



September 3rd, 2025

**City Council Meeting
Information Packet**

Agenda Item # 1

Public Comment

Agenda Item # 2

Summary Action Items

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

**MINUTES OF THE WORK MEETING OF THE GRANTSVILLE CITY COUNCIL,
HELD ON AUGUST 6TH, 2025 UTAH AND ON ZOOM. THE MEETING BEGAN AT
6:00 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
Chief Sager, Police Department

AGENDA

1. Discussion regarding the proposed fee waiver policy

Sherrie Broadbent stood to represent this item. Ms Broadbent has had several requests for a fee waiver policy. The waivers would be granted in groups with the goal of stimulating economic growth. The proposed waivers have been reviewed by the City Manager and department heads. Eligibility criteria will apply, and not all fees can be waived. Applications will be submitted and reviewed by a board, with any waiver exceeding \$35,000 requiring City Council approval. There was discussion regarding the in-house approval limit and whether it should be adjusted. It was noted that waivers could be revoked if eligibility criteria are no longer met. Councilmembers discussed the importance of having clear criteria and processes to ensure transparency and prevent abuse. Councilmember Thomas inquired about annual reporting, with the proposed timeline set for August, following the start of the fiscal year.

2. Discussion regarding the Proposed Zoning Fees

Shelby Moore presented this agenda item and invited questions regarding the proposed fees. Discussion included concerns that the fees may be too high and questions about how they compare to other cities. Ms Moore explained that the fees are not based on

Unapproved

comparisons with other municipalities. Additional concerns were raised about the number of steps in the process and its cost-effectiveness. It was noted that the process could be reviewed and adjusted if needed to improve efficiency. There was also concern that publishing the fees could discourage businesses from locating in Grantsville.

3. **Adjourn**

Motion: Councilmember Butler made the motion to adjourn

Second: Councilmember Jenkins seconded the motion.

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

Meeting ended at: 6:31 pm

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**MINUTES OF THE REGULAR MEETING OF THE GRANTSVILLE CITY COUNCIL,
HELD ON AUGUST 20TH, 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
Shelby Moore, Zoning Administrator

Sherrie Broadbent, Finance Director
Gina Roberts, Deputy City Recorder
Robert Sager, Police Chief
Jason Remick, Fire Chief

Citizens and Guests Present: Tom Tripp, Kevin Casey, Shea Durfee, Lynn Hollinger, Nic Jenkins, Les Peterson, Jared Mitchell

There were many members of the public present in person and via Zoom

Mayor Critchlow had Les Peterson lead the Pledge of Allegiance

AGENDA:

1. Introduction of Grant Sunada from Health Department

Grant Sunada introduced himself and presented an update to the programs currently offered by the Health Department. Mr Sunada outlined the goals under his direction. Mr Sunada, along with Jamie Zwerin, recognized Pam Bennett for her service on the Health Department Board and presented Mayor Critchlow with a plaque in appreciation of his participation and support of the Health Department.

2. Canvass of 2025 Primary Election Results

Motion: Councilmember Butler made the motion to approve the Canvass of 2025 Primary Results

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.

3. Public Comment

Tom Tripp stood for public comment. Mr Tripp provided comments regarding Resolution 2025-63, approving the Fee Waiver Policy. He expressed concern about the waiving of fees, the potential impacts, compliance with state code, and parameters for approval outside of City Council.

Nic Jenkins stood for public comment. Mr Jenkins provided an update on the TC United soccer program. Mr Jenkins expressed concerns regarding the availability of fields to meet the needs of the youth participants.

4. Summary Action Items

- a. Approval of Minutes from the August 6th, 2025 Regular Meeting**
- b. Approval of Bills**

Motion: Councilmember Hammond 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 Jenkins made the motion to approve the bills.

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.

5. Consideration of Resolution 2025-62 approving the Soelberg’s Market Subdivision Plat

Shelby Moore and Jared Mitchell stood to represent this item. Ms Moore explained the plans for the subdivision plat and recommended council approval. The Mayor clarified that while the City is constructing the road, it is not responsible for the infrastructure on the property. Council discussed the Planning Commission’s review and approval process, as well as details regarding the future development of Pad A and Pad B. Additional discussion addressed responsibility for road construction, landscaping requirements, and the timing of project completion.

Motion: Councilmember Hammond made the motion to approve Resolution 2025-62 approving the Soelberg’s Market Subdivision Plat

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.

6. Consideration of Resolution 2025-63 approving the Fee Waiver Policy

Sherrie Broadbent stood to represent this item. Ms Broadbent explained the purpose and need for the resolution and policy. Discussion followed regarding how and when the policy should be reviewed and updated, as well as the approval limits for the staff panel. Ms Broadbent emphasized the importance of transparency and educating citizens on the waiver process and reasons for approval. Questions were raised about the legality of the policy and delegation of authority, which were addressed by Tysen Barker.

Motion: Councilmember Butler made the motion to table approve Resolution 2025-63 approving the Fee Waiver 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.

7. Discussion regarding Matthews Meadows Park design

Shelby Moore stood to present this item. Sherrie Broadbent explained how current impact fees are being used and outlined the laws and policies governing them. Discussion included concerns, clarifications, future vision, and the allocation of impact fees for parks. A work meeting was scheduled for September 17 at 6:00 p.m. to discuss the issue further.

8. Council Reports:

Councilmember Williams: Reported on the Mosquito Abatement meeting. The first case of West Nile Virus has been reported in Tooele County. The sewer plant has been sprayed. He also supported two Grantsville FFA youth at the Stock Show.

Councilmember Hammond: Reported that the Scenic Slopes Bike Park is almost ready for advertisement, with Phase 1 beginning soon. Updates were provided on commercial projects: Holiday Oil will break ground soon with completion expected in the spring; Soelberg’s will break ground next month; Arby’s has already broken ground with completion anticipated in approximately 90 days. Questions regarding traffic signals were addressed: Sheep Lane/112 is scheduled for this fall, and the Mayor will follow up with UDOT on the Hale/Main light timeline.

Councilmember Thomas: Reported on School Board meetings, noting discussions on the future direction of schools in Grantsville and the relationship between the school district and the city park.

Councilmember Jenkins: Reported on Chamber of Commerce networking meetings, providing opportunities for local business involvement. She noted that the Health Department is a great addition to the community and highlighted opportunities for partnership. She announced the America 250 Grantsville Project Year-Long Celebration, which will kick off in collaboration with Constitution Day on September 6, with further events planned in partnership with the County. She also reported on registration for the ULCT Conference in October and shared that the Back-to-School BBQ was a huge success, with support from Communities That Care, Walmart, and RMP.

Councilmember Butler: Reported on the Historic Preservation Committee, which is planning a Historic Home Tour in conjunction with the Honey Harvest Festival in October. The committee is seeking to replace three members in September. He also noted an upcoming Planning Commission meeting.

Mayor Critchlow: Reported that Durfee Street is expected to reopen at the end of August. He reminded residents to drive slowly on South Street as it serves as the temporary access road. He announced the 9/11 Day of Service scheduled for September 27 from 8:00 a.m. to noon, with volunteers needed at the cemetery. He reported that the President of Tooele Tech is retiring and shared condolences with the Tremonton community and families impacted by the recent tragedy.

City Manager Michael Resare: Provided an update on the sewer treatment plant, noting it is in the final phase of review. He reported that the Parks Department is now fully staffed and announced that Bill Cobabe will begin as the new Community Development Director on August 26. Interviews for the GIS/Planner position are scheduled for August 28. He is working with Fire Chief Jason Remick and the Fire Department, and Chief Remick will attend future City Council meetings to address any questions.

9. 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.

Unapproved

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 9:06 pm

Closed Session ended at 10:01pm

10. Adjourn

Motion: Councilmember Hammond made the motion to adjourn

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.

Meeting ended at: 10:01 pm

Agenda Item # 3

Consideration of Resolution 2025-67
Appointing Steve Clark as Second
Assistant Chief



**GRANTSVILLE CITY
RESOLUTION NO. 2025-67**

A RESOLUTION APPOINTING STEVE CLARK AS SECOND ASSISTANT CHIEF

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

WHEREAS, Grantsville City recognizes the importance of maintaining a full and effective leadership structure within the Fire Department; and

WHEREAS, the position of Second Assistant Chief has become vacant prior to the normal appointment cycle, which typically occurs in November with new officers assuming duties on the first Wednesday in January; and

WHEREAS, it is necessary and in the best interest of the City and the Fire Department to promptly fill this vacancy to ensure continued effective operations and leadership; and

WHEREAS, Steve Clark has been recommended and is qualified to serve in this position.

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

Section 1. Appointment: Steve Clark is hereby appointed to serve as Second Assistant Chief of the Grantsville Fire Department for a term of three (3) years, commencing immediately upon adoption of this resolution.

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

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

ADOPTED AND PASSED BY THE CITY COUNCIL OF GRANTSVILLE CITY, THIS 3RD DAY OF SEPTEMBER, 2025.

BY THE ORDER OF THE GRANTSVILLE CITY COUNCIL:

By Mayor Neil Critchlow



ATTEST

Braydee Baugh, City Recorder

Agenda Item # 4

Consideration Resolution 2025-70

Appointing Chris Horrocks as an

Alternate Planning Commission Member



**GRANTSVILLE CITY
RESOLUTION NO. 2025-70**

**A RESOLUTION APPOINTING CHRIS HORROCKS AS AN ALTERNATE MEMBER
OF THE GRANTSVILLE CITY PLANNING COMMISSION**

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

WHEREAS, Grantsville City has established a Planning Commission in accordance with state and local laws to oversee land use matters and provide recommendations to the City Council; and

WHEREAS, the Planning Commission plays a vital role in guiding the growth and development of Grantsville City through careful consideration of zoning, land use applications, and planning policies; and

WHEREAS, there is a need to appoint a qualified individual to serve as an alternate member of the Planning Commission; and

WHEREAS, Chris Horrocks has been identified as a qualified candidate and is willing to serve in this capacity; and

WHEREAS, the term of appointment for alternate Planning Commission members is three years;

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

Section 1. Appointment: Chris Horrocks is hereby appointed to serve as an alternate member of the Grantsville City Planning Commission.

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 3RD DAY OF SEPTEMBER, 2025.

BY THE ORDER OF THE GRANTSVILLE CITY COUNCIL:



By Mayor Neil Critchlow

ATTEST

Braydee Baugh, City Recorder

Agenda Item # 5

Consideration of Resolution 2025-68
Approving the Technical Planning
Assistance Program Funds Cooperative
Agreement with UDOT



**GRANTSVILLE CITY
RESOLUTION NO. 2025-68**

**A RESOLUTION OF GRANTSVILLE CITY APPROVING THE TECHNICAL
PLANNING ASSISTANCE PROGRAM FUNDS COOPERATIVE AGREEMENT WITH
THE UTAH DEPARTMENT OF TRANSPORTATION**

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

WHEREAS, the Utah Department of Transportation (“UDOT”) has established a Technical Planning Assistance Program to support local governments in carrying out transportation-related planning activities; and

WHEREAS, UDOT and Grantsville City desire to enter into a Technical Planning Assistance Program Funds Cooperative Agreement to establish the terms and conditions of participation; and

WHEREAS, the City Council finds it beneficial and in the best interest of the community to approve the Agreement and authorize its execution.

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

Section 1. Approval: The Technical Planning Assistance Program Funds Cooperative Agreement, entered into by and between UDOT and Grantsville City and attached hereto as Exhibit A, is hereby approved. City Officials are authorized to execute the Agreement and take all necessary actions to carry out its provisions.

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
3RD DAY OF SEPTEMBER, 2025.

BY THE ORDER OF THE GRANTSVILLE CITY COUNCIL:

By Mayor Neil Critchlow



ATTEST

Braydee Baugh, City Recorder



EXHIBIT “A”

Technical Planning Assistance Program Funds Cooperative Agreement

TECHNICAL PLANNING ASSISTANCE PROGRAM FUNDS COOPERATIVE AGREEMENT

This Technical Planning Assistance Program Funds Cooperative Agreement (the "Agreement") is entered into on _____, by and between the Utah Department of Transportation ("UDOT"), an agency of the State of Utah, and Grantsville City ("Local Government"), a political subdivision of the State of Utah. UDOT and Local Government are collectively referred to as "Parties" and each may be referred to individually as "Party."

RECITALS

WHEREAS, the Utah Legislature appropriated money for the Technical Planning Assistance Program ("Program") pursuant to Utah Code Section 63J-1-206, and UDOT awarded the funding provided for under this Agreement to the Local Government pursuant to a competitive process that specified requirements applicable to the funding, and the funding is intended to help local governments plan for future land use and transportation; and

WHEREAS, funds from this Program must be used to pay for costs for an approved scope of work pursuant to the competitive award; and

WHEREAS, the Local Government has committed a local match amount for an approved scope of work in order to receive Program funding appropriated by the Legislature through UDOT; and

WHEREAS, this Agreement describes the amount of the funds that will be used for an approved scope of work for a planning project addressing future land use and transportation.

AGREEMENT

NOW, THEREFORE, on the stated Recitals, which are incorporated herein by reference, and for and in consideration of the mutual covenants and agreements hereafter set forth, the mutual benefits to the Parties to be derived, and for other valuable consideration, the receipt and sufficiency of which the Parties acknowledge, it is hereby agreed as follows:

1. Objective and Initial Scope of Work. This Agreement is entered in connection with assistance for the Transportation Master Plan project (the "Project"). UDOT must approve in writing the initial scope of work (the "Scope of Work") for the Project that will be funded through the Program under this Agreement (based on the approved UDOT Technical Planning Assistance Grant Application and UDOT's award). The Scope of Work will describe the work to be done, a detailed budget demonstrating how the funds will be used, deliverables to be produced, and an estimated schedule consistent with UDOT's competitive award to the Local Government. Upon approval, that initial Scope of Work will, by this reference, be incorporated into this Agreement, and UDOT must give prior written approval for any material modifications thereto for the duration of the

Project or they will not be acceptable for funding. Program funds can only be used to pay for expenses that are stated in the Project's approved Scope of Work.

2. Grant Award and Local Match. Local Government commits to fund a local match amount of \$ 6,100.00 in order to receive the eligible Program fund amount of \$ 83,900.00 for the Project. The Local Government must apply Program funds and Local Government matching funds pro-rata to expenses within the approved Scope of Work as they are paid. Upon UDOT's request, the Local Government will provide UDOT with an itemized list of all spending for the activities described in the approved Scope of Work that includes all funding sources and project costs.
3. Disbursement of Grant Funds. UDOT agrees to pay Local Government in two (2) installments. The first installment will cover ninety (90) percent of the grant award and will be paid within sixty (60) days of the execution of this agreement. The second installment will cover the remaining ten (10) percent of the grant award and will be paid within sixty (60) days after Local Government has submitted all required Final Report information to UDOT, as outlined in Paragraph 5 of this Agreement, and after UDOT has determined that Local Government has satisfactorily produced the deliverables outlined in the Scope of Work. Any deviations from this disbursement schedule will be at UDOT's discretion. Notwithstanding any other provision of this Agreement, no grant funds will be disbursed to Local Government until the Scope of Work, including its detailed budget, is approved by UDOT. Disbursement of grant funds is subject to legislative appropriation.
4. Performance Metrics. Local Government understands that Utah State law requires performance metrics (the "Performance Metrics") to be incorporated as part of this Agreement. The performance metric used for this Project will be on-time delivery of quarterly and annual reports required by this Agreement, as established in Paragraph 5 of this Agreement. On-time reporting will ensure that UDOT is kept current on the Project's progress and will enable UDOT and Local Government to address any issues that may arise in a timely manner.
5. Reporting. Local Government will submit regular progress reports to UDOT as outlined below.
 - a. Quarterly Reports: Delivered to UDOT within thirty (30) days after the end of the most recent quarter of the calendar year. Reports will include the following information.
 - i. A description of tasks completed for the approved Scope of Work.
 - ii. A description of any coordination between Local Government and UDOT.
 - iii. An estimate of the Scope of Work completed up to that point (expressed as a percentage).
 - iv. Total budget expended and total budget remaining.
 - b. Annual Reports: Delivered to UDOT in the final quarter of the calendar year. Reports will include the following information.
 - i. All required elements of Quarterly Reports.
 - ii. A sample of work products developed during the previous twelve (12) months or since the beginning of the Project.

- iii. How well the Local Government has met any Performance Metrics described in this Agreement.
 - c. Final Report: Delivered to UDOT within thirty (30) days of completing the Scope of Work. This report will include the following information.
 - i. The extent to which Local Government fulfilled the grant's purpose.
 - ii. A copy of the Project's final deliverable(s).
 - iii. Total budget expended and total budget remaining.
 - iv. Backup documentation showing costs incurred, which could include invoices, time records, or other documentation acceptable to UDOT.
 - v. How well the Local Government has met any Performance Metrics described in this Agreement.
- 6. Additional Information. The Local Government will cooperate with any of UDOT's requests for information or status concerning the Project and will promptly respond to them. The Local Government acknowledges that the Local Government and UDOT may be asked to submit reports or respond to inquiries about Program funds for the Utah State Legislature and the Utah Governor's Office.
- 7. Adoption of Project. After the Project is complete, the Local Government will adopt or start the process to adopt the results of the Project, as applicable.
- 8. Residual Funds. If any Program funds remain unexpended after the completion of the approved Scope of Work, the Local Government shall return the unexpended Program funds to UDOT within sixty (60) days, with or without a request by UDOT. Program funds and matching funds must be expended on the Project pro-rata, and the amount to be returned must be the unexpended pro-rata portion of the Program funds provided for the Project.
- 9. No Additional Funds. Unless specifically agreed to in a written amendment to this Agreement, UDOT and the Local Government will not be required to contribute additional funds to the Project. If the Local Government decides to cancel or abandon the Project before it is complete, or the approved Scope of Work cannot be completed for any reason, the Program funds and the Local Government funds must bear expenses for completed portions of the approved Scope of Work pro-rata, and the Local Government shall return to UDOT the unexpended pro-rata portion of the Program funds within sixty (60) days.
- 10. Term. The Parties agree that this Agreement shall remain in full force and effect for a period of five (5) years. This agreement may not be amended to extend beyond the five-year term. At the end of the five-year term, if any Program funds have not been expended for the approved Scope of Work, the Local Government shall return to UDOT the unexpended pro-rata portion of the Program funds within sixty (60) days.
- 11. Auditing. Local Government understands that State law allows the legislative auditor general to audit the use of any grant funds. Local Government consents to any required follow-up audit and clawback of the grant funds if an audit shows that the grant funds were inappropriately used.

12. Termination. In the event that UDOT determines the Local Government has not complied with the requirements of this Agreement, UDOT will provide written notice of the non-compliance. The Local Government agrees to cooperate with any inquiries or investigations conducted by UDOT. If the Local Government does not remedy the breach stated in UDOT's written notice of non-compliance within the time period stated in the notice, UDOT may terminate the Agreement. In the event of termination for non-compliance, the Local Government agrees that within sixty (60) days it will pay to UDOT all unexpended Program funds that it then holds, and it will also repay to UDOT the amount of any Program funds that were spent on unapproved expenses.
13. Amendment/Waiver. No waiver, termination, amendment or other modification of any provision to this Agreement shall be effective unless the same shall be in writing and signed by all Parties, and then such waiver, termination, amendment or modification shall be effective only in the specific instance and for the specific purpose for which it is given.
14. Entire Agreement. This Agreement constitutes the entire Agreement by and between the Parties with respect to the subject matter of this Agreement and supersedes all prior agreements, understandings and negotiations, both written and oral, with respect to the subject matter of this Agreement. No representation, warranty, inducement, promise, understanding or condition which is not set forth in this Agreement has been made or relied upon by either of the Parties hereto.
15. Dispute Resolution. The Parties agree to make a good faith effort to resolve any dispute regarding the construction or interpretation of any provision of this Agreement, or regarding any policy matter or the determination of any issue of fact, at the lowest appropriate level.
16. Further Action. Local Government agrees to properly address the legal requirements that apply to the work which is funded under this Agreement, and Local Government agrees to take any further actions that are necessary to provide for compliance with those legal requirements.
17. Authority. By signing below each Party represents and warrants: (i) that the individual(s) signing below are all of the individuals who are authorized and necessary to sign on behalf of the Party to make this Agreement binding on the Party, and (ii) that the execution, delivery and performance of this Agreement by the Party will not constitute a default under any other agreement to which it is a party or a violation of a law applicable to that Party.

IN WITNESS WHEREOF, the Parties have entered into this Agreement effective the date first set forth herein.

UTAH DEPARTMENT OF TRANSPORTATION

By: _____
Title: Program Development Director
Date: _____

GRANTSVILLE CITY

By: _____
Title: _____
Date: _____

Approved as to form:

Tygan Barker

Attest:

Agenda Item # 6

Consideration of Resolution 2025-66

Approving a Contract with Jones and
Demille for a Master Transportation Plan



**GRANTSVILLE CITY
RESOLUTION NO. 2025-66**

**A RESOLUTION APPROVING A CONTRACT WITH JONES AND DEMILLE FOR A
MASTER TRANSPORTATION PLAN**

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

WHEREAS, Grantsville City recognizes the importance of developing and maintaining an up-to-date Master Transportation Plan to support growth, infrastructure planning, and public safety; and

WHEREAS, the City has determined that Jones and Demille possesses the necessary expertise and experience to assist in the preparation of the Master Transportation Plan; and

WHEREAS, the City Council has reviewed the proposed contract with Jones and Demille, attached hereto as Exhibit A, and finds it to be in the best interests of the City to enter into said agreement.

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

Section 1. Approval: The contract between Grantsville City and Jones and Demille for the preparation of the Master Transportation Plan, attached 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”

Jones and Demille Master Transportation Plan Contract



**Jones & DeMille
Engineering**

www.jonesanddemille.com | 800.748.5275

ASSIGNMENT ORDER

In accordance with the General Services Agreement Between Owner and Consultant, dated October 21, 2022 ("Agreement"), Owner and Consultant agree as follows:

Project Information	
Project Name:	Grantsville City ▪ 2025 Transportation Master Plan Updates
Project Number:	2508-005
Date:	August 4, 2025
Project Manager	Micklane Farmer

- Services of Consultant.** Consultant's services shall be provided consistent with and limited to the standard of care applicable to such services, which is that Consultant shall provide its services consistent with the professional skill and care ordinarily provided by consultants practicing in the same or similar locality under the same or similar circumstances. Consultant incorporates herein by reference those services set forth in Section A1.01 of Exhibit A of the Agreement and adds the following services specific to the Assignment:
 - The Scope of Work included in the Proposal provided as Attachment A, is hereby incorporated by reference.
- Owner's Responsibilities.** Owner shall have those responsibilities set forth the Proposal provided as **Attachment A**.
- Times for Rendering Services.** Consultant's services will be performed according to the Schedule set forth in the Proposal provided as Attachment A.
- Payments to Consultant.** Owner shall pay Consultant for the above assignment as follows:
 - The total fee for services under this Agreement is **\$106,000**. For a detailed breakdown of project phases, billing methods, and estimated fees, please refer to the Proposal provided as **Attachment A**.

Execution of this Assignment Order by Owner and Consultant shall make it subject to the terms and conditions of the Agreement (as modified above), which Agreement is incorporated by this reference. Consultant is authorized to begin performance upon receipt of a copy of this Assignment Order signed by Owner.

JONES & DEMILLE ENGINEERING, INC.

GRANTSVILLE CITY

Signature

CTO

Title

August 4, 2025

Date

Signature

Title

Date

1535 South 100 West
Richfield, UT 84701
435.896.8266

50 South Main, Suite 4
Manti, UT 84642
435.835.4540

38 West 100 North
Vernal, UT 84078
435.781.1988

1675 South Highway 10
Price, UT 84501
435.637.8266

520 West Highway 40
Roosevelt, UT 84066
435.722.8267

775 West 1200 North
Suite 200
Springville, UT 84663
801.692.0219

1664 South Dixie Drive
Building G
St. George, UT 84770
435.986.3622

7 South Main Street
Suite 314
Tooele, UT 84074
435.268.8089

696 North Main Street
PO Box 577
Monticello, UT 84535
435.587.9100

545 East Cheyenne Drive
Suite C
Evanston, WY 82930
307.288.2005

20 West Main Street
Suite 112
Cortez, CO 81321
970.739.5408

Jones & DeMille Engineering, Inc.
ATTACHMENT A



Jones & DeMille
Engineering

www.jonesanddemille.com | 800.748.5275

July 29, 2025

Christy Montierth
Grantsville City
429 East Main Street
Grantsville, UT 84029

RE: Grantsville | Transportation Master Plan Update

Dear Christy:

Jones & DeMille Engineering (JDE) is excited for the opportunity to work with Grantsville City ("City") and provide a proposal for the above-referenced project. It is our understanding the City intends to update its transportation master plan. The latest transportation master plan was completed in 2022, but was never adopted. After your request, we have reviewed your transportation master plan.

Based on the review, it is our recommendation the City first separate the transportation master plan from the active transportation master plan, and the main street plan. This would enable the City to still adopt the two plans (active and main street) if desired, while we update the transportation master plan.

Some key things to note with the current transportation master plan are found below:

- Since the publication of the current (not adopted) transportation master plan, the City has completed the West Bank Study, and Tooele County has updated its transportation master plan (which we completed for them). Due to this work, the majority of the modeling completed in the 2022 transportation plan is out of date. We believe revising the model using the statewide model JDE updated with the Tooele County transportation master plan is important to ensure proper roadway placement and classification.
- From our review, there are some key areas of the transportation master plan we would recommend adding as a guide for development. This includes intersection spacing requirements, driveway spacing requirements, and corridor preservation techniques.
- We would recommend with the updates to the cross sections requested, we provide cross sections non-exclusive to the transportation master plan, but cross sections that can be used in development standards as well.
- We would also highly recommend a story map be completed as well. The challenging part with a hard copy transportation master plan is the ability to use it City wide. An online story map would provide City staff and citizens with easy access to all documents and maps related to the plan. This will also enable the City Council to weigh in on critical items and priorities.

JDE has the necessary resources and expertise to complete this important project. Due to its expertise in local traffic modeling, JDE has teamed with Wall Consulting Group (WCG), to bring the City a high-quality end product for future use. The two firms will be referred to herein as "team".

1535 South 100 West
Richfield, UT 84701
435.896.8266

50 South Main, Suite 4
Manti, UT 84642
435.835.4540

38 West 100 North
Vernal, UT 84078
435.781.1988

1675 South Highway 10
Price, UT 84501
435.637.8266

520 West Highway 40
Roosevelt, UT 84066
435.722.8267

775 West 1200 North
Suite 200
Springville, UT 84663
801.692.0219

1664 South Dixie Drive
Building G
St. George, UT 84770
435.986.3622

7 South Main Street
Suite 314
Tooele, UT 84074
435.268.8089

696 North Main Street
PO Box 577
Monticello, UT 84535
435.587.9100

545 East Cheyenne Drive
Suite C
Evanston, WY 82930
307.288.2005

20 West Main Street
Suite 112
Cortez, CO 81321
970.739.5408

The proposed scope of work and associated schedule and fees are as follows:

SCOPE OF WORK

Task 1: Data Collection (30,000)

Our team will collect the following data:

- Most recent version of the Utah Statewide Travel Demand Model (USTM) and the refinements completed by WCG for the Tooele County TMP.
- The trip generation efforts completed by WCG previously for the Grantsville West Bank Study.
- Traffic count data from the UDOT AADT layer, Automated Traffic Signal Performance.
- Measures (ATSPM), Performance Measurement System (PeMS), and recently completed studies within Grantsville.
- Proposed short-term (2034) and long-term (2050) roadway network within Grantsville.
- JDE will complete a vialytics pavement assessment to analyze pavement condition throughout the city.
- Incorporate the UDOT Tooele Valley Connectivity Study into data used in analysis.

Task 2: Travel Demand Model Refinement (10,000)

Our team will use the latest version of USTM and will complete the following subtasks:

- Minor TAZ adjustments: This includes adjusting centroid connector loading locations and TAZ boundaries to more accurately represent the roadway network.
- Refine the 2024 (base-year) model to accurately reflect the current roadway network.
- Develop short-term (2034), mid-term (2040), and long-term (2050) socio-economic data. This will include three (3) meetings with the City to discuss growth trends and recently proposed/permitted development. This information will be used to refine our future growth forecasts.
- Remove all future City roadway projects to create a “No Build” condition for 2034 and 2050.
- Projects that Grantsville and UDOT are already planning to construct and have secured funding on will be included in this “No Build” condition.
- Insert all future City roadway projects to create a “Build” condition for 2034 and 2050.

Task 3: Travel Demand Model Scenarios (13,000)

Our team will run the following five-model scenarios (average weekday condition):

- 2024 (base-year model)
- 2034 No Build
- 2034 Build
- 2040 No Build
- 2040 Build
- 2050 No Build
- 2050 Build

Task 4: Base Year Calibration (5,000)

The team will compare the base-year model results against count data. Where applicable, we will apply the resulting base-year error to all future travel demand model runs to improve the accuracy of the forecasts.

Task 5: Development Future Projects List (7000)

Based on the results of the No Build model runs, WCG will work with JDE and the City to determine a set of projects to address future capacity constraints. USTM will be rerun (Build model) with these projects included to ensure all roadway capacity constraints are addressed.

Task 6: Transportation Master Planning (2,000)



Our team will provide future roadway locations based on modeling completed in previous tasks. We will also complete grid spacing standards and create cross sections with the associated roadway classification type.

Task 7: Transportation Master Plan Report: (10,000)

Our team will complete a transportation master plan report for the planning effort. This includes the following items:

- Introduction
- Existing Conditions Analysis and Future Projections
- Future Growth
- Safety Plan
- Traffic Impact Study Guidance
- Capital Improvement Projects (CIP)
- Access Management
- Corridor Preservation
- Recommended Actions

Task 8: Update C Road Map (4,000)

Update the current C road map to submit to UDOT for an update on the C roadway funding. This includes adding new subdivisions not currently in the 2022 plan.

Task 9: Create GIS Story Map (Electronic Deliverable) (15,000)

Create a GIS deliverable built on the City GIS system. It will be important to build the story map on the City GIS system so all data will be accessible in the future. The GIS deliverable will include tabs with the following information:

- Project overview
- Socioeconomic data
- Maps
 - Roadway classification network
 - Roadway surface type
 - Average daily traffic (using new traffic count data)
 - Roadway safety data (crash data)
 - Active transportation master plan (from 2022 active transportation master plan)
 - Proposed future roadway phasing
 - Short- and long-range project lists, including pavement preservation plan.
- Documents:
 - The transportation master plan report and appendix and other applicable City links.
- Definitions:
 - A definition sheet showing definitions needed for public use.

An example of the story map JDE completed for Tooele County can be found at the following link:
<https://experience.arcgis.com/experience/70e1a7af23ac4a91bdd6fdd8bbb84835/page/Maps/>

Task 10: Public Involvement (10,000)

From our review of the existing plan, public outreach was not utilized. We anticipate the need to meet with the City Council and the Planning and Zoning Committee to ensure the scope of work is in line with desires from all stakeholders. JDE will then conduct the following public outreach.

- Advertise project GIS story map for public comment. JDE will provide a link for the public to submit comments to the City during a determined time frame.
- Hold a public open house in Grantsville to allow for in-person comments as well.
- Compile comments to provide to the City Council and the Planning and Zoning Committee to determine which comments should be incorporated into the plan.



- Incorporate desired comments.
- Present the final product to the Council and aid in public hearing and adoption council meetings.
- Coordinate with UDOT representatives on any collaboration needed on or around state highways. Submit plan for review from all applicable staff, as directed by the region planner

Deliverables

- Output shapefiles for each year (No Build and Build) with midweek traffic volumes and volume-to-capacity ratios by time of day.
- List of roadway projects by phase. Phases will be 2034 and 2050 build years.
- Transportation master plan report.
- Transportation master plan story map.

Assumptions and Limitations:

1. Our team will complete up to 18 new traffic counts throughout Grantsville.
2. No updates to the active transportation master plan will be completed and no revisions to the main street plan will be completed. These documents will stay in their current form.
3. JDE will pull data from the existing master plan document, but recommends the content be revamped (included in the scope of work above) prior to adoption.
4. Public involvement includes three (3) in-person meetings. The remaining three (3) meetings will be held virtually.

SCHEDULE

JDE will work to complete the above scope of work in a reasonable, timely manner according to the project and funding needs. An earnest effort will be made to complete the services within the City's time constraints.

FEES

The foregoing scope of work for planning services can be completed for a lump sum fee of \$96,000, and a time and materials cost for public involvement of \$10,000, for a total estimated fee of \$106,000. Progress payments will be invoiced monthly throughout the project. Any adjustments to the scope of work can be completed for a negotiated lump sum fee or according to JDE's standard hourly rates.

CLOSURE

We appreciate and look forward to the opportunity to work on this important project. Our team has the proven capabilities to complete this work in a timely and efficient manner. We look forward to helping you shape the quality of life of those you serve. Please review this proposal and let us know if there are any questions or concerns.

Sincerely,

JONES & DeMILLE ENGINEERING, INC.



Micklane Farmer, PE
Project Manager



Agenda Item # 7

Consideration of Resolution 2025-64

Approving the Kenneth Fawson Minor
Subdivision Plat Amendment



**GRANTSVILLE CITY
RESOLUTION NO. 2025-64**

**A RESOLUTION APPROVING THE KENNETH FAWSON MINOR SUBDIVISION
PLAT AMENDMENT**

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

WHEREAS, the subject property is located in the R-1-21 zone and the proposed lot meets the minimum lot size and dimensional requirements; and

WHEREAS, the amended plat, attached hereto as Exhibit A, includes a private lane reviewed by staff and approved by the Planning Commission on August 7, 2025; and

WHEREAS, the City Council finds approval of the plat amendment to be in the best interest of Grantsville City;

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

Section 1. Approval: The Kenneth Fawson Minor Subdivision Plat Amendment, as shown in Exhibit A, is hereby approved, subject to the following: the private lane shall meet all City and fire department standards; all utility and access easements shall be recorded on the final plat; any outstanding engineering or staff comments shall be addressed before recordation; and the applicant shall submit a mylar of the amended plat for City signatures and recording.

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”

KENNETH FAWSON MINOR SUBDIVISION PLAT AMENDMENT

APPROVED

Shelby Moore

Planning Department

07/22/2025

APPROVED

Grantsville City

Engineer

07/29/2025

APPROVED

Shay Stark

Planning Department

07/22/2025

Approved

Grantsville

Irrigation Co.

07/29/2025

APPROVED

Grantsville City

Fire Department

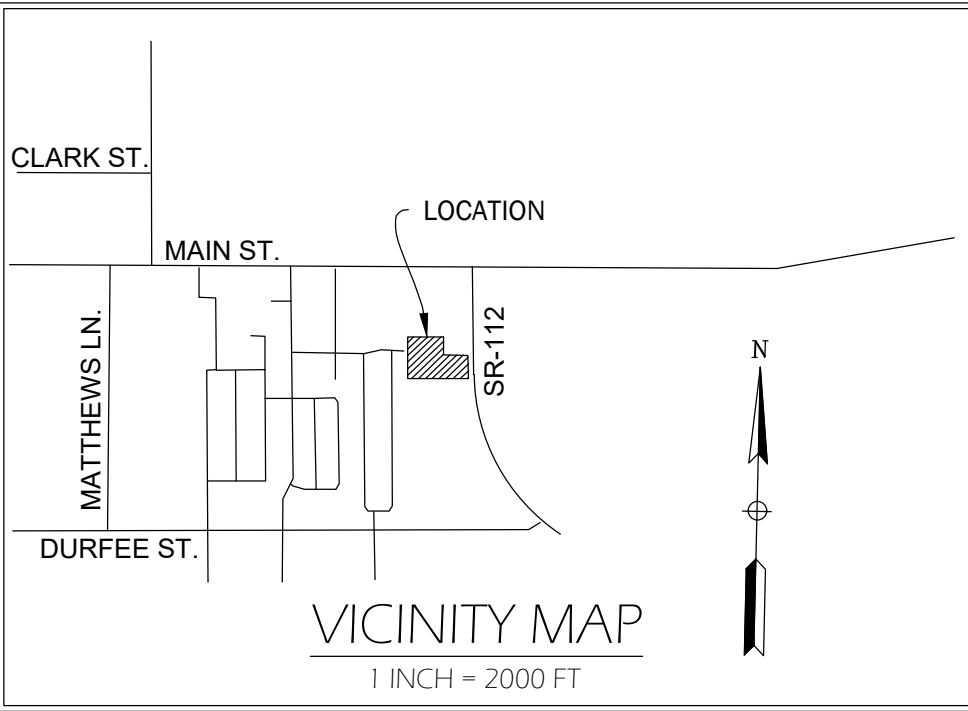
07/29/2025

COVER

KENNETH FAWSON SUBDIVISION, LOT 6, AMENDED NO. 2



Sheet List Table	
Sheet Number	Sheet Title
1	G-001 - COVER
2	G-002 - LEGENDS AND ABBREVIATIONS
3	ROS NELSON
4	V-101 - AMENDED PLAT
5	CS-101 - CIVIL SITE
6	CU-101 - CIVIL UTILITY
7	CG-101 - CIVIL GRADING
8	PP-01 - PLAN AND PROFILE
9	C-500 - CITY APWA MODIFICATIONS
8	C-501 - CIVIL DETAILS
9	C-561 - IRRIGATON DETAILS
10	C-580 - GRANTSVILLE CITY STANDARD NOTES



CONTACTS:
ENGINEER: CIVIL PROJ-EX 435-228-6736
SURVEYOR: CIVIL PROJ-EX 435-228-6736
OWNER REPRESENTATIVE: EVAN NELSON 435-225-4629

PRIOR TO THE COMMENCEMENT OF ANY WORK, A PRE-CONSTRUCTION MEETING WILL BE HELD WITH THE PUBLIC WORKS DIRECTOR, CITY BUILDING OFFICIAL, CITY INSPECTORS, THE CONTRACTOR AND THE PROPERTY OWNER.

Utah Code 10-9a-509 (1) (g)
A municipality may not impose on a holder of an issued land use permit or a final, unexpired subdivision plat a requirement that is not expressed:
(i) in a land use permit;
(ii) on the subdivision plat;
(iii) in a document on which the land use permit or subdivision plat is based;
(iv) in the written record evidencing approval of the land use permit or subdivision plat;
(v) in this chapter; or
(vi) in a municipal ordinance.

REQUIRED PRE-CONSTRUCTION MEETING DATE:

GRANTSVILLE CITY APPROVAL DATE:

GRANTSVILLE CITY ENGINEER

APPROVED BY CITY ENGINEER - GRANTSVILLE CITY, UTAH. FOR PUBLIC IMPROVEMENTS ONLY SHEETS

BY: DATE:

GRANTSVILLE CITY ENGINEER

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

GRANTSVILLE CITY PUBLIC WORKS

APPROVED FOR CONSTRUCTION

BY: DATE:

GRANTSVILLE CITY PUBLIC WORKS DIRECTOR

GRANTSVILLE IRRIGATION COMPANY

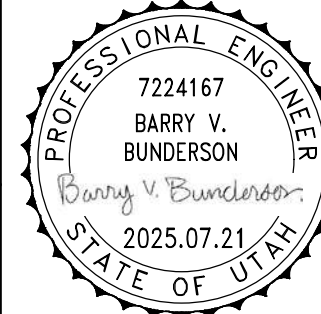
APPROVED FOR CONSTRUCTION

BY: DATE:

GRANTSVILLE IRRIGATION COMPANY

KENNETH FAWSON SUBDIVISION,
LOT 6, AMENDED No.2
GRANTSVILLE, UTAH

CIVIL PROJ-EX, INC
ENGINEERS & PLANNERS
966 QUIRK STREET
GRANTSVILLE, UTAH 84029



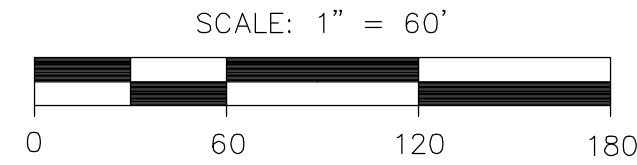
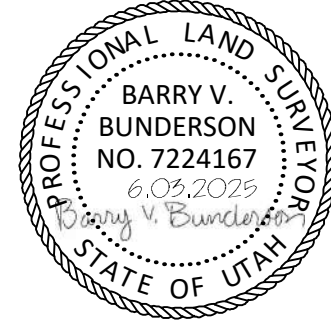
Sheet Name:

G-001

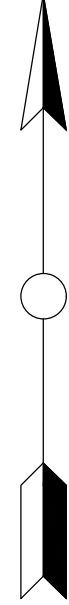
FOUND 2020 TOOELE COUNTY DEPENDENT RESURVEY
BRASS CAP MONUMENT, WITNESS TO THE WEST 1/4
CORNER OF SECTION 33, T2S, R5W, S.L.B.M.

KENNETH FAWSON SUBDIVISION, LOT 6, AMENDED NO. 2

(VACATING AND AMENDING LOTS 6 B AND 6 C OF THE KENNETH FAWSON SUBDIVISION, LOT 6, AMENDED)
LOCATED IN SW 1/4 OF SECTION 33, T2S, R5W SALT LAKE BASE AND MERIDIAN, GRANTSVILLE CITY, TOOELE COUNTY, UTAH



NORTH



LEGEND

- REBAR, 24 INCH LONG WITH PLASTIC CAP STAMPED
"BY BUNDERSON PLS 7224167" TO BE SET.
- FOUND REBAR AND CAP
- SECTION MONUMENT
- WITNESS CORNER MONUMENT
- SECTION LINE
- PROPERTY LINE
- CENTERLINE

AMENDMENT NOTES

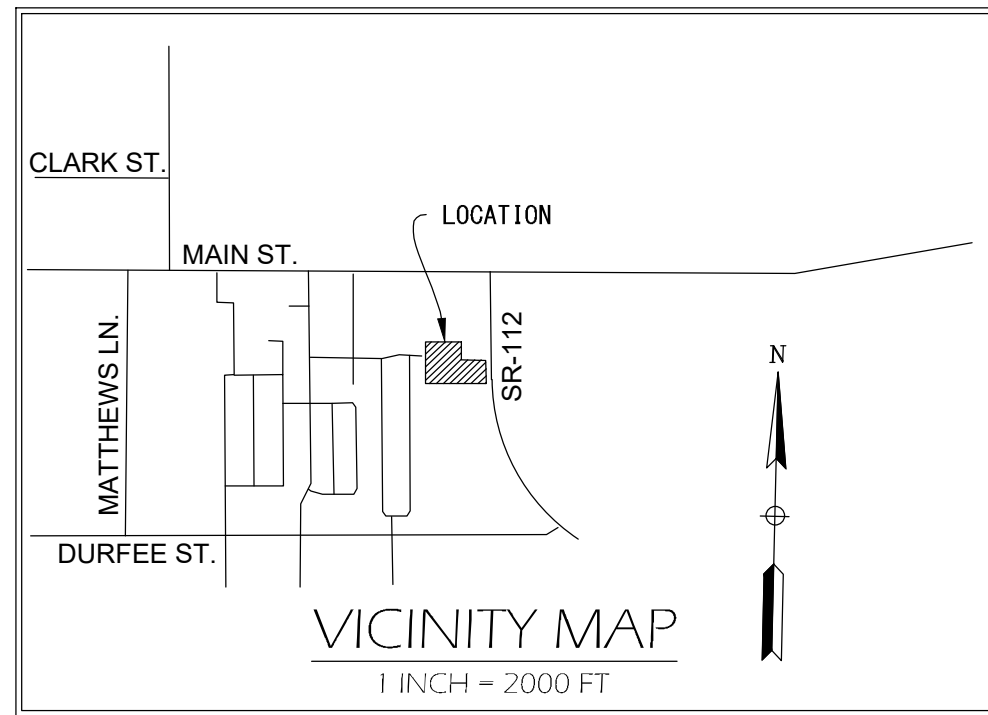
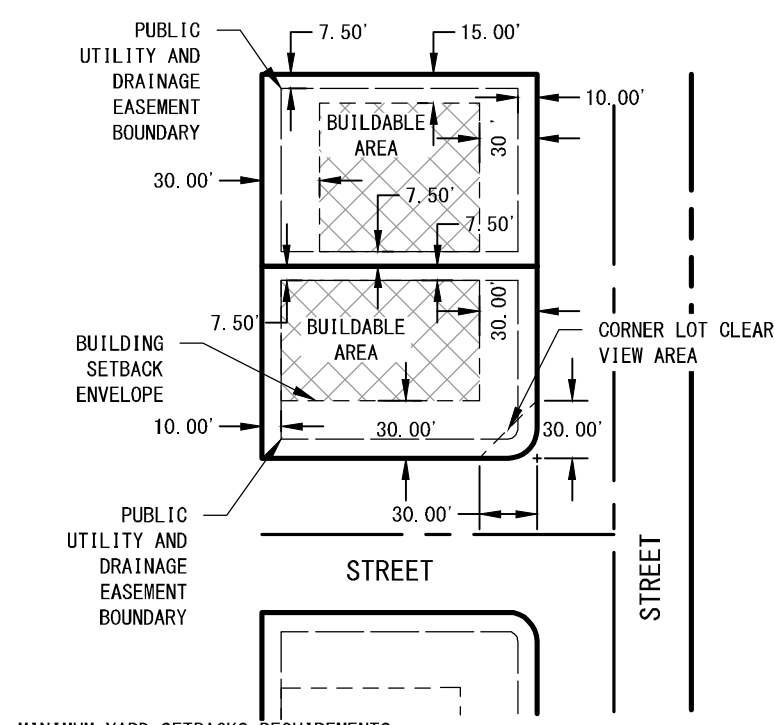
- The main purpose of this amended Plat is to vacate Lot 6 B and Lot 6 C of the Kenneth Fawson Subdivision, Lot 6, Amended and re-subdivide the land into 3 Lots including Lot 6 B, Lot 6 C and Lot 6 D
- Lot 6 D is responsible for the cost of or installation of curb and gutter and sidewalk across the length of it's frontage on the south side of 130 South St. at the time that 130 South becomes a public road and is extended across the Lot 6 D frontage.
- Lot 6 D is granted access from 130 South Street through a private driveway and utility easement over Lot 6 B
- Lot 6 D is granted a utility easement over Lot 6 B for the use of utility service lateral installations, maintenance and replacement. The easement area is also a non-exclusive easement for Grantsville City Utilities and as a non-exclusive public utility easement.

CITY PLAT NOTES

- A 5/8" X 24" rebar and cap 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.
- This area is subject to the normal everyday sounds, odors, sights, equipment, facilities, and all other aspects associated with and agricultural lifestyle. Future residents should also recognize the risks inherent with livestock.
- The approval of this amended minor subdivision was granted upon condition that the owner or owners of each lot in this subdivision will immediately install or pay for the installation of sidewalk, curb, gutter and other required and specified improvements, within ninety days of a written request of Grantsville City to complete said improvements. The requirement to install or pay for said improvements was an agreement of the original owner of this subdivision and is a covenant running with these lots and subsequent owners of these lots shall assume the same obligation when they acquire ownership to the same.

WATER DEDICATION NOTES

- Irrigation Certificate #3377 is associated with Lot 6 D



PREPARED BY:
CIVIL PROJ-EX, INC.
96 QUIRK
GRANTSVILLE UTAH 84029
PHONE: (435) 228-6736

GRANTSVILLE CITY ENGINEER

APPROVED THIS _____ DAY OF _____, 20____
BY THE GRANTSVILLE CITY ENGINEER..

CITY ENGINEER

GRANTSVILLE CITY PUBLIC WORKS

APPROVED THIS _____ DAY OF _____, 20____
BY THE GRANTSVILLE PUBLIC WORKS DEPARTMENT

GRANTSVILLE CITY PUBLIC WORKS DIRECTOR

TOOELE COUNTY TREASURER

APPROVED THIS _____ DAY OF _____, 20____
BY THE TOOELE COUNTY TREASURER.

TOOELE COUNTY TREASURER

TOOELE COUNTY SURVEYOR

I HEREBY CERTIFY THAT THIS OFFICE HAS
EXAMINED THIS PLAT AND IT IS CORRECT IN
ACCORDANCE WITH THE INFORMATION.
RECORD OF SURVEY FILE # 2025-_____

DATE: _____ TOOELE COUNTY SURVEYOR

SURVEYOR'S CERTIFICATE

I, Barry V. Bunderson, do hereby certify that I am a Professional Land Surveyor, that I hold License No. 7224167 as prescribed by the laws of the State of Utah in accordance with Title 58, Chapter 22, Professional Land Surveyors Licensing Act; that I, as Vice President of CIVIL PROJ-EX, Inc., have completed a survey of the property depicted and described on this plat in accordance with Section 17-23-17, and have verified the measurements shown on this plat. I further certify that by authority of the owners, I have subdivided said tract of land into lots and streets, together with easements, hereafter to be known as **KENNETH FAWSON SUBDIVISION, LOT 6 AMENDED NO. 2** and that the same has been monumented on the ground as represented on this plat.

BOUNDARY DESCRIPTION

All of Lot 6 B and all of Lot 6 C, Kenneth Fawson Subdivision Lot 6 Amended, according to the official plat thereof found as Entry No. 210159 in the office of the Tooele County Recorder, more particularly described by metes and bounds as follows:

Beginning at the northwest corner of Lot 6 A, located South 0°05'22" West 726.177 feet along the Tooele County Dependent Resurvey Section line and South 89°57'00" East 406.05 feet from a 2020 Tooele County Dependent Resurvey monument, Witness Corner to the West Quarter Corner of Section 33, Township 2 South, Range 5 West, Salt Lake Meridian; thence along the Lot 6 A boundary the following (2) two courses: 1) South 1°39'12" West 174.79 feet; 2) North 89°21'37" East 254.50 feet; thence along the westerly boundary of SR-112 South 0°14'30" East 291.66 feet; thence South 88°44'00" West 662.00 feet; thence North 478.52 feet along the easterly boundary of Ranch Road Subdivision Phase 2, recorded as Entry No. 302183 in the office of the Tooele County Recorder; thence South 89°57'00" East 411.16 feet to the point of beginning.

Containing 267,645 square feet or 6.14428 acres more or less.

OWNER'S DEDICATION

Know all men by these presents that the undersigned owner(s) of the hereon described tract of land, hereby cause the same to be subdivided into lots, parcels and streets, together with easements, hereafter known as the

KENNETH FAWSON SUBDIVISION, LOT 6, AMENDED No. 2

and do hereby dedicate for the perpetual use of the public all roads and other areas shown on this plat as intended for public use. The undersigned Owner(s) also hereby convey(s) to any and all public and private utility companies providing service to the hereon described tract a perpetual, non-exclusive easement over the public utility and drainage easements shown on this plat, the same to be used for drainage and for the installation, maintenance and operation of public utility service lines and facilities.

In witness whereof I/we have hereunto set my/our hand(s) this _____ day of _____ A.D., 20____.

By: Ben Nelson

By:

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF TOOELE

On the ____ day of _____ A.D., 20____,

personally appeared before me, the undersigned Notary public, in and for said County of _____ in State of Utah, who proved on the basis of satisfactory evidence to be the person(s) whose name(s) (is/are) subscribed to this instrument acknowledged to me that He/She/ They executed the same freely and voluntarily.

My commission expires _____
residing in _____ Notary Public

THE MERRILL AND KAREN NELSON REVOCABLE TRUST
435-225-4629
164 SOUTH 800 EAST
GRANTSVILLE, UT 84029

DRN: BVB DATE: 2025.06.03

DES: BVB DATE: 2025.06.03

CKD: BVB DATE: 2025.06.03

SCALE: AS SHOWN

JOB # 25-45002

V-101

NO. 1 OF 1

KENNETH FAWSON SUBDIVISION LOT 6, AMENDED No. 2

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 33,
TOWNSHIP 2 SOUTH, RANGE 5 WEST, SALT LAKE BASE AND MERIDIAN,
CITY OF GRANTSVILLE, TOOELE COUNTY, UTAH

TOOELE COUNTY RECORDER

RECORDED # _____
STATE OF UTAH, COUNTY OF TOOELE, RECORDED AND FILED AT THE
REQUEST OF : _____
DATE: _____ TIME: _____ BOOK: _____ PAGE: _____
FEES: _____
TOOELE COUNTY RECORDER

PLANNING AND ZONING COMMISSION

APPROVED THIS _____ DAY OF _____, 20____
BY THE GRANTSVILLE CITY PLANNING AND ZONING COMMISSION.

CHAIRPERSON, GRANTSVILLE CITY PLANNING AND ZONING

GRANTSVILLE CITY FIRE DEPARTMENT

APPROVED THIS _____ DAY OF _____, 20____
BY THE GRANTSVILLE CITY FIRE DEPARTMENT

CHIEF, GRANTSVILLE CITY FIRE DEPARTMENT

GRANTSVILLE CITY ATTORNEY

APPROVED AS TO FORM THIS _____ DAY
OF _____, 20____
BY THE GRANTSVILLE CITY ATTORNEY.

GRANTSVILLE CITY ATTORNEY

GRANTSVILLE CITY MAYOR

APPROVED THIS _____ DAY OF _____, 20____
BY THE GRANTSVILLE CITY MAYOR.

MAYOR _____

ATTEST: CITY RECORDER _____

Agenda Item # 8

Consideration of Ordinance 2025-32
Amending Chapter 15 of the Grantsville
City Land Use and Management Code
Regarding Residential and Multiple
Residential Districts

**GRANTSVILLE
ORDINANCE 2025-32**

**AMENDING CHAPTER 15 OF THE GRANTSVILLE CITY LAND USE AND
MANAGEMENT CODE REGARDING RESIDENTIAL AND MULTIPLE
RESIDENTIAL DISTRICTS**

WHEREAS, the Grantsville City Council finds it necessary and appropriate to review and amend the provisions of Chapter 15 of the Grantsville City Land Use and Management Code regulating residential and multiple residential districts; and

WHEREAS, the City Council has determined that the proposed amendments are in the best interest of the health, safety, and welfare of the residents of Grantsville City;

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

SECTION 1: **AMENDMENT** “15.1 Residential District R-1-21” of the Grantsville Land Use Ordinances is hereby *amended* as follows:

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

15.1 Residential District R-1-21

(1) The purpose of the R-1-21 district is to promote environmentally sensitive and visually compatible development of lots not less than 21,780 square feet in size, suitable for rural 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.

Minimum Lot Size:

.....21,780 sq. feet (1/2 acre)

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

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

.....70 feet

Minimum Yard Setback Requirements: Front Yard

.....30 feet. Rear

Yard30 feet

Side Yard for Main Buildings5*/15

feet Side Yard (Amended 4/98)4

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 width, whichever is greater

Maximum Building Height35
feet, or a basement and two (2) floors, whichever is less Maximum Building Coverage
.....20%

Required Improvements:

Street grading Street base

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

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

AFTER AMENDMENT

15.1 Residential District R-1-21

(1) The purpose of the R-1-21 district is to promote environmentally sensitive and visually compatible development of lots not less than 21,780 square feet in size, suitable for rural 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.

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

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

Minimum Yard Setback Requirements: Front Yard

.....~~30~~ 25 feet.

Rear Yard

.....30 feet Side

Yard for Main Buildings~~5*/15 feet~~

7.5 ft on one side and 15 ft on the opposite side. Side Yard (Amended 4/98)

.....4 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 width, whichever is greater

Maximum Building Height35
feet, or a basement and two (2) floors, whichever is less Maximum Building Coverage
.....20%

Required Improvements:

Street grading Street base

Street Pavement to centerline or minimum paved width (per ~~GLUMDC~~ GLUDMC 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

SECTION 2: AMENDMENT “15.2 Residential District R-1-12” of the
Grantsville Land Use Ordinances is hereby *amended* as follows:

BEFORE AMENDMENT

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

.....30 feet
 Rear Yard
40feet
 Yard for Main Buildings Each Side5*/15 feet
 Side Yard for Accessory Buildings4
 feet* Rear Yard for Accessory Buildings
1 foot* On corner lots, 2 front yards and
 2 side yards are required.

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

Maximum Building Height35
 feet Maximum Building Coverage
20%

Required Improvements:

Street grading Street base

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

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

AFTER AMENDMENT

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~~30~~ 25 feet
 Rear Yard40feet
 Yard for Main Buildings Each Side~~5*/15 feet~~
7.5 ft on one side and 15 ft on the opposite side. Side Yard for Accessory Buildings
4 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~~ GLUDMC 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

SECTION 3: AMENDMENT “15.3 Residential District R-1-8” of the
 Grantsville Land Use Ordinances is hereby *amended* as follows:

BEFORE AMENDMENT

15.3 Residential District R-1-8

(1) Effective July 10, 1999 no application to extend, enlarge or re-zone property to a R-1 -8
 zoning district designation will be considered by Grantsville City. Areas previously designated
 with a R-1 -8 zoning district designation may continue after July 9, 1999 and the uses in
 existing R-1 -8 districts may continue subject to the regulations applicable to this District.

Minimum Lot Size:

.....8,000 sq. feet
 Minimum Lot Size for Corner Lots10,000
 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)
.....60 feet

Minimum Yard Setback Requirements: Front Yard
.....30 feet Rear
Yard for Main Buildings25 feet
Rear Yard for Accessory Buildings1 foot*
Side Yard for Main Buildings Each Side5*/15
feet Side Yard for Accessory Buildings on a Corner Lot10
feet Side Yard for Accessory Buildings.4 feet* On corner lots,
2 front yards and 2 side yards are required.

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

Maximum Building Height35
feet, or a basement and two (2) floors, whichever is less Maximum Building Coverage
.....35%

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 , Shade trees (along public streets), and Street lights

Amended 11/13 by Ordinance 2013-23

AFTER AMENDMENT

15.3 Residential District R-1-8

(1) Effective July 10, 1999 no application to extend, enlarge or re-zone property to a R-1 -8 zoning district designation will be considered by Grantsville City. Areas previously designated with a R-1 -8 zoning district designation may continue after July 9, 1999 and the uses in existing R-1 -8 districts may continue subject to the regulations applicable to this District.

Minimum Lot Size:

.....8,000 sq. feet
Minimum Lot Size for Corner Lots10,000
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)
.....60 feet

Minimum Yard Setback Requirements: Front Yard

.....~~30~~ 25 feet
Rear Yard for Main Buildings25
feet Rear Yard for Accessory Buildings1
foot* Side Yard for Main Buildings Each Side
.....~~5*/15 feet~~ 7.5 ft on one side and 15 ft on the
opposite side. Side Yard for Accessory Buildings on a Corner Lot
.....10 feet Side Yard for Accessory Buildings.
.....4 feet* On corner lots, 2 front yards and 2 side yards are
required.

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

Maximum Building Height35
feet, or a basement and two (2) floors, whichever is less Maximum Building Coverage
.....35%

Required Improvements:

Street grading Street base

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

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

Amended 11/13 by Ordinance 2013-23

SECTION 4: **AMENDMENT** “15.4 Multiple Residential District RM-7” of
the Grantsville Land Use Ordinances is hereby *amended* as follows:

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 (Lot Area):

.....7,000 sq. feet Minimum Lot
Size for Corner Lots10,000 sq. feet Additional
lot area for each additional dwelling unit on the lot6,000 sq. feet

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

All Attached Dwelling Unit residential development shall comply with GLUMDC 4.34
(Multi-Unit Residential Development)

Minimum Frontage (along curb face on a public street or an approved private street) 60 feet.

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

.....25 feet. Rear
Yard for Main Buildings20 feet Rear
Yard for Accessory Buildings1 foot, or match
the easement width, whichever is greater Side Yard for Main Building, Each Side
.....5*/15 feet Side Yard for Accessory Buildings
.....4 feet*

Set backs for Accessory Buildings on a corner lot: On the interior side of the Main Building
.....4 feet* On the rear of the Main Building
.....1 foot*

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.

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

Maximum Building Height35 feet,
or a basement and two (2) floors, whichever is less Maximum Building Coverage
.....35%

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

AFTER 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 (Lot Area):

.....7,000 sq. feet Minimum Lot
Size for Corner Lots10,000 sq. feet Additional
lot area for each additional dwelling unit on the lot6,000 sq. feet

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

All Attached Dwelling Unit residential development shall comply with ~~GLUMDC~~ GLUDMC 4.34 (Multi-Unit Residential Development)

Minimum Frontage (along curb face on a public street or an approved private street) 60 feet.

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

.....25 feet. Rear
Yard for Main Buildings20 feet Rear
Yard for Accessory Buildings1 foot, or match
the easement width, whichever is greater Side Yard for Main Building, Each Side
.....~~5*/15 feet~~ 7.5 ft on one side and 15 ft on the
opposite side. Side Yard for Accessory Buildings
.....4 feet*

Set backs for Accessory Buildings on a corner lot: On the interior side of the Main Building
.....4 feet* On the rear of the Main Building
.....1 foot*

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.

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

Maximum Building Height35 feet,
or a basement and two (2) floors, whichever is less Maximum Building Coverage
.....35%

Required Improvements:

Street grading Street base

Street Pavement to centerline or minimum paved width (per ~~GLUMDC~~ GLUDMC 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

SECTION 5: AMENDMENT “15.5 Multiple Residential District RM-15” of
the Grantsville Land Use Ordinances is hereby *amended* as follows:

BEFORE AMENDMENT

15.5 Multiple Residential District RM-15

(1) To provide areas for medium high density residential with the opportunity for varied
housing styles and character, including apartment and condominiums.

Minimum Lot Size (Lot Area):

.....8,000 sq. feet Minimum
Lot Size for Corner Lots10,000 sq. feet
Additional lot area for each additional dwelling unit on the lot
.....4,000 sq. feet of the lot area.

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

All multi-use Attached Dwelling Unit residential development shall comply with GLUMDC
4.34 (Multi-Use Unit Residential Development)

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

.....60 feet Minimum Yard Setback Requirements: Front Yard
.....25 feet Rear
Yard for Main Buildings20 feet Rear
Yard for Accessory Buildings1 foot* Side
Yard for Main Buildings, Each Side7.5 feet Side
Yard for Accessory Buildings4 feet*

In order to maintain an adequate site triangle, there shall be streeta minimum setback on corner lots as follows:

25 feet on each side fronting a street.

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

Maximum Building Height35 feet

Maximum Building Coverage of the lot area

.....50%

Required Improvements:

Street grading Street base

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

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

AFTER AMENDMENT

15.5 Multiple Residential District RM-15

(1) To provide areas for medium high density residential with the opportunity for varied housing styles and character, including apartment and condominiums.

Minimum Lot Size (Lot Area):

.....8,000 sq. feet Minimum

Lot Size for Corner Lots10,000 sq. feet

Additional lot area for each additional dwelling unit on the lot

.....4,000 sq. feet of the lot area.

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

All multi-use Attached Dwelling Unit residential development shall comply with ~~GLUMDC~~ GLUDMC 4.34 (Multi-Use Unit Residential Development)

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

.....60 feet Minimum Yard Setback Requirements: Front Yard

.....25 feet Rear

Yard for Main Buildings20 feet Rear

Yard for Accessory Buildings1 foot* Side
 Yard for Main Buildings, Each Side7.5 feet Side
 Yard for Accessory Buildings4 feet*

In order to maintain an adequate site triangle, there shall be streeta minimum setback on corner lots as follows:

25 feet on each side fronting a street.

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

Maximum Building Height35 feet
 Maximum Building Coverage of the lot area
50%

Required Improvements:

Street grading Street base

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

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

SECTION 6: 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 7: 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 # 9

Consideration of Ordinance 2025-34
amending Chapter 20 of the Grantsville
City Land Use and Management Code to
Allow Electronic Messaging Boards as
Conditional Use in the CN Zone

**GRANTSVILLE
ORDINANCE 2025-34**

**AN ORDINANCE AMENDING CHAPTER 20 OF THE GRANTSVILLE CITY
LAND USE AND MANAGEMENT CODE TO ALLOW ELECTRONIC
MESSAGING BOARDS AS A CONDITIONAL USE IN THE CN – COMMERCIAL
NEIGHBORHOOD ZONE**

WHEREAS, Grantsville City has adopted a Land Use and Management Code to regulate zoning, land use, and development within the City; and

WHEREAS, Chapter 20 of the Land Use and Management Code establishes standards and requirements for sign regulations; and

WHEREAS, Electronic Messaging Boards (“EMBs”) are currently designated as “Not Allowed” in the CN – Commercial Neighborhood zone; and

WHEREAS, the City Council finds it to be in the best interest of the City to amend Chapter 20 to allow Electronic Messaging Boards as a Conditional Use in the CN – Commercial Neighborhood zone, subject to applicable review and conditions to ensure compatibility with surrounding uses; and

WHEREAS, the Planning Commission has reviewed this proposed amendment and has forwarded its recommendation to the City Council; and

WHEREAS, the City Council has held a public hearing and finds that the amendment promotes the health, safety, and general welfare of the citizens of Grantsville City.

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

SECTION 1: AMENDMENT “20.11 Signs Permitted In Neighborhood Commercial, Commercial Shopping, General Commercial, Central Development, Light Manufacturing And Distribution, General Manufacturing, And Mining, Quarry, Sand, And Gravel Excavation Zones” of the Grantsville Land Use Ordinances is hereby *amended* as follows:

BEFORE AMENDMENT

20.11 Signs Permitted In Neighborhood Commercial, Commercial Shopping, General Commercial, Central Development, Light Manufacturing And Distribution, General Manufacturing, And Mining, Quarry, Sand, And Gravel Excavation Zones

Signs permitted in these zones can be found in Table 3, Chapter 16 Land Use Sign Table.

Land Use Sign Table 3, Chapter 16

	C-N	C-S	C-G	C-D	M-D	M-G	MG-EX
A-Frame	P	P	P	P	P	P	P
Animated	C	C	C	C	C	C	C
Appurtenant	P	P	P	P	P	P	P
Banner	C	P	P	P	P	P	P
Billboard	-	C	C	C	P	P	P
Canopy/Marquee	C	P	P	P	P	P	P
Electronic Message Center	-	P	P	C	C	C	C
Entry Feature	-	P	P	P	P	P	P
Floating	C	P	P	P	C	C	C
Freestanding	C	C	C	C	P	P	P
Monument	C	P	P	P	P	P	P
Movable, Freestanding	C	P	P	C	C	C	C
Non-appurtenant	P	P	P	P	P	P	P
Outdoor Advertising	P	P	P	P	P	P	P
Projection	C	P	P	C	C	C	C
Public Event	P	P	P	P	P	P	P
Public Information	P	P	P	P	P	P	P
Reader Board	P	P	P	P	P	P	P
Roof Zone	-	C	C	C	C	C	C
Time & Temperature	C	P	P	P	P	C	C
Wall Signs	C	P	P	P	P	C	C
Wind Signs	C	P	P	P	P	P	P

AFTER AMENDMENT

20.11 Signs Permitted In Neighborhood Commercial, Commercial Shopping, General Commercial, Central Development, Light Manufacturing And Distribution, General

Manufacturing, And Mining, Quarry, Sand, And Gravel Excavation Zones

Signs permitted in these zones can be found in Table 3, Chapter 16 Land Use Sign Table.

Land Use Sign Table 3, Chapter 16

	C-N	C-S	C-G	C-D	M-D	M-G	MG-EX
A-Frame	P	P	P	P	P	P	P
Animated	C	C	C	C	C	C	C
Appurtenant	P	P	P	P	P	P	P
Banner	C	P	P	P	P	P	P
Billboard	-	C	C	C	P	P	P
Canopy/Marquee	C	P	P	P	P	P	P
Electronic Message Center	C-	P	P	C	C	C	C
Entry Feature	-	P	P	P	P	P	P
Floating	C	P	P	P	C	C	C
Freestanding	C	C	C	C	P	P	P
Monument	C	P	P	P	P	P	P
Movable, Freestanding	C	P	P	C	C	C	C
Non-appurtenant	P	P	P	P	P	P	P
Outdoor Advertising	P	P	P	P	P	P	P
Projection	C	P	P	C	C	C	C
Public Event	P	P	P	P	P	P	P
Public Information	P	P	P	P	P	P	P
Reader Board	P	P	P	P	P	P	P
Roof Zone	-	C	C	C	C	C	C
Time & Temperature	C	P	P	P	P	C	C
Wall Signs	C	P	P	P	P	C	C
Wind Signs	C	P	P	P	P	P	P

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 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 # 10

Consideration of Ordinance 2025-33
Amending the President's Park PUD to
Modify the Townhome Portion of the
Project



**GRANTSVILLE CITY
ORDINANCE NO. 2025-33**

**AN ORDINANCE OF GRANTSVILLE CITY AMENDING THE PRESIDENTS PARK
PLANNED UNIT DEVELOPMENT (PUD) TO MODIFY THE TOWNHOME PORTION
OF THE PROJECT**

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

WHEREAS, Grantsville City has previously approved the Presidents Park Planned Unit Development (PUD); and

WHEREAS, the applicant has requested an amendment to the townhome portion of the project; and

WHEREAS, the proposed changes are described in the proposed addendum attached hereto as Exhibit A; and

WHEREAS, the City Council finds approval of the amendment to be in the best interest of the City and its residents;

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

Section 1. Amendment Approval: The Presidents Park Planned Unit Development is hereby amended as set forth in the staff report attached hereto as Exhibit A and incorporated herein by 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 [DAY] DAY OF [MONTH], 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”

Proposed Addendum



1950 N 2200 W STE 9, Salt Lake City, UT 84116

**PROPOSED ADDENDUM
TO
PRESIDENTS PARK P.U.D SUBDIVISION
(With Redlines)**

Modifications to the Presidents Park P.U.D. and previously approved addenda:

1. Maximum Number of Units Allowed

Master Development Agreement for Presidents Park P.U.D. - Terms 1.14

Terms 1.14. Maximum Residential Units means the development on the Property of Presidents Park P.U.D. Subdivision, ~~two-hundred ninety-eight (298)~~ three-hundred twenty three (323) Residential Dwelling Units.

And

Presidents Park PUD Addendum #1; Attachment A (Developers Project Description-Section A.(1))

1. **Low Density.** The ~~258~~252 single-family lots and ~~71~~46 townhomes on 190 acres is a density of ~~1.56~~ 1.7 units per acres.

2. Maximum Density per Acre (Townhomes)

Grantsville City Master Development Agreement for Presidents Park P.U.D. Subdivision Addendum #1, Section 3(a)

- a. GLUDMC Chapter 15.1 Residential and Multiple Residential Districts – Residential District R-1-21 lots smaller than 21,780 sq. ft. In the R-1-21 zone. No single-family lot will be smaller than 13,000 sq. ft. so long as the average of all lots is equal to or greater than 14,500 sq. ft as amended by the city council 7/9/25 No more than 10% of lots in any particular phase may be less than the 13,000 sq ft. minimum threshold. No additional lots may be proposed or created by reducing the minimum lot size. Townhomes. Townhomes will not exceed 8 units per acre (Gross). See Preliminary Plan Sheet V-001 found in Exhibit 1.



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And

Presidents Park PUD Addendum #1; Attachment A (Developers Project Description) – Section H (1)

H. Variances Requested

The following variances are requested from the R-1-21 zoning:

1. Lots smaller than the 21,780 square feet in the R-1-21 zone. No single-family lot will be smaller than 13,000 sq. ft. so long as the average of all lots is equal to or greater than 14,500 sq. ft as amended by the city council 7/9/25 No more than 10% of lots in any particular phase may be less than the 13,000 sq ft. minimum threshold. No additional lots may be proposed or created by reducing the minimum lot size. Townhomes. Townhomes will not exceed 8 units per acre (Gross).

3. Single-Family Lot Size – Approved 7/9/25

Grantsville City Master Development Agreement for Presidents Park P.U.D. Subdivision Addendum #1, Section 3(a)

- a. ~~GLUDMC Chapter 15.1 Residential and Multiple Residential Districts—Residential District R-1-21 lots smaller than 21,780 sq.ft. In the R-1-21 zone. No single-family lot will be smaller than 13,000 sq. ft. so long as the average of all lots is equal to or greater than 14,500 sq. ft as amended by the city council 7/9/25 No more than 10% of lots in any particular phase may be less than the 13,000 sq ft. minimum threshold. No additional lots may be proposed or created by reducing the minimum lot size. Townhomes. Townhomes will not exceed 8 units per acre (Gross). See Preliminary Plan Sheet V-001 found in Exhibit 1.~~

And

Presidents Park PUD Addendum #1; Attachment A (Developers Project Description) – Section H (1)

H. Variances Requested

The following variances are requested from the R-1-21 zoning:

1. ~~Lots smaller than 21,780 square feet in the R-1-21 zone. No single family lot will be smaller than 13,000 sq. ft. so long as the average of all lots is equal to or greater than 14,500 sq. ft as amended by the city council 7/9/25 No more than 10% of lots in any particular phase may be less than the 13,000 sq. ft. minimum threshold. No additional lots may be proposed or created by reducing the minimum lot size. Townhomes. Townhomes will not exceed 8 units per acre (Gross).~~

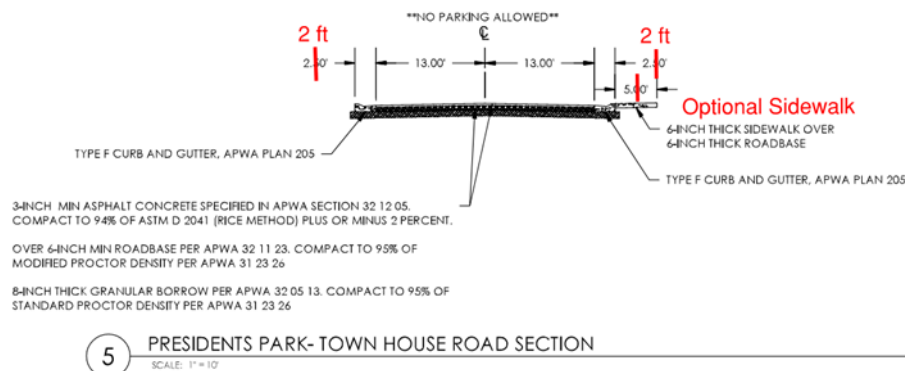
4. Single-Family Lot Setbacks – Approved 7/9/25

Master Development Agreement for Presidents Park P.U.D – Addendum #1, Attachment A (Developers Project Description – Section A(6))

6. Lot Frontage and Minimum Setbacks. *All lots will have a minimum 100 foot frontage and a 40-30 foot minimum front yard setback to enhance the open feel of the subdivision.*

5. Proposed Street Cross Section

Master Development Agreement for Presidents Park P.U.D – Addendum #1, Attachment B (Sheet C-301 of the Phase 1 Construction Drawings)





1950 N 2200 W STE 9, Salt Lake City, UT 84116

6. Minimum Lot Size (for density)

Addendum No. 3 To Presidents Park P.U.D. Subdivision, Section 2(a)

Addendum No. 3 to Presidents Park P.U.D. Subdivision (Mixed Use and Townhome Parcels)
Section 2(a)

- a. Minimum lot size = 3,400 sq. ft.

The Minimum Lot Size is only to be used for density calculations within the townhome-use are and does not represent a physical area to be subdivided.

Example density calculations:

$$\frac{\text{gross area} - \text{public street dedications} - \text{required open space}}{\text{minimum lot size}} = \# \text{ of units allowed}$$

Gross Parcel Area	9.06 acres (394,653 sq. ft.)
(Less) Public Street Dedications	0.96 acres
(Less) Required Open Space	1.60 acres
Net Developable Area	6.50 acres (283,140 sq. ft.)
283,140 sq. ft. / 3,400 sq. ft. per unit	83.27 units allowed

7. Building Setbacks

Addendum No. 3 To Presidents Park P.U.D. Subdivision, Section 2(b)

- b. Main Structures Setbacks: ~~Front yard = 25 ft, Rear yard = 15 ft, Side yard = 0 ft,~~
Townhomes development area perimeter boundary = 20 ft, Separated Structures = 13 ft,
~~from road right-of-way = 25 ft~~

8. Minimum Lot Width

Addendum No. 3 to Presidents Park P.U.D. Subdivision (Mixed Use and Townhome Parcels) Section 2(e)

- e. Minimum lot width ~~at the front and rear setback lines = 40 ft,~~ based on the townhome unit width = 22 ft Rear load; 25 ft Front load; 40 ft detached.



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9. Maximum Building Coverage

Addendum No. 3 To Presidents Park P.U.D. Subdivision, Section 2(g)

- g. Maximum lot coverage by main structure = 60% of total site area.

Presidents Park- Grantsville, UT							
Grantsville City Residential Uses	Grantsville City Residential Uses	R-1-21	Chapter 4.34	Signed Dev. Agreement & Adenda 1	Addendum 3	Proposed Variance	Proposed Variance
	Description	City Code	City Code	Existing PUD	Existing PUD	PUD Ammendment Request	Revised Request (8/4/25)
	Density						
	Max Number of Units			298	298	338	323
	Max Units/ Acre			8	8	9.5	8 (Gross)
	Minimum Lot Size - Single Family	21,780' Sq. Ft.	N/A	14,500' Sq Ft.	14,500' Sq Ft.	13,000 Sq. Ft. min. with an average lot size of 14,500 Sq. Ft. or greater	Approved by City Council (7/9/25)
	Minimum Lot Size - Townhomes (to calculate density only)	N/A	2,400' Sq. Ft.	-	3,400 Sq. Ft.	3,200 Sq. Ft.	3,400 Sq. Ft. (Density only)
	Minimum Size Corner Lots - Townhomes (to calculate density only)	21,780' Sq. Ft.	2,400' Sq. Ft.	14,500' Sq Ft.	3,400 Sq. Ft.	3,200 Sq. Ft.	3,400 Sq. Ft. (Density only)
	Minumum Lot Width	70'	30'	-	40'	20' (based on unit width)	Based on Unit Width: 22'-Rearload; 25'-Frontload; 40' Detached
	Maximum Building Coverage	20%	-	-	60%	60% of Site	60% of Site
	Minimum Dwelling Unit SF	-	1,000' Sq. Ft.	-	*1,000' Sq. Ft.	-	-
	Minimum Front Yard Setbacks (Single Family)						
	Front Yard	40'	N/A	40'	40'	30'	Approved by City Council (7/9/25)
	Minimum Front Yard Setbacks (Townhomes)						
	Front Yard	30'	25'	-	25	20' Perimeter	20' Perimeter
	Driveway	-	-	-	25	20' Perimeter	20' Perimeter
	Corner Front Yard	-	25'	30'	*25'	20' Perimeter	20' Perimeter
	Rear Yard						
	Main Building	30'	20'	-	15'	20' Perimeter	20' Perimeter
	Accessory Building	1'	*1'	-	*1'	20' Perimeter	20' Perimeter
	Side Yard						
	Main Building	5'*/15'	15'	-	0'	20' Perimeter	20' Perimeter
	Accessory Building	1'	*1'	-	*1'	20' Perimeter	20' Perimeter
	Multi-Unit Building Spacing	N/A	30' between buildings /15' Perimter	-	15' between buildings /20' perimeter	15' between buildings /20' perimeter	13' between buildings /20' perimeter
	Corner Side Yard	-	25'	**25'	25'	20' Perimeter	20' Perimeter
	R.O.W Cross-Section (Townhomes)	-	-	36'***	36'***	30'	30'
* Since this project is an existing PUD which has been previously approved, the underlying zoning applies when a varience was not addressed. The PUD approval included a concept drawing indicating where townhouse and mixed-mixed requirements should be applied.							
**On corner lots, 2 front yards and 2 side yards are required.							
***Refer to sheet C-301 included in the recorded Presidents Park Combined MDA							

SITE PLAN (CONCEPT)

PRESIDENTS

PARK

GRANTSVILLE CITY,
TOOELE COUNTY, UTAH

Site Data

Total Area	394,724 SF	9.06 Ac.
Public Road	41,984 SF	0.96 Ac

Unit Mix: 71 Total Units
12 Detached Units
12 Front Load Townhomes
47 Rear Load Townhomes

Proposed Density (Gross): 7.8 units per acre

$$71 \text{ units} / 9.06 \text{ acres} = 7.8$$

Proposed Density (Net): 10.9 units per acre

$$\begin{aligned} &9.06 \text{ acres} \\ &- 0.96 \text{ acres (road)} \\ &\hline &8.10 \text{ acres (open space)} \\ &- 1.60 \text{ acres (MDA)} \\ &\hline &6.5 \text{ acres (net developable area)} \end{aligned}$$

$$71 \text{ units} / 6.5 \text{ acres} = 10.9$$

Setbacks

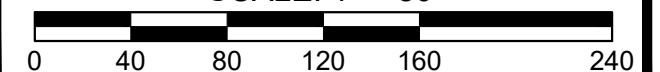
Building to Building = 13'
Perimeter = 20'

Open Space

Required by Code: 10% = .90 ac.
Required by MDA: 1.60 ac.
Provided: ±2.22 ac.

* Sidewalks are shown for conceptual purposes and are subject to change.

SCALE: 1" = 80'



PARKING COUNT

Parking required per Section 6.9 of GLUDMC
2 stalls per unit + parking for the first ten (10) units
shall provide one (1) separate designated visitor
parking stall per dwelling unit. each unit over the
first ten (10) dwelling units, one (1) additional
parking stall for each two (2) dwelling units shall
be provided.

$$71 \text{ Units} \times 2 \text{ Stalls per Unit} = 142 \text{ Stalls}$$

$$10 \text{ Units} \times 1.0 \text{ Stalls per Unit} = 10 \text{ Visitor Stalls}$$

$$61 \text{ Units} \times 0.5 \text{ Stalls per Unit} = 30.5 \text{ Visitor Stalls}$$

$$\text{Subtotal} = 40.5 \text{ Visitor Stalls}$$

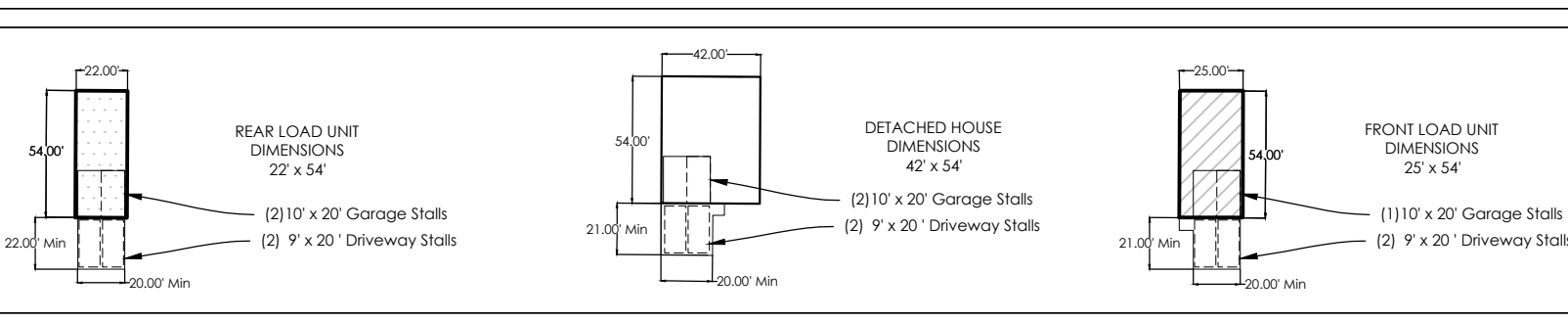
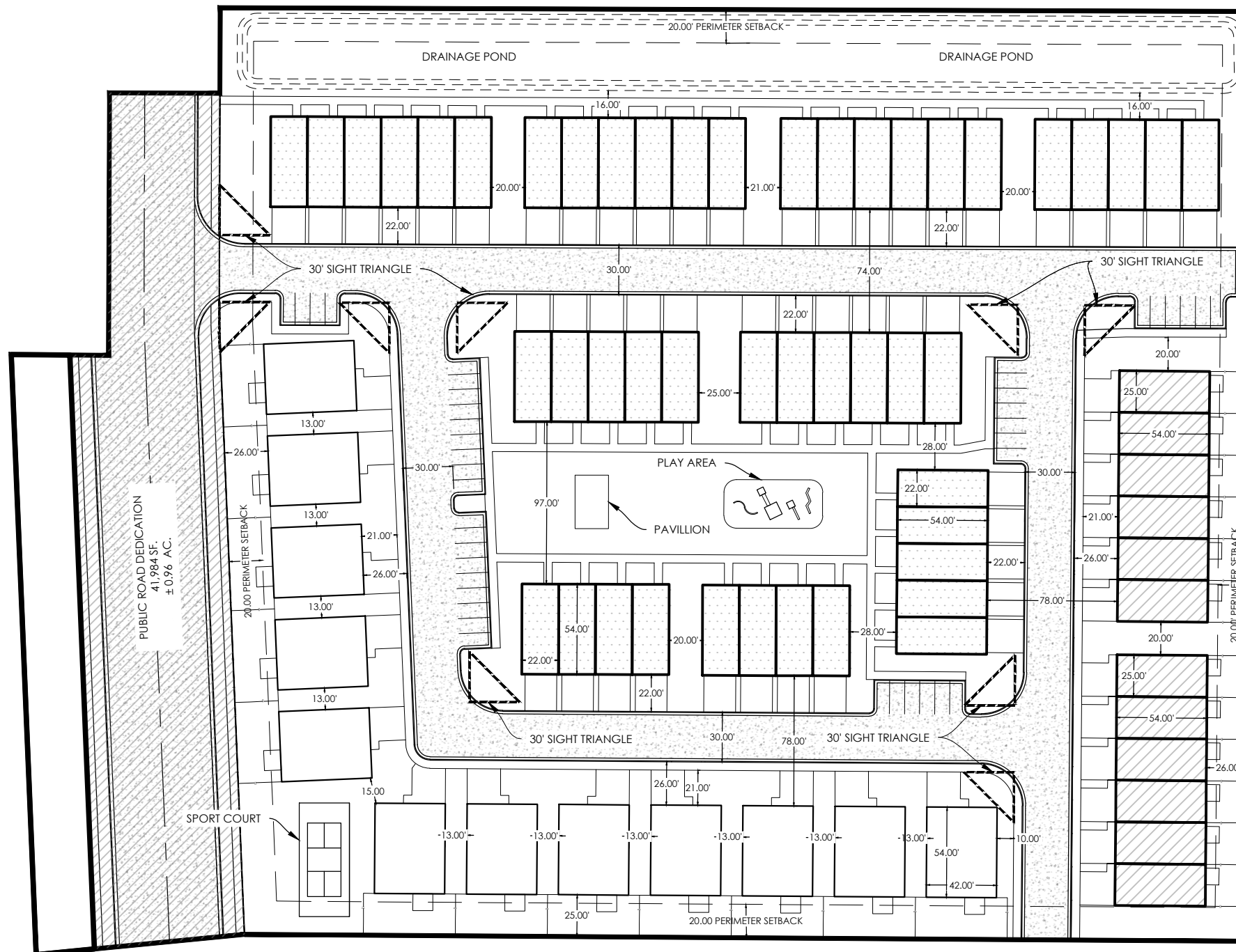
$$\text{Total Required Stalls: } 183$$

Parking Provided:

Garages:	130
Driveways:	142
Street Stalls:	41

$$\text{Total Stalls: } 313$$

$$\text{Stalls per Unit: } 4.4$$



Agenda Item # 11

Consideration of Resolution 2025-65
Approving the First Amendment to the
MDA for President's Park PUD



**GRANTSVILLE CITY
RESOLUTION NO. 2025-65**

**A RESOLUTION APPROVING THE FIRST AMENDMENT TO THE MASTER
DEVELOPMENT AGREEMENT FOR PRESIDENTS PARK PUD**

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

WHEREAS, Grantsville City and Presidents Park, LLC previously entered into a Master Development Agreement (“MDA”) for the Presidents Park Planned Unit Development; and

WHEREAS, the City and Developer desire to amend the MDA to reflect certain updates and modifications as set forth in the attached First Amendment; and

WHEREAS, the City Council finds it to be in the best interest of the City to approve the First Amendment to the MDA;

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

Section 1. Approval: The First Amendment to the Master Development Agreement for Presidents Park PUD, attached hereto as Exhibit A and incorporated herein by this reference, is hereby approved. The City Mayor is authorized to execute the Amendment 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 3RD DAY OF SEPTEMBER, 2025.

BY THE ORDER OF THE GRANTSVILLE CITY COUNCIL:

By Mayor Neil Critchlow



ATTEST

Braydee Baugh, City Recorder



EXHIBIT “A”

FIRST AMENDMENT TO GRANTSVILLE CITY MASTER DEVELOPMENT
AGREEMENT FOR PRESIDENTS PARK PUD

WHEN RECORDED, RETURN TO:

**Braydee Baugh
Grantsville City Recorder
429 East Main Street
Grantsville City, Utah 84029**

**FIRST AMENDMENT TO
GRANTSVILLE CITY
MASTER DEVELOPMENT AGREEMENT
FOR
PRESIDENTS PARK PUD
DATED SEPTEMBER ____, 2025, AS AMENDED**

THIS FIRST AMENDMENT to “Grantsville City Master Development Agreement for Presidents Park PUD” dated September ____, 2025, as amended (hereinafter the “**MDA**”) is made and entered as of the ____ day of ____ 2025 (the “**Amendment**”), by and between Grantsville City, a municipal corporation of the State of Utah and Presidents Park, LLC, a Utah limited liability company.

RECITALS

A. The Parties entered into the MDA in December 16, 2021 and amended the MDA in September ____, 2025.

B. The Parties now agree that certain changes are needed to the MDA, and therefore desire to enter into this Amendment to provide updates to the MDA in accordance with the terms herein.

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

TERMS

1. **Incorporation.** All of the terms of the MDA are incorporated into this Amendment, except as revised below. In the event of a conflict between the MDA and this Amendment, this Amendment shall control. Capitalized terms in this Amendment shall have the same meaning given in the MDA, except if there is a conflict, then this Amendment’s definition shall control.

2. **Nature of Amendment.** This Amendment modifies only those provisions of the MDA as specifically set forth herein. The Project remains subject to the MDA except as expressly provided herein.

3. **Amendment.** The Parties agree that the following section will be added and incorporated into the MDA and become binding on the Parties:

3.1. Amended 1.14 “Maximum Residential Units”, which reads in its entirety as follows:

3.1.1. A **Maximum Residential Units** means the development on the Property of Presidents Park P.U.D. Subdivision, ~~three-hundred and twenty-three~~ (323) Residential Dwelling Units.

Commented [SM1]: This is including the additional townhomes being requested

3.2. Amended Addendum NO. 1 Section 3. A. which reads in its entirety as follows:

3.2.1. **Modifications to GLUDMA and Other City Standards.** The City has agreed to the following exceptions to the GLUDMA and Grantsville City Construction Standards and Specifications:

3.2.2. GLUDMC Chapter 15.1 Residential and Multiple Residential Districts- Residential District R-1-21. Lots smaller than 21,780 sq.ft. in the R-1-21 Zone. No single- family lot will be smaller than 13,000 sq. ft. so long as the average of all lots is equal to or greater than 14,500 sq. ft as amended by the city council on 7/9/25. No more than 10% of lots in any particular phase may be less than the 13,000 sq ft. minimum threshold. No additional lots may be proposed or created by reducing the minimum lot size. Townhomes will not exceed 8 units per acre ~~(Gross)~~. See Preliminary Plan Sheet V-001 found in Exhibit 1.

Commented [SM2]: The City definition of density is net density.

3.3. Amended Addendum NO. 1 Attachment A. which reads in its entirety as follows:

3.3.1. **Low Density.** The 252 single-family lots and 71 townhomes on 190 acres is a density of 1.7 units per acres across the entire PUD.

3.3.2. **Lot Frontage and Minimum Setbacks.** All lots will have a minimum 100-foot frontage and a 30-foot minimum front yard setback as approved by the City Council on 7/9/25, to enhance the open feel of the subdivision.

3.3.3. Lots smaller the 21,780 square feet in the R-1-21 zone. No single-family lot will be smaller than 13,000 sq. ft. so long as the average of all lots is equal to or greater than 14,500 sq. ft as amended by the city council 7/9/25 No more than 10% of lots in any particular phase may be less than the 13,000 sq ft. minimum threshold. No additional lots may be proposed or created by reducing the minimum lot size. Townhomes will not exceed 8 units per acre (Gross).

3.3.4. Variance from the typical street section. See attached proposed street section (sheet C-301 attached below). This would allow for the same street section as South Willow Estates. The reasons for street variance are as follows.

3.3.5. To be consistent with South Willow Estates which we will eventually tie into the west.

3.3.6. To minimize future maintenance costs for the City.

3.3.7. No on-street parking is allowed, similar to South Willows' requirement whose street widths are more than adequate for safe, efficient traffic flow.

3.3.8. Reduce Curb Width

3.3.9. Allow for optional sidewalk. Proposed rear-load townhomes will require sidewalk at the front of the townhome. This location will improve pedestrian safety.

3.4. Amended Addendum NO. 1 Attachment B. which reads in its entirety as follows:

3.4.1. Proposed reduction for the Presidents Park-Town House Road Section:

3.4.2. Reduced curb width to 2' feet on both sides, with an optional sidewalk.

3.5. Amended Addendum NO. 3. which reads in its entirety as follows:

3.5.1. Modifications to GLUDMA and Other City Standards. The City has agreed to the following exceptions to the GLUDMA and Grantsville City Construction Standards and Specifications for the Townhome:

3.5.2. Minimum Lot size = 3,400 square feet. (To be used for density calculations only)

3.5.3. Townhome's development area perimeter boundary = 20 ft, Separated Structures = 13

3.5.4. Minimum Roadway Pavement Width = 26 ft

3.5.5. Minimum frontage at the front property line on approved street = 25 ft

3.5.6. Minimum lot width at the front and rear setback lines = 22 ft – Rear load; 25 ft – Front load; 40 ft detached (dependent on unit width)

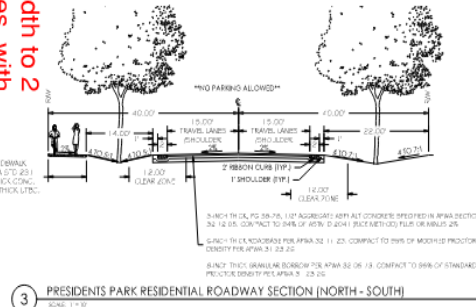
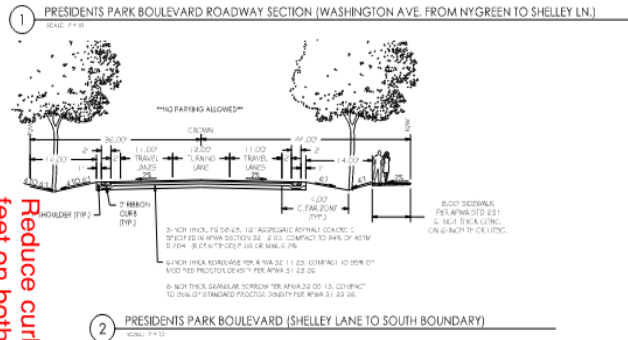
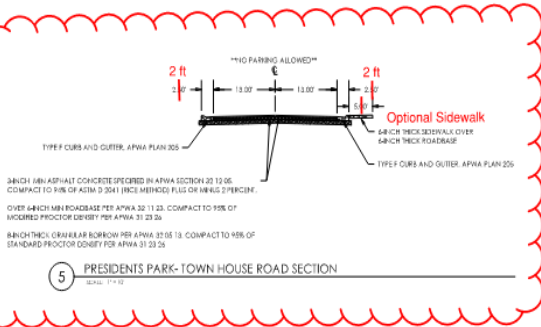
3.5.7. Maximum building height = 35 ft

3.5.8. Maximum lot coverage by main structure = 60% of the project site area designated for townhome use.

4. **Counterparts.** This Amendment may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument. A signed copy of this Amendment delivered by facsimile, email, or other means of electronic transmission shall be deemed to have the same legal effect as delivery of an original signed copy of this Amendment.

[signature pages follow]

Reduce curb width to 2 feet on both sides, with an optional sidewalk.



Project Name:		FOR CONSTRUCTION	
		Project Number	Designed By
		11-00003	BWB
PHASE 1 PRESIDENTS PARK P.U.D. GRANTSVILLE, TOOELE COUNTY, UTAH		Date Issued	Drawn By
		BWB	0001/04/11

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

DEVELOPER
Presidents Park, LLC.

GRANTSVILLE CITY

By: Travis Taylor
Its: Owner

By: Neil A. Critchlow,
Its: Mayor

Approved as to form and legality:

Attest:

City Attorney

City Recorder

CITY ACKNOWLEDGMENT

STATE OF UTAH)
 : SS.
COUNTY OF TOOELE)

On the ____ day of _____, 20__ personally appeared before me _____ who being by me duly sworn, did say that he is the Mayor of Grantsville City, a political subdivision of the State of Utah, and that said instrument was signed in behalf of the City by authority of its City Council and said Mayor acknowledged to me that the City executed the same.

NOTARY PUBLIC

My Commission Expires: _____

Residing at: _____

DEVELOPER ACKNOWLEDGMENT

STATE OF UTAH)
 : Ss.
COUNTY OF _____)

On the _____ day of _____, 20 __, personally appeared before me _____, who being by me duly sworn, did say that Travis Taylor is the owner of The Presidents Park, LLC, a Utah limited liability company and that the foregoing instrument was duly authorized by the company at a lawful meeting held by authority of its operating agreement and signed in behalf of said company.

NOTARY PUBLIC

My Commission Expires: _____

Residing at: _____

Agenda Item # 12

**Closed Session (Contract
Negotiations)**

Agenda Item # 13

Adjourn