



**October 22nd, 2025**

**City Council Meeting**

**Information Packet**

# **Agenda Item # 1**

Oath of Office and Introductions of New Officers

# **Agenda Item # 2**

Public Comment

# **Agenda Item # 3**

Summary Action Items

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

Unapproved

**MINUTES OF THE REGULAR MEETING OF THE GRANTSVILLE CITY COUNCIL,  
HELD ON OCTOBER 1<sup>st</sup>, 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:**

Michael Resare, City Manager  
Tysen Barker, City Attorney  
Shelby Moore, Zoning Administrator

Gina Roberts, Deputy City Recorder  
Bill Cobabe, Comm Development Director  
Christy Montierth, Public Works Director

**Citizens and Guests Present:** Sarah Moore, Kevin Casey, Sam Addington, Scott Stapley, Kathy Anderson, Michael Hodgson

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

Mayor Critchlow lead the Pledge of Allegiance

**AGENDA**

**1. Public Comment**

Kevin Casey provided public comment, expressing concern with the responsibility of council representing the citizens of the City.

**2. Summary Action Items**

**a. Approval of Minutes from the September 17<sup>th</sup>, 2025 Regular Meeting**

**b. Approval of Bills**

**Motion:** Councilmember Thomas made the motion to approve the minutes

**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.

**Motion:** Councilmember Butler made the motion to approve the bills.

**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. Consideration of Ordinance 2025-35 amending the Grantsville City General Plan to include a Water Element**

Devan Fowles with Jones and DeMille presented the item, explaining the history and process leading to the need for this Ordinance following the passage of SB-10 in 2022. He reviewed the goals outlined in the legislation and discussed secondary water usage through Grantsville Irrigation and its relationship with the City’s culinary water system. Policies and practices for detecting and repairing water leaks were addressed, along with areas identified for improvement. It was noted that Grantsville City is already exceeding the 2030 water conservation goals. Possible incentives and rebates to encourage further conservation were also discussed.

**Motion:** Councilmember Jenkins made the motion to approve Ordinance 2025-35 amending the Grantville City General Plan to Include a Water Element

**Second:** Councilmember Butler 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.

#### 4. **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: 7:42 pm**

Unapproved

**MINUTES OF THE WORK MEETING OF THE GRANTSVILLE CITY COUNCIL,  
HELD ON OCTOBER 1<sup>ST</sup>, 2025 AT THE GRANTSVILLE CITY HALL, 429 EAST MAIN  
STREET, GRANTSVILLE, UTAH AND ON ZOOM. THE MEETING BEGAN AT 6:00  
P.M.**

**Mayor and Council Members Present:**

Mayor Critchlow  
Jolene Jenkins  
Heidi Hammond

Jeff Williams (arrived at 6:46 pm)  
Rhett Butler  
Jake Thomas

**Council Members Not Present:**

**Appointed Officers and Employees Present:**

Michael Resare City Manager  
Tysen Barker, City Attorney  
Gina Roberts, Deputy City Recorder  
Robert Sager, Police Chief

Bill Cobabe, Comm. Development Director  
Shelby Moore, Zoning Administrator  
Christy Montierth, Public Works Director

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

**AGENDA:**

**1. Meeting with UDOT to discuss corridor traffic study**

Travis Hair and Geoffrey Dupaix presented the study. Discussion included the purpose, timeline, and plans to expand the study area. They reviewed the positives of the current access roadways and potential improvements to support proposed and anticipated growth, including employment opportunities. Recommendations were presented for future connections, project priorities, and timelines. The study was noted as a predictive analysis based on projected industrial, commercial, and residential development throughout the county, with emphasis on Grantsville. Tools to support future networks and their integration into the City's transportation plan were discussed. The ultimate goal is to maintain efficient traffic flow countywide. Presenters reviewed desired minimum roadway widths, access management strategies, and the importance of planning connectivity to main thoroughfares. Future traffic signal placements were also discussed, along with rationale for their locations. Next steps for collaboration to adopt the plan were outlined. Signal updates included Hale/Main Street scheduled for this fall and Sheep Lane/112 scheduled for next spring.

**2. Adjourn**

Unapproved

**Motion:** Councilmember Butler made the motion to adjourn

**Second:** Councilmember Hammond seconded the motion.

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

**Meeting ended at: 6:53 pm**

# **Agenda Item # 4**

Consideration of Resolution 2025-76

Authorization the Surplus of Police K9

“Ludo” from the Grantsville City Police  
Department



**GRANTSVILLE CITY  
RESOLUTION NO. 2025-76**

**A RESOLUTION AUTHORIZING THE SURPLUS OF POLICE K9 “LUDO” FROM  
THE GRANTSVILLE CITY POLICE DEPARTMENT**

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

**WHEREAS**, the Grantsville City Police Department has determined that Police K9 “Ludo” is no longer suitable for active duty due to age, health, or other operational considerations; and

**WHEREAS**, the City Council finds it in the best interest of the City and the Police Department to declare Ludo as surplus property; and

**WHEREAS**, pursuant to Grantsville City Code and applicable City policy, surplus property may be disposed of when it is no longer required for public use; and

**WHEREAS**, the City Council desires to ensure that Ludo is retired in a humane and appropriate manner, and that any transfer or adoption complies with applicable City and Police Department procedures.

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

**Section 1. Declaration and Disposition:** Police K9 “Ludo” is hereby declared surplus property. The City authorizes the Chief of Police, or their designee, to remove Ludo from the City’s inventory and to complete the transfer, adoption, or other disposition as deemed appropriate and in the best interest of the animal and 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 22ND DAY OF OCTOBER, 2025.

BY THE ORDER OF THE GRANTSVILLE CITY COUNCIL:



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By Mayor Neil Critchlow

ATTEST

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Braydee Baugh, City Recorder

# **Agenda Item # 5**

Consideration of the Ordinance 2025-37

Approving a Plat Amendment for the  
Cherry Wood Subdivision To Realign  
Cherry Street



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

**AN ORDINANCE OF GRANTSVILLE CITY APPROVING A PLAT AMENDMENT  
FOR THE CHERRY WOOD SUBDIVISION TO REALIGN CHERRY STREET**

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

**WHEREAS**, Grantsville City received a request for a plat amendment to the Cherry Wood Subdivision located in the R-1-21 Zone for the purpose of realigning the right-of-way of Cherry Street; and

**WHEREAS**, the proposed amendment corrects a misalignment in the existing recorded plat and ensures proper right-of-way location consistent with the previously approved West Haven Townhomes Planned Unit Development and the City's adopted roadway standards; and

**WHEREAS**, the Grantsville City Planning Commission held a duly noticed public hearing on October 2, 2025, to receive public comment on the proposed amendment and, following review, recommended approval to the City Council; and

**WHEREAS**, the City Council of Grantsville City, having reviewed the Planning Commission's recommendation and all relevant materials, finds that the proposed plat amendment is in the public interest, supports orderly development, and complies with applicable provisions of the Grantsville City Land Use and Management Code.

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

**Section 1. Approval:** The Cherry Wood Plat Amendment is hereby approved to realign Cherry Street as depicted in the plans 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”**

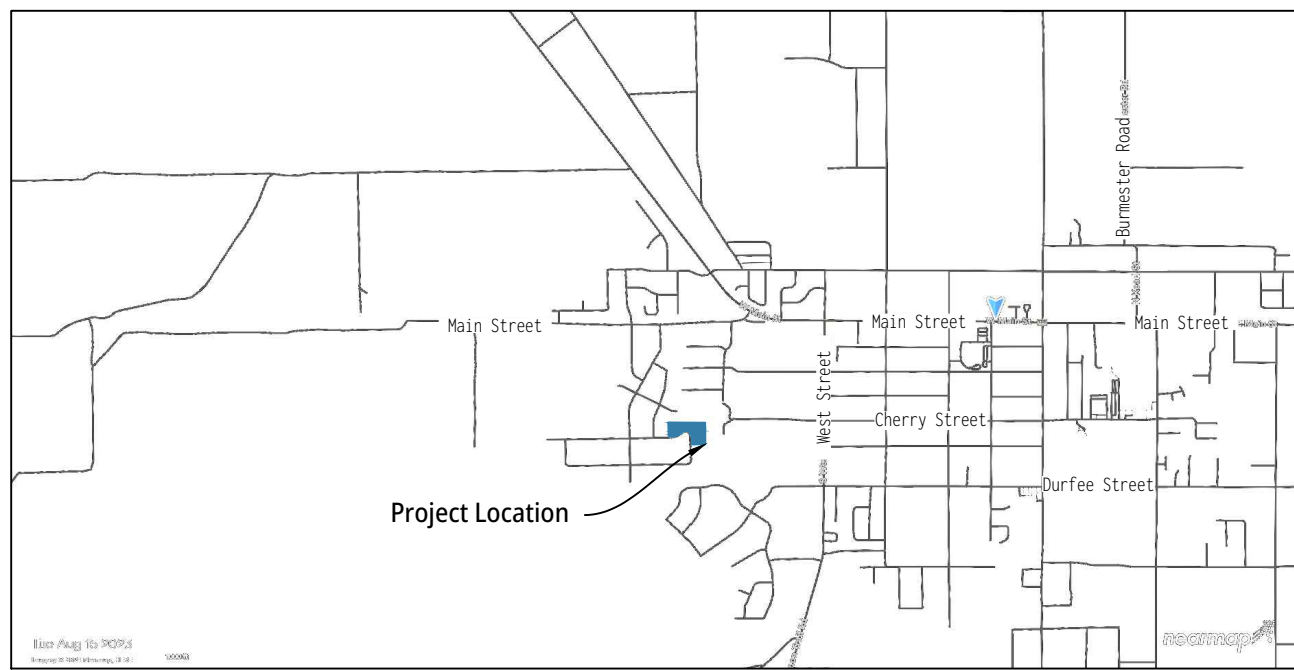
Cherry Street Re-alignment Subdivision

# Cherry Street Re-alignment Subdivision

Preliminary Plat -Not to be Recorded

Located in the Southeast Quarter Section 35, Township 2 South, Rage 6 West, Salt Lake Base and Meridian Us Survey  
Grantsville City, Tooele County Utah, February 2025

## VICINITY MAP N.T.S.



Found West Quarter Corner  
of Section 35, T2S, R6W, SLB&M  
Found Brass Cap Monument  
Dated 1982

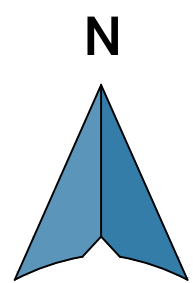
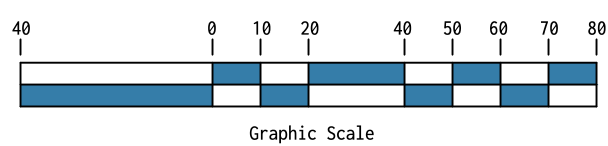
S89°42'47"W (S89°42'29"W CALC)

Found East Quarter Corner  
of Section 35, T2S, R6W,  
SLB&M Found Brass Cap  
Monument Dated 1982

(5288.72' Calc) 5288.31'

| CURVE TABLE |         |         |           |                 |
|-------------|---------|---------|-----------|-----------------|
| Curve #     | Length  | Radius  | Delta     | Chord Direction |
| C31         | 140.48' | 233.00' | 34°32'39" | N17° 38' 53"W   |
| C32         | 6.74'   | 15.00'  | 25°43'53" | S22° 03' 11"E   |
| C33         | 24.36'  | 70.00'  | 19°56'28" | N19° 09' 22"W   |
| C34         | 4.16'   | 70.00'  | 3°24'20"  | N46° 29' 19"E   |
| C35         | 231.21' | 371.64' | 35°38'43" | N72° 17' 27"E   |
| C36         | 76.61'  | 437.64' | 10°01'47" | S59° 28' 58"W   |
| C37         | 76.61'  | 70.00'  | 62°42'08" | S56° 01' 37"W   |
| C38         | 7.80'   | 15.00'  | 29°47'03" | S39° 34' 20"W   |
| C39         | 225.75' | 367.00' | 35°14'37" | S72° 05' 21"W   |

SCALE: 1" = 40'



## LEGEND

|                                |                          |                           |                     |
|--------------------------------|--------------------------|---------------------------|---------------------|
| Measurements Between Monuments | Deed Line                | Found Section Corner      | Found Monument      |
| Certified Macro Boundary Line  | Fence Line               | Calculated Section Corner | Calculated Monument |
| Certified Micro Boundary Line  | Building Line            | Set Nail                  | Found Rebar         |
| Easement Line                  | Center Line              | Set Rebar and Cap         | Found Nail          |
| Calc. Calculated               | Edge of Concrete/Asphalt |                           |                     |
| N.T.S., Not to Scale           |                          |                           |                     |

## Data Reference Table

| Reference No | Document Type    | Name/Grantee                            | Entry No/ Book Page/ File No. |
|--------------|------------------|-----------------------------------------|-------------------------------|
| R1           | Subdivision Plat | Cherry Wood Estates Subdivision Phase 2 | 597599                        |
| R2           | Record of Survey | Butler Boundary Line                    | 2021-0131                     |
| R3           | Record of Survey | Ronald Sherri Butler                    | 2021-0064                     |
| R4           | Subdivision Plat | Cherry Grove Subdivision Phase D-2      | 531881                        |
| R5           | Warranty Deed    | Ronald Sherri Butler                    | 574160                        |
| R6           | Warranty Deed    | Terry and Sandra Stapley                | 355442                        |

## NOTES

- No monuments were placed as a result of this survey.
- All easements rights and privileges granted within the original plat are to remain unless otherwise noted.
- Original Plat is (R1) in the Data Reference Table.
- For more information regarding found monuments perpetuating the public land survey system please reference the recorded survey with Tooele County.
- A 7.50 foot side yard and 10.00 foot front and rear yard PU&DE Public Utility and Drainage Easement are parallel to the lot line as indicated by the dashed lines.

## GRANTSVILLE CITY ENGINEER

Approved as to form this \_\_\_\_ day of \_\_\_\_ A.D., \_\_\_\_ By  
Grantsville City Engineer.

Grantsville City Engineer

## ACKNOWLEDGMENT

State of Utah } s.s.  
County of Tooele

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_, 2024 by Shawn Holste.

Residing at: \_\_\_\_\_  
Commission Number: \_\_\_\_\_  
Commission Expires: \_\_\_\_\_

## GRANTSVILLE CITY MAYOR

Presented to this Grantsville City Mayor this Day of \_\_\_\_ A.D., \_\_\_\_ at  
which Time this Condominium Plat was Accepted.

City Mayor Attest: \_\_\_\_\_ City Recorder, Deputy

## TOOELE COUNTY SURVEYOR

Approved as to form this \_\_\_\_ Day of April A.D., \_\_\_\_ by this  
Tooele County Surveyor. ROS# \_\_\_\_\_.

Tooele County Survey Director

## BOUNDARY DESCRIPTION

PARCEL A-207:

A parcel of land being apart of lot 207 Cherry Wood Estates Subdivision Phase 2, according to the official records of Tooele County being situated in the Southeast Quarter of Section 35, Township 2 South, Range 6 West, Salt Lake Base, and Meridian being more particularly described as follows.

Beginning at the Northeast corner of lot 208 of said subdivision, said point being measured as 538.84 feet North 0°22'33" West along the section line from the Southeast corner of Said Section, and running thence South 89°37'22" West 201.00 feet to the East Right-of-Way of Cherry Hill Street; thence along said East Right-of-Way the following four (4) courses: (1) North 0°22'33" West 106.42 feet to a point of tangency on a 233.00 foot radius curve to the left, (2) Northerly along said arc 140.48 feet (Central Angel Equals 34°32'39" and Long Chord Bears North 17°38'53" West 138.36 feet) to a point of reverse curvature on a 15.00 radius arc to the right, (3) along said arc 6.74 feet (Central Angel Equals 25°43'53" Long Chord Bears North 22°00'11" East 6.68 feet) to a point of reverse curvature on a 70.00 foot radius arc to the left, and (4) along said arc 24.36 feet (Central Angel Equals 19°56'28" Long Chord Bears North 19°09'22" West 24.24 feet) to a point on a 70.00 foot non-tangent arc to the right; thence along said arc 4.16 feet (Central Angel Equals 3°24'20" Long Chord Bears North 46°29'19" East 4.16 feet to a point on a non-tangent line; thence North 54°30'56" East 39.29 feet to a point of tangency on a 371.64 foot arc to right; thence along said arc 231.21 feet (Central Angel Equals 35°38'43" Long Chord Bears North 72°17'27" East 227.50 feet to the East line of said Section; thence along the Section line South 0°22'33" East 360.92 feet to the point of beginning. Containing 1.6745 acres, more or less.

TOGETHER WITH

PARCEL A-206:

A parcel of land being apart of lot 206 Cherry Wood Estates Subdivision Phase 2, according to the official records of Tooele County being situated in the Southeast Quarter of Section 35, Township 2 South, Range 6 West, Salt Lake Base, and Meridian being more particularly described as follows.

Beginning at a point on a 437.64 radius arc to the left said point being 924.08 feet North 0°22'33" West along the Section line to the Northeast corner of said subdivision and 189.00 feet South 89°42'29" West from the Southeast corner of said Section and running thence along said arc 76.61 feet (Central Angel Equals 10°01'47" Long Chord Bears South 59°28'58" West 76.51 feet) to a point of tangency; thence South 54°29'34" West 74.95 feet to a point on a 70.00 foot non-tangent arc to the left; thence 76.61 feet along said arc (Central Angel Equals 62°42'08" Long Chord Bears South 56°01'37" West 72.84 feet) to a point of reverse curvature on a 15.00 foot radius arc to the right; thence along said arc 7.80 feet (Central Angel Equals 29°47'03" Long Chord Bears South 39°34'20" West 7.71 feet) to a point of tangency; thence South 54°28'04" West 5.05 feet to a point of tangency on a 367.00 foot radius arc to the right; thence along said arc 225.75 feet (Central Angel Equals 35°14'37" Long Chord Bears South 72°05'21" West 222.20 feet) to the Southeast corner of Lot 205 of said subdivision; thence North 0°17'19" West 198.22 feet along the East lot line of said Lot 205 to the South boundary of Cherry Grove Subdivision Phase D-2; thence along said South line and its extension North 89°42'29 East 408.79 feet to the point of beginning. Containing 1.1276 acres, more or less.

## SURVEYOR'S NARRATIVE

Ronald & Sherri Butler requested this Subdivision plat to amend Cherry Wood Estates Subdivision Phase 2 to adjust lots 207, 206 and the alignment of Cherry Street.

The bearing basis is North 0°22'33" West measured between the Southeast Corner and East Quarter Corner of Section 35, Township 2 South, Range 6 West, Salt Lake Base and Meridian, U.S. Survey.

For more information on the retracement of the boundary's shown here, please review the record of survey filed with the Tooele County Surveyor.

## OWNER'S DEDICATION AND CONSENT TO RECORD

Know all men by these presents that the undersigned are the owners of the above described tract of land, and hereby cause the same to be divided into lots, parcels and streets, together with easements as set forth to be hereafter known as

Cherry Street Re-alignment Subdivision

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

Signed this \_\_\_\_ day of \_\_\_\_, 2025

C.G Grantsville LLC:

Shawn Holste - Registered Agent

## GRANTSVILLE CITY PLANNING COMMISSION

Approved This \_\_\_\_ Day of \_\_\_\_ A.D., \_\_\_\_ by this  
Grantsville City Planning Commission.

Chairman Grantsville City Planning Commission

## GRANTSVILLE CITY ATTORNEY

Approved as to form this \_\_\_\_ Day of \_\_\_\_ A.D., \_\_\_\_ by  
this Grantsville City Attorney.

Grantsville City Attorney

## GRANTSVILLE CITY PUBLIC WORKS

Approved as to form this \_\_\_\_ day of \_\_\_\_ A.D., \_\_\_\_ By  
Grantsville City Public Works.

Director, Grantsville City Public Works

## GRANTSVILLE CITY FIRE DEPARTMENT

Approved as to form this \_\_\_\_ day of \_\_\_\_ A.D., \_\_\_\_ By  
Grantsville City Public Works.

Grantsville City Fire Department

## SURVEYOR'S CERTIFICATE

I, Tyler R. Harper, do hereby certify that I am a Professional Land Surveyor, and that I hold License No. 12542803, in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Act. I further certify that by authority of the owners I have completed a survey of the property described on this subdivision plat in accordance with Section 17-23-17, have verified all measurements, and have subdivided said tract of land into lots and streets, together with easements, and thereafter to be known as Cherry Street Re-alignment Subdivision and that the same has been correctly surveyed and measured on the ground as shown on this plat.

Tyler R. Harper L.S. 12542803



Grantsville City Development Review

Submittal # 2 03/10/2025

|                                |  |                             |  |
|--------------------------------|--|-----------------------------|--|
|                                |  | Tooele County Recorder      |  |
| Recorded for record and return |  | Filed for record and return |  |
| ____ day of ____               |  | ____ day of ____            |  |
| in book ____ of ____           |  | in book ____ of ____        |  |
| page ____ of ____              |  | page ____ of ____           |  |
| County Recorder: _____         |  | County Recorder: _____      |  |
| By Deputy: _____               |  | By Deputy: _____            |  |
| Fee Paid: _____                |  | Fee Paid: _____             |  |

Sheet Number: 1/1

Developer: Ronald & Sherri Butler  
Surveyor: Tyler R. Harper  
Email: Tharper@highlandssurveying.com  
Phone: (385)-403-8180

Approximate Address: Cherry Street and Cherry Hill Street, Grantsville City, UT 84074  
Project No: 23004 Project Date: June 2024



## STAFF REPORT

**TO:** Planning Commission

**FROM:** Shelby Moore

**PUBLIC HEARING DATE:** 10/2/2025

**MEETING DATE:** 10/2/2025

**RE:** Consideration of the Cherry Wood Plat Amendment

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## Applicant's Request

The applicant is requesting approval of a plat amendment for the Cherry Wood Subdivision. The purpose of the amendment is to realign the right-of-way (ROW) to the north in order to correct a misalignment from the previously recorded plat. The existing alignment, if left unchanged, would encroach into the property located immediately to the south.

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## Background

As part of the Planned Unit Development (PUD) approval for the West Haven Townhomes, a condition was placed requiring the correction and proper alignment of this roadway. The ROW realignment fulfills that requirement and ensures consistency with the approved preliminary plat for the West Haven Townhomes.

The proposed ROW maintains a 66-foot width, consistent with City standards and the City's transportation plan.

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## Staff Analysis

- **ROW Realignment:** The proposed shift corrects the alignment to the north, avoiding encroachment on adjacent property to the south.
- **Consistency with Approvals:** The realignment is consistent with the conditions of approval tied to the West Haven Townhomes PUD.
- **Retaining Wall Concern:** During preliminary review, staff noted potential impacts to southern properties, specifically the possibility of a retaining wall. This matter has been addressed and is shown on the approved preliminary plat for West Haven Townhomes.
- **ROW Standard:** The 66-foot ROW is preserved, meeting city roadway standards.

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

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



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## **Staff Recommendation**

Staff recommends the **Planning Commission forward a recommendation of approval** to the City Council for the Cherry Wood Plat Amendment, subject to the following conditions:

1. The final plat shall reflect the corrected ROW alignment as presented.
2. All conditions of the West Haven Townhomes PUD approval, including the requirement for ROW alignment, remain in full effect.
3. Any retaining wall impacts shall be consistent with the details provided on the approved preliminary plat and shall not adversely impact adjacent property owners.

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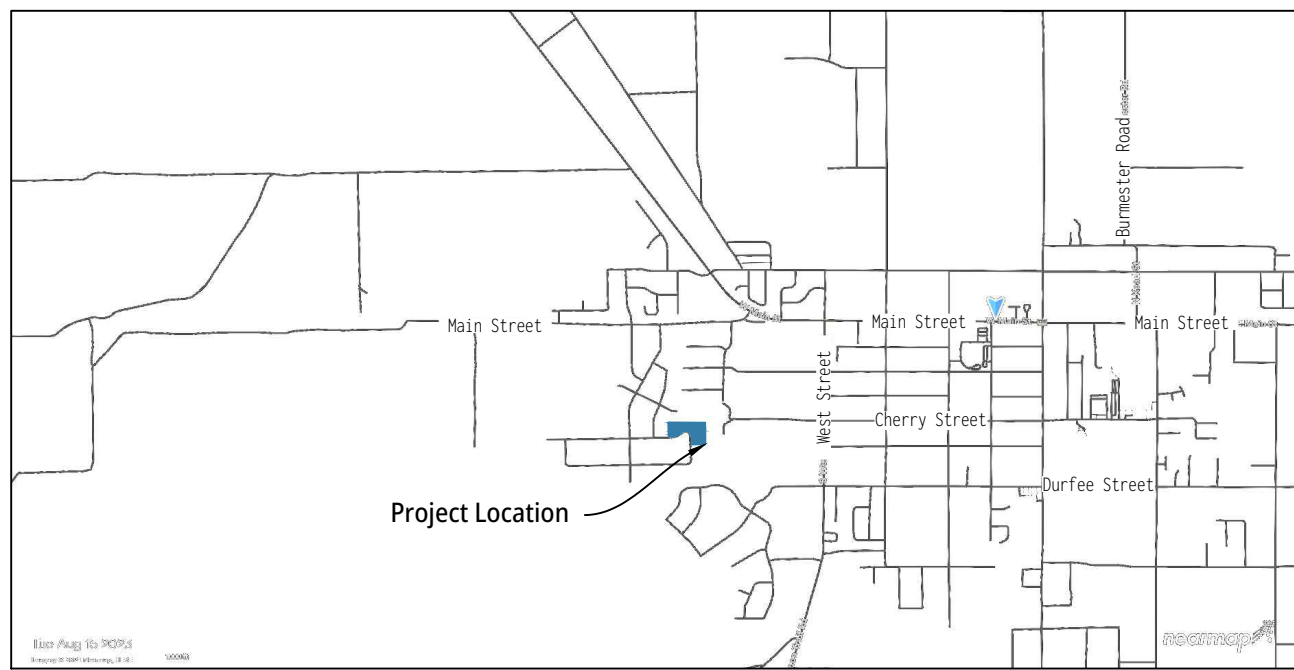
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# Cherry Street Re-alignment Subdivision

Preliminary Plat -Not to be Recorded

Located in the Southeast Quarter Section 35, Township 2 South, Rage 6 West, Salt Lake Base and Meridian Us Survey  
Grantsville City, Tooele County Utah, February 2025

## VICINITY MAP N.T.S.



Found West Quarter Corner  
of Section 35, T2S, R6W, SLB&M  
Found Brass Cap Monument  
Dated 1982

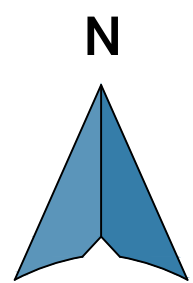
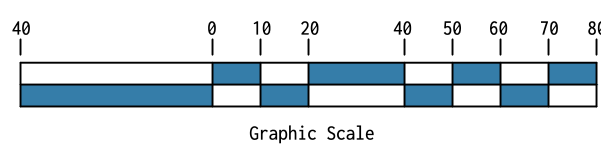
S89°42'47"W (S89°42'29"W CALC)

Found East Quarter Corner  
of Section 35, T2S, R6W,  
SLB&M Found Brass Cap  
Monument Dated 1982

(5288.72' Calc) 5288.31'

| CURVE TABLE |         |         |           |                 |
|-------------|---------|---------|-----------|-----------------|
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| C39         | 225.75' | 367.00' | 35°14'37" | S72° 05' 21"W   |

SCALE: 1" = 40'



## LEGEND

|                                |                          |                           |                     |
|--------------------------------|--------------------------|---------------------------|---------------------|
| Measurements Between Monuments | Deed Line                | Found Section Corner      | Found Monument      |
| Certified Macro Boundary Line  | Fence Line               | Calculated Section Corner | Calculated Monument |
| Certified Micro Boundary Line  | Building Line            | Set Nail                  | Found Rebar         |
| Easement Line                  | Center Line              | Set Rebar and Cap         | Found Nail          |
| Calc. Calculated               | Edge of Concrete/Asphalt |                           |                     |
| N.T.S. Not to Scale            |                          |                           |                     |

## Data Reference Table

| Reference No | Document Type    | Name/Grantee                            | Entry No/ Book Page/ File No. |
|--------------|------------------|-----------------------------------------|-------------------------------|
| R1           | Subdivision Plat | Cherry Wood Estates Subdivision Phase 2 | 597599                        |
| R2           | Record of Survey | Butler Boundary Line                    | 2021-0131                     |
| R3           | Record of Survey | Ronald Sherri Butler                    | 2021-0064                     |
| R4           | Subdivision Plat | Cherry Grove Subdivision Phase D-2      | 531881                        |
| R5           | Warranty Deed    | Ronald Sherri Butler                    | 574160                        |
| R6           | Warranty Deed    | Terry and Sandra Stapley                | 355442                        |

## NOTES

- No monuments were placed as a result of this survey.
- All easements rights and privileges granted within the original plat are to remain unless otherwise noted.
- Original Plat is (R1) in the Data Reference Table.
- For more information regarding found monuments perpetuating the public land survey system please reference the recorded survey with Tooele County.
- A 7.50 foot side yard and 10.00 foot front and rear yard PU&DE Public Utility and Drainage Easement are parallel to the lot line as indicated by the dashed lines.

## GRANTSVILLE CITY ENGINEER

Approved as to form this \_\_\_\_ day of \_\_\_\_ A.D., \_\_\_\_ By  
Grantsville City Engineer.

Grantsville City Engineer

## ACKNOWLEDGMENT

State of Utah } s.s.  
County of Tooele

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_ 2024 by Shawn Holste.

Residing at: \_\_\_\_\_  
Commission Number: \_\_\_\_\_  
Commission Expires: \_\_\_\_\_

## GRANTSVILLE CITY MAYOR

Presented to this Grantsville City Mayor this Day of \_\_\_\_ A.D., \_\_\_\_ at  
which Time this Condominium Plat was Accepted.

City Mayor Attest: \_\_\_\_\_ City Recorder, Deputy

## TOOELE COUNTY SURVEYOR

Approved as to form this \_\_\_\_ Day of April A.D., \_\_\_\_ by this  
Tooele County Surveyor. ROS# \_\_\_\_\_.

Tooele County Survey Director

## BOUNDARY DESCRIPTION

PARCEL A-207:

A parcel of land being apart of lot 207 Cherry Wood Estates Subdivision Phase 2, according to the official records of Tooele County being situated in the Southeast Quarter of Section 35, Township 2 South, Range 6 West, Salt Lake Base, and Meridian being more particularly described as follows.

Beginning at the Northeast corner of lot 208 of said subdivision, said point being measured as 538.84 feet North 0°22'33" West along the section line from the Southeast corner of Said Section, and running thence South 89°37'22" West 201.00 feet to the East Right-of-Way of Cherry Hill Street; thence along said East Right-of-Way the following four (4) courses: (1) North 0°22'33" West 106.42 feet to a point of tangency on a 233.00 foot radius curve to the left, (2) Northerly along said arc 140.48 feet (Central Angel Equals 34°32'39" and Long Chord Bears North 17°38'53" West 138.36 feet) to a point of reverse curvature on a 15.00 radius arc to the right, (3) along said arc 6.74 feet (Central Angel Equals 25°43'53" Long Chord Bears North 22°00'11" East 6.68 feet) to a point of reverse curvature on a 70.00 foot radius arc to the left, and (4) along said arc 24.36 feet (Central Angel Equals 19°56'28" Long Chord Bears North 19°09'22" West 24.24 feet) to a point on a 70.00 foot non-tangent arc to the right; thence along said arc 4.16 feet (Central Angel Equals 3°24'20" Long Chord Bears North 46°29'19" East 4.16 feet to a point on a non-tangent line; thence North 54°30'56" East 39.29 feet to a point of tangency on a 371.64 foot arc to right; thence along said arc 231.21 feet (Central Angel Equals 35°38'43" Long Chord Bears North 72°17'27" East 227.50 feet to the East line of said Section; thence along the Section line South 0°22'33" East 360.92 feet to the point of beginning. Containing 1.6745 acres, more or less.

TOGETHER WITH

PARCEL A-206:

A parcel of land being apart of lot 206 Cherry Wood Estates Subdivision Phase 2, according to the official records of Tooele County being situated in the Southeast Quarter of Section 35, Township 2 South, Range 6 West, Salt Lake Base, and Meridian being more particularly described as follows.

Beginning at a point on a 437.64 radius arc to the left said point being 924.08 feet North 0°22'33" West along the Section line to the Northeast corner of said subdivision and 189.00 feet South 89°42'29" West from the Southeast corner of said Section and running thence along said arc 76.61 feet (Central Angel Equals 10°01'47" Long Chord Bears South 59°28'58" West 76.51 feet) to a point of tangency; thence South 54°29'34" West 74.95 feet to a point on a 70.00 foot non-tangent arc to the left; thence 76.61 feet along said arc (Central Angel Equals 62°42'08" Long Chord Bears South 56°01'37" West 72.84 feet) to a point of reverse curvature on a 15.00 foot radius arc to the right; thence along said arc 7.80 feet (Central Angel Equals 29°47'03" Long Chord Bears South 39°34'20" West 7.71 feet) to a point of tangency; thence South 54°28'04" West 5.05 feet to a point of tangency on a 367.00 foot radius arc to the right; thence along said arc 225.75 feet (Central Angel Equals 35°14'37" Long Chord Bears South 72°05'21" West 222.20 feet) to the Southeast corner of Lot 205 of said subdivision; thence North 0°17'19" West 198.22 feet along the East lot line of said Lot 205 to the South boundary of Cherry Grove Subdivision Phase D-2; thence along said South line and its extension North 89°42'29 East 408.79 feet to the point of beginning. Containing 1.1276 acres, more or less.

## SURVEYOR'S NARRATIVE

Ronald & Sherri Butler requested this Subdivision plat to amend Cherry Wood Estates Subdivision Phase 2 to adjust lots 207, 206 and the alignment of Cherry Street.

The bearing basis is North 0°22'33" West measured between the Southeast Corner and East Quarter Corner of Section 35, Township 2 South, Range 6 West, Salt Lake Base and Meridian, U.S. Survey.

For more information on the retracement of the boundary's shown here, please review the record of survey filed with the Tooele County Surveyor.

## OWNER'S DEDICATION AND CONSENT TO RECORD

Know all men by these presents that the undersigned are the owners of the above described tract of land, and hereby cause the same to be divided into lots, parcels and streets, together with easements as set forth to be hereafter known as

Cherry Street Re-alignment Subdivision

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

Signed this \_\_\_\_ day of \_\_\_\_, 2025

C.G Grantsville LLC:

Shawn Holste - Registered Agent

## GRANTSVILLE CITY PLANNING COMMISSION

Approved This \_\_\_\_ Day of \_\_\_\_ A.D., \_\_\_\_ by this  
Grantsville City Planning Commission.

Chairman Grantsville City Planning Commission

## GRANTSVILLE CITY ATTORNEY

Approved as to form this \_\_\_\_ Day of \_\_\_\_ A.D., \_\_\_\_ by  
this Grantsville City Attorney.

Grantsville City Attorney

## GRANTSVILLE CITY PUBLIC WORKS

Approved as to form this \_\_\_\_ day of \_\_\_\_ A.D., \_\_\_\_ By  
Grantsville City Public Works.

Director, Grantsville City Public Works

## GRANTSVILLE CITY FIRE DEPARTMENT

Approved as to form this \_\_\_\_ day of \_\_\_\_ A.D., \_\_\_\_ By  
Grantsville City Public Works.

Grantsville City Fire Department

## SURVEYOR'S CERTIFICATE

I, Tyler R. Harper, do hereby certify that I am a Professional Land Surveyor, and that I hold License No. 12542803, in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Act. I further certify that by authority of the owners I have completed a survey of the property described on this subdivision plat in accordance with Section 17-23-17, have verified all measurements, and have subdivided said tract of land into lots and streets, together with easements, and thereafter to be known as Cherry Street Re-alignment Subdivision and that the same has been correctly surveyed and measured on the ground as shown on this plat.

Tyler R. Harper L.S. 12542803



Grantsville City Development Review

Submittal # 2 03/10/2025

|                                   |  |                                   |  |
|-----------------------------------|--|-----------------------------------|--|
|                                   |  | Tooele County Recorder            |  |
| Recorded for record and return    |  | Filed for record and return       |  |
| ____ day of ____                  |  | ____ day of ____                  |  |
| in book ____ of official records, |  | in book ____ of official records, |  |
| page ____ Record # ____           |  | page ____ Record # ____           |  |
| County Recorder: Tyler R. Harper  |  | County Recorder: Tyler R. Harper  |  |
| By Deputy: _____                  |  | By Deputy: _____                  |  |
| Fee Paid: _____                   |  | Fee Paid: _____                   |  |

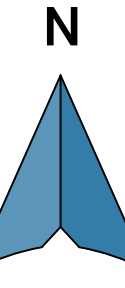
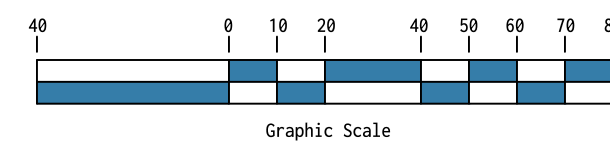
|                             |                                                                                                                                  |                                                                                                                                    |
|-----------------------------|----------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------|
| Sheet Number:<br><b>1/1</b> | Developer: Ronald & Sherri Butler<br>Surveyor: Tyler R. Harper<br>Email: Tharper@highlandssurveying.com<br>Phone: (385)-403-8180 | Approximate Address: Cherry Street and Cherry Hill Street, Grantsville City, UT 84074<br>Project No. 23004 Project Date: June 2024 |
|-----------------------------|----------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------|

# Townhomes of West Haven Subdivision

Preliminary Plat -Not to be Recorded

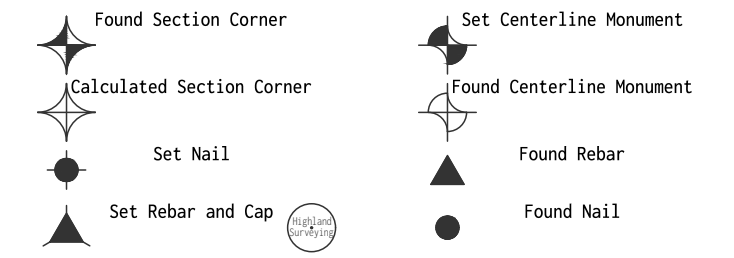
Located in the Southeast Quarter Section 35 and the Southwest Quarter of Section 26,  
Township 2 South, Range 6 West, Salt Lake Base and Meridian US Survey,  
Grantsville City, Tooele County Utah, September 2025

SCALE: 1" = 40'

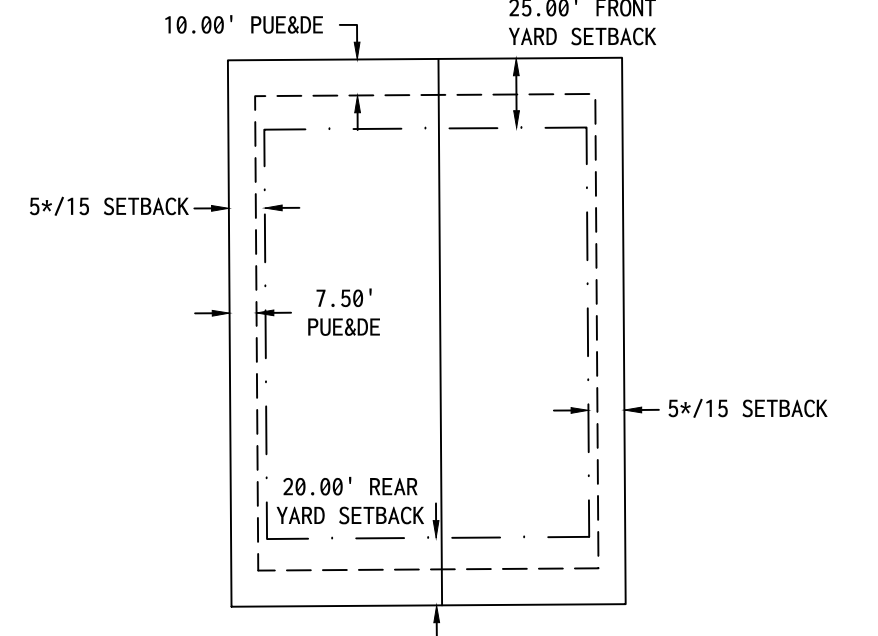


Measurements Between Monuments  
Macro Boundary Line  
Micro Boundary Line  
Easement Line  
Calc. Calculated  
N.T.S. Not to Scale

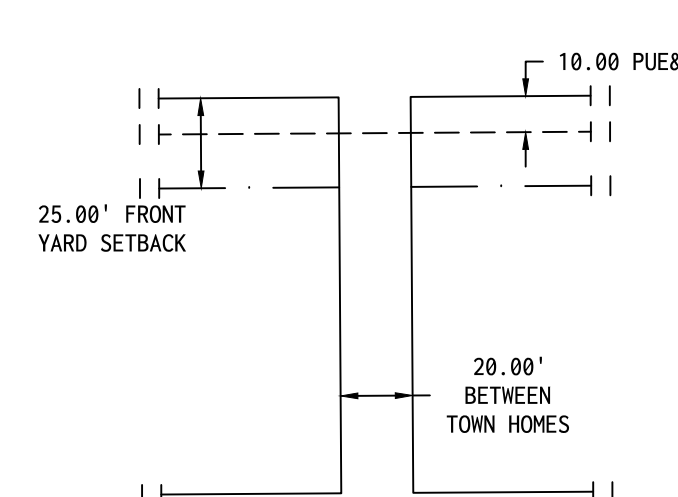
## LEGEND



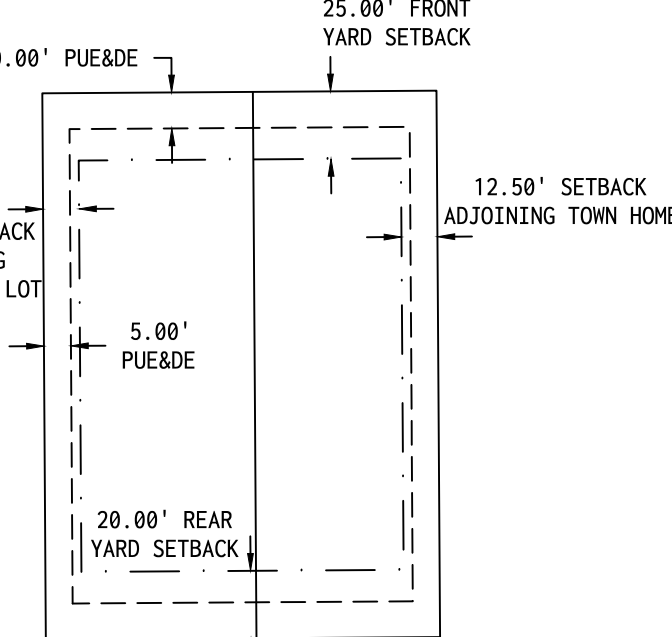
## RESIDENTIAL STANDARD SETBACKS AND PUE&DE DIAGRAM



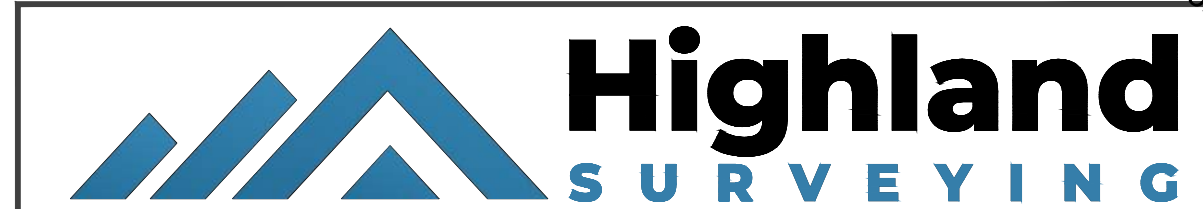
## TOWN HOME STANDARD SETBACKS AND PUE&DE DIAGRAM



## TWIN HOME STANDARD SETBACKS AND PUE&DE DIAGRAM



**For Review**  
09/09/2025 12:25:35 PM



Sheet Number: **2/2**  
Developer: Ronald & Sherri Butler  
Surveyor: Tyler R. Harper  
Email: [Tharper@highlandsurveying.com](mailto:Tharper@highlandsurveying.com)  
Phone: (385)-403-8180  
Approximate Address: Cherry Street and Cherry Hill Street, Grantsville City, UT 84074  
Project No. 23004 Project Date: APRIL 2025

County Recorder: Jerry Houghton  
By Deputy: \_\_\_\_\_  
Fee Paid: \_\_\_\_\_

# Agenda Item # 6

## Concept Plan for Center Street



## STAFF REPORT

**TO:** Planning Commission

**FROM:** Shelby Moore, Community Development Department

**MEETING DATE:** 10/2/2025

Discussion – Proposed Rezone and General Plan Amendment for 5 Center Minor Subdivision

---

## Applicant Request

The applicant has requested discussion on a proposed **Rezone** and **General Plan Amendment** for the **5 Center Minor Subdivision** property. The property is currently zoned **RM-15** (Residential Multi-Family).

The applicant is seeking guidance from the Planning Commission (PC) and City Council (CC) on the most appropriate zoning designation for the site to move forward with a formal application.

---

## Surrounding Zoning and Land Uses

- **North/West:** CS (Commercial Services)
- **East:** RM-7 (Residential Multi-Family,)
- **South:** RM-7 and CS
- **Site:** RM-15 (current zoning)

This creates a transition area between commercial and lower-intensity residential uses.

---

## General Plan Designation

According to the City's Future Land Use Map, the site is designated as **Mixed-Use Density**.

- Allows a mixture of commercial/retail and residential uses.
- Density: up to **10 units/acre** by right; up to **15 units/acre** with special design considerations.

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

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



- **Building Height:** up to 2 stories/35 feet; up to 3 stories may be approved with enhanced buffering, landscaping, and architectural design.
- 

## Staff Analysis

The subject property lies at the edge of a commercial corridor (CS zoning) with residential neighborhoods located directly east and south. The **Mixed-Use Density** designation in the General Plan encourages a blend of residential and small-scale commercial uses to provide a transition between higher-intensity commercial and traditional neighborhoods.

Key considerations:

1. **Compatibility:** The property is surrounded by CS and RM-7 zones. Extending the CS zoning onto this property creates continuity along the corridor.
  2. **General Plan Alignment:** The **Mixed-Use Density** designation supports commercial and residential uses together, making CS zoning a compatible option.
  3. **Transition Role:** The property can act as a buffer between higher-intensity commercial on Main Street and lower-intensity residential to the east.
  4. **Market Flexibility:** CS zoning provides opportunities for commercial development while still allowing mixed-use concepts if desired.
- 

## Staff Recommendation

Staff recommends that the Planning Commission and City Council consider **continuing the CS zoning** in this area. This approach:

- Aligns with the **Future Land Use Plan** for Mixed-Use Density.
  - Maintains continuity with existing CS zoning to the west.
  - Provides flexibility for both commercial and residential uses that are appropriately scaled.
  - Serves as a buffer and transition between Main Street commercial uses and adjacent residential neighborhoods.
- 

## Discussion Purpose

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

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

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



At this time, staff is requesting input and direction from the Planning Commission and City Council regarding:

- Whether CS zoning should be extended to this property, or
- Whether alternative zoning (e.g., mixed-use specific district or retaining RM-15) would better serve long-term planning goals.

This discussion is not a public hearing or action item but will provide the applicant with a clear recommendation moving forward.

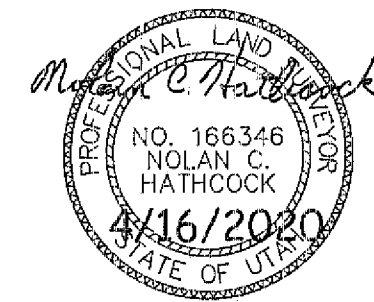
### **Next Steps**

1. **Planning Commission Discussion:** Provide input on preferred zoning and land use direction.
2. **Applicant Revision:** Based on feedback, the applicant may revise the application to propose a formal **Rezone** and **General Plan Amendment**.
3. **Public Hearing:** Once a formal application is submitted, staff will schedule public hearings with the Planning Commission and City Council.
4. **Formal Recommendation/Action:** Planning Commission will make a recommendation, and City Council will take final action on the proposed Rezone and General Plan Amendment.

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

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

FINAL PLAT  
5 CENTER MINOR SUBDIVISION  
LOCATED IN THE NORTHEAST QUARTER OF SECTION 36,  
TOWNSHIP 2 SOUTH, RANGE 6 WEST,  
SALT LAKE BASE AND MERIDIAN  
CITY OF GRANTSVILLE, TOOELE COUNTY, UTAH



SURVEYOR'S CERTIFICATE

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

5 CENTER MINOR SUBDIVISION

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

BOUNDARY DESCRIPTION

A parcel of land situated in the Northeast quarter of Section 36, Township 2 South, Range 6 West, Salt Lake Base and Meridian, said parcel also located within Block 3, Grantsville City Survey, more particularly described as follows:

Beginning North 0°32'51" East 44.65 feet from the Southeast Corner of Block 3, Grantsville City Survey, said Southeast Corner of Block 3 lies North 89°52'51" West 1062.13 feet along the section line and North 0°07'09" East 64.49 feet from the East Quarter Corner of Section 36, Township 2 South, Range 6 West, Salt Lake Base and Meridian, (Basis of Bearing for this description is South 88°43'36" East 5122.72 feet along a line defined by said East Quarter Corner of Section 36, Township 2 South, Range 6 West and a witness monument to the East Quarter Corner of Section 31, Township 2 South, Range 5 West, Salt Lake Base and Meridian); and running:  
thence North 88°59'02" West 65.28 feet;  
thence South 0°32'51" West 7.62 feet;  
thence North 89°33'14" West 58.47 feet (record = 59.22 feet);  
thence North 0°32'51" East 253.75 feet (record = N 0°37'23" E 257.93') to intersect the westerly extension of an old, established fence line;  
thence along said westerly extension and old, established fence line, South 89°22'42" East 123.75 feet (record = South 89°06'48" East 124.15 feet) to the westerly right-of-way line of Center Street;  
thence along said westerly right-of-way line, South 0°32'51" West 246.40 feet (record = 250.01 feet) to the Point of Beginning.  
The above described parcel of land contains approximately 30,902 square feet or 0.709 acre divided into three (3) lots.

OWNER'S DEDICATION  
AND CONSENT TO RECORD

Know all men by these presents that the undersigned are the owners of the hereon described tract of land and hereby cause the same to be divided into lots together with easements as set forth, hereafter to be known as:

5 CENTER MINOR SUBDIVISION

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

In witness whereof said owners have hereunto set their hands this 28th day of July, A.D., 2020.

*Doug Higley*  
Doug Higley  
*RoseAnna Higley*  
RoseAnna Higley

ACKNOWLEDGEMENT

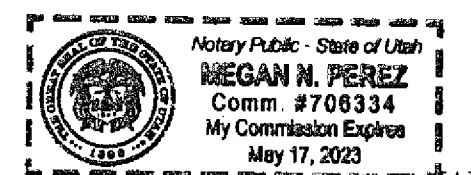
STATE OF UTAH )  
County of Tooele ) ss

On the 28th day of July, A.D., 2020, personally appeared before me, the undersigned Notary Public, in and for said County of Tooele, State of Utah, Doug Higley and RoseAnna Higley, who after being duly sworn, acknowledged to me that they signed the above Owner's Dedication freely and voluntarily for the uses and purposes therein mentioned and acknowledged to me that they executed the same.

MY COMMISSION EXPIRES: May 17, 2023

NOTARY PUBLIC: *My Commission Expires*

RESIDING IN: Tooele, UT



MARCH 25, 2020

FINAL PLAT

5 CENTER MINOR SUBDIVISION

LOCATED IN THE NORTHEAST QUARTER OF SECTION 36,  
TOWNSHIP 2 SOUTH, RANGE 6 WEST,  
SALT LAKE BASE AND MERIDIAN  
CITY OF GRANTSVILLE, TOOELE COUNTY, UTAH

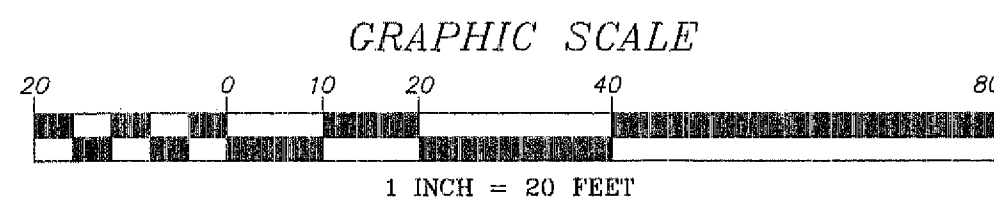
NOTES:

1. A 10' Public Utility & Drainage Easement is hereby created parallel with all front and rear lot lines in this minor subdivision as noted hereon. A 7.5' Public Utility & Drainage Easement is hereby created parallel with all side lot lines in this minor subdivision, also as noted hereon.

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

3. The approval of this 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 or other required and specified offsite improvements, within ninety days of a written notice from 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 also assume the same obligation when they acquire ownership of the same.

4. Each residential parcel is allowed a maximum of two vehicle driveway entrances, with a combined total width of no more than 32 feet, along the addressed street frontage. Primary driveway access for streets classified of a greater function than "Local" or function as limited access streets are granted by permit only. The City may approve an exception to placement of a driveway on the addressed street frontage for a single driveway access (included in the two total accesses) to be placed on an abutting "Local" side street if the parcel is a corner lot. Beyond the approved driveway accesses described, no other driveway access shall be allowed on street frontages or on streets of a functional classification of Collector, Arterial or other limited access streets. Access through neighboring private parcels may be granted by City Conditional Use approval only.



LEGEND

SECTION COR LOCATION ESTABLISHED BY THE TOOELE COUNTY DEPENDENT RESURVEY

TOOELE COUNTY DEPENDENT RESURVEY WITNESS MONUMENT

5/8 INCH X 24 INCH REBAR WITH YELLOW PLASTIC CAP MARKED "HATHCOCK - L.S. 166346 TO BE SET AT ALL PROPERTY CORNERS AS INDICATED HEREON BY SYMBOL.

BOUNDARY LINE

PUBLIC UTILITY EASEMENT OR PUBLIC UTILITY & DRAINAGE EASEMENT

CENTERLINE

SECTION LINE

LOCATION OF TOOELE COUNTY SURVEYOR  
BRASS MONUMENT REPRESENTING THE EAST  
QUARTER CORNER OF SECTION 36, TOWNSHIP  
2 SOUTH, RANGE 6 WEST, SALT LAKE BASE  
AND MERIDIAN. CURRENTLY NOT IN PLACE.  
ORIGINALLY SET IN 1937, DESTROYED IN 2019  
N = 7388721.7411, E = 1372151.0466

TOOELE COUNTY SURVEYOR BRASS MONUMENT,  
WITNESS MONUMENT TO THE EAST QUARTER  
CORNER OF SECTION 31, TOWNSHIP 2 SOUTH,  
RANGE 5 WEST, SALT LAKE BASE AND MERIDIAN.  
N = 7388507.9014, E = 1377272.6130

Record of Survey filed August 10, 2018  
as File No. 2020-0039  
in the  
office of the Tooele County Surveyor.

TOOELE COUNTY SURVEY DEPT.

PLANNING COMMISSION

GRANTSVILLE CITY MAYOR

OWNERS OF RECORD  
Doug and RoseAnna Higley  
7036 Burmester Road  
Grantsville, Utah 84029  
PARCEL NO. 01-093-0-0042

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

APPROVED THIS 21 DAY OF July, 2020 BY THE GRANTSVILLE CITY PLANNING COMMISSION.  
*Charmaine Dopham*  
CHAIR, GRANTSVILLE CITY PLANNING COMM.

PRESENTED TO THE GRANTSVILLE CITY COUNCIL THIS 21 DAY OF July, 2020, AT WHICH TIME THIS PLAT WAS APPROVED AND ACCEPTED.  
*Paul Marshall*  
MAYOR

ATTEST: CITY RECORDER  
*Christine Webb*  
CITY RECORDER

RECORDED # 516495  
STATE OF UTAH, COUNTY OF TOOELE, RECORDED AND FILED  
AT THE REQUEST OF  
Doug & RoseAnna Higley  
DATE: 7/28/2020 TIME: 3:27 PM  
FEE \$ TOOELE COUNTY RECORDER

FAWSON INVESTMENTS LLC  
WARRANTY DEED - ENTRY NO. 408500  
RECORDED FEBRUARY 26, 2015  
01-093-0-0002

N = 7388827.0808  
E = 1370965.6966

N = 7388826.6255  
E = 1371024.1371

N = 7388834.2452  
E = 1371024.2099

N = 7388833.0875  
E = 1371089.4797

EDWARD L. & MELODY TAYLOR  
QUIT CLAIM DEED - ENTRY NO. 245071  
RECORDED AUGUST 12, 2005  
01-093-0-0041

SOUTHEAST CORNER OF BLOCK 3,  
GRANTSVILLE CITY SURVEY

MAIN STREET

CENTER STREET

N 0°32'51" E - CENTERLINE

N = 7389080.8189  
E = 1370968.0916

LG & LC LLC  
WARRANTY DEED - ENTRY NO. 448112  
RECORDED MAY 1, 2017  
01-093-0-0021

(RECORD = S 89°06'48" E 124.15')  
S 89°22'42" E 123.75'

N = 7389079.4760  
E = 1371091.8341

7.5' PUBLIC UTILITY &  
DRAINAGE EASEMENT (TYP)

10' PUBLIC UTILITY &  
DRAINAGE EASEMENT (TYP)

LOT 1  
10,300 SQ. FT.  
0.236 AC.

N 88°49'00" W 123.75'  
CENTERLINE 10' PUBLIC UTILITY EASEMENT

S 89°23'00" E  
123.75'

10' PUBLIC UTILITY &  
DRAINAGE EASEMENT (TYP)

LOT 2  
10,301 SQ. FT.  
0.236 AC.

S 89°23'00" E  
123.75'

10' PUBLIC UTILITY &  
DRAINAGE EASEMENT (TYP)

LOT 3  
10,301 SQ. FT.  
0.236 AC.

7.5' PUBLIC UTILITY &  
DRAINAGE EASEMENT (TYP)

POINT OF  
BEGINNING  
N = 7388833.0875  
E = 1371089.4797

N 89°33'14" W 58.47' (RECORD = 59.22')  
S 0°32'51" W 7.62'

COOLEY

CLARK STREET (100 NO.)

MAIN

PEACH

(100 SO.)

(100 WEST)



## Commercial

(A variety of commercial, retail, office and light industrial associated with a retail presence fronting street with special approval)



## Mixed-Use Density

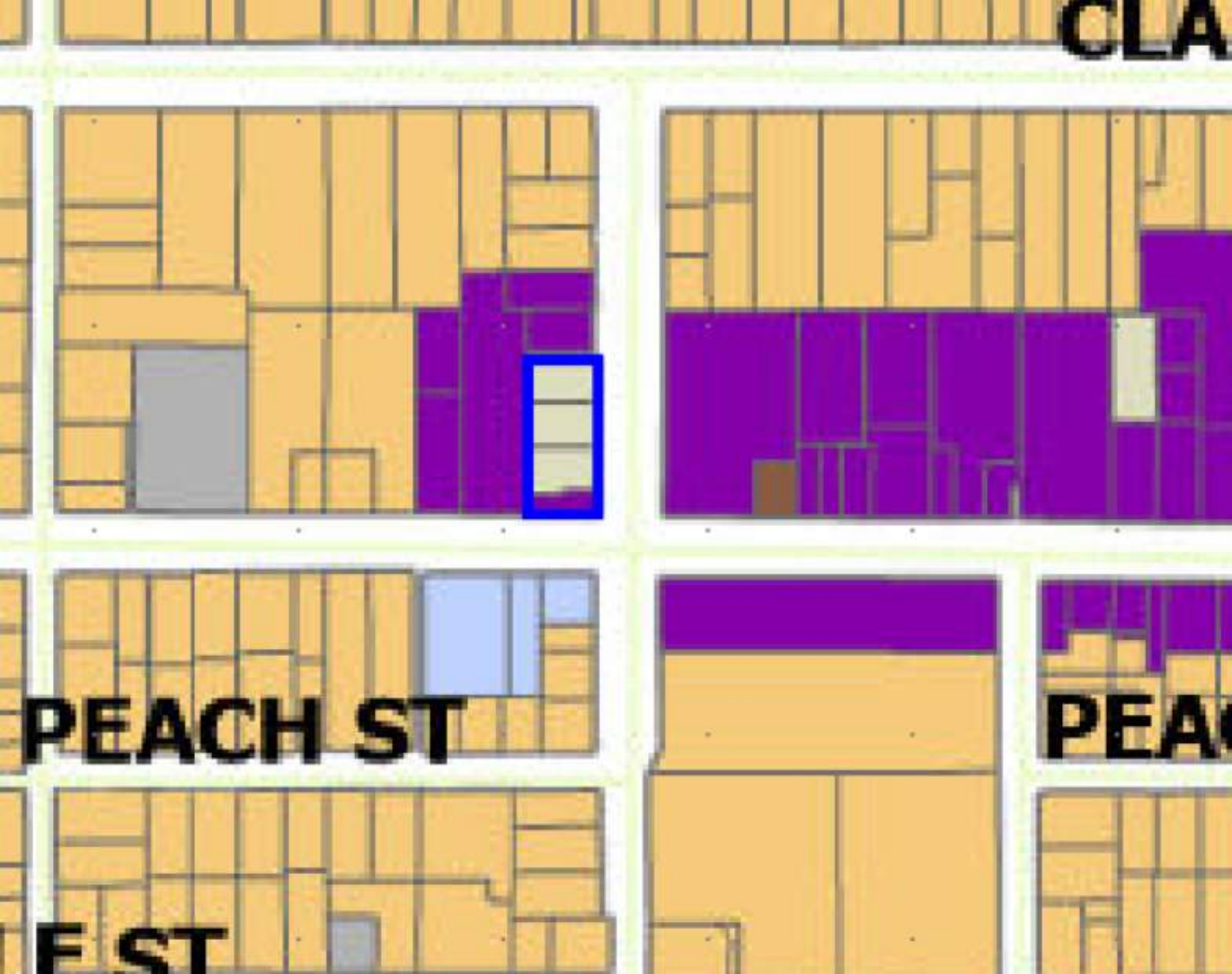
(A mixture of commercial/retail and residential uses, allowing up to 10 units per acre where surrounding uses are compatible. Heights are limited to two stories or a maximum of 35' above grade at street. Three stories above grade at street and/or 15 units per acre may be approved with special considerations of landscaping, buffering and architectural design that fit the scale of the surrounding properties in the zone.)



## High Single Family Density Residential

(Residential uses, allowing a maximum of 6 dwelling units per acre)

**CLAY**



# LEGEND



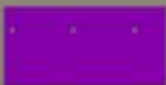
**A-10**



**CN**



**RR-5**



**CS**



**RR-2.5**



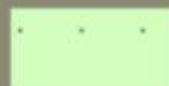
**CG**



**RR-1**



**CD**



**R-1-21**



**MD**



**R-1-12**



**MG**



**R-1-8**



**MG-EX**



**RM-7**



**PUD**

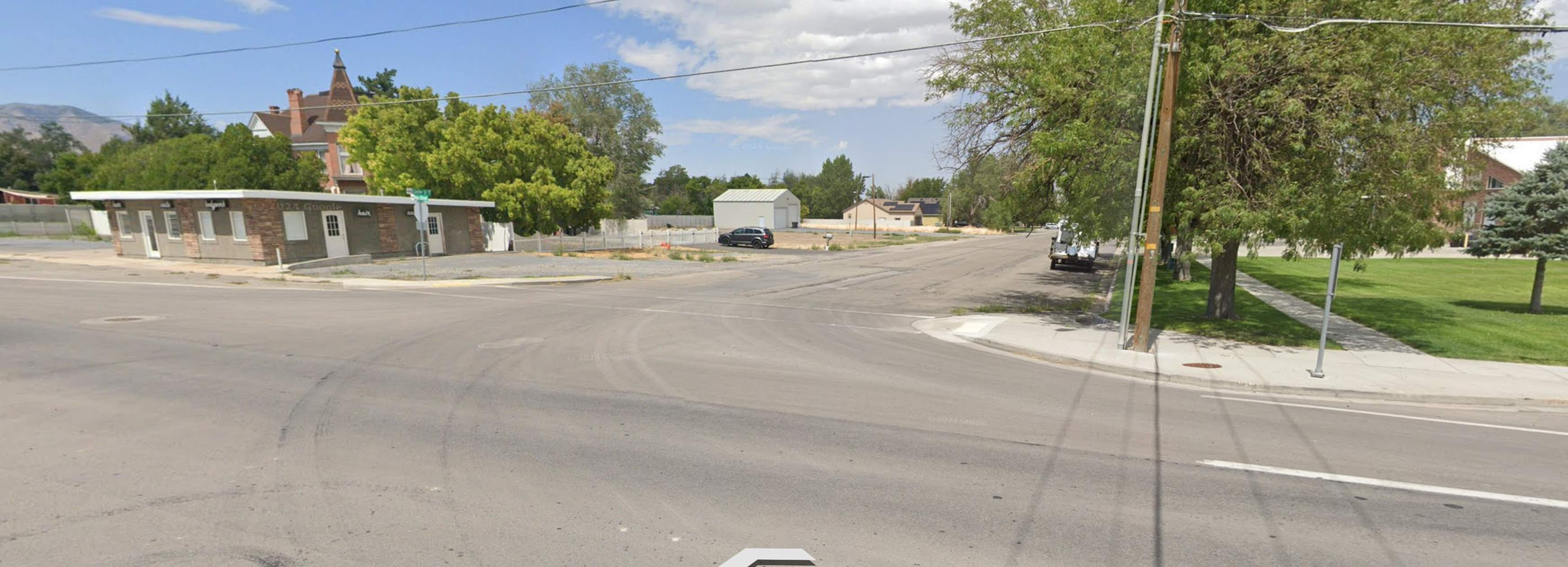


**RM-15**



**MU**





# **Agenda Item # 7**

Discussion regarding Cemetery  
Regulations

# **Agenda Item # 8**

Discussion regarding the Development  
Agreement and Water Service  
Agreement

# **Agenda Item # 9**

Closed Session ( Imminent Litigation,  
Real Estate Negotiations, Personnel )

# Agenda Item # 10

Adjourn