



August 20th, 2025

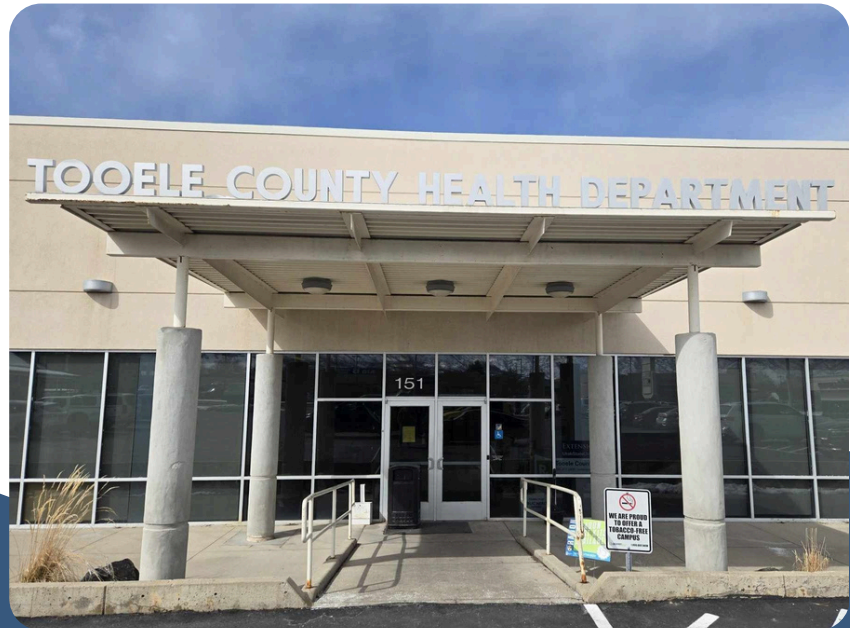
**City Council Meeting
Information Packet**

Agenda Item # 1

Introduction of Grant Sunada from
Health Department

Annual Report

2024



TOOELE
C O U N T Y
HEALTH DEPARTMENT

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Director's Message

In December 2024, we welcomed our new
Executive Director and Health Officer, Dr. Grant Sunada.

Dear Friends in Tooele County,

Thank you so much for the warm welcome you have extended to me and my family. "Transition" seems to be a theme, not just for me, but for the whole county. Our Department Vision is a guide for me joining the team and with the growth of the county:

"Healthy and safe communities that allow all individuals to reach their full potential."

I have told our team that in order to achieve this vision, we need to be sure to have a "healthy and safe **workplace** that allows all **employees** to reach their full potential." This way, we are on this journey **together** as staff, partners, neighbors, and communities. This way, we can strengthen our roots, history, and shared values. This way, as Tooele County Health Department, we can truly "enhance the health and well-being of Tooele County." As you can see in this Annual Report, we do this through Administrative Services, Women Infants & Children (WIC), Aging Services, Emergency Services, Healthy Smiles Dental Clinic, Environmental Health, Prevention Services, Health Promotion, Community Nursing, and Mass Transit — as we grow as a county.

It is an honor to serve Tooele County, alongside the capable and experienced Health Department staff, to fulfill our Community Health Improvement Plan as we all reach to achieve our full potential. Please let us know how we can best realize this vision with you.

Together in wellness,



Grant Sunada, PhD, MPH



Mission, Vision, and Values

MISSION:

To enhance the health and well-being of Tooele County.

VISION:

Healthy and safe communities that allow all individuals to reach their full potential.

VALUES:

Inclusive- Treating all individuals with respect, dignity, acceptance, and compassion

Innovative- Exploring creative ways to achieve goals and objectives

Preparedness- Developing plans, building capacity, and securing resources for response and recovery

Equity- Meeting the needs of all people and eliminating barriers to optimal health

Accountability- Being good stewards of entrusted resources with transparency

Collaboration- Building community-driven solutions

Excellence- Using evidence-based practices and continuous quality improvement

Board of Health

The Tooele County Board of Health was established February 9, 1982. Their terms are voluntary and they are not compensated. Terms are for 3 years. Members may serve 4 consecutive terms for a total of 12 years. Currently, Tooele County has 9 members who are appointed by governing officials and have jurisdiction in all unincorporated and incorporated areas of the county. An employee of the health department may not be a member.



Mayor Neil Critchlow



Mayor Nando Meli



Erik Stromberg
County Council



Anthony Howes



Linda McBeth



Christian Pantelakis



Pamela Bennett



Dr. Mike Wells, DDS



Mat Jackson

By the Numbers

ADMINISTRATIVE SERVICES

Birth Certificates	2,133
Death Certificates	605
Additional Copies of Birth	471
Additional Copies of Death	2,876
Multiple Pages	665
Reissues	279
Marriage/Divorce Certificates	44
Additional Marriage	5
Free Copies	141

AGING SERVICES

Congregate Meals (meals served at Senior Centers)	24,195
Congregate Meal Participants Served	776
Home Delivered Meals	50,364
Meals on Wheels Clients	348
Senior Center Visits	31,203
Volunteers	70
Volunteer Hours	4,061



WOMEN, INFANTS & CHILDREN (WIC)

Clients Served	1,552
Education Classes	53
Initially Breastfed	1021



By the Numbers

EMERGENCY SERVICES

Test Kits Distributed	10,928
Training Exercises	41
Awarded Project Public Health Ready recognition from 2024 to 2028	

HEALTHY SMILES DENTAL CLINIC

New Patients	394
Encounters	2,015
Dentures & Partial	117
Crowns	94



ENVIRONMENTAL HEALTH

Food Truck Permits	26
Food Truck Inspections	41
Food Establishment Permits	243
Food Establishment Inspections	419
Food Establishment Plan Reviews	24
Food Estab. Complaints/Inspections	57
Temporary Event Inspections	115
Food Handlers Permits Issued	2,529
Foodborne Illness Complaints	21
School and Playground Inspections	30
Daycare Food Service Inspections	15
Public Pool Water Inspections	48
Public Pool Water Samples	265
Body Art Establishment Plan Reviews	16
Body Art Establishment Inspections	39
Body Art Establishments Permitted	29
Meth Houses Decontaminated	15
Radon Kits Sold	62
Septic System Permits Issued	48
Well Permits Issued	17
Massage Inspections	5

By the Numbers

PREVENTION SERVICES

Prevention Event Attendees	5,811
Mental Health Trainings	77
Guiding Good Choices Completers	11 Families
People trained in Question Persuade Refer Suicide Prevention	1,903
Alcohol Retailer Compliance Checks	140
Compliance Rate	99.30%
Prime for Life Graduates	153
Gun Locks Distributed	200
Hope Boxes Distributed	117

HEALTH PROMOTION

Car Seat Classes	12
Car Seats Checked	99
Car Seats Distributed	76
Healthy Aging Classes	18
Healthy Aging Class Participants	458
New TOP Star Endorsements	1
Naloxone Doses Distributed	418
Tobacco Handlers Trained/Permitted	29
Tobacco Compliance Checks	80
Illegal Tobacco Sales to Minors	0
Quit Line Registrations	94
Senior Farmers Market Participants	99

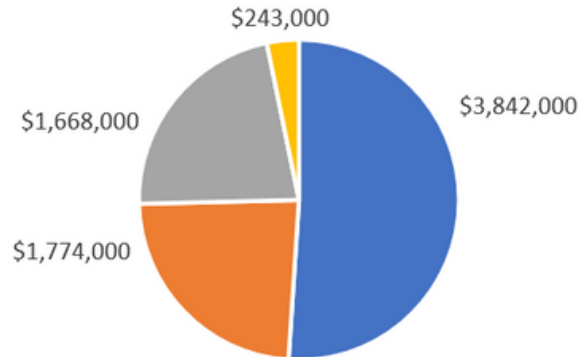
COMMUNITY NURSING

Cancer Screenings	44
BeWise Consultations	23
Immunizations	11,192
Flu Clinics	50
Flu Vaccines Given	4,245
COVID Vaccinations Given	1,995
Initial Home Visits	57
Follow-up Home Visits	51
Sexually Transmitted Disease/HIV Testing and Treatment	85
Tuberculosis Testing	319



Revenue and Expenditures

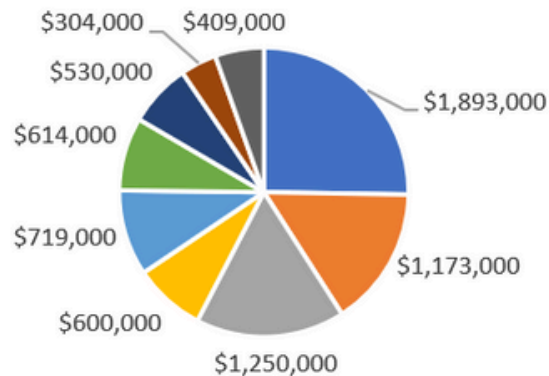
REVENUE



Total Revenue: \$7,527,000

■ Contracts/Grants ■ Local Funding ■ Fees ■ Other

EXPENSES



Total Expenses: \$7,492,000

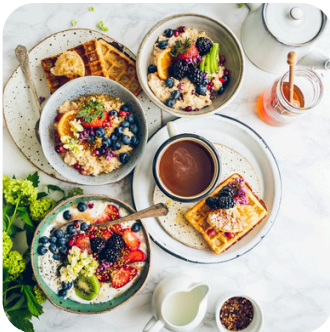
■ Community Health ■ Admin/Support ■ Women Infants & Children
 ■ Population Health ■ Environmental Health ■ Dental Health
 ■ Health Promotion ■ Emergency Preparedness ■ Building & County Admin

Community Health Improvement Plan

Health Priority Areas:

- Promoting Healthy Living
- Improving Mental Health and Preventing Suicide
- Reducing Substance Abuse

Scan the QR Code to read the full
2023-2027 Community Health Improvement Plan



Data Dashboards

Scan the QR Codes to access
the Community Health Improvement Plan (CHIP) and
Community Health Assessment (CHA) dashboards:



Community Health
Improvement Plan
Dashboard



Community Health
Assessment Dashboard

Leading Causes of Death

Age-adjusted Top 10 Leading Causes of Death
2023 only (per 100,000 population)

1- Diseases of the heart	194.5
2- Malignant neoplasm (cancer)	156.2
3- Other than 50 leading causes and residual	142.9
4- Unintentional injuries	55.2
5- Alzheimer's disease	45.9
6- Chronic lower respiratory diseases	41.1
7- Diabetes mellitus	37.4
8- Chronic kidney diseases	30.3
9- Cerebrovascular diseases	25.8
10- Intentional self-harm (suicide)	24.2

Source: <https://ibis.utah.gov/ibisph-view/query/result/mort/MortCntyICD10/AgeRate.html>




Communicable Disease Data

	2023	2024
Influenza (Emergency Visits)	172	289
COVID-19 (Emergency Visits)	1,061	249
RSV (Emergency Visits)	72	36

Sources: Epi-Trax Events and ESSENCE (Electronic Surveillance System for the Early Notification of Community-based Epidemics). The data were collected from Emergency Department (ED) visits.

Community Snapshot

County Health Rankings: <https://www.countyhealthrankings.org/health-data/utah/tooele?year=2024>

		
Children in Poverty	Children in Single-Parent Households	Adult Smoking
Severe Housing Problems	High School Completion	Adult Obesity
Income Inequality	Teen Births	Impaired Driving Deaths
Home Ownership	Driving Alone to Work	Injury Deaths
Broadband Access	Uninsured Adults	Flu Vaccinations
Food Insecurity	Unemployment Rate	Long Commute
Media Household Income		Air Pollution
		Suicides

KEY TO SYMBOLS



Our community is performing BETTER than the state.



Our community is performing ABOUT THE SAME as the state.



Our community is performing WORSE than the state.



151 N Main St, Tooele, UT 84074

(O) 435-277-2300

(F) 435-277-2464

www.health.tooeleco.gov

Agenda Item # 2

Canvass of 2025 Primary Election Results

Agenda Item # 3

Public Comment

Agenda Item # 4

Summary Action Items

- a. Approval of Minutes
- b. Approval of Bills

Unapproved

**MINUTES OF THE REGULAR MEETING OF THE GRANTSVILLE CITY COUNCIL,
HELD ON AUGUST 6TH, 2025 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
Michael Resare, City Manager
Tysen Barker, City Attorney

Sherrie Broadbent, Finance Director
Shelby Moore, Zoning Administrator
Gina Roberts, Deputy City Recorder

AGENDA

1. Presentation of New Youth City Council

2. Presentation of Grant Award from Rocky Mountain Power to Youth City Council

Nic Jenkins with Rocky Mountain Power presented the Grant Award to the Youth City Council for \$3000.00.

3. Public Comment

Brent Marshall stood for public comment. Mr Marshall expressed some concerns with the cemetery and burial processes and requested that an ordinance be in place to prevent issues in the future.

4. Summary Action Items

a. Approval of Minutes from the July 19th, 2025 Regular Meeting

b. Approval of Bills

Motion: Councilmember Butler made the motion to approve the minutes

Second: Councilmember Thomas 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 Jenkins made the motion to approve the bills.

Second: Councilmember Thomas 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 Resolution 2025-56 authorizing the Addition of Michael Resare to Grantsville City’s PTIF Accounts

Motion: Councilmember Butler made the motion to approve Resolution 2025-56 authorizing the Addition of Michael Resare to Grantsville City’s PTIF Accounts

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 2025-57 approving the Master Development Agreement for The Highlands Planned Unit Development

Shelby Moore stood to present this item. Ms Moore pointed out some edits that were made from what was submitted in the original packet.

Motion: Councilmember Thomas made the motion to approve Resolution 2025-57 approving the Master Development Agreement for The Highlands Planned Unit Development with changes regarding Sections 5, 6 and Addendum 1

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.

7. Consideration of Resolution 2025-58 approving the Reclamation Bond Agreement with Ashlock

Chance Anderson stood to represent Ashlock. Mr Anderson explained the process of the mining operation. He explained that they will be mining in 50-acre sections at a time.

Motion: Councilmember Hammond made the motion to approve Resolution 2025-58 approving the Reclamation Bond Agreement with Ashlock

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.

8. Consideration of Resolution 2025-59 approving the Renaming of Eastmoor Park to the “Scott Bevan Memorial Park”

Mayor Critchlow mentioned the service Scott Bevan gave to Grantsville City.

Motion: Councilmember Butler made the motion to approve Resolution 2025-59 approving the Renaming of Eastmoor Park to the “Scott Bevan Memorial Park”

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. Consideration of Resolution 2025-60 approving the Deviation for the Driveway Width at 377 Rigdon Street in the R-1-21 Zone

Shelby Moore stood to present this item. Ms Moore explained that this request for a deviation is necessary according the current code. Staff didn't see any issues.

Motion: Councilmember Jenkins made the motion to approve Resolution 2025-60 approving the Deviation for the Driveway Width at 477 Rigdon Street in the R-1-21 Zone

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.

10. Consideration of Resolution 2025-61 approving the appointment of Jason Hill to the Planning Commission

Motion: Councilmember Butler made the motion to approve Resolution 2025-61 approving the appointment of Jason Hill to the Planning Commission

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.

11. Reconsideration of Ordinance 2025-15 amending the Zoning Fee Schedule

Shelby Moore stood to present this item. There was discussion that the majority of the questions and concerns were addressed during the work meeting, but a few clarifying questions were asked and answered.

Unapproved

Motion: Councilmember Butler made the motion to approve Ordinance 2025-15 amending the Zoning Fee Schedule as presented

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.

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

Motion: Councilmember Hammond made the motion to go into a Closed Session

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.

Closed Session began at 7:33 pm

Closed Session ended at 9:07 pm

13. Adjourn

Motion: Councilmember Hammond 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: 9:15 pm

Agenda Item # 5

Consideration of Resolution 2025-62
approving the Soelberg's Market
Subdivision Plat



**GRANTSVILLE CITY
RESOLUTION NO. 2025-62**

A RESOLUTION APPROVING THE SOELBERG'S MARKET SUBDIVISION PLAT

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

WHEREAS, the City Council of Grantsville City has received a request for approval of the Soelberg's Market Subdivision Plat; and

WHEREAS, the City Council finds that the proposed plat meets applicable requirements of the Grantsville City Land Use and Management Code and other applicable laws and ordinances; and

WHEREAS, the City Council has reviewed the proposed plat, attached hereto as Exhibit A, and desires to approve the same.

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

Section 1. Approval: The Soelberg's Market Subdivision Plat, as shown in Exhibit A attached hereto and incorporated herein by this reference, 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

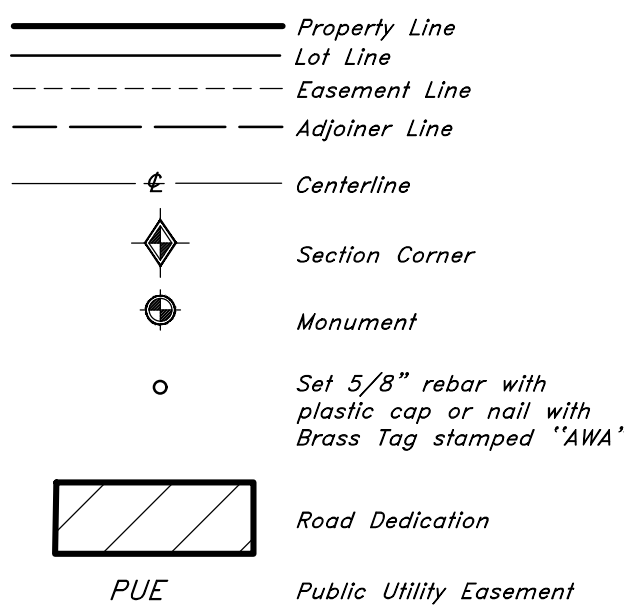
Braydee Baugh, City Recorder



EXHIBIT “A”

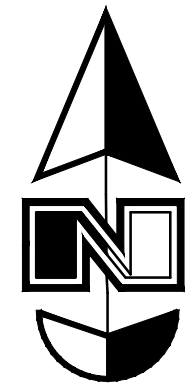
Soelberg’s Market – Subdivision Plat

Legend

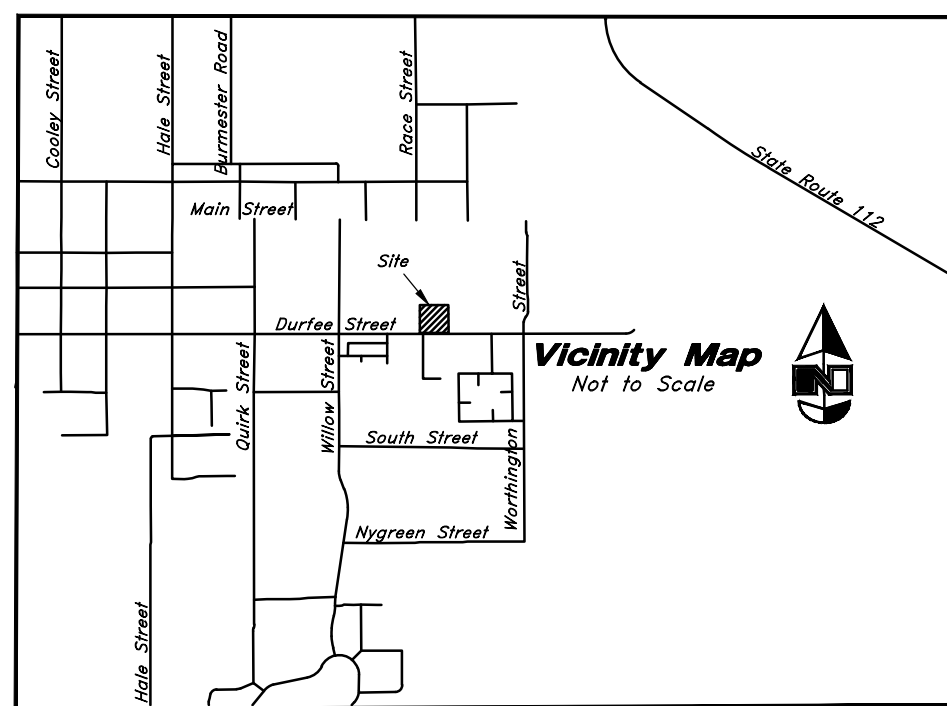


Soelberg's Grantsville Subdivision

A part of the Southwest Quarter of Section 32, Township 2 South, Range 5 West,
and the Northwest Quarter Corner of Section 5, Township 3 South, Range 5 West
Salt Lake Base and Meridian, U.S. Survey, Grantsville City, Tooele County, Utah
July 2025



Scale: 1" = 50'



Narrative

This Subdivision was requested by Soelbergs Market prerequisite to the development of this property.

This Survey retraces and honors a previous 2009 Record of Survey by Nolan Hathcock and Filed as Entry No. 09-0012, and the Lot 1 Boundary of Lot Line Adjustment Survey by Wilding Engineering filed as Tooele County ROS#_____.

A line between Witness Corner monuments found in Durfee Street for the Southwest corner and the South Quarter corner of Section 32 was assigned the NAD83 Utah Central State Plane bearing of South 89°33'15" East with reference to North as derived from the VRS Network. Which verifies the Tooele County Tie Sheet Bearing within ALTA Standards.

This Property is tied to the Southwest corner of Section 32 which is not in place and has been calculated by holding the record bearings from the two Witness corners as shown on the Tooele County tie Sheet and the 1987 Dependent Resurvey of a portion of Township 3 South Range 5 West. The Witness corner for the Southwest Corner of Section 32 found in Durfee Street is stamped 262.72 feet however the Tooele County tie sheet and the 2009 Survey both report this as an error and report the distance as being 261.86 feet. The North-South distance of 261.86 feet was verified by holding the tie sheet bearings from the Witness Corners. The East-West distance shown on the Tooele County tie sheet and Dependent Resurvey report a distance from the Witness corner in South Willow Streets to the Southwest corner of Section 32 as 492.53 feet however, when the two bearings are held the intersection of the two witness corners calculates an East-West distance of 492.43 feet.

Property Corners were placed with this Survey.

Surveyor's Certificate

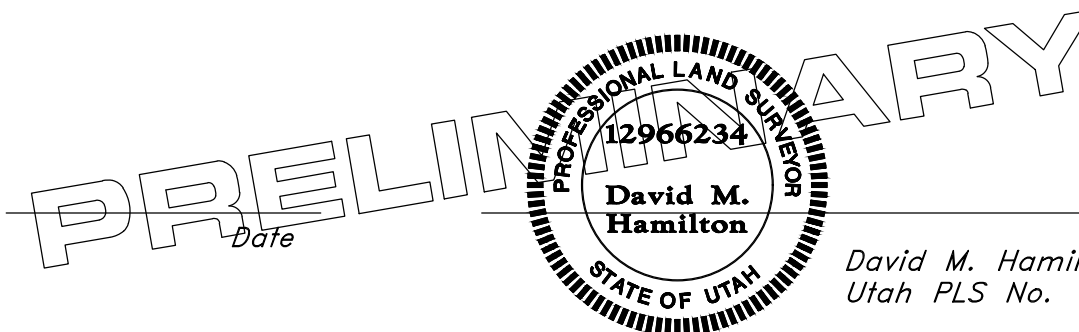
I, David M. Hamilton, do hereby certify that I am a Licensed Professional Land Surveyor in the State of Utah and that I hold Certificate No. 12966234 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Licensing Act; I further certify for, and on behalf of Anderson Wahlen & Associates that by authority of the owners I have completed a survey of the property described on this Subdivision Plat in accordance with Section 17-23-17 and have verified all measurements; that the reference monuments shown on this plat are located as indicated and are sufficient to retrace or reestablish this plat; and that the information shown herein is sufficient to accurately establish the lateral boundaries of the herein described tract of real property; hereafter known as Soelberg's Grantsville Subdivision.

Boundary Description

All of Lot 1 of the Matthews Property Lot Line Adjustment filed as Tooele County Survey No. _____ located within the Southwest Quarter of Section 32, Township 2 South, Range 5 West, Salt Lake Base and Meridian and the Northwest Quarter of Section 5, Township 3 South Range 5 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point which bears North 89°49'41" East 1552.20 feet along the Township line from the Southwest corner of said Section 32; said Southwest corner bears 261.86 feet North 0°03'05" East from a Tooele County witness monument in Durfee Street, and 492.43 feet (492.53 feet record) North 89°49'23" East from a Tooele County witness monument in South Willow Street; and running, thence North 0°22'40" East 288.27 feet; thence South 89°26'31" East 604.62 feet; thence South 0°33'29" West 514.40 feet; thence North 89°37'24" West 603.00 feet; thence North 0°22'40" East 228.04 feet to the Point of Beginning.

Contains 311,175 sq. ft.
or 7.144 acres
3 Lots



Owner's Dedication and Consent to Record

Know all men by these presents that the undersigned are the owners of the above described tract of land, and hereby cause the same to be divided into lots, together with easements as set forth to be hereafter known as Soelberg's Grantsville Subdivision and do hereby dedicate to any and all public utility companies a perpetual, non-exclusive easement over the public utility easements shown on this plat, the same to be used for the installation, maintenance and operation of utility lines and facilities. Additionally Soelberg's Grantsville Subdivision does hereby dedicate for the perpetual use of the public, all streets and other property as reflected and shown on this plat to be dedicated for public use.

In witness hereof, we have hereunto set our hands this _____, day of _____, A.D. 20_____.

Soelberg's Market

By: _____
Its: _____

Corporate Acknowledgment

State of _____
County of _____ } ss

On the _____ day of _____, 20____, personally appeared before me, the undersigned Notary Public, _____, who being by me duly sworn did say that they are the _____ of _____ and that the foregoing instrument was signed in behalf of said corporation by authority of its Board of Directors, and they acknowledged to me that said corporation executed the same.

Residing at: _____
Commission Expires: _____

Print Name _____ A Notary Public

Rocky Mountain Power

1. Pursuant to Utah Code Ann. 54-3-27 this plat conveys to the Owner(s) or operators of utility facilities a public utility easement along with all the rights and duties described therein.
2. Pursuant to Utah Code Ann. 10-9a-603 Rocky Mountain Power accepts delivery of the PUE as described in this plat and approves this plat solely for the purpose of confirming that the plat contains Public Utility Easements and approximates the location of the Public Utility Easements, but does not warrant their precise location. Rocky Mountain Power may require other easements in order to serve this development. This approval does not effect any right that Rocky Mountain Power has under:

a. A recorded easement or Right-of-Way
b. The law applicable to prescriptive rights
c. Title 54, Chapter 8a, damage to underground utility facilities or
d. Any other provision of law

Approved this _____ day
of _____, 20____,

Rocky Mountain Power Company

By: _____
Title: _____

Sheet 1 of 1

Enbridge Gas Utah

Questar Gas Company, dba Enbridge Gas Utah, hereby approves this plat solely for the purposes of confirming that the plat contains public utility easements. Enbridge Gas 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 Owner Dedication or in the Notes, and does not constitute a guarantee of particular terms or conditions of natural gas service. For further information please contact Enbridge Gas Utah's Right-of-Way Department at 800-366-8532.

Questar Gas Company
dba Enbridge Gas Utah

Approved this _____ day of _____, 20____.

By: _____

Title: _____

Carol Jefferies
Soelberg's Market
213 E Main Street
Grantsville, UT 84029

County Surveyor

Approved this _____ Day of _____, A.D., 20____.
by the Tooele County Survey Department
ROS# _____

Tooele County Survey Department

Grantsville City Attorney

Approved this _____ Day of _____, A.D., 20____.

Grantsville City Attorney

County Treasurer

Approved this _____ Day of _____, A.D., 20____.
by the Tooele County Treasurer

Tooele County Treasurer

Soelberg's Grantsville Subdivision

A part of the Southwest Quarter of Section 32, Township 2 South, Range 5 West,
and the Northwest Quarter Corner of Section 5, Township 3 South, Range 5 West
Salt Lake Base and Meridian, U.S. Survey, Grantsville City, Tooele County, Utah
July 2025

Tooele County Recorder

Recorded

State of Utah, County of Tooele, Recorded and Filed at the Request of _____

Date _____ Time _____ Book _____ Page _____

Fee \$ _____ Tooele County Recorder



2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - AWAengineering.net

Tooele County Health Department

Approved as to Form this _____
Day of _____, A.D., 20____.
by the Tooele County Health Department

Tooele County Health

Grantsville City Engineer

Approved as to Form this _____
Day of _____, A.D., 20____.

Grantsville City Engineer Director

Community Development

Approved as to Form this _____
Day of _____, A.D., 20____.

Planning Commission

Approved this _____ Day of _____, A.D., 20____.
by the Tooele City Planning Commission

Chair, Planning Commission

City Council

Approved this _____ Day of _____, A.D., 20____.
by the Tooele City Council.

Affest: City Recorder

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



STAFF REPORT

To: Grantsville City Planning Commission

From: Shelby Moore

Meeting Date: 8/7/2025

Public Meeting Date: 8/7/2025

Subject: Consideration of Preliminary Plat – Soelberg’s Market

Location: Northeast corner of East Durfee Street and Matthews Lane

Zone: CG – General Commercial

Applicant:

Soelberg’s Market

Request:

The applicant is requesting approval of a **Preliminary Plat** for a commercial development located at the northeast corner of East Durfee Street and Matthews Lane. The site lies within the CG (General Commercial) zoning district and is proposed to accommodate the future development of a Soelberg’s Market and associated infrastructure.

Background:

The proposed development lies on a parcel zoned CG, which permits grocery and retail uses. The plat proposes a layout that includes commercial pad areas, drive aisles, parking areas, utility corridors, and associated right-of-way improvements.

The applicant has submitted the necessary preliminary plat documents including site layout, utility plans, and road alignment in accordance with Grantsville City Code. Staff has reviewed the application for compliance with applicable zoning and subdivision standards.

*** 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.



Analysis:

- **Zoning Compliance:**

The subject property is zoned CG – General Commercial. The preliminary plat reflects a development pattern that is consistent with the uses and dimensional standards allowed in the zone.

- **Infrastructure and Access:**

Access will be provided from both Durfee Street, Lookout Ridge, and Matthews Lane. Utility services (water, sewer, storm drain, power) are available and will be extended or improved as needed to serve the site.

- **Subdivision Design:**

The preliminary plat shows a layout that accommodates commercial development, internal circulation, and utility placement. No residential lots are included in the plat.

Staff Recommendation:

Staff recommends **approval** of the preliminary plat for Soelberg's Market, subject to the following conditions:

1. The final plat and construction plans shall be reviewed and approved by City staff prior to recordation and building permit issuance.
2. Any outstanding staff or engineering comments shall be addressed prior to approval of final construction drawings.

*** 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.

Surveyor's Certificate

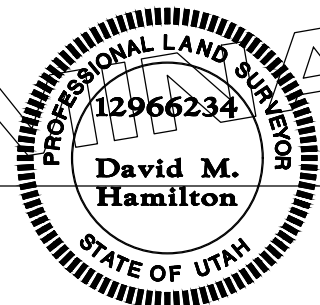
I, David M. Hamilton, do hereby certify that I am a Licensed Professional Land Surveyor in the State of Utah and that I hold Certificate No. 12966234 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Licensing Act; I further certify for, and on behalf of Anderson Wahlen & Associates that by authority of the owners I have completed a survey of the property described on this Subdivision Plat in accordance with Section 17-23-17 and have verified all measurements; that the reference monuments shown on this plat are located as indicated and are sufficient to retrace or reestablish this plat; and that the information shown herein is sufficient to accurately establish the lateral boundaries of the herein described tract of real property; hereafter known as Soelberg's Grantsville Subdivision.

Boundary Description

All of Lot 1 of the Matthews Property Lot Line Adjustment filed as Tooele County Survey No. _____ located within the Southwest Quarter of Section 32, Township 2 South, Range 5 West, Salt Lake Base and Meridian and the Northwest Quarter of Section 5, Township 3 South Range 5 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point which bears North 89°49'41" East 1552.20 feet along the Township line from the Southwest corner of said Section 32; said Southwest corner bears 261.86 feet North 0°03'05" East from a Tooele County witness monument in Durfee Street, and 492.43 feet (492.53 feet record) North 89°49'23" East from a Tooele County witness monument in South Willow Street; and running thence North 0°22'40" East 288.27 feet; thence South 89°26'31" East 604.62 feet; thence South 0°33'29" West 514.40 feet; thence North 89°37'24" West 603.00 feet; thence North 0°22'40" East 228.04 feet to the Point of Beginning.

Contains 311,175 sq. ft.
or 7.144 acres
3 Lots



David M. Hamilton
Utah PLS No. 12966234

Owner's Dedication and Consent to Record

Know all men by these presents that the undersigned are the owners of the above described tract of land, and hereby cause the same to be divided into lots, together with easements as set forth to be hereafter known as Soelberg's Grantsville Subdivision and do hereby dedicate to any and all public utility companies a perpetual, non-exclusive easement over the public utility easements shown on this plat, the same to be used for the installation, maintenance and operation of utility lines and facilities. Additionally Soelberg's Grantsville Subdivision does hereby dedicate for the perpetual use of the public, all streets and other property as reflected and shown on this plat to be dedicated for public use.

In witness hereof we have hereunto set our hands this _____, day of _____, A.D. 20____.

Soelberg's Market

By: _____
Its: _____

Corporate Acknowledgment

State of _____
County of _____ } ss

On the _____ day of _____, 20____, personally appeared before me, the undersigned Notary Public, _____, who being by me duly sworn did say that they are the _____ of _____ and that the foregoing instrument was signed in behalf of said corporation by authority of its Board of Directors, and they acknowledged to me that said corporation executed the same.

Residing at: _____
Commission Expires: _____

Print Name _____ A Notary Public

Rocky Mountain Power

1. Pursuant to Utah Code Ann. 54-3-27 this plat conveys to the Owner(s) or operators of utility facilities a public utility easement along with all the rights and duties described therein.
2. Pursuant to Utah Code Ann. 10-9a-603 Rocky Mountain Power accepts delivery of the PUE as described in this plat and approves this plat solely for the purpose of confirming that the plat contains Public Utility Easements and approximates the location of the Public Utility Easements, but does not warrant their precise location. Rocky Mountain Power may require other easements in order to serve this development. This approval does not effect any right that Rocky Mountain Power has under:

a. A recorded easement or Right-of-Way
b. The law applicable to prescriptive rights
c. Title 54, Chapter 8a, damage to underground utility facilities or
d. Any other provision of law

Approved this _____ day
of _____, 20____,

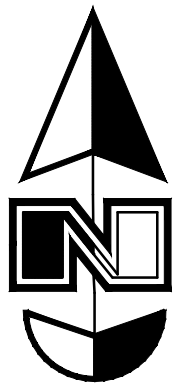
Rocky Mountain Power Company

By: _____
Title: _____

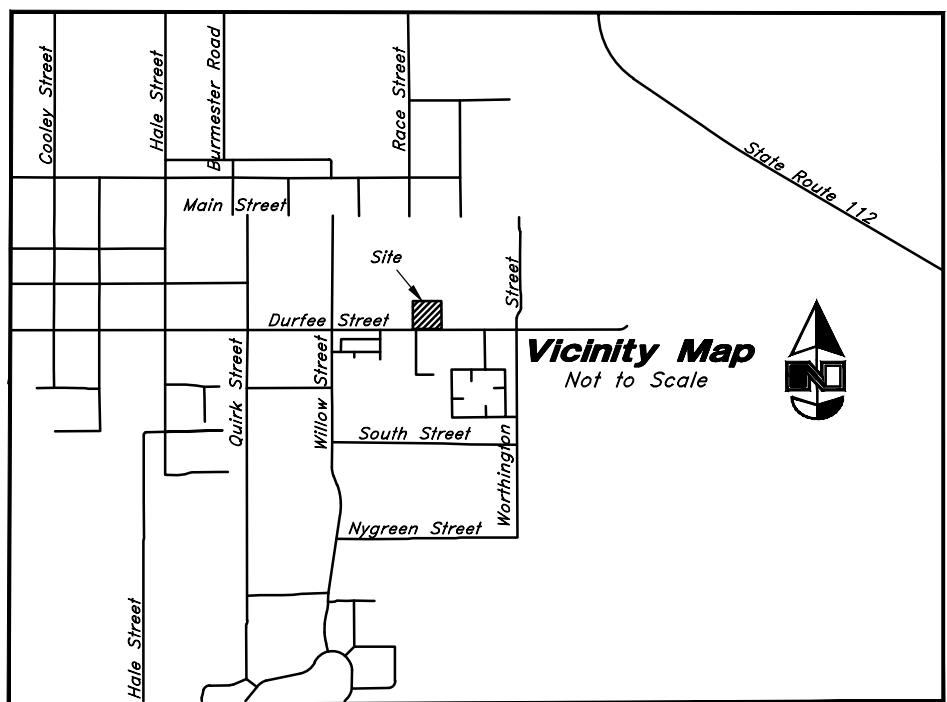
Sheet 1 of 1

Soelberg's Grantsville Subdivision

A part of the Southwest Quarter of Section 32, Township 2 South, Range 5 West,
and the Northwest Quarter Corner of Section 5, Township 3 South, Range 5 West
Salt Lake Base and Meridian, U.S. Survey, Grantsville City, Tooele County, Utah
July 2025



Scale: 1" = 50'



Narrative

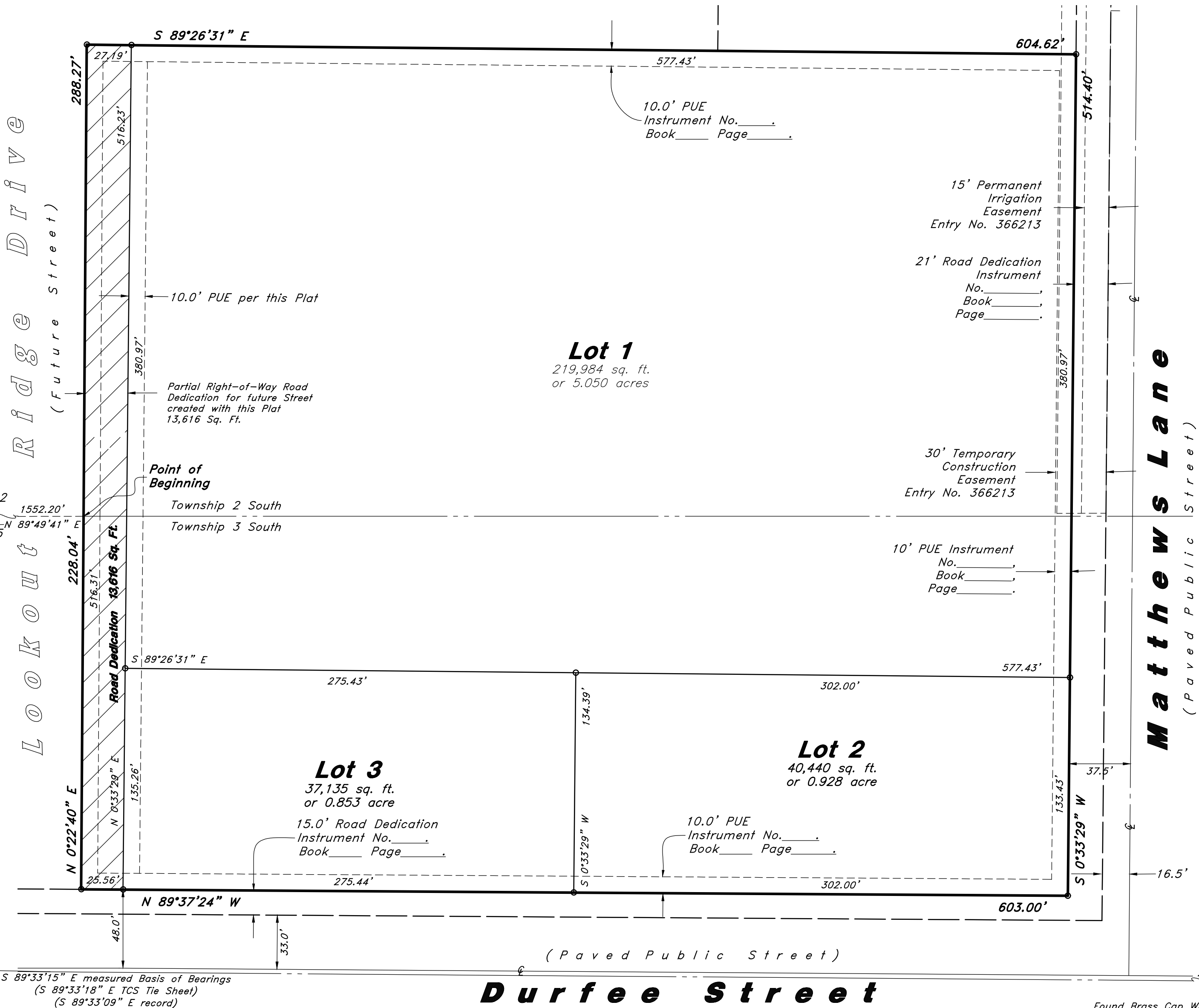
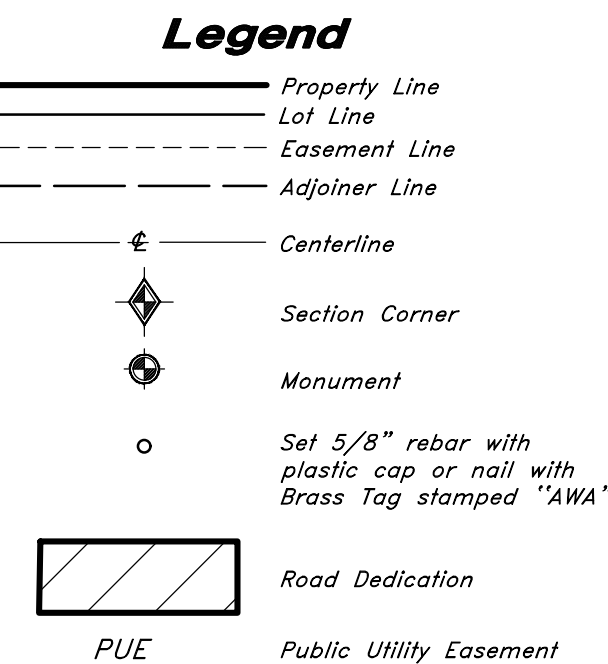
This Subdivision was requested by Soelbergs Market prerequisite to the development of this property.

This Survey retraces and honors a previous 2009 Record of Survey by Nolan Hathcock and Filed as Entry No. 09-0012, and the Lot 1 Boundary of Lot Line Adjustment Survey by Wilding Engineering filed as Tooele County ROS# _____.

A line between Witness Corner monuments found in Durfee Street for the Southwest corner and the South Quarter corner of Section 32 was assigned the NAD83 Utah Central State Plane bearing of South 89°33'15" East with reference to North as derived from the VRS Network. Which verifies the Tooele County Tie Sheet Bearing within ALTA Standards.

This Property is tied to the Southwest corner of Section 32 which is not in place and has been calculated by holding the record bearings from the two Witness corners as shown on the Tooele County tie Sheet and the 1987 Dependent Resurvey of a portion of Township 3 South Range 5 West. The Witness corner for the Southwest Corner of Section 32 found in Durfee Street is stamped 262.72 feet however the Tooele County tie sheet and the 2009 Survey both report this as an error and report the distance as being 261.86 feet. The North-South distance of 261.86 feet was verified by holding the tie sheet bearings from the Witness Corners. The East-West distance shown on the Tooele County tie sheet and Dependent Resurvey report a distance from the Witness corner in South Willow Streets to the Southwest corner of Section 32 as 492.53 feet however, when the two bearings are held the intersection of the two witness corners calculates an East-West distance of 492.43 feet.

Property Corners were placed with this Survey.



Enbridge Gas Utah

Questar Gas Company, dba Enbridge Gas Utah, hereby approves this plat solely for the purposes of confirming that the plat contains public utility easements. Enbridge Gas 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 Owner Dedication or in the Notes, and does not constitute a guarantee of particular terms or conditions of natural gas service. For further information please contact Enbridge Gas Utah's Right-of-Way Department at 800-366-8532.

Questar Gas Company
dba Enbridge Gas Utah

Approved this _____ day of _____, 20____.

By: _____

Title: _____

Carol Jefferies
Soelberg's Market
213 E Main Street
Grantsville, UT 84029

County Surveyor

Approved this _____ Day of _____, A.D., 20____.
by the Tooele County Survey Department
ROS# _____

Tooele County Survey Department

Grantsville City Attorney

Approved this _____ Day of _____, A.D., 20____.

Grantsville City Attorney

County Treasurer

Approved this _____ Day of _____, A.D., 20____.
by the Tooele County Treasurer

Tooele County Treasurer

Soelberg's Grantsville Subdivision

A part of the Southwest Quarter of Section 32, Township 2 South, Range 5 West,
and the Northwest Quarter Corner of Section 5, Township 3 South, Range 5 West
Salt Lake Base and Meridian, U.S. Survey, Grantsville City, Tooele County, Utah
July 2025

Tooele County Recorder

Recorded

State of Utah, County of Tooele, Recorded and Filed at the Request of _____

Date _____ Time _____ Book _____ Page _____

Fee \$ _____ Tooele County Recorder



2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - AWAengineering.net

Tooele County Health Department

Approved as to Form this _____
Day of _____, A.D., 20____.
by the Tooele County Health Department

Tooele County Health

Grantsville City Engineer

Approved as to Form this _____
Day of _____, A.D., 20____.

Grantsville City Engineer Director

Community Development

Approved as to Form this _____
Day of _____, A.D., 20____.

Planning Commission

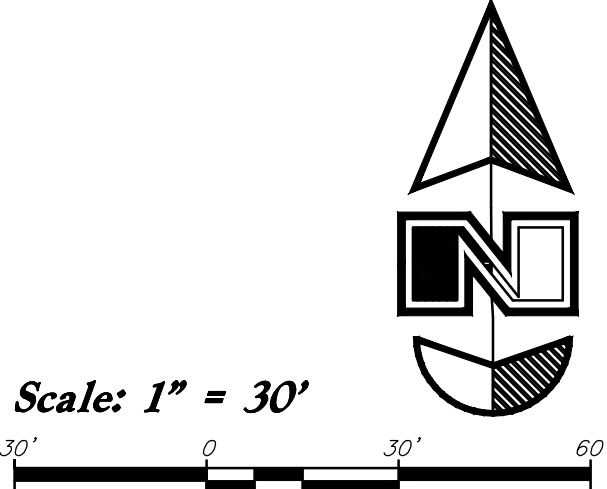
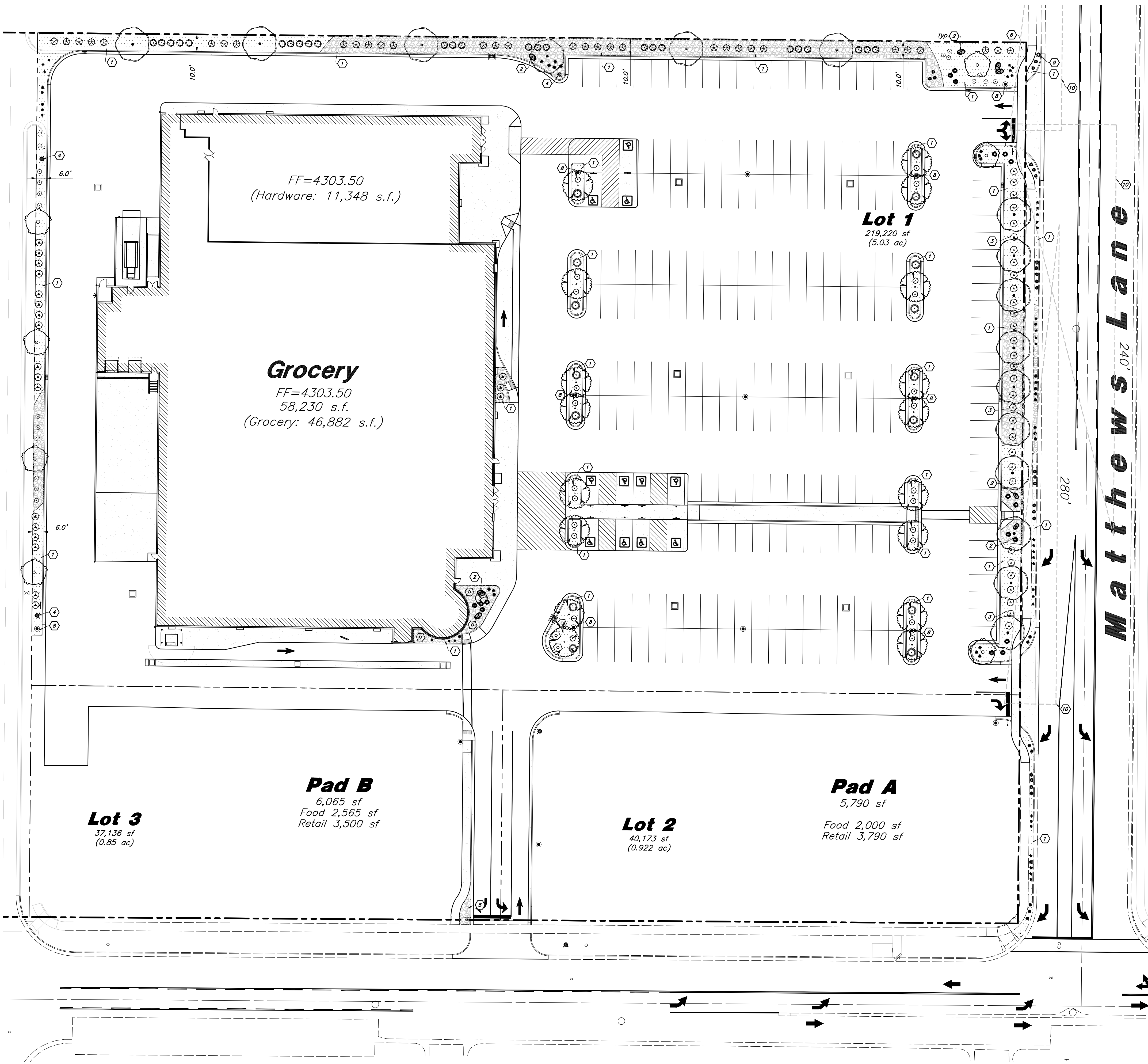
Approved this _____ Day of _____, A.D., 20____.
by the Tooele City Planning Commission

Chair, Planning Commission

City Council

Approved this _____ Day of _____, A.D., 20____.
by the Tooele City Council.

Affest: City Recorder



PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE
DECIDUOUS TREES			
	16	Ulmus parvifolia / Chinese Lacebark Elm	2" Caliper
	17	Zelkova serrata 'Musashino' / Musashino Zelkova	2" Caliper
ORNAMENTAL TREES			
	1	Cercis canadensis 'Ruby Falls' / Ruby Falls Weeping Eastern Redbud	1 1/2" Caliper
	7	Syringa reticulata 'Ivory Silk' / Ivory Silk Japanese Tree Lilac*	1 1/2" Caliper
ORNAMENTAL GRASSES			
	23	Bouteloua gracilis 'Blonde Ambition' / Blonde Ambition Blue Grama	1 gal
PERENNIALS			
	20	Achillea x 'Moonshine' / Moonshine Yarrow	1 gal
	29	Nepeta x 'faassenii' 'Drapmore' / Catmint	1 gal
	23	Penstemon eatonii / Firecracker Penstemon	1 gal
DECIDUOUS SHRUB			
	19	Caryopteris x clandonensis 'Blue Mist' / Blue Mist Shrub	5 gal
	20	Euonymus alatus 'Compactus' / Compact Burning Bush	5 gal
	32	Physocarpus opulifolius 'Diablo' / Diablo Ninebark	5 gal
	31	Prunus x cistena / Purple Leaf Sand Cherry	5 gal
	17	Rosa Meidland series 'Red' / Red Meidland Rose	5 gal
	23	Spiraea x bumalda 'Anthony Waterer' / Anthony Waterer Spiraea	5 gal
EVERGREEN SHRUB			
	25	Fallugia paradoxa / Apache Plume	5 gal
	15	Juniperus horizontalis 'Blue Chip' / Blue Chip Juniper	5 gal
	6	Picea pungens 'Globosa' / Dwarf Globe Blue Spruce	5 gal

MATERIAL SCHEDULE

	Decorative Stone #1 - Install a Four (4) inch depth over Dewitt Pro5 Weed Barrier. Stone Shall be Used in all Shrub Areas and Washed Prior to Installation; Remove all Soil From Weed Barrier Prior to Laying Stone; Stone Shall be 1.5" Diameter, Crushed, Gray with Hints of White Colored Stone From Geneva Rock Pelican Point Saratoga Springs; Provide Sample for Approval	Detail: 3/L3.1
	Decorative Stone #2 - Install over Dewitt Pro5 Weed Barrier and Make Sure it Covers Weed Barrier; Carefully Place Around Plant Material; Stone Shall be Used in all Shrub Areas and Washed Prior to Installation; Remove all Soil From Weed Barrier Prior to Laying Stone; Stone Shall be 2-4" Diameter Tan Color Stone From Staker Parsons Beef Hollow Pit or Approved Equal; Provide Sample for Approval	Detail: 3/L3.1
	Landscape Boulders - Boulders Shall be 2-3' in Diameter, and Match Proposed Stone #2 (Tan); Boulders Shall be Recessed into the Stone Two (2) inches and Not Set on Top of Stone; No Boulder Shall be Placed Adjacent to a Curb Where a Car Could Potential Hit With Bumper; Wash Soil Off Boulders Prior to Installation	Detail: 4/L3.1

Landscape Data
Site Area = 219,220 s.f. (5.03 ac.)
Onsite Landscape Area = 14,453 s.f. (6.6%)
Offsite Landscape Area = 1,321 s.f.
Park Stalls Provided = 200 Stalls
Parking Lot Trees = 36 Trees
Matthews Lane Frontage = 332 L.F. *
Street Trees Required = 11 Trees (11 Provided)

* Frontage Calculation Doesn't Include Driveways; Street Trees Shall be Added Along Other Road Frontages When Adjacent Pads Develop

Landscape Notes:
1. All Landscape Shall be Irrigated by an Automatic Irrigation System. Point Source Drip Irrigation Shall be Used for Shrub Areas. See Sheet L2.1 for Layout and Sheet L3.1 for Details.
2. See Sheet L3.1 for Details.
3. All Areas that Are Disturbed by Construction that is Not Building and Hardscape Shall be Landscaped. Contact Landscape Architect With Areas in Question.
4. Adjust Landscape as Needed to Accommodate New and Existing Utilities. Provide Easy Access to Utilities.
5. Different Stone Colors and Sizes Shall Not be Separated by Edging but Shall Have a Defined Distinct Edge.

Landscape Installation Keynotes
1 Install Shrub Area with Decorative Stone Over Weed Barrier - See Material Schedule for Type and Depth
2 Install Landscape Boulder - See Material Schedule for More Detail
3 Shrub Hedge to Screen Headlights From Adjacent Road
4 New Fire Hydrant; Adjust Plant Material as Needed to Allow Access
5 Install Weed Barrier and Decorative Stone Only; No Plant Material or Irrigation
6 Approximate Location of Secondary Water Pressure Irrigation Connection - See Utility Plan for Exact Location
7 New Elect. Transformer - See Site Elect. Plan; Adjust Plant Material as Need to Allow Access to Transformer
8 New Light Pole - See Elect. Plans
9 New Pressurized Secondary Irrigation Meter - See Utility Plan for More Detail
10 AASHTO Sight Triangle - Verify that Area is Kept Clear of any Obstructions, Such as Buildings, Fences, Parked Vehicles, Vegetation (Trees, Shrubs), or Terrain Features Between the Height of Three to Eight Feet; Tree Canopies Within the Sight Triangle Shall be Limbed up to 2' to Preserve View

General Landscape Notes:

- Plant material quantities are provided for bidding purposes only. It is the contractor's responsibility to verify all quantities listed on the plans and the availability of all plant materials and their specified sizes prior to submitting a bid. The contractor must notify the Landscape Architect prior to submitting a bid if the contractor determines a quantity deficiency or availability problem with specified material. The contractor shall provide sufficient quantities of plants equal to the symbol count or to fill the area shown on the plan using the specified spacing. Plans take precedence over plant schedule quantities.
- Contractor shall call Blue Stake before excavation for plant material.
- Prior to construction, the contractor shall be responsible for locating all underground utilities and shall avoid damage to all utilities during the course of the work. It shall be the responsibility of the contractor to protect all utility lines during the construction period, and repair any and all damage to utilities, structures, site appurtenances, etc. which occurs as a result of the landscape construction.
- The landscape contractor shall examine the site conditions under which the work is to be performed and notify the general contractor in writing of unsatisfactory conditions. Do not proceed until conditions have been corrected.
- The contractor shall provide all materials, labor and equipment required for the proper completion of all landscape work as specified and shown on the drawings.
- See civil and architectural drawings for all structures, hardscape, grading, and drainage information.
- Contractor safety and cleanup must meet OSHA standards at all times. All contractors must have adequate liability, personnel injury and property damage insurance. Clean-up must be performed daily, and all hardscape areas must be washed free of dirt and mud on final cleanup. Construction must occur in a timely manner.
- All new plant material shall conform to the minimum guidelines established by the American Standard for Nursery Stock. Published by the American Association of Nurserymen, Inc. In addition, all new plant material shall be of specimen quality.
- The Owner/Landscape Architect has the right to reject any and all plant material not conforming to the plans and specifications.
- Any proposed substitutions of plant species shall be made with plants of equivalent overall form, height, branching habit, flower, leaf, color, fruit and culture only as approved by the Landscape Architect.
- It is the contractor's responsibility to furnish all plant materials free of pests or plant diseases. It is the contractor's obligation to maintain and warranty all plant materials.
- The contractor shall take all necessary scheduling and other precautions to avoid winter, climatic, wildlife, or other damage to plants. The contractor shall install the appropriate plants at the appropriate time to guarantee life of plants.
- The contractor shall install all landscape material per plan, notes and details.
- Plant names are abbreviated on the drawings, see plant schedule for symbols, abbreviations, botanical, common names, sizes, estimated quantities and remarks.
- No grading or soil placement shall be undertaken when soils are wet or frozen.
- Existing topsoil shall be striped and stockpiled for landscape use. Contractor shall verify existing topsoil amounts and quality with the general contractor, report topsoil if needed. The landscape contractor shall perform a soil test on existing and imported topsoil and amend per soil test recommendations. Soil test to be done by certified soil testing agency. Provide new imported topsoil as needed from a local source. Imported topsoil must be a premium quality dark sandy loam, free of rocks, clods, roots, and plant matter. Topsoil shall be installed in all landscaping areas.
- Prior to placement of topsoil in all landscaping areas, all subgrade areas shall be loosened by scarifying the soil to a depth of 6 inches in order to create a transition layer between existing and new soils.
- Provide a twelve (12) inch depth of stockpiled or imported topsoil in parking islands and an eight (8) inch depth in all other shrub areas.
- All plant material holes shall be dug twice the diameter of the rootball and 6 inches deeper. Excavated material shall be removed from the site and replaced with plant backfill mixture. The top of the root balls, shall be planted flush with the finish grade.
- Plant backfill mix shall be composed of 3 parts topsoil to 1 part soil sap, and shall be mixed at the planting hole. Deep water all plant material immediately after planting. Add backfill mixture to depressions as needed.
- All new plants to be balled and burlapped or container grown, unless otherwise noted on plant schedule.
- Upon completion of planting operations, all shrub areas with trees, shrubs, and perennials, shall receive specified stone over Dewitt Pro5 Weed Barrier. Stone shall be evenly spread on a carefully prepared grade free of weeds. The top of stone should be slightly below finish grade and concrete areas.
- All deciduous trees shall be double staked per tree staking detail. It is the contractor's responsibility to remove tree staking in a timely manner once staked trees have taken root. Deciduous tree ties to be V.I.T. Clinch Ties #CT32.

24. Landscape installer shall repair or replace plantings and accessories that fail in materials, workmanship, or growth within specified warranty period. Failures include, but are not limited to, the following: Death and unsatisfactory growth, except for defects resulting from abuse, lack of adequate maintenance, or neglect by Owner, or incidents that are beyond installer's control. Warranty period shall be twelve (12) months and begin at date of final project acceptance.



Landscape Plan
Soelberg's Market
Durfee Street & Matthews Lane
Grantsville, Utah



23 Jul, 2025
SHEET NO.
L1.1



**ISTER
LN**

MATTHEWS LN

KIRK LAWRENCE MATTHEWS
01-055-0-0046
R031089

M&M MATTHEWS LLC
01-055-0-0045
R031088

M & M MATTHEWS PROPERTIES LLC
01-055-0-0040
R029963

M & M MATTHEWS PROPERTIES LLC
01-070-0-0102
R029969

M & M MATTHEWS PROPERTIES LLC
01-070-0-0103
R029970

JAMIE L HALL JT
01-055-0-0049
R103432

HOINS MICHAEL R JT
01-055-0-0015
R004844

AJAX CATTLECOMPANY LLC
01-054-0-0005
R020961

JOHNSON CODY JT
01-054-0-0043
R020089

RICHARD R JOHNSON JT
01-054-0-0078
R032768

Matthews Ln

Durfee St

HAWKE JT
01-070-0-0102
R029969

TARAL JT
01-070-0-0103
R029970

OARCH JT
01-070-0-0104
R029971

CLARK KY
01-070-0-0105
R030999

Agenda Item # 6

Consideration of Resolution 2025-63
approving the Fee Waiver Policy

Grantsville City Fee Waiver Policy



1. Purpose

The purpose of this policy is to establish guidelines for waiving certain city fees in support of projects that provide significant public benefits. This policy aims to promote economic development, facilitate affordable housing, and support nonprofit and community-benefit projects, while ensuring fiscal responsibility.

2. Eligibility Criteria

Fee waivers may be granted to projects that meet one or more of the following eligibility criteria:

- **Nonprofit Organizations:** Registered nonprofit organizations (501(c)(3) or equivalent) engaged in charitable, educational, or public benefit activities.
- **Affordable Housing:** Developments that provide housing for individuals or families earning less than 80% of the area median income (AMI).
- **Economic Development:** Projects that will create jobs, improve the local economy, or enhance commercial or industrial development within designated areas.
- **Public Benefit Projects:** Projects that directly benefit the public, such as schools, parks, recreational facilities, or community centers.
- **Special Accommodations Housing:** Developments that provide housing for seniors, individuals with disabilities, or other vulnerable populations.
- **Low-Income Areas:** Projects located in designated redevelopment or economically disadvantaged areas.

3. Types of Fees Eligible for Waiver

The following city fees may be considered for waiver in full or in partial under this policy:

- Building permit fees.
- Development impact fees.
- Utility connection fees (e.g., water, sewer).
- Planning and zoning application fees.

The following fees are **not** eligible for waiver:

- Fines or penalties.
- Legal or review fees required for third-party review.

Other Minor Fees:

The City may also consider waiving smaller or incidental city fees not explicitly listed above for qualified nonprofit organizations, when the fees are directly associated with eligible public benefit projects. These may include, but are not limited to, temporary event permits, facility rental fees, or staff time. Any such waiver shall be considered on a case-by-case basis, must demonstrate alignment with the public benefit criteria in this policy, and is subject to administrative approval.

4. Funding Source for Impact Fee Waivers

In accordance with Utah Code § 11-36a-403(1)(b), for any fee waiver involving development impact fees except those granted for affordable housing, Grantsville City will allocate funding or resources from its Capital Projects, General, or related Enterprise Fund to offset the cost of the waived fees.

This provision ensures that all public infrastructure obligations associated with the exempted development are met without reducing service levels or delaying planned capital improvements. The Finance Department will coordinate with the Planning Department to estimate the waived impact fee amounts and ensure the availability of capital project funds before final approval of the waiver.

5. Application Process

Applicants seeking a fee waiver must submit a complete waiver application at the time of submitting their project or development application. The application must include:

- Project description and expected public benefit.
- Proof of nonprofit status, if applicable.
- Evidence of financial hardship or need, if applicable.
- Detailed development plans, timelines, and financial projections.

Applications must be submitted before any fees have been paid. Late submissions will not be considered.

6. Review and Approval Process

Fee waiver applications will be reviewed as follows:

- **Initial Review:** The City Planning Department will review applications for completeness and eligibility.
- **Committee Review:** A Fee Waiver Review Committee consisting of representatives from the Planning Department, Finance Department, City Manager, and Mayor will evaluate applications based on the criteria outlined in this policy.

- **Final Approval:** The City Manager, or their designee, will have final approval authority for granting fee waivers. In cases of significant waivers exceeding \$35,000.00, the City Council must approve.

7. Review Criteria

The following criteria will be used to evaluate applications:

- **Public Benefit:** The degree to which the project will provide direct benefits to the public, such as improving infrastructure, creating jobs, or increasing affordable housing.
- **Economic Impact:** The potential for the project to improve the city's economic base or contribute to revitalization.
- **Financial Need:** Whether the applicant demonstrates financial need or hardship that justifies the waiver.
- **Consistency with City Goals:** Projects must align with the city's long-term goals, such as sustainability, housing affordability, or community improvement.
- **Waiver Validity:** Fee waivers are valid for one year from the date of approval. If the project does not commence within one year, the waiver is void unless an extension is granted.

8. Revocation of Fee Waiver

The City reserves the right to revoke a fee waiver if:

- The project is significantly changed and no longer meets eligibility requirements.
- The project fails to commence or be completed within the approved timeline.
- The waiver was granted based on false or misleading information.

9. Accountability and Reporting

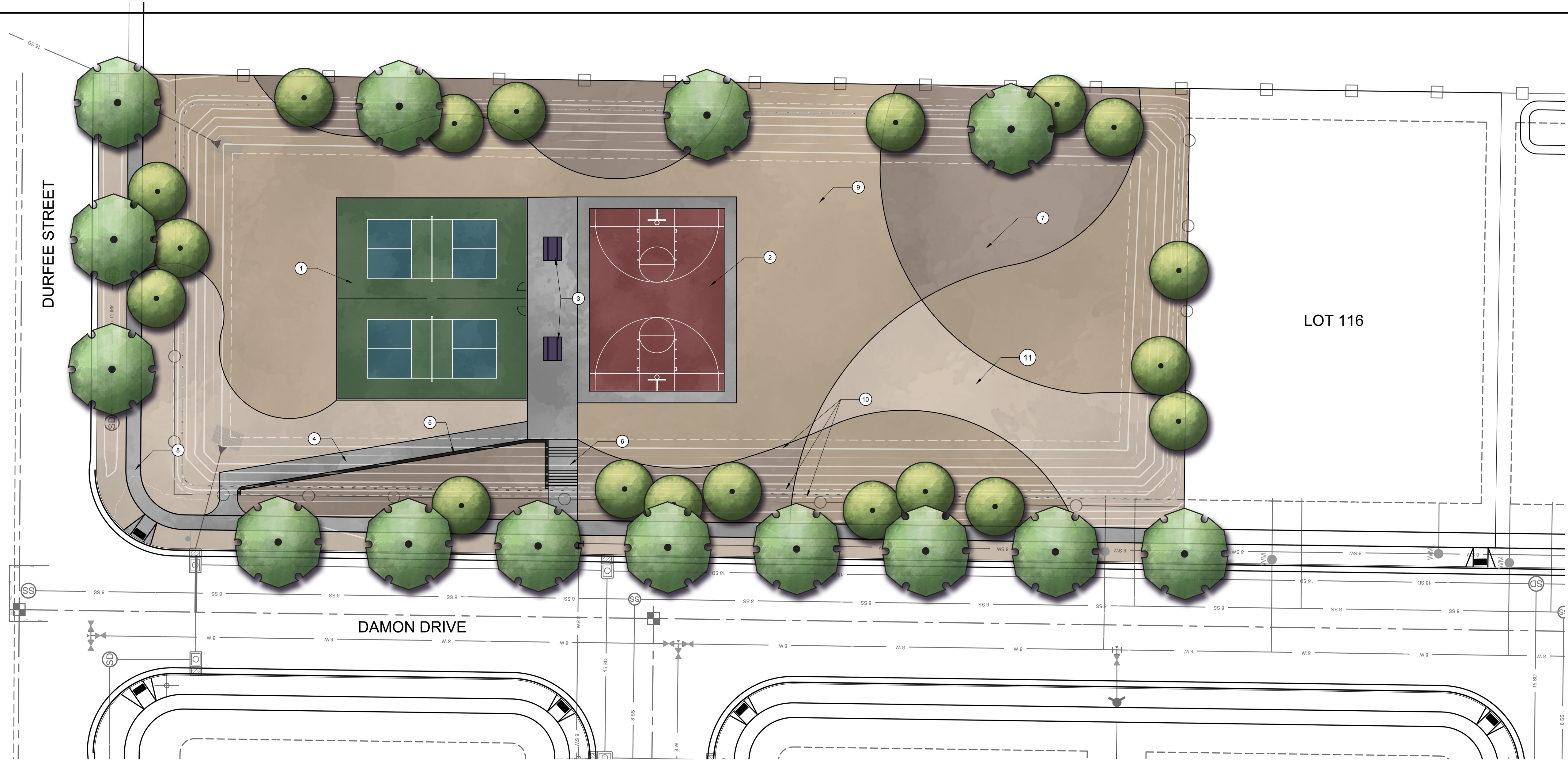
The City Finance Department will track and report fee waivers granted under this policy to the City Council annually. The report will include:

- Total fees waived by category.
- Projects benefiting from waivers and their public impact.
- Evaluation of the policy's effectiveness in achieving city goals.

Agenda Item # 7

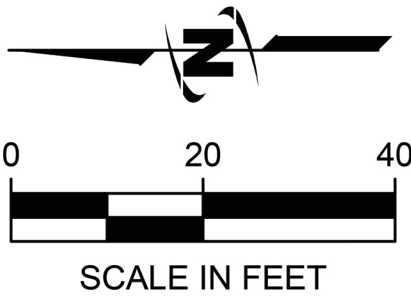
Discussion regarding Matthews
Meadows Park design

Plot Date: 2/21/2025 2:51 PM Plotted By: Jayne Williamson
Date Created: 2/21/2025 JUB-CONCENTRAL CLIENT SUB GRANTS VILLAGE NEW TEAM PROJECTS 83-25-006 MATTHEWS MEADOWS BASIN PARK DESIGN CAD MODEL 83-25-006 CONCEPT1.DWG



REFERENCE NOTES SCHEDULE

CODE	DESCRIPTION
①	PICKLEBALL
②	BASKETBALL - HALF COURT
③	PICNIC TABLE
④	ADA ACCESSABLE SIDEWALK: APPROXIMATELY 4.5% GRADE
⑤	RETAINING WALL: WIDTH AND STYLE TO BE DETERMINED DURING CONSTRUCTION DESIGN.
⑥	STAIRS: OPTIONAL ADDITION TO THE DESIGN. NUMBER OF STAIRS TO BE DETERMINED DURING FINAL DESIGN BASED ON SITE REQUIREMENTS.
⑦	ROCK MULCH 1
⑧	CONCRETE HATCH
⑨	ROCK MULCH 2
⑩	EXISTING TOPOGRAPHY OF BASIN
⑪	ROCK MULCH 3



J-U-B ENGINEERS, INC.
392 E. Winchester St.
Suite 300
Salt Lake City, UT 84107
Phone: 801.886.9052
www.jub.com

PRELIMINARY
PLANS

NOT FOR
CONSTRUCTION

REVISION			
NO.	DESCRIPTION	BY	DATE

MATTHEWS MEADOWS PARK
GTM

PREFERRED CONCEPT

FILE: 83-25-006_CONCEPT1
JUB PROJ. #: 80-25-006
DRAWN BY: JDJ
DESIGN BY: JDJ
CHECKED BY: SV
AT FULL SIZE, IF NOT ONE
INCH SCALE ACCORDINGLY
LAST UPDATED: 2/21/2025
SHEET NUMBER:
C-1



Shelby Moore <smoore@grantsvilleut.gov>

Matthews Meadows Park Concept & Funding Breakdown

Brian Barrow <brian@gtmbuilders.com>
 To: Shelby Moore <smoore@grantsvilleut.gov>
 Cc: Shawn Holste <SHAWNHOLSTE@me.com>

Fri, Mar 7, 2025 at 12:07 PM

Hi Shelby,

I apologize for the misunderstanding and the delay in getting back to you regarding the Matthews Meadows Park Concept.

Attached, you'll find our concept plan for the park. Our goal is to keep the project budget under \$300K; however, initial engineering cost estimates are coming in significantly higher.

It's my understanding that we can utilize Open Space Fees and potentially Park Impact Fees from permits to fund these basin improvements. Based on recorded subdivisions for Matthews Meadows Phase 1 and Cowboy Estates, we currently have approximately **\$287,580.56** available. Please see the breakdown below:

Available Funding

Subdivision	Open Space Fee			
Matthews Meadows Phase 1	\$53,000.00			
Cowboy Estates	\$33,000.00			
Total	\$86,000.00			

Subdivision	Park Impact Fees per Lot	# of Lots	Total
Matthews Meadows Phase 1	\$3,952.56	33	\$130,434.48
Cowboy Estates	\$3,952.56	18	\$71,146.08
Total			\$201,580.56

Grand Total Available: \$287,580.56

If we include the future development of Matthews Meadows Phase 2, we could access an additional **\$186,054.96**, broken down as follows:

Matthews Meadows Phase 2 (41 Lots)	Amount
Open Space Fee Total	\$24,000.00
Park Impact Fees Total	\$162,054.96
Total Additional Funds	\$186,054.96

Please let me know if you need any further details. We look forward to your thoughts on this project.

Thanks,

Brian



MatthewsMeadowFinalRender.pdf

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MATTHEWS MEADOWS BASIN PARK - PRELIMINARY COST ESTIMATE

3/6/2025

No.	Item Description	Units	Qty	Unit Cost	Total Cost
1	Clear and grub	SF	52500	\$ 0.29	\$ 15,230.00
2	Topsoil (12" depth)	CY	133	\$ 48.00	\$ 6,390.00
3	Pickleball courts (Post-tension) w/ fencing & nets	EACH	2	\$ 60,000.00	\$ 120,000.00
4	Basketball court w/ two hoops (Post-tension)	SF	3780	\$ 26.00	\$ 98,280.00
5	Concrete Flatwork (4" depth)	SF	5008	\$ 8.00	\$ 40,070.00
6	Retaining wall	LF	125	\$ 160.00	\$ 20,000.00
7	Stairs	LS	1	\$ 5,000.00	\$ 5,000.00
8	Park Strip Trees	EACH	11	\$ 550.00	\$ 6,050.00
9	Other trees	EACH	20	\$ 550.00	\$ 11,000.00
10	Shrubs (5 gal)	EACH	50	\$ 85.00	\$ 4,250.00
11	Irrigation system	LS	1	\$ 10,000.00	\$ 10,000.00
12	Metal Edging	LF	900	\$ 10.00	\$ 9,000.00
13	Picnic Tables	EACH	2	\$ 4,000.00	\$ 8,000.00
14	Landscape boulders	EACH	25	\$ 150.00	\$ 3,750.00
15	Rock mulches	SF	47000	\$ 2.25	\$ 105,750.00
				Subtotal	\$ 462,770.00

Soft Costs

Mobilization (3%)	LS	1	\$ 13,890.00	\$ 13,890.00
Opinion of Probable Cost contingency (10%)	LS	1	\$ 46,280.00	\$ 46,280.00
Construction contingency (10%)	LS	1	\$ 46,280.00	\$ 46,280.00
SWPPP (1%)	LS	1	\$ 4,700.00	\$ 4,700.00
Final Plans/Construction Documents & Planting Design	LS	1	\$ 24,000.00	\$ 24,000.00
Grand Total				\$ 597,920.00

Agenda Item # 8

Council Reports

Agenda Item # 9

Closed Session (Imminent Litigation,
Personnel, Real Estate)

Agenda Item # 10

Adjourn