

Grantsville City
Record of Ordinance Adoption

A regular meeting of the City Council of Grantsville City was held at City Hall in Grantsville, Utah on Wednesday, the 5th Day of November, 2025 at the hour of 7:00 p.m., there being present and answering roll call the following:

Neil Critchlow	Mayor
Jeff Williams	Council Member
Jake Thomas	Council Member
Heidi Hammond	Council Member
Rhett Butler	Council Member
Jolene Jenkins	Council Member

Also Present:

Gina Roberts	Deputy City Recorder
Tysen Barker	City Attorney

Absent:

After the meeting had been duly called to order and the minutes of the preceding meeting approved, the Ordinance 2025-38 was introduced in writing, read in full, and pursuant to a Motion made by Councilmember Jenkins. Seconded by Councilmember Hammond and was adopted by the following vote:

Yea:	Unanimous
Opposed:	None
Abstained:	None

The ordinance was then signed by the Mayor and recorded by the Interim City Recorder in the official records of Grantsville City, Utah. The ordinance is attached:

DocuSigned by:
Gina Roberts
3AE30EC77C8B43D
Grantsville Deputy City Recorder



**GRANTSVILLE CITY
ORDINANCE NO. 2025-38
AN ORDINANCE OF GRANTSVILLE CITY APPROVING THE FIRST AMENDMENT
TO HARVEST MEADOWS MASTER DEVELOPMENT AGREEMENT**

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

WHEREAS, Grantsville City and the Developer of Harvest Meadows previously entered into a Master Development Agreement (“MDA”) establishing development standards and conditions for the Harvest Meadows Subdivision; and

WHEREAS, The Developer has requested an amendment to the MDA to modify the setback requirements applicable within the development in order to improve lot design, accommodate modern home construction, and maintain consistency with similar developments within the City; and

WHEREAS, an exhibit showing the setback requirements for the Harvest Meadows MDA are attached to this ordinance as Exhibit A;

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

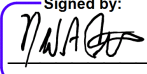
Section 1: The City Council hereby approves the amendment to the setback requirements of the First Amendment on the Harvest Meadows MDA

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 5TH DAY OF NOVEMBER, 2025.

BY THE ORDER OF THE GRANTSVILLE CITY COUNCIL:

Signed by:

By Mayor Neil Critchlow

ATTEST

DocuSigned by:

Gina Roberts

Gina Roberts, Deputy City Recorder

Approved as to Form:

Signed by:

Tysen Barker

Tysen J. Barker, Grantsville City Attorney

EXHIBIT “A”

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
HARVEST MEADOWS SUBDIVISION
DATED SEPTEMBER____, 2025, AS AMENDED**

THIS FIRST AMENDMENT to “Grantsville City Master Development Agreement for Harvest Meadows Subdivision” dated October____, 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 Andy Lewis, Mike Toniloi, Greg DeHaan, and Scooter II, LLC a Utah limited liability company (“**Developer**”).

RECITALS

A. The Parties entered into the MDA in May 4th, 2022 and amended the MDA in October____, 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 Addendum NO. 1 Section 6. A. which reads in its entirety as follows:

3.1.1. **Minimum Yard Setbacks** The City has agreed to the following exceptions to the GLUDMA and Grantsville City Construction Standards and Specifications:

3.1.2. GLUDMC Chapter 15.1 Residential and Multiple Residential Districts- Residential District R-1-21.

3.1.3. Main Yards Setbacks:

3.1.4. Front Yard = 30' feet, Rear Yard = 30' feet, Side Yard 7.5' feet and 15' feet.

3.1.5. Corner Lots Setbacks:

3.1.6. Front Yard = 30' feet, Rear Side Yard = 10' feet, Side Yard 10' feet.

3.1.7. See Preliminary Plan Sheet V-001 found in Exhibit 1.

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]

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

Andy Lewis ("Developer")

GRANTSVILLE CITY

By: Andy Lewis

Its: Developer

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 Andy Lewis, Mike Toniloi, Greg DeHaan, and Scooter II, LLC a Utah limited liability company (“**Developer**”), 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: _____

EXHIBIT 1

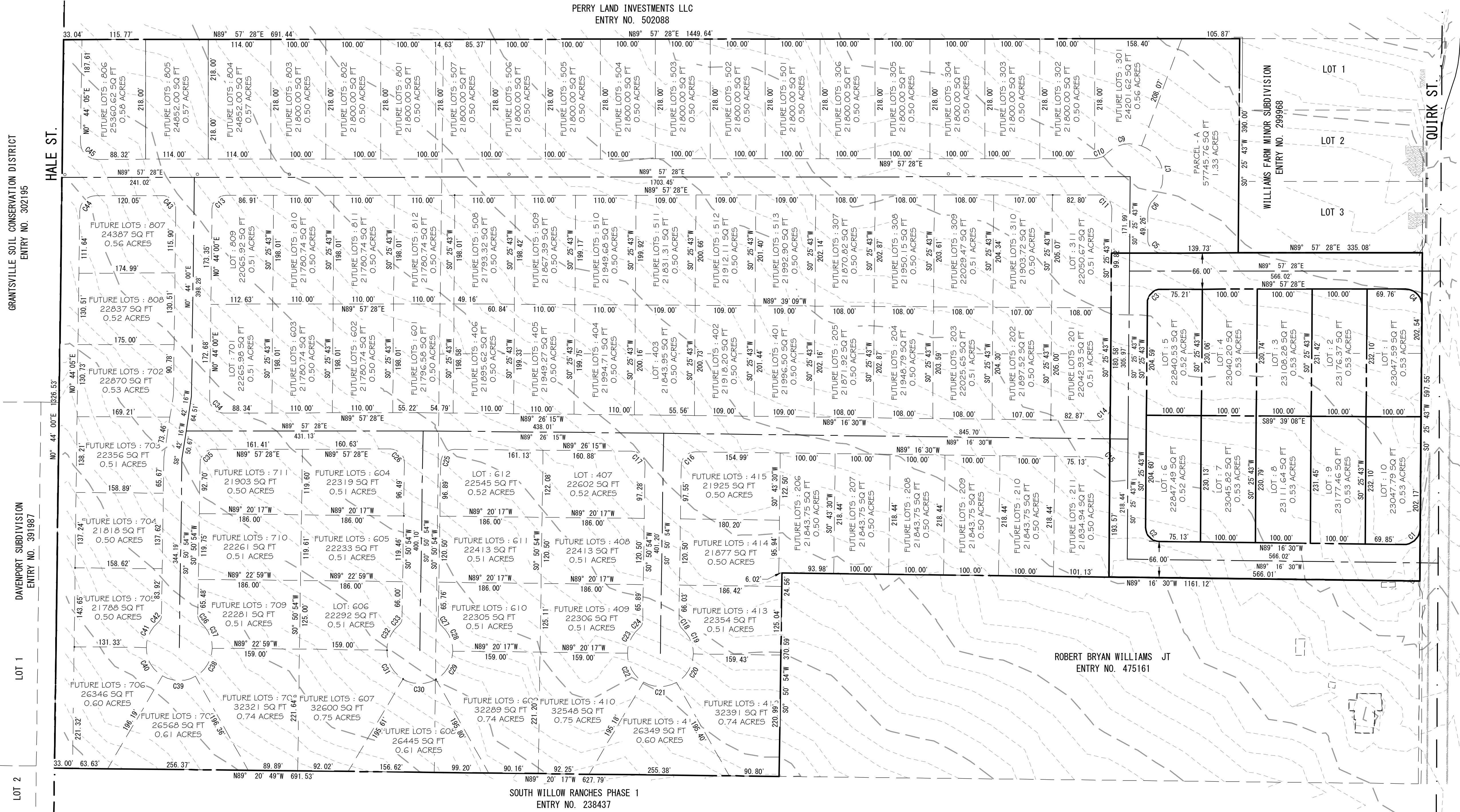
Harvest Meadows Subdivision
Phase 1 Legal Description

A parcel of land, situate in the Northwest and Southwest Quarters of Section 7, Township 3 South, Range 5 West, Salt Lake Base and Meridian, in the city of Grantsville City, Tooele County, Utah, more particularly described as follows:

Beginning at the southwest corner of Lot 3, WILLIAMS FARM MINOR SUBDIVISION, recorded January 7, 2008 as Entry No. 299968 in the office of the Tooele County Recorder, said point being South 0°44'00" West 1981.50 feet along the Section line, North 89°57'28" East 691.44 feet to the northwest corner of said WILLIAMS FARM MINOR SUBDIVISION, along the northerly line of said subdivision, North 89°57'28" East 1449.64 feet to the northwest corner of Lot 1 of said subdivision and along the westerly lines of Lots 1, 2 and 3 of said subdivision, South 0°25'43" West 390.00 feet from the Tooele County Surveyor 3" brass monument, dated 1986, representing the Northwest Corner of Section 7, Township 3 South, Range 5 West, Salt Lake Base and Meridian, and running;
thence North 89°57'28" East 335.08 feet along the southerly line of said Lot 3 to the westerly right-of-way line of Quirk Street;
thence South 0°25'43" West 597.55 feet along said westerly right-of-way line of Quirk Street;
thence North 89°16'30" West 566.01 feet;
thence North 0°25'43" East 589.97 feet;
thence North 89°57'28" East 230.94 feet to the Point of Beginning.
The above-described parcel contains approximately 336,068 square feet in area or 7.715 acres.

PRELIMINARY PLAN - HARVEST MEADOW SUBDIVISION

LOCATED IN THE WEST HALF OF SECTION 7 TOWNSHIP 3 SOUTH, RANGE 5 WEST, SALT LAKE MERIDIAN
TOOELE COUNTY, GRANTSVILLE CITY, UTAH



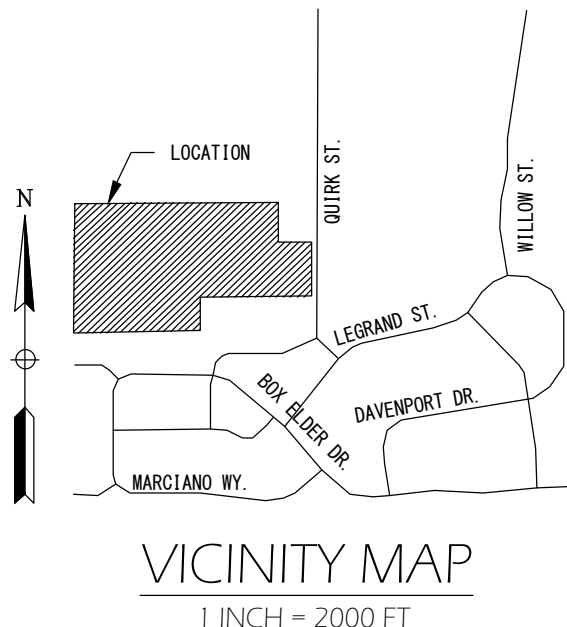
Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	47.28	30.00	90° 17' 47"	N45° 34' 37"E	42.54
C2	39.14	25.00	89° 42' 13"	S44° 25' 12"E	35.26
C3	39.06	25.00	89° 31' 45"	S45° 11' 35"W	35.21
C4	47.37	30.00	90° 28' 15"	N44° 48' 25"W	42.60
C5	39.45	25.00	90° 24' 58"	N44° 49' 25"W	35.48
C6	23.86	30.00	45° 34' 23"	N23° 12' 54"E	23.24
C7	120.94	60.00	115° 29' 12"	N11° 44' 30"W	101.48
C9	69.25	60.00	66° 07' 48"	S77° 26' 59"W	65.47
C10	23.86	30.00	45° 34' 23"	S67° 10' 17"W	23.24
C11	39.48	25.00	90° 28' 15"	N44° 48' 25"W	35.50
C14	39.40	25.00	90° 17' 46"	N45° 34' 37"E	35.45
C15	39.14	25.00	89° 42' 12"	S44° 25' 24"E	35.26
C16	39.22	25.00	89° 52' 36"	N45° 47' 12"E	35.32
C17	39.39	25.00	90° 17' 09"	N44° 17' 40"W	35.44
C18	15.82	18.50	49° 00' 02"	N23° 39' 07"W	15.34

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C19	51.02	60.00	48° 43' 08"	N23° 47' 34"W	49.50
C20	62.70	60.00	59° 52' 10"	N30° 30' 05"E	59.88
C21	62.93	60.00	60° 05' 43"	S89° 30' 59"E	60.09
C22	63.10	60.00	60° 15' 21"	S29° 20' 27"E	60.23
C23	51.38	60.00	49° 03' 42"	S25° 19' 05"W	49.82
C24	15.82	18.50	49° 00' 02"	N25° 20' 55"E	15.34
C25	39.15	25.00	89° 42' 51"	S45° 42' 20"W	35.27
C26	39.66	25.00	90° 53' 25"	N44° 35' 49"W	35.63
C27	15.82	18.50	49° 00' 02"	S23° 39' 07"E	15.34
C28	51.37	60.00	49° 00' 47"	N23° 38' 45"W	49.78
C29	62.37	60.00	59° 33' 30"	N30° 38' 24"E	59.60
C30	62.97	60.00	60° 07' 45"	S89° 30' 59"E	60.12
C31	63.28	60.00	60° 25' 32"	S29° 14' 21"E	60.39
C32	51.18	60.00	48° 52' 31"	S25° 24' 41"W	49.64
C33	15.82	18.50	49° 00' 02"	S25° 20' 55"W	15.34

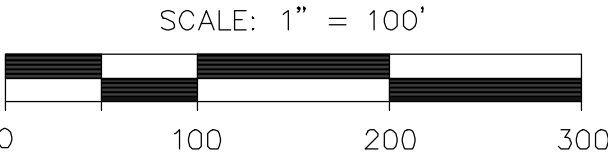
Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C34	39.61	25.00	90° 46' 32"	S44° 39' 16"E	35.59
C35	38.88	25.00	89° 06' 33"	S45° 24' 11"W	35.08
C36	15.82	18.50	49° 00' 02"	S23° 39' 07"E	15.34
C37	51.48	60.00	49° 09' 42"	N23° 34' 17"W	49.92
C38	62.23	60.00	59° 25' 28"	N30° 43' 18"E	59.48
C39	62.94	60.00	60° 05' 59"	S89° 30' 59"E	60.09
C40	62.51	60.00	59° 41' 27"	S29° 37' 16"E	59.72
C41	51.97	60.00	49° 37' 29"	S25° 02' 12"W	50.36
C42	15.82	18.50	49° 00' 02"	S25° 20' 55"W	15.34
C43	39.61	25.00	90° 46' 32"	N44° 39' 16"W	35.59
C44	46.72	30.00	89° 13' 23"	S45° 20' 47"W	42.14
C45	47.53	30.00	90° 46' 32"	S44° 39' 13"E	42.71

CONTACTS:
ENGINEER: CIVIL PROJ-EX 435-228-6736
SURVEYOR: NOLAN HATHOOK 801-568-2965
OWNER REPRESENTATIVE: ANDY LEWIS 801-243-6222

Sheet List Table	
Sheet Number	Sheet Title
V-001	PRELIMINARY PLAN
V-002	PHASING MAP
SA-21.1.13	SITE ANALYSIS MAP
CP-101	CIVIL PAVING



NORTH

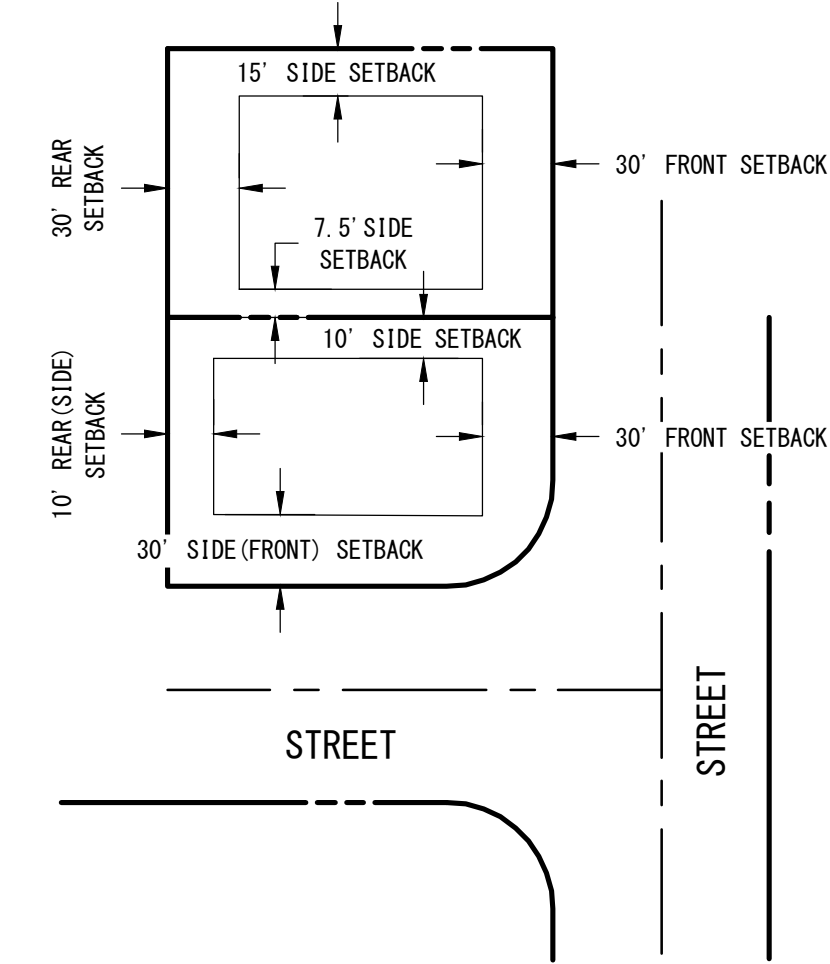


ZONING INFORMATION:

- REQUESTED ZONE: R-1-21
- SINGLE FAMILY DWELLING = PERMITTED
- FAMILY DWELLING MINIMUM LOT SIZE = 21,780 SQ. FT.
- MIN LOT FRONTAGE = 70 FT. AT FRONT PROPERTY LINE
- MIN WIDTH AT FRONT AND REAR SETBACK = 100 FT.

SETBACKS

- MIN FRONT YARD = 30 FT
- MIN REAR YARD = 30 FT
- SIDE YARD FOR MAIN BUILDINGS = 7.5 FT ON ONE AND 15 FT ON THE OTHER
- SIDE YARD FOR ACCESSORY BUILDINGS = 4 FT*
- REAR YARD FOR ACCESSORY BUILDINGS = 1 FT*
- 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
- MAX BUILDING HEIGHT = 35 FT
- MAX TOTAL LOT COVERAGE (ALL BUILDINGS) = 20%



CIVIL PROJ-EX, INC
ENGINEERS * PLANNERS
96 QUIRK STREET
GRANTSVILLE, UTAH 84029

OWNER: ANDY LEWIS CONSTRUCTION,
GREG DEHAAN, SCOOTER II LLC,

DRN: BVB DATE: 2020.02.07	SCALE: AS SHOWN	V-001 NO. 2 OF 2
DES: BVB DATE: 2020.02.07	JOB # 19-45020	
CKD: NCH DATE:		

PRELIMINARY PLAN

LOCATED IN THE WEST HALF OF SECTION 7
TOWNSHIP 3 SOUTH, RANGE 5 WEST,
SALT LAKE MERIDIAN,
CITY OF GRANTSVILLE, TOOELE COUNTY, UTAH

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

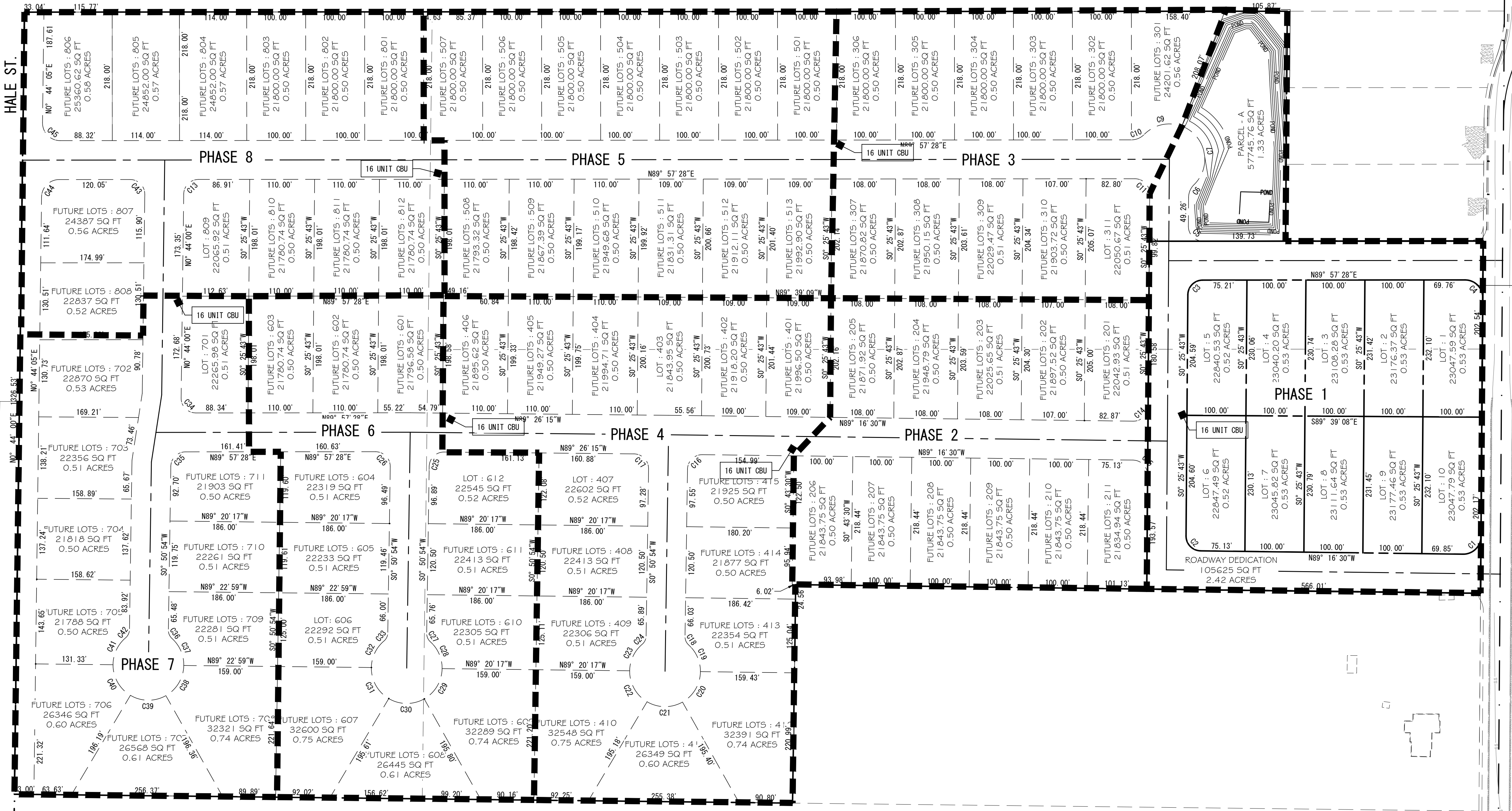
GRANTSVILLE CITY PUBLIC WORKS
APPROVED FOR CONSTRUCTION THIS
DAY OF _____, 20____
BY THE GRANTSVILLE PUBLIC WORKS DEPARTMENT

CITY ENGINEER OR REPRESENTATIVE

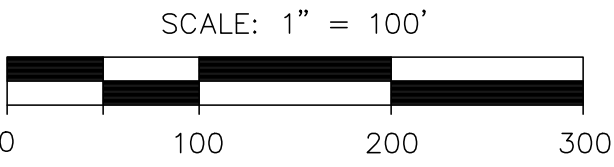
GRANTSVILLE CITY PUBLIC WORKS DIRECTOR

PHASING MAP – HARVEST MEADOW SUBDIVISION

LOCATED IN THE WEST HALF OF SECTION 7 TOWNSHIP 3 SOUTH, RANGE 5 WEST, SALT LAKE MERIDIAN
TOOELE COUNTY, GRANTSVILLE CITY, UTAH



NORTH

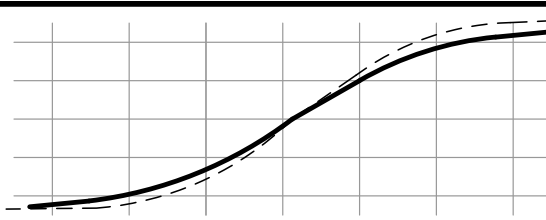
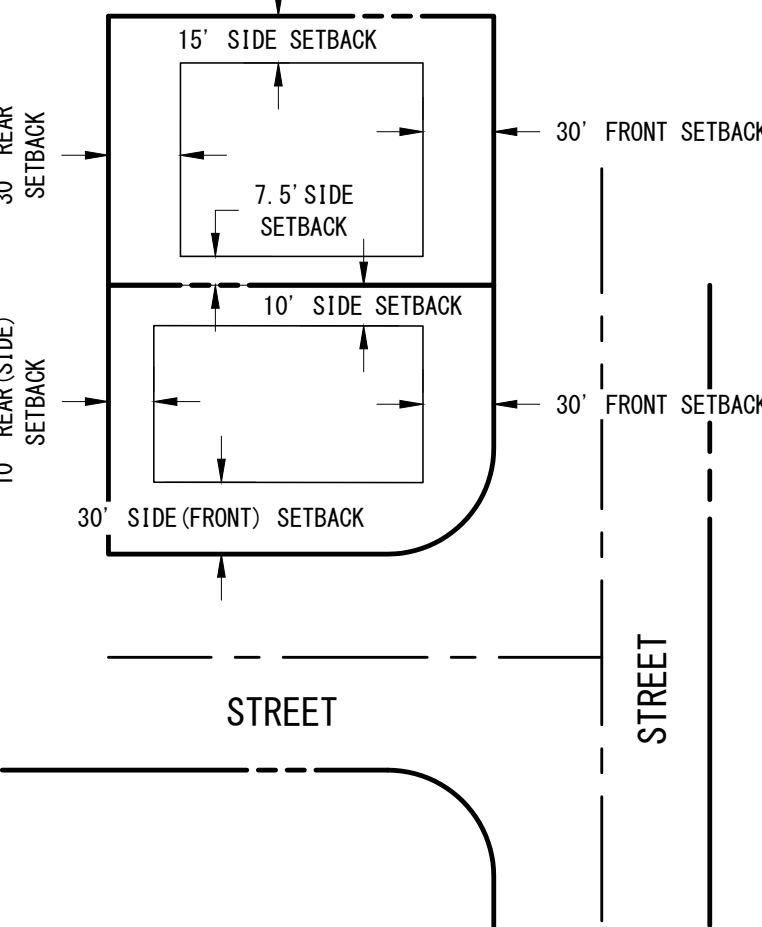


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CIVIL PROJ-EX, INC
ENGINEERS * PLANNERS
96 QUIRK STREET
GRANTSVILLE, UTAH 84029

**OWNER: ANDY LEWIS CONSTRUCTION,
GREG DEHAAN, SCOOTER II LLC,**

DRN: BVB DATE: 2020.02.07

DES: BVB DATE: 2020.02.07

CKD: NCH DATE:

SCALE: AS SHOWN

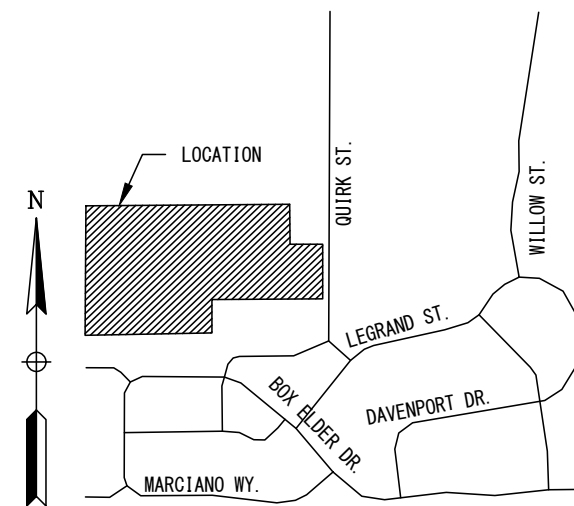
JOB # 19-45020

V-002

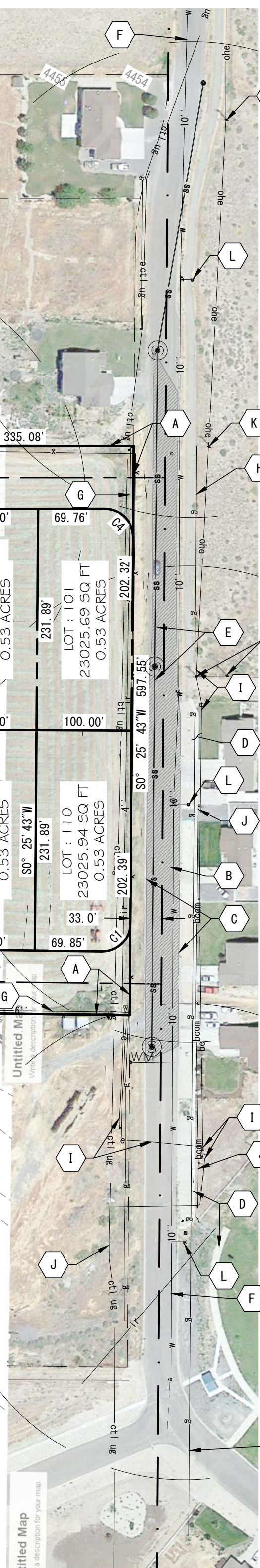
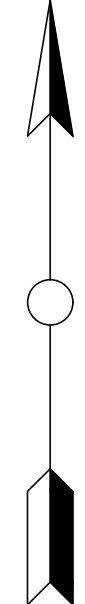
NO. 2 OF 2

PRELIMINARY PLAN

LOCATED IN THE WEST HALF OF SECTION 7
TOWNSHIP 3 SOUTH, RANGE 5 WEST,
SALT LAKE MERIDIAN,
CITY OF GRANTSVILLE, TOOELE COUNTY, UTAH



VICINITY MAP
1 INCH = 2000 FT

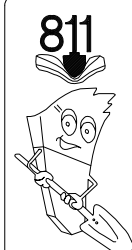


PROPOSED FEATURES

1. PROPOSED ROADWAY PER GRANTSVILLE CITY STANDARD ROAD SECTION FOR LOCAL ROAD
2. PROPOSED FIRE HYDRANT

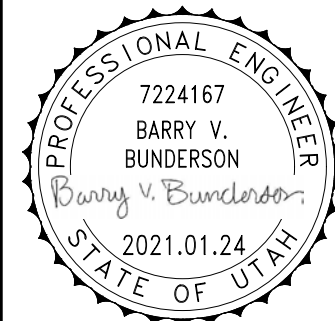
OPEN SPACE NARRATIVE

- THE PURPOSE OF THE SITE ANALYSIS MAP IS TO ENSURE THAT THE IMPORTANT SITE FEATURES HAVE BEEN ADEQUATELY IDENTIFIED PRIOR TO THE CREATION OF THE SITE DESIGN, AND THAT THE PROPOSED OPEN SPACE (WHERE APPLICABLE) WILL MEET THE REQUIREMENTS OF CHAPTER 21, SECTION 21.1.13.
- THIS PRELIMINARY PLAN INCLUDES THE SUBDIVISION INTO 96 RESIDENTIAL SINGLE-FAMILY LOTS IN A EIGHT PHASED DEVELOPMENT. THE CURRENT ZONING IS R-1-21
- THE ACREAGE OF THE ENTIRE TRACT IS 2,766,002 SQ. FT. OR 63.5 ACRES.
- GENERAL VEGETATION CHARACTERISTICS INCLUDE GRASS PASTURE WITH GOOD COVERAGE
- GENERAL SOILS TYPES CONSIST PREDOMINANTLY OF SILTY TO SANDY GRAVEL WITH VARYING COBBLE CONTENT (CL TO GP-GM), AND SOME SILTY SAND (SM), EXTENDING TO THE FULL DEPTH PENETRATED. 10 TO 11 FEET PER THE CMT ENGINEERING LABORATORIES GEOTECHNICAL STUDY DATED SEPTEMBER 23, 2020. GROUNDWATER WAS NOT ENCOUNTERED AT THE TIME OF FIELD EXPLORATIONS WITHIN THE MAXIMUM DEPTH EXPLORED OF ABOUT 10 TO 11 FEET BELOW THE EXISTING GROUND SURFACE. THEREFORE, GROUNDWATER IS NOT ANTICIPATED TO AFFECT PROPOSED CONSTRUCTION.
- THE SITE IS IN ZONE "D" PER FEMA PANEL 49045C1605C DATED 11/18/2009
- STORM DRAIN MITIGATION WILL INCLUDE A 100-YEAR RETENTION POND ON THE NORTHERN EASTERN CORNER OF THE PROJECT AS PART OF LOT 301. THE HYDRAULIC SOIL GROUP IS "C"
- OPEN SPACE MEETS REQUIREMENTS BY PROVIDING PAYMENT IN-LIEU OF THE DEDICATION.



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BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC
1-800-662-4111
www.bluestakes.org



Sheet Name:

SA-21.1.13

PRELIMINARY PLAN

Project Number	Designed By
19-45001	BVB

Drawn By	Date Issued
----------	-------------

Name: HARVEST MEADOW
SUBDIVISION
GRANVILLE, TOOELE
COUNTY, UTAH

Project Name:

CIVIL PROJ-EX, INC
ENGINEERS * PLANNERS
96 QUIRK STREET
GRANTSVILLE, UTAH 84029



Sheet Name:

SA-21.1.13

STATE OF UTAH)
) SS:
COUNTY OF TOOELE)

I, Gina Roberts, do hereby certify that I am the duly appointed, qualified and acting Deputy City Recorder for the Grantsville City Council, (the "City"), State of Utah, and do further certify that the above and foregoing is a true and correct copy of Ordinance 2025-38 duly adopted by the City of Grantsville, by the Council thereof at a meeting duly called and held in Grantsville, UT on the 5th of November, 2025 at the hour of 7:00 o'clock p.m. of said day, and I certify that after its passage I caused to be published a short summary of the ordinance on the Utah Public Notice Website on the 6th of November, 2025

Publication – Utah Public Notice Website

(S E A L)

DocuSigned by:
Gina Roberts
3AE30FC77C8B42D...
Gina Roberts
Deputy City Recorder

