent they are applicable as specified in this Agreement), the final plat and this Agreement.

4. Infrastructure Improvements; Public Uses.

- 4.1. Infrastructure Improvements. Developer agrees to construct and/or dedicate project improvements as reasonably directed by the City in the ordinary course, including but not limited to roads, driveways, landscaping, water, sewer, and other utilities as shown on the approved final plans and in accordance with current City standards.
- 4.1.1. Developer shall satisfactorily complete construction of all Project improvements for each phase in a good and workmanlike manner, no later than two (2) years after the recording of the plat for that phase, subject to reasonable delays due to events of force majeure.
- 4.1.2. Developer shall comply with all completion assurance and bonding requirements of the City, as modified in **Exhibit E**.
- 4.1.3. Developer shall bear responsibility, including premises liability and risk of loss, for all public infrastructure covered by this Agreement until final inspection of the same has been performed by the City, and a final acceptance and release has been issued by the City Council. The City may not, nor shall any officer or employee thereof, be liable or responsible for any accident, loss or damage happening or occurring to the public infrastructure, nor shall any officer or employee thereof, be liable for any persons or property injured by reason of said public infrastructure; all of such liabilities shall be assumed by the Developer.
- 4.1.4. The City agrees to accept all Project improvements constructed by Developer, or Developer's contractors, subcontractors, agents or employees, provided that (1) the City Planning and Public Works Departments promptly review and approve the

plans for any Project improvements prior to construction; (2) Developer permits City Planning and Public Works representatives to inspect upon request any and all of said Project improvements during the course of construction; (3) the Project improvements have been inspected by a licensed engineer retained by the Developer or Developer's contractors who certifies that the Project improvements have been constructed in accordance with the plans and specifications; (4) Developer has warranted the Project improvements as required by the City Public Work Department; and (5) the Project improvements pass a final inspection by the City Public Works.

- 4.1.5. Developer shall repair any defect in the design, workmanship or materials in all Public Infrastructure which becomes evident during a period of one year following the acceptance of the improvements by the City Council or its designee ("**Durability Testing Period**"). If during the Durability Testing Period, any Public Infrastructure shows unusual depreciation, or if it becomes evident that required work was not done, or that the material or workmanship used does not comply with accepted standards, said condition shall, within a reasonable time, be corrected.
 - 4.1.6. The City may require completion of all infrastructure improvements in any phase prior to issuance of any building permits.
 - 4.1.7. The Developer may request and the City may grant in its reasonable discretion extensions and delays for certain infrastructure improvements upon a showing of good cause by Developer, such as completing sidewalks after construction of residential units.
 - 4.1.8. The Developer agrees that in the event it does not: (a) complete all improvements within the time period specified under this Agreement, or secure an extension of said completion date, (b) construct said improvements in accordance with City standards and as set forth in the paragraphs above, and (c) pay all claimants for material and labor used in the construction of said improvements, the City shall be entitled to declare the Developer(s) in default, request and receive the funds held by the guarantor as surety and utilize the monies obtained to install or cause to be installed any uncompleted improvements and/or to pay any outstanding claims, as applicable. Provided however, that the City may not be responsible for any work beyond the amount of funds so provided. Any funds remaining after completion of the improvements shall be returned to the guarantor. The Developer further agrees to be personally liable for any cost of improvements above the amount made available under the terms of this agreement.
- 4.2. Upsizing. Except as otherwise described herein, the City may not require Developer to "upsized" any future infrastructure improvements (i.e., to construct the infrastructure to a size larger than required to service the Project) unless financial arrangements (such as credits to otherwise applicable City fees, or pioneering or reimbursement agreements) reasonably acceptable to Developer are made to compensate Developer for the

incremental or additive costs of such upsizing to the extent required by law. The City shall notify the Developer of any known or anticipated upsizing requirements as soon as practicable. Notwithstanding the foregoing, Developer is solely responsible for any costs associated with any public improvements within its development required to serve other phases of the Project or other related development. As of the Effective Date, the City has identified the potential upsizing requirements shown on **Exhibit F**.

4.3. Parks; Open Space. The Project shall contain no less than 20% of the total net developable Project acreage as open space (“**Required Open Space**”).

4.3.1. Public open space shall be counted toward the Required Open Space, and include impervious surfaces in any planned public park, and potentially other uses such as sports courts, pavilions, walking paths, trails, parking areas, and other recreational facilities.

4.3.2. Each phase of the Project shall meet the Required Open Space ratio for the entire Project. Previously completed open space may be counted toward the Required Open Space calculation for a proposed phase.

4.3.3. The Developer may request, and the City may grant, in its sole discretion, to meet the proportional Required Open Space requirement for a phase by including open space in the next future phase, provided that the Developer shows good cause for the delay, addresses the shortfall, and provides sufficient detail of the proposed future open space. Notwithstanding the foregoing, in no event may the total open space upon completion of a phase be less than [seventy percent (70%)] of the proportional Required Open Space for the Project to be completed at that phase.

4.3.4. Parks and trails to be dedicated for public use may not make up more than [fifty percent (50%)] of any phase.

4.3.5. All development and construction for open space and related amenities must be completed within three (3) months of completion of the non-open space development for the applicable phase. Developer may incur fees or other penalties for failure to complete open space development in accordance with this Agreement.

4.4. Additional Requirements. Any additional Project-specific requirements are identified in **Exhibit G**.

5. Homeowners Association.

If a Homeowners Association (“**HOA**”) is created as part of the Project to enforce legal deed restrictions that are recorded against the Property and that HOA later becomes insolvent or fails to maintain proper documentation and filings with the State of Utah and loses its authority to operate and transact business as a property owner’s association in the State of Utah, then the City

shall have the right to, but is not obligated to, enforce the deed restrictions. The City shall have all authority granted to the HOA by virtue of this document and related HOA articles and bylaws, including but not limited to, the authority to impose and collect maintenance fees and other necessary fees and/or assessments to further the upkeep of subdivision improvements as deemed necessary by the City.

6. Recording.

The responsibilities and commitments of Developer and the City as detailed in this document, when executed shall constitute a covenant and restriction running with the land and shall be binding upon the Developer/Owner of the Property, their assignees and successors in interest and this Agreement or a notice thereof shall be recorded in the Office of the Tooele County Recorder by City at Developer's cost.

7. Default.

7.1. Failure to present a detailed development plan including proposed uses for the Project or any phase thereof, gain City approval, and obtain land use and building permits and complete construction of the Project specified in this Agreement shall constitute a default by Developer, its successors or assigns in interest.

7.1.1. In the event that any of the conditions constituting default by Developer occur, the City finds that the public benefits to accrue from rezoning as outlined in this Agreement will not be realized. In such case, the City shall examine the reasons for the default and either approve an extension of time or major change to the Project or initiate steps to revert the zoning designation to its former zone.

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

7.3. Contents of the Notice of Default. The Notice of Default shall:

7.3.1. Specify the claimed event of default;

7.3.2. Identify with particularity the provisions of any applicable law, rule, regulation or provision of this Agreement that is claimed to be in default; and

7.3.3. If the City chooses, in its discretion, it may propose a method and time for curing the default which shall be of no less than thirty (30) days duration, if weather conditions permit.

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

- 7.4.1. Law and Equity. All rights and remedies available at law and in equity, including, but not limited to, injunctive relief and/or specific performance.
- 7.4.2. Security. The right to draw on any security posted or provided in connection with the Project and relating to remedying of the particular default.
- 7.4.3. Future Approvals. The right to withhold all further reviews, approvals, licenses, building permits and/or other permits for development of the Project in the case of a default by Developer until the default has been cured.
- 7.5. Public Meeting. Before any remedy in Section 6.4 may be imposed by the City the party allegedly in default shall be afforded the right to attend a public meeting before the City Council and address the City Council regarding the claimed default.
- 7.6. Default of Assignee. A default of any obligations expressly assumed by an assignee shall be deemed a default of Developer.
- 7.7. Limitation on Recovery for Default – No Damages against the City. Anything in this Agreement notwithstanding Developer may not be entitled to any claim for any monetary damages as a result of any breach of this Agreement and Developer waives any claims thereto. The sole remedy available to Developer and any assignee shall be that of specific performance.

8. Vesting.

Upon the Effective Date of this Agreement the Developer's right to construct the Project, under the terms and conditions of this Agreement shall be vested to the fullest extent allowable under Utah Code Ann. Section 10-9a-509. Except as expressly and mutually agreed in writing by the Parties, all development of the Project, including any later phases, shall be governed by the applicable law in effect on the Effective Date of this Agreement. Nothing in this Agreement will limit the future exercise of the police power by the City in enacting zoning, subdivision, development, transportation, environmental, open space, and related land use plans, policies, ordinances and regulations after the date of this Agreement. Notwithstanding the retained power of the City to enact such legislation under its police power, such legislation will not modify Developer's vested right as set forth herein unless facts and circumstances are present which meet the exceptions to the vested rights doctrine as set forth in Western Land Equities, Inc. v. City of Logan, 617 P.2d 388 (Utah, 1980), its progeny, or any other exception to the doctrine of vested rights recognized under state or federal law.

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

- 8.1.1. Master Developer Agreement. The City's future laws or other regulations to which the Developer agrees in writing;
 - 8.1.2. State and Federal Compliance. The City's future laws or other regulations which are generally applicable to all properties in the City and which are required to comply with State and Federal laws and regulations affecting the Project;
 - 8.1.3. Codes. Any City's future laws that are updates or amendments to existing building, fire, plumbing, mechanical, electrical, dangerous buildings, drainage, or similar construction or safety related codes, such as the International Building Code, the APWA Specifications, AAHSTO Standards, the Manual of Uniform Traffic Control Devices or similar standards that are generated by a nationally or statewide recognized construction/safety organization, or by the State or Federal governments and are required to meet legitimate concerns related to public health, safety or welfare;
 - 8.1.4. Taxes. Taxes, or modifications thereto, so long as such taxes are lawfully imposed and charged uniformly by the City to all properties, applications, persons and entities similarly situated;
 - 8.1.5. Fees. Changes to the amounts of fees for the processing of development applications that are generally applicable to all development within the City (or a portion of the City as specified in the lawfully adopted fee schedule) and which are adopted pursuant to State law;
 - 8.1.6. Impact Fees. Impact Fees or modifications thereto which are lawfully adopted, and imposed by the City pursuant to Utah Code Ann. Section 11-36a-101 *et seq.*;
 - 8.1.7. Planning and Zoning Modification. Changes by the City to its planning principles and design standards as permitted by Local, State or Federal law; and
 - 8.1.8. Compelling, Countervailing Interest. Laws, rules or regulations that the City's land use authority finds, on the record, are necessary to avoid jeopardizing a compelling, countervailing public interest pursuant to Utah Code Ann. Section 10-9a-509.
9. **Notices**. Any notice or other communication required or permitted hereunder shall be in writing and shall be delivered personally, sent by a nationally recognized overnight courier service, or sent by email. Notice by email shall be effective upon receipt of electronic confirmation of delivery. Notices to the parties shall be sent to the addresses set forth on the Cover Sheet to this Agreement or such other address as a party may designate by notice to the other party.

10. General Provisions.

- 10.1. Both parties recognize the advantageous nature of this Agreement which provides for the accrual of benefits and protection of interests to both parties.
- 10.2. The City will issue land use permits only for those uses determined to be within the general land use types allowed in the zone, as modified by this Agreement, and more specifically on more detailed development plans for the Project or phase thereof submitted to and approved by the City.
- 10.3. The recitals contained in this Agreement, the introductory paragraph preceding the Recitals, and all Exhibits to this Agreement are hereby incorporated into this Agreement as if fully set forth herein.
- 10.4. The captions used in this Agreement are for convenience only and are not intended to be substantive provisions or evidence of intent.
- 10.5. This Agreement may be amended only in writing signed by the Parties hereto.
- 10.6. This Agreement with any amendments shall be in full force and effect until all construction and building occupancy has taken place as per the Project development plans or expiration or termination of this Agreement as provided herein.
- 10.7. Nothing contained in this Agreement constitutes a waiver of the City's sovereign immunity under any applicable state law.
- 10.8. In the event that legal action is required in order to enforce the terms of this Agreement, the prevailing party shall be entitled to receive from the faulting party any costs and attorney's fees incurred in enforcing this Agreement from the defaulting party.
- 10.9. This Agreement constitutes the entire agreement between the parties. No changes or modifications may be made in this Agreement except in writing signed by both parties.
- 10.10. The requirements, obligations and conditions contained within this Agreement shall be binding upon Developer, its successors and assigns, and if different than Developer, the legal title holders and any ground lessors. All rights granted hereunder to Developer shall inure to the benefit of the Developer's successors and assigns, and if different than Developer, the legal title holder and any ground lessors.
- 10.11. This Agreement does not create a joint venture relationship, partnership or agency relationship or fiduciary relationship between the City, or Developer. Except as specifically set forth herein, the parties do not intend this Agreement to create any third-party beneficiary rights.
- 10.12. If any term or provision of this Agreement, or the application of any term or provision of this Agreement to a particular situation, is held by a court of competent jurisdiction

- to be invalid, void or unenforceable, the remaining terms and provisions of this Agreement, or the application of this Agreement to other situations, will continue in full force and effect unless amended or modified by mutual consent of the Parties. Notwithstanding the foregoing, if any material provision of this Agreement, or the application of such provision to a particular situation, is held to be invalid, void or unenforceable by the final order of a court of competent jurisdiction, either Party to this Agreement may, in its sole and absolute discretion, terminate this Agreement by providing written notice of such termination to the other Party.
- 10.13. Any prevention, delay or stoppage of the performance of any obligation under this Agreement which is due to strikes, labor disputes, inability to obtain labor, materials, equipment or reasonable substitutes therefor; acts of nature, governmental restrictions, regulations or controls, judicial orders, enemy or hostile government actions, wars, civil commotions, fires or other casualties or other causes beyond the reasonable control of the Party obligated to perform hereunder shall excuse performance of the obligation by that Party for a period equal to the duration of that prevention, delay or stoppage.
- 10.14. Each Party will execute and deliver to the other any further instruments and documents as may be reasonably necessary to carry out the objectives and intent of this Agreement, the conditions to development, and to provide and secure to the other Party the full and complete enjoyment of its rights and privileges hereunder.
- 10.15. The singular will include the plural; the masculine gender will include the feminine; “will” and “shall” are mandatory; “may” is permissive.
- 10.16. Each Party has participated in negotiating and drafting this Agreement and therefore no provision of this Agreement shall be construed for or against any Party based on which Party drafted any particular portion of this Agreement.
- 10.17. The Developer may sell, convey, reassign, or transfer the Property or the Project to another entity at any time.
- 10.18. This Agreement shall be recorded against the Property senior to any respective covenants and any debt security instruments encumbering the Property.
- 10.19. This Agreement is entered into in Tooele County in the State of Utah and shall be construed under the laws of the state of Utah, irrespective of Utah’s choice of law rules, and the parties hereto intend that Utah law shall apply to the interpretation thereof.
- 10.20. Any action to enforce this Agreement shall be brought only in the Third District Court, Tooele County in and for the State of Utah.
- 10.21. Time is of the essence to this Agreement and every right or responsibility shall be performed within the times specified.

- 10.22. To further the commitment of the Parties to cooperate in the implementation of this Agreement, the City and Developer each shall designate and appoint a representative to act as a liaison between the City and its various departments and the Developer. The initial representatives for the City and Developer are hereby appointed as indicated on the Cover Sheet.

The Parties may change their designated representatives by providing written notice. The representatives shall be available at all reasonable times to discuss and review the performance of the Parties to this Agreement and the development of the Project.

- 10.23. No action taken by any Party will be deemed to constitute a waiver of compliance by such Party with respect to any representation, warranty, or condition contained in this Agreement. Any waiver by any Party of a breach of any provision of this Agreement will not operate or be construed as a waiver by such Party of any subsequent breach.
- 10.24. The City will not unreasonably withhold, condition, or delay its determination to enter into any agreement with another public agency concerning the subject matter and provisions of this Agreement if necessary or desirable for the development of the Project and if such agreement is consistent with this Agreement and applicable law. Nothing in this Agreement will require that the City take any legal action concerning other public agencies and their provision of services or facilities other than with regard to compliance by any such other public agency with any agreement between such public agency and the City concerning subject matter and provisions of this Agreement.
- 10.25. Each party represents and warrants that it has the respective power and authority, and is duly authorized, to enter into this Agreement on the terms and conditions herein stated and to execute, deliver, and perform its obligations under this Agreement. Specifically, on behalf of the City, the signature of the City Manager or Mayor of the City is affixed to this Agreement lawfully binding the City pursuant to the Approval Resolution indicated on the Cover Sheet.
- 10.26. This Agreement may be executed in several counterparts and all so executed shall constitute one agreement binding on all the parties, notwithstanding that each of the parties are not signatory to the original or the same counterpart. Further, executed copies of this Agreement delivered by email shall be deemed originally signed copies of this Agreement.
- 10.27. The undersigned certifies that it is not currently engaged in a boycott of the State of Israel and agrees not to engage in a boycott of the State of Israel during the term of this Agreement. The undersigned further acknowledges that its engagement in a boycott of the State of Israel would be in violation of Utah Code Ann. Section 63G-27-201 and could result in termination of this Agreement.

[signature page follows]

IN WITNESS WHEREOF, the parties hereto, having been duly authorized, have executed this Agreement this _____ day of _____, 20__.

CITY ACCEPTANCE

Grantsville City
By: _____
Its: Mayor

Attest:

Approval as to Form:

Grantsville City Recorder

Grantsville City Attorney

DEVELOPER ACCEPTANCE

Developer

By: _____

Its: _____

STATE OF UTAH)
 :ss.
COUNTY OF _____)

On the ____ day of _____, 20__, personally appeared before me _____, who being by me duly sworn, did say that he/she is the [POSITION TITLE] of [DEVELOPER], a [STATE] [LLC/Corporation/Individual] and that the foregoing instrument was duly authorized by the company at a lawful meeting held by authority of its operating agreement and signed in behalf of said company.

NOTARY PUBLIC

My Commission Expires: _____

Residing at: _____


Exhibit A

Description of Property

Exhibit B

Depiction of Project

[If there are multiple phases, Exhibit B must include a detailed site plan of the phase seeking initial approval and a general depiction of the remaining area to be developed.]

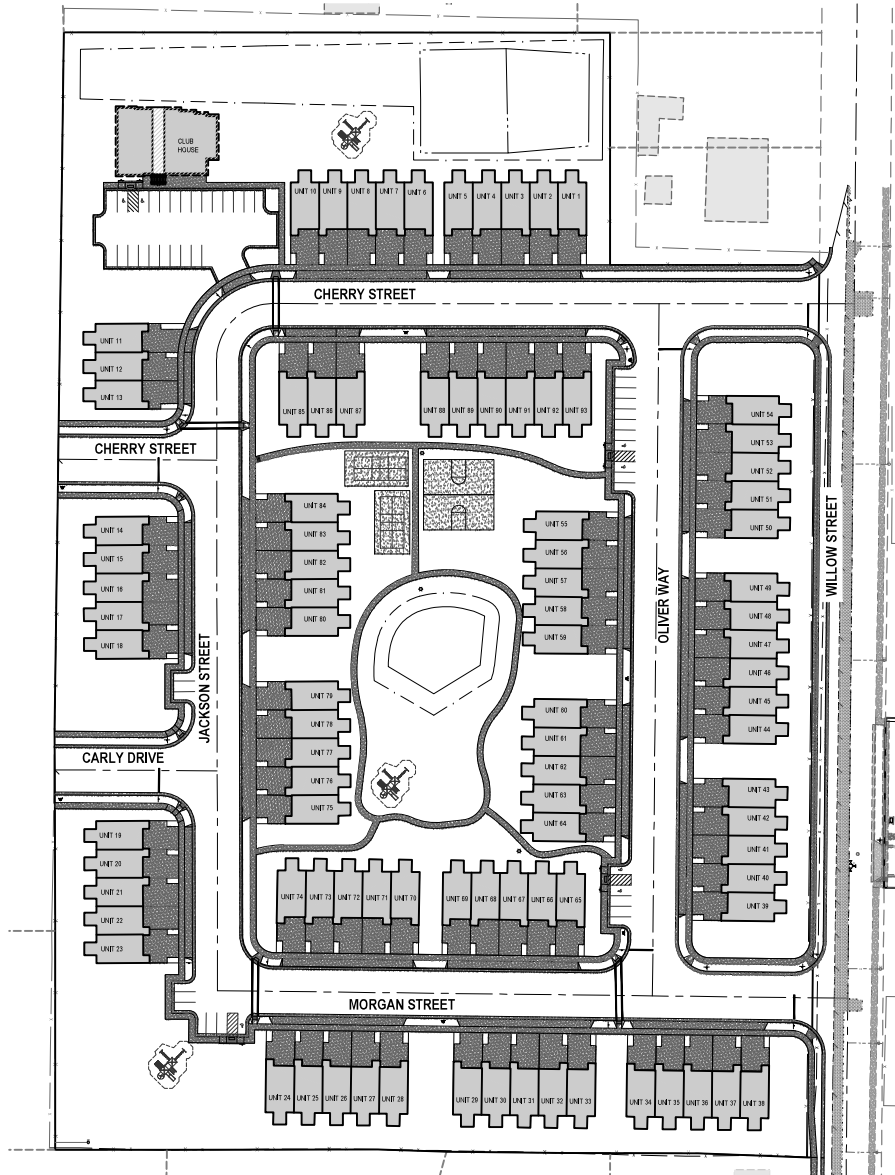


CALL BLUESTAR
@ 811 AT LEAST 48 HOURS
PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION.

BENCHMARK

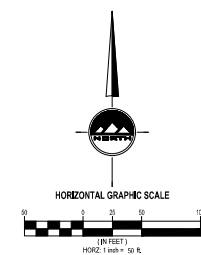
SOUTHWEST QUARTER CORNER OF SECTION
35, TOWNSHIP 2 SOUTH, RANGE 5 WEST
SALT LAKE BASE AND MERIDIAN FOUND 2.17
BRASS (BMC)

ELEV = 4305.07



GENERAL NOTES

1. ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
2. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADJUSTMENT CONSIDERED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
3. ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES AND DECORATIVE SHRUBS, SOIL, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.
4. ALL CONSTRUCTION (BARRICADES, TRAFFIC CONTROL DEVICES, ETC.) SHALL CONFORM TO THE LATEST EDITION OF THE MUTCD, THE CONTRACTOR WILL MAINTAIN BLOCK SO THAT THEY ARE PROPERLY PLACED AND REMOVED AT ALL TIMES.
5. SIDEWALKS AND CURBS DESIGNATED TO BE DEMOLISHED SHALL BE DEMOLISHED TO THE NEAREST EXPANSION JOINT, MATCHING THESE PLANS AS CLOSELY AS POSSIBLE.
6. ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
7. SEE LANDSCAPE ARCHITECTURAL PLANS FOR CONCRETE MATERIAL, COLOR, FINISH AND SCORE PATTERNS THROUGHOUT SITE.
8. ALL PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST EDITION OF THE MUTCD, (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES).
9. ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES AND DECORATIVE SHRUBS, SOIL, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.
10. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE OR ASPHALT.
11. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND BIRDS, ETC., UNLESS OTHERWISE NOTED ON THESE PLANS.
12. COMBINED DRIVEWAYS WILL BE ALLOWED AS AN EXCEPTION ON THIS PROJECT.





THE STANDARD IN ENGINEERING

TOOELE
169 N. Main Street, Unit 1
Tooele, UT, 84074
Phone: 435.843.3550

SALT LAKE CITY
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.869.2983

WWW.ENSIGNENG.COM

10/24/2024
KON DEVELOPMENT LLC
1410 NORTH MOYLE LANE
BRIAR, UTAH 84204
CONTACT: SEAN FORD
PHONE: 435.850.4455

**TOWNHOMES ON
WILLOW PUD
WILLOW STREET
GRANTSVILLE, UTAH**



10924116-2202

**OVERALL
SITE PLAN**

PROJECT NUMBER	10924116-2202
DESIGNED BY	H. CARTER
CHECKED BY	C. CHED
PROJECT ENGINEER	C. CHED

C-100

Exhibit C

Modifications to Development Standards

[If none specified, no modifications are applicable.]

Development Name - Grantsville, UT Development Standards			
Grantsville City Residential Uses	Grantsville City Residential Uses	RM-7 - 2022	Zoning Designation
	Description	Description	Deviations
	Max Density	7 DU/A	7 DU/A
	Minimum Lot Size	7,000 sq. ft.	6181 sq. ft.
	Minimum Size Corner Lots	10,000 sq.	6181 sq. ft.
	Minimum Lot Frontage	45'	24'
	Minimum Dwelling Unit SF	-	-
	Minimum Front Yard Setbacks		Deviations
	Front Yard	25'	25'
	Driveway	25'	25'
	Corner Front Yard	25'	9'9"
	Rear Yard		Deviations
	Main Building	20'	20'
	Accessory Building	1'	1'
	Side Yard		Deviations
	Main Building	7.5'	7.5'
	Accessory Building	4'	4'
	Multi-Unit Building Spacing	-	10'
	Corner Side Yard	-	9'9"
	Maximum Building Height	35'	35'
	* Since this project is a PUD which has previously been approved the underlying zoning applies when a variance was not addressed. The PUD approval has been made based on a concept drawing which determines where each type of use will be applied. The lot size was determined off of gross area, because the code did not dictate that at the time of the application.		

Exhibit D

Zoning Modifications

[If none specified, no modifications are applicable.]

Development Name - Grantsville, UT Development Standards			
Grantsville City Residential Uses	Grantsville City Residential Uses	RM-7 - 2022	Zoning Designation
	Description	Description	Deviations
	Max Density	7 DU/A	7 DU/A
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	Minimum Lot Frontage	45'	24'
	Minimum Dwelling Unit SF	-	-
	Minimum Front Yard Setbacks		Deviations
	Front Yard	25'	25'
	Driveway	25'	25'
	Corner Front Yard	25'	9'9"
	Rear Yard		Deviations
	Main Building	20'	20'
	Accessory Building	1'	1'
	Side Yard		Deviations
	Main Building	7.5'	7.5'
	Accessory Building	4'	4'
	Multi-Unit Building Spacing	-	10'
	Corner Side Yard	-	9'9"
	Maximum Building Height	35'	35'
	* Since this project is a PUD which has previously been approved the underlying zoning applies when a variance was not addressed. The PUD approval has been made based on a concept drawing which determines where each type of use will be applied. The lot size was determined off of gross area, because the code did not dictate that at the time of the application.		

Exhibit E

Completion Assurance and Bond Requirements

[If none specified, no modifications are applicable.]

Exhibit F

Upsizing Requirements

[If none specified, no modifications are applicable.]

Exhibit G

Additional Project-Specific Requirements

[If none specified, no modifications are applicable.]

G-1. Developer shall repair and install offsite sewer lines as identified on Exhibit G-1 entitled “Willow Street Sewer Repairs” prepared by Ensign Engineering.

G-2. Developer shall obtain an easement from Michael F. Warner, JT for the water line on Tooele County Parcel No. 01-105-0-0106.

G-3. Developer shall extend the sidewalk along the west side of Willow Street south from the Project to the intersection at Willow Street and Durfee Street.

G-4. Developer and all Development Review Submittals and approvals shall comply with requirements outlined in the “Memorandum” dated March 27, 2025 from AQUA Engineering (Michael Maughan, PE).

Exhibit G-1.

Developer shall repair and install off site sewer lines as identified on Exhibit G-1 entitled “Willow Street Sewer Repairs” prepared by Ensign Engineering

MEMORANDUM



Date: August 19, 2024

Structural Engineering
Municipal Services
Civil Engineering
Land Surveying

To: *Neil Critchlow*
Mayor – Grantsville City
429 East Main Street
Grantsville City

Transmitted Via Email: *ncritchlow@grantsvilleut.gov*
CC: *cmontierth@grantsvilleut.gov*
smoore@grantsvilleut.gov

From: *Robert Rousselle, PE*
Diane Sawadogo, EIT

RE: *Townhomes on Willow Subdivision*
Granstville Wastewater Capacity Analysis
200 South Willow Street
Grantsville City, UT 84029
Ensign Engineering Project No.: 11637C

1.1 INTRODUCTION

Ensign has evaluated the capacity of the Grantsville City wastewater system to serve the proposed Townhomes on Willow Subdivision. City Staff met with the developer on July 30th, 2024 to discuss the repairs required for the Willow Street Sewer Line and Ensign Engineering prepared drawings for these sewer repairs. The drawings are titled “Willow Street Sewer Repairs” stamp dated August 07, 2024 prepared by Ensign Engineering (Appendix A).

This development consists of 210 Townhomes located at 200 South Willow Street in Grantsville. We assumed sewer flow for townhomes is equivalent to a single family resident or equivalent residential connection (ERC). This analysis is intended to determine the feasibility of providing wastewater services to this development from and through the City’s wastewater systems.

1.2 WASTEWATER LEVEL OF SERVICE

Grantsville's wastewater water level of service has been established with the Wastewater Capital Facilities Plan to comply with Utah Administrative Code R317. The following is a summary of the City's wastewater level of service.

Component	Parameter	Level of Service	
Collection System	Average Day Flow	150 gpd/ERC	
	Peaking Factors	<i>Miles From WWTF</i>	<i>Factor</i>
		<1	1.85
		>1 and <1.6	2.25
		>1.6	4.0
Lift Stations	Peak Inflow	0.35 gpm/ERC	
Wastewater Treatment Facility	Average Day Flow	150 gpd/ERC	
	Peak Day Flow	175 gpd/ERC	
	Peak Instantaneous Flow	0.4 gpm/ERC	

- Manning's n – 0.013 with a minimum diameter of 8-inches
- Sewer Line Capacity – d (depth) over Diameter (D), d/D – 0.67 (79% full flowing pipe)
- Mean Velocities not less than 2 fps when flowing full (d/D=0.67)
- Max Velocities not greater than 15 fps unless special provisions are made

1.3 ESTIMATED WASTEWATER FLOWS

Estimated wastewater or sewer flows were determined as follows:

Table 1 - Estimated Wastewater Flows

Demand Description	Quantity	Unit of Measurement
Proposed ERCs (Townhomes)	210	ERC
Total ERC	210	
Estimated Wastewater Flows		
Treatment Wastewater Average Day	31,500	gpd
Treatment Wastewater Peak (PF - 2.25)	70,875	gpd

¹ ERC = Equivalent Residential Connection

Wastewater Average day Flow is 150 gpd/ERC

1.4 WASTEWATER SYSTEM ANALYSIS

In order convey the wastewater generated by the Townhomes on Willow Subdivision to the Grantsville Wastewater Treatment Facility (WWTF), the developer will need to repair the existing Willow and Main Street gravity sewer line in various locations from Durfee Street to

Bowery Street (Appendix A). Table 2 shows the total flows at the sewer manhole 170 utilizing existing measured sewer flow completed by AQUA Environmental from 3/8/2024 to 3/25/2024 (Appendix B) and the additional flow from the Townhomes on Willow Development.

Table 2 – Townhomes on Willow Development and Existing Manhole 170 Flow

		Collection and Treatment	Collection	Treatment
Junctions	ERCs	ADF (gpd) 150 gpd/ERC	PDF (gpm) (2.25 Peaking Factor)	PIF (gpm) 0.4 gpm/ERC
Manhole 170	170 (Existing Measured Flow)	25,408	39.70	68
	210 (Development)	31,500	49.22	84
Totals	380	56,908	88.92	152

Abbreviations: Average Day Flow (ADF), Peak Day Flow (PDF), Peak Instantaneous Flow (PIF), Equivalent Residential Connections (ERC), gallons per minute (gpm)

As part of the analysis, the sewer flows from the estimated wastewater flow tables (Table 1 and Table 2) were added to the downstream sewer main pipe with the least amount of capacity (Figure 1). The intent of the sewer collection analysis is to ensure compliance with the State of Utah Administrative Code requirements R317 along with Grantsville City level of service requirements (Section 1.2) to determine the overall impact of the Willow Street Sewer demands on the existing wastewater system.

1.4.1 Conclusions:

Based on the wastewater system analysis and knowledge of the system along with available reference materials (master plans, capital facilities plans, etc.) the following conclusions are reached:

- It is assumed the Project engineer for the Townhomes at Willow has correctly sized the sewer lines within the development to convey the estimated sewer flow to the existing City wastewater collection system.
- The wastewater analysis indicates sufficient capacity in the Willow Street sewer line once the repairs are made to the existing sewer line (Figure 1 and Appendix A).

- The current wastewater system currently has enough capacity to serve this development. However, there will be insufficient capacity in the wastewater treatment facility (WWTF) to accommodate all the proposed developments throughout the City in the future, but the City is currently in design for increasing the WWTF's capacity to correct this deficiency.

Figure 1 – Sewer Capacity for Willow and Main Street Sewer Between Durfee to Bowery Street

Assumptions:

Refer to Grantsville Wastewater Level of Service, Section 1.2.

Min slope from Durfee to Bowery Street on Willow Street Sewer Line (per Grantsville Sewer System) - 0.34% (in East Main St), Manhole/Pipe No. 170

Peaking Factor - 2.25

Max depth in pipe at 366 E Main St (from flow study) - 1.99 inches

Existing peak flow at measured manholes:

39.7 gpm for 1.99 inch depth of flow

Total existing peak flow:

39.7 gpm

Capacity of existing sewer line:

Capacity ($d/D=0.67$) = 254.48 gpm

Excess capacity (gpm) = $254.48 - 39.7 = 214.78$ gpm

Excess capacity (%) = $214.78 / 254.48 = 84.39\%$

Flow from proposed 210 townhomes:

$150 \text{ gpd/ERC} * 2.25 * 210 \text{ ERCs} = 70,875 \text{ gpd} = 49.22 \text{ gpm}$

Total existing plus townhomes peak flow:

$39.7 + 49.22 = 88.92 \text{ gpm}$

Note: Assumes sewer flow for townhomes is equivalent to a single family resident.

Capacity of existing sewer line with 210 additional townhomes:

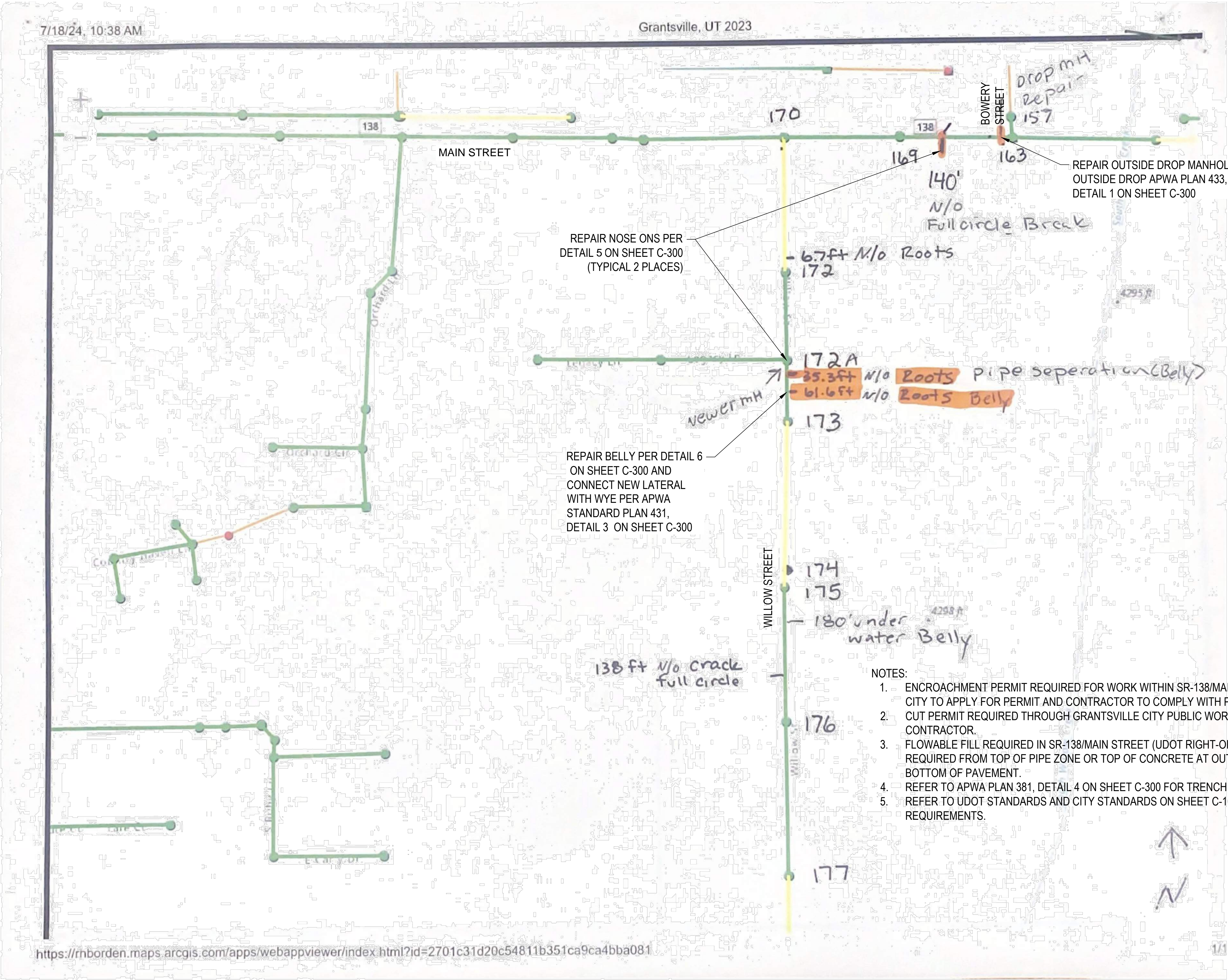
Capacity ($d/D=0.67$) = 254.48 gpm

Excess capacity (gpm) = $254.48 - 88.92 = 165.56$ gpm

Excess capacity (%) = $165.56 / 254.48 = 65.06\%$

Note: Even if a peaking factor of 4.0 was used the existing sewer line would have an excess capacity of 37.88% without considering the bellies.

APPENDIX A: WILLOW STREET SEWER REPAIRS



SANDY
45 W. 10000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
CLIENT
CLIENT'S ADDRESS
CLIENT CITY STATE ZIP

CONTACT:
CLIENT CONTACT
PHONE: 801.000.0000

WILLOW STREET SEWER REPAIRS

GRANTSVILLE

TOOELE COUNTY, UTAH



EXHIBIT 1

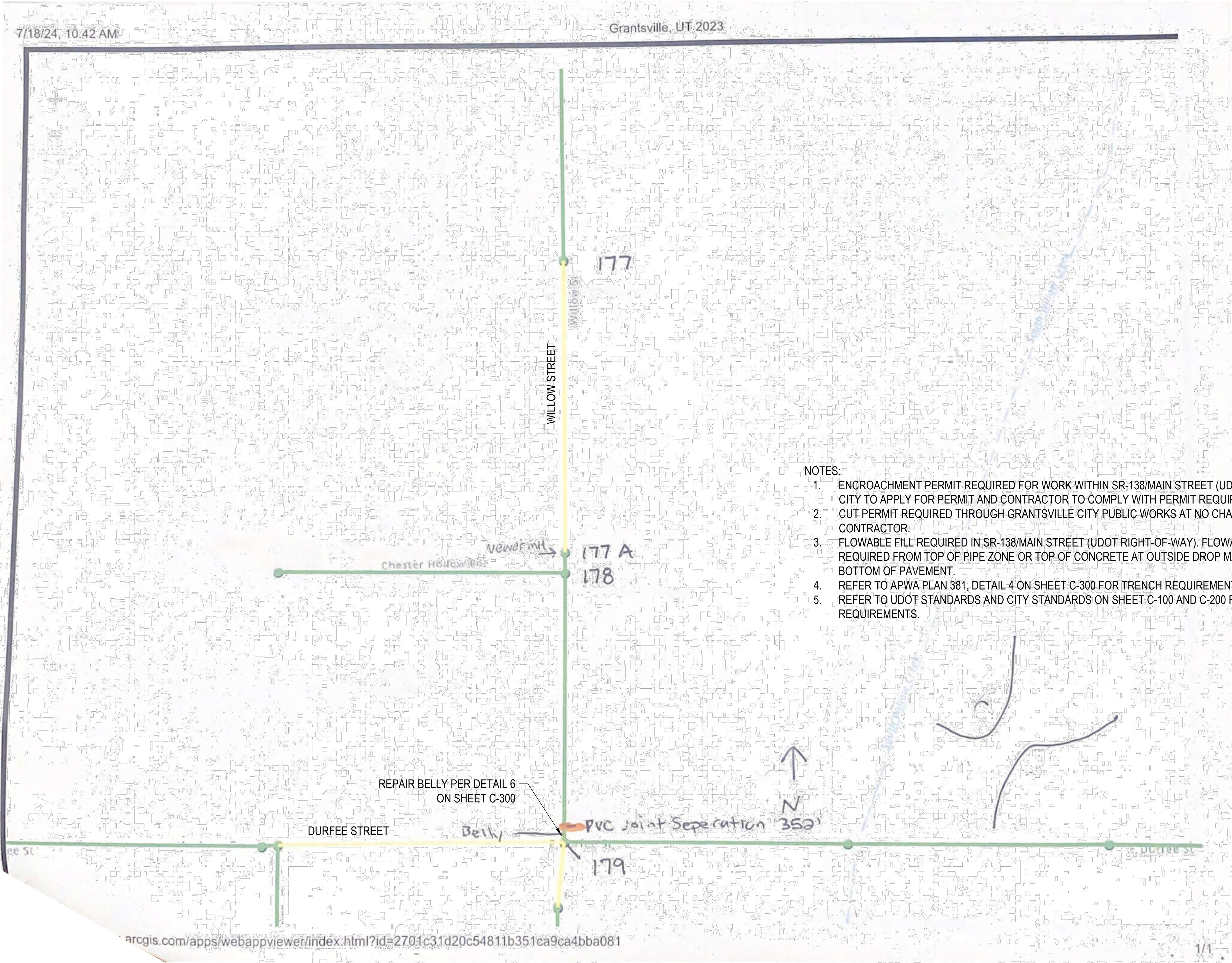
PROJECT NUMBER
11637

PRINT DATE
2024-08-06

PROJECT MANAGER
R. ROUSSELLE

DESIGNED BY
D. COOPER

EXHIBIT 1



- NOTES:
1. ENCROACHMENT PERMIT REQUIRED FOR WORK WITHIN SR-138/MAIN STREET (UDOT RIGHT OF WAY). CITY TO APPLY FOR PERMIT AND CONTRACTOR TO COMPLY WITH PERMIT REQUIREMENTS.
 2. CUT PERMIT REQUIRED THROUGH GRANTSVILLE CITY PUBLIC WORKS AT NO CHARGE TO CONTRACTOR.
 3. FLOWABLE FILL REQUIRED IN SR-138/MAIN STREET (UDOT RIGHT-OF-WAY). FLOWABLE FILL IS REQUIRED FROM TOP OF PIPE ZONE OR TOP OF CONCRETE AT OUTSIDE DROP MANHOLE TO BOTTOM OF PAVEMENT.
 4. REFER TO APWA PLAN 381, DETAIL 4 ON SHEET C-300 FOR TRENCH REQUIREMENTS.
 5. REFER TO UDOT STANDARDS AND CITY STANDARDS ON SHEET C-100 AND C-200 FOR ADDITIONAL REQUIREMENTS.



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WILLOW STREET SEWER REPAIRS

GRANTSVILLE
TOOELE COUNTY, UTAH

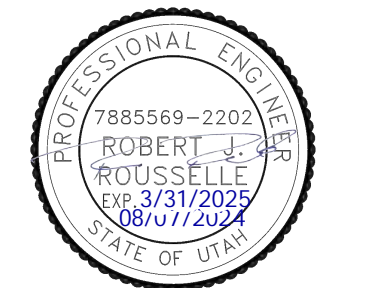


EXHIBIT 2

PROJECT NUMBER
11637

PRINT DATE
2024-08-06

PROJECT MANAGER
R. ROUSSELLE

DESIGNED BY
D. COOPER

EXHIBIT 2

GRANTSVILLE SEWER SYSTEM

PIPE AND MANHOLE INFORMATION

Manhole/Pipe (#)	Rim El. (ft)	Length (ft)	Size (in)	US Invert (ft)	DS Invert (ft)	Slope (%)	Map Location
151	4295.49	431	8	4283.24	4280.39	0.66	J15
152	4296.30	400	8	4285.20	4283.24	0.49	J15
153	4293.53	472	8	4281.53	4280.39	0.24	J16
154	4300.85	325	8	4290.70	4286.70	1.23	J13
155	4293.90	399	8	4281.70	4273.90	1.95	I13
156	4284.47	526	10	4272.72	4268.01	0.90	J18
157	4289.87	424	10	4276.76	4272.72	0.95	J18
158	4296.40	145	8	4279.00	4277.09	1.31	J17
159	4290.95	340	8	4281.00	4279.00	0.59	J17
160	4289.63	451	8	4281.00	4279.00	0.44	J17
161	4287.69	430	8	4279.24	4277.45	0.42	J18
162	4288.38	321	8	4282.38	4279.24	0.98	J18
163	4290.13	55	12	4276.88	4276.36	0.95	J18
164	4288.22	386	8	4279.07	4276.98	0.54	J18
165	4287.66	402	8	4279.81	4279.07	0.18	J18
166	4288.59	452	8	4282.34	4279.81	0.56	J19
167	4289.33	396	8	4284.53	4283.19	0.34	J19
168	4288.95	400	8	4285.70	4284.63	0.27	K20
169	4290.64	315	8	4281.19	4280.03	0.37	J17
170	4292.08	309	10	4282.18	4281.14	0.34	J17
171	4292.13	389	8	4285.00	4282.23	0.71	J16
172	4293.53	369	8	4284.05	4282.33	0.47	J17
173	4294.97	396	8	4286.12	4283.94	0.55	K17
174	4296.72	399	8	4288.17	4286.12	0.51	K17
175	4298.36	49	8	4288.71	4288.17	1.11	K17
176	4300.34	351	8	4290.59	4288.71	0.54	L17
177	4303.01	402	8	4293.71	4290.64	0.76	L17
178	4306.27	401	8	4297.22	4293.71	0.88	L17
179	4311.14	382	8	4301.04	4297.27	0.99	M17
180	4312.48	401	8	4303.28	4301.19	0.52	M16
181	4315.24	399	8	4305.59	4303.38	0.55	M16
182	4319.02	401	8	4308.02	4305.59	0.61	M16
183	4323.30	400	8	4313.15	4308.02	1.28	M15
184	4328.68	460	8	4318.28	4303.15	3.29	M15
185	4331.50	365	8	4321.15	4318.28	0.79	M14
186	4334.86	352	8	4324.76	4321.20	1.01	M14
187	4334.86	349	8	4328.18	4324.17	1.15	M14
188	4341.82	265	8	4330.92	4328.23	1.01	M13
189	4347.45	435	8	4337.10	4330.92	1.42	M13
190	4332.11	399	8	4321.26	4318.43	0.71	M15
191	4337.36	404	8	4324.11	4321.26	0.71	N15
192	4343.31	399	8	4330.41	4323.91	1.63	N15
193	4346.84	401	8	4333.99	4330.46	0.88	N15
194	4352.02	398	8	4339.57	4333.89	1.43	O15
195	4358.46	397	10	4346.46	4339.42	1.77	O15
196	4365.22	404	10	4353.97	4346.31	1.90	P15
197	4293.27	57	10	4280.77	4280.14	1.10	J16
198	4292.95	307	8	4284.55	4281.22	1.08	J16
199	4294.07	333	8	4286.17	4281.27	1.47	J15
200	4295.12	349	10	4283.82	4286.17	-0.67	J15

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Add

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GRANTSVILLE CITY GENERAL NOTES

CHAPTER 1 STANDARD NOTES

The Grantsville City Standard Notes are required to be included as part of all construction plans for residential or commercial development. Plans submitted by public or private entities for all other types of projects within City right-of-way, its easements or property shall reference the Grantsville City Standard Notes and Specifications.

1.1 Grantsville City General Notes

1. All work done or improvements installed within Grantsville City including but not limited to excavation, construction, roadway and utilities shall conform to the Grantsville City Construction Standards and Specifications, City Municipal Code, the latest edition of the APWA Manual of Standard Specifications and Manual of Standard Plans, the latest edition of the Manual on Uniform Traffic Control Devices (MUTCD) and any state or federal regulations and permit requirements of various governing bodies. The contractor is responsible to have a copy of these specifications and to know and conform to the appropriate codes, regulations, drawings, standards and specifications.
2. The existence and location of any overhead or underground utility lines, pipes, or structures shown on these plans are obtained by a research of the available records. Existing utilities are located on plans only for the convenience of the Contractor. The contractor shall bear full responsibility for the protection of utilities and the engineer bears no responsibility for utilities not shown on the plans or not in the location shown on the plans. This includes all service laterals of any kind. The Contractor shall, at his own expense, locate all underground and overhead interferences, which may affect his operation during construction and shall take all necessary precautions to avoid damage of the same. The Contractor shall use extreme caution when working near overhead utilities so as to safely protect all personnel and equipment, and shall be responsible for all cost and liability in connection therewith.
3. The Contractor shall take all precautionary measures necessary to protect existing utility lines, structures, survey monuments and street improvements which are to remain in place, from damage, and all such improvements or structures damaged by the Contractor's operations shall be repaired or replaced satisfactory to the City Engineer and owning utility company at the expense of the Contractor.
4. All construction shall be as shown on these plans, any revisions shall have the prior written approval of the City Engineer and Public Works Director.
5. Permits are required for any work in the public way. The Contractor shall secure all permits and inspections required for this construction.
6. Curb, gutter, and sidewalk, found to be unacceptable per City Standards and APWA shall be removed and replaced.
7. Contractor shall provide all necessary horizontal and vertical transitions between new construction and existing surfaces to provide for proper drainage and for ingress and egress to new construction. The extent of transitions to be as shown on plans.
8. Any survey monuments disturbed shall be replaced and adjusted per Tooele County Surveyors requirements.
9. All privacy walls, new or existing, are only shown on civil plans for the purpose of reviewing grading relationships; flood control and sight distance at intersections. All walls shall have a minimum 2 ft x 2 ft x 30 inch deep spot footings. Bottom of all footings on all walls shall be a minimum of 30 inches below finished grade. Walls greater than 6 feet require a separate permit and inspection by the Building Department.
10. All construction materials per APWA must be submitted and approved by the City Engineer prior to the placement of asphalt within City Right of Way. Grantsville Public Works will approve pipe zone material to be placed.
11. Request for inspection by the Grantsville City Engineering Dept. shall be made by the contractor at least 48 hours before the inspection services will be required.
12. Work in public way, once begun, shall be prosecuted to completion without delay as to provide minimum inconvenience to adjacent property owners and to the traveling public. Please see Code 17 General Provisions for more details.
13. The Contractor shall take all necessary and proper precautions to protect adjacent properties from any and all damage that may occur from storm water runoff and/or deposition of debris resulting from any and all work in connection with construction.
14. Power poles and/or other existing facilities not in proper location based on proposed improvements shown hereon will be relocated at no expense to the Grantsville City. Power lines and all other aerial utilities are to be buried and poles removed as determined by the City Engineer.
15. Curb and gutter with a grade of less than four-tenths of one percent shall be constructed by forming. Each joint shall be checked for a grade prior to construction and water tested as soon as possible after construction.
16. Contractor to follow Grantsville City Noise Ordinance Standards Code Ordinance 2018-19
17. Contractors are responsible for all OSHA requirements on the project site.
18. A UPDES (Utah Pollutant Discharge Elimination System) permit is required for all construction activities as per state law as well as providing a Storm Water Pollution Prevention Plan to the City.
19. All City maintained utilities including: waterline, fire hydrants, streetlight wiring, and storm drain must be in public right of way or in recorded easements.
20. Contractor shall work Grantsville City regular working hours of Monday through Friday 7:00 am to 4:00 pm
21. Prior to 90% bond release, a legible as-built drawing must be submitted to the Grantsville City stamped and signed by a professional engineer. As-builts must show all changes and actual field locations of storm drainage, waterlines, irrigation, street lighting, and power. As-builts will be held to the same standard as approved design drawings, no "redlined plans" allowed. In the absence of changes, copies of the approved drawings will be required stating "Installed as per drawings". As-built drawings for new developments shall be submitted to the City in the following formats and quantities prior to the 90% bond release: 1 .dxf copy, 1 .pdf copy, and 1 GIS Shape file containing the same.

22. Filter fabric wrapped around an inlet grate is not an acceptable inlet sediment barrier. See Grantsville City Construction Standards and Specifications for details of approved storm water BMPs which specifically states the utilization of an Oil Water Snout Separator.
23. Asphalt paving is not allowed without a written exception from the Engineering Department and Public Works Department below an ambient temperature of 50 degrees and rising.
24. To ensure proper planting, protection and irrigation of trees, mitigating risk of tree failure or future damage to infrastructure, contractors are required to follow the standards and specifications of the ISA – International Society of Arboriculture.
25. When a proposed development borders a collector, minor collector or arterial street and is required to construct collector street fencing along the back of sidewalk, the development shall also be required put in a concrete mow strip from the back of sidewalk to underneath the fence panels. Concrete mow strips shall also be required between the sidewalk and fencing along the rear of double frontage lots.
26. Concrete for all surface improvements including but not limited to; sidewalk, driveway entrances, pedestrian ramps, curb and gutter, water ways, manhole, vault and valve collars, and any other cast in place surface concrete features shall be constructed with minimum 4,500 psi concrete.
27. Culinary Water and Sewer service laterals shall be marked on the top back of curb and lip of curb at their actual location of crossing the curb and gutter. Pins or stamps shall be used and must be installed while the concrete is still wet and will readily accept the marker. Grinding marking due to dry cement is not allowed.

1.2 Grantsville City Traffic Notes

1. When a designated "Safe Route To School" is encroached upon by a construction work zone the safe route shall be maintained in a manner acceptable to Grantsville City.
2. If the improvements necessitate the obliteration, temporary obstruction, temporary removal or relocation of any existing traffic pavement marking, such pavement marking shall be restored or replaced with like materials to the satisfaction of the City Engineer, Public Works Director or designee.
3. The street Sign Contractor shall obtain street names and block numbering from the Planning Department prior to construction.
4. The Contractor shall be responsible for providing and installing all permanent signs shown on the plans. Street name signs shall conform in their entirety to current City Standards and the latest Manual of Uniform Traffic Control Devices (MUTCD) manual. All other signs shall be standard size unless otherwise specified on the plans. All sign posts shall be installed in accordance with the current City Standards and the latest Manual of Uniform Traffic Control Devices (MUTCD) manual.
5. All permanent traffic control devices called for hereon shall be in place and in final position prior to allowing any public traffic onto the portions of the road(s) being improved hereunder, regardless of the status of completion of paving or other off-site improvements called for per approved construction drawings unless approved by the City Engineer & Public Works Director.
6. The Contractor shall be responsible for notifying Utah Transit Authority (UTA) if applicable, if the construction interrupts or relocates a bus stop or has an adverse effect on bus service on that street to arrange for temporary relocation of stop.
7. Before any work is started in the right-of-way, the contractor shall install all advance warning signs for the construction zone. The contractor shall install temporary stop signs at all new street encroachments into existing public streets. All construction signing, barricading, and traffic delineation shall conform to the Manual of Uniform Traffic Control Devices (MUTCD) per the current edition adopted by UDOT and be approved by the Grantsville City before construction begins. Traffic control plans shall be submitted as part of the engineering construction package and approved by the Grantsville City Engineer and Public Works Director.
8. All signs larger than 36" X 36" or 1296 square inches per sign pole shall be mounted on a Slip Base system per UDOT standard drawing SN 108 (detail drawing attached to standard drawings) with a "Z" bar backing. Signs of this size are not allowed to be mounted on a yielding pole.
9. Sign components such as sheeting, EC film, inks, letters and borders are all required to be from the same manufacturer. Only EC film may be used to achieve color. Vinyl EC film is not accepted.
10. All new roundabouts, crosswalks, stop bars and legends shall be installed with Paint and Glass Bead.
11. Paving asphalt binder grade shall be PG 58-28 unless otherwise approved by the City Engineer. Asphalt aggregate size shall be ¾ inch for residential and collector roads. No more than 15% RAP (reclaimed asphalt pavement) by weight will be allowed in the asphalt mix design for the paving of public and private streets. Up to the 15 percent will be allowed with no change in the specific binder grade. The asphalt mix design shall have no more than 3% air voids.
14. Potholing: All potholes must be saw cut square and have a minimum size of 1 square foot or remove and retain round core. When repairing a pothole, sand or pea gravel meeting Grantsville City standards shall be placed over the exposed utility to a depth of 6 inches. The pothole shall be filled with flow fill, and the round core shall be replaced in the flow fill, with epoxy seal applied around the joint. For larger cuts, following the pea gravel will be flowable fill up to 1 inch below the bottom edge of the existing asphalt. The remaining portion of the hole shall be filled with asphalt, which will have an overall thickness of the existing asphalt plus 1 inch.
15. All fill within the public right of way shall be A-1-a, with the exception of top soil in the park strip for landscaping and trench backfill. Trench backfill material under pavements or surface improvements shall be clean, nondumping, granular and flowable, 3" minus, A-1-a soils according to AASHTO 145 soil Classification System. Lime treated flowable fills, if approved, shall have a 28-day strength of 65 PSI.
16. All traffic road closures involving 1 or more lanes of traffic must receive prior approval from the City Engineer, Public Works Director or his/her representative. VMS PCMS boards must be placed a minimum of 7 days in advance of any lane closure on collector, minor collector or arterial street. VMS PCMS boards must also be placed in advance of any lane closures on a subdivision street per the City Engineer's direction.
17. Roundabouts, including their ingress and egress, shall be constructed with concrete pavement. Engineer shall design cross section and submit to the City for review and approval.

1.3 Grantsville City Grading Notes

1. In the event that any unforeseen conditions not covered by these notes are encountered during grading operations, the Owner and City Engineer shall be immediately notified for direction.
2. It shall be the responsibility of the Contractor to perform all necessary cuts and fills within the limits of this project and the related off-site work, so as to generate the desired subgrade, finish grades and slopes shown.
3. Contractor shall take full responsibility for all excavation. Adequate shoring shall be designed and provided by the Contractor to prevent undermining of any adjacent features or facilities and/or caving of the excavation.
4. The Contractor is warned that an earthwork balance was not necessarily the intent of this project. Any additional material required or leftover material following earthwork operations becomes the responsibility of the Contractor.
5. Contractor shall grade the pavement area subgrade to the lines (horizontal) and elevations (vertical) shown on the plans within a tolerance of 0.1 + to 0.1 -.
6. All cut and fill slopes shall be protected until effective erosion control has been established.
7. The Contractor shall obtain all necessary permits for construction water from Grantsville City Engineering and Utilities Department.
8. The Contractor shall maintain the streets, sidewalks and all other public right-of way in a clean, safe and usable condition. All spills of soil, rock or construction debris shall be promptly removed from the publicly owned property during construction and upon completion of the project. All adjacent property, private or public shall be maintained in a clean, safe and usable condition.
9. In the event that any temporary construction item is required that is not shown on these drawings, the Developer agrees to provide and install such item at his own expense and at the direction of the City Engineer. Temporary construction includes ditches, berms, road signs and barricades, etc.
10. All grading work shall conform to the soils report as prepared by the Soils Engineer and approved by the City Engineer, and as shown on these plans.
11. All quality control testing shall be performed by an independent licensed and Certified third-party testing service.

1.5 Grantsville City Fire Department Notes

1. On any new home or building installation, accessible fire hydrants shall be installed before combustible construction commences and said fire hydrants shall be in good working order with an adequate water supply.
2. Contractor shall call the Public Works Department and Engineering Department for underground inspection, pressure and flush verification of all fire hydrants and fire lines before back filling.
3. Painting of the curbs and hydrant and any work necessary for protection of hydrants from physical damage shall be approved before being constructed. Hydra-finders will be installed per Grantsville City Standards detail.
4. A flow test must be witnessed by the Fire Department prior to occupancy for verification of required on-site water supply.
5. All on-site fire main materials must be U.L. listed and A.W.W.A. approved.
6. The turning radius for any fire apparatus access road and/or fire lane, public or private, shall be not less than forty-eight feet (48') outside radius equaling 96' or larger and twenty-two feet (22') inside radius and shall be paved.
7. A fire apparatus road shall be required when any portion of an exterior wall of the first story is located more than one-hundred fifty feet (150') from Fire Department vehicle access roads and/or fire lanes, public or private, in excess of one hundred fifty feet (150') in length shall be provided with an approved turn around area. Contractor/Engineer shall follow latest International Fire Code regulations at all times in regards to distance.
8. Access roads shall be marked by placing approved signs at the start of the designated fire lane, one sign at the end of the fire lane and width signs at intervals of one-hundred feet (100') along all designated fire lanes. Signs to be placed on both sides of an access roadway if needed to prevent parking on either side. Signs shall be installed at least 5', measured from the bottom edge of the sign to the near edge of pavement. Where parking or pedestrian movements occur, the clearance to the bottom of the sign shall be at least 7'. The curb along or on the pavement or cement if curb is not present, shall be painted with red weather resistant paint in addition to the signs.
9. Electrically controlled access gates shall be provided with an approved emergency vehicle detector/receiver system. Said system shall be installed in accordance with the Grantsville City F.D. approval. Gates are only allowed with prior approval.
10. All private underground fire lines that service automatic fire sprinkler systems shall be no smaller than eight (8) inches in diameter and have a Post Indicator Valve (PIV) between the water main and the building. If a PIV isn't feasible due to site constraints, a Water Indicator Valve (WIV) may be used with the approval of the City Engineer or Fire Code Official. For a WIV to be allowed, another valve must be installed on the fire service line back at the connection to the water main, which will be maintained by the City as part of its culinary water system. All fire lines material shall be Ductile Iron. (Ductile Iron from the PIV to the building shall be permitted or Ductile Iron from the main water line to the WIV).
11. Post Indicator Valves (PIV) shall be between 6 and 40 feet from buildings not exceeding three stories or equivalent in height and between 30 and 40 feet on buildings in excess of three or more stories in height or equivalent.
12. Roads and accesses shall be designed and maintained to support the imposed loads of fire apparatus. Surface shall be paved before the application of combustible material.
13. All new buildings equipped with a Fire Department Connection (FDC) must have inlets secured with Knox brand locking FDC cap(s) with a swivel collar. All new buildings are also required to have a Knox brand key lock box mounted on the exterior building, such that Fire Department personnel may gain access in case of an emergency.

1.6 Grantsville City Water Notes

1. The following Grantsville City Water Notes are intended for general water standards only and are not all inclusive. The City has included the Culinary Water Design and Construction Standards within the City Construction Standards and Specifications.
2. No work shall begin until the water plans have been released for construction by the Engineering Department. Following water plan approval, forty-eight (48) hour notice shall be given to the Engineering Department and the Public Works Department prior to the start of construction. Notice must be given by 2:00 P.M. the business day prior to an inspection.
3. All work within Grantsville City shall conform to Grantsville City Standards and Specifications, AWWA and APWA.
4. For Residential Developments - The developer shall purchase and install meter boxes and setters according to City Standards on newly developed lots and real property at the time of water main installation. Water meters will be supplied and installed by the Grantsville Utilities Department (at Developer's expense). The developer shall also provide the site address, lot number, meter size and pay meter fees prior to building permit approval. The developer should also pay for rental of a hydrant meter, and/or use the Grantsville City Public Water Standpipe located by the Public Works Building.
5. For Commercial and Condominium Developments - The developer shall purchase and install meter boxes and setters according to City Standards. Water meters will be supplied by Grantsville City Public Works Department (at Developer's expense) and installed by Developer.
6. All water facilities shall be filled, disinfected, pressure tested, flushed, filled and a series of Bac-T testing performed by the City shall be obtained prior to commissioning the new water line to the Grantsville City Culinary Water Distribution System.
7. Grantsville City Utilities Department must approve water shut down which may require evening and weekend shut down as deemed necessary, requiring the contractor to be billed for overtime. 48 hour notice is required.
8. Water stub-out installations will not be construed as a commitment for water service.
9. Conditional Approval of Valved Outlet (6" and Larger): In the event the water plans show one or more valved outlets extending out of paved areas, installations of these outlets is acceptable, however, if the outlets are incorrectly located or not used for any reason when the property is developed, the developer shall abandon the outlets at the connection to the active main in accordance with the city standards and at the developer's expense.
10. All lines to be pressure tested according to Grantsville City and AWWA standards and chlorinated prior to use and final acceptance.
11. All fittings to be coated with poly fm grease and wrapped with 8-mil thick polyethylene.
12. No other utility lines may be placed in the same trench with water line unless approved by the City Engineer.
13. Any conflict with existing utilities shall be immediately called to the attention of the City Engineer or designee.
14. All water vaults will be constructed per Grantsville City standard drawings and specifications. No vaults are allowed in traffic areas without prior approval of the City Engineer.
15. Landscaping and irrigation adjacent to vaults shall drain away from vaults.
16. Once the waterline has been tested, approved and city water is flowing through the pipe, only City personnel are authorized to shut down and charge the waterline.
17. Megalug following ring or an approved equivalent shall be used on all fittings.
18. APWA plan 562, stainless steel tie-down restraints with turnbuckles or 5/8" epoxy green rebar is acceptable. Megalug followers required on all fittings and all dimensions of thrust blocking still apply.
19. Water mains will be hot tapped as called out on the approved plans. Under special circumstances, when a contractor submits a request for a shutdown contrary to the approved plans and the request is approved at the discretion of the City Engineer or designee, the contractor must provide 48-hour notice to neighbors and those affected. If businesses are impacted by the shutdown it will be done after hours and all overtime fees for City personnel, equipment and vehicles must be paid in advance.
20. Contractors are required to write the lot number with a black permanent marker on the inside of the water meter barrels as they are installed.

Grantsville City Construction Submittals

1. Construction submittals will not be accepted or reviewed until after a pre-construction conference is held with the City.
2. Contractor shall provide construction submittals for material to the City for compliance with Construction Documents and City Standards prior to purchase of materials and installation. Refer to preconstruction notes for a list of City Personnel the submittals need to be submitted to for review.
3. Before submitting a Shop Drawing or Sample, Contractor shall:
 - a. review and coordinate the Shop Drawing or Sample with other Shop Drawings and Samples and with the requirements of the Work and the Construction Documents;
 - b. determine and verify:
 - i. all field measurements, quantities, dimensions, specified performance and design criteria, installation requirements, materials, catalog numbers, and similar information with respect to the Submittal;
 - ii. the suitability of all materials and equipment offered with respect to the indicated application, fabrication, shipping, handling, storage, assembly, and installation pertaining to the performance of the Work; and
 - iii. all information relative to Contractor's responsibilities for means, methods, techniques, sequences, and procedures of construction, and safety precautions and programs incident thereto;
 - iv. confirm that the Submittal is complete with respect to all related data included in the Submittal.
4. With each Shop Drawing or Sample, Contractor shall provide City specific written notice of any variations that the Submittal may have from the requirements of the Construction Documents. This notice must be set forth in a written communication separate from the Submittal; and, in addition, in the case of a Shop Drawing by a specific notation made on the Shop Drawing itself.
5. City's Review of Shop Drawings and Samples
 - a. City will provide timely review of Shop Drawings and Samples. City's review will be only to determine if the items covered by the Submittals will, after installation or incorporation in the Work, comply with the requirements of the Construction Documents, and be compatible with the design concept of the completed Project as a functioning whole as indicated by the Construction Documents.
 - b. City's review will not extend to means, methods, techniques, sequences, or procedures of construction, or to safety precautions or programs incident thereto.
 - c. City's review of a separate item as such will not indicate approval of the assembly in which the item functions.
6. Resubmittal Procedures for Shop Drawings and Samples
 - a. Contractor shall make corrections required by City and shall return the required number of corrected copies of Shop Drawings and submit, as required, new Samples for review and consideration. Contractor shall direct specific attention in writing to revisions other than the corrections called for by City on previous Submittals.
 - b. Contractor shall furnish required Shop Drawing and Sample submittals with sufficient information and accuracy to obtain required review of an item.

WILLOW STREET SEWER REPAIR

GRANTSVILLE
TOOELE COUNTY, UTAH



SANDY
45 W. 10000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

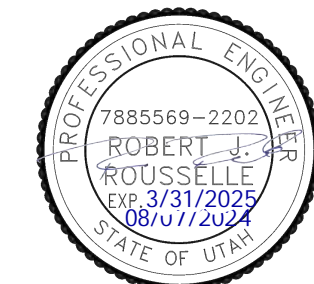
CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
CLIENT
CLIENT'S ADDRESS
CLIENT CITY STATE ZIP

CONTACT:
CLIENT CONTACT
PHONE: 801.000.0000



GENERAL NOTES

PROJECT NUMBER
11637

PRINT DATE
2024-08-05

PROJECT MANAGER
R. ROUSSELLE

DESIGNED BY
D. COOPER

C-100

GRANTSVILLE CITY PRE-CONSTRUCTION NOTES

<u>Chain of Communication</u>
<ul style="list-style-type: none">First Contact: Cody Christensen, Public Works Inspector (CPII)Second Contact: Markus Seat, Field Operations Lead; when Cody is not available.CC: James Waltz, Public Works Director; Christy Montieth, Deputy Public Works Director
Please communicate through e-mail to maintain a written record.
<u>Construction Staking</u>
<ul style="list-style-type: none">Surveying & Staking: _____Staking must be complete as provided in plans to ensure alignment of utilities.
<u>Geotechnical</u>
<ul style="list-style-type: none">Compaction Geo Technician: _____Does the Contractor have a copy of the Geotechnical Report and is he familiar with the requirements?Provide the City Inspector a copy of the Geotechnical Report.A Geo-tech will be required should the City need additional information on excavations or backfills.
<u>Construction Submittals</u>
<ul style="list-style-type: none">The Contractor shall provide construction submittals for material to the City for approval prior to purchase of materials and installation. Submit to City Inspector Cody Christensen, cc: James Waltz, Christy Montieth, and Markus Seat.Refer to Grantsville City’s General Notes for additional construction submittal requirements.
<u>Emergency Services</u>
<ul style="list-style-type: none">Clear and install a silt fence 5 feet out around live fire hydrants and electrical transformers. This clear space must be maintained for emergency services during construction.Install required temporary signage at the beginning of work on the site.Park only on one side of access roads so emergency access is clear.Coordinate with Fire Chief for his inspections.
<u>Sewer</u>
<ul style="list-style-type: none">Pipe Material: <u>PVC ASTM D-3034 SDR-35</u>Follow OSHA requirements for trenching (4 foot vertical with 1:1 sloping or stepping or use trench boxes).Sewer laterals per City standard (APWA 431).Utah State requirement of 10 foot horizontal separation between sewer and water laterals.18 inches minimum vertical separation between water and sewer.Crushed Rock ¾ inch in pipe zone (pea gravel is not allowed by the City).Sewer laterals - gravel bedding to be extended to dwelling.NO native soils may be used above the pipe zone.A-1-a 3 inch minus soils are to be used for trench backfill.Offset tees for sewer laterals; gasket type.Compaction requirements – 95 percent in ROW, 90 percent out of ROW (ASTM D-1557, Modified Proctor).Underground Installation of Gravity-Flow Applications as per ASTM D-2321.All precast manholes to be provided with rubber boots and stainless-steel bands at pipe penetrations.Interior pipe penetrations in all sewer manholes shall be grouted.Tracer wire extending from main to lateral stub on all laterals and extended to surface at stub marker. Include an extra 30 feet to extend along the service to the dwelling.Stamp (When Wet) or pin (Do Not Grind) gutter both at the lip and top of curb an “S” at all service laterals located at exact crossing of the curb (two places for each service).Extend utility lateral stub markers beyond the 15 foot PU&DE (15 feet behind back of walk).End of sewer laterals shall be plugged.
Testing:
<ul style="list-style-type: none">Air Test mandatory – certification required.Manhole Vacuum Test mandatory – certification required.Video inspection after flushing mandatory – the City does not need to observe the video inspection. Video record to be provided for City review.Provide the City 48 hours’ notice prior to testing.
<u>Culinary Water</u>
<ul style="list-style-type: none">Pipe Material: PVC C900 DR18Use bedding sand for backfill in the pipe zone (sand bedding must be preapproved). The City can provide an example.Water laterals - sand bedding shall be extended to the dwelling.NO native soils may be used above the pipe zone.A-1-a 3 inch minus soils are to be used for trench backfill.Valves shall be clustered in intersections.10 inch valves or smaller are to be gate valves, 12 inches or larger are to be butterfly valves.Valves are to be located at the dead-end main of phase lines to allow for flushing, isolation, and continued service to existing connections when future phases are constructed. Blow offs are to be located in the green space.

<ul style="list-style-type: none">Meter and services shall be ¾ inch polyethylene SDR-7 IPS. Install service laterals and meters within 5 feet of lot lines (as close to lot line as practicable), one on each side of common lot line (alternate with secondary water).Use 150# corp stops.10 foot horizontal separation of water and sewer lateral per state requirements.18 inch minimum vertical separation between water and sewer and storm drain.10 foot horizontal separation of water and stormwater.Meter barrels shall be 21 inch diameter white corrugated polyethylene.Developers cannot swing meter boxes to accommodate the driveway. Plan Accordingly.Meter to be installed 18 inches to 22 inches below the lid.Place sand around the water service setter bases and above to stabilize setter and provide insulation. Gravel is not allowed.Tapping saddles shall be <u>brass</u> with double stainless steel or brass straps.Use dual check and heavy-duty angle valves for all service setters.Install tracer wire (on the pipe) and locating tape above the water main.Install tracer wire from the main connection through the meter pit to stub marker with 30 feet excess to extend to the dwelling.Stamp (When Wet) or pin (Do Not Grind) gutter both at the lip and top of curb with a “W” at all service laterals located at exact crossing of the curb (two places for each service).Thrust blocks need to be inspected by the City prior to backfill. Size based on water pressure and pipe size.Fire hydrants shall be installed 18 inches minimum back of curb in green space. Break away must be 4 inches above curb or manufacturer’s specifications.Paint curb red 10 feet either direction of the fire hydrants (20 feet total).5 foot hydrant markers (whips) shall be installed on all hydrants.	Testing: <ul style="list-style-type: none">Hydrostatic Pressure Test:<ul style="list-style-type: none">Water main without tapping saddles - 200 psi for a minimum of 2 hours.Water main with tapping saddles, corporations, and service laterals - 150 psi for a minimum of 2 hours.The water distribution shall be tested in entirety from main line to setter connections.Inspector (Cody Christensen or assigned City Inspector) must be present for the entire duration of the test.
Disinfection: <ul style="list-style-type: none">Hypochlorite powder shall be used.Chlorine residuals will be tested by the City before flushing.One series of Bac-T testing will be performed by the City to accept water lines.Developer shall pay for retests if necessary.The City will grab all samples initial or retests.	<ul style="list-style-type: none">Per AWWA C651, Bac-T testing shall be completed for every 1,200 feet of new water main, at the end of the line, and at each branch. Two consecutive sample sets shall be collected at the aforementioned locations at least 24 hours apart.

Storm Water

Pipe Material: <ul style="list-style-type: none">Reinforced Concrete (RCP) or High Performance storm polypropylene pipe (HP storm).Installation and compaction to follow manufacturer’s recommendations.All catch basin boxes include a sump. For boxes with snouts the sump depth is based upon the snout model manufacturer’s recommendation. For all other catch basins the depth is 12 inches below the flow line of the pipes.	
<u>Franchise Utilities</u>	<ul style="list-style-type: none">Gas: Dominion EnergyPower: Rocky Mountain PowerCable: ComcastPhone: Century LinkStubs shall be installed for franchised utilities. New streets and concrete will not be cut. If stubs are missed, only boring will be allowed.

Surface Improvements

Pavement: <ul style="list-style-type: none">Asphalt paving is allowed when temperatures are 50 degrees Fahrenheit ambient and rising.City Standard pavement section is 3 inches asphalt on 6 inches UBC on 8 inches granular borrow or per approved drawings whichever is greater.58/28 PG mix at maximum, 15 percent RAP ¾ inch granulated mix required for pavingRoad base and cross-section per approved drawings.Provide proper signage per Utah MUTCD.Provide stops bars at stop signs (retroreflective paint per MUTCD standard).Use APWA Detail 255 for pavement T-patch.	
Concrete: <ul style="list-style-type: none">4,500 psi concrete for all surface improvements.Sidewalk section is 6 inches PCC on 6 inches roadbase.ADA Rib Composite Tile (without screws) truncated dome inserts shall be yellow in pedestrian ramps.Tile to touch curb line (2 inch max setback) and 5 foot width.Air test every 50 yards (5 percent – 7 percent). If out of spec, air test every truck load.3 cylinders every 50 yards.	

Earthwork: <ul style="list-style-type: none">Provide compaction and sieve analysis on all initial proctors and new material.Compaction tests every 100 feet of pipe trench. Vary depths to provide results throughout the strata.Road structure shall be tested every 200 feet – along both shoulders and centerline (95 percent compaction).Proof roll trenches, subgrade, and base to be inspected by City Inspector.Minimum of four compaction tests around each manhole and cleanout.Compact all fill in 8 inch lifts.	
<u>Testing and QA/QC</u>	<ul style="list-style-type: none">48-hour notice is required prior to any testing. Make sure the test is scheduled.Inspector(s) representing the City must be present for all testing including those performed by an independent agency.Public Works hours are 7:00 am to 3:30 pm Monday through Friday. If deemed necessary, the City will work with Contractor when working outside these hours. Give 48 hour notice.

Construction Water

<ul style="list-style-type: none">Contractor shall obtain water for construction from a City approved fire hydrant using a hydrant meter rented from the City.\$1600 refundable deposit, \$35 account set up fee, \$75 a month rental charge, \$6 per 1000 gallons for all water used, \$50 buried meter fee if usage is not reported monthly, \$1000 theft of service and \$50 tampering fee if meter is not used.Do not damage the meters or take anything off the meters.Contact Brooke Gill at City Hall Utilities.	
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Erosion Control / Storm Water System Protection

<ul style="list-style-type: none">Minimize potential for off-site run-off.Minimize disturbed areas.Keep working area wetted to minimize dust.Provide silt fence to prevent sediment transport downstream.Contain all sediment on site. Clean roads of sediment tracking.Maintain BMPs as per SWPPP.SWPPP to be on-site at all times.The City will check with the contractor after an event.Inspect after rainfall and other events (weather, and construction around BMPs) that may affect BMPs.Make sure to follow the SWPPP as shown on the plans.Put the SWPPP sign on site and visible so the State can see it on a drive by.	
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Construction Debris Disposal

<ul style="list-style-type: none">Maintain a work site that is clean and properly dispose of debris and trash.No garbage pits allowed.Establish or rent a suitable washout area and remove all washout materials from the site at the project’s conclusion.	
<u>Site Safety</u>	<ul style="list-style-type: none">Conform to OSHA Standards.Close trenches at night.Secure open trenches and plug lines.

Security

<ul style="list-style-type: none">Secure construction equipment when not in use. Security is the responsibility of the developer.	
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Sanitation

<ul style="list-style-type: none">Clean and properly maintained portable restrooms on site at all times.	
------------------------------------------------------------------------------------------------------------------------	--

Hazardous Material Storage on Site

<ul style="list-style-type: none">If there are hazardous materials on site, make sure the City has approved it and that it has secondary containment. The Fire Chief needs to know what is on site, how it is secured, and where it is located.	
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Site Access


<ul style="list-style-type: none">As shown on the SWPPP do not deviate from it.	
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Construction Observation

<ul style="list-style-type: none">City personnel will inspect regularly as needed and at the City’s discretion.	
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Construction Drawings

<ul style="list-style-type: none">Provide City with one 24 inch x 36 inch and two 11 inch x 17 inch For Construction prints. (Don’t print any plans until all changes have been made and you have received a copy of the signed plans from the city.)Keep an accurate set of As-Builts.	
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ENSIGN
THE STANDARD IN ENGINEERING

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LAYTON
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TOOELE
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CEDAR CITY
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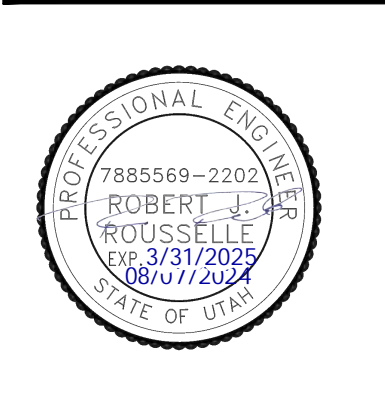
WWW.ENSIGNENG.COM

FOR:
CLIENT
CLIENT'S ADDRESS
CLIENT CITY STATE ZIP

CONTACT:
CLIENT CONTACT
PHONE: 801.000.0000

WILLOW STREET SEWER REPAIR

GRANTSVILLE
TOOELE COUNTY, UTAH



**PRE-CONSTRUCTION
NOTES**

PROJECT NUMBER 11637	PRINT DATE 2024-08-05
PROJECT MANAGER R. ROUSSELLE	DESIGNED BY D. COOPER

C-200

C-300



APPENDIX B: 336 EAST MAIN FLOW MEASUREMENTS

Data Summary Report

Custom

Grantsville 001

366 E Main St

03/08/2024 08:30 AM - 03/25/2024 06:45 AM

Level Summary

Maximum (in) : 1.99 03/10/2024 08:30 PM
Minimum (in) : 1.30 03/19/2024 03:00 AM
Average (in) : 1.63

Date	Maximum (in)	Maximum Time	Minimum (in)	Minimum Time	Average (in)
03/08/2024	1.97	08:45:00 AM	1.53	07:30:00 PM	1.71
03/09/2024	1.90	11:00:00 AM	1.39	05:30:00 AM	1.61
03/10/2024	1.99	08:30:00 PM	1.42	06:00:00 AM	1.64
03/11/2024	1.79	08:45:00 PM	1.37	02:30:00 AM	1.60
03/12/2024	1.91	08:15:00 PM	1.39	02:45:00 AM	1.62
03/13/2024	1.85	09:00:00 PM	1.41	02:00:00 AM	1.64
03/14/2024	1.78	08:30:00 PM	1.37	02:30:00 AM	1.63
03/15/2024	1.74	01:15:00 PM	1.33	03:00:00 AM	1.61
03/16/2024	1.80	09:45:00 AM	1.38	05:30:00 AM	1.60
03/17/2024	1.82	12:00:00 PM	1.32	05:30:00 AM	1.59
03/18/2024	1.91	09:15:00 PM	1.36	02:30:00 AM	1.65
03/19/2024	1.83	09:45:00 PM	1.30	03:00:00 AM	1.63
03/20/2024	1.76	09:15:00 PM	1.35	02:30:00 AM	1.61
03/21/2024	1.81	06:30:00 AM	1.36	02:00:00 AM	1.65
03/22/2024	1.82	09:30:00 AM	1.31	03:00:00 AM	1.64
03/23/2024	1.88	10:30:00 AM	1.34	05:15:00 AM	1.62
03/24/2024	1.91	12:00:00 PM	1.35	02:30:00 AM	1.65
03/25/2024	1.69	06:30:00 AM	1.44	03:30:00 AM	1.55

Data Summary Report

Custom

Grantsville 001

366 E Main St

03/08/2024 08:30 AM - 03/25/2024 06:45 AM

Velocity Summary

Maximum (fps) : 2.78 03/14/2024 09:15 PM
Minimum (fps) : 0.96 03/23/2024 04:15 AM
Average (fps) : 2.12

Date	Maximum (fps)	Maximum Time	Minimum (fps)	Minimum Time	Average (fps)
03/08/2024	2.55	08:45:00 PM	2.10	11:00:00 PM	2.35
03/09/2024	2.64	01:30:00 PM	1.39	03:45:00 AM	2.20
03/10/2024	2.76	08:30:00 PM	1.35	05:30:00 AM	2.24
03/11/2024	2.70	05:45:00 PM	1.17	02:00:00 AM	2.23
03/12/2024	2.59	07:45:00 PM	1.15	03:30:00 AM	2.13
03/13/2024	2.58	09:15:00 PM	1.22	03:15:00 AM	2.12
03/14/2024	2.78	09:15:00 PM	1.08	12:45:00 AM	2.11
03/15/2024	2.42	06:30:00 PM	1.37	01:45:00 AM	2.08
03/16/2024	2.60	09:00:00 PM	1.22	02:15:00 AM	2.11
03/17/2024	2.67	05:30:00 PM	1.02	04:15:00 AM	2.15
03/18/2024	2.61	09:15:00 PM	1.25	02:30:00 AM	2.17
03/19/2024	2.50	09:00:00 PM	1.12	12:45:00 AM	2.04
03/20/2024	2.44	08:30:00 PM	0.99	01:15:00 AM	2.05
03/21/2024	2.42	08:00:00 PM	1.88	02:15:00 AM	2.09
03/22/2024	2.40	05:45:00 PM	1.42	02:15:00 AM	2.02
03/23/2024	2.46	05:15:00 PM	0.96	04:15:00 AM	1.97
03/24/2024	2.69	12:15:00 PM	1.33	05:15:00 AM	2.08
03/25/2024	2.08	06:15:00 AM	1.78	03:30:00 AM	1.98

Data Summary Report

Custom

Grantsville 001

366 E Main St

03/08/2024 08:30 AM - 03/25/2024 06:45 AM

Flow Summary

Maximum (gpm) : 95.32 03/10/2024 08:30 PM
Minimum (gpm) : 19.92 03/23/2024 04:15 AM
Average (gpm) : 55.56
Total (ft³) : 181051.89

Date	Maximum (gpm)	Maximum Time	Minimum (gpm)	Minimum Time	Average (gpm)	Total (ft³ x1)
03/08/2024	79.95	09:30:00 AM	53.51	06:15:00 PM	65.60	8156.1
03/09/2024	85.51	11:00:00 AM	30.98	03:45:00 AM	56.75	10924.4
03/10/2024	95.32	08:30:00 PM	28.69	06:30:00 AM	59.51	11456.4
03/11/2024	78.82	08:45:00 PM	23.89	02:30:00 AM	57.16	11002.7
03/12/2024	84.81	08:15:00 PM	23.81	03:30:00 AM	55.48	10679.8
03/13/2024	80.30	09:15:00 PM	25.69	03:15:00 AM	55.95	10770.4
03/14/2024	81.79	09:15:00 PM	24.81	01:15:00 AM	55.32	10649.2
03/15/2024	64.32	07:00:00 PM	27.29	02:15:00 AM	53.63	10324.0
03/16/2024	75.61	09:45:00 AM	25.49	02:15:00 AM	54.07	10407.8
03/17/2024	75.26	12:30:00 PM	22.06	04:15:00 AM	54.80	10549.7
03/18/2024	85.20	09:15:00 PM	24.96	02:30:00 AM	57.93	11151.2
03/19/2024	76.30	09:45:00 PM	22.73	01:15:00 AM	53.90	10376.5
03/20/2024	69.88	09:00:00 PM	21.25	01:45:00 AM	52.95	10192.2
03/21/2024	69.68	08:00:00 PM	37.55	02:15:00 AM	55.52	10688.3
03/22/2024	65.45	07:30:00 AM	26.90	03:00:00 AM	53.58	10314.6
03/23/2024	77.76	10:30:00 AM	19.92	04:15:00 AM	51.91	9992.3
03/24/2024	86.94	12:00:00 PM	27.87	05:15:00 AM	56.21	10820.0
03/25/2024	56.65	06:30:00 AM	38.77	03:30:00 AM	47.95	2596.2

EXHIBT A

EASEMENT BOUNDARY DESCRIPTION

A 15' water line easement, situate in the Southeast Quarter of Section 31, Township 2 South, Range 5 West, Salt Lake Base and Meridian, said easement also located in Grantsville, Utah, more particularly described as follows:

Beginning South 89°49'52" West 1160.68 feet and North 835.25 feet from the Southeast Corner of Section 31, Township 2 South, Range 5 West, Salt Lake Base and Meridian, and running:

thence North 89°39'23" West 349.24 feet, to the east line of Lookout Pass Subdivision as recorded in the Tooele County Recorder's office under entry # 455406;

thence North 0°52'20" East 15.00 feet, along said east line;

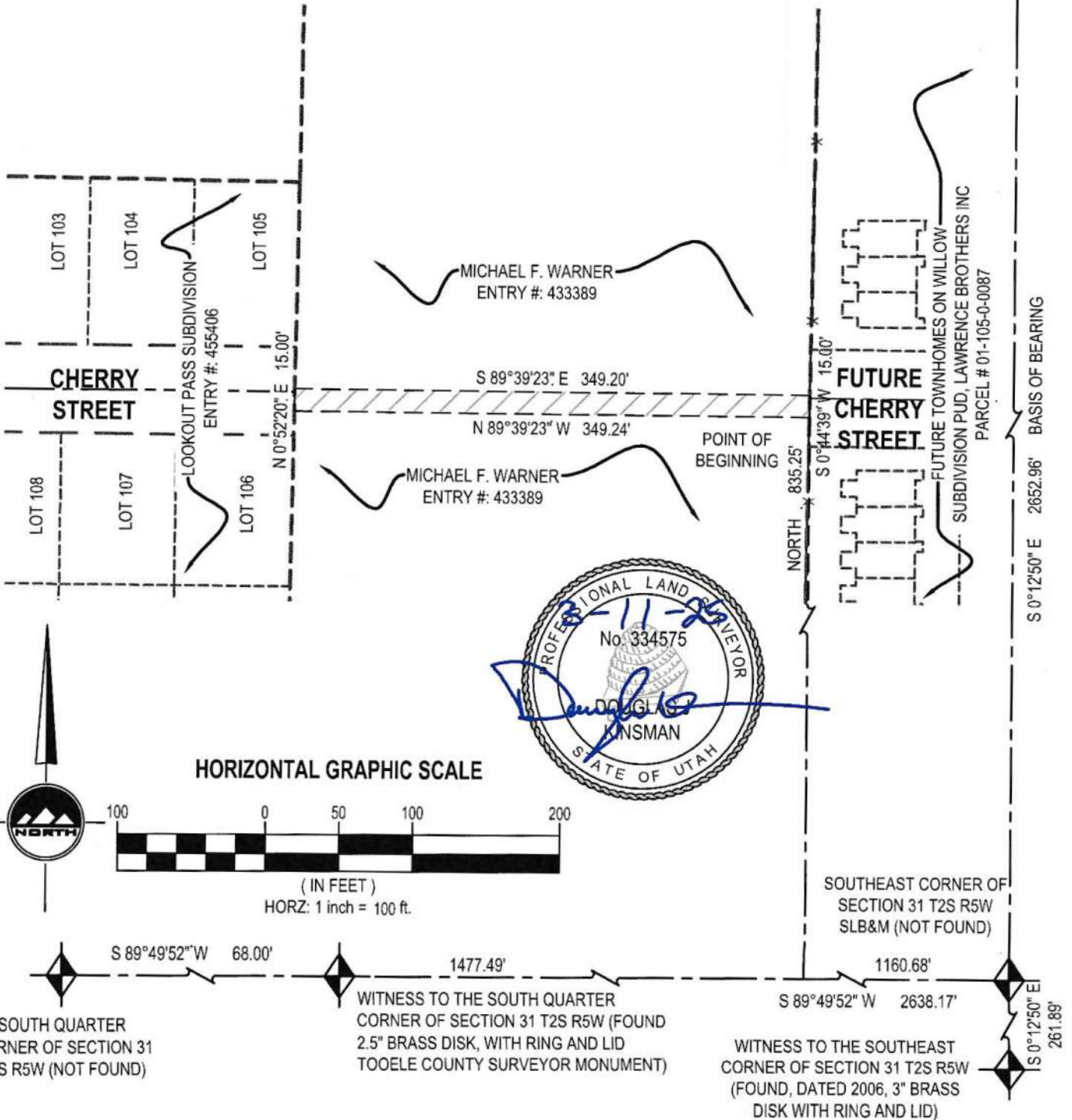
thence South 89°39'23" East 349.20 feet;

thence South 0°44'39" West 15.00 feet, to the Point of Beginning.

Contains 5.238 square feet or 0.12 acres



WITNESS TO THE EAST
QUARTER CORNER OF
SECTION 31 T2S R5W, SLB&M
(FOUND NO DATE)



PROJECT NUMBER
10898B

PRINT DATE
2025-03-11

PROJECT MANAGER
C. CHILD

DESIGNED BY
C. CARP.

1 OF 1

OFF SITE WATER LINE EASEMENT

CHERRY STREET
GRANTSVILLE, UTAH
EXHIBIT B



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

SANDY Phone: 801.265.0529
LAYTON Phone: 801.547.1100
CEDAR CITY Phone: 435.901.1453
RICHFIELD Phone: 435.899.2363

Exhibit G-2.

Developer shall obtain an easement from Michael F. Warner,
JT for the water line on
Tooele County Parcel No. 01-105-0-0106.

EXHIBT A

EASEMENT BOUNDARY DESCRIPTION

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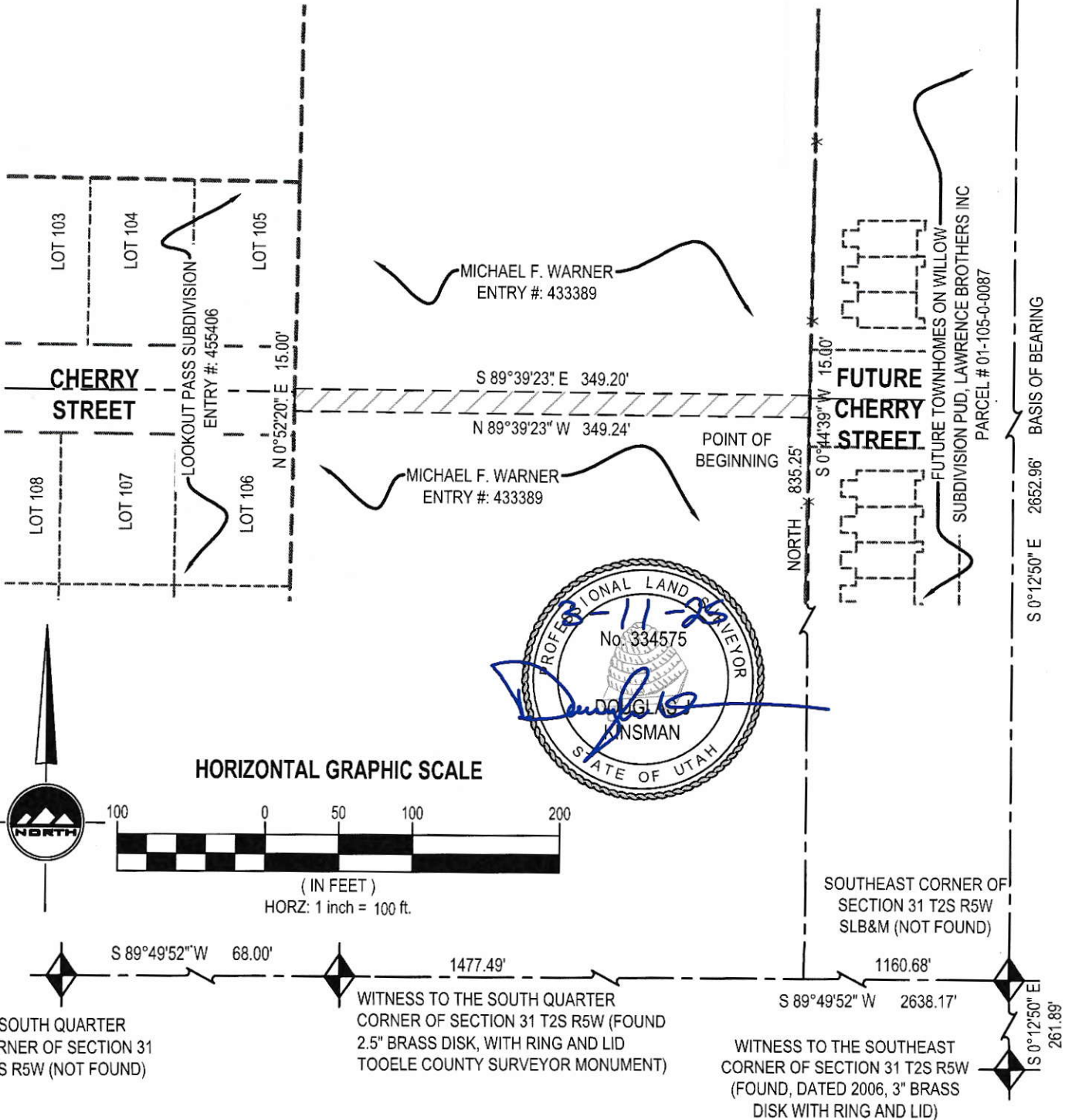
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Contains 5.238 square feet or 0.12 acres



WITNESS TO THE EAST
QUARTER CORNER OF
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PROJECT NUMBER
10898B

PRINT DATE
2025-03-11

PROJECT MANAGER
C. CHILD

DESIGNED BY
C. CARP.

1 OF 1

OFF SITE WATER LINE EASEMENT

CHERRY STREET
GRANTSVILLE, UTAH
EXHIBIT B

ENSIGN
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Tooele, UT 84074
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Exhibit G-4.

Developer and all Development Review Submittals and approvals shall comply with requirements outlined in the “Memorandum” dated March 27, 2025 from AQUA Engineering (Michael Maughan, PE).

MEMORANDUM

Date: March 27, 2025

To: Grantsville Planning and Zoning Administrator

Shelby Moore

822 E Main St. Ste 9

Grantsville, Utah

cc: Robert Rousselle, Christy Montierth

Transmitted Via Email: *smoore@grantsvilleut.gov*

rrousselle@ensignutah.com

cmontierth@grantsvilleut.gov

From: Michael Maughan, PE

Shay Stark, Andrew Flynn

RE: Townhomes on Willow

Grantsville Water and Wastewater Capacity Analysis

Willow Street and Cherry Street

Grantsville City, UT 84029

Ensign Engineering Project No.: 10898A

1.1 INTRODUCTION

AQUA Engineering has evaluated the capacity of the Grantsville City water and wastewater systems to serve the proposed Townhomes on Willow PUD Development (Project). The Project drawing was provided by Ensign Engineering and is titled "Townhomes on Willow PUD" drawings print-dated Date prepared by Ensign Engineering.. This Residential development consists of 93 Townhomes equating to 93 Equivalent Residential Connections (ERC) located at the intersection of Cherry Street and Willow Street. This analysis is intended to determine the feasibility of providing water and wastewater services to this development through the City's water and wastewater systems.

SECTION 2: WATER AND WASTEWATER LEVEL OF SERVICE AND ESTIMATED DEMANDS/FLOWS

2.1 WATER LEVEL OF SERVICE

Grantsville's drinking water level of service has been established with the Grantsville Drinking Water Capital Facilities Plan to comply with Utah Administrative Code R309, which has been accepted by the Utah Division of Drinking Water. The following is a summary of the City's drinking water level of service.

- **Unit Average Day Demand = 807 gpd/ERC (0.618 ac-ft/year/ERC)**
 - Indoor Demand = 195 gpd/ERC (0.218 ac-ft/year/ERC)
 - Outdoor Demand = 612 gpd/ERC (0.400 ac-ft/year/ERC)
 - **Unit Peak Day Demand = 1,416 gpd/ERC (0.983 gpm/ERC)**
 - Indoor Demand = 275 gpd/ERC (0.191 gpm/ERC)
 - Outdoor Demand = 1,141 gpd/ERC (0.792 gpm/ERC)
 - **Peak Instantaneous Demand:**
 - Indoor Demand = $10.8 * (\text{ERCs})^{0.64}$ gpm/ERC
 - Outdoor Demand = 1.58 gpm/ERC
 - **Fire Flow:**
 - Industrial/Commercial Buildings = 2,050 gpm for 4 hours (492,000 gallons)
 - Residential = 1,500 for 2 hours
 - **Drinking Water System Capacity Requirements:**
 - **Sources:**
 - Supply Peak Day Demand and Average Yearly Demand
 - **Storage:**
 - Storage for Average Day Demand plus Fire Flow (Industrial/Commercial Buildings Fire Flow)
 - **Distribution:**
 - Per UAC R309-105-9, distribution systems should maintain a minimum pressure at all points in the system during;
 - Peak Day Demand plus Fire Flow - 20 psi
 - Peak Instantaneous Demand – 30 psi
 - Peak Day Demand – 40 psi
 - Max Velocity Requirements:
 - Peak Day and Peak Instantaneous Demand - 5 fps
 - Peak Day Demand plus Fire Flow – 10 fps
-

2.2 WASTEWATER LEVEL OF SERVICE

Grantsville's wastewater level of service has been established with Wastewater Capital Facilities Plan to comply with Utah Administrative Code R317. The following is a summary of the City's wastewater level of service.

Table 1 – Wastewater Level of Service

Component	Parameter	Level of Service	
Collection System	Average Day Flow	150 gpd/ERC	
	Peaking Factors	<i>Miles From WWTF</i>	<i>Factor</i>
		<1	1.85
		>1 and <1.6	2.25
		>1.6	4.0
Lift Stations	Peak Inflow	0.35 gpm/ERC	
Wastewater Treatment Facility	Average Day Flow	150 gpd/ERC	
	Peak Day Flow	175 gpd/ERC	
	Peak Instantaneous Flow	0.4 gpm/ERC	

- Manning's n – 0.013
- Minimum diameter of 8-inches
- Sewer Line Capacity – depth (d) over Diameter (D), $d/D = 0.67$
 - For sewer lines, the capacity of a pipe is typically $d/D=0.67$ (79% full flowing pipe) under Average Day Flow utilizing a Peaking Factor listed in Table 1.
- Mean Velocities not less than 2 feet per second when flowing full ($d/D=0.67$)
- Max Velocities not greater than 15 feet per second unless special provisions are made

2.3 ESTIMATED WATER DEMANDS AND WASTEWATER FLOWS

Estimated water demands and wastewater flows were determined as follows for the development:

Table 2 – Development Estimated Water Demands and Wastewater Flows

Demand Description	Quantity	Unit of Measurement
Proposed Connections	93, 24	Dwelling Units, Fixture Units
Proposed ERCs ¹	52.15	ERCs ¹
Estimated Water Demands		
Water Average Day	41,278 ²	gpd
Total Water Source	50.28 ³	gpm
Total Water Storage	41,278	gallons
Estimated Wastewater Flows		
Treatment Wastewater Average Day	13,950 ⁴	gpd
Treatment Wastewater Peak (PF - 2.25)	31,387.50 ⁵	gpd

¹ ERC = Equivalent Residential Connection

² Water Average Day Demand equals 93 ERCs times 807 gpd/ERC.

³ Source Demand equals 93 ERCs times 0.983 gpm/ERC.

⁴ Wastewater Average Day Flow equals 93 indoor ERCs times 150 gpd/ERC.

⁵ Wastewater Peak Day Flow equals Average Daily Flow times 2.25.

SECTION 3: WATER SYSTEM ANALYSIS

3.1 WATER SYSTEM ANALYSIS

As part of the analysis, Project water demands from the demand table (Table 3) were added to the system hydraulic water model to estimate the effect on the distribution system. The intent of the water model simulation is to ensure compliance with the State of Utah Division of Drinking Water system hydraulic modeling requirement R309-511 along with Grantsville City level of service requirements (Section 2.1 of this analysis) to determine the overall impact of Project demands on the existing City water system. Project demands were distributed between junctions within the proposed development as shown in Table 3.

Table 3 – Townhomes on Willow Development Junction Demands

Junctions	ERCs	ADD ¹ (gpd)	PDD ² (gpm)	PID ³ (gpm)	PDD plus Fire Flow ⁴ (gpm)
J70	15.4	12,428	15.14	28.49	1,500
J64	13.2	10,652	12.98	24.42	1,500
J66	12.55	10,128	12.34	23.21	1,500
J68	11	8,877	10.81	20.35	1,500
Totals	51.15	41,278	50.28	94.63	N/A

Abbreviations: Average Day Demand (ADD), Peak Day Demand (PDD), Peak Instantaneous Demand (PID), Pressure Zone (PZ), Equivalent Residential Connections (ERC), gallons per minute (gpm), Residential (R), Commercial (C)

¹ADD equals XX ERCs times 807 gpd/ERC.

²PDD equals XX ERCs times 0.983 gpd/ERC.

³PID equals total XX ERCs times 1.85 gpm/ERC because the development is located in Pressure Zone 1 or 1.95 gpm/ERC because the development is located in Pressure Zone 2 or 2.07 gpm/ERC because the development is located in Pressure Zone 3.

⁴PDD plus Fire Flow equals 1,500 gpm plus PDD

3.2 CONCLUSIONS

Based on the water model output and knowledge of the system along with available reference materials (master plans, capital facilities plans, etc.) the following conclusions are reached:

1. The Project was assumed and modeled to be serviced and connected to the City's drinking water system through the existing 8-inch diameter line running along Willow Street and the 8-inch diameter line running in Cherry Street.(Figure 1).
2. The system was modeled with all 8-inch diameter water lines within the development. Additionally, an 8-inch diameter water line within Cherry St. was extended West and connected to the watermain in Cherry St. within the nearest development.

3. The development meets the minimum pressures during peak day demand and peak instantaneous demand as well as the minimum fire flow requirement of 1,500 gpm at 20 psi residual pressure during peak day demand (Table 4 and Figure 2).

Table 4 – Townhomes on Willow Development Water Junction Results

Junctions	PDD Scenario ¹		PID Scenario ²		PDD plus Fire Flow Scenario ³	
	Meets Requirements	Pressure (psi)	Meets Requirements	Pressure (psi)	Meets Requirements	Available Fire Flow (gpm)
J70	YES	88.15	YES	87.97	YES	4,446
J64	YES	90.18	YES	90.00	YES	4,435
J66	YES	88.78	YES	88.60	YES	4,025
J68	YES	87.48	YES	87.30	YES	3,881

Abbreviations: Average Day Demand (ADD), Peak Day Demand (PDD), Peak Instantaneous Demand (PID), Pressure Zone (PZ), Equivalent Residential Connections (ERC), gallons per minute (gpm), Residential (R), Commercial (C)

Requirements:

¹ PDD requirements are 40 psi min pressure and 5 fps max velocity.

² PID requirements are 30 psi min pressure and 5 fps max velocity.

³ PDD plus Fire Flow requirements are 1,500 gpm min fire flow, 20 psi min residual pressure, and 10 fps max velocity.

4. Actual field conditions may differ from the City's hydraulic water model and the developer shall confirm conditions with actual field measurements at existing and proposed fire hydrants utilizing the National Fire Protection Association (NFPA) 291 Recommended Practice for Water Flow Testing and Marking of Hydrants. This should be coordinated with the Grantsville City Fire Department to complete fire hydrant fire flow tests prior to development to confirm fire flow matches the hydraulic model and after improvements are constructed to confirm adequate fire flow exists.
5. Currently, the City's existing source capacities are insufficient for the proposed development and full build out of currently vested developments within Grantsville's water service area. A new source is currently being developed by the City called the Bates Well to address this deficiency.
6. Currently, the City's existing storage capacities are insufficient for the proposed development and full build out of currently vested developments within Grantsville's water service area. A new 2.0 million gallon tank will be constructed and connected to the water system by the end of year 2025 to address this deficiency.

7. Allocation of water system, source, and storage capacity will not be granted until the final plat is approved.

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31, TOWNSHIP 2 SOUTH, RANGE 5 WEST
SALT LAKE BASE AND MERIDIAN (FOUND 2.5"
BRASS DISC)

ELEV = 4360.80'

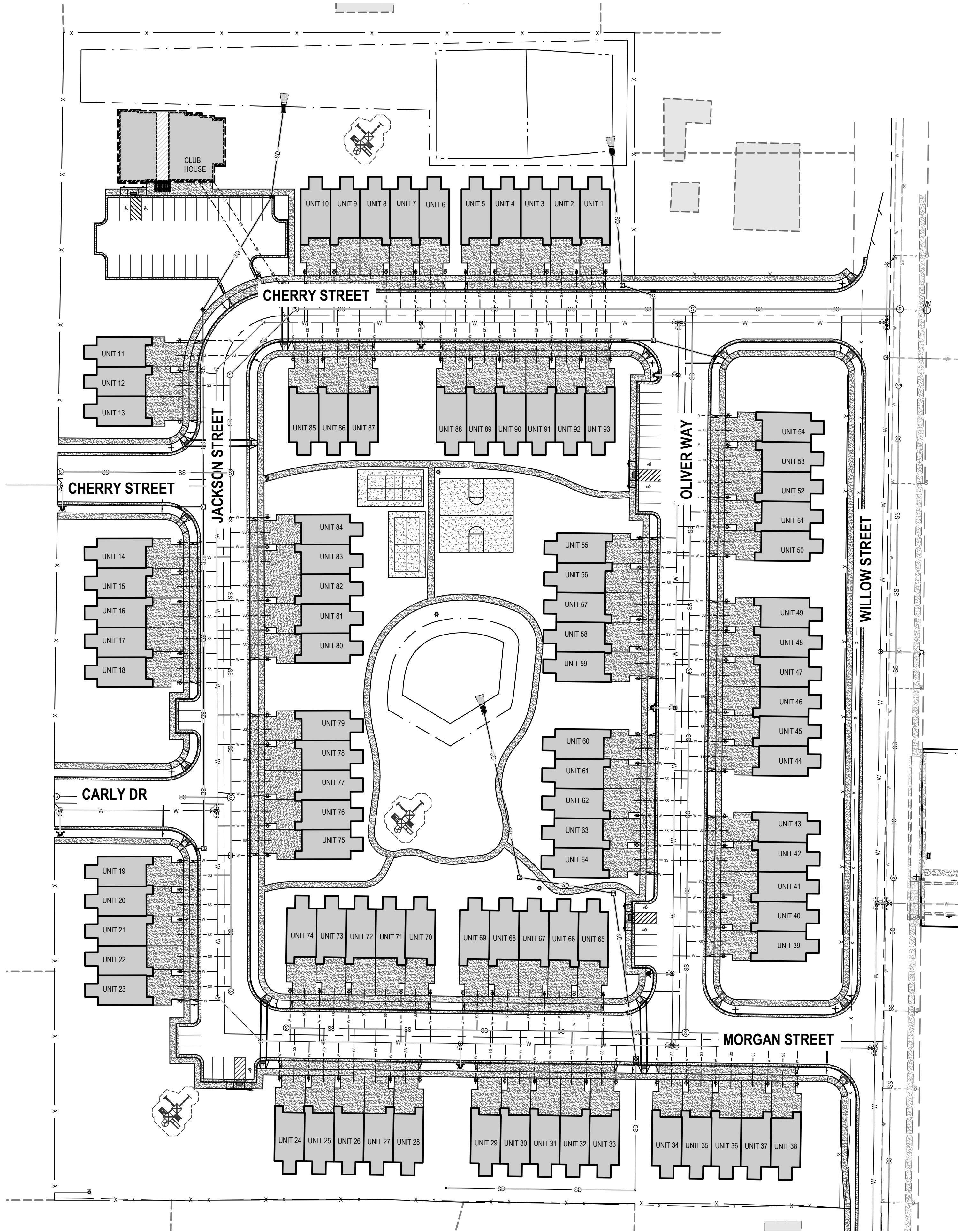


Figure 1

- GENERAL NOTES**
- ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
 - EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS. BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
 - ALL SANITARY SEWER INFRASTRUCTURE TO BE INSTALLED PER GOVERNING AGENCY STANDARD PLANS AND SPECIFICATIONS.
 - ALL WATER INFRASTRUCTURE TO BE INSTALLED PER GOVERNING AGENCY OR APWA STANDARD PLANS AND SPECIFICATIONS.
 - DEFLECT OR LOOP ALL WATERLINES TO AVOID CONFLICTS WITH OTHER UTILITIES PER GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
 - PROJECT SHALL COMPLY WITH ALL UTAH DIVISION OF DRINKING WATER RULES AND REGULATIONS INCLUDING, BUT NOT LIMITED TO, THOSE PERTAINING TO BACKFLOW PROTECTION AND CROSS CONNECTION PREVENTION.
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 - NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING UTILITY STRUCTURES OR PIPES.
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SALT LAKE CITY

Phone: 801.255.0529

LAYTON

Phone: 801.547.1100

CEDAR CITY

Phone: 435.865.1453

RICHFIELD

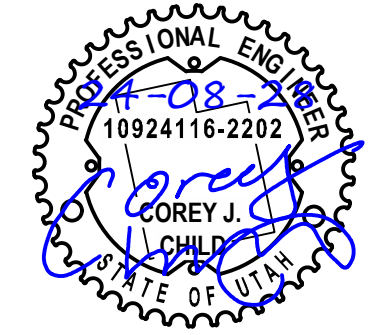
Phone: 435.896.2983

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FOR:
ICON DEVELOPMENT LLC
3410 NORTH MOYLE LANE
ERDA, UTAH 84074

CONTACT:
SEAN PERKINS
PHONE: 435-850-8436

TOWNHOMES ON
WILLOW PUD
WILLOW STREET
GRANTSVILLE, UTAH



OVERALL
UTILITY PLAN

PROJECT NUMBER
10898A

PRINT DATE
2024-08-28

DRAWN BY
H. CARTER

CHECKED BY
C. CHILD

PROJECT MANAGER
C. CHILD

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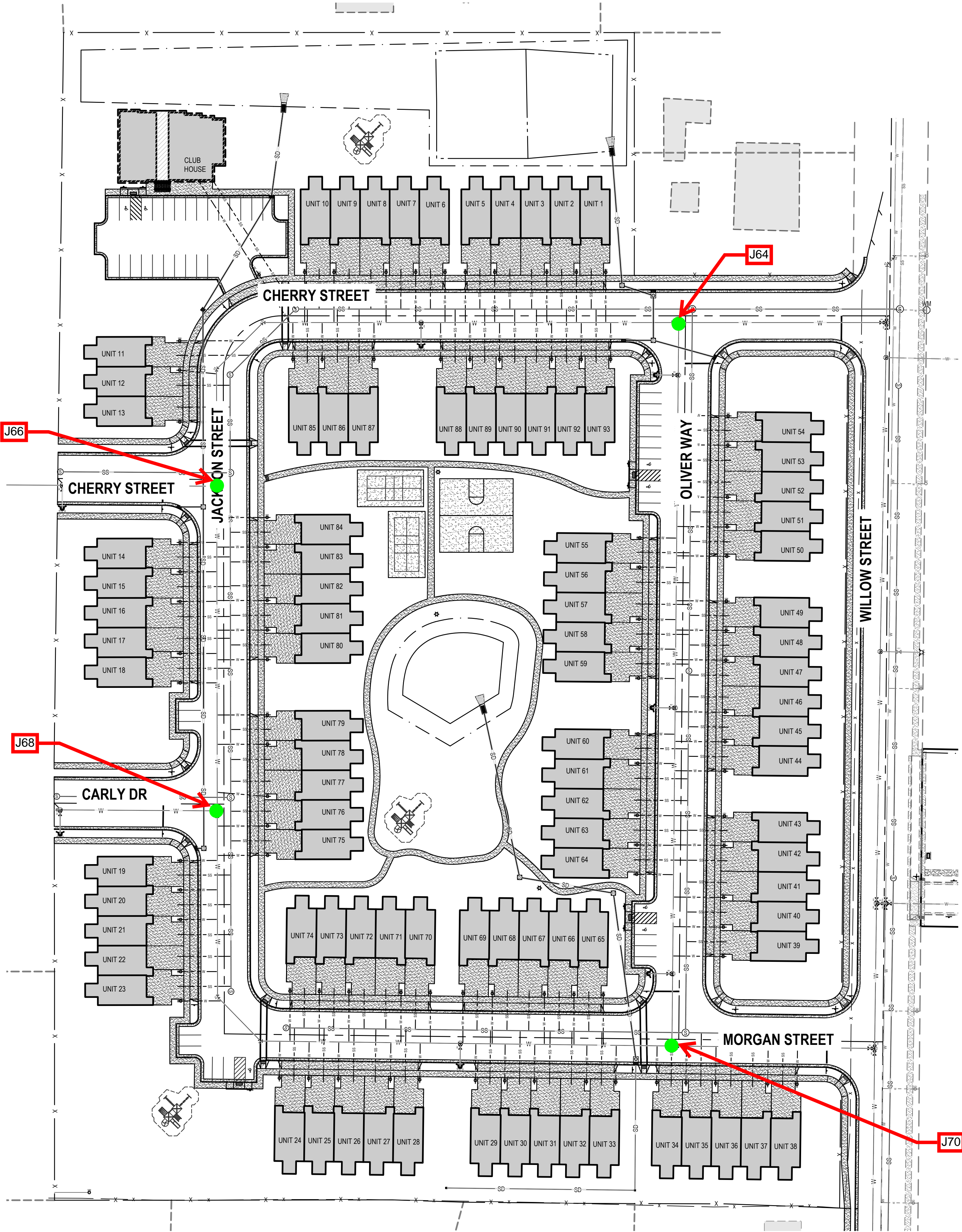


Figure 2

- GENERAL NOTES**
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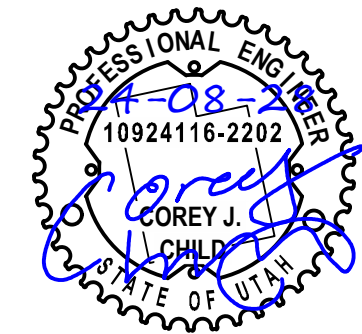
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TOWNHOMES ON
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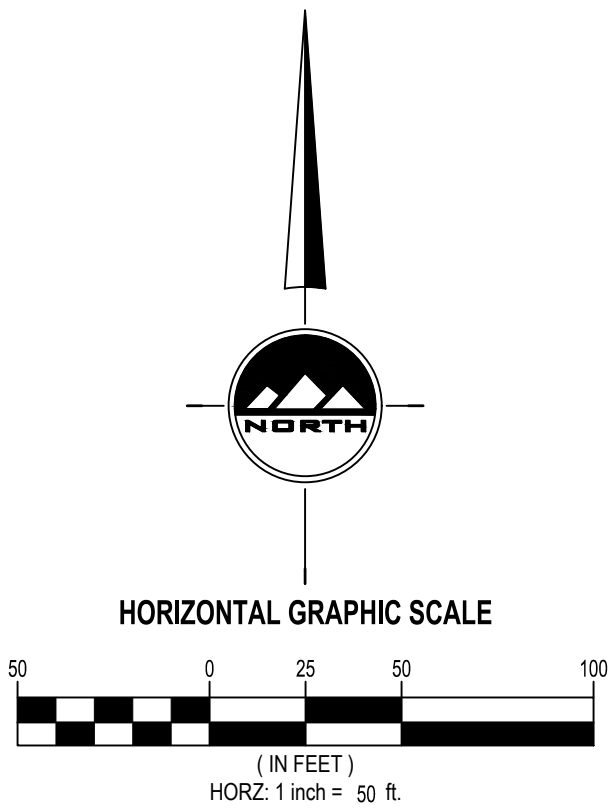
PRINT DATE
2024-08-28

DRAWN BY
H. CARTER

CHECKED BY
C. CHILD

PROJECT MANAGER
C. CHILD

C-300



SECTION 4: WASTEWATER SYSTEM ANALYSIS

4.1 WASTEWATER SYSTEM ANALYSIS

In order convey the wastewater generated by the Project to the Grantsville Wastewater Treatment Facility (WWTF), the developer will need to construct gravity sewer lines to flow into the existing sewer infrastructure location in Willow Street which consists of 8-inch diameter sewer lines. Table 5 and Figure 4 shows the total flows at these junctions including existing flows and additional flows associated with the development

Table 5 – Townhomes on Willow PUD Development Wastewater Junction Results

Junctions	ERCs	Collection and Treatment	Collection	Treatment
		ADF ¹ (gpd)	PDF ² (gpm)	PIF ³ (gpm)
MH_176	52.15	7,822.5	17,600.6	20.86

Abbreviations: Average Day Flow (ADF), Peak Day Flow (PDF), Peak Instantaneous Flow (PIF), Equivalent Residential Connections (ERC), gallons per minute (gpm).

¹ADF equals 52.15 ERCs times 150 gpd/ERCs

²PDF equals 2.25 times ADF

³PIF equals 52.15 ERCs times 0.4 gpm/ERC

As part of the analysis, Project sewer flows from the estimated wastewater flow table (Table 2 and Table 5) were added to the downstream sewer main pipe with the least amount of excess capacity. The intent of the sewer collection analysis is to ensure compliance with the State of Utah Administrative Code requirements R317 along with Grantsville City level of service requirements (Section 2.2 of this analysis) to determine the overall impact of Project demands on the existing City wastewater system.

A computer aided simulation, EPA SWMM of the sanitary sewer collection system used the average day wastewater flow and Peaking Factor from Table 1 from the wastewater flow table (Table 2) to estimate the effects of Townhomes in Willow Development on the collection system. The analysis accounted for the design parameters in UAC R317-3.2.3 and Section 2.2, which requires the following:

- Minimum Size = 8-inch diameter
- Depth to diameter ratio not to exceed 0.67
- Minimum scour velocity = 2 feet per second (manning's n value of 0.013)

- Maximum velocity= 15 feet per second

4.2 CONCLUSIONS

Based on the wastewater system analysis and knowledge of the system along with available reference materials (master plans, capital facilities plans, etc.) the following conclusions are reached:

1. It is assumed the Project engineer has sized sewer piping within the Project to adequately convey the Project's estimated sewer flow to the existing City wastewater collection system.
 2. There is an 8-inch diameter sewer line running within Morgan Street, Jackson Street, Oliver Way feeding into Cherry Street which ties into the main trunk line in Willow Street. The entire wastewater system was analyzed assuming the Project would flow into the manhole located on Willow Street through the Interceptor Line on Willow Street and from there to the Central Trunk Line and from there to the Northeast Lift Station where it would then be pumped to the WWTF.
 3. It is understood that the main trunk line in Willow Street needs additional maintenance to meet flow requirements. The developer has agreed to make the necessary repairs.
 4. The wastewater analysis indicates the controlling downstream sewer line (Central Trunk Line) running to the Northeast Lift Station has sufficient capacity to serve the Project and all pipes to the WWTF have sufficient capacity to serve the Project.
 5. Actual field condition may differ from the City's sewer information they have on file either in the sewer model, GIS, or mapping and the developer shall confirm conditions with actual field measurements, if required.
 6. indicates sufficient pumping capacity in the Northeast Lift Station to pump the additional sewer generation from the Project to the WWTF. The City is completing upgrades to the lift station motors and discharge line size with the new WWTF project at the Northeast Lift Station to increase capacity with the understanding each pump will be capable of 1,850 gpm.
 7. The new WWTF is required to treat new nutrient limits imposed by the State and EPA. The existing WWTF has an average daily flow capacity of 1.5 million gallons per day (MGD). The WWTF averages 1.0 MGD, but has peaked at 1.2 MGD. The remaining capacity in the existing WWTF is 0.3 MGD or 2,000 ERCs (300,000 gallons divided by average daily flow per ERC of 150 gpd/ERC). There is not enough capacity in the WWTF at build-out for all the vested properties within the City. The City is currently
-

designing a new WWTF to increase the capacity and meet the new nutrient limits, but it is not expected to have additional capacity in the facility until year 2027. The City will be monitoring sewer flows into the treatment plant as development occurs to make sure capacity is not exceeded. If the new WWTF is not constructed and the existing WWTF is close to capacity, a moratorium will be placed on City building permits complying with Utah State Code 10-9a-504 until the new WWTF is constructed.

8. Allocation of wastewater collection and wastewater treatment capacities will not be granted until the final plat is approved.

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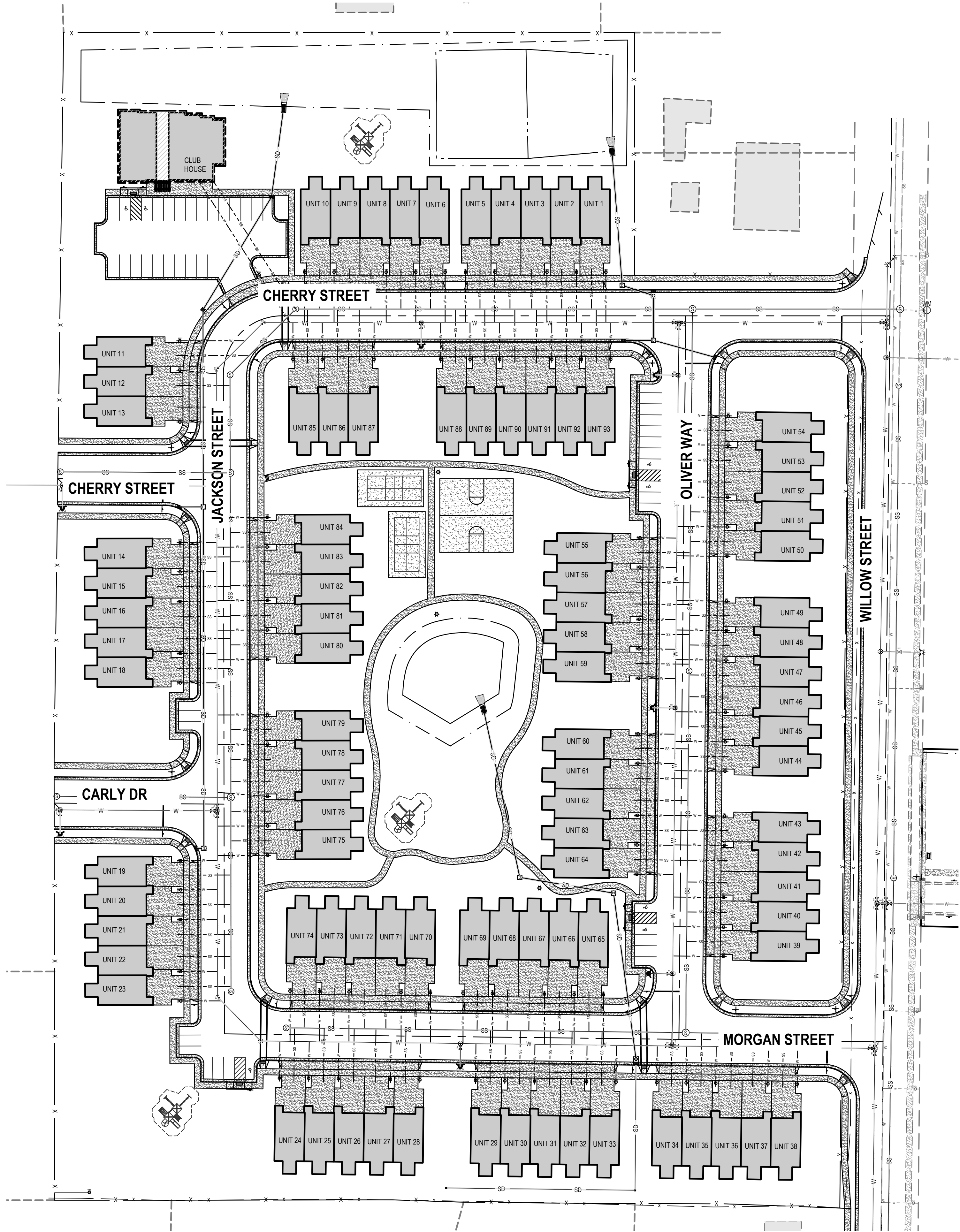


Figure 3

- GENERAL NOTES
1.

ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
2.

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3.

ALL SANITARY SEWER INFRASTRUCTURE TO BE INSTALLED PER GOVERNING AGENCY STANDARD PLANS AND SPECIFICATIONS.
4.

ALL WATER INFRASTRUCTURE TO BE INSTALLED PER GOVERNING AGENCY OR APWA STANDARD PLANS AND SPECIFICATIONS.
6.

DEFLECT OR LOOP ALL WATERLINES TO AVOID CONFLICTS WITH OTHER UTILITIES PER GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
7.

PROJECT SHALL COMPLY WITH ALL UTAH DIVISION OF DRINKING WATER RULES AND REGULATIONS INCLUDING, BUT NOT LIMITED TO, THOSE PERTAINING TO BACKFLOW PROTECTION AND CROSS CONNECTION PREVENTION.
8.

THE CONTRACTOR IS TO COORDINATE ALL UTILITIES WITH MECHANICAL/PLUMBING PLANS.
9.

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CONTACT:
SEAN PERKINS
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TOWNHOMES ON
WILLOW PUD
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OVERALL
UTILITY PLAN

PROJECT NUMBER
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DRAWN BY
H. CARTER

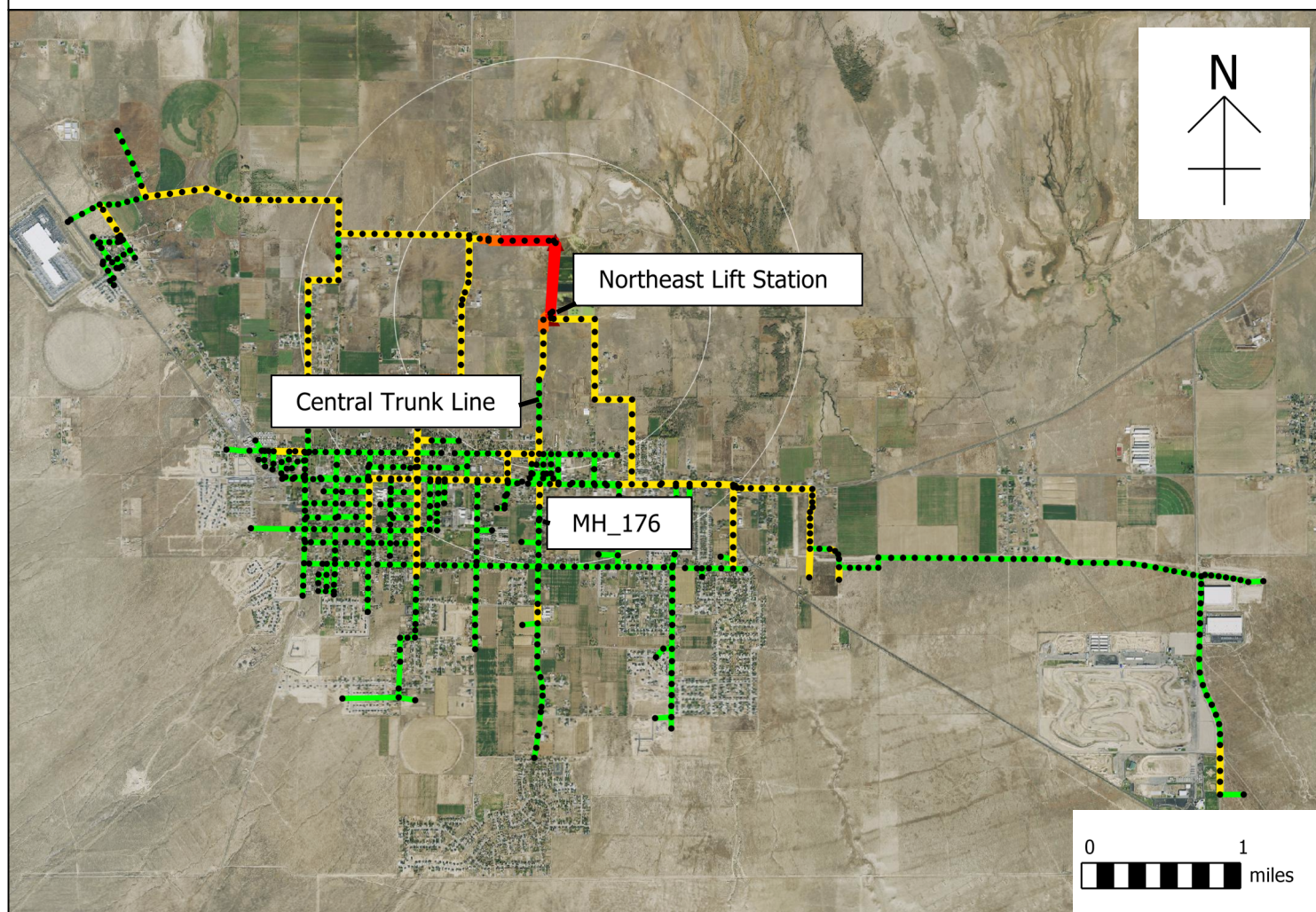
PROJECT MANAGER
C. CHILD

PRINT DATE
2024-08-28

CHECKED BY
C. CHILD

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Network - Grantsville Wastewater Model (Scenario Townhome on Willow)



Legend

- Manholes
- Pipes Max. Surcharge:
- < 0.01%
- < 33.3%
- < 66.7%
- 1

Notes

- 1) Wastewater enters the existing sewer collection system via MH_176.

Printed date: 3/26/2025



Figure 4

Agenda Item # 13

Consideration of Ordinance 2025-24
approving the Deseret South annexation
into Grantsville City

Stephen G. McCutchan
Land & Community Planner
11333 Blue Roan Lane
Sandy, UT 84092
(801) 557-6945
stevemplan@gmail.com



April 29, 2025

Braydee N. Baugh
City Recorder
429 East Main Street
Grantsville City 84029

As requested, we are providing a statement addressing the need for services and how services will be provided in the future. The property owner has no immediate plans to develop the property needing to wait until services are available.

As shown in the exhibit to the right, the property on the heavy black border is adjacent to the City's West Bank Area. It is also adjacent to the Deseret Annexation to Grantsville City, which was approved by the City in 2024.

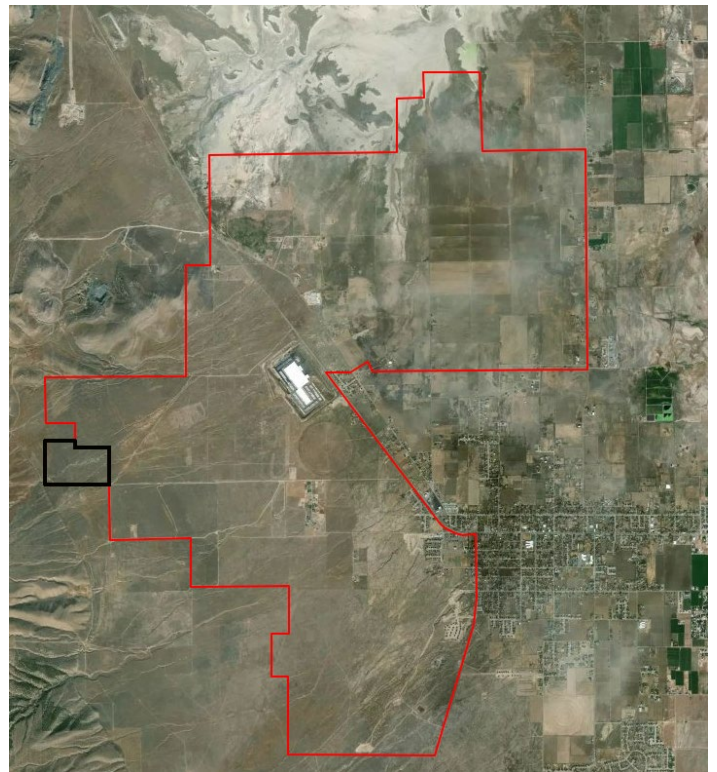
When improvements are made in the West Bank Area and the Deseret Annexation area is developed, municipal services, including water and sewer, will be available in this annexation area.

Thank you for considering this application.

Very truly,

Stephen G. McCutchan

cc: Lieu Tran





**GRANTSVILLE CITY
ORDINANCE NO. 2025-24**

**AN ORDINANCE OF GRANTSVILLE CITY APPROVING THE DESERET SOUTH
ANNEXATION**

Be it enacted and ordained by the City Council of Grantsville City, Utah as follows:

WHEREAS, the City Council of Grantsville City, Utah, has received a petition for annexation known as the “Deseret South Annexation” (the “Annexation”) pursuant to Utah Code Ann. § 10-2-403 et seq.; and

WHEREAS, the application has been accepted and reviewed in accordance with applicable state law and City ordinances; and

WHEREAS, all notice, protest, and public hearing requirements have been met; and

WHEREAS, the City Council finds that the proposed annexation is in the best interests of Grantsville City and its residents;

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

Section 1. Annexation Approved: The Deseret South Annexation is hereby approved. The area described in the annexation application, attached hereto as Exhibit A, is annexed into the corporate boundaries of Grantsville City, Utah. The annexed territory shall be governed by the applicable zoning and land use regulations of Grantsville City, and the boundaries and legal description of the annexation are as set forth in Exhibit A, incorporated herein by this reference.

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

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

ADOPTED AND PASSED BY THE CITY COUNCIL OF GRANTSVILLE CITY, THIS 7TH DAY OF MAY, 2025.

BY THE ORDER OF THE GRANTSVILLE CITY COUNCIL:

By Mayor Neil Critchlow

ATTEST

Braydee Baugh, City Recorder

Approved as to Form:

Tysen J. Barker, Grantsville City Attorney

Exhibit “A”

Application for Annexation

**GRANTSVILLE CITY
APPLICATION FOR ANNEXATION**

For Office Use Only

Date filed: _____ Number of acres (rounded up): _____
Fee: \$1,000 (Covers the notices, publications, and reviews)
Fees received by: _____ Amount paid: _____
Is the property located within the Grantsville City Annexation Policy Plan? ____ Y ____ N
Does the application and petition have the following?
Map approved by the Tooele County Surveyor ____ Y ____ N
Legal Description ____ Y ____ N
List of all property owners within the petition ____ Y ____ N Certificate of Mailing ____ Y
____ N

Contact Sponsor:

Name: Stephen G. McCutchan Address: 11333 Blue Roan Lane

City: Sandy State: UT Zip: 84092

Phone #: NA Cell #: (801) 557-6945 Email: stevemplan@gmail.com

Authorized Agent (if applicable): Same as Contact Sponsor

Name of Proposed Annexation: Deseret South Annexation to Grantsville City

General Location of Proposed Annexation: South ½ of the Southeast ¼ of Section 29 Salt Lake Base & Meridian

What percent of Private Real Property within the Proposed Annexation is represented by signatures of owners? 100%

Percent of the Value of Private Real Property within the Proposed Annexation is represented by the signatures? 100%

Total number of acres included in the Annexation: 87.382 Total number of parcels included in Annexation: 1

Zoning Requested: Mixed Use (MU)

Proposed Land Uses: Mixed Use

Surrounding Land Uses: Undeveloped, vacant

Please provide a legal description of the area and a spreadsheet with information for each parcel included with this annexation. (A fill in the blanks spreadsheet may be obtained from the Grantsville City Recorder.)

THE SOUTH ONE-HALF OF THE SOUTHEAST QUARTER AND THE SOUTH 231 FEET OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 2 SOUTH, RANGE 6 WEST, SALT LAKE BASE AND MERIDIAN PARCEL CONTAINS 3,806,374 SQ. FT. OR 87.382 ACRES ±.

STAY WITH THE BOLD AND BRAVE
CAMPERMAN CITY, TODAY! CAMPERMAN, USA

[illegible]

As the "Coke" of the 1970s, the *Black Panther* was a symbol of resistance and a voice for the oppressed. It was a publication that was not only read but also lived. The *Black Panther* was a publication that was not only read but also lived. The *Black Panther* was a publication that was not only read but also lived.

THE JOURNAL OF THE SOCIETY OF AMERICAN ARCHITECTS
PUBLISHED QUARTERLY BY THE SOCIETY OF AMERICAN ARCHITECTS
1000 MARKET STREET, PHILADELPHIA, PA. 19107-1000
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[illegible]

**DESERT SOUTH ANNEXATION
TO GRANTSVILLE CITY**

[illegible]

DESERET SOUTH ANNEXATION TO GRANTSVILLE CITY

Send no money now. We'll bill you later.
 1. Call 1-800-855-8888 for more information.
 2. We'll bill you later.

RECORDED &
TOOELE COUNTY RECORDER

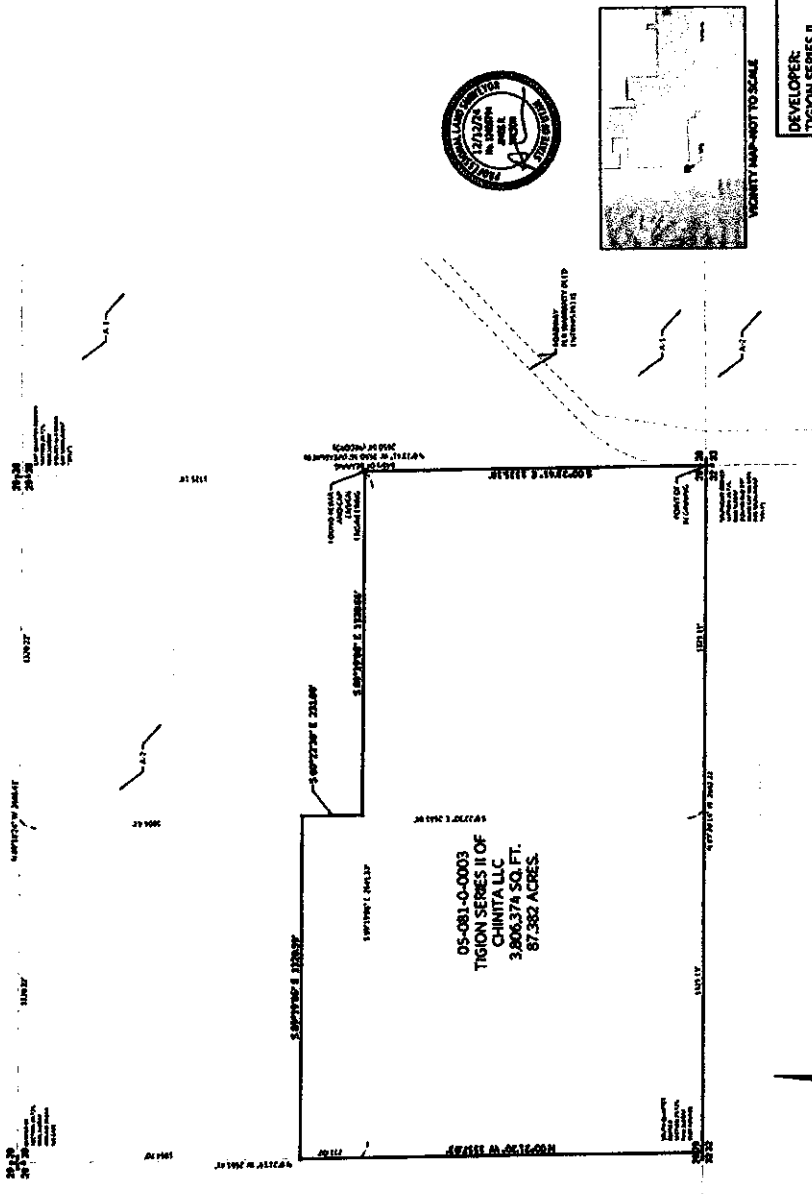
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Keywords: *depression, mood, mood disorder*

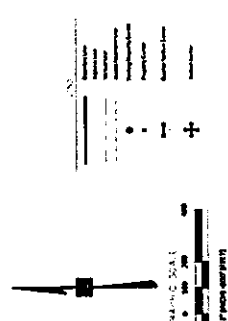
DEVELOPER:
MISSION SERIES II
OF CHINTA LLC
HUIYUAN

[illegible]

Abstract



ASSOCIATION REFERENCE TABLE				
ASSOCIATION REFERENCE #	ASSOCIATION	ENTRY NO.	DATE RECORDED	
A-1	SAUTTELL COMMUNITY ASSOCIATION	34797	12/28/86	
A-2	SAUTTELL ASSOCIATION TO SAUTTELL CITY			



PETITION FOR ANNEXATION TO GRANTSVILLE CITY
OF PROPERTIES IDENTIFIED BELOW

We the undersigned owners of certain real property lying contiguous to the present municipal limits of Grantsville City hereby submit this Petition for Annexation and respectfully represent the following:

1. That this petition is made pursuant to the requirements of Section 10-2-403, Utah Code Annotated, 1953, as amended (U.C.A.);
2. That the property subject to this petition is a contiguous, unincorporated area contiguous to the boundaries of Grantsville City and the annexation thereof will not leave or create an unincorporated island or peninsula;
3. That the signatures affixed hereto are those of the owners of private real property that:
 - a. is located within the area proposed for annexation;
 - b. covers a majority of the private land area within the area proposed for annexation; and
 - c. is equal in value to at least 1/3 of the value as shown by the last assessment rolls of all private real property within the area proposed for annexation; and
 - d. is described on the accompanying legal description.
4. That up to five of the signers of this petition have been designated as sponsors, one of whom is designated as the "Contact Sponsor", with the mailing address of each sponsor being indicated;
5. That the petitioners have caused an accurate plat or map of the above-described property to be prepared by a licensed surveyor which has been reviewed and approved by the Tooele County Surveyor, which plat or map is filed herewith; and
6. That the petitioners request the property, if annexed, be zoned as follows with the attached signatures;

Contact Sponsor:

Printed Name: TIGION SERIES II OF CHINITA LLC (Contact: Lieu Tran)

Signature: X Date: 11/13/2025

Tooele County Parcel Number: 05-081-0-0003 Zone Requested: Mixed Use (MU)

CERTIFICATE OF MAILING

I hereby certify that I provided a copy of the foregoing Notice of Petition Seeking Annexation, by mailing a copy of the same, to the following on the 10 day of January, 2025 to the following:

Tooele County Commission
47 South Main Street
Tooele, UT 84074

Tooele County School District
92 South Lodestone Way
Tooele, Utah 84074

North Tooele County Fire Protection Service District
Stansbury Fire Station
179 County Club Drive
Stansbury Park, UT 84074

Tooele County Boundary Commission
c/o Tooele County Clerk
47 South Main Street
Tooele, UT 84074

Tooele Valley Mosquito Abatement District
1535 Sunset Road
Lake Point, Utah 84074

Tooele County Recreation Service District
47 South Main Street
Tooele, Utah 84074

Tooele County Special Service District-Water
c/o Tooele County Clerk
47 South Main Street
Tooele, UT 84074

Rocky Mountain Power
Annexations
P.O. Box 400
Portland, OR 97207-0400



By Stephen G. McCutchan

ATTENTION:

YOUR PROPERTY MAY BE AFFECTED BY A PROPOSED ANNEXATION

Records show that you own property within an area that is intended to be included in a proposed DESERET SOUTH ANNEXATION TO GRANTSVILLE CITY or that is within 500 feet of that area. If your property is within the area proposed for annexation, you may be asked to sign a petition supporting the annexation. You may choose whether to sign the petition. By signing the petition, you indicate your support of the proposed annexation. If you sign the petition but later change your mind about supporting the annexation, you may withdraw your signature by submitting a signed, written withdrawal with the recorder or clerk of Grantsville City within 30 days after Grantsville City receives notice that the petition has been certified.

There will be no public election on the proposed annexation because Utah law does not provide for an annexation to be approved by voters at a public election. Signing or not signing the annexation petition is the method under Utah law for the owners of property within the area proposed for annexation to demonstrate their support of or opposition to the proposed annexation.

You may obtain more information on the proposed DESERET SOUTH ANNEXATION TO GRANTSVILLE CITY by contacting (i) Braydee Baugh, Grantsville City Recorder, 429 East Main Street, Grantsville, UT 84029, (435) 884-4603, bbaugh@grantsvilleut.gov; (ii) Tracy Shaw, Tooele County Clerk, 47 S. Main Street, Suite 318, Tooele, UT 84074, (435) 843-3148, tracy.shaw@tooeleco.gov; or (iii) Stephen G. McCutchan, (801)0557-6945, stevemplan@gmail.com. Once filed, the annexation petition will be available for inspection and copying at the offices of Grantsville City located at 429 E. Main Street, Grantsville, UT 84029.

The area proposed for annexation in the annexation petition is commonly described as (i) APN: 05-081-0-0003. An accurate map of the area that is proposed to be annexed is provided with this Notice.

Petition for Annexation

TO GRANTSVILLE CITY:

We, the undersigned owners of private real property, hereby petition that the area (the "Area") shown on the accurate and recordable map (prepared by a licensed surveyor) that is attached to this petition (this "petition") be annexed to Grantsville City, Utah. Each of the undersigned affirms that (a) each has personally signed this petition, (b) each is an owner of real property that is located within the Area, and (c) the current residence address of each is correctly written after the signer's name. Further, each of the undersigned designates the individuals identified below as sponsors and contact sponsor of this petition:

NOTICE

- There will be no public election on the annexation proposed by this petition because Utah law does not provide for an annexation to be approved by voters at a public election.
- If you sign this petition and later decide that you do not support the petition, you may withdraw your signature by submitting a signed, written withdrawal with the recorder of Grantsville City. If you choose to withdraw your signature, you must do so no later than 30 days after Grantsville City receives notice that the petition has been certified.

<u>Name</u>	<u>Mailing Address</u>	<u>Status</u>
TIGION SERIES II OF CHINITA LLC	136 South Main Street, Suite 400 Salt Lake City, UT 84101	Owner
		sponsor
		sponsor
		sponsor
		sponsor

Print Signer's Name

Signer's Residence Address

Signature

Nhm Lieu Thi Tran

136 South Main Street, Suite 400

X

Salt Lake City, UT 84101

Date:

1/13/2025

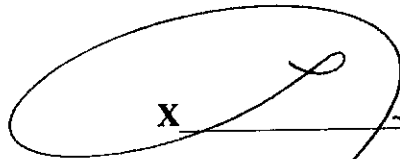
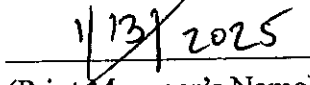
Tax Parcel ID# 05-081-0-0003

TIGION SERIES II OF CHINITA LLC

represents, warrants and certifies TOOELE COUNTY

Clerk, employees, agents and attorneys that the undersigned (a) is (and at all pertinent time has been) a general partner of the partnership (the "LLC") described below; (b) is duly authorized to execute and deliver on behalf of the Partnership the attached "Petition For Annexation" (the "Petition"); and (c) has duly executed and delivered the Petition on behalf of, and as a general partner of, the LLC.

DATED this ____ day of _____, 2021

 _____, Manager

(Print Manager's Name)

List of Affected Entities to Which Notice was Sent

PLEASE BE INFORMED that written notice to the following listed affected entities was sent on them 10th day of January, 2025.

NAME AND ADDRESS OF AFFECTED ENTITIES:

Tooele County Commission
47 South Main Street
Tooele, UT 84074

North Tooele County Fire Protection Service District
Stansbury Fire Station
179 County Club Drive
Stansbury Park, UT 84074

Tooele Valley Mosquito Abatement District
1535 Sunset Road
Lake Point, Utah 84074

Tooele County Special Service District-Water
c/o Tooele County Clerk
47 South Main Street
Tooele, UT 84074

Tooele County School District
92 South Lodestone Way
Tooele, Utah 84074

Tooele County Boundary Commission
c/o Tooele County Clerk
47 South Main Street
Tooele, UT 84074

Tooele County Recreation Services
47 South Main Street
Tooele, Utah 84074

Rocky Mountain Power
Annexations
P.O. Box 400
Portland, OR 97207-0400

TOOELE COUNTY

Annexation & Final Local Entity Review

The following items need to be submitted and review fees paid in full before the Surveyors will review.

1. Annexation plat.
2. Name approval form filled out.
3. Annexation review fees **paid in full**.

***You must have a complete package when submitting, INCOMPLETE packages will not be accepted.**

Date: November 12, 2024 Annexation: Deseret South Annexation to Grantsville City

Submitter Signature: 

Submitter Email: stevemplan@gmail.com

Municipality / Tax District Signature: _____

Notes: _____

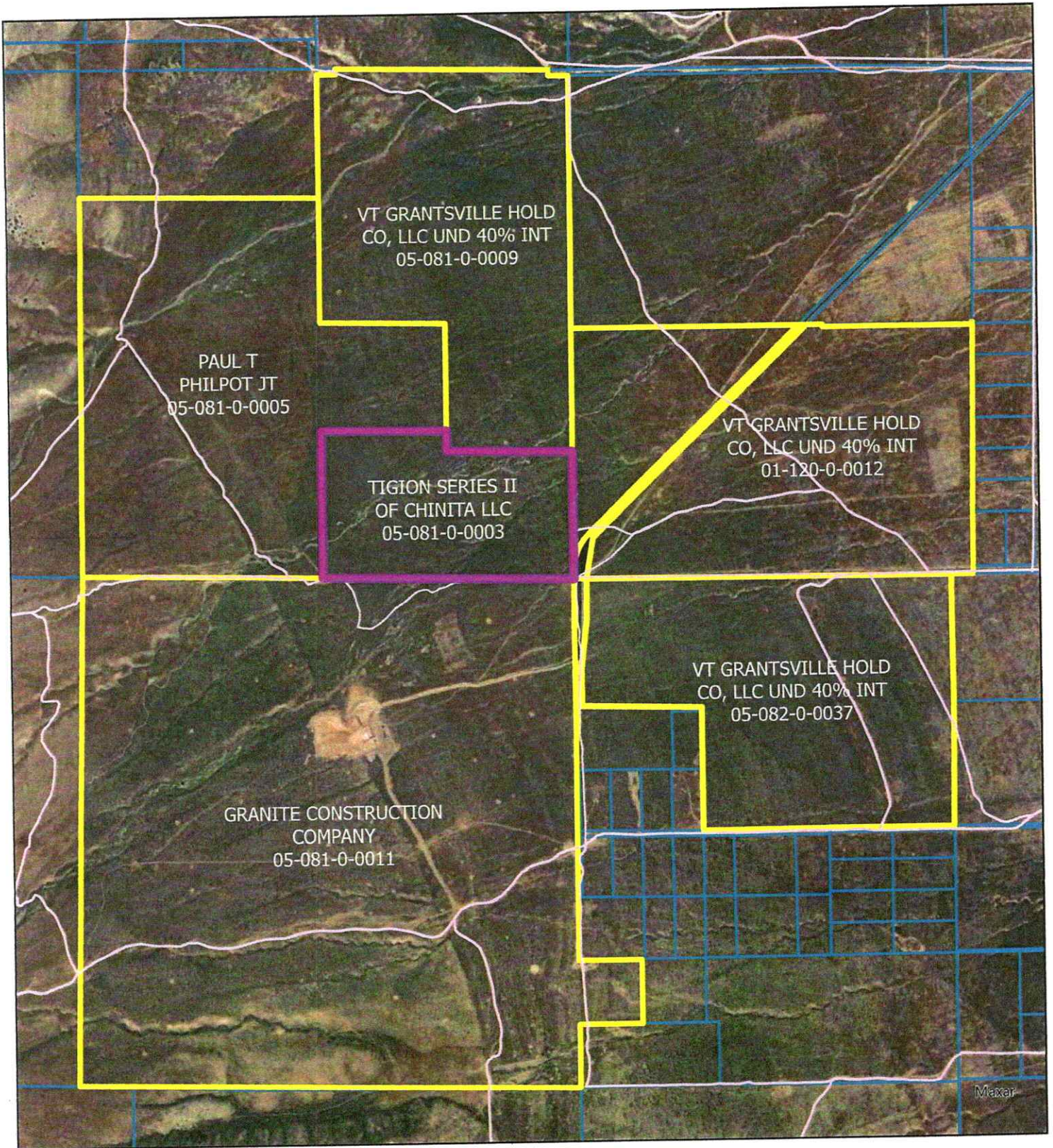
Rylisha Ulin
Rylisha.uln@tooeleco.gov

Kayla Ahlstrom
Kayla.ahlstrom@tooeleco.gov

Emily Jones
Emily.jones@tooeleco.gov

47 South Main St.
Tooele, Ut. 84074
(435) 843-3185

Friday March 15, 2024



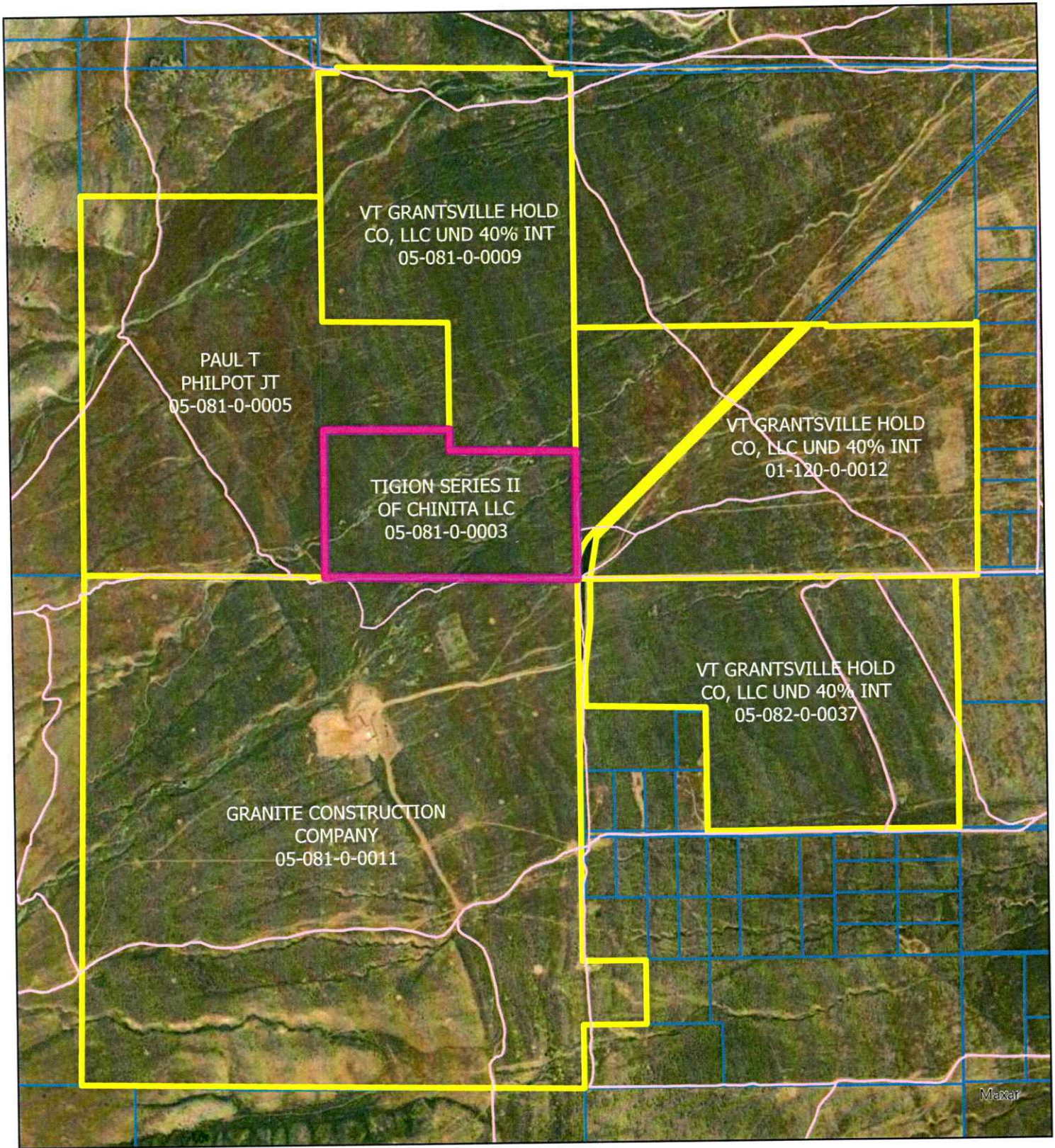
RADIUS REPORT

STEPHEN MCCUTCHAN
05-081-0-0003



GIS Map Disclaimer: **TOOLE COUNTY**
This is not an official map but for reference use only. The data was compiled from the best sources available, but various errors from the sources may be inherent on the map. All boundaries and features therein should be treated as such. For boundary information, the pertinent County Departments or Municipalities should be contacted. This map is a representation of ground features and is not a legal document of their locations. The scale represented is approximate, so this is NOT a Survey or Engineering grade map and should by no means be used as such. This map is not intended for all uses. Toole County is not responsible or liable for any derivative or misuse of this map.

0 500 1,000 2,000 US Feet



RADIUS REPORT

STEPHEN MCCUTCHAN
05-081-0-0003



GIS Map Disclaimer: **TOOELE COUNTY**
This is not an official map but for reference use only. The data was compiled from the best sources available, but various errors from the sources may be inherent on the map. All boundaries and features therein should be treated as such. For boundary information, the pertinent County Departments or Municipalities should be contacted. This map is a representation of ground features and is not a legal document of their locations. The scale represented is approximate, so this is NOT a Survey or Engineering grade map and should by no means be used as such. This map is not intended for all uses. Tooele County is not responsible or liable for any derivative or misuse of this map.

0 500 1,000 2,000 US Feet



Recorder

DATE

Request for Surrounding Property Owners

Submit Request Information

Property Address

OPTIONAL

Lot #

OPTIONAL

Subdivision Name

OPTIONAL

Township

OPTIONAL

T 2S

Range

OPTIONAL

R 6W

Section

OPTIONAL

S 29

Parcel #

05-081-0-0003

RILEY RANCH, LLC
PO BOX 711820
SAL LAKE CITY, UT 84171

GRANITE CONSTRUCTION COMPANY
PO BOX 50085
WATSONVILLE, CA 96077

VT GRANTSVILLE HOLD CO, LLC UND
40% INT
8678 CONCORD CENTER DRIVE
UNIT 200
ENGLEWOOD, CO 80112

PAUL T PHILPOT JT
3340 W 1775 N
OGDEN, UT 84404

TIGION SERIES II OF CHINITA LLC
44 E CARLSON AVE
MIDVALE, UT 84047

Recorder

Paid at Oct 30 2024, 9:40 am

Request for Surrounding Property Owners Notification Fee	\$25.00
Request for Surrounding Property Owners Notification Fee	
Third-Party Payment Processing Fees	\$1.38
Total	\$26.38

Payment Details

PAYER NAME

Stephen McCutchan

PAYER ADDRESS

11333 Blue Roan Lane, Sandy, UT 84092

BILL NAME

Submit Payment for Request for Surrounding Property Owners Notification

RILEY RANCH, LLC
PO BOX 711820
SAL LAKE CITY, UT 84171

GRANITE CONSTRUCTION COMPANY
PO BOX 50085
WATSONVILLE, CA 96077

VT GRANTSVILLE HOLD CO, LLC UND
40% INT
8678 CONCORD CENTER DRIVE
UNIT 200
ENGLEWOOD, CO 80112

PAUL T PHILPOT JT
3340 W 1775 N
OGDEN, UT 84404

TIGION SERIES II OF CHINITA LLC
44 E CARLSON AVE
MIDVALE, UT 84047

Agenda Item #14

FFA Lease Agreement Discussion

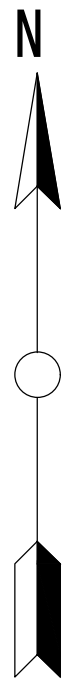
Agenda Item #15

Presentation of Proposed Townhomes in
the Mixed-Use area of President's Park


- FRONT YARD = 25 FT
- REAR YARD = 20 FT
- SIDE YARD = 0 FT, IF PROVIDED SIDE YARD SHALL NOT BE LESS THAN 6 FT
- CORNER LOTS: THERE SHALL BE A MINIMUM SETBACK ON CORNER LOTS AS FOLLOWS: 25 FEET ON EACH SIDE FRONTING A STREET, WITH 10-FOOT SETBACKS FOR THE OTHER TWO SIDES.
- MINIMUM FRONTAGE ON APPROVED STREET = 50 FT
- MAXIMUM LOT COVERAGE BY MAIN STRUCTURE = 50%

- FRONT: 25 FEET
- SIDES (ATTACHED DWELLINGS): 30 FEET SPACING BETWEEN BUILDINGS CONTAINING DWELLING UNITS 15 FEET SIDE SETBACK TO PROPERTY LINE
- REAR: 20 FEET
- CORNER LOTS (ATTACHED DWELLINGS): IN ORDER TO MAINTAIN AN ADEQUATE SITE TRIANGLE, THERE SHALL BE A MINIMUM SETBACK ON CORNER LOTS AS FOLLOWS: 25 FEET ON EACH SIDE FRONTING A STREET

LAND USE TABLE	
<u>REQUIRED</u>	<u>PROVIDED</u>
4.34 2(b) Lot size: 2400 s.f./unit (Building footprint area is not counted as Lot area) = 57,600 s.f.	Total residential project area is 93,037 s.f. Total residential unit footprint is 30,000 s.f. (32%) Remaining land used for lot size calculation is 63,037 s.f.
4.34 2 (e) Improved Open Space: 10% of total residential project area = 9,304 s.f.	Area for potential improved open space = 20,331 s.f.
Alley definitions (2/13/2025 require a second access when serving more than 12 units	2 points of access onto public streets



Name: _____
MIXED USE AT PRESIDENTS PARK,
LOT 1203 & 1204
GRANTSVILLE CITY, UTAH



CIVIL PROJ-EX, INC
ENGINEERS * PLANNERS
996 QUIRK STREET
GRANTSVILLE, UTAH 84029

Sheet Name:

CS-101

Agenda Item #16

Discussion regarding the Tentative
Budget

GRANTSVILLE CITY FY26 BUDGET



Account Number	Account Title		FY24 Pri Year Actual		FY25 Budget		FY25 Dec. YTD Actual		FY26 Proposed Budget	Percentage Change
GENERAL FUND										
TAXES										
10-31-10	PROPERTY TAXES-CURRENT	\$	1,685,366.00	\$	1,957,322.00	\$	1,731,856.00	\$	2,082,322.00	6%
10-31-15	FEE-IN-LIEU OF PROPERTY TAXES	\$	138,774.00	\$	140,000.00	\$	77,073.00	\$	145,000.00	4%
10-31-20	PRIOR YEARS TAXES - DELINQUENT	\$	216,265.00	\$	160,000.00	\$	74,058.00	\$	160,000.00	0%
10-31-30	SALES TAX	\$	2,988,261.00	\$	3,301,000.00	\$	1,551,707.00	\$	3,301,000.00	0%
10-31-31	MUNICIPAL ENERGY SALES TAX	\$	811,760.00	\$	760,000.00	\$	380,536.00	\$	850,000.00	12%
10-31-32	TELECOMMUNICATIONS TAX	\$	49,335.00	\$	48,000.00	\$	28,461.00	\$	50,000.00	4%
10-31-33	CABLE TV FRANCHISE PAYMENT	\$	56,116.00	\$	60,000.00	\$	-	\$	60,000.00	0%
10-31-34	PAR TAX	\$	151,358.00	\$	156,000.00	\$	74,726.00	\$	150,000.00	-4%
10-31-35	TRANSIT TAX (PROP 1)	\$	274,553.00	\$	288,000.00	\$	142,562.00	\$	288,000.00	0%
TOTAL TAXES:		\$	6,371,788.00	\$	6,870,322.00	\$	4,060,979.00	\$	7,086,322.00	3%
LICENSES & PERMITS										
10-32-10	BUSINESS LICENSES	\$	25,844.00	\$	25,000.00	\$	5,907.00	\$	25,000.00	0%
10-32-25	DOG LICENSES	\$	7,015.00	\$	5,000.00	\$	915.00	\$	7,000.00	40%
10-32-30	ROAD CUT PERMIT	\$	2,800.00	\$	1,000.00	\$	775.00	\$	2,500.00	150%
TOTAL LICENSES & PERMITS:		\$	35,659.00	\$	31,000.00	\$	7,597.00	\$	34,500.00	11%
INTERGOVERNMENTAL REVENUE										
10-33-14	POLICE REIMB FROM SCHOOL DIST.	\$	103,584.00	\$	103,584.00	\$	52,037.00	\$	103,584.00	0%
10-33-15	VOCA GRANT	\$	48,139.00	\$	60,200.00	\$	27,974.00	\$	60,200.00	0%
10-33-20	GRANT REVENUE	\$	713,891.00	\$	-	\$	-	\$	-	
10-33-44	LIBRARY GRANTS/DONATIONS	\$	11,701.00	\$	5,000.00	\$	1,602.00	\$	5,000.00	0%
10-33-49	PD GRANTS	\$	27,593.00	\$	15,000.00	\$	9,392.00	\$	15,000.00	0%
10-33-50	WILDLAND/SPECIAL EVENT	\$	2,446.00	\$	-	\$	7,335.00	\$	-	
10-33-52	PUBLIC WORKS GRANTS/REVENUE	\$	128,651.00	\$	55,000.00	\$	269,250.00	\$	-	-100%
10-33-53	FIRE DEPT GRANTS/MISC REVENUE	\$	10,108.00	\$	15,000.00	\$	538.00	\$	15,000.00	0%
10-33-54	PD EVENT REVENUE/MISC	\$	121,170.00	\$	60,000.00	\$	9,984.00	\$	25,000.00	-58%
10-33-56	CLASS C ROAD FUND ALLOTMENT	\$	1,509,601.00	\$	850,000.00	\$	480,543.00	\$	1,082,000.00	27%

GRANTSVILLE CITY FY26 BUDGET



Account Number	Account Title	FY24 Pri Year Actual	FY25 Budget	FY25 Dec. YTD Actual	FY26 Proposed Budget	Percentage Change
10-33-57	CLASS C ROAD, FWD. PREVIOUS YR	\$ -	\$ -	\$ -	\$ -	
10-33-58	STATE LIQUOR FUND ALLOTMENT	\$ 14,477.00	\$ 15,000.00	\$ 18,282.00	\$ 18,000.00	20%
TOTAL INTERGOVERNMENTAL REVENUE:		\$ 2,691,361.00	\$ 1,178,784.00	\$ 876,937.00	\$ 1,323,784.00	12%
CHARGE FOR SERVICES						
10-34-45	T-MBL/MOBILITY/ CING TWR LEASE	\$ 5,388.00	\$ 13,000.00	\$ -	\$ 13,000.00	0%
10-34-70	TENNIS LIGHT REVENUE	\$ 311.00	\$ 500.00	\$ 154.00	\$ 500.00	0%
10-34-80	CEMETERY LOT SALES	\$ 49,935.00	\$ 50,000.00	\$ 20,900.00	\$ 50,000.00	0%
TOTAL CHARGE FOR SERVICES:		\$ 55,634.00	\$ 63,500.00	\$ 21,054.00	\$ 63,500.00	0%
FINES & FORFEITURES						
10-35-10	FINES	\$ 214,246.00	\$ 185,500.00	\$ 92,385.00	\$ 215,000.00	16%
10-35-44	LIBRARY FEES	\$ 4,625.00	\$ 3,000.00	\$ 3,129.00	\$ 4,500.00	50%
TOTAL FINES & FORFEITURES:		\$ 218,871.00	\$ 188,500.00	\$ 95,514.00	\$ 219,500.00	16%
MISCELLANEOUS REVENUE						
10-36-10	INTEREST INCOME	\$ 817,467.00	\$ 530,180.00	\$ 198,127.00	\$ 400,000.00	-25%
10-36-11	HISTORIC BOOKLET	\$ 17,530.00	\$ 15,000.00	\$ 2,821.00	\$ 7,000.00	-53%
10-36-13	RETURN CHECK FEES	\$ 2,700.00	\$ 1,500.00	\$ 1,360.00	\$ 2,700.00	80%
10-36-15	CLARK FARM RENT	\$ 5,400.00	\$ 4,500.00	\$ 2,400.00	\$ 5,400.00	20%
10-36-16	ANIMAL SHELTER	\$ 402.00	\$ -	\$ 200.00	\$ 500.00	
10-36-50	4TH OF JULY REVENUE	\$ 8,711.00	\$ 9,000.00	\$ 5,528.00	\$ 9,000.00	0%
10-36-81	TOOELE COUNTY RECREATION GRANT	\$ -	\$ -	\$ -	\$ -	
10-36-90	MISCELLANEOUS REVENUE	\$ 67,028.00	\$ 60,000.00	\$ 40,521.00	\$ 65,000.00	8%
10-36-91	CHALLENGE COINS	\$ -	\$ -	\$ 1,061.00	\$ -	
10-36-94	SERVICE FEES	\$ 24,702.00	\$ 17,000.00	\$ 7,703.00	\$ 20,000.00	18%
10-36-95	HAZARDOUS MITIGATION FUNDS	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00	0%
10-36-96	PROCEEDS FROM SALE OF PROPERTY	\$ 122,142.00	\$ 125,925.00	\$ 125,925.00	\$ 15,000.00	-88%
TOTAL MISCELLANEOUS REVENUE:		\$ 1,086,082.00	\$ 783,105.00	\$ 405,646.00	\$ 544,600.00	-30%

GRANTSVILLE CITY FY26 BUDGET



Account Number	Account Title	FY24 Pri Year Actual	FY25 Budget	FY25 Dec. YTD Actual	FY26 Proposed Budget	Percentage Change
OTHER REVENUE						
10-37-49	TRANSPORTATION IMPACT FEE	\$ -	\$ -	\$ 19,281.00	\$ -	
10-37-50	PARK IMPACT FEE	\$ 433,125.00	\$ 360,000.00	\$ 166,268.00	\$ 400,000.00	11%
10-37-51	PUBLIC SAFETY IMPACT FEE	\$ 147,726.00	\$ 75,000.00	\$ 96,868.00	\$ 70,000.00	-7%
10-37-53	USE OF PY PARK IMPACT FEES	\$ -	\$ 1,040,000.00	\$ -	\$ 1,600,000.00	54%
	TOTAL OTHER REVENUE:	\$ 580,851.00	\$ 1,475,000.00	\$ 282,417.00	\$ 2,070,000.00	40%
CONTRIBUTIONS & TRANSFERS						
10-38-40	PRIOR YR SURPLUS USED CUR YR	\$ -	\$ 82,639.00	\$ -	\$ 297,594.00	260%
10-38-42	PRIOR YR SURPLUS USED CUR YR EQUIP	\$ -	\$ -	\$ -	\$ 152,400.00	
10-38-45	USE OF CEMETARY FUND	\$ -	\$ 62,000.00	\$ -	\$ 100,000.00	61%
10-38-46	USE OF VETERANS DONATIONS	\$ -	\$ -	\$ -	\$ 30,000.00	
	TOTAL CONTRIBUTIONS & TRANSFERS:	\$ -	\$ 144,639.00	\$ -	\$ 579,994.00	301%
BUILDING DEPARTMENT						
15-32-20	PLAN CHECK FEES/REINSPECTION	\$ 343,640.00	\$ 255,000.00	\$ 140,733.00	\$ 270,000.00	6%
15-32-21	BUILDING PERMIT FEE	\$ 849,227.00	\$ 879,000.00	\$ 348,347.00	\$ 700,000.00	-20%
	TOTAL BUILDING :	\$ 1,192,867.00	\$ 1,134,000.00	\$ 489,080.00	\$ 970,000.00	-14%
COMMUNITY DEVELOPMENT						
17-32-15	P&Z PERMIT FEES	\$ 10,201.00	\$ 8,400.00	\$ 3,250.00	\$ 8,400.00	0%
17-32-35	GRADING PERMIT	\$ -	\$ 5,000.00	\$ -	\$ -	-100%
17-34-06	ENGINEERING SUBDIVISION FEES	\$ 42,648.00	\$ 84,000.00	\$ 29,795.00	\$ 115,000.00	37%
17-34-10	WATER/SEWER MODELING	\$ -	\$ 10,000.00	\$ 21,000.00	\$ 45,000.00	350%
17-34-11	BOND FEES	\$ 600.00	\$ 1,200.00	\$ 1,400.00	\$ 3,000.00	150%
17-34-12	SUBDIVISION INSPECTION FEE	\$ 121,971.00	\$ 265,000.00	\$ 223,135.00	\$ 250,000.00	-6%
17-34-13	ZONING & SUBDIVISION FEES	\$ 85,322.00	\$ 160,300.00	\$ 59,713.00	\$ 260,000.00	62%
17-34-15	PUD APPLICATION	\$ 48,990.00	\$ 60,000.00	\$ 37,600.00	\$ 60,000.00	0%
17-34-17	DEVELOPMENT AGREEMENTS	\$ 2,400.00	\$ 4,000.00	\$ 13,800.00	\$ 8,000.00	100%
17-36-90	MISCELLANEOUS REVENUE	\$ 8,764.00	\$ 500.00	\$ 1,025.00	\$ 6,800.00	1260%

GRANTSVILLE CITY FY26 BUDGET



Account Number	Account Title	FY24 Pri Year Actual	FY25 Budget	FY25 Dec. YTD Actual	FY26 Proposed Budget	Percentage Change
17-37-16	PID APPLICATION/FEES	\$ 5,000.00	\$ 3,000.00	\$ 1,000.00	\$ 3,000.00	0%
17-38-40	PRIOR YEAR SURPLUS USED CD	\$ -	\$ -	\$ -		
TOTAL COMMUNITY DEVELOPMENT:		\$ 325,896.00	\$ 601,400.00	\$ 391,718.00	\$ 759,200.00	26%
TOTAL GENERAL REVENUE		\$ 12,559,009.00	\$ 12,470,250.00	\$ 6,630,942.00	\$ 13,651,400.00	9%
GENERAL GOVERNMENT						
10-41-11	SALARIES AND WAGES	\$ 428,842.00	\$ 460,000.00	\$ 229,465.00	\$ 500,000.00	9%
10-41-13	EMPLOYEES BENEFITS	\$ 116,751.00	\$ 124,000.00	\$ 57,214.00	\$ 128,000.00	3%
10-41-14	HEALTH INSURANCE	\$ 96,239.00	\$ 104,000.00	\$ 40,803.00	\$ 95,000.00	-9%
10-41-17	VEHICLE STIPEND	\$ 5,089.00	\$ 5,200.00	\$ 2,599.00	\$ 5,200.00	0%
10-41-21	OFFICE SUPPLIES	\$ 12,803.00	\$ 16,500.00	\$ 5,159.00	\$ 15,000.00	-9%
10-41-22	POSTAGE	\$ 3,633.00	\$ 5,000.00	\$ 1,380.00	\$ 5,000.00	0%
10-41-23	COMPUTER SOFTWARE	\$ 55,563.00	\$ 28,000.00	\$ 13,332.00	\$ 28,000.00	0%
10-41-24	PARTS, SUPPLIES & EQUIPMENT	\$ 7,733.00	\$ 13,000.00	\$ 10,547.00	\$ 10,000.00	-23%
10-41-25	CITY HALL MAINTENANCE	\$ 20,482.00	\$ 15,000.00	\$ 9,913.00	\$ 12,000.00	-20%
10-41-26	BOOKS, CDs & PRINTED MATERIALS	\$ 41.00	\$ 1,000.00	\$ 1,396.00	\$ 1,000.00	0%
10-41-27	FUEL	\$ 500.00	\$ 1,500.00	\$ 471.00	\$ 1,000.00	-33%
10-41-30	COMPUTERS AND IT EQUIPMENT	\$ 12,773.00	\$ 23,000.00	\$ 3,196.00	\$ 23,000.00	0%
10-41-31	COMPUTER SUPPORT SERVICES	\$ 33,348.00	\$ 46,000.00	\$ 21,283.00	\$ 43,000.00	-7%
10-41-32	LEGAL SERVICES	\$ 151,276.00	\$ 65,000.00	\$ 58,733.00	\$ 39,000.00	-40%
10-41-34	CUSTODIAL SERVICES	\$ 11,563.00	\$ 14,000.00	\$ 7,540.00	\$ 14,000.00	0%
10-41-35	ACCOUNTING SERVICES	\$ 9,732.00	\$ 11,500.00	\$ 3,355.00	\$ 11,500.00	0%
10-41-36	VEHICLE MAINTENANCE	\$ 1,250.00	\$ 1,000.00	\$ 241.00	\$ 1,000.00	0%
10-41-39	OTHER PROFESSIONAL SERVICES	\$ 26,603.00	\$ 21,000.00	\$ 9,358.00	\$ 20,000.00	-5%
10-41-41	ADVERTISING	\$ 1,823.00	\$ 2,000.00	\$ -	\$ 500.00	-75%
10-41-42	GARBAGE REMOVAL	\$ 624.00	\$ 900.00	\$ 497.00	\$ 900.00	0%
10-41-43	INSURANCE AND BONDS	\$ 58,361.00	\$ 65,000.00	\$ 80,411.00	\$ 80,000.00	23%
10-41-44	SHREDDING SERVICES	\$ 952.00	\$ 1,000.00	\$ 539.00	\$ 1,000.00	0%
10-41-46	BANK AND MERCHANT FEES	\$ 10,307.00	\$ 22,000.00	\$ 11,648.00	\$ 22,000.00	0%

GRANTSVILLE CITY FY26 BUDGET



Account Number	Account Title	FY24 Pri Year Actual	FY25 Budget	FY25 Dec. YTD Actual	FY26 Proposed Budget	Percentage Change
10-41-51	POWER	\$ 6,968.00	\$ 6,500.00	\$ 3,575.00	\$ 6,500.00	0%
10-41-52	NATURAL GAS	\$ 2,462.00	\$ 2,500.00	\$ 460.00	\$ 2,500.00	0%
10-41-53	OFFICE PHONES	\$ 14,663.00	\$ 15,000.00	\$ 7,351.00	\$ 16,000.00	7%
10-41-55	INTERNET	\$ 575.00	\$ 600.00	\$ 239.00	\$ 600.00	0%
10-41-61	GIFT AND AWARDS	\$ 1,427.00	\$ 1,500.00	\$ 148.00	\$ 1,500.00	0%
10-41-62	EMPLOYEE APPRECIATION	\$ 2,066.00	\$ 2,000.00	\$ 535.00	\$ 2,000.00	0%
10-41-63	DUES AND FEES	\$ 19,512.00	\$ 16,000.00	\$ 3,579.00	\$ 16,000.00	0%
10-41-64	CONFERENCES, TRAINING & TRAVEL	\$ 10,062.00	\$ 14,000.00	\$ 5,445.00	\$ 14,000.00	0%
10-41-66	TRAINING - MAYOR/CITY COUNCIL	\$ 6,862.00	\$ 4,000.00	\$ 1,245.00	\$ 4,000.00	0%
10-41-98	WATER EXPENSE	\$ 1,328.00	\$ 1,500.00	\$ 676.00	\$ 1,500.00	0%
TOTAL GENERAL GOVERNMENT:		\$ 1,132,213.00	\$ 1,109,200.00	\$ 592,333.00	\$ 1,120,700.00	1.0%
JUDICIAL						
10-42-11	SALARIES & WAGES	\$ 148,609.00	\$ 127,500.00	\$ 77,647.00	\$ 136,000.00	7%
10-42-13	EMPLOYEE BENEFITS	\$ 30,341.00	\$ 20,400.00	\$ 11,576.00	\$ 19,500.00	-4%
10-42-14	HEALTH INSURANCE	\$ 32,465.00	\$ 17,500.00	\$ 7,284.00	\$ 18,000.00	3%
10-42-16	BAILFF WAGES	\$ 3,661.00	\$ -	\$ -	\$ -	
10-42-21	OFFICE SUPPLIES	\$ 3,268.00	\$ 2,500.00	\$ 685.00	\$ 3,000.00	20%
10-42-24	PARTS SUPPLIES AND EQUIPMENT	\$ 6,917.00	\$ 3,500.00	\$ 391.00	\$ 3,000.00	-14%
10-42-31	COMPUTER SUPPORT SERVICES	\$ 1,895.00	\$ 2,500.00	\$ 948.00	\$ 2,500.00	0%
10-42-39	OTHER PROFESSIONAL SERVICES	\$ 2,746.00	\$ 5,150.00	\$ 160.00	\$ 5,200.00	1%
10-42-46	BANK & MERCHANT FEES	\$ 1,683.00	\$ 2,000.00	\$ 809.00	\$ 2,000.00	0%
10-42-62	EMPLOYEE APPRECIATION	\$ -	\$ 400.00	\$ -	\$ 400.00	0%
10-42-64	CONFERENCES, TRAINING & TRAVEL	\$ 2,196.00	\$ 4,000.00	\$ 417.00	\$ 4,000.00	0%
10-42-80	STATE SURCHARGE	\$ 74,177.00	\$ 60,000.00	\$ 30,760.00	\$ 66,500.00	11%
TOTAL JUDICIAL:		\$ 307,958.00	\$ 245,450.00	\$ 130,677.00	\$ 260,100.00	6%
LIBRARY						
10-44-11	SALARIES AND WAGES-LIBRARY	\$ 217,739.00	\$ 256,000.00	\$ 124,546.00	\$ 263,500.00	3%
10-44-13	EMPLOYEES BENEFITS	\$ 41,307.00	\$ 46,000.00	\$ 22,748.00	\$ 46,500.00	1%

GRANTSVILLE CITY FY26 BUDGET



Account Number	Account Title	FY24 Pri Year Actual	FY25 Budget	FY25 Dec. YTD Actual	FY26 Proposed Budget	Percentage Change
10-44-14	HEALTH INSURANCE	\$ 29,400.00	\$ 32,500.00	\$ 16,201.00	\$ 33,500.00	3%
10-44-21	OFFICE SUPPLIES	\$ 3,678.00	\$ 3,900.00	\$ 1,763.00	\$ 4,000.00	3%
10-44-22	POSTAGE	\$ 1,467.00	\$ 600.00	\$ 905.00	\$ 1,500.00	150%
10-44-26	BUILDINGS & GROUNDS	\$ 9,633.00	\$ 12,500.00	\$ 3,179.00	\$ 12,500.00	0%
10-44-28	ALARM LINES	\$ 2,226.00	\$ 2,500.00	\$ 1,827.00	\$ 2,600.00	4%
10-44-29	LIBRARY EXPENSE	\$ 3,025.00	\$ 4,700.00	\$ 1,497.00	\$ 4,700.00	0%
10-44-30	COMPUTERS AND IT EQUIPMENT	\$ 581.00	\$ 6,000.00	\$ 200.00	\$ 6,000.00	0%
10-44-32	COMPUTER SUPPORT SERVICES	\$ 9,298.00	\$ 10,000.00	\$ 4,649.00	\$ 10,000.00	0%
10-44-34	CUSTODIAL SERVICES	\$ 18,956.00	\$ 20,000.00	\$ 10,685.00	\$ 20,000.00	0%
10-44-39	OTHER PROFESSIONAL SERVICES	\$ 2,977.00	\$ 4,500.00	\$ 2,915.00	\$ 4,500.00	0%
10-44-40	PERIODICALS	\$ 618.00	\$ 900.00	\$ 408.00	\$ 1,000.00	11%
10-44-42	BOOKS AND PAMPHLETS	\$ 11,444.00	\$ 15,000.00	\$ 6,189.00	\$ 15,000.00	0%
10-44-43	MUSIC COLLECTION	\$ 337.00	\$ 500.00	\$ -	\$ 500.00	0%
10-44-44	AUDIO VISUAL	\$ 3,326.00	\$ 6,000.00	\$ 1,744.00	\$ 6,000.00	0%
10-44-46	PROGRAMMING	\$ 5,311.00	\$ 4,000.00	\$ 2,333.00	\$ 4,000.00	0%
10-44-49	SUMMER READING PROGRAM	\$ -	\$ -	\$ -	\$ 1,500.00	
10-44-60	POWER	\$ 11,803.00	\$ 10,000.00	\$ 6,713.00	\$ 13,000.00	30%
10-44-61	NATURAL GAS	\$ 6,224.00	\$ 6,000.00	\$ 983.00	\$ 6,000.00	0%
10-44-62	EMPLOYEE APPRECIATION	\$ 820.00	\$ 1,500.00	\$ 340.00	\$ 1,500.00	0%
10-44-63	DUES AND FEES	\$ 707.00	\$ 600.00	\$ 385.00	\$ 600.00	0%
10-44-64	CONFERENCES, TRAINING & TRAVEL	\$ 976.00	\$ 2,400.00	\$ 86.00	\$ 2,400.00	0%
10-44-72	LIBRARY RENT TO MBA	\$ 19,200.00	\$ 18,550.00	\$ 9,275.00	\$ 19,200.00	4%
10-44-83	GRANT EXPENDITURE	\$ 4,361.00	\$ 5,000.00	\$ 1,622.00	\$ 5,000.00	0%
TOTAL LIBRARY:		\$ 405,414.00	\$ 469,650.00	\$ 221,193.00	\$ 485,000.00	3%
ELECTIONS						
10-50-39	OTHER PROFESSIONAL SERVICES	\$ 30,060.00	\$ -	\$ -	\$ 37,000.00	
TOTAL ELECTIONS:		\$ 30,060.00	\$ -	\$ -	\$ 37,000.00	

GRANTSVILLE CITY FY26 BUDGET



Account Number	Account Title	FY24 Pri Year Actual	FY25 Budget	FY25 Dec. YTD Actual	FY26 Proposed Budget	Percentage Change
POLICE DEPARTMENT						
10-54-11	SALARIES & WAGES	\$ 1,902,413.00	\$ 2,130,500.00	\$ 1,047,635.00	\$ 2,250,000.00	6%
10-54-12	SALARIES OVERTIME	\$ 68,435.00	\$ 67,000.00	\$ 31,652.00	\$ 67,000.00	0%
10-54-13	EMPLOYEES BENEFITS	\$ 674,215.00	\$ 746,000.00	\$ 386,915.00	\$ 822,000.00	10%
10-54-14	HEALTH INSURANCE	\$ 390,905.00	\$ 435,000.00	\$ 212,793.00	\$ 500,000.00	15%
10-54-16	POLICE GRANT - PAYROLL	\$ 4,491.00	\$ -	\$ -	\$ -	
10-54-17	UNIFORM ALLOWANCE	\$ 35,758.00	\$ 30,600.00	\$ 15,158.00	\$ 34,000.00	11%
10-54-18	BODY CAMERAS	\$ 21,641.00	\$ -	\$ -	\$ -	
10-54-19	STREET CAMERAS	\$ -	\$ 30,000.00	\$ 32,500.00	\$ 30,000.00	0%
10-54-21	OFFICE SUPPLIES	\$ 4,820.00	\$ 7,500.00	\$ 1,783.00	\$ 7,500.00	0%
10-54-22	POSTAGE	\$ 1,553.00	\$ 2,000.00	\$ 169.00	\$ 2,000.00	0%
10-54-24	PARTS, SUPPLIES AND EQUIPMENT	\$ 60,800.00	\$ 65,000.00	\$ 10,939.00	\$ 65,000.00	0%
10-54-25	BUILDING AND GROUNDS	\$ 4,483.00	\$ 5,000.00	\$ 13,764.00	\$ 7,000.00	40%
10-54-26	BOOKS, CDs & PRINTED MATERIALS	\$ 231.00	\$ -	\$ -	\$ -	
10-54-27	FUEL	\$ 54,799.00	\$ 62,500.00	\$ 24,571.00	\$ 65,000.00	4%
10-54-29	BEER/ALCOHOL PROGRAM	\$ 13,859.00	\$ 15,000.00	\$ -	\$ 18,000.00	20%
10-54-31	COMPUTER SUPPORT SERVICES	\$ 6,491.00	\$ 6,800.00	\$ 3,293.00	\$ 6,800.00	0%
10-54-34	CUSTODIAL SERVICES	\$ 16,788.00	\$ 16,800.00	\$ 9,190.00	\$ 16,800.00	0%
10-54-36	VEHICLE MAINTENANCE	\$ 17,073.00	\$ 26,000.00	\$ 9,540.00	\$ 26,000.00	0%
10-54-37	K-9 UNIT	\$ 544.00	\$ 5,000.00	\$ 550.00	\$ 5,000.00	0%
10-54-39	OTHER PROFESSIONAL SERVICES	\$ 15,962.00	\$ 14,500.00	\$ 5,915.00	\$ 15,000.00	3%
10-54-51	POWER	\$ 19,486.00	\$ 16,500.00	\$ 8,307.00	\$ 18,000.00	9%
10-54-52	NATURAL GAS	\$ 415.00	\$ 500.00	\$ 162.00	\$ 500.00	0%
10-54-55	INTERNET - PHONES	\$ 14,675.00	\$ 16,000.00	\$ 8,209.00	\$ 17,000.00	6%
10-54-58	LAW ENFORCEMENT GRANT	\$ 23,745.00	\$ 15,000.00	\$ 20,087.00	\$ 15,000.00	0%
10-54-62	EMPLOYEE APPRECIATION	\$ 3,444.00	\$ 3,000.00	\$ 764.00	\$ 3,000.00	0%
10-54-63	DUES AND FEES	\$ 168,067.00	\$ 179,000.00	\$ 89,325.00	\$ 185,000.00	3%
10-54-64	CONFERENCES TRAINING & TRAVEL	\$ 13,973.00	\$ 22,800.00	\$ 16,085.00	\$ 22,800.00	0%
10-54-66	SOFTWARE LEASE	\$ -	\$ 28,500.00	\$ -	\$ 10,000.00	-65%

GRANTSVILLE CITY FY26 BUDGET



Account Number	Account Title	FY24 Pri Year Actual	FY25 Budget	FY25 Dec. YTD Actual	FY26 Proposed Budget	Percentage Change
10-54-72	JUSTICE CENTER RENT TO MBA	\$ 129,500.00	\$ 129,500.00	\$ 64,750.00	\$ 116,900.00	-10%
10-54-78	Debt Service - Interest	\$ 7,053.00	\$ -	\$ -	\$ -	
10-54-79	Debt Service - Principal	\$ 91,861.00	\$ -	\$ -	\$ -	
10-54-80	VEHICLE EQUIPMENT	\$ 25,085.00	\$ 20,000.00	\$ 9,600.00	\$ 20,000.00	0%
10-54-82	VEHICLE LEASE	\$ (462.00)	\$ 102,000.00	\$ 52,890.00	\$ 89,500.00	-12%
10-54-83	PURCHASE POLICE VEHICLE	\$ 12,750.00	\$ 171,225.00	\$ 154,425.00	\$ 86,000.00	-50%
10-54-84	PUBLIC SAFETY IMPACT EXPENSE	\$ 2,720.00	\$ -	\$ 1,600.00	\$ -	
10-54-85	SPECIAL PROGRAM EXPENSE	\$ 7,212.00	\$ 10,000.00	\$ 9,608.00	\$ 10,000.00	0%
TOTAL POLICE DEPARTMENT:		\$ 3,814,785.00	\$ 4,379,225.00	\$ 2,242,179.00	\$ 4,530,800.00	3%
FIRE DEPARTMENT						
10-55-11	SALARIES AND WAGES	\$ 39,539.00	\$ 48,500.00	\$ 19,324.00	\$ 40,000.00	-18%
10-55-13	EMPLOYEES BENEFITS	\$ 5,706.00	\$ 7,000.00	\$ 2,874.00	\$ 7,000.00	0%
10-55-15	EDUCATION AND TRAINING	\$ 10,710.00	\$ 15,000.00	\$ 5,213.00	\$ 15,000.00	0%
10-55-17	CERTIFICATIONS	\$ 312.00	\$ 1,000.00	\$ 160.00	\$ 2,500.00	150%
10-55-19	UNIFORMS	\$ 6,590.00	\$ 7,000.00	\$ 2,214.00	\$ 7,000.00	0%
10-55-21	OFFICE SUPPLIES	\$ 469.00	\$ 1,000.00	\$ 61.00	\$ 1,000.00	0%
10-55-23	COMPUTER SOFTWARE & EQUIPMENT	\$ 365.00	\$ 13,000.00	\$ -	\$ 13,000.00	0%
10-55-24	EQUIPMENT	\$ 45,915.00	\$ 40,000.00	\$ 17,343.00	\$ 47,500.00	19%
10-55-25	BUILDING AND GROUNDS	\$ 12,545.00	\$ 19,000.00	\$ 10,640.00	\$ 19,000.00	0%
10-55-27	FUEL	\$ 8,098.00	\$ 12,000.00	\$ 3,558.00	\$ 12,000.00	0%
10-55-29	TURNOUTS	\$ 21,247.00	\$ 27,300.00	\$ -	\$ 27,300.00	0%
10-55-30	SCBA	\$ 5,335.00	\$ -	\$ -	\$ -	
10-55-34	CUSTODIAL SERVICES	\$ 4,225.00	\$ 4,000.00	\$ 2,845.00	\$ 4,500.00	13%
10-55-36	VEHICLE MAINTENANCE	\$ 17,033.00	\$ 16,500.00	\$ 9,270.00	\$ 20,500.00	24%
10-55-39	OTHER PROFESSIONAL SERVICES	\$ 21,347.00	\$ 8,000.00	\$ 1,672.00	\$ 8,000.00	0%
10-55-51	POWER	\$ 5,931.00	\$ 5,500.00	\$ 3,374.00	\$ 7,000.00	27%
10-55-52	NATURAL GAS	\$ 8,544.00	\$ 7,000.00	\$ 1,043.00	\$ 8,500.00	21%
10-55-53	OFFICE PHONES/INTERNET	\$ 7,991.00	\$ 4,500.00	\$ 3,505.00	\$ 6,000.00	33%
10-55-58	WILDLAND/SPECIAL EVENT	\$ 276.00	\$ -	\$ 500.00	\$ -	

GRANTSVILLE CITY FY26 BUDGET



Account Number	Account Title	FY24 Pri Year Actual	FY25 Budget	FY25 Dec. YTD Actual	FY26 Proposed Budget	Percentage Change
10-55-61	GIFTS AND AWARDS	\$ 1,601.00	\$ 2,500.00	\$ 828.00	\$ -	-100%
10-55-63	DUES AND FEES	\$ 2,001.00	\$ 4,000.00	\$ 980.00	\$ 4,000.00	0%
10-55-64	CONFERENCES, TRAINING & TRAVEL	\$ 5,762.00	\$ 12,000.00	\$ -	\$ 6,000.00	-50%
10-55-65	FIRE PREVENTION	\$ 2,066.00	\$ 10,000.00	\$ 6,112.00	\$ 14,500.00	45%
10-55-95	RENT PMT TO MBA-FIRE STATION	\$ 109,000.00	\$ 109,000.00	\$ 54,500.00	\$ 97,000.00	-11%
10-55-98	WATER EXPENSE	\$ 2,774.00	\$ 3,000.00	\$ 4,093.00	\$ 5,000.00	67%
10-55-99	GRANT EXPENSE	\$ 3,998.00	\$ 15,000.00	\$ -	\$ 15,000.00	0%
TOTAL FIRE DEPARTMENT:		\$ 349,380.00	\$ 391,800.00	\$ 150,109.00	\$ 387,300.00	-1%
ANIMAL CONTROL						
10-57-11	SALARIES AND WAGES	\$ 17,210.00	\$ 35,000.00	\$ 15,146.00	\$ 36,500.00	4%
10-57-13	EMPLOYEES BENEFITS	\$ 1,549.00	\$ 3,500.00	\$ 1,392.00	\$ 3,500.00	0%
10-57-17	UNIFORM ALLOWANCE	\$ -	\$ 700.00	\$ -	\$ 500.00	-29%
10-57-24	PARTS, SUPPLIES & EQUIPMENT	\$ 3,438.00	\$ 3,500.00	\$ 993.00	\$ 3,500.00	0%
10-57-27	FUEL	\$ 1,187.00	\$ 1,500.00	\$ 1,007.00	\$ 1,500.00	0%
10-57-31	PROFESSIONAL & TECH SERVICES	\$ 1,033.00	\$ 3,000.00	\$ 170.00	\$ 3,000.00	0%
10-57-36	VEHICLE MAINTENANCE	\$ 51.00	\$ 1,500.00	\$ 151.00	\$ 2,000.00	33%
10-57-64	CONFERENCES, TRAINING & TRAVEL	\$ -	\$ 800.00	\$ -	\$ 800.00	0%
TOTAL ANIMAL CONTROL:		\$ 24,468.00	\$ 49,500.00	\$ 18,859.00	\$ 51,300.00	4%
STREETS						
10-60-11	SALARIES AND WAGES	\$ 119,261.00	\$ 140,000.00	\$ 55,679.00	\$ 152,000.00	9%
10-60-13	EMPLOYEES BENEFITS	\$ 33,600.00	\$ 38,000.00	\$ 15,500.00	\$ 42,500.00	12%
10-60-14	HEALTH INSURANCE	\$ 26,308.00	\$ 30,000.00	\$ 9,004.00	\$ 42,000.00	40%
10-60-20	LIGHT REPAIR	\$ -	\$ 10,000.00	\$ 56.00	\$ 5,000.00	-50%
10-60-21	OFFICE SUPPLIES	\$ 3,538.00	\$ 2,500.00	\$ 782.00	\$ 3,000.00	20%
10-60-23	COMPUTER SOFTWARE	\$ 1,439.00	\$ 4,425.00	\$ 574.00	\$ 3,000.00	-32%
10-60-24	PARTS, SUPPLIES & EQUIPMENT	\$ 30,002.00	\$ 30,000.00	\$ 8,268.00	\$ 30,000.00	0%
10-60-25	BUILDING AND GROUNDS	\$ 2,255.00	\$ 6,000.00	\$ 977.00	\$ 9,000.00	50%
10-60-27	FUEL	\$ 17,386.00	\$ 18,000.00	\$ 6,946.00	\$ 19,000.00	6%

GRANTSVILLE CITY FY26 BUDGET



Account Number	Account Title	FY24 Pri Year Actual	FY25 Budget	FY25 Dec. YTD Actual	FY26 Proposed Budget	Percentage Change
10-60-28	TELEPHONE/INTERNET IPADS	\$ 7,847.00	\$ 7,500.00	\$ 3,276.00	\$ 9,000.00	20%
10-60-34	CUSTODIAL SERVICES	\$ 12,665.00	\$ 13,500.00	\$ 6,905.00	\$ 13,500.00	0%
10-60-36	VEHICLE MAINTENANCE	\$ 20,713.00	\$ 20,000.00	\$ 7,312.00	\$ 20,000.00	0%
10-60-39	OTHER PROFESSIONAL SERVICES	\$ 10,644.00	\$ 10,000.00	\$ 7,659.00	\$ 10,000.00	0%
10-60-40	GIS	\$ -	\$ 5,000.00	\$ -	\$ 5,000.00	0%
10-60-51	POWER	\$ 36,612.00	\$ 33,000.00	\$ 16,688.00	\$ 39,000.00	18%
10-60-52	NATURAL GAS	\$ 6,095.00	\$ 6,000.00	\$ 838.00	\$ 6,500.00	8%
10-60-61	EMPLOYEE APPRECIATION	\$ 1,816.00	\$ 2,000.00	\$ 690.00	\$ 2,000.00	0%
10-60-62	EMPLOYEE /SAFETY EQUIPMENT	\$ 13,695.00	\$ 13,000.00	\$ 4,567.00	\$ 14,000.00	8%
10-60-64	CONFERENCES, TRAINING & TRAVEL	\$ 2,337.00	\$ 3,500.00	\$ 368.00	\$ 3,500.00	0%
10-60-71	DEBT SERVICE - INTEREST	\$ 1,242.00	\$ -	\$ -	\$ -	
10-60-72	DEBT SERVICE - PRINCIPAL	\$ 2,595.00	\$ -	\$ -	\$ -	
10-60-81	CAPITAL PROJECTS	\$ 8,748.00	\$ -	\$ -	\$ -	
10-60-82	CAPITAL EQUIPMENT	\$ 163,628.00	\$ -	\$ -	\$ -	
10-60-84	IMPACT FEE EXPENSE ROADS	\$ -	\$ -	\$ 5,350.00	\$ 5,000.00	
10-60-85	EQUIPMENT LEASE	\$ 5,130.00	\$ 8,000.00	\$ 7,738.00	\$ 9,000.00	13%
10-60-98	WATER EXPENSE	\$ 1,025.00	\$ 1,000.00	\$ 557.00	\$ 1,000.00	0%
TOTAL STREETS:		\$ 528,581.00	\$ 401,425.00	\$ 159,734.00	\$ 443,000.00	10%
CLASS "C" ROADS						
10-61-33	ENGINEERING SERVICES	\$ 1,449.00	\$ -	\$ 11,438.00	\$ -	
10-61-42	STREET SIGN REPLACEMENT	\$ 15,570.00	\$ 15,000.00	\$ 6,852.00	\$ 15,000.00	0%
10-61-43	CURB, GUTTER, SIDEWALK EXPENSE	\$ 23,118.00	\$ 50,000.00	\$ 7,317.00	\$ 50,000.00	0%
10-61-44	MAINTENANCE	\$ 25,432.00	\$ 40,000.00	\$ 3,662.00	\$ 40,000.00	0%
10-61-81	CAPITAL PROJECTS	\$ 862,159.00	\$ 1,033,000.00	\$ 6,379.00	\$ 1,033,000.00	0%
10-61-65	TRANSFER DEBT SERVICE	\$ -	\$ -	\$ -	\$ 232,000.00	
TOTAL CLASS "C" ROADS:		\$ 927,728.00	\$ 1,138,000.00	\$ 35,648.00	\$ 1,370,000.00	20%
PARKS AND RECREATION						
10-64-11	SALARIES & WAGES	\$ 168,335.00	\$ 175,000.00	\$ 85,814.00	\$ 189,000.00	8%

GRANTSVILLE CITY FY26 BUDGET



Account Number	Account Title	FY24 Pri Year Actual	FY25 Budget	FY25 Dec. YTD Actual	FY26 Proposed Budget	Percentage Change
10-64-13	EMPLOYEE BENEFITS	\$ 40,070.00	\$ 40,500.00	\$ 19,860.00	\$ 45,500.00	12%
10-64-14	HEALTH INSURANCE	\$ 25,289.00	\$ 27,000.00	\$ 12,835.00	\$ 30,000.00	11%
10-64-22	SNACK SHACK	\$ 1,668.00	\$ 2,000.00	\$ 602.00	\$ 2,000.00	0%
10-64-24	PARTS, SUPPLIES & EQUIPMENT	\$ 35,228.00	\$ 35,000.00	\$ 18,065.00	\$ 40,000.00	14%
10-64-27	FUEL	\$ 9,700.00	\$ 10,000.00	\$ 3,890.00	\$ 10,000.00	0%
10-64-30	PROFESSIONAL SERVICES	\$ 375.00	\$ 4,000.00	\$ 510.00	\$ 4,000.00	0%
10-64-33	PORTABLE RESTROOMS	\$ 9,863.00	\$ 10,000.00	\$ 3,698.00	\$ 10,000.00	0%
10-64-36	VEHICLE MAINTENANCE	\$ 3,999.00	\$ 5,000.00	\$ 1,164.00	\$ 5,000.00	0%
10-64-51	POWER	\$ 4,735.00	\$ 7,000.00	\$ 2,682.00	\$ 8,000.00	14%
10-64-52	NATURAL GAS	\$ 2,197.00	\$ 2,000.00	\$ 343.00	\$ 2,500.00	25%
10-64-55	STOCKSHOW MAINTENANCE	\$ 3,966.00	\$ 5,000.00	\$ 719.00	\$ 5,000.00	0%
10-64-56	IRRIGATION ASSESMENT	\$ 5,113.00	\$ 15,000.00	\$ -	\$ 11,700.00	-22%
10-64-60	DONNER REED MUSEUM	\$ -	\$ 1,000.00	\$ -	\$ 1,000.00	0%
10-64-62	J. RUEBEN CLARK FARM	\$ 181.00	\$ 1,000.00	\$ 390.00	\$ 1,500.00	50%
10-64-64	CONFERENCES, TRAINING & TRAVEL	\$ 1,815.00	\$ 3,000.00	\$ -	\$ 3,000.00	0%
10-64-71	HISTORICAL PRESERVATION	\$ -	\$ 1,000.00	\$ -	\$ 500.00	-50%
10-64-74	CAPITAL OUTLAY	\$ -	\$ -	\$ -	\$ 66,400.00	
10-64-75	PARK IMPACT FEE	\$ 199,848.00	\$ 1,400,000.00	\$ 135,301.00	\$ -	-100%
10-64-77	PAR TAX EXPENSE	\$ 99,108.00	\$ 126,000.00	\$ 5,338.00	\$ -	-100%
10-64-81	CAPITAL PROJECTS	\$ 186,806.00	\$ 30,000.00	\$ 5,052.00	\$ -	-100%
10-64-83	GRANT EXPENDITURE	\$ 1,097.00	\$ 45,000.00	\$ 604.00	\$ -	-100%
10-64-98	WATER EXPENSE	\$ 51,118.00	\$ 50,000.00	\$ 55,381.00	\$ 60,000.00	20%
10-64-99	TRANSFER DEBT SERVICE CPF	\$ -	\$ -	\$ -	\$ 153,400.00	
TOTAL PARKS AND RECREATION:		\$ 850,511.00	\$ 1,994,500.00	\$ 352,248.00	\$ 648,500.00	-67%
COMMUNITY RELATIONS/HUMAN RES.						
10-65-22	BEAUTIFICATION-TREES	\$ 13,534.00	\$ 15,000.00	\$ -	\$ 3,000.00	-80%
10-65-28	EMPLOYEE TUITION REIMBURSEMENT	\$ 12,056.00	\$ 15,000.00	\$ 5,324.00	\$ 15,000.00	0%
10-65-29	EMPLOYEE SAFETY PROGRAM	\$ 7,835.00	\$ 8,000.00	\$ 649.00	\$ 6,000.00	-25%
10-65-31	COMMUNITY EVENTS	\$ 15,132.00	\$ 12,000.00	\$ 8,372.00	\$ 1,000.00	-92%

GRANTSVILLE CITY FY26 BUDGET



Account Number	Account Title	FY24 Pri Year Actual	FY25 Budget	FY25 Dec. YTD Actual	FY26 Proposed Budget	Percentage Change
10-65-38	YOUTH BASEBALL PROJECT	\$ 1,828.00	\$ 2,500.00	\$ -	\$ 2,500.00	0%
10-65-39	WASATCH FRONT REGIONAL COUNCIL	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00	0%
10-65-40	COMMUNITY RELATIONS	\$ 12,555.00	\$ 15,000.00	\$ 13,425.00	\$ 10,000.00	-33%
10-65-45	HISTORIC BOOK	\$ 24,567.00	\$ -	\$ -	\$ -	
10-65-58	YOUTH CITY COUNCIL SCHOLARSHIP	\$ -	\$ 1,000.00	\$ -	\$ 1,000.00	0%
10-65-59	YOUTH CITY COUNCIL	\$ 2,485.00	\$ 2,000.00	\$ 626.00	\$ 1,000.00	-50%
10-65-61	GIFTS AND AWARDS	\$ 55.00	\$ 2,000.00	\$ 535.00	\$ 100.00	-95%
10-65-62	EMPLOYEE APPRECIATION	\$ 9,771.00	\$ 10,500.00	\$ 2,411.00	\$ 10,500.00	0%
10-65-63	DUES AND FEES	\$ 2,100.00	\$ 2,500.00	\$ 150.00	\$ 2,500.00	0%
10-65-65	DONATIONS	\$ 4,000.00	\$ 5,000.00	\$ 1,000.00	\$ 5,000.00	0%
10-65-67	BARRUS FAMILY SCHOLARSHIP	\$ 500.00	\$ 500.00	\$ -	\$ 500.00	0%
10-65-68	GHS SCHOLARSHIP	\$ -	\$ 1,000.00	\$ -	\$ 1,000.00	0%
10-65-69	CHILDRENS JUSTICE CENTER	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00	0%
10-65-70	GRANTSVILLE SOCIABLE	\$ 2,600.00	\$ 2,600.00	\$ 2,600.00	\$ 2,600.00	0%
10-65-71	WEST DESERT	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	0%
10-65-72	SMALL BUSINESS ALLIANCE	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00	0%
10-65-87	FOURTH OF JULY	\$ 47,473.00	\$ 46,000.00	\$ 39,021.00	\$ 43,000.00	-7%
10-65-88	MAIN STREET BEAUTIFICATION	\$ 24,880.00	\$ 11,000.00	\$ 5,107.00	\$ 11,000.00	0%
TOTAL COMMUNITY RELATIONS/HUMAN RES.:		\$ 214,871.00	\$ 185,100.00	\$ 112,720.00	\$ 149,200.00	-19%
CEMETERY						
10-66-11	SALARIES AND WAGES	\$ 144,467.00	\$ 153,500.00	\$ 77,874.00	\$ 157,000.00	2%
10-66-13	EMPLOYEES BENEFITS	\$ 36,114.00	\$ 37,500.00	\$ 18,526.00	\$ 35,000.00	-7%
10-66-14	HEALTH INSURANCE	\$ 34,503.00	\$ 32,000.00	\$ 15,688.00	\$ 32,000.00	0%
10-66-24	PARTS, SUPPLIES & EQUIPMENT	\$ 24,209.00	\$ 21,000.00	\$ 8,508.00	\$ 28,000.00	33%
10-66-27	FUEL	\$ 9,700.00	\$ 11,000.00	\$ 3,890.00	\$ 11,000.00	0%
10-66-30	PROFESSIONAL SERVICES	\$ 4,300.00	\$ 28,000.00	\$ 14,000.00	\$ 10,000.00	-64%
10-66-36	VEHICLE MAINTENANCE	\$ 1,576.00	\$ 3,000.00	\$ 915.00	\$ 3,000.00	0%
10-66-56	IRRIGATION ASSESSMENT	\$ 5,113.00	\$ 15,000.00	\$ -	\$ 11,700.00	-22%
10-66-82	GRANTSVILLE NORTH CEMETERY	\$ -	\$ 50,000.00	\$ -	\$ 100,000.00	100%

GRANTSVILLE CITY FY26 BUDGET



Account Number	Account Title	FY24 Pri Year Actual	FY25 Budget	FY25 Dec. YTD Actual	FY26 Proposed Budget	Percentage Change
10-66-98	WATER EXPENSE	\$ 19,134.00	\$ 20,000.00	\$ 19,582.00	\$ 25,000.00	25%
	TOTAL CEMETERY:	\$ 279,116.00	\$ 371,000.00	\$ 158,983.00	\$ 412,700.00	11%
TRANSFERS						
10-99-00	TRANSFER TO CAPITAL PROJECT FUND	\$ -	\$ -	\$ -	\$ 2,026,600.00	
	TOTAL TRANSFERS:	\$ -	\$ -	\$ -	\$ 2,026,600.00	
BUILDING DEPARTMENT						
15-56-11	SALARIES AND WAGES	\$ 441,125.00	\$ 486,000.00	\$ 219,321.00	\$ 500,000.00	3%
15-56-13	EMPLOYEES BENEFITS	\$ 129,968.00	\$ 140,000.00	\$ 59,664.00	\$ 135,600.00	-3%
15-56-14	HEALTH INSURANCE	\$ 114,187.00	\$ 120,500.00	\$ 55,300.00	\$ 135,000.00	12%
15-56-15	EDUCATION AND TRAINING	\$ 7,852.00	\$ 11,000.00	\$ 3,366.00	\$ 11,000.00	0%
15-56-21	OFFICE SUPPLIES	\$ 407.00	\$ 1,000.00	\$ 466.00	\$ 1,000.00	0%
15-56-23	COMPUTER SOFTWARE	\$ 11,686.00	\$ 15,000.00	\$ -	\$ 15,000.00	0%
15-56-24	OFFICE SUPPLIES	\$ 195.00	\$ 750.00	\$ 16.00	\$ 500.00	-33%
15-56-25	EQUIPMENT SUPPLIES & MAINT	\$ 1,699.00	\$ 5,000.00	\$ 194.00	\$ 3,000.00	-40%
15-56-26	BOOKS, CDs & PRINTED MATERIALS	\$ 308.00	\$ 1,000.00	\$ -	\$ 1,000.00	0%
15-56-27	FUEL	\$ 4,310.00	\$ 6,000.00	\$ 1,834.00	\$ 6,000.00	0%
15-56-31	COMPUTER SUPPORT SERVICES	\$ 948.00	\$ 1,000.00	\$ 474.00	\$ 1,000.00	0%
15-56-36	VEHICLE MAINTENANCE	\$ 1,302.00	\$ 1,200.00	\$ 1,351.00	\$ 1,200.00	0%
15-56-39	OTHER PROFESSIONAL SERVICES	\$ 265.00	\$ 1,000.00	\$ 60.00	\$ 500.00	-50%
15-56-55	INTERNET	\$ 1,041.00	\$ 1,200.00	\$ 1,606.00	\$ 1,200.00	0%
15-56-61	EMPLOYEE SAFETY EQUIPMENT	\$ -	\$ 2,000.00	\$ -	\$ 2,000.00	0%
15-56-62	EMPLOYEE APPRECIATION	\$ 55.00	\$ 500.00	\$ -	\$ 500.00	0%
15-56-63	DUES AND FEES	\$ 560.00	\$ 1,000.00	\$ -	\$ 750.00	-25%
15-56-70	INDIRECT COST ALLOCATIONS	\$ -	\$ 139,850.00	\$ -	\$ -	-100%
15-56-71	TRNSFER CAPITAL PROJECT FUND	\$ -	\$ 200,000.00	\$ -	\$ 154,750.00	-23%
	TOTAL BUILDING:	\$ 715,908.00	\$ 1,134,000.00	\$ 343,652.00	\$ 970,000.00	-14%

GRANTSVILLE CITY FY26 BUDGET



Account Number	Account Title	FY24 Pri Year Actual	FY25 Budget	FY25 Dec. YTD Actual	FY26 Proposed Budget	Percentage Change
COMMUNITY DEVELOPMENT						
17-52-11	SALARIES AND WAGES	\$ 368,017.00	\$ 284,000.00	\$ 156,755.00	\$ 376,400.00	33%
17-52-13	EMPLOYEE BENEFITS	\$ 102,470.00	\$ 84,500.00	\$ 42,838.00	\$ 98,000.00	16%
17-52-14	HEALTH INSURANCE	\$ 71,958.00	\$ 51,000.00	\$ 17,291.00	\$ 76,000.00	49%
17-52-15	EDUCATION & TRAINING	\$ 475.00	\$ 3,000.00	\$ 1,165.00	\$ 3,000.00	0%
17-52-17	VEHICLE STIPEND	\$ 2,707.00	\$ -	\$ -	\$ -	
17-52-22	PUBLIC NOTICES/POSTAGE	\$ 1,598.00	\$ 1,000.00	\$ 188.00	\$ 1,500.00	50%
17-52-23	COMPUTER SOFTWARE	\$ 3,488.00	\$ 7,000.00	\$ 652.00	\$ 7,000.00	0%
17-52-24	OFFICE SUPPLIES/EQUIPMENT	\$ 2,858.00	\$ 3,000.00	\$ 3,725.00	\$ 3,000.00	0%
17-52-26	BOOKS, CDS & PRINTED MATERIALS	\$ 50.00	\$ 500.00	\$ -	\$ 500.00	0%
17-52-31	COMPUTER SUPPORT SERVICES	\$ 948.00	\$ 1,000.00	\$ 474.00	\$ 1,000.00	0%
17-52-33	ENGINEERING SERVICES	\$ 140,871.00	\$ 90,000.00	\$ 70,047.00	\$ 150,000.00	67%
17-52-35	PLANNING SERVICES	\$ 45,565.00	\$ 60,000.00	\$ 19,740.00	\$ -	-100%
17-52-39	OTHER PROFESSIONAL SERVICES	\$ 12,854.00	\$ 10,000.00	\$ 17,160.00	\$ 36,000.00	260%
17-52-40	GIS	\$ 1,477.00	\$ 5,000.00	\$ -	\$ 5,000.00	0%
17-52-55	INTERNET/PHONE	\$ -	\$ -	\$ 160.00	\$ 400.00	
17-52-60	DUES AND FEES	\$ 2,442.00	\$ -	\$ -	\$ -	
17-52-62	EMPLOYEE APPRECIATION	\$ 171.00	\$ 400.00	\$ 158.00	\$ 400.00	0%
17-52-63	TRAINING - PLANNING COMMISSION	\$ -	\$ 1,000.00	\$ -	\$ 1,000.00	0%
17-56-55	INTERNET/PHONE	\$ 31.00	\$ -	\$ -	\$ -	
TOTAL COMMUNITY DEVELOPMENT:		\$ 757,980.00	\$ 601,400.00	\$ 330,353.00	\$ 759,200.00	26%
TOTAL GENERAL EXPENDITURES		\$ 10,338,973.00	\$ 12,470,250.00	\$ 4,848,688.00	\$ 13,651,400.00	9%

GRANTSVILLE CITY FY26 BUDGET



Account Number	Account Title	FY24 Pri Year Actual	FY25 Budget	FY25 Dec. YTD Actual	FY26 Proposed Budget	Percentage Change
MBA						
REVENUE						
23-30-10	INTEREST INCOME	\$ 62,936.00	\$ 18,000.00	\$ 13,863.00	\$ 23,705.00	32%
23-30-11	RENT PAYMENT FOR FIRE STATION	\$ 109,000.00	\$ 109,000.00	\$ 54,500.00	\$ 97,000.00	-11%
23-30-12	RENT PAYMENT FOR LIBRARY	\$ 19,200.00	\$ 18,550.00	\$ 9,275.00	\$ 19,200.00	4%
23-30-13	RENT PAYMENT JUSTICE CENTER	\$ 129,500.00	\$ 129,500.00	\$ 64,750.00	\$ 116,900.00	-10%
23-30-14	LIBRARY PMT TOOEELE RDA	\$ 75,200.00	\$ 117,100.00	\$ 117,100.00	\$ 116,025.00	-1%
TOTAL REVENUE:		\$ 395,836.00	\$ 392,150.00	\$ 259,488.00	\$ 372,830.00	-5%
EXPENDITURES						
23-40-68	JUSTICE CENTER INTEREST	\$ 59,425.00	\$ 57,675.00	\$ 57,675.00	\$ 55,900.00	-3%
23-40-69	JUSTICE CENTER PRINCIPAL	\$ 70,000.00	\$ 71,000.00	\$ 71,000.00	\$ 73,000.00	3%
23-40-70	FIRE DEBT SERVICE -BOND INT	\$ 41,475.00	\$ 39,130.00	\$ -	\$ 36,680.00	-6%
23-40-72	FIRE - DEBT SERVICE PRINCIPAL	\$ 67,000.00	\$ 70,000.00	\$ -	\$ 72,000.00	3%
23-40-73	LIBRARY DEBT SERVICE INTEREST	\$ 41,738.00	\$ 39,650.00	\$ 39,388.00	\$ 37,250.00	-6%
23-40-74	LIBRARY DEBT SERVICE PRINCIPAL	\$ 94,000.00	\$ 96,000.00	\$ 96,000.00	\$ 98,000.00	2%
23-40-96	CONTRIBUTION TO FUND BALANCE	\$ -	\$ 18,695.00	\$ -	\$ -	-100%
TOTAL EXPENDITURES:		\$ 373,638.00	\$ 392,150.00	\$ 264,063.00	\$ 372,830.00	-5%

GRANTSVILLE CITY FY26 BUDGET



Account Number	Account Title	FY24 Pri Year Actual	FY25 Budget	FY25 Dec. YTD Actual	FY26 Proposed Budget	Percentage Change
CAPITAL PROJECTS FUND						
REVENUE						
24-30-10	INTEREST INCOME	\$ 1,576.00	\$ -	\$ 29,428.00		
24-30-15	BOND FUNDS	\$ -	\$ 5,000,000.00	\$ -	\$ 5,000,000.00	0%
24-30-40	USE OF CAPITAL FUNDS/MISC REV	\$ -	\$ 75,000.00	\$ -	\$ -	-100%
24-30-99	TRANSFER IN	\$ -	\$ -	\$ -	\$ 2,412,000.00	
TOTAL REVENUE:		\$ 1,576.00	\$ 5,075,000.00	\$ 29,428.00	\$ 7,412,000.00	46%
EXPENDITURES						
24-40-45	DEBT SERVICE - PRINCIPAL	\$ -	\$ -	\$ -	\$ 134,000.00	
24-40-46	DEBT SERVICE - INTEREST	\$ -	\$ -	\$ -	\$ 251,400.00	
24-40-50	VEHICLES	\$ 11,300.00	\$ 75,000.00	\$ 69,606.00	\$ -	-100%
24-40-63	VETERANS PARK	\$ -	\$ -	\$ -	\$ 180,000.00	0%
24-40-65	PARK IMPROVEMENTS	\$ -	\$ 2,500,000.00	\$ -	\$ 3,846,600.00	54%
24-40-67	MASTER PLAN	\$ 2,665.00	\$ -	\$ -	\$ -	
24-40-91	CAP PROJ - LBRY,BALL FLDS,PRKS	\$ 1,047,675.00	\$ -	\$ 217,332.00	\$ -	
24-40-95	CAPITAL OUTLAY STREETS	\$ -	\$ 2,750,000.00	\$ -	\$ 3,000,000.00	9%
TOTAL EXPENDITURES:		\$ 1,061,640.00	\$ 5,325,000.00	\$ 286,938.00	\$ 7,412,000.00	39%

GRANTSVILLE CITY FY26 BUDGET



Account Number	Account Title	FY24 Pri Year Actual	FY25 Budget	FY25 Dec. YTD Actual	FY26 Proposed Budget	Percentage Change
REDEVELOPMENT AGENCY						
29-30-10	INTEREST	\$ 8,562.00	\$ 6,500.00	\$ 9,639.00	\$ 6,500.00	0%
29-31-30	INCREMENTAL TAX FOR RDA	\$ -	\$ -	\$ -	\$ 50,000.00	
29-36-85	PROCEEDS FROM COUNTY	\$ -	\$ -	\$ -	\$ -	
29-36-87	INTERFUND FROM CAPITAL PROJECT	\$ -	\$ -	\$ -	\$ -	
29-36-91	MISCELLANEOUS REVENUE	\$ -	\$ -	\$ -	\$ -	
29-36-95	USE OF PY RDA FUNDS	\$ -	\$ 19,500.00	\$ -	\$ -	-100%
TOTAL REVENUE:		\$ 8,562.00	\$ 26,000.00	\$ 9,639.00	\$ 56,500.00	117%
EXPENDITURES						
29-40-11	SALARIES AND WAGES	\$ 18,459.00	\$ 20,000.00	\$ 7,116.00	\$ 20,000.00	0%
29-40-13	EMPLOYEE BENEFITS	\$ 1,115.00	\$ 1,000.00	\$ 458.00	\$ 1,000.00	0%
29-40-31	PROFESSIONAL & TECHNICAL SERVI	\$ 616.00	\$ 5,000.00	\$ 877.00	\$ 35,500.00	610%
29-40-55	INFRASTRUCTURE	\$ 720,292.00	\$ -	\$ 54,099.00	\$ -	
TOTAL EXPENDITURES:		\$ 740,482.00	\$ 26,000.00	\$ 62,550.00	\$ 56,500.00	117%

GRANTSVILLE CITY FY26 BUDGET



Account Number	Account Title	FY24 Pri Year Actual	FY25 Budget	FY25 Dec. YTD Actual	FY26 Proposed Budget	Percentage Change
WATER FUND						
REVENUE						
51-30-00	USE OF WA CAP FUNDS - PTIF	\$ -	\$ 50,000.00	\$ -	\$ -	-100%
51-30-06	BOND PROCEEDS	\$ -	\$ 3,294,000.00	\$ -	\$ 3,000,000.00	-9%
51-30-10	INTEREST INCOME	\$ 225,458.00	\$ 168,000.00	\$ 158,572.00	\$ 240,000.00	43%
51-30-12	WATER SOURCE IMPACT FEE (1999)	\$ (1,784.00)	\$ 60,000.00	\$ 375,994.00	\$ 60,000.00	0%
51-30-13	WATER METER SALES	\$ 77,650.00	\$ 80,000.00	\$ 26,400.00	\$ 70,000.00	-13%
51-30-14	IRRIGATION ASSESMENT	\$ -	\$ -	\$ 1,990.00	\$ 2,400.00	
51-30-15	WATER FAC. IMPACT FEE (1997)	\$ 707,152.00	\$ 960,000.00	\$ 295,922.00	\$ 650,000.00	-32%
51-30-18	STAND PIPE	\$ 11,568.00	\$ 15,000.00	\$ 13,693.00	\$ 15,000.00	0%
51-30-20	CONNECTS, REPAIRS - GENERAL	\$ 2,220.00	\$ 4,000.00	\$ 249.00	\$ 1,000.00	-75%
51-30-21	PENALTIES AND FORFEITURES	\$ 108,970.00	\$ 100,000.00	\$ 49,810.00	\$ 96,000.00	-4%
51-30-30	METERED WATER SALES	\$ 2,042,211.00	\$ 1,990,000.00	\$ 1,361,957.00	\$ 2,457,000.00	23%
51-30-32	GRANT REVENUE	\$ 94,905.00	\$ 1,000,000.00	\$ -	\$ 250,000.00	-75%
51-30-41	GAIN ON DISPOSAL OF ASSET	\$ (67,803.00)	\$ -	\$ -	\$ -	
51-30-50	UTILITY SET UP FEE	\$ 19,915.00	\$ 19,000.00	\$ 9,750.00	\$ 20,000.00	5%
51-30-90	SUNDRY/ MISC REVENUE	\$ -	\$ -	\$ -	\$ -	
TOTAL REVENUE:		\$ 3,220,462.00	\$ 7,740,000.00	\$ 2,294,337.00	\$ 6,861,400.00	-11%
WATER EXPENDITURES						
51-40-11	SALARIES AND WAGES	\$ 623,024.00	\$ 676,000.00	\$ 310,020.00	\$ 700,000.00	4%
51-40-13	EMPLOYEES BENEFITS	\$ 156,296.00	\$ 183,000.00	\$ 80,934.00	\$ 183,000.00	0%
51-40-14	HEALTH INSURANCE	\$ 122,955.00	\$ 137,000.00	\$ 56,129.00	\$ 137,000.00	0%
51-40-17	ASPHALT REPAIR	\$ 48,551.00	\$ 50,000.00	\$ 57,257.00	\$ 70,000.00	40%
51-40-18	WATER METERS	\$ 99,404.00	\$ 100,000.00	\$ 95,512.00	\$ 120,000.00	20%
51-40-21	OFFICE SUPPLIES	\$ 823.00	\$ 1,000.00	\$ 663.00	\$ 1,000.00	0%
51-40-22	POSTAGE	\$ -	\$ -	\$ 773.00	\$ -	
51-40-23	COMPUTER SOFTWARE	\$ 8,606.00	\$ 10,000.00	\$ 6,883.00	\$ 10,000.00	0%
51-40-24	PARTS, SUPPLIES AND EQUIPMENT	\$ 93,423.00	\$ 100,000.00	\$ 67,608.00	\$ 150,000.00	50%

GRANTSVILLE CITY FY26 BUDGET



Account Number	Account Title	FY24 Pri Year Actual	FY25 Budget	FY25 Dec. YTD Actual	FY26 Proposed Budget	Percentage Change
51-40-25	BUILDING AND GROUNDS	\$ -	\$ -	\$ -	\$ 6,700.00	
51-40-26	BOOKS, CDs & PRINTED MATERIALS	\$ -	\$ 600.00	\$ -	\$ 600.00	0%
51-40-27	FUEL	\$ 17,322.00	\$ 19,000.00	\$ 6,946.00	\$ 19,000.00	0%
51-40-29	SAMPLE TESTING	\$ 15,044.00	\$ 24,000.00	\$ 8,024.00	\$ 20,000.00	-17%
51-40-30	UTILITY BILL COST	\$ 9,475.00	\$ 10,000.00	\$ 4,552.00	\$ 11,000.00	10%
51-40-31	COMPUTER SUPPORT SERVICES	\$ 4,068.00	\$ 4,000.00	\$ 1,740.00	\$ 4,000.00	0%
51-40-33	ENGINEERING SERVICES	\$ 27,999.00	\$ 30,000.00	\$ 9,846.00	\$ 20,000.00	-33%
51-40-35	ACCOUNTING SERVICES	\$ 9,534.00	\$ 11,000.00	\$ 3,273.00	\$ 11,000.00	0%
51-40-36	VEHICLE MAINTENANCE	\$ 5,354.00	\$ 7,000.00	\$ 3,180.00	\$ 7,000.00	0%
51-40-39	OTHER PROFESSIONAL SERVICES	\$ 147,613.00	\$ 50,000.00	\$ 35,937.00	\$ 60,000.00	20%
51-40-40	GIS	\$ -	\$ 30,000.00	\$ -	\$ 30,000.00	0%
51-40-43	INSURANCE	\$ 44,679.00	\$ 45,000.00	\$ 39,420.00	\$ 45,000.00	0%
51-40-46	BANK AND MERCHANT FEES	\$ 23,999.00	\$ 22,000.00	\$ 13,755.00	\$ 24,000.00	9%
51-40-49	FLOOD CONTROL	\$ 4,586.00	\$ -	\$ -	\$ -	
51-40-51	POWER	\$ 196,519.00	\$ 180,000.00	\$ 140,666.00	\$ 260,000.00	44%
51-40-55	INTERNET	\$ 1,071.00	\$ 1,000.00	\$ 557.00	\$ 1,000.00	0%
51-40-56	SKADA	\$ -	\$ -	\$ -	\$ 75,000.00	
51-40-63	DUES AND FEES	\$ 3,648.00	\$ 5,000.00	\$ 2,281.00	\$ 5,000.00	0%
51-40-64	CONFERENCES, TRAINING & TRAVEL	\$ 5,514.00	\$ 7,000.00	\$ 1,119.00	\$ 7,000.00	0%
51-40-65	WATER CONSERVATION PROGRAM	\$ -	\$ 5,000.00	\$ -	\$ -	-100%
51-40-71	INTEREST	\$ 44,584.00	\$ 43,215.00	\$ 43,215.00	\$ 106,679.74	147%
51-40-72	DEBT SERVICE - PRINCIPAL	\$ -	\$ 161,000.00	\$ 161,250.00	\$ 299,000.00	86%
51-40-78	STORM WATER	\$ 33,050.00	\$ 5,000.00	\$ 1,155.00	\$ 5,000.00	0%
51-40-79	STORM WATER CAPTIAL PROJECT	\$ -	\$ 1,000,000.00	\$ 1,524,817.00	\$ -	-100%
51-40-80	CAPITAL WATER LINE PROJECT	\$ (75.00)	\$ 50,000.00	\$ -	\$ 440,000.00	780%
51-40-81	CAPITAL PROJECTS	\$ 216,839.00	\$ 155,000.00	\$ 15,329.00	\$ -	-100%
51-40-82	CAPITAL EQUIPMENT	\$ 88,120.00	\$ 48,000.00	\$ 31,025.00	\$ 20,000.00	-58%
51-40-85	EQUIPMENT LEASE	\$ -	\$ 4,000.00	\$ 7,738.00	\$ 4,000.00	0%
51-40-86	WATER IMPACT EXPENSE-FACILITY	\$ 24,183.00	\$ 60,000.00	\$ 45,745.00	\$ -	-100%
51-40-89	HUNSAKER WELL	\$ 59,313.00	\$ 60,000.00	\$ -	\$ -	-100%

GRANTSVILLE CITY FY26 BUDGET



Account Number	Account Title	FY24 Pri Year Actual	FY25 Budget	FY25 Dec. YTD Actual	FY26 Proposed Budget	Percentage Change
51-40-91	DEPRECIATION	\$ 708,309.00	\$ -	\$ -	\$ -	
51-40-92	WATER CAPITAL PROJECT	\$ -	\$ 3,294,000.00	\$ -	\$ 3,000,000.00	-9%
51-40-96	CONTRIBUTION TO FUND BALANCE	\$ -	\$ 1,152,185.00	\$ -	\$ 949,420.26	-18%
51-40-98	WATER SOURCE IMPACT FEE	\$ -	\$ -	\$ -	\$ 60,000.00	
TOTAL WATER EXPENDITURES:		\$ 2,843,830.00	\$ 7,740,000.00	\$ 2,777,349.00	\$ 6,861,400.00	-11%

GRANTSVILLE CITY FY26 BUDGET



Account Number	Account Title	FY24 Pri Year Actual	FY25 Budget	FY25 Dec. YTD Actual	FY26 Proposed Budget	Percentage Change
SEWER FUND						
REVENUE						
52-30-06	BOND PROCEEDS	\$ -	\$ -	\$ -	\$ 42,000,000.00	
52-30-10	INTEREST INCOME	\$ 113,336.00	\$ 48,000.00	\$ 119,493.00	\$ 240,000.00	400%
52-30-12	CAPITAL IMPROVEMENT CONTRIB.	\$ 1,674,371.00	\$ -	\$ -		
52-30-13	SEWER CONNECTIONS - GENERAL	\$ 28,500.00	\$ 24,000.00	\$ 10,000.00	\$ 16,000.00	-33%
52-30-15	SEWER IMPACT FEES	\$ 347,641.00	\$ 480,000.00	\$ 173,831.00	\$ 480,000.00	0%
52-30-21	PENALTIES AND FORFEITURES	\$ 2,000.00	\$ -	\$ -	\$ -	
52-30-31	SEWER SERVICE CHARGES	\$ 1,746,423.00	\$ 1,820,000.00	\$ 1,149,082.00	\$ 3,285,000.00	80%
52-30-32	GRANT REVENUE	\$ 708,998.00	\$ 600,000.00	\$ -	\$ -	-100%
52-30-50	USE OF PRIOR YEAR SURPLUS	\$ -	\$ 193,805.00	\$ -	\$ -	-100%
TOTAL REVENUE:		\$ 4,621,269.00	\$ 3,165,805.00	\$ 1,452,406.00	\$ 46,021,000.00	1354%
SEWER EXPENDITURES						
52-40-11	SALARIES AND WAGES	\$ 615,676.00	\$ 652,000.00	\$ 292,673.00	\$ 630,000.00	-3%
52-40-13	EMPLOYEES BENEFITS	\$ 155,610.00	\$ 177,000.00	\$ 75,628.00	\$ 165,000.00	-7%
52-40-14	HEALTH INSURANCE	\$ 139,243.00	\$ 155,000.00	\$ 59,792.00	\$ 127,000.00	-18%
52-40-21	OFFICE SUPPLIES	\$ 736.00	\$ 800.00	\$ 193.00	\$ 800.00	0%
52-40-22	POSTAGE	\$ 1,702.00	\$ 2,000.00	\$ -	\$ 2,000.00	0%
52-40-23	COMPUTER SOFTWARE	\$ 4,456.00	\$ 11,700.00	\$ 1,303.00	\$ 11,700.00	0%
52-40-24	PARTS, SUPPLIES AND EQUIPMENT	\$ 20,821.00	\$ 65,000.00	\$ 21,693.00	\$ 65,000.00	0%
52-40-25	BUILDING AND GROUNDS	\$ -	\$ -	\$ -	\$ 6,700.00	
52-40-27	FUEL	\$ 8,315.00	\$ 8,500.00	\$ 3,334.00	\$ 8,500.00	0%
52-40-29	SAMPLE TESTING	\$ 17,123.00	\$ 14,400.00	\$ 6,533.00	\$ 20,000.00	39%
52-40-30	UTILITY BILL COST	\$ 9,175.00	\$ 10,000.00	\$ 4,128.00	\$ 10,000.00	0%
52-40-31	COMPUTER SUPPORT SERVICES	\$ 4,068.00	\$ 4,000.00	\$ 1,565.00	\$ 4,000.00	0%
52-40-33	ENGINEERING SERVICES	\$ 4,205.00	\$ 30,000.00	\$ 2,815.00	\$ 20,000.00	-33%
52-40-35	ACCOUNTING SERVICES	\$ 9,546.00	\$ 11,000.00	\$ 3,273.00	\$ 11,000.00	0%
52-40-36	VEHICLE MAINTENANCE	\$ 4,420.00	\$ 3,500.00	\$ 555.00	\$ 5,000.00	43%
52-40-37	SEWER LINE CLEANING	\$ 75,209.00	\$ 75,000.00	\$ 80,873.00	\$ 90,000.00	20%

GRANTSVILLE CITY FY26 BUDGET



Account Number	Account Title	FY24 Pri Year Actual	FY25 Budget	FY25 Dec. YTD Actual	FY26 Proposed Budget	Percentage Change
52-40-38	PROBIOTICS	\$ 16,744.00	\$ 16,000.00	\$ -	\$ -	-100%
52-40-39	OTHER PROFESSIONAL SERVICES	\$ 87,933.00	\$ 50,000.00	\$ 13,105.00	\$ 50,000.00	0%
52-40-43	INSURANCE	\$ 44,477.00	\$ 45,000.00	\$ 39,261.00	\$ 45,000.00	0%
52-40-44	GIS	\$ -	\$ 5,000.00	\$ -	\$ 30,000.00	500%
52-40-46	BANK AND MERCHANT FEES	\$ 23,999.00	\$ 22,000.00	\$ 13,755.00	\$ 25,000.00	14%
52-40-51	POWER	\$ 140,605.00	\$ 150,000.00	\$ 67,536.00	\$ 160,000.00	7%
52-40-53	OFFICE PHONES	\$ 1,671.00	\$ 2,000.00	\$ 858.00	\$ 2,000.00	0%
52-40-55	INTERNET	\$ 338.00	\$ 500.00	\$ 141.00	\$ 500.00	0%
52-40-56	SCADA	\$ -	\$ -	\$ -	\$ 64,450.00	
52-40-62	TREATMENT PLANT-SOLID WASTE	\$ 1,047.00	\$ 3,000.00	\$ 672.00	\$ 1,500.00	-50%
52-40-63	DUES AND FEES	\$ 758.00	\$ 2,000.00	\$ 1,991.00	\$ 2,000.00	0%
52-40-64	CONFERENCES, TRAINING & TRAVEL	\$ 2,633.00	\$ 3,000.00	\$ 357.00	\$ 3,000.00	0%
52-40-70	CAPITAL OUTLAY	\$ -	\$ 94,120.00	\$ -	\$ 95,000.00	1%
52-40-71	DEBT SERVICE - INTEREST	\$ 77,769.00	\$ 76,405.00	\$ 76,405.00	\$ 74,060.00	-3%
52-40-72	DEBT SERVICE - PRINCIPAL	\$ -	\$ 134,000.00	\$ 134,000.00	\$ 186,000.00	39%
52-40-81	CAPITAL PROJECTS	\$ 750.00	\$ 600,000.00	\$ 699,075.00	\$ -	-100%
52-40-82	CAPTIAL EQUIPMENT	\$ 38,088.00	\$ 33,000.00	\$ 31,025.00	\$ 200,000.00	506%
52-40-84	IMPACT FEE EXPENSE	\$ 7,334.00	\$ -	\$ 26,162.00	\$ -	
52-40-85	EQUIPMENT LEASE	\$ -	\$ 4,000.00	\$ 7,738.00	\$ 4,000.00	0%
52-40-86	TREATMENT PLANT CONSTRUCTION	\$ 49,682.00	\$ 800,000.00	\$ 324,514.00	\$ 42,000,000.00	5150%
52-40-91	DEPRECIATION	\$ 789,596.00	\$ -	\$ -	\$ -	
52-40-96	CONTRIBUTION TO FUND BALANCE				\$ 1,901,790.00	
TOTAL SEWER EXPENDITURES:		\$ 2,353,729.00	\$ 3,259,925.00	\$ 1,990,953.00	\$ 46,021,000.00	1312%

GRANTSVILLE CITY FY26 BUDGET



Account Number	Account Title	FY24 Pri Year Actual	FY25 Budget	FY25 Dec. YTD Actual	FY26 Proposed Budget	Percentage Change
GARBAGE FUND						
REVENUE						
55-30-10	INTEREST EARNED	\$ 5,047.09	\$ -	\$ 8,641.38	\$ 15,600.00	
55-30-31	REFUSE COLLECTION CHARGES	\$ 958,291.00	\$ 997,000.00	\$ 503,517.00	\$ 1,116,000.00	12%
55-30-32	GARBAGE CAN DELIVERY FEE	\$ 31,415.00	\$ 28,000.00	\$ 14,025.00	\$ 28,000.00	0%
55-30-33	RECYCLING FEE	\$ 221,755.00	\$ 230,000.00	\$ 116,654.00	\$ 250,000.00	9%
TOTAL REVENUE:		\$ 1,216,508.09	\$ 1,255,000.00	\$ 642,837.38	\$ 1,409,600.00	12%
GARBAGE EXPENDITURES						
55-40-11	SALARIES AND WAGES	\$ 116,631.00	\$ 148,000.00	\$ 56,959.00	\$ 151,000.00	2%
55-40-13	EMPLOYEES BENEFITS	\$ 28,768.00	\$ 37,000.00	\$ 13,777.00	\$ 36,500.00	-1%
55-40-14	HEALTH INSURANCE	\$ 21,501.00	\$ 26,500.00	\$ 8,108.00	\$ 18,500.00	-30%
55-40-23	SOFTWARE	\$ -	\$ 2,000.00	\$ -	\$ 2,000.00	0%
55-40-24	GARBAGE CANS	\$ 46,234.00	\$ 99,000.00	\$ -	\$ 99,000.00	0%
55-40-25	PARTS AND EQUIPMENT	\$ 472.00	\$ 1,000.00	\$ 413.00	\$ 1,000.00	0%
55-40-27	FUEL	\$ 6,929.00	\$ 7,800.00	\$ 2,778.00	\$ 7,800.00	0%
55-40-29	SAFETY EQUIPMENT	\$ 160.00	\$ 700.00	\$ -	\$ 700.00	0%
55-40-30	UTILITY BILL COST	\$ 9,175.00	\$ 10,000.00	\$ 4,128.00	\$ 10,000.00	0%
55-40-36	VEHICLE MAINTENANCE	\$ 2,261.00	\$ 2,000.00	\$ 1,156.00	\$ 2,000.00	0%
55-40-39	TIPPING FEES	\$ 288,904.00	\$ 264,000.00	\$ 101,661.00	\$ 320,000.00	21%
55-40-42	GARBAGE REMOVAL	\$ 422,001.00	\$ 432,600.00	\$ 198,253.00	\$ 480,000.00	11%
55-40-43	RECYCLING REMOVAL	\$ 187,844.00	\$ 195,000.00	\$ 83,884.00	\$ 213,000.00	9%
55-40-46	BANK AND MERCHANT FEES	\$ 23,999.00	\$ 25,000.00	\$ 13,755.00	\$ 27,000.00	8%
55-40-96	CONTRIBUTION TO FUND BALANCE	\$ -	\$ 4,400.00	\$ -	\$ 41,100.00	834%
TOTAL GARBAGE EXPENDITURES:		\$ 1,154,879.00	\$ 1,255,000.00	\$ 484,872.00	\$ 1,409,600.00	12%

Agenda Item #17

Closed Session (Personnel, Imminent
Litigation, Real Estate)

Agenda Item #18

Adjourn