



**January 7<sup>th</sup>, 2026**

**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 BUSINESS MEETING OF THE GRANTSVILLE CITY COUNCIL,  
HELD ON DECEMBER 17<sup>th</sup>, 2025 AT THE GRANTSVILLE CITY HALL, LOCATED AT  
429 EAST MAIN STREET, GRANTSVILLE, UTAH AND ELECTRONICALLY VIA  
ZOOM. THE MEETING BEGAN AT 7:00 P.M.**

**Mayor and Councilmembers Present:**

Mayor Critchlow  
Rhett Butler  
Jolene Jenkins

Jake Thomas  
Jeff Williams

**Councilmembers Excused:** Heidi Hammond.

**Appointed Officers and Employees Present or on Zoom:**

Michael Resare, City Manager  
Alicia Fairbourne, City Recorder  
Tysen Barker, City Attorney  
Jason Remick, Fire Chief  
Christy Montierth, Public Works Director

Shelby Moore, P & Z Administrator  
Robert Sager, Police Chief  
Bill Cobabe, Comm. Development Director  
Heidi Jeffries, HR Director / Treasurer  
Alexis Stewart, Grants and Office Admin.

**Citizens and Guests Present or joining via Zoom:** Sidney Rasher, Rob Wendel, Todd Castagno, Nick Critchlow, Justin Phillips, KennaRae Arave, David DeCaro, Craig Durfee, Kellen Camp, Jewel Allen, Les Peterson, Derek Dalton, Lynn Hollinger, David and Janet Lancaster, Chad Hembree, Josh Hill, Carmita Cen, Daniel Meza, Karina Cen, Marcos Ruiz, Andy Lewis, and others who may not have signed in or only used a partial name or phone number when logging into Zoom.

Prior to the meeting, Mayor Critchlow issued a public apology to the residents of Grantsville for an improper and inappropriate statement he had made during the Planning Commission meeting the previous evening. He stated that the comment was wrong, expressed regret that it occurred, and asked for forgiveness from both the Council and the public. Mayor Critchlow also reported that he had contacted as many residents as possible along the Center Street route to personally apologize and reiterated that the statement should not have happened.

Mayor Critchlow called the meeting to order at 7:01 p.m. and asked Les Peterson to lead the Pledge of Allegiance.

**AGENDA:**

**1. Public Comment**

At 7:03 p.m., Mayor Critchlow opened the floor for public comments.

*Derek Dalton* stated that agenda items eight and nine were unnecessary and counterproductive. He opposed the proposed ordinance requiring planning commission members to resign upon filing for office, stating it was a solution in search of a problem and that existing disclosure and recusal requirements already addressed conflicts of interest. He argued the ordinance would discourage volunteer service and remove experienced commissioners without cause. Mr. Dalton also expressed concern that limiting City Council responses to public communications would reduce transparency, discourage public engagement, and potentially raise First Amendment concerns. He urged the Council to reject both items and support openness and participation.

There being no further comments, Mayor Critchlow closed the floor at 7:05 p.m.

## **2. Summary Action Items:**

### **a. Approval Of Minutes of the November 17, 2025 City Council Regular Meeting, December 3, CDBG First Public Hearing, and December 3, 2025 City Council Regular Meeting**

There were no corrections to the minutes.

**Motion:** Councilmember Thomas moved to approve the Meeting Minutes from the November 17, 2025 City Council Regular Meeting, CDBG First Public Hearing, and the December 3, 2025 City Council Regular Meeting as presented.

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

**Vote:** The vote was as follows: Councilmember Butler, “Aye”; Councilmember Jenkins, “Aye”; Councilmember Thomas “Aye”; Councilmember Williams, “Aye”. Absent from Voting: Councilmember Hammond. There were none opposed. The motion carried.

### **b. Approval of Bills**

There were no questions or comments made regarding the invoices.

**Motion:** Councilmember Butler moved to approve the invoices.

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

**Vote:** The vote was as follows: Councilmember Butler, “Aye”; Councilmember Jenkins, “Aye”; Councilmember Thomas “Aye”; Councilmember Williams, “Aye”. Absent from Voting: Councilmember Hammond. There were none opposed. The motion carried.

## **3. Consideration of Approving Resolution 2025-88 Appointing Aspen Clegg as the Grantsville City Financial Director**

At the request of Councilmember Butler, Ms. Clegg briefly introduced herself, stating that she

grew up in Tooele, held a master's degree in accounting from Southern Utah University, and had most recently worked in the Tooele County Auditor's Office.

**Motion:** Councilmember Jenkins moved to approve Resolution 2025-88 Appointing Aspen Clegg as the Grantsville City Financial Director.

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

**Vote:** The vote was as follows: Councilmember Butler, "Aye"; Councilmember Jenkins, "Aye"; Councilmember Thomas "Aye"; Councilmember Williams, "Aye". Absent from Voting: Councilmember Hammond. There were none opposed. The motion carried.

Following the vote, City Recorder Alicia Fairbourne administered the Oath of Office to Ms. Clegg, officially swearing her in as the Grantsville City Financial Director.

#### **4. Consideration of Approving Resolution 2025-87 Appointing Chris Horrocks as a Regular Planning Commission Member**

Mayor Critchlow stated that the agenda item would be tabled so that Councilmember Hammond, as mayor-elect, could address the matter at the first City Council meeting in January. Councilmember Butler asked whether tabling the item would affect the ability of the Planning and Zoning Commission to meet or maintain a quorum. It was clarified that the individual involved was already serving as an alternate member and could continue to attend meetings and vote as an alternate if needed. The discussion concluded that tabling the item would not negatively impact commission operations.

**Motion:** Councilmember Butler moved to table Resolution 2025-87, a Resolution appointing Chris Horrocks as a Regular Planning Commission Member until the January 7, 2026 Council Meeting.

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

**Vote:** The vote was as follows: Councilmember Butler, "Aye"; Councilmember Jenkins, "Aye"; Councilmember Thomas "Aye"; Councilmember Williams, "Aye". Absent from Voting: Councilmember Hammond. There were none opposed. The motion carried.

#### **5. Consideration of Adopting Ordinance 2025-47 to Adopt the Utah Wildland Urban Interface (WUI) Code, as Required Under House Bill 48, to Address Wildfire Risk in Designated Wildland Urban Interface Areas**

The Council considered Ordinance 2025-47 to adopt the Utah Wildland Urban Interface Code as required under House Bill 48. Fire Chief Remick provided an overview of House Bill 48 and explained that municipalities were required to adopt and enforce the WUI Code by January 1, 2026, or the state would impose its own mapping, which could result in fees being assessed

to homeowners. He explained that the state was creating a high-risk WUI boundary map and expressed concern that a citywide high-risk designation would not accurately reflect existing wildfire mitigation measures in Grantsville.

Chief Remick described established fire breaks on the south side of the city maintained by the Tooele Army Depot and noted that the surrounding vegetation primarily consisted of sagebrush and cheatgrass rather than dense forest, reducing wildfire intensity and ember risk. He also highlighted the City's water infrastructure improvements, stating that adequate hydrant coverage and water capacity supported fire response and reduced structural risk, although water availability was not directly considered in the state's mapping model. He recommended submitting a proposed boundary map reflecting local conditions so the state could refine structure exposure scores and avoid unnecessary high-risk classification.

City Manager Michael Resare clarified that the City had submitted a blank map because no areas within the city limits were currently identified as high risk. Chief Remick further stated that the greatest wildfire risk areas were west of the city and south of South Willow Estates, outside the developed areas. Council members asked questions regarding the origins of the legislation, the potential fees, and whether collected fees would benefit local fire services, with staff explaining that the fees would go to the state rather than municipalities. Council members expressed appreciation for the presentation and encouraged continued public education regarding the Fire Department's mitigation efforts.

**Motion:** Councilmember Thomas moved to adopt Ordinance 2025-47, adopting the Utah Wildland Urban Interface (WUI) Code, as required under House Bill 48, to address wildfire risk in designated wildland urban interface areas.

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

**Vote:** The vote was as follows: Councilmember Butler, "Aye"; Councilmember Jenkins, "Aye"; Councilmember Thomas "Aye"; Councilmember Williams, "Aye". Absent from Voting: Councilmember Hammond. There were none opposed. The motion carried.

#### **6. Consideration of Approving Resolution 2025-86 Approving a Deviation from the Driveway Standards Under Grantsville Land Use Development and Management Code Section 6.14.5(E) for the Property Located at 414 South Roadster Lane**

Planning and Zoning Administrator Shelby Moore explained that the property was zoned R1-21 and had approximately 193 feet of frontage. The applicant requested an amendment to a previously approved secondary access permit to increase the secondary driveway width from 15 feet to 19 feet, which exceeded the maximum combined driveway width allowed under City code by approximately four feet. She noted that deviations of this type were required to be reviewed by the City Council and that the applicant was present to address the request.

The applicant and contractor explained that the request was related to access for a detached garage and discussed proposed drainage solutions to address stormwater concerns. They described an alternative to installing a pipe beneath the driveway by converting the park strip to a gravel, water-wise surface to function as a drainage area, subject to engineering review. Council members asked questions regarding drainage flow, elevation, safety concerns, HOA requirements, and prior staff review. Staff clarified that the permit had initially been approved at the staff level for a compliant width and was now before the Council due to the requested increase. It was discussed that any approval could be conditioned on review and approval of drainage calculations by the City Engineer to ensure stormwater capacity was adequately maintained.

**Motion:** Councilmember Butler moved to approve Resolution 2025-86, a resolution approving a deviation from the driveway standards under Grantsville Land Use Development and Management Code Section 6.14.5(E) for the property located at 414 South Roadster Lane with the condition that the applicant works with the City Engineer on the swell to the east side.

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

**Vote:** The vote was as follows: Councilmember Butler, “Aye”; Councilmember Jenkins, “Aye”; Councilmember Thomas “Aye”; Councilmember Williams, “Aye”. Absent from Voting: Councilmember Hammond. There were none opposed. The motion carried.

#### **7. Consideration of Approving Ordinance 2025-46 Amending Chapter 7 of the Grantsville City Land Use and Management Code Regarding Conditional Uses**

Community Development Director Bill Cobabe explained that the amendment was initiated by the Planning Commission following a review of the code to clarify expectations related to conditions of approval and notice requirements for minor or de minimis changes. He stated that the ordinance clarified the definition of a significant change and provided discretion to the zoning administrator, while also requiring notice of changes to be provided to the applicant, posted on the City’s website, and shared with the Planning Commission and City Council.

Mr. Cobabe further explained that the amendment clarified that conditions of approval must be based on standards contained in the City Code, consistent with state law, and could not impose requirements beyond what the code allowed. He noted that the intent was to improve compliance with state law, increase transparency, and ensure conditions were clear, reasonable, and enforceable. Councilmember Butler stated that the amendment had been reviewed by the Planning Commission over several months and had undergone multiple iterations. Councilmember Jenkins expressed appreciation for the increased transparency and clarification provided by the ordinance.

**Motion:** Councilmember Williams moved to approve Ordinance 2025-46 amending Chapter 7 of the Grantsville City Land Use and Management Code regarding conditional uses.

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

**Vote:** The vote was as follows: Councilmember Butler, “Aye”; Councilmember Jenkins, “Aye”; Councilmember Thomas “Aye”; Councilmember Williams, “Aye”. Absent from Voting: Councilmember Hammond. There were none opposed. The motion carried.

**8. Consideration of Approving Ordinance 2025-48 Amending Chapter 8-3-2 Of Grantsville City Code and Chapter 3.2 of the Grantsville Land Use Development and Management Code to Require a Planning Commission Member to Resign Upon Filing for Candidacy in a Municipal or County Election**

The Council discussed Ordinance 2025-48 proposing to require a planning commission member to resign upon filing for candidacy in a municipal or county election. Mayor Critchlow stated the intent was to promote impartiality and orderly administration of City business. City Attorney Tysen Baker noted that the agenda item title did not match the ordinance language and clarified that the ordinance title referenced resignation upon filing for candidacy in any elected office, while the agenda item referenced only municipal or county elections, creating an inconsistency that required clarification.

Councilmember Butler stated he believed the ordinance was counterproductive, noting the difficulty in recruiting unpaid planning commission volunteers and expressing concern that the requirement would discourage civic participation. He stated that existing disclosure and recusal requirements were sufficient and that any potential conflicts during the brief period between filing and election could be managed. Councilmember Thomas questioned whether the ordinance was necessary given existing code provisions addressing holding public office and vacancies, and emphasized the importance of the Planning Commission’s role. Councilmember Jenkins stated she did not understand the need for the ordinance, agreed it could discourage service, and noted that campaigning while serving could be handled appropriately without requiring resignation. The Council discussed whether existing code adequately addressed transitions between election and swearing-in, with members generally expressing concern that the proposed ordinance would have unintended negative effects on volunteer participation.

**Motion:** Councilmember Butler moved to deny Ordinance 2025-48 amending Chapter 8-3-2 of Grantsville City Code and Chapter 3.2 of the Grantsville Land Use Development and Management Code to require a Planning Commission member to resign upon filing for candidacy in any elected office.

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

**Vote:** The vote was as follows: Councilmember Butler, “Aye”; Councilmember Jenkins, “Aye”; Councilmember Thomas “Aye”; Councilmember Williams, “Aye”. Absent from Voting: Councilmember Hammond. There were none opposed. The motion carried.

## **9. Discussion regarding City Councilmembers responding to emails and written communications from the public**

The Council held a discussion regarding City Council members responding to emails and written communications from the public. Councilmember Thomas explained that the item was intended to ensure compliance with quorum requirements under the Open and Public Meetings Act, particularly when communications were sent to the entire Council, and to discuss whether a consistent procedure should be established to acknowledge and respond to public inquiries without creating an inadvertent meeting. Council members discussed current practices, including responding individually to residents, replying to factual questions, and avoiding reply-all responses that could constitute serial communications.

City Attorney Tysen Baker provided a brief training on best practices for written communications, including requirements under GRAMA, the Open and Public Meetings Act, and the Utah Public Officers’ and Employees’ Ethics Act. He reviewed issues related to public records, serial communications, professional standards, and appropriate use of email and social media. Council members expressed appreciation for the training and discussed the value of including background information in future agenda packets for discussion items. City staff noted that additional trainings would be scheduled during future work sessions and properly noticed to the public.

## **10. Council Reports**

Councilmember Williams thanked City employees for their continued service, expressed appreciation for the City-hosted employee luncheon, and extended holiday wishes. He also noted that the recent Mosquito Abatement District meeting consisted primarily of a holiday gathering.

Councilmember Thomas echoed appreciation for City staff and thanked Councilmember Jenkins and Mayor Critchlow for their service to the City. He reported that follow-up meetings would be held with the school district superintendent and the mayor-elect regarding future use and planning for City parks and athletic fields, including Veterans Park and the baseball fields. He stated that revised Veterans Park plans had completed internal review and would return to the Council for further consideration, including cost evaluation and potential scope adjustments.

Councilmember Butler reported on the Library Board, stating that recent discussions focused on budget needs and future planning. He noted that the board had experienced difficulty

achieving a quorum over the past several months and was considering moving from monthly to quarterly meetings, with a decision expected in January. He invited interested residents to consider serving on the Library Board. Councilmember Butler also expressed appreciation to Councilmember Jenkins and Mayor Critchlow for their years of service and presented a parting gift on behalf of the Council.

Mayor Critchlow provided a final report, stating that he had met with author Merrill F. Nelson regarding sales of the book *Grantsville Through the Years*, which documented the history of Grantsville and was available for purchase at City Hall. He noted that approximately 70 additional books needed to be sold for the project to break even. Mayor Critchlow expressed gratitude to the Council for their collaboration during his term, reflected on positive experiences serving the community, and stated his appreciation for the relationships built during his time on the Council and as Mayor.

Councilmember Jenkins offered closing remarks, stating that it had been an honor to serve on the City Council and expressing gratitude for the opportunity to represent the residents of Grantsville. She thanked fellow council members and City staff, noting their dedication and commitment to the community, and expressed appreciation for the professionalism and cooperation she experienced during her term. She also thanked the public for their engagement and encouraged continued involvement in City affairs.

Mr. Resare thanked the outgoing elected officials for their service and contributions. He announced that the City had selected a preferred candidate, Benjamin Henderson, for the Road Supervisor position, pending completion of a background check, and noted Mr. Henderson's prior experience in county public works leadership roles. Mr. Resare also reported on a recent meeting with Tooele County officials, state representatives, and UDOT leadership regarding transportation priorities, including Midvalley Highway and safety concerns at Sheep Lane, and stated that the City was actively advocating for those improvements.

## **11. Adjourn**

**Motion:** Councilmember Jenkins moved to adjourn.

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

**Vote:** The vote was as follows: Councilmember Butler, "Aye"; Councilmember Hammond, "Aye"; Councilmember Jenkins, "Aye"; Councilmember Thomas "Aye"; Councilmember Williams, "Aye". There were none opposed. The motion carried.

The meeting adjourned at 8:30 p.m.

# Agenda Item # 3

Presentation by the Grantsville City  
Police Department to Tooele Martial Arts  
Academy

# Agenda Item # 4

Consideration of approving Resolution 2026-01, a Resolution adopting the Utah Department of Transportation Corridor Agreements for State Route 138 and State Route 112 within Grantsville City Boundaries

**GRANTSVILLE CITY  
RESOLUTION NO. 2026-01**

**A RESOLUTION ADOPTING THE UTAH DEPARTMENT OF TRANSPORTATION  
CORRIDOR AGREEMENTS FOR STATE ROUTE 138 AND STATE ROUTE 112  
WITHIN GRANTSVILLE CITY BOUNDARIES**

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

**WHEREAS**, Grantsville City (“City”) is a municipal corporation organized and existing under the laws of the State of Utah; and

**WHEREAS**, the Utah Department of Transportation (“UDOT”) has statutory authority over state highways, including State Route 138 and State Route 112, within the State of Utah; and

**WHEREAS**, State Route 138 and State Route 112 traverse portions of Grantsville City boundaries and are critical transportation corridors serving local and regional mobility needs; and

**WHEREAS**, UDOT has prepared a Corridor Agreement governing access management, roadway improvements, coordination of land use decisions, and long-term planning along State Route 138 and State Route 112 within the City limits; and

**WHEREAS**, the Corridor Agreement is intended to preserve the function, safety, and capacity of the state highway system while providing a framework for coordination between UDOT and Grantsville City regarding development, access, and transportation planning; and

**WHEREAS**, the City Council finds that adoption of the Corridor Agreement is in the best interest of the City and its residents and is consistent with the City’s General Plan, transportation planning efforts, and applicable provisions of Utah law; and

**WHEREAS**, the City Council desires to formally adopt the Corridor Agreements attached as **Exhibit “A”** and authorize its execution on behalf of the City.

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

**Section 1. Adoption of Corridor Agreement:** The City Council hereby approves the rezone of Parcel 24-018-0-00R from the A-10 zoning designation to the MD zoning designation.

**Section 2. Authorization to Execute:** The Mayor is hereby authorized and directed to execute the Corridor Agreement on behalf of Grantsville City, together with such minor or technical changes as may be approved by the City Attorney that do not materially alter the intent of the Agreement.

**Section 3: Implementation:** City staff are authorized and directed to take all actions reasonably necessary to implement the provisions of the Corridor Agreement and to ensure coordination with UDOT consistent with its terms.

**Section 4. Effective Date:** This resolution shall take effect immediately upon its passage and approval as provided by law.

**Section 5. 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  
\_\_\_\_ DAY OF \_\_\_\_\_, 2026.

BY THE ORDER OF THE GRANTSVILLE CITY COUNCIL:

---

By Mayor Heidi Hammond

ATTEST

---

Alicia Fairbourne, City Recorder

# Exhibit “A”

State Road 138 and State Road 112 Corridor Agreements

**CORRIDOR AGREEMENT**  
**SR 138 within Grantsville City Boundaries**

This **CORRIDOR AGREEMENT** made and entered into this 18 day of December, 2025, by and between the **UTAH DEPARTMENT OF TRANSPORTATION**, hereinafter referred to as "UDOT," and **GRANTSVILLE CITY ("LOCAL AGENCY")** collectively referred to herein as the "PARTIES."

**RECITALS**

**WHEREAS**, based on the findings of the SR 112 and SR 138 Access Management Study, the **PARTIES** desire to enter into a **CORRIDOR AGREEMENT** to plan for the future spacing and location of traffic signals in the Signal Control Plan, and spacing and accesses in an Access Control Plan for SR 138, from approximately milepost (MP) 6.1 to approximately MP 12.2;

**WHEREAS**, the Parties desire to use this **CORRIDOR AGREEMENT** to manage traffic flow, improve safety, and plan for future signal and access locations, and other considerations within the corridor as described herein;

**WHEREAS**, UDOT and the city of Grantsville and Tooele County also have agreements for access along SR 138 that may impact this **CORRIDOR AGREEMENT** and require UDOT to coordinate any changes with Grantsville City and Tooele County as necessary for impacted locations; and

**WHEREAS** the **PARTIES** agree to enter into this **CORRIDOR AGREEMENT** to accomplish this common goal.

**AGREEMENT**

**NOW THEREFORE**, in consideration of the foregoing recitals, which by this reference are incorporated herein, and for other good and valuable consideration, which the **PARTIES** agree is sufficient, the **PARTIES** agree as follows:

1. **Signal Control Plan:** The **PARTIES** adopt the Signal Control Plan and Access Corridor Control Plan, illustrated and attached as **Exhibit A**, maps one and two, and incorporated by reference. The **PARTIES** agree that traffic signals will only be installed pursuant to the following a); in accordance with the Signal Control Plan; b) at those intersections that meet the minimum traffic signal warrants as defined by the most recently adopted Utah Manual on Uniform Traffic Control Devices (MUTCD); and c) following a UDOT field review. The SR 112 and SR 138 Access Management Study identified the location of the possibility of nine (9) new signal locations. Final signal spacing shall not be less than the approximate milepost locations specified in this agreement, as follows:

- a. SR 138 and potential future roadway (approximately MP 6.1), Future
  - b. SR 138 and potential future roadway (approximately MP 6.6), Future
  - c. SR 138 and potential future roadway (approximately MP 7.4), Future
  - d. SR 138 and potential future roadway (approximately MP 8.7), Future
  - e. SR 138 and potential future roadway (approximately MP 9.5), Future
  - f. SR 138 and Center Street (approximately MP 9.9), Future
  - g. SR 138 and Hale Street (approximately MP 10.2), Future
  - h. SR 138 and Race Street (approximately MP 11.3), Future
2. Access Corridor Control Plan: The LOCAL AGENCY acknowledges that upon future development approval, UDOT will require the consolidation of multiple access points into a single access point and/or the use of existing or planned streets accessing the SR 138 corridor. Any actions related to new or modified access on SR 138 (which currently has Access Categories 3, 4 and 5) such as use changes, the access will need to comply with the standards in place at the time of change. Existing access points that do not comply with the current access management category spacing requirements will be closed, relocated, or consolidated, when development or a change of use occurs at that access.
3. Transportation Plans. The PARTIES shall note and adopt in their transportation master plans the CORRIDOR AGREEMENT and pursue the Signal Control Plan and Access Corridor Control Plan in this CORRIDOR AGREEMENT, and any amendments to this CORRIDOR AGREEMENT or Exhibit A.
4. Amendments. This CORRIDOR AGREEMENT cannot be altered or amended, except pursuant to an instrument in writing signed by each of the parties. The PARTIES will execute appropriate amendments to this CORRIDOR AGREEMENT to reflect changes in the plans. Notwithstanding the foregoing, the PARTIES acknowledge that Signal Control Plan and Access Corridor Control Plan elements required by this CORRIDOR AGREEMENT are subject to change at any time to reflect matters not anticipated including, but not limited to, altered regulations and traffic patterns. Any necessary changes to this CORRIDOR AGREEMENT should not degrade the traffic operations or safety of the future state highway and overall transportation system as certified by a traffic engineering study performed by a licensed engineer certified and qualified to perform this analysis in the State of Utah.
5. Dispute Resolution.
  - a. For any issues not anticipated in the SR 112 and SR 138 Access Management Study, the PARTIES will work together for a resolution in compliance with Utah Administrative Code R930-6. If the Utah Administrative Code R930-6 changes, this CORRIDOR AGREEMENT shall remain in effect unless amended.
  - b. The PARTIES agree that in the event of a dispute, and prior to the initiation of any litigation, Party officials will meet and attempt to resolve

the dispute. Disputes shall be discussed first by the **UDOT** Region Two Deputy Director and the **LOCAL AGENCY** Community and Development Director. If the dispute remains unresolved, then the **UDOT** Region Two Director and **LOCAL AGENCY** City Manager shall meet and attempt to resolve the dispute.

6. Termination. This **CORRIDOR AGREEMENT** may be terminated as follows:

- a. By mutual agreement of the **PARTIES**, in writing;
- b. By either **UDOT** or the **LOCAL AGENCY** for the other party's default in performing its obligations as set forth in and reasonably contemplated by the provisions of this **CORRIDOR AGREEMENT**. Reasonable allowances will be made for circumstances beyond the control of the performing party. Thirty (30) days' advance written notice of termination is required and shall specify the reasons for termination. The **CORRIDOR AGREEMENT** will not terminate if the party receiving the notice commences a cure within such thirty (30) day period and diligently pursues it to completion. If the breach is not remedied within such a time period, then the non-breaching party may send a notice of termination and this **CORRIDOR AGREEMENT** will terminate immediately upon delivery of such notice. If the **LOCAL AGENCY** terminates the **CORRIDOR AGREEMENT**, the Local Agency shall be responsible for all the costs that **UDOT** incurs prior to the termination, and less any costs directly attributable to a default by **UDOT**; or
- c. By **UDOT** for the convenience of the state upon written notice to the **LOCAL AGENCY**.

7. General Terms. The following terms apply to this Agreement:

- a. Any Party may give a written notice under this Agreement by delivering it to the following physical address (an email may be used in addition as a courtesy), and notice is effective upon delivery when delivered by hand or by overnight delivery service with confirmation of delivery (or, if placed in the U.S. mail, notice is effective three days after such notice receives a postmark):

To <b>UDOT</b> :	To <b>LOCAL AGENCY</b> :
UDOT Region Two 2010 South 2760 West Salt Lake City, UT 84104 ATTN: Region Director	Grantsville City 429 E Main Street Grantsville UT 84029 ATTN: City Recorder

SR 138 Corridor Agreement  
Utah Department of Transportation  
Grantsville City

With a copy to:  Assistant Attorney General (UDOT) 4501 South 2700 West Salt Lake City, UT 84114-4855	With a copy to:  Grantsville City Attorney 429 E Main Street Grantsville UT 84029
---	---

- b. The Parties agree to undertake and perform all further acts that are reasonably necessary (except when expressly prohibited by law) to carry out the intent and purpose of the Agreement and to assist UDOT with maintaining compliance with the legal requirements applicable to UDOT after receiving a written notice that explains the need for such action. The Parties further agree to work together cooperatively and in good faith to accomplish the intent of this Agreement.
- c. UDOT's consent, review, acceptance, approval, or other action or inaction relating to any conditions, inspections, plans, specifications, or other work arising out of this Agreement is for purposes of administering this Agreement only, and it does not constitute an assumption by UDOT of any responsibility or liability for the same; it does not relieve the other Party of any duties (including but not limited to duties to ensure compliance with applicable standards); and it does not constitute a waiver by UDOT of the other Party's obligation to comply with applicable standards. Any consent, review, acceptance, approval or other action or inaction must be provided by UDOT's authorized employee or representative.
- d. No part of this Agreement may be waived, whether by a Party's failure to insist on strict performance of this Agreement or otherwise, except in a writing signed by an authorized representative of the Party waiving. No Party may assign or delegate this Agreement and actions required by it without the other Party's prior written authorization, and any purported assignment or delegation to the contrary is void. This Agreement is governed by Utah law without reference to choice or conflict of law provisions. Jurisdiction for any judicial action brought in connection with this Agreement shall be brought in a court in Tooele County, Utah, and ALL PARTIES KNOWINGLY AND VOLUNTARILY WAIVE THEIR RIGHTS TO A JURY TRIAL. This Agreement (or, if any part hereof is invalidated by law, this Agreement's remaining provisions) shall be construed to enforce its terms to the fullest extent allowed under applicable law to give effect to the intent of the Parties. This Agreement shall not be construed against a drafter. Before taking any legal action in connection with this Agreement, each Party agrees to first advise the other of a dispute and to meet to discuss it in good faith in an effort to resolve it. All remedies in this Agreement are cumulative and nonexclusive and they do not limit any other remedies available to the Parties. The indemnity provision,

remedies, and other terms that by their nature are intended to survive this Agreement's termination shall survive. Nothing in this Agreement shall be construed to limit or alter UDOT's governmental powers and authority. This Agreement may only be amended in a written document that is signed by an authorized representative of each Party. This is the entire agreement of the Parties with respect to the subject matter hereof and it shall supersede all prior negotiations, understandings, and agreements with respect to such subject matter. Each Party warrants that all of its representatives who are necessary to make this Agreement fully binding against the Party (and its successors and assigns, if any) have signed below with the Party's authorization, and that this Agreement's terms do not violate laws, contracts, or commitments that apply to the Party. This Agreement may be signed in counterparts and signed electronically. This Agreement does not create any power of agency, joint venture, partnership, or other relationship among the Parties, and it is intended only for the Parties hereto and does not create any third-party beneficiaries.

**IN WITNESS WHEREOF**, the Parties hereto have each caused an authorized representative to execute this Agreement as of the Effective Date first written above.

SR 138 Corridor Agreement  
Utah Department of Transportation  
Grantsville City

**Grantsville City, a Municipal Corporation of the State of Utah**

---

Michael Resare, Grantsville City Manager

Date

ATTEST:

---

Alicia Fairbourne, Grantsville City Recorder

Date

ATTEST:

---

Tysen Barker, Grantsville City Attorney  
(Impress Seal)

Date

SR 138 Corridor Agreement  
Utah Department of Transportation  
Grantsville City

**RECOMMENDED FOR APPROVAL: UTAH DEPARTMENT OF TRANSPORTATION**

---

Grant Farnsworth, UDOT Region Two Operations Engr.      Date

---

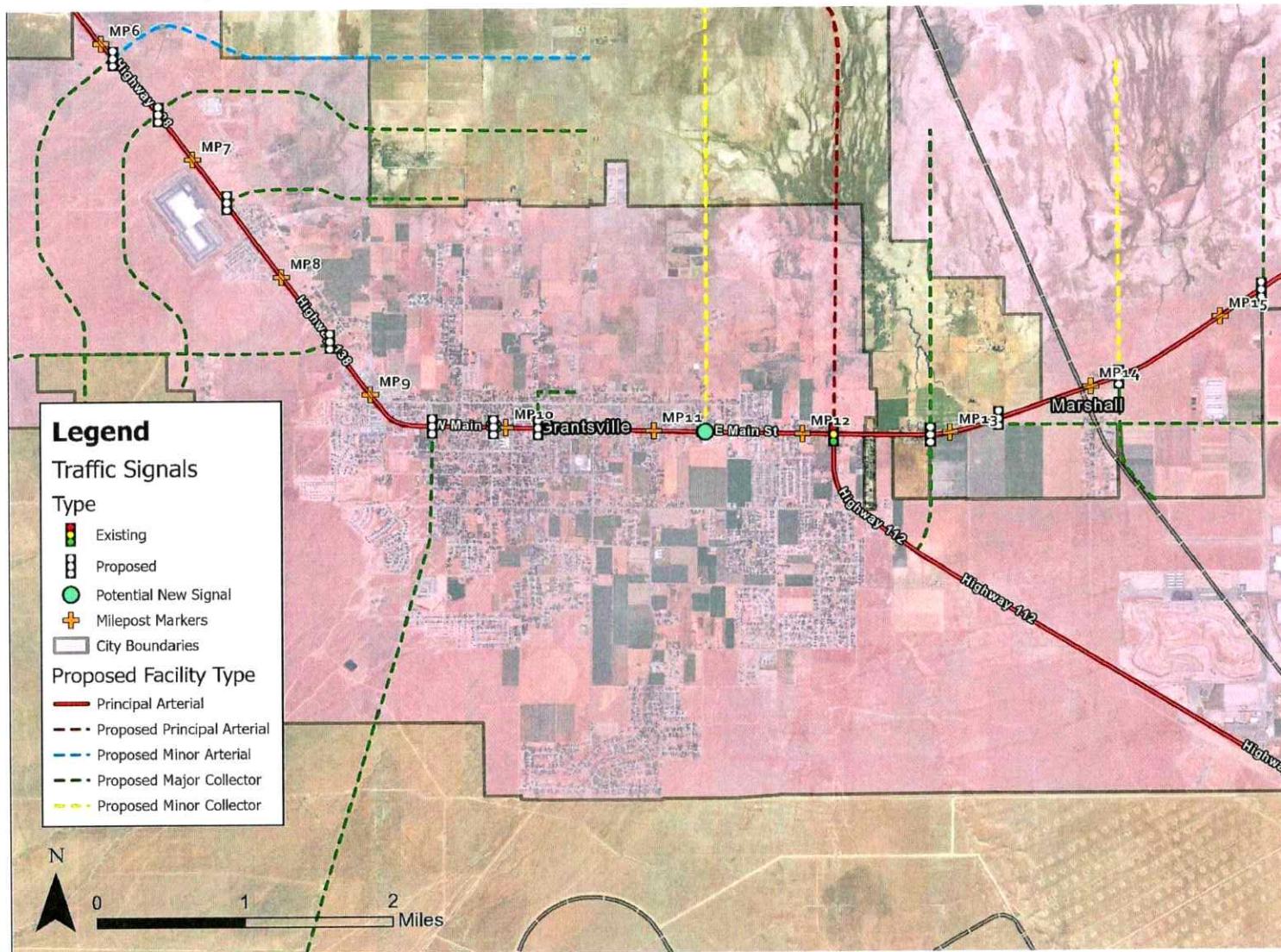
Robert Stewart, UDOT Region Two Director      Date

---

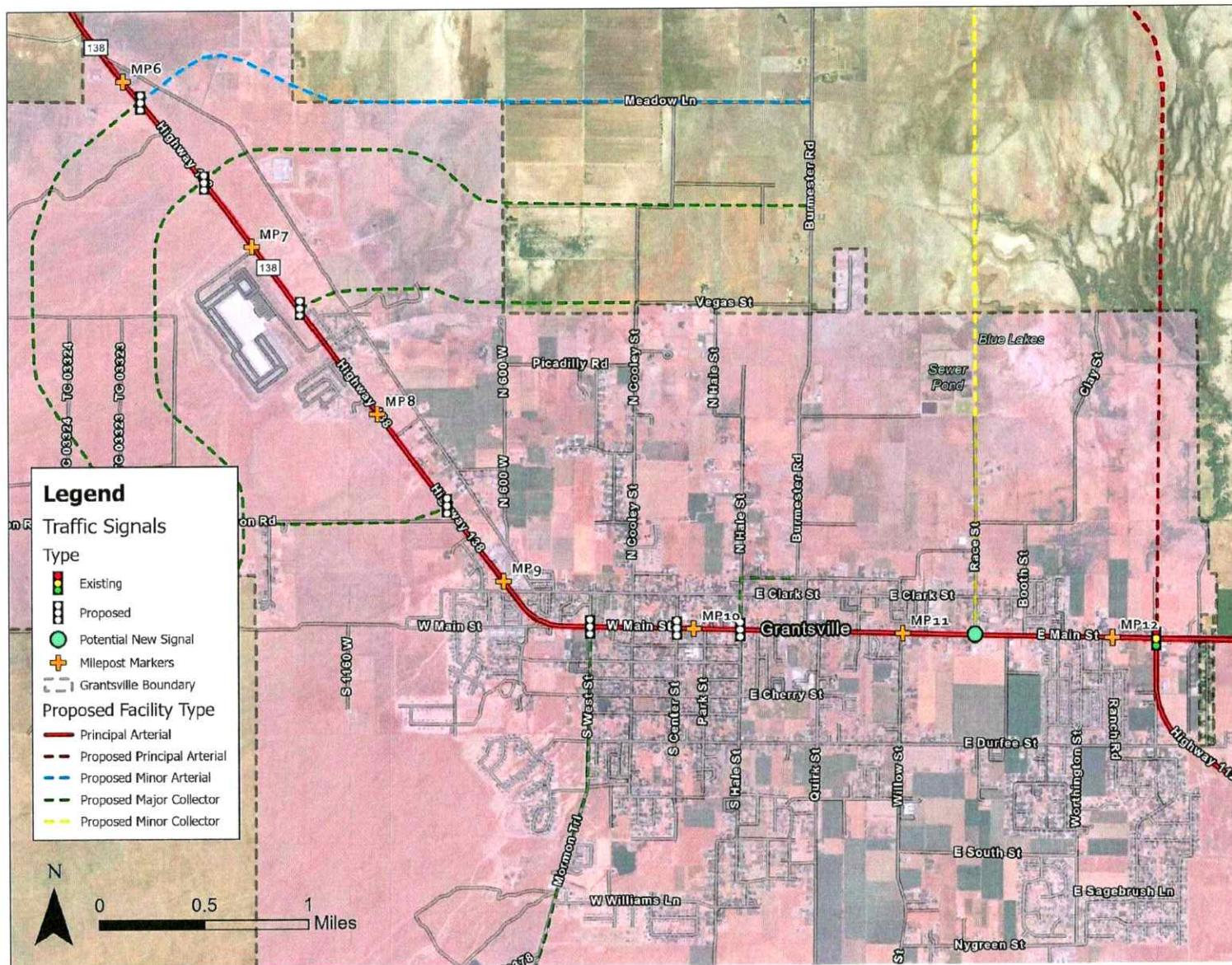
Contract Administrator, UDOT Comptroller's Office      Date

## Exhibit A: Sheets 1 and 2, Signal Control Plan

### Sheet 1. SR 138 Signal Locations in study area



Sheet 2. SR 138 Signal Locations in vicinity of Grantsville City



**CORRIDOR AGREEMENT**  
**SR 112: Mileposts to 0 to 4**

This **CORRIDOR AGREEMENT** made and entered into this 18 day of December, 2025, by and between the **UTAH DEPARTMENT OF TRANSPORTATION**, hereinafter referred to as "UDOT," and **GRANTSVILLE CITY** ("LOCAL AGENCY") collectively referred to herein as the "PARTIES."

**RECITALS**

**WHEREAS**, based on the findings of the SR-112 and SR-138 Access Management Study, the **PARTIES** desire to enter into a **CORRIDOR AGREEMENT** to plan for the future spacing and location of traffic signals in the Signal Control Plan, and spacing and accesses in an Access Control Plan for SR 112, from milepost (MP) 0 to approximately MP 4;

**WHEREAS**, the Parties desire to use this **CORRIDOR AGREEMENT** to manage traffic flow, improve safety, and plan for future signal and access locations, and other considerations within the corridor as described herein;

**WHEREAS**, UDOT and the city of Tooele and Tooele County also have agreements for access along SR-112 that may impact this **CORRIDOR AGREEMENT** and require UDOT to coordinate any changes with Tooele City and Tooele County as necessary for impacted locations; and

**WHEREAS**, the **PARTIES** agree to enter into this **CORRIDOR AGREEMENT** to accomplish this common goal.

**AGREEMENT**

**NOW THEREFORE**, in consideration of the foregoing recitals, which by this reference are incorporated herein, and for other good and valuable consideration, which the **PARTIES** agree is sufficient, the **PARTIES** agree as follows:

1. **Signal Control Plan:** The **PARTIES** adopt the Signal Control Plan and Access Corridor Control Plan, illustrated and attached as **Exhibit A**, maps one and two, and incorporated by reference. The **PARTIES** agree that traffic signals will only be installed pursuant to the following: a) in accordance with the Signal Control Plan; b) at those intersections that meet the minimum traffic signal warrants as defined by the most recently adopted Utah Manual on Uniform Traffic Control Devices (MUTCD); and c) following a UDOT field review. The SR-112 and SR-138 Access Management Study identified the location of the possibility of six (6) new signal locations. Final signal spacing shall not to be less than the approximate milepost locations specified in this agreement, as follows:

- a. SR112 and Durfee Street (approximately milepost 0.6), Future
  - b. SR112 and Proposed Major Collector (approximately milepost 1.0), Future
  - c. SR112 and Proposed Major Collector (approximately milepost 1.8), Future
  - d. SR112 and Proposed Major Collector (approximately milepost 2.4), Future
  - e. SR112 and Deseret Peak Complex Entrance Road (approximately milepost 3.5), Future
  - f. SR112 and Sheep Lane (approximately milepost 4.0), Future
2. **Access Corridor Control Plan**: The **LOCAL AGENCY** acknowledges that upon future development approval, **UDOT** will require the consolidation of multiple access points into a single access point and/or the use of existing or planned streets accessing the SR 112 corridor. Any actions related to new or modified access on SR 112 (which currently has Access Categories 3, 4 and 5), such as use changes, the access will need to comply with the standards in place at the time of change. Existing access points that do not comply with the current access management category spacing requirements will be closed, relocated, or consolidated, when development or a change of use occurs at that access.
3. **Transportation Plans**. The **PARTIES** shall note and adopt in their transportation master plans the **CORRIDOR AGREEMENT** and pursue the Signal Control Plan and Access Corridor Control Plan in this **CORRIDOR AGREEMENT**, and any amendments to this **CORRIDOR AGREEMENT** or **Exhibit A**.
4. **Amendments**. This **CORRIDOR AGREEMENT** cannot be altered or amended, except pursuant to an instrument in writing signed by each of the parties. The **PARTIES** will execute appropriate amendments to this **CORRIDOR AGREEMENT** to reflect changes in the plans. Notwithstanding the foregoing, the **PARTIES** acknowledge that Signal Control Plan and Access Corridor Control Plan elements required by this **CORRIDOR AGREEMENT** are subject to change at any time to reflect matters not anticipated including, but not limited to, altered regulations and traffic patterns. Any necessary changes to this **CORRIDOR AGREEMENT** should not degrade the traffic operations or safety of the future state highway and overall transportation system as certified by a traffic engineering study performed by a licensed engineer certified and qualified to perform this analysis in the State of Utah.
5. **Dispute Resolution**.

- a. For any issues not anticipated in the SR 112 and SR 138 Access Management Study, the **PARTIES** will work together for a resolution in compliance with Utah Administrative Code R930-6. If the Utah Administrative Code R930-6 changes, this **CORRIDOR AGREEMENT** shall remain in effect unless amended.

b. The **PARTIES** agree that in the event of a dispute, and prior to the initiation of any litigation, Party officials will meet and attempt to resolve the dispute. Disputes shall be discussed first by the **UDOT** Region Two Deputy Director and the **LOCAL AGENCY** Community and Development Director. If the dispute remains unresolved, then the **UDOT** Region Two Director and **LOCAL AGENCY** City Manager shall meet and attempt to resolve the dispute

6. Termination. This **CORRIDOR AGREEMENT** may be terminated as follows:

- By mutual agreement of the **PARTIES**, in writing;
- By either **UDOT** or the **LOCAL AGENCY** for the other party's default in performing its obligations as set forth in and reasonably contemplated by the provisions of this **CORRIDOR AGREEMENT**. Reasonable allowances will be made for circumstances beyond the control of the performing party. Thirty (30) days' advance written notice of termination is required and shall specify the reasons for termination. The **CORRIDOR AGREEMENT** will not terminate if the party receiving the notice commences a cure within such thirty (30) day period and diligently pursues it to completion. If the breach is not remedied within such a time period, then the non-breaching party may send a notice of termination and this **CORRIDOR AGREEMENT** will terminate immediately upon delivery of such notice. If the **LOCAL AGENCY** terminates the **CORRIDOR AGREEMENT**, the Local Agency shall be responsible for all the costs that **UDOT** incurs prior to the termination, less any costs directly attributable to a default by **UDOT**; or
- By **UDOT** for the convenience of the state upon written notice to the **LOCAL AGENCY**.

7. General Terms. The following terms apply to this Agreement:

- Any Party may give a written notice under this Agreement by delivering it to the following physical address (an email may be used in addition as a courtesy), and notice is effective upon delivery when delivered by hand or by overnight delivery service with confirmation of delivery (or, if placed in the U.S. mail, notice is effective three days after such notice receives a postmark):

To UDOT:	To LOCAL AGENCY:
UDOT Region Two 2010 South 2760 West Salt Lake City, UT 84104 ATTN: Region Director	Grantsville City 429 E Main Street Grantsville UT 84029 ATTN: City Recorder

With a copy to:	With a copy to:
Assistant Attorney General (UDOT) 4501 South 2700 West Salt Lake City, UT 84114-4855	Grantsville City Attorney 429 E Main Street Grantsville UT 84029

- b. The Parties agree to undertake and perform all further acts that are reasonably necessary (except when expressly prohibited by law) to carry out the intent and purpose of the Agreement and to assist UDOT with maintaining compliance with the legal requirements applicable to UDOT after receiving a written notice that explains the need for such action. The Parties further agree to work together cooperatively and in good faith to accomplish the intent of this Agreement.
- c. UDOT's consent, review, acceptance, approval, or other action or inaction relating to any conditions, inspections, plans, specifications, or other work arising out of this Agreement is for purposes of administering this Agreement only, and it does not constitute an assumption by UDOT of any responsibility or liability for the same; it does not relieve the other Party of any duties (including but not limited to duties to ensure compliance with applicable standards); and it does not constitute a waiver by UDOT of the other Party's obligation to comply with applicable standards. Any consent, review, acceptance, approval or other action or inaction must be provided by UDOT's authorized employee or representative.
- d. No part of this Agreement may be waived, whether by a Party's failure to insist on strict performance of this Agreement or otherwise, except in a writing signed by an authorized representative of the Party waiving. No Party may assign or delegate this Agreement and actions required by it without the other Party's prior written authorization, and any purported assignment or delegation to the contrary is void. This Agreement is governed by Utah law without reference to choice or conflict of law provisions. Jurisdiction for any judicial action brought in connection with this Agreement shall be brought in a court in Tooele County, Utah, and ALL PARTIES KNOWINGLY AND VOLUNTARILY WAIVE THEIR RIGHTS TO A JURY TRIAL. This Agreement (or, if any part hereof is invalidated by law, this Agreement's remaining provisions) shall be construed to enforce its terms to the fullest extent allowed under applicable law to give effect to the intent of the Parties. This Agreement shall not be construed against a drafter. Before taking any legal action in connection with this Agreement, each Party agrees to first advise the other of a dispute and to meet to discuss it in good faith in an effort to resolve it. All remedies in this Agreement are cumulative and nonexclusive and they do not limit any other remedies available to the Parties. The indemnity provision, remedies, and other terms that by their nature are intended to survive this Agreement's termination shall survive. Nothing in this Agreement shall be

SR 112 (MP 0 to 4) Corridor Agreement  
Utah Department of Transportation  
Grantsville City

construed to limit or alter UDOT's governmental powers and authority. This Agreement may only be amended in a written document that is signed by an authorized representative of each Party. This is the entire agreement of the Parties with respect to the subject matter hereof and it shall supersede all prior negotiations, understandings, and agreements with respect to such subject matter. Each Party warrants that all of its representatives who are necessary to make this Agreement fully binding against the Party (and its successors and assigns, if any) have signed below with the Party's authorization, and that this Agreement's terms do not violate laws, contracts, or commitments that apply to the Party. This Agreement may be signed in counterparts and signed electronically. This Agreement does not create any power of agency, joint venture, partnership, or other relationship among the Parties, and it is intended only for the Parties hereto and does not create any third-party beneficiaries.

**IN WITNESS WHEREOF**, the Parties hereto have each caused an authorized representative to execute this Agreement as of the Effective Date first written above.

SR 112 (MP 0 to 4) Corridor Agreement  
Utah Department of Transportation  
Grantsville City

**CITY OF GRANTSVILLE, a Municipal Corporation of the State of Utah**

---

Michael Resare, Grantsville City Manager

---

Date

ATTEST:

---

Alicia Fairbourne, City Recorder

---

Date

ATTEST:

---

Tysen Barker, City Attorney  
(Impress Seal)

---

Date

SR 112 (MP 0 to 4) Corridor Agreement  
Utah Department of Transportation  
Grantsville City

**RECOMMENDED FOR APPROVAL: UTAH DEPARTMENT OF TRANSPORTATION**

---

Grant Farnsworth, UDOT Region Two Operations Engr.

---

Date

---

Robert Stewart, UDOT Region Two Director

---

Date

---

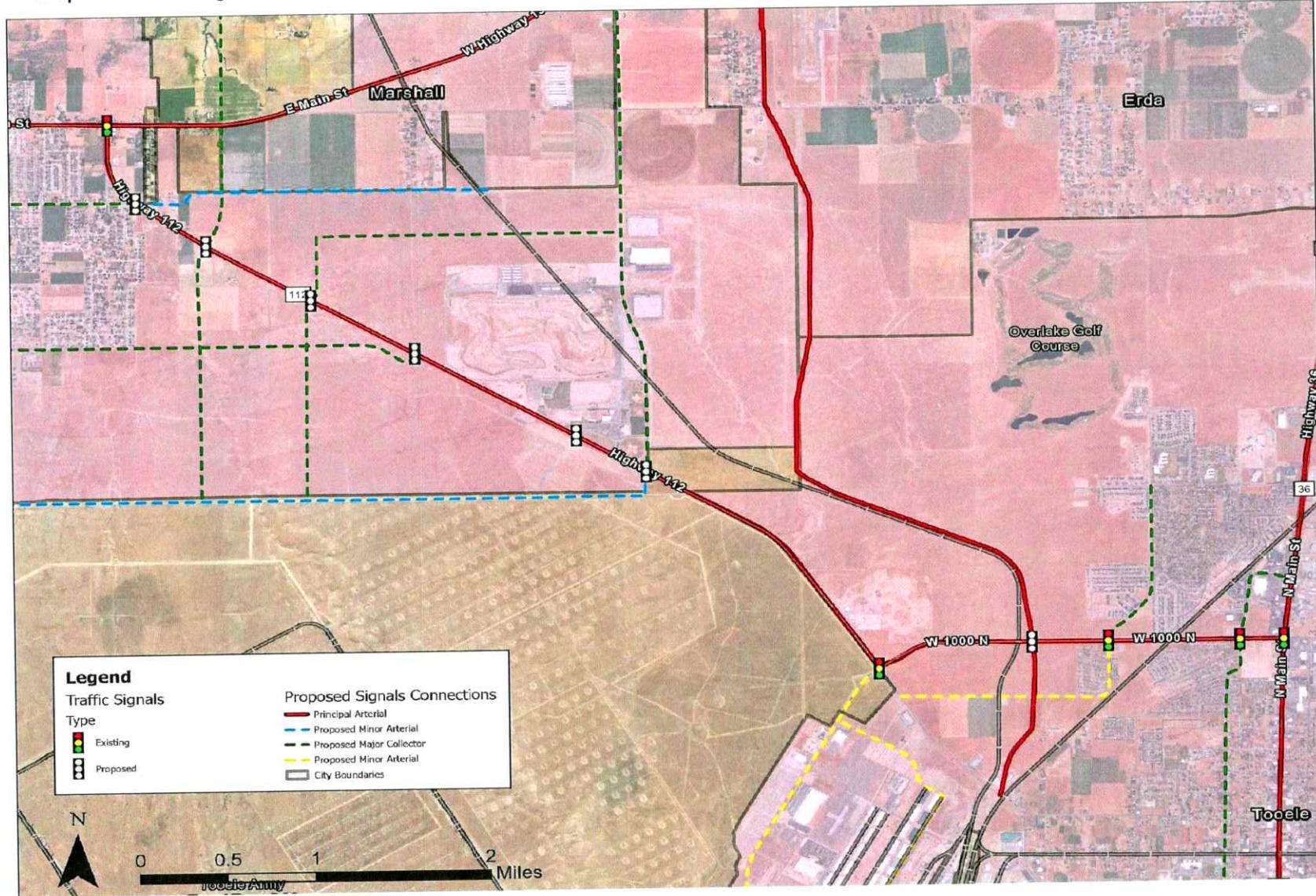
Contract Administrator, UDOT Comptroller's Office

---

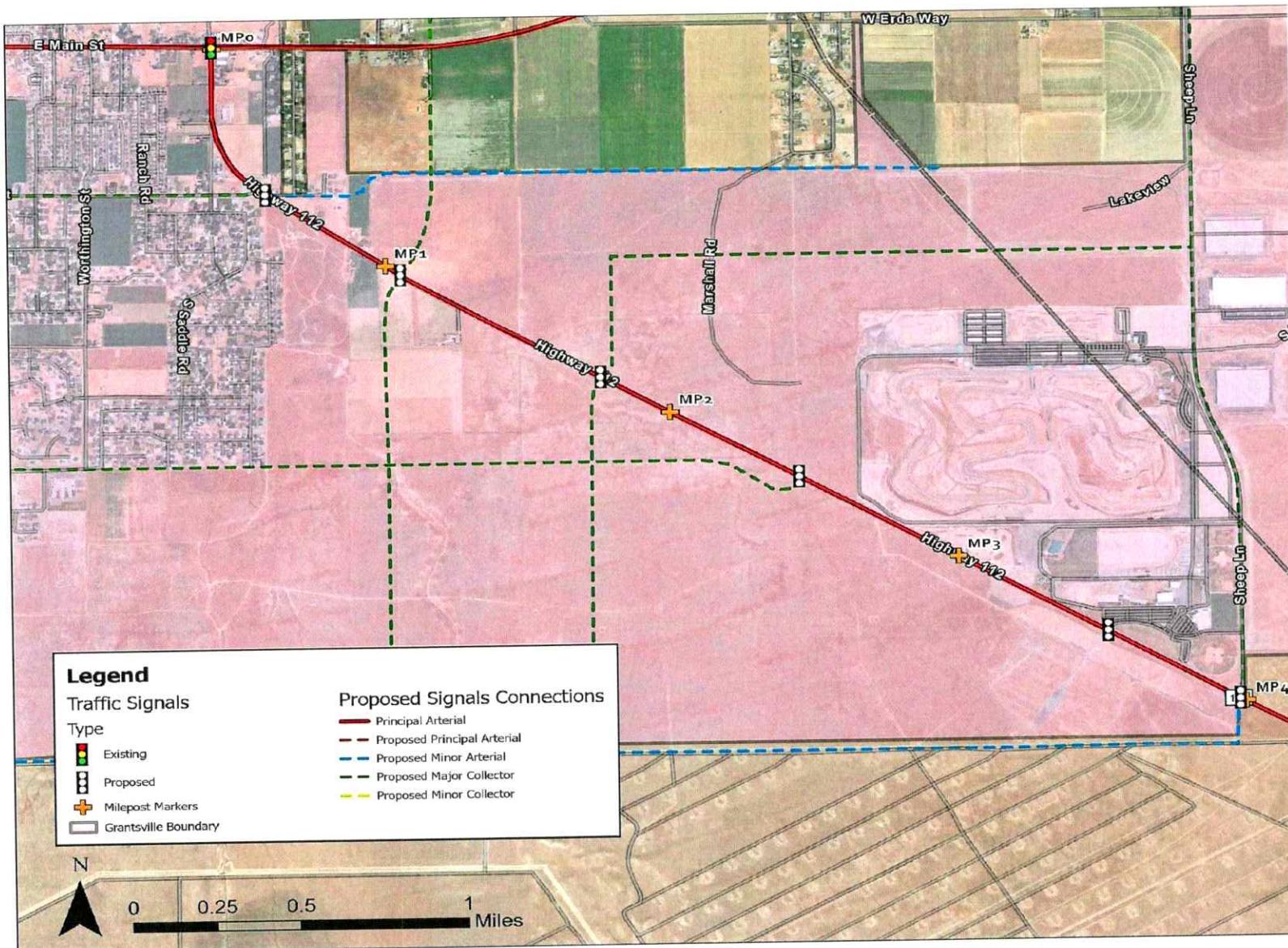
Date

## Exhibit A: Maps 1 and 2, Signal Control Plan

Map 1. SR112 Signal Locations in the overall study area.



Map 2. SR112 Signal Locations in vicinity of Grantsville City



# Agenda Item # 5

Public Hearing: Consideration of approving Ordinance 2026-01, an Ordinance of Grantsville City approving amendments to the Parks and Transportation Capital Facilities Plans, Impact Fee Facilities Plans, and Impact Fee Analyses for Grantsville City

# CFPs, IFFPs, and IFAs 2025 (2<sup>nd</sup>) Amendments

Parks and Transportation

January 7, 2026  
City Council Meeting

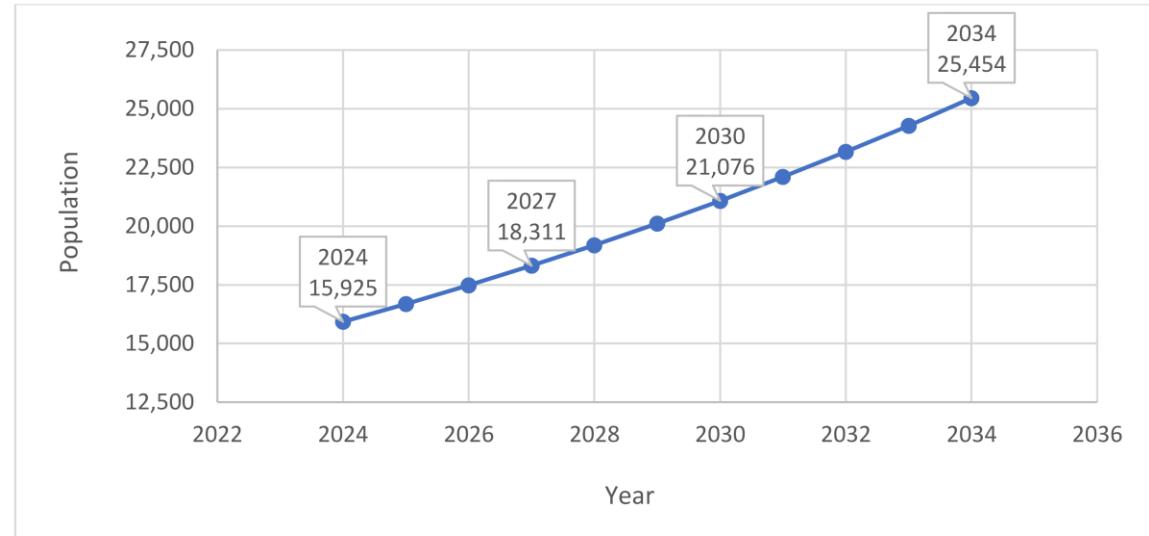


# Introduction and Process

- Ensign is amending the Capital Facility Plans (CFPs), Impact Fee Facility Plans (IFFPs), and Impact Fee Analyzes (IFAs) for the 2<sup>nd</sup> time in 2025 for **Parks and Transportation Only**.
  - Last amendment was in May 2025 to all plans.
  - Impact fees help fund expansion of public facilities necessary to accommodate new growth.
  - Plans are amended yearly.
  - Have met with City Staff to discuss projects to incorporate in amendment.
  - It takes 90 days before amended impact fees go into effect once City Council approves.
  - Developer funded projects are not impact fee eligible.
- Have not updated demographics and kept growth rate at 5% growth rate for 10-year planning period based on historic growth.
- Determined capital improvement projects using demographics and the level of service.
- Determined non-capital improvement project costs (i.e. interest expense, existing capital assets, professional expenses, future debt service, etc.).
- Water and sewer rate studies incorporated 2024 CFP, IFFP, and IFA projects. Sewer and water rates should be reviewed after the wastewater treatment plant bids this winter 2026.

# Demographics

- Population Projection in 10-year Planning Period

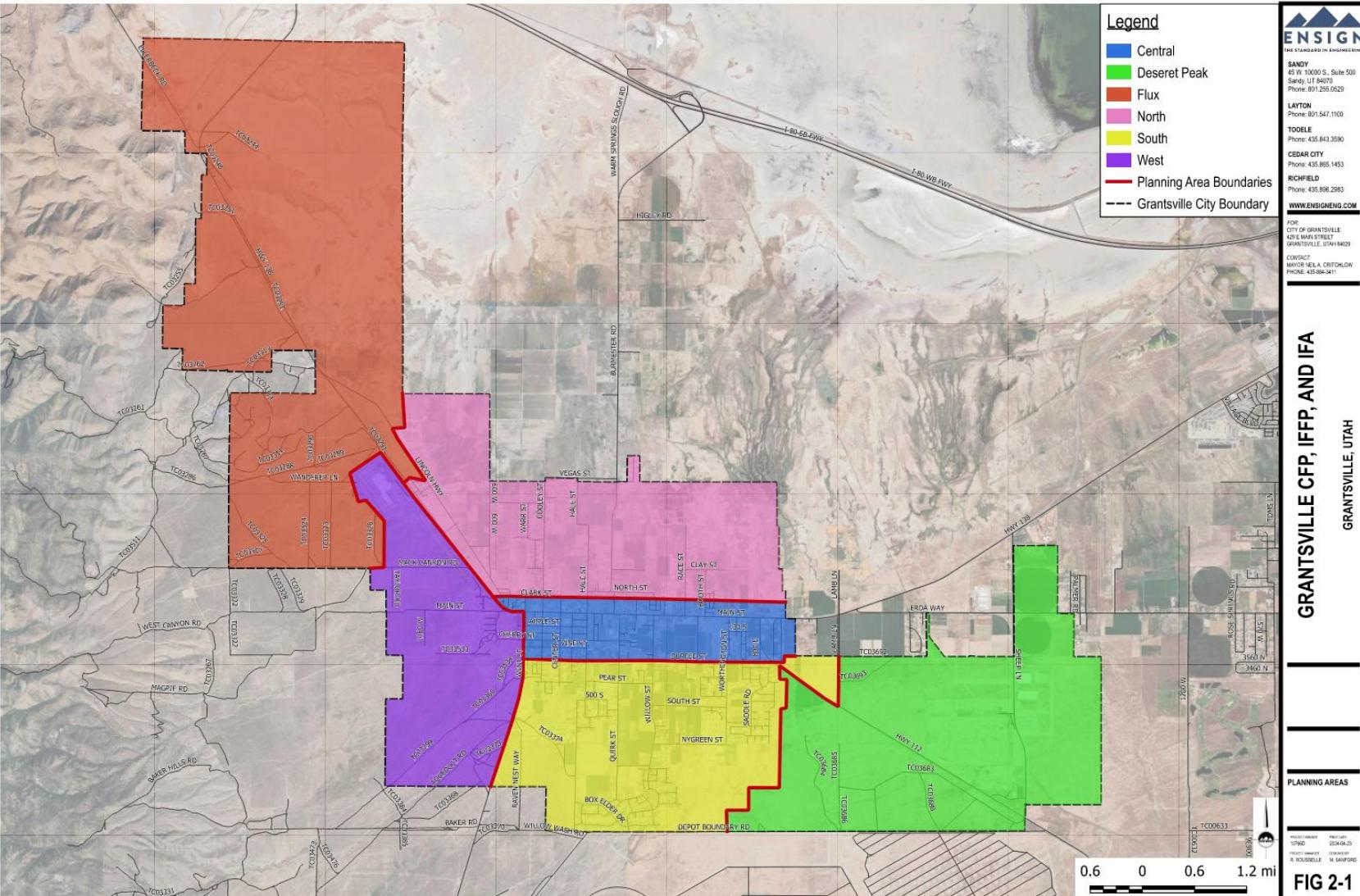


- Current Service Connections and ERCs

Service Connection Type	Service Connections	Units	ERC / Unit	ERCs
Single Family	4,495	4,503	1.00	4,503
Multi-Unit	46	290	0.49	142
Trailer	9	212	1.13	240
Commercial	109	152	7.35	1,117
Church	10	11	4.57	50
School	7	12	4.11	49
Construction Water	18	18	6.74	121
City Rate	5	33	10.57	349
<b>Total</b>	<b>4,699</b>	<b>5,231</b>		<b>6,571</b>

# Demographics

- Planning Sub-Areas



# Demographics

- Projected ERCs and Growth Distribution in 10-year Planning Period

Year:	2024		2025		2026		2027		2028		2029		2030		2031		2032		2033		2034		
Projected Population:	15,925		16,681		17,477		18,311		19,188		20,111		21,076		22,093		23,159		24,280		25,454		
Growth Rate:	5.0%		5.0%		5.0%		5.0%		5.0%		5.0%		5.0%		5.0%		5.0%		5.0%		5.0%		
Service Connection Type	ERC / Unit	Units	ERCs																				
Single Family	1.00	4,503	4,503	4,728	4,728	4,964	4,964	5,212	5,212	5,473	5,473	5,747	5,747	6,034	6,034	6,336	6,336	6,653	6,653	6,986	6,986	7,335	7,335
Multi-Unit	0.49	290	142	305	149	320	157	336	165	353	173	371	182	390	191	410	201	431	211	453	222	476	233
Trailer <sup>1</sup>	1.13	212	240	212	240	212	240	212	240	212	240	212	240	212	240	212	240	212	240	212	240	212	240
Commercial	7.35	152	1,117	160	1,176	168	1,235	176	1,294	185	1,360	194	1,426	204	1,499	214	1,573	225	1,654	236	1,735	248	1,823
Church <sup>2</sup>	4.57	11	50	11	50	12	55	12	55	13	59	13	59	14	64	15	69	15	69	16	73	17	78
School <sup>3</sup>	4.11	12	49	12	49	13	53	13	53	14	58	15	62	15	62	16	66	17	70	18	74	19	78
Construction Water	6.74	18	121	19	128	20	135	21	142	22	148	23	155	24	162	25	169	26	175	27	182	28	189
City Rate <sup>4</sup>	10.57	33	349	34	359	36	381	37	391	38	402	38	402	40	423	40	423	41	433	42	444	43	455
Total		5,231	6,571	5,481	6,879	5,745	7,220	6,019	7,552	6,310	7,913	6,613	8,273	6,933	8,675	7,268	9,077	7,620	9,505	7,990	9,956	8,378	10,431
Increase from 2024		-	-	250	308	514	649	788	981	1,079	1,342	1,382	1,702	1,702	2,104	2,037	2,506	2,389	2,934	2,759	3,385	3,147	3,860

<sup>1</sup> Trailer units are not expected to increase.

<sup>2</sup> Church growth rate is 1 church per 1,450 population.

<sup>3</sup> School growth rate is 1 school per 1,330 population.

<sup>4</sup> City Rate growth rate is based on anticipated City projects.

# Parks, Recreation Facilities, Open Spaces, and Trails

- Level of Service

Parameter	LOS Requirement
Park Acreage per 1,000 population	4.00 acres

# Parks, Recreation Facilities, Open Spaces, and Trails

- Capital Improvement Projects and Impact Fee Eligible Costs

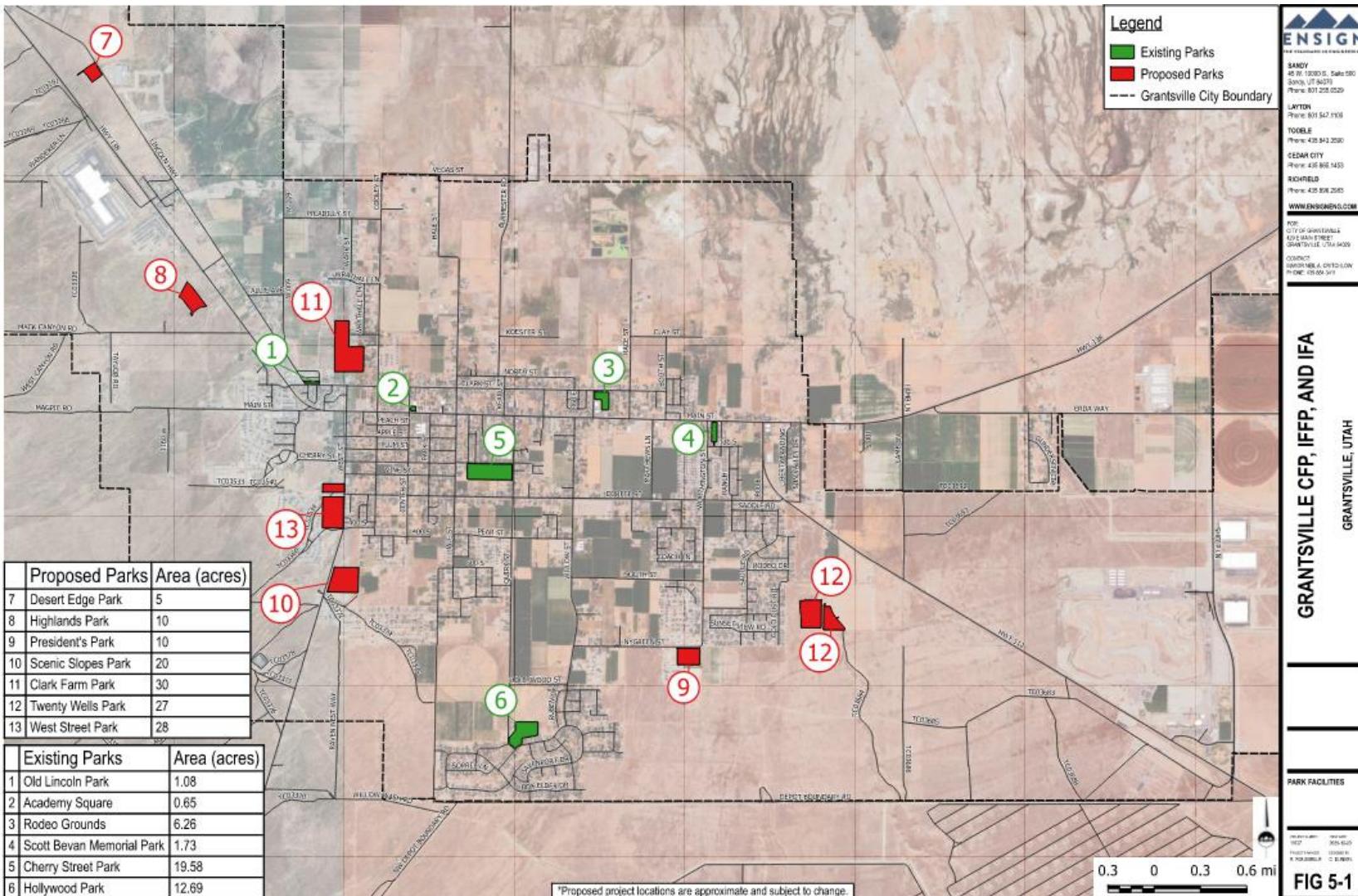
Project	Construction Year	Current Year (2024) Cost Estimate	Construction Year Cost Estimate	Proportionate Share	Impact Fee Eligible Cost
Scott Bevan Memorial Park ADA Improvements	2025	\$52,971.24	\$54,825.23	0.0%	\$0.00
West Street Park	2025	\$274,332.25	\$283,933.88	21.6%	\$61,319.05
Scenic Slopes Park, Utilities, Pump Track, Site Improvements	2026	\$3,171,402.33	\$2,421,402.33 <sup>2</sup>	100.0%	\$2,421,402.33
Desert Edge Park	2027	\$2,601,943.52	\$2,884,821.29	0% <sup>1</sup>	\$0.00
Scenic Slopes Parking, Park Amenities, Ball Courts	2028	\$2,427,352.20	\$2,785,442.48	100.0%	\$2,785,442.48
President's Park	2028	\$1,637,342.81	\$1,878,888.53	100.0%	\$1,878,888.53
Scenic Slopes Park Baseball and Soccer Field	2030	\$3,170,886.71	\$3,897,829.38	100.0%	\$3,897,829.38
Twenty Wells Park	2032	\$8,628,500.00	\$11,362,086.78	0% <sup>1</sup>	\$0.00
Highlands Park	2033	\$3,275,329.82	\$4,463,938.34	0% <sup>1</sup>	\$0.00
Clark Farm Park	2034	\$3,283,473.65	\$4,631,663.86	0%	\$0.00
<b>Total</b>		<b>\$28,523,534.53</b>	<b>\$34,664,832.11</b>		<b>\$11,044,881.78</b>

<sup>1</sup> The proportionate share is 0% because the project is expected to be constructed by developers.

<sup>2</sup> Construction Year Cost based on Resolution No. 2025-71 not inflated, without grant of \$750k which is not impact fee eligible.

# Parks, Recreation Facilities, Open Spaces, and Trails

- Capital Improvement Projects Figure



# Parks, Recreation Facilities, Open Spaces, and Trails

- Impact Fees
  - Existing Impact Fees

Land Use	Impact Fee
Single Family and Multi-Unit	\$4,136.23 per Dwelling Unit

- Proposed Maximum Allowable Impact Fees

Land Use	Impact Fee
Single Family and Multi-Unit	\$4,032.45 per Dwelling Unit

- Note: Developer constructed parks are shown as not impact fee eligible.
- Amendments include:
  - Eastmoor Park was updated to Scott Bevan Memorial Park.
  - Eastmoor ADA improvements were renamed to Scott Bevan Memorial Park ADA Improvements and removed from the impact fee calculation.
  - Names of the Scenic Slopes Park Improvements were provided, removing the term “Phases” from the various Scenic Slopes project names.
  - Scenic Slopes Park Improvements cost estimates were updated based on the park plans completed by Blu Line Design and the bid pricing approved by City Council for the first Scenic Slopes Park Improvements.

Other Cities		
City	Impact Fee	Unit
Tooele	\$3,194.00	per ERC
Draper	\$4,162.00	per ERC
Tremonton	\$1,292.37	per ERC
Eagle Mountain	\$3,690.00	per ERC
Mapleton	\$3,587.00	per ERC
Heber	\$4,462.00	per ERC
North Logan	\$5,315.00	per ERC
Lehi	\$2,772.98	per ERC
Kaysville	\$4,480.00	per ERC
Spanish Fork	\$4,795.00	per ERC

# Transportation

- Level of Service

Road Classification	Lanes	LOS D Peak Hour Flow Rate (Veh/Hr)
Collector	2	1,216
	3	1,347
Arterial	2-3	1,518
	4-5	3,297

- Existing Arterial and Collector LOS



Source: Grantsville City Transportation Master Plan, 2022

# Transportation

- Impact Fees

- Existing Impact Fees

Development Type	Peak Hour Trips Rate	Impact Fee	Units
Single Family	0.99	\$3,150.23	per Dwelling Unit
Multi-Unit	0.56	\$1,781.95	per Dwelling Unit
Trailer	0.46	\$1,463.74	per Dwelling Unit
Industrial / Manufacturing	0.37	\$1,177.36	per 1,000 sf Building Area
Warehousing	0.09	\$286.38	per 1,000 sf Building Area
Retail	3.295	\$10,484.86	per 1,000 sf Building Area
Church	0.049	\$155.92	per 1,000 sf Building Area
School	0.0655	\$208.34	per Student
Office	0.72	\$2,291.08	per 1,000 sf Building Area

- Proposed Maximum Allowable Impact Fees

Development Type	Peak Hour Trips Rate	Impact Fee	Units
Single Family	0.99	\$460.61	per Dwelling Unit
Multi-Unit	0.56	\$260.55	per Dwelling Unit
Non Residential	Per Trip Generation or Traffic Impact Study	\$465.26	per Peak Hour Trip

Other Cities		
City	Impact Fee	Unit
Tooele	\$7,805.00	per ERC
Draper	\$2,097.00	per ERC
Tremonton	\$1,284.00	per ERC
Eagle Mountain	\$4,283.00	per ERC
Mapleton	\$1,417.00	per ERC
Heber	\$2,778.00	per ERC
North Logan	\$4,841.00	per ERC
Lehi	\$1,194.07	per ERC
Kaysville	\$769.00	per ERC
Spanish Fork	\$1,865.00	per ERC

- Amendments include:

- Matthews Lane and Durfee Street cost estimates were updated with actual costs associated with the project.
- Sheep Lane project was updated to a rehabilitation project so it is no longer impact fee eligible.
- Trailer impact fees were removed as a development type from the maximum allowable impact fee calculation and there are no longer defined non-residential developments in Table 9-13. Impact fees are proposed to be charged to non-residential based on a per hour trip which will require trip generation or traffic impact fee study for each development.

# Example

## Single Family, 0.5 acre lot, with Grantsville Irrigation Company Shares – Impact Fees

- Proposed Impact Fee(Single Family, 0.5 acre lot, with Irrigation Shares)
  - Drinking Water– \$2,497.04
  - Wastewater – \$5,949.41
  - Public Safety - \$1,037.12
  - Parks Impact Fee - \$4,136.23
  - Water Rights Acquisition Indoor – \$6,322.00
  - Water Rights Acquisition Outdoor – Not Applicable (This example assumes lot has Irrigation Shares)
  - Storm Drainage – Not Applicable (City does not charge Storm Drainage Impact Fee)
  - Transportation – \$3,150.23

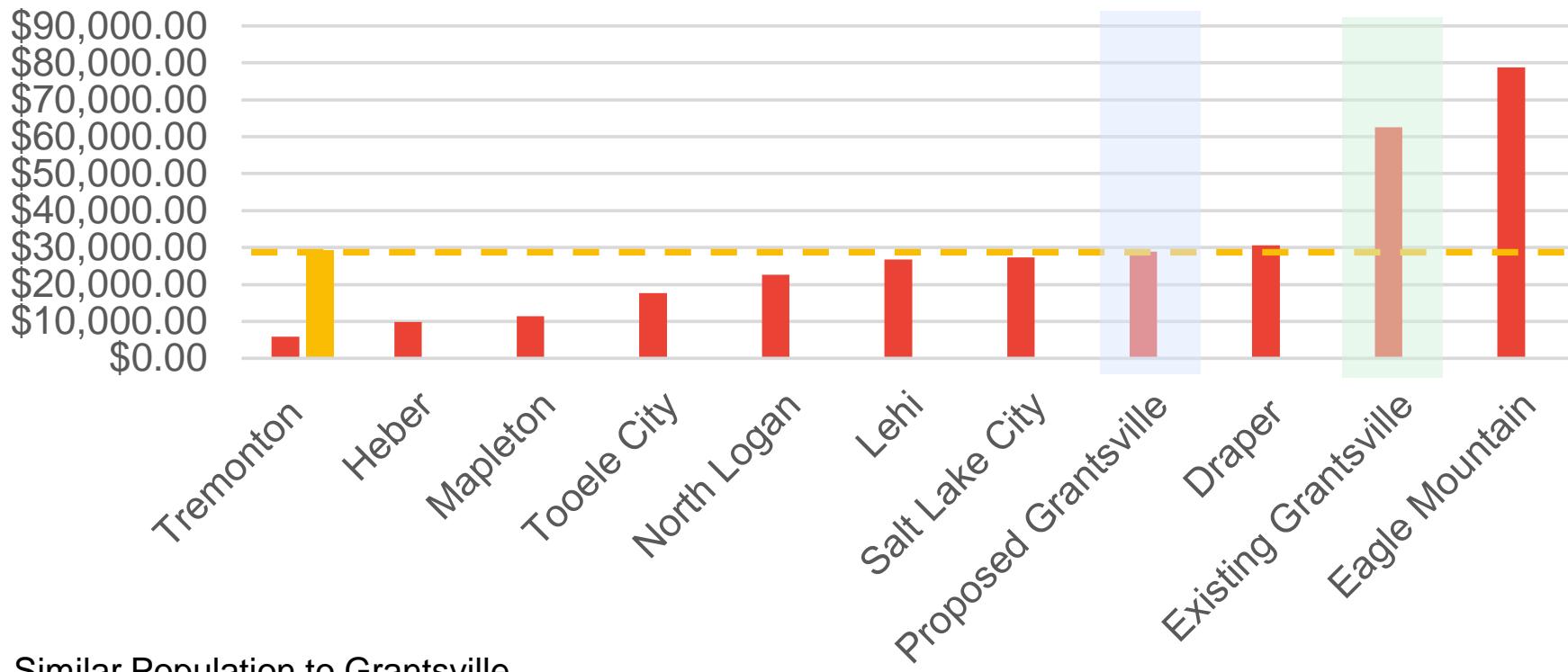
**Total Impact Fee (Existing) – \$23,092.03**

- Proposed Maximum Allowable Impact Fee (Single Family, 0.5 acre lot, with Irrigation Shares)
  - Drinking Water– \$2,497.04
  - Wastewater – \$5,949.41
  - Public Safety - \$1,037.12
  - Parks Impact Fee - \$4,032.45
  - Water Rights Acquisition Indoor – \$6,322.00
  - Water Rights Acquisition Outdoor – Not Applicable (This example assumes lot has Irrigation Shares)
  - Storm Drainage – Not Applicable (City does not charge Storm Drainage Impact Fee)
  - Transportation – \$460.61

**Total Impact Fee (Proposed) - \$20,298.63 (12.10% Decrease)**

**Note: Impact Fee Comparisons in Charts for Single Family does not include Water Rights Acquisition Fee because not all municipalities charge this impact fee.**

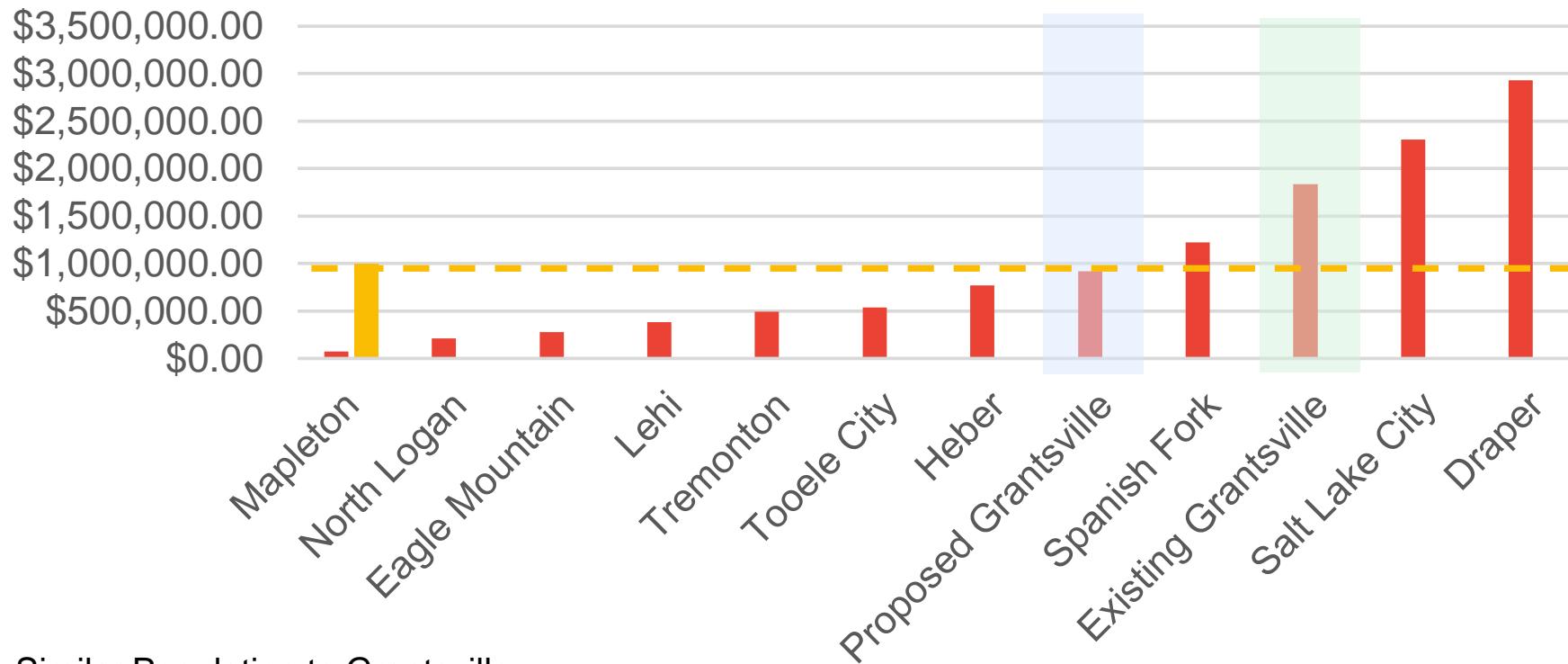
## Comparison of Impact Fees (2025) Retail 5,000 square foot Building



Similar Population to Grantsville  
are Tremonton, Mapleton, Heber,  
and North Logan.

■ Impact Fees   ■ Average

## Comparison of Impact Fees (2025) Industrial, 1,000,000 square foot Building

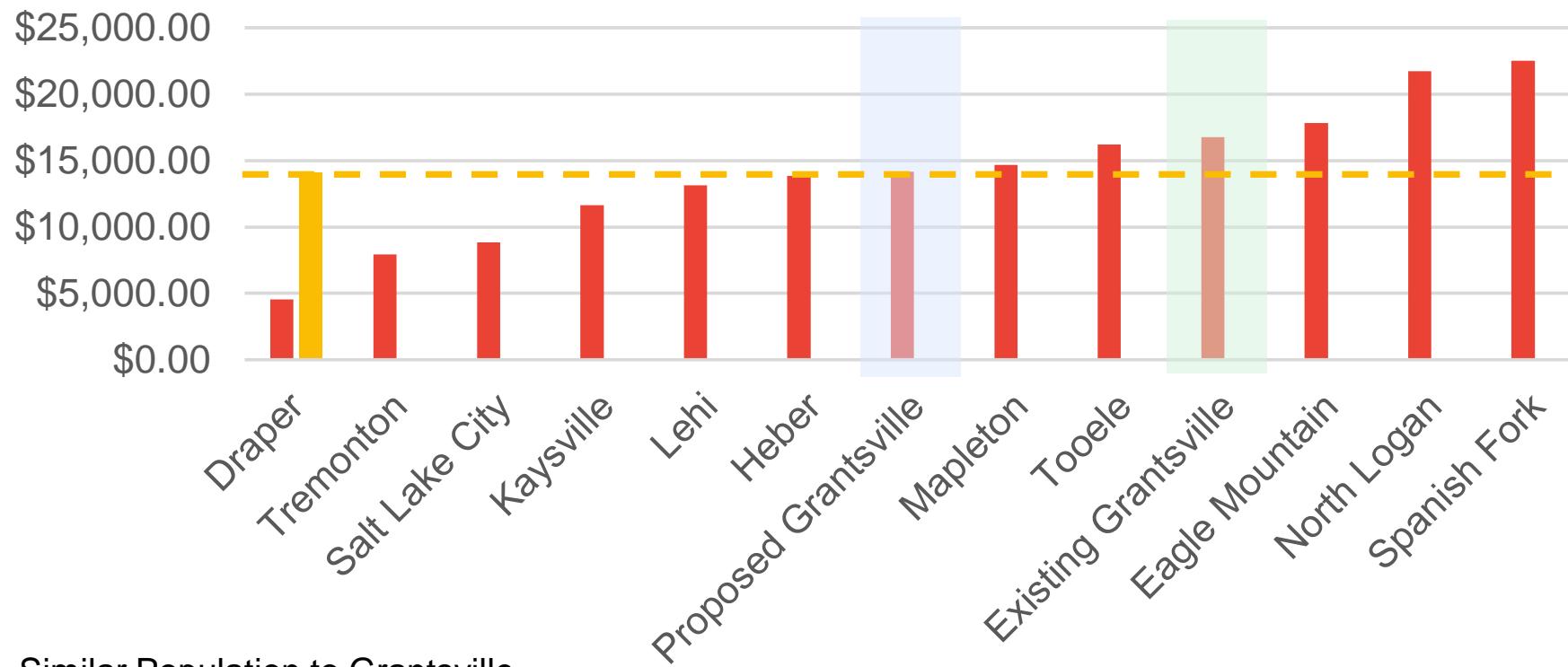


Similar Population to Grantsville  
are Tremonton, Mapleton, Heber,  
and North Logan.

■ Impact Fees ■ Average

Assumes trips based on ITE Manual. Large  
warehouse or industrial with more rail or less  
road traffic would be less impact fee.

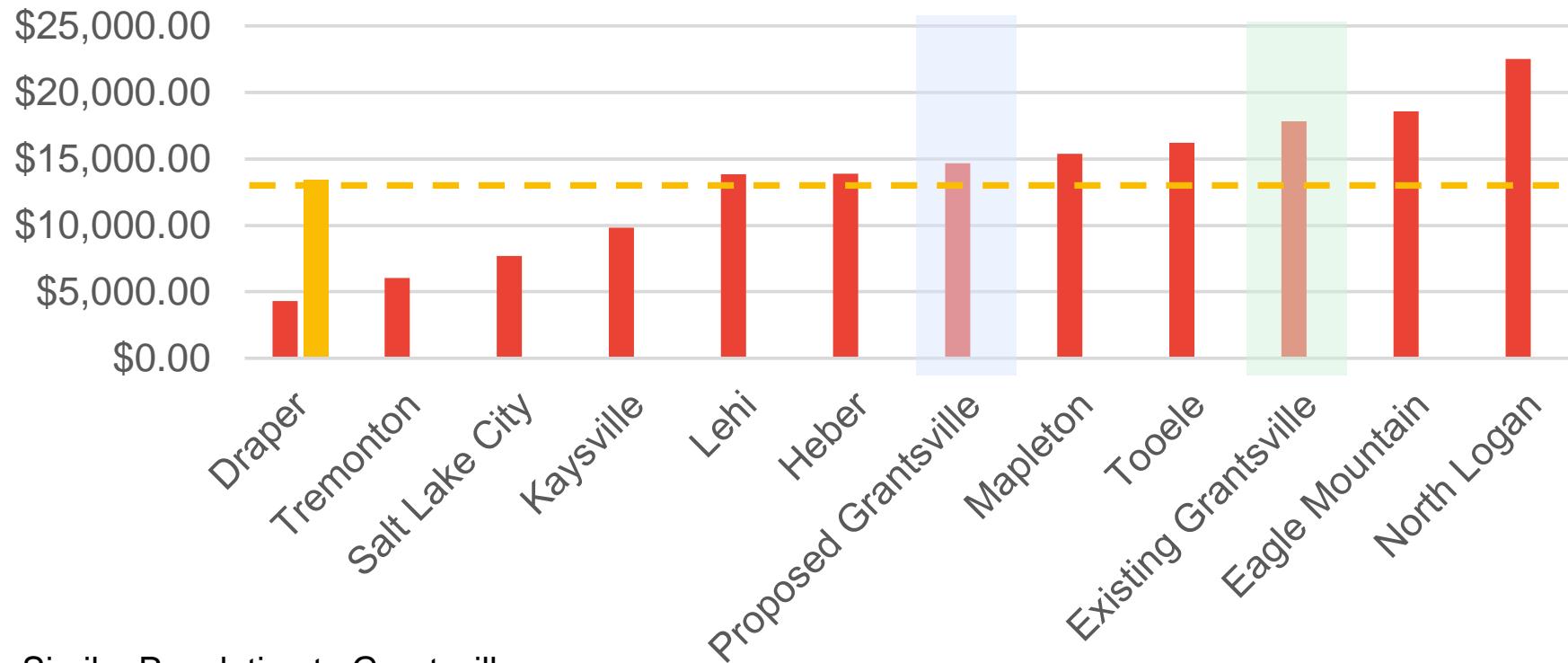
## Comparison of Impact Fees (2025) Residential Single Family, 0.5 acre-lot



Similar Population to Grantsville  
are Tremonton, Mapleton, Heber,  
and North Logan.

■ Impact Fees   ■ Average

## Comparison of Impact Fees (2025) Townhome, 2,000 sf

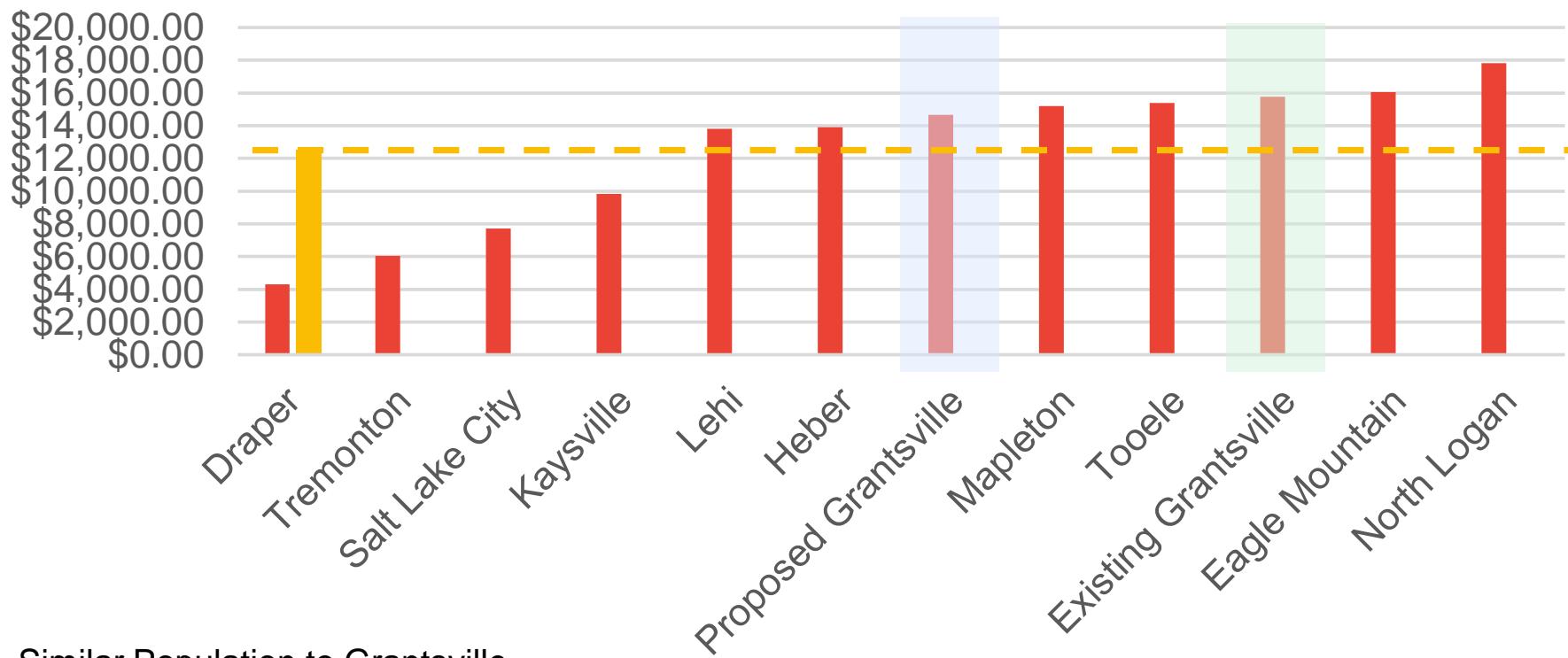


Similar Population to Grantsville  
are Tremonton, Mapleton, Heber,  
and North Logan.

■ Impact Fees   ■ Average

## Comparison of Impact Fees (2025)

### Apartment, 1,000 sf



Similar Population to Grantsville  
are Tremonton, Mapleton, Heber,  
and North Logan.

■ Impact Fees   ■ Average



**GRANTSVILLE CITY  
ORDINANCE NO. 2026-01**

**AN ORDINANCE OF GRANTSVILLE CITY APPROVING AMENDMENTS TO THE  
PARKS AND TRANSPORTATION CAPITAL FACILITIES PLANS, IMPACT FEE  
FACILITIES PLANS, AND IMPACT FEE ANALYSES FOR GRANTSVILLE CITY**

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

**WHEREAS**, Grantsville City (the “City”) has adopted Capital Facilities Plans (“CFPs”), Impact Fee Facilities Plans (“IFFPs”), and Impact Fee Analyses (“IFAs”) for various public facilities pursuant to the Utah Impact Fees Act, Utah Code Title 11, Chapter 36a; and

**WHEREAS**, the Utah Impact Fees Act requires that impact fees be based upon current and adopted capital facilities plans and corresponding impact fee facilities plans and analyses; and

**WHEREAS**, the City has prepared proposed amendments to the Parks Capital Facilities Plan and the Transportation Capital Facilities Plan, together with corresponding amendments to the Parks and Transportation Impact Fee Facilities Plans and Impact Fee Analyses (collectively, the “Amended Plans”); and

**WHEREAS**, the proposed Amended Plans update project lists, cost estimates, growth assumptions, and related data to ensure compliance with state law and to reflect current and projected service demands; and

**WHEREAS**, notice of the proposed amendments was provided and a public hearing was held in accordance with the requirements of the Utah Impact Fees Act; and

**WHEREAS**, the City Council has reviewed the proposed Amended Plans and finds that they are consistent with the City’s long-term planning objectives, are necessary to provide adequate public facilities, and comply with applicable provisions of state law.

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

**Section 1: Approval of Amendments:** The proposed amendments to the Parks and Transportation Capital Facilities Plans, the Parks and Transportation Impact Fee Facilities Plans, and the Parks and Transportation Impact Fee Analyses, as presented in **Exhibit “A”** to the City Council and maintained on file with the City Recorder, are hereby approved and adopted.

**Section 2. Authorization:** The Mayor, City Recorder, and City staff are hereby authorized and directed to take all actions necessary to implement this Ordinance and the Amended Plans, including updating City records and ensuring continued compliance with applicable state law.

**Section 3: Effective Date:** This Ordinance shall take effect immediately upon its passage and approval as provided by law.

**Section 4. 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  
[REDACTED] DAY OF [REDACTED], 2026.

BY THE ORDER OF THE GRANTSVILLE CITY COUNCIL:

---

By Mayor Heidi Hammond

ATTEST

---

Alicia Fairbourne, City Recorder

Approved as to Form:

---

Tysen J. Barker, Grantsville City Attorney

# Capital Facilities Plan, Impact Fee Facilities Plan, and Impact Fee Analysis 2025 Amendments



## December 2025

---

Prepared For:  
Grantsville City  
429 East Main Street  
Grantsville, Utah 84029

Prepared By:  
Matthew Sanford, EIT  
Conor Dunkel, PE  
Reviewed By:  
Robert Rousselle, PE

---



## Table of Contents

Glossary of Technical Terms.....	i
Abbreviations and Units .....	xii
Executive Summary .....	xv
Section 1 Introduction .....	1-1
1.1 Purpose and Scope.....	1-1
1.2 Capital Facilities Plan and Impact Fee Facilities Plan Overview .....	1-1
1.3 Impact Fee Analysis Overview .....	1-2
1.4 Impact Fee Requirements .....	1-3
1.4.1 Prohibitions .....	1-3
1.4.2 Enactment.....	1-4
1.4.3 Notice .....	1-5
1.4.4 Proceeds .....	1-6
1.4.5 Challenges.....	1-7
1.5 Background.....	1-8
1.6 Inflation Rate.....	1-11
Section 2 Demographics .....	2-1
2.1 Introduction .....	2-1
2.2 Planning Period.....	2-1
2.3 Planning Areas.....	2-1
2.4 Land Use and Build Out Capacity .....	2-2
2.5 Planning Conversions .....	2-5
2.6 Population .....	2-5
2.7 Growth Projections.....	2-6
2.8 Distribution of Growth.....	2-7
Section 3 Drinking Water .....	3-1
3.1 Capital Facilities Plan and Impact Fee Facilities Plan.....	3-1
3.1.1 Inventory of Existing Facilities .....	3-1
3.1.2 Level of Service .....	3-5
3.1.3 Capacity of Existing Facilities .....	3-6
3.1.4 Demands of Future Development .....	3-6
3.1.5 Proposed Projects.....	3-7
3.1.6 Methods of Financing.....	3-10
3.2 Impact Fee Analysis.....	3-12
3.2.1 Existing Facilities .....	3-12

3.2.2 System Improvements .....	3-13
3.2.3 Methods of Financing.....	3-15
3.2.4 Impact Fee Calculation .....	3-16
3.2.5 Impact Fee Cashflow .....	3-17
3.2.6 Impact Fee Credits.....	3-17
Section 4 Public Safety .....	4-1
4.1 Capital Facilities Plan and Impact Fee Facilities Plan.....	4-1
4.1.1 Inventory of Existing Facilities .....	4-1
4.1.2 Level of Service .....	4-2
4.1.3 Capacity of Existing Facilities.....	4-2
4.1.4 Demands of Future Development .....	4-3
4.1.5 Proposed Projects.....	4-3
4.1.6 Methods of Financing.....	4-4
4.2 Impact Fee Analysis.....	4-6
4.2.1 Existing Facilities .....	4-6
4.2.2 System Improvements .....	4-6
4.2.3 Methods of Financing.....	4-8
4.2.4 Impact Fee Calculation .....	4-8
4.2.5 Impact Fee Cashflow .....	4-10
4.2.6 Impact Fee Credits.....	4-10
Section 5 Parks.....	5-1
5.1 Capital Facilities Plan and Impact Fee Facilities Plan.....	5-1
5.1.1 Inventory of Existing Facilities .....	5-1
5.1.2 Level of Service .....	5-1
5.1.3 Capacity of Existing Facilities.....	5-1
5.1.4 Demands of Future Development .....	5-2
5.1.5 Proposed Projects.....	5-2
5.1.6 Methods of Financing.....	5-3
5.2 Impact Fee Analysis.....	5-5
5.2.1 Existing Facilities .....	5-5
5.2.2 System Improvements .....	5-5
5.2.3 Methods of Financing.....	5-7
5.2.4 Impact Fee Calculation .....	5-7
5.2.5 Impact Fee Cashflow .....	5-8
5.2.6 Impact Fee Credits.....	5-8
Section 6 Wastewater .....	6-1

6.1 Capital Facilities Plan and Impact Fee Facilities Plan.....	6-1
6.1.1 Inventory of Existing Facilities .....	6-1
6.1.2 Level of Service .....	6-4
6.1.3 Capacity of Existing Facilities.....	6-4
6.1.4 Demands of Future Development .....	6-6
6.1.5 Proposed Projects.....	6-7
6.1.6 Methods of Financing.....	6-9
6.2 Impact Fee Analysis.....	6-11
6.2.1 Existing Facilities .....	6-11
6.2.2 System Improvements .....	6-12
6.2.3 Methods of Financing.....	6-15
6.2.4 Impact Fee Calculation .....	6-15
6.2.5 Impact Fee Cashflow .....	6-16
6.2.6 Impact Fee Credits.....	6-17
Section 7 Water Rights Acquisition .....	7-1
7.1 Capital Facilities Plan and Impact Fee Facilities Plan.....	7-1
7.1.1 Inventory of Existing Facilities .....	7-1
7.1.2 Level of Service .....	7-1
7.1.3 Capacity of Existing Facilities.....	7-2
7.1.4 Demands of Future Development .....	7-2
7.1.5 Proposed Projects.....	7-3
7.1.6 Methods of Financing.....	7-3
7.2 Impact Fee Analysis.....	7-4
7.2.1 Existing Facilities .....	7-4
7.2.2 System Improvements .....	7-4
7.2.3 Methods of Financing.....	7-4
7.2.4 Impact Fee Calculation .....	7-4
7.2.4.1 Indoor Use .....	7-4
7.2.4.2 Outdoor Use .....	7-5
7.2.4.3 Waterwise Landscaping.....	7-6
7.2.4.4 Example Calculations .....	7-8
7.2.5 Impact Fee Credits.....	7-9
Section 8 Storm Drainage .....	8-1
8.1 Capital Facilities Plan and Impact Fee Facilities Plan.....	8-1
8.1.1 Inventory of Existing Facilities .....	8-1
8.1.2 Level of Service .....	8-6

8.1.3 Capacity of Existing Facilities .....	8-6
8.1.4 Demands of Future Development .....	8-6
8.1.5 Proposed Projects.....	8-6
8.1.6 Methods of Financing.....	8-8
8.2 Impact Fee Analysis.....	8-9
Section 9 Transportation.....	9-1
9.1 Capital Facilities Plan and Impact Fee Facilities Plan.....	9-1
9.1.1 Inventory of Existing Facilities .....	9-1
9.1.2 Level of Service .....	9-2
9.1.3 Capacity of Existing Facilities .....	9-4
9.1.4 Demands of Future Development .....	9-5
9.1.5 Proposed Projects.....	9-7
9.1.6 Methods of Financing.....	9-9
9.2 Impact Fee Analysis.....	9-10
9.2.1 Existing Facilities .....	9-10
9.2.2 System Improvements .....	9-10
9.2.3 Methods of Financing.....	9-12
9.2.4 Impact Fee Calculation .....	9-12
9.2.5 Impact Fee Cashflow .....	9-13
9.2.6 Impact Fee Credits.....	9-13

## Figures

Figure 1-1: Location Map .....	1-9
Figure 1-2: Grantsville City Aerial Overview .....	1-10
Figure 2-1: Planning Areas .....	2-3
Figure 2-2: Future Land Use Map .....	2-4
Figure 2-3: 10-Year Population Projection.....	2-6
Figure 3-1: Existing Drinking Water System .....	3-3
Figure 3-2: Proposed Drinking Water System .....	3-11
Figure 4-1: Public Safety Facilities .....	4-5
Figure 5-1: Park Facilities .....	5-4
Figure 6-1: Existing Wastewater System.....	6-3
Figure 6-2: Proposed Wastewater System .....	6-10
Figure 8-1: Existing Grantsville City Watersheds (Four Major) .....	8-1

Figure 8-2: Existing Grantsville City Watersheds (West Bank Area) .....	8-2
Figure 8-3: Existing Flood Protection Infrastructures .....	8-3
Figure 8-4: Existing Storm Drainage System.....	8-4
Figure 8-5: Clark Street Storm Drain Improvements Project.....	8-5
Figure 8-6: West Bank Development Stormwater Master Plan Alternative 4 Project .....	8-7
Figure 9-1: Existing Roadway Functional Classification .....	9-2
Figure 9-2: Existing Arterial and Collector LOS .....	9-4

## Tables

Table 2-1: Land Use Densities .....	2-2
Table 2-2: Existing Service Connections and ERCs .....	2-5
Table 2-3: Projected Units and ERCs.....	2-8
Table 2-4: Distribution of Projected Units and ERCs .....	2-8
Table 3-1: Existing Sources .....	3-1
Table 3-2: Existing Storage Tanks .....	3-2
Table 3-3: Existing Booster Pump Stations .....	3-2
Table 3-4: Existing Water Long-Term Debt .....	3-4
Table 3-5: Capacity of Existing Sources.....	3-6
Table 3-6: Capacity of Existing Storage .....	3-6
Table 3-7: Future Drinking Water Requirements .....	3-7
Table 3-8: Proposed Source Projects.....	3-7
Table 3-9: Proposed Storage Projects .....	3-8
Table 3-10: Proposed Distribution System Projects .....	3-8
Table 3-11: Existing Drinking Water Facilities Proportionate Share.....	3-12
Table 3-12: Drinking Water Buy-In Costs .....	3-12
Table 3-13: Proposed Source Projects Proportionate Share .....	3-13
Table 3-14: Proposed Storage Projects Proportionate Share .....	3-13
Table 3-15: Proposed Distribution System and Public Works Proportionate Share .....	3-13
Table 3-16: Drinking Water Impact Fee Eligible Costs .....	3-14
Table 3-17: Drinking Water Professional Expenses .....	3-15
Table 3-18: Drinking Water Future Debt Financing .....	3-15
Table 3-19: Drinking Water Impact Fee Calculation .....	3-16
Table 3-20: Proposed Drinking Maximum Allowable Water Impact Fees.....	3-17

Table 3-21: Drinking Water Impact Fee Revenues and Expenses.....	3-18
Table 3-22: Drinking Water Impact Fee Cashflow .....	3-18
Table 4-1: Existing Public Safety Facilities .....	4-1
Table 4-2: Existing Public Safety Long-Term Debt .....	4-2
Table 4-3: Public Safety Level of Service .....	4-2
Table 4-4: Capacity of Existing Police Facilities .....	4-2
Table 4-5: Capacity of Existing Fire Facilities .....	4-3
Table 4-6: Capacity of Existing Animal Control Facilities .....	4-3
Table 4-7: Future Public Safety Requirements .....	4-3
Table 4-8: Proposed Public Safety Projects .....	4-4
Table 4-9: Public Safety Buy-In Costs.....	4-6
Table 4-10: Proposed Public Safety Projects Proportionate Share.....	4-7
Table 4-11: Public Safety Impact Fee Eligible Costs .....	4-7
Table 4-12: Public Safety Professional Expenses .....	4-8
Table 4-13: Public Safety Future Debt Financing .....	4-8
Table 4-14: Public Safety Impact Fee Calculation .....	4-9
Table 4-15: Public Safety Fire Vehicles Impact Fee Calculation.....	4-9
Table 4-16: Proposed Public Safety Maximum Allowable Impact Fees .....	4-10
Table 4-17: Public Safety Impact Fee Revenues and Expenses .....	4-11
Table 4-18: Public Safety Impact Fee Cashflow .....	4-11
Table 5-1: Existing Park Facilities .....	5-1
Table 5-2: Capacity of Existing Parks.....	5-2
Table 5-3: Future Park Requirements .....	5-2
Table 5-4: Proposed Park Projects.....	5-3
Table 5-5: Proposed Parks Proportionate Share .....	5-5
Table 5-6: Parks Impact Fee Eligible Costs.....	5-6
Table 5-7: Parks Professional Expenses.....	5-7
Table 5-8: Parks Future Debt Financing.....	5-7
Table 5-9: Parks Impact Fee Calculation.....	5-8
Table 5-10: Proposed Parks Maximum Allowable Impact Fees .....	5-8
Table 5-11: Parks Impact Fee Revenues and Expenses .....	5-9
Table 5-12: Parks Impact Fee Cashflow.....	5-9
Table 6-1: Existing Major Gravity Sewer Lines .....	6-1
Table 6-2: Existing Lift Stations.....	6-2

Table 6-3: Existing Wastewater Treatment Facility .....	6-2
Table 6-4: Existing Wastewater Long-Term Debt .....	6-4
Table 6-5: Wastewater Level of Service .....	6-4
Table 6-6: Capacity of Existing Major Gravity Sewer Lines .....	6-5
Table 6-7: Capacity of Existing Lift Stations .....	6-6
Table 6-8: Capacity of Existing Wastewater Treatment Facility .....	6-6
Table 6-9: Future Wastewater Treatment Facility Requirements .....	6-7
Table 6-10: Proposed Gravity Sewer Lines .....	6-8
Table 6-11: Proposed Lift Station Projects .....	6-8
Table 6-12: Proposed Wastewater Treatment Facility .....	6-9
Table 6-13: Existing Wastewater Facilities Proportionate Share .....	6-11
Table 6-14: Wastewater Buy-In Costs .....	6-12
Table 6-15: Proposed Wastewater Projects Proportionate Share .....	6-13
Table 6-16: Proposed Public Works Improvements Proportionate Share .....	6-13
Table 6-17: Wastewater Impact Fee Eligible Costs .....	6-14
Table 6-18: Wastewater Professional Expenses .....	6-14
Table 6-19: Wastewater Future Debt Financing .....	6-15
Table 6-20: Wastewater Impact Fee Calculation .....	6-16
Table 6-21: Proposed Wastewater Maximum Allowable Impact Fees .....	6-16
Table 6-22: Wastewater Impact Fee Revenues and Expenses .....	6-18
Table 6-23: Wastewater Impact Fee Cashflow .....	6-18
Table 7-1: Water Rights Level of Service .....	7-2
Table 7-2: Estimated Capacity of Water Rights .....	7-2
Table 7-3: Future Water Rights Requirements .....	7-3
Table 7-4: Indoor Use Water Rights Requirements .....	7-5
Table 7-5: Outdoor Use Requirements (No Waterwise Landscaping) .....	7-5
Table 7-6: Outdoor Use Requirements (Waterwise Landscaping Front Yard Only) .....	7-7
Table 7-7: Summary of Outdoor Use Water Rights Requirements .....	7-8
Table 9-1: Peak Hour Service Flow Rates .....	9-3
Table 9-2: Capacity of Existing Roadways .....	9-5
Table 9-3: ITE Trip Generation Factors .....	9-6
Table 9-4: Grantsville School Attendance .....	9-6
Table 9-5: Future Transportation Demands .....	9-7
Table 9-6: Transportation Master Plan 2031 Capital Improvement Projects .....	9-8

Table 9-7: Transportation Buy-In Cost .....	9-10
Table 9-8: Proposed Transportation Projects Proportionate Share.....	9-11
Table 9-9: Transportation Impact Fee Eligible Costs .....	9-11
Table 9-10: Transportation Professional Expenses .....	9-12
Table 9-11: Transportation Future Debt Financing .....	9-12
Table 9-12: Transportation Impact Fee Calculation.....	9-13
Table 9-13: Proposed Transportation Maximum Allowable Impact Fees .....	9-13
Table 9-14: Transportation Impact Fee Revenues and Expenses .....	9-14
Table 9-15: Transportation Impact Fee Cashflow.....	9-14

## Appendices

- Appendix A References
- Appendix B Grantsville City Current Impact Fee Ordinance
- Appendix C Demographic Calculations
- Appendix D Drinking Water Cost Estimates
- Appendix E Drinking Water Calculations
- Appendix F Public Safety Calculations and Police Department Multiyear Plan
- Appendix G Public Safety Cost Estimates
- Appendix H Parks Cost Estimates
- Appendix I Wastewater Calculations
- Appendix J Wastewater Cost Estimates
- Appendix K Water Rights Calculations
- Appendix L Grantsville City Storm Drainage Design Guidelines
- Appendix M Storm Drainage Cost Estimates

### **Level of Service**

Defined performance standard or unit of demand for each capital component of a public facility within a service area.

### **LID**

Low Impact Development is a storm water management strategy which seeks to mitigate the impacts of increased runoff and storm water pollution by managing runoff as close to its source as possible.

### **Manning's n**

Unitless coefficient which represents the roughness or friction applied to the flow of a conduit or a channel.

### **Master Plan**

Dynamic long-term planning document providing a conceptual layout to guide future growth and development.

### **Major Head Losses**

Major head losses or friction losses is the loss of pressure or "head" in pipe flow due to the effect of the fluid's viscosity near the surface of the pipe or duct.

### **Minor Head Losses**

Minor head losses are local pressure losses or pressure drops of various hydraulic elements such as bends, fittings, valves, elbows, tees or heated channels.

### **Multi-Unit**

Any attached housing units not limited to: town homes, condos, apartments, duplexes, etc..

### **NOAA ATLAS 14 Precipitation Data**

Point precipitation frequency estimates for a specific area in the United States available on NOAA's website.

### **Non-Residential**

A non-residential use such as a warehouse, commercial building, or business.

### **Occurrence**

Term used in storm water terminology to estimate the frequency of a storm water event.

### **Outdoor Use**

Hydraulic loading imposed on the system typically by an irrigation system.

### **Par**

A par rate is the special loan (grant) interest rate that a lender charges for access to a specific loan.

### **Peak Day Demand**

Amount of water utilized by a water supplier on the day of highest consumption, generally expressed in gallons per day (gpd) or millions of gallons per day (MGD). Demand is typically used in irrigation or drinking water terminology.

### **Peak Day Flow**

Amount of wastewater utilized by a wastewater supplier on the day of highest consumption, generally expressed in gallons per day (gpd) or millions of gallons per day (MGD).

### **Peak Discharge**

Maximum rate of flow during a storm event. Term typically used in storm water terminology.

### **Peaking Factors**

Ratio of a peak day or instantaneous flow/demand to the average day or daily flow/demand.

### **Peak Inflow**

Highest inflow of wastewater into a wastewater treatment facility.

### **Peak Instantaneous Demand**

Calculated or estimated highest demand which can be expected through any water main of the distribution network of a water system at any instant in time, generally expressed in gpm or cfs.

### **Peak Instantaneous Flow**

Calculated or estimated highest flowrate which can be expected through any wastewater collection system at any instant in time, generally expressed in gpm or cfs.

### **Peak Rainfall Depth**

The point at which the amount of rain received is at its highest depth.

### **Percolation Rate**

Flow rate by which water enters the soil and recharges streams, lakes, rivers, and underground aquifers. Typically, specified in minutes per inch. Term typically used in storm water terminology.

### **Pervious**

Term typically used in storm water terminology to define an area which is pervious or allows storm water to infiltrate into the soil such as a parking strip or lawn.

### **Planning Period**

The period of time, typically in years, used in a plan. A planning period of 10-years is typically used in Impact Fee Facilities Plans. Master or General Plans may use planning periods from 20 to 50 years.

### **Pressure Reducing Valve**

Valve provided to reduce pressure in a water distribution system. Typically, used to reduce pressure greater than 100 psi to 50 – 65 psi depending on specific distribution system requirements.

### **Pressure Zone**

A pressure zone in a distribution system is established with a minimum and maximum pressure range which is maintained without the use of ancillary control equipment (e.g. booster pumps, pressure reducing valves, etc.). Maximum static pressures in a typical drinking water pressure zone are 100 to 120 psi with minimum static pressures from 50 to 65 psi.

### **Professional Expenses**

Expenses of a professional consultant. An example is engineering design and construction administrative fees from an engineering company.

### **Proportionate Share**

Cost of public facility improvements which are roughly proportionate and reasonably related to the service demands and needs of any development activity.

### **Retention**

Term typically used in storm water terminology to define a storm water storage site which retains storm water without releasing at a controlled discharge rate and instead infiltrates stored storm water into the ground.

### **Runoff**

Precipitation which does not soak or absorb into the soil surface.

### **Runoff Coefficients**

Percentage of precipitation leaving a particular site as runoff.

### **Safety Factor**

Engineering term utilized to describe how much stronger a system or structure is than it is required to be to fulfil its purpose under expected conditions.

### **SCS Method**

Soil Conservation Service (SCS) Method is a hydrologic modeling method for computing the volume of surface runoff for a given rainfall event from small agricultural, forest, and urban watersheds.

### **Service Area**

Geographic area designated by an entity which a facility, or a defined set of facilities, provides service within the area.

### **Single Family**

Residence used by a single private family which serves no other purpose.

## **Source**

Term used in irrigation or drinking water terminology to specify where the supply of water originates. Examples include groundwater wells or springs.

## **Static Pressure**

The pressure exerted by a liquid or gas, especially water or air, on a body at rest.

## **Storm and Sanitary Analysis**

Comprehensive hydrology and hydraulic analysis application which assists in planning and design of storm water and sanitary sewer systems.

## **Storm Event**

Amount of precipitation which occurs during a specific duration and recurrence interval for the location of the storm event. An example is a 100-year storm event during a 24-hour duration.

## **Surplus Capacity**

The amount of surplus or excess capacity a system has available to future development.

## **SWMM Method**

Storm Water Management Model (SWMM) Method is used throughout the world for planning, analysis and design related to storm water runoff, combined and sanitary sewers, and other drainages. SWMM is a Windows-based, open source, desktop program.

## **Time of Concentration**

Time required for water to flow from the most remote point in a watershed to the point of interest within the watershed. It is a function of topography, geology and land use within the watershed and is computed by summing all the travel times for consecutive components of the drainage conveyance system.

## **Total Dynamic Head**

Total Dynamic Head is the total equivalent height that water needs to be pumped or lifted vertically while also factoring in the friction losses of the pipe and minor head losses in valves and fittings.

## TR-55

Technical Release 55 (TR-55) presents simplified procedures to calculate storm runoff volume, peak rate of discharge, hydrographs, and storage volumes required for storm water detention or retention.

### **Transmission Pipeline**

For drinking water or irrigation, a transmission pipeline is typically defined as the pipe from a storage reservoir to the distribution system. A transmission pipeline typically does not have any user water connections.

### **Trunk Line**

Sewer line which receives wastewater flow from the collector sanitary sewer lines and conveys this wastewater either to an interceptor line or a wastewater treatment or reclamation facility.

### **Waterline**

A line formed by the surface of the water on a structure.

### **Water Line**

Pipe or conduit which contains and conveys water.

### **Water Right**

The right to use water diverted at a specific location on a water source, and putting it to recognized beneficial uses at set locations.

### **Water Wise, Waterwise, or Water-Wise**

Generally a functional, attractive, and easily maintained landscape in its natural surroundings. A water wise landscape helps conserve water. Note: Local jurisdiction may have specific definition of water wise landscaping.

**Table ES 4: Public Safety System Improvements**

Project	Construction Year	Current Year (2024) Cost Estimate	Construction Year Cost Estimate	Proportionate Share	Impact Fee Eligible Cost
Satellite Fire Station East	2030	\$3,227,356.00	\$3,967,244.55	43.8%	\$1,738,252.17
Aerial Truck	2030	\$1,500,000.00	\$1,843,882.99	43.8%	\$807,899.18
Pumper Truck	2030	\$800,000.00	\$983,404.26	43.8%	\$430,879.56
Animal Control Shelter	2026	\$3,028,682.80	\$3,244,400.73	19.1%	\$620,378.95
Justice Center Police Expansion	2032	\$1,246,608.00	\$1,641,544.68	59.8%	\$982,225.58
<b>Total</b>		<b>\$9,802,646.80</b>	<b>\$11,680,477.22</b>		<b>\$4,579,635.43</b>

**Table ES 5: Parks System Improvements**

Project	Construction Year	Current Year (2024) Cost Estimate	Construction Year Cost Estimate	Proportionate Share	Impact Fee Eligible Cost
Scott Bevan Memorial Park ADA Improvements	2025	\$52,971.24	\$54,825.23	0.0%	\$0.00
West Street Park	2025	\$274,332.25	\$283,933.88	21.6%	\$61,319.05
Scenic Slopes Park, Utilities, Pump Track, Site Improvements	2026	\$3,171,402.33	\$2,421,402.33 <sup>2</sup>	100.0%	\$2,421,402.33
Desert Edge Park	2027	\$2,601,943.52	\$2,884,821.29	0% <sup>1</sup>	\$0.00
Scenic Slopes Parking, Park Amenities, Ball Courts	2028	\$2,427,352.20	\$2,785,442.48	100.0%	\$2,785,442.48
President's Park	2028	\$1,637,342.81	\$1,878,888.53	100.0%	\$1,878,888.53
Scenic Slopes Park Baseball and Soccer Field	2030	\$3,170,886.71	\$3,897,829.38	100.0%	\$3,897,829.38
Twenty Wells Park	2032	\$8,628,500.00	\$11,362,086.78	0% <sup>1</sup>	\$0.00
Highlands Park	2033	\$3,275,329.82	\$4,463,938.34	0% <sup>1</sup>	\$0.00
Clark Farm Park	2034	\$3,283,473.65	\$4,631,663.86	0%	\$0.00
<b>Total</b>		<b>\$28,523,534.53</b>	<b>\$34,664,832.11</b>		<b>\$11,044,881.78</b>

<sup>1</sup> The proportionate share is 0% because the project is expected to be constructed by developers.

<sup>2</sup> Construction Year Cost based on Resolution No. 2025-71 not inflated, without grant of \$750k which is not impact fee eligible.

**Table ES 6: Wastewater System Improvements**

Project	Construction Year	Current Year (2024) Cost Estimate	Construction Year Cost Estimate	Proportionate Share	Impact Fee Eligible Cost
Willow Street Sewer Improvements	2025	\$1,197,398.80	\$1,239,307.76	14.3%	\$177,556.86
Northwest Interceptor Extension	2025	\$1,801,705.50	\$1,864,765.19	0% <sup>2</sup>	\$0.00
SR112 Interceptor	2025	\$2,784,419.10	\$2,881,873.77	0% <sup>2</sup>	\$0.00
West Bank Interceptor	2025	\$4,167,210.00	\$4,313,062.35	0% <sup>2</sup>	\$0.00
Southeast Sewer Line	2026	\$1,459,551.20	\$1,563,507.73	0% <sup>2</sup>	\$0.00
Northwest Interceptor Replacement	2031	\$7,223,751.25	\$9,190,628.91	12.5%	\$1,144,606.27
Northwest Lift Station - Upsize Force Main	2027	\$187,790.40	\$208,206.57	100%	\$208,206.57
Proposed Wastewater Treatment Facility	2025	\$39,114,318.00	\$40,483,319.13	19.3%	\$7,813,280.59
Public Works Improvements	2028	\$1,318,982.50 <sup>1</sup>	\$1,513,562.76	37.0%	\$560,095.12
<b>Total</b>		<b>\$59,255,126.75</b>	<b>\$63,258,234.18</b>		<b>\$9,903,745.42</b>

<sup>1</sup> The cost shown for the Public Works Improvements project is half of the total cost estimate because this project cost will be split evenly between the wastewater and drinking water utilities.

<sup>2</sup> The proportionate share is 0% because the project is expected be constructed by developers.

**Table ES 7: Transportation System Improvements**

Project	Construction Year	Current Year (2024) Cost Estimate	Construction Year Cost Estimate	Proportionate Share	Impact Fee Eligible Cost
Nygreen Street (Section 3)	2030	\$1,896,299.88 <sup>1</sup>	\$2,331,036.73	18.6%	\$434,365.42
Matthews Lane	2025	\$1,190,510.48 <sup>1</sup>	\$1,232,178.35	0.0%	\$0.00
Cherry Street	2027	\$1,807,807.59	\$2,004,348.59	8.00%	\$160,280.40
Durfee Street	2025	\$1,008,995.78	\$843,715.92 <sup>2</sup>	54.2%	\$457,281.15
Willow Street Widening	2028	\$771,049.13	\$884,796.61	0.00%	\$0.00
<b>Total</b>		<b>\$6,674,662.86</b>	<b>\$7,296,076.20</b>		<b>\$1,051,926.96</b>

<sup>1</sup> The cost shown is for the portion of the project funded by the City, not the entire project cost.

<sup>2</sup> Construction Year Cost based on contract amount not inflated, without proportional percentage of grant, \$165,280, which is not impact fee eligible.

Impact fees were then calculated considering buy-in costs to be charged for existing facilities with excess capacity, the proposed system improvements, and any loans which are anticipated to fund proposed projects. There is no impact fee charged for storm drainage because the required projects are associated with correcting existing deficiencies, and it is the responsibility of the developers, not the City, to construct facilities required to meet the specified level of service. The impact fee for water rights acquisition is calculated by multiplying the required

quantity of water rights shown in Table ES 12 and Table ES 13 by the typical cost of water rights of \$29,000 per acre-foot. The proposed impact fees for each utility are shown in Table ES 8 through Table ES 14 with the maximum allowable impact fees for each infrastructure type. Where appropriate, the maximum allowable fee is adjusted to reflect the proportional infrastructure needs of different land use types. In case of excess capacity, new development contributions to existing infrastructure are included to calculate the final recommended impact fee.

**Table ES 8: Proposed Drinking Maximum Allowable Water Impact Fees**

Water Meter Size (inches)	Maximum Flow Rate (gpm)	ERCs	Impact Fee
3/4	25 <sup>1</sup>	1	\$2,497.04
1	40 <sup>1</sup>	1.6	\$3,995.27
1 1/2	50 <sup>1</sup>	2	\$4,994.08
2	100 <sup>1</sup>	4	\$9,988.16
3	200 <sup>2</sup>	8	\$19,976.33
4	400 <sup>2</sup>	16	\$39,952.65
6	800 <sup>2</sup>	32	\$79,905.30
8	1,000 <sup>2</sup>	40	\$99,881.63
Non-Residential Development Indoor		\$25.46 per fixture unit	
Non-Residential Development Outdoor		\$15,780.55 per irrigated acre	

<sup>1</sup> From AWWA M6 Table 5-3 Displacement Meters.

<sup>2</sup> From AWWA M6 Table 5-3 Electromagnetic and Ultrasonic Meter Type 1.

**Table ES 9: Proposed Public Safety Maximum Allowable Impact Fees**

Land Use	Impact Fee
Single Family	\$1,037.12 per Dwelling Unit
Multi-Unit	\$448.05 per Dwelling Unit
Non-Residential	\$615.28 per 1,000 sq ft building area

**Table ES 10: Proposed Parks Maximum Allowable Impact Fees**

Land Use	Impact Fee
Single Family and Multi-Unit	\$4,032.45 per Dwelling Unit

**Table ES 11: Proposed Wastewater Maximum Allowable Impact Fees**

Water Meter Size (inches)	Maximum Flow Rate (gpm)	ERCs	Impact Fee
3/4	25 <sup>1</sup>	1	\$5,949.41
1	40 <sup>1</sup>	1.6	\$9,519.05
1 1/2	50 <sup>1</sup>	2	\$11,898.81
2	100 <sup>1</sup>	4	\$23,797.63
3	200 <sup>2</sup>	8	\$47,595.25
4	400 <sup>2</sup>	16	\$95,190.50
6	800 <sup>2</sup>	32	\$190,381.00
8	1,000 <sup>2</sup>	40	\$237,976.25
Non-Residential Development			\$247.89 per fixture unit

<sup>1</sup> From AWWA M6 Table 5-3 Displacement Meters.

<sup>2</sup> From AWWA M6 Table 5-3 Electromagnetic and Ultrasonic Meter Type 1.

**Table ES 12: Indoor Use Water Rights Requirements**

Land Use	Water Right Quantity (ac-ft)	Impact Fee	Unit
Single Family Residential	0.218	\$6,322.00	per Dwelling Unit
Multi-Unit Residential	0.107	\$3,103.00	per Dwelling Unit
Non-Residential	0.00908	\$263.32	per fixture unit

**Table ES 13: Outdoor Use Water Rights Requirements**

Land Use	Water Right Quantity (ac-ft)
<b>No Waterwise Landscaping</b>	
Category 1 = (lot size <sup>1</sup> , acres) * (0.64) * (3.33 ac-ft/irr. ac)	
Category 2 = (irrigated area, acres) * (3.33 ac-ft/irr. ac)	
<b>Waterwise Landscape Front Yard Only</b>	
Category 1 = (lot size <sup>1</sup> , acres) * [(0.18) * (2.28 ac-ft/irr. ac) + (0.46) * (3.33 ac-ft/irr. ac)]	
Category 2 = (front yard irrigated area, acres) * (2.28 ac-ft/irr. ac) + (remaining irrigated area, acres) * (3.33 ac-ft/irr. ac)	
<b>Waterwise Landscape Entire Lot</b>	
Category 1 Reduction not allowed (use front yard only formula)	
Category 2 = (irrigated area, acres) * (2.28 ac-ft/irr. ac)	

<sup>1</sup> Lot size capped at 1 acre.

**Table ES 14: Proposed Transportation Maximum Allowable Impact Fees**

Development Type	Peak Hour Trips Rate	Impact Fee	Units
Single Family	0.99	\$460.61	per Dwelling Unit
Multi-Unit	0.56	\$260.55	per Dwelling Unit
Non Residential	Per Trip Generation or Traffic Impact Study	\$465.26	per Peak Hour Trip

## Section 5 Parks

### 5.1 Capital Facilities Plan and Impact Fee Facilities Plan

#### 5.1.1 Inventory of Existing Facilities

Grantsville City's existing City parks are shown in Figure 5-1. These parks have a varying level of amenities as listed in Table 5-1. The City does not have any long-term debt associated with its park facilities.

**Table 5-1: Existing Park Facilities**

Facility	Area (ac)	Amenities	Cost <sup>1</sup>
Old Lincoln Park	1.08	Restroom, dog park, pavilion, playground, and drinking fountains	\$240,986.42
Academy Square	0.65	Pavilion	N/A
Rodeo Grounds	6.26	Arena	\$98,353.45
Scott Bevan Memorial Park	1.73	Flex trail and playground	\$553,691.10
Cherry Street Park	19.58	Playground, picnic benches, soccer fields, tennis courts, baseball fields, softball fields, restrooms, skate park, four pavilions, T-ball field, water fountain, tot park, pickleball courts	\$1,096,726.37
Hollywood Park	12.69	Shaded playground, restrooms, pavilion, basketball hoops, soccer field, ball field, splash pad	\$1,696,554.79
<b>Total</b>	<b>41.99</b>		<b>\$3,686,312.13</b>

<sup>1</sup> The costs shown are historical costs which may include initial construction, acquiring land, improvements, planning, and engineering.

#### 5.1.2 Level of Service

The existing level of service for park facilities is 4 acres of park area per 1,000 population, as established in the City's previous Capital Facilities Plans as well as the Grantsville General Plan dated January 15, 2020. This CFP/IFFP will continue to use the established level of service of 4 acres per 1,000 population.

#### 5.1.3 Capacity of Existing Facilities

The capacity of existing park facilities was calculated based on the park area needed to meet the level of service at the City's current population compared to the existing park area, as shown in Table 5-2.

**Table 5-2: Capacity of Existing Parks**

Population (2024)	Park Area LOS (ac/1,000 Population)	Park Area Required (ac)	Existing Park Area (ac)	Excess / (Deficit) (ac)
15,925	4	63.70	41.99	(21.71)

### 5.1.4 Demands of Future Development

Utilizing the demographic projections from Section 2.7, the park area required to meet the level of service throughout the planning period was calculated as shown in Table 5-3.

**Table 5-3: Future Park Requirements**

Year	Population	Park Area Required (ac)	Excess / (Deficit) (ac)
2024	15,925	63.70	(21.71)
2025	16,681	66.72	(24.73)
2026	17,477	69.91	(27.92)
2027	18,311	73.24	(31.25)
2028	19,188	76.75	(34.76)
2029	20,111	80.44	(38.45)
2030	21,076	84.30	(42.31)
2031	22,093	88.37	(46.38)
2032	23,159	92.64	(50.65)
2033	24,280	97.12	(55.13)
2034	25,454	101.82	(59.83)

### 5.1.5 Proposed Projects

Grantsville City plans to construct the parks listed in Table 5-4 within the planning period to satisfy the future park area requirements. Also shown in the table are the proposed areas, recommended years to begin planning and complete the project by, and the current year cost estimates (see Appendix H).

**Table 5-4: Proposed Park Projects**

Project	Proposed Area (ac)	Construction Priority		Current Year (2024) Cost Estimate
		Begin Planning	Completion	
Scott Bevan Memorial Park ADA Improvements	N/A	N/A	2025	\$52,971.24
West Street Park	27.69	N/A <sup>1</sup>	2025	\$274,332.25
Scenic Slopes Park, Utilities, Pump Track, Site Improvements	7.02	2025	2026	\$3,171,402.33 <sup>2</sup>
Desert Edge Park	5	2025	2027	\$2,601,943.52
Scenic Slopes Parking, Park Amenities, Ball Courts	5.38	2026	2028	\$2,427,352.20
President's Park	10	2026	2028	\$1,637,342.81
Scenic Slopes Park Baseball and Soccer Field	7.02	2028	2030	\$3,170,886.71
Twenty Wells Park	27	2030	2032	\$8,628,500.00
Highlands Park	10	2031	2033	\$3,275,329.82
Clark Farm Park	30	2032	2034	\$3,283,473.65
<b>Total</b>	<b>129.11</b>			<b>\$28,523,534.53</b>

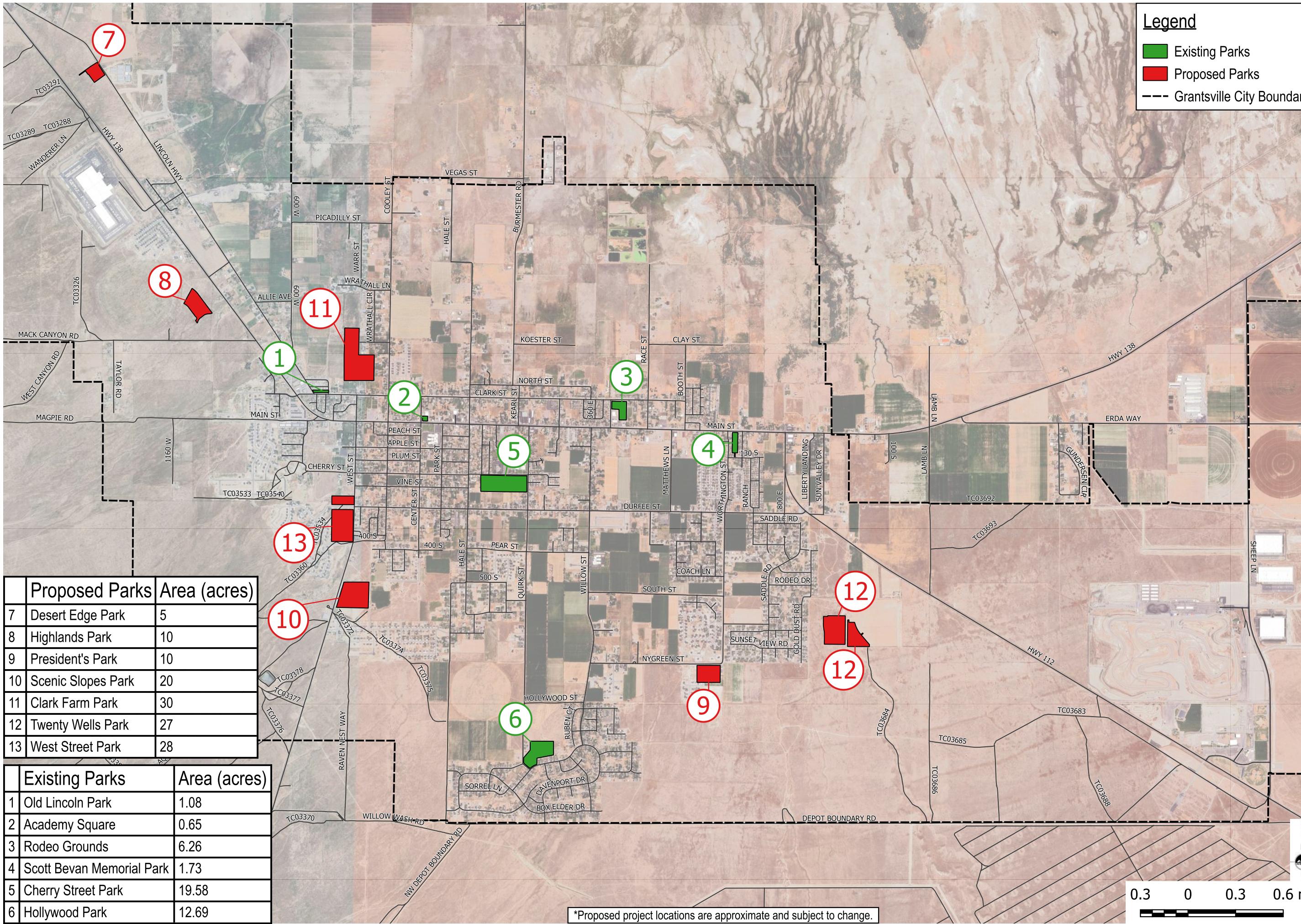
<sup>1</sup> The City has already begun the planning process.

<sup>2</sup> Cost Estimate based on Resolution 2025-71.

The proposed locations of these parks are shown in Figure 5-1, but these are approximate locations which are subject to change, and the exact locations will be determined during the planning phase of each project. It should be noted the City does not maintain parks less than 10 acres but will work with developers for impact fee credits associated with parks less than 10 acres which are HOA maintained. The City also has the option to utilize parks as retention/detention basins, although this is typically not permitted.

### 5.1.6 Methods of Financing

The City funds park projects as much as possible through grants and impact fees. Parks may also be funded through loans, developer dedications, taxes, and reserves in the Capital Project Fund.



## GRANTSVILLE CFP, IFFP, AND IFA

GRANTSVILLE, UTAH

PARK FACILITIES

PROJECT NUMBER 11637 PRINT DATE 2025-10-03  
PROJECT MANAGER R. ROUSSELLE DESIGNED BY C. DUNKEL

FIG 5-1

**ENSIGN**  
THE STANDARD IN ENGINEERING

**SANDY**  
45 W. 10000 S., Suite 500  
Sandy, UT 84070  
Phone: 801.255.0529

**LAYTON**  
Phone: 801.547.1100

**TOOELE**  
Phone: 435.843.3590

**CEDAR CITY**  
Phone: 435.865.1453

**RICHFIELD**  
Phone: 435.896.2983

**WWW.ENSIGNENG.COM**

FOR:  
CITY OF GRANTSVILLE  
429 E MAIN STREET  
GRANTSVILLE, UTAH 84029

CONTACT:  
MAYOR NEIL A. CRITCHLOW  
PHONE: 435-884-3411

## 5.2 Impact Fee Analysis

### 5.2.1 Existing Facilities

As discussed in Section 5.1.3, there is no excess capacity for existing parks to serve future development. Therefore, no buy-in cost can be charged for existing park facilities.

### 5.2.2 System Improvements

The system improvements for park facilities which are needed to meet the demands of future development in the planning period were determined in Section 5.1.5. A proportionate share for each new park project was calculated based on the added park acreage to meet the level of service, as shown in Table 5-5. Any portion of a project associated with correcting an existing deficiency was excluded from the proportionate share calculation. The City does not charge impact fees for projects which are expected to be constructed by developers so they have a proportionate share of 0%. If it is determined the City will pay for any portion of these projects as the development agreements are finalized then this plan should be amended to include the project.

**Table 5-5: Proposed Parks Proportionate Share**

Project	Park Area (ac)	Existing (2024) Deficit (ac)	Future (2034) Deficit (ac)	Proportionate Share
West Street Park	27.69	21.71	59.83	21.6%
Scenic Slopes Park Bike Pump Track	4.02	0	32.14	100%
Desert Edge Park	5	0	28.12	0% <sup>1</sup>
Scenic Slopes Park Amenities	6.68	0	23.12	100%
President's Park	10	0	32.14	100%
Scenic Slopes Park Baseball and Basketball	8.72	0	22.14	100%
Twenty Wells Park	27	0	13.42	0% <sup>1</sup>
Highlands Park	10	0	0	0% <sup>1</sup>
Clark Farm Park	30	0	0	0%

<sup>1</sup> The proportionate share is 0% because the project is expected to be constructed by developers.

The cost of each project which is eligible for impact fees is based on the portion of the project associated with serving future development in the planning period, excluding any portion of the project attributed to correcting an existing deficiency. This was calculated in Table 5-6 by multiplying the total project cost by the proportionate share shown above. In order to account for

the time-price differential inherent with future costs, the current year cost estimates were inflated at a rate of 3.5% to the anticipated construction year.

**Table 5-6: Parks Impact Fee Eligible Costs**

Project	Construction Year	Current Year (2024) Cost Estimate	Construction Year Cost Estimate	Proportionate Share	Impact Fee Eligible Cost
Scott Bevan Memorial Park ADA Improvements	2025	\$52,971.24	\$54,825.23	0.0%	\$0.00
West Street Park	2025	\$274,332.25	\$283,933.88	21.6%	\$61,319.05
Scenic Slopes Park, Utilities, Pump Track, Site Improvements	2026	\$3,171,402.33	\$2,421,402.33 <sup>2</sup>	100.0%	\$2,421,402.33
Desert Edge Park	2027	\$2,601,943.52	\$2,884,821.29	0% <sup>1</sup>	\$0.00
Scenic Slopes Parking, Park Amenities, Ball Courts	2028	\$2,427,352.20	\$2,785,442.48	100.0%	\$2,785,442.48
President's Park	2028	\$1,637,342.81	\$1,878,888.53	100.0%	\$1,878,888.53
Scenic Slopes Park Baseball and Soccer Field	2030	\$3,170,886.71	\$3,897,829.38	100.0%	\$3,897,829.38
Twenty Wells Park	2032	\$8,628,500.00	\$11,362,086.78	0% <sup>1</sup>	\$0.00
Highlands Park	2033	\$3,275,329.82	\$4,463,938.34	0% <sup>1</sup>	\$0.00
Clark Farm Park	2034	\$3,283,473.65	\$4,631,663.86	0%	\$0.00
<b>Total</b>		<b>\$28,523,534.53</b>	<b>\$34,664,832.11</b>		<b>\$11,044,881.78</b>

<sup>1</sup> The proportionate share is 0% because the project is expected to be constructed by developers.

<sup>2</sup> Construction Year Cost based on Resolution No. 2025-71 not inflated, without grant of \$750k which is not impact fee eligible.

In addition to impact fee eligible project costs, planning costs can also be included in the calculation of impact fees. Due to the uncertainty that comes with long-term development projections, this plan is expected to be amended annually. The future professional expenses expected to occur within the planning period were inflated at a 3.5% rate as shown in Table 5-7.

**Table 5-7: Parks Professional Expenses**

Year	Cost
2024	\$4,187.07
2025	\$5,300.00
2026	\$5,485.50
2027	\$5,677.49
2028	\$5,876.20
2029	\$6,081.87
2030	\$6,294.74
2031	\$6,515.05
2032	\$6,743.08
2033	\$6,979.09
2034	\$7,223.36
<b>Total</b>	<b>\$66,363.45</b>

### 5.2.3 Methods of Financing

As discussed in Section 5.1.6, the parks system improvements are expected to be funded through impact fees, loans, developer dedications, taxes, and Capital Project Fund reserves. The City expects to finance the Scenic Slopes Park Amenities project with a loan, which is necessary to prevent the impact fee fund balance from going negative (see Section 5.2.5). This loan was assumed to be a 30-year bond with a 4.0% interest rate, 1.5% cost of issuance, 0.5% bond insurance, and a \$20,000 surety policy. The interest cost for this bond attributed to development within the planning period can be included in the impact fee calculation. Table 5-8 shows the details of this bond along with the impact fee eligible interest cost.

**Table 5-8: Parks Future Debt Financing**

Project	Proceeds	Par Amount <sup>1</sup>	Debt Service (Interest)	Debt Service (Principal + Interest)	Proportionate Share	Impact Fee Eligible Debt Service (Interest)
Scenic Slopes Parking, Park Amenities, Ball Courts	\$2,785,442.48	\$1,440,575.66	\$1,058,683.34	\$2,499,259.01	100.0%	\$1,058,683.34

<sup>1</sup> Includes cost of issuance, bond insurance, and surety policy. It is assumed bond will be 50% of construction cost.

### 5.2.4 Impact Fee Calculation

Impact fees for parks are charged based on the number of dwelling units. Per Utah Code Section 11-36a-202, it is prohibited to charge schools impact fees for park facilities. Additionally, park facilities only benefit residential development in the City, so only single family and multi-unit developments are charged impact fees for parks and were the only development types

considered in the impact fee calculation shown in Table 5-9. The growth of these development types was projected in Table 2-3. The proposed impact fees are summarized in Table 5-10.

**Table 5-9: Parks Impact Fee Calculation**

Project	Impact Fee Eligible Cost	Planning Period (2024-2034) Dwelling Units <sup>1</sup>	Cost per Dwelling Unit
West Street Park	\$61,319.05	3,018	\$20.32
Scenic Slopes Park, Utilities, Pump Track, Site Improvements	\$2,421,402.33	3,018	\$802.32
Scenic Slopes Parking, Park Amenities, Ball Courts	\$2,785,442.48	3,018	\$922.94
Scenic Slopes Parking, Park Amenities, Ball Courts Debt Service (Interest)	\$1,058,683.34	3,018	\$350.79
President's Park	\$1,878,888.53	3,018	\$622.56
Scenic Slopes Park Baseball and Soccer Field	\$3,897,829.38	3,018	\$1,291.53
Professional Expenses	\$66,363.45	3,018	\$21.99
<b>Total</b>			<b>\$4,032.45</b>

<sup>1</sup> Includes only residential dwelling units (single family and multi-unit).

**Table 5-10: Proposed Parks Maximum Allowable Impact Fees**

Land Use	Impact Fee
Single Family and Multi-Unit	\$4,032.45 per Dwelling Unit

## 5.2.5 Impact Fee Cashflow

The anticipated impact fee revenues and expenses over the 10-year planning period are shown in Table 5-11. The expenses represent only what is attributable to planning period development and include capital project costs, the expenditure of buy-in costs, and proposed bond payments. The impact fee cashflow (Table 5-12) estimates the end of year impact fee fund balance throughout the planning period by comparing the impact fee revenues, total expenses, and interest income calculated at 4.5% of the fund balance.

## 5.2.6 Impact Fee Credits

The City currently has procedures in place for credits, appeals, and exemptions of impact fees, refer to Appendix B for the City's current impact fee ordinance.

**Table 5-11: Parks Impact Fee Revenues and Expenses**

Year	Dwelling Units <sup>1</sup>	Annual Dwelling Unit Increase <sup>1</sup>	Impact Fee Revenues	Impact Fee Eligible Project Costs	Bond Payments	Bond Proceeds	Professional Expenses	Total Expenses
2024	5,005	-	-	-	-	-	(\$4,187.07)	(\$4,187.07)
2025	5,245	240	\$967,787.56	(\$61,319.05)	-	-	(\$5,300.00)	(\$66,619.05)
2026	5,496	251	\$1,012,144.49	(\$2,421,402.33)	-	-	(\$5,485.50)	(\$2,426,887.83)
2027	5,760	264	\$1,064,566.32	-	-	-	(\$5,677.49)	(\$5,677.49)
2028	6,038	278	\$1,121,020.59	(\$4,664,331.01)	-	\$2,785,442.48	(\$5,876.20)	(\$1,884,764.74)
2029	6,330	292	\$1,177,474.86	-	(\$83,308.63)	-	(\$6,081.87)	(\$89,390.51)
2030	6,636	306	\$1,233,929.14	(\$3,897,829.38)	(\$83,308.63)	-	(\$6,294.74)	(\$3,987,432.75)
2031	6,958	322	\$1,298,448.31	-	(\$83,308.63)	-	(\$6,515.05)	(\$89,823.69)
2032	7,296	338	\$1,362,967.48	-	(\$83,308.63)	-	(\$6,743.08)	(\$90,051.71)
2033	7,651	355	\$1,431,519.10	-	(\$83,308.63)	-	(\$6,979.09)	(\$90,287.72)
2034	8,023	372	\$1,500,070.72	-	(\$83,308.63)	-	(\$7,223.36)	(\$90,531.99)
<b>Total</b>	<b>3,018</b>		<b>\$12,169,928.57</b>	<b>(\$11,044,881.78)</b>			<b>(\$66,363.45)</b>	<b>(\$8,825,654.55)</b>

<sup>1</sup> Includes only residential dwelling units (single family and multi-unit)

**Table 5-12: Parks Impact Fee Cashflow**

Year	Impact Fee Revenues	Total Expenses	Interest Income	End of Year Balance
2024	-	(\$4,187.07)	-	\$1,413,470.27
2025	\$967,787.56	(\$66,619.05)	\$63,606.16	\$2,378,244.94
2026	\$1,012,144.49	(\$2,426,887.83)	\$107,021.02	\$1,070,522.62
2027	\$1,064,566.32	(\$5,677.49)	\$48,173.52	\$2,177,584.96
2028	\$1,121,020.59	(\$1,884,764.74)	\$97,991.32	\$1,511,832.13
2029	\$1,177,474.86	(\$89,390.51)	\$68,032.45	\$2,667,948.94
2030	\$1,233,929.14	(\$3,987,432.75)	\$120,057.70	\$34,503.03
2031	\$1,298,448.31	(\$89,823.69)	\$1,552.64	\$1,244,680.29
2032	\$1,362,967.48	(\$90,051.71)	\$56,010.61	\$2,573,606.67
2033	\$1,431,519.10	(\$90,287.72)	\$115,812.30	\$4,030,650.35
2034	\$1,500,070.72	(\$90,531.99)	\$181,379.27	\$5,621,568.34

## Section 9 Transportation

### 9.1 Capital Facilities Plan and Impact Fee Facilities Plan

#### 9.1.1 Inventory of Existing Facilities

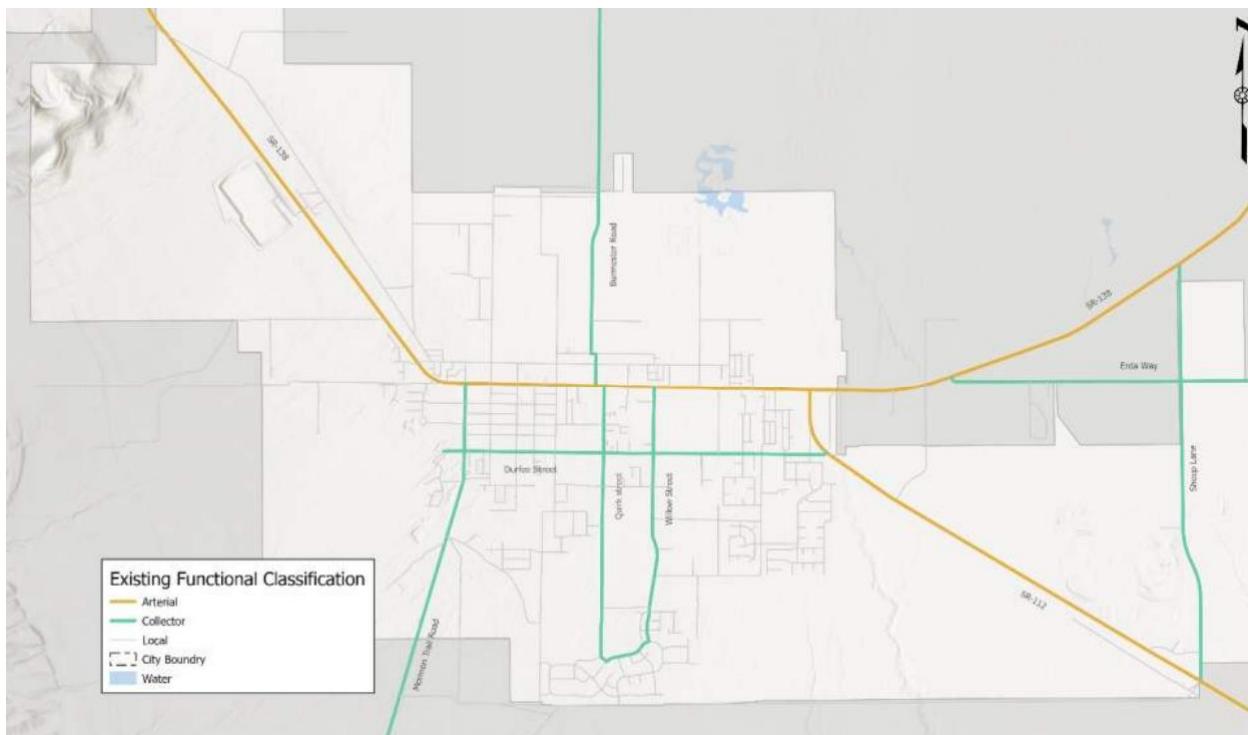
Grantsville City constructs and maintains transportation facilities to provide mobility for residents and visitors to the community. The City transportation network includes three basic types of roadways: arterials, collectors, and local streets, as shown in Figure 9-1.

**Arterials** - These high-capacity facilities include highways emphasizing through movement of traffic. Land access is subordinate to this primary function. Generally, these roadways operate at high speeds and serve regional trips. Currently Main Street (SR-138) and SR-112 are the only arterials located within the City limits, both are State routes owned and maintained by Utah Department of Transportation (UDOT). Capital costs associated with these roadways have not been included this analysis.

**Collectors** - These roadways accumulate traffic from local streets and distribute to higher capacity arterial facilities. Collectors provide both mobility and land access. Generally, trip lengths, speeds, and volumes are moderate. Travel demand impacts from future developments were evaluated on collector roadways. Erda Way, Durfee Street, Mormon Trail Road, Burmester Road, Quirk Street, Willow Street, and Sheep Lane are the existing primary collectors located within the City limits.

**Local Streets** - Their primary function is to provide land access. Travel speeds and volumes are generally low, trips are shorter, and through traffic is usually discouraged. Capital improvements to local streets are generally assumed to be included in the construction of future developments and are not included in this analysis.

**Figure 9-1: Existing Roadway Functional Classification**



Source: Grantsville City Transportation Master Plan, 2022

### 9.1.2 Level of Service

The [Grantsville City Transportation Master Plan](#), August 2022 (TMP) includes an evaluation of existing roadways by using Highway Capacity Manual (HCM) methodologies. This Federally funded manual includes the industry standard for analyzing and classifying the performance of transportation facilities. The manual includes performance measures for roadways by assigning a Level of Service (LOS) based on the degree of mobility provided. The LOS performance measures range from the following classifications of A to F:

**LOS A:** Represents primarily free-flow operation. Motorists are almost completely unimpeded in their ability to maneuver within the traffic stream.

**LOS B:** Characterized by reasonably unimpeded operation. The ability of motorists to maneuver with the traffic stream is slightly restricted.

**LOS C:** Represents stable operation. The ability to maneuver within the traffic stream is restricted but not congested. Travel speed is reduced.

**LOS D:** Represents a less stable condition in traffic operations. Small increases in flow may cause substantial increases in delay and reduction in travel speed.

**LOS E:** Characterized by unstable operation. High traffic volumes contribute to significant congestion and delay.

**LOS F:** Characterized by traffic flow at extremely low speed, high congestion, and extensive queueing. The traffic volume exceeds the capacity of the roadway.

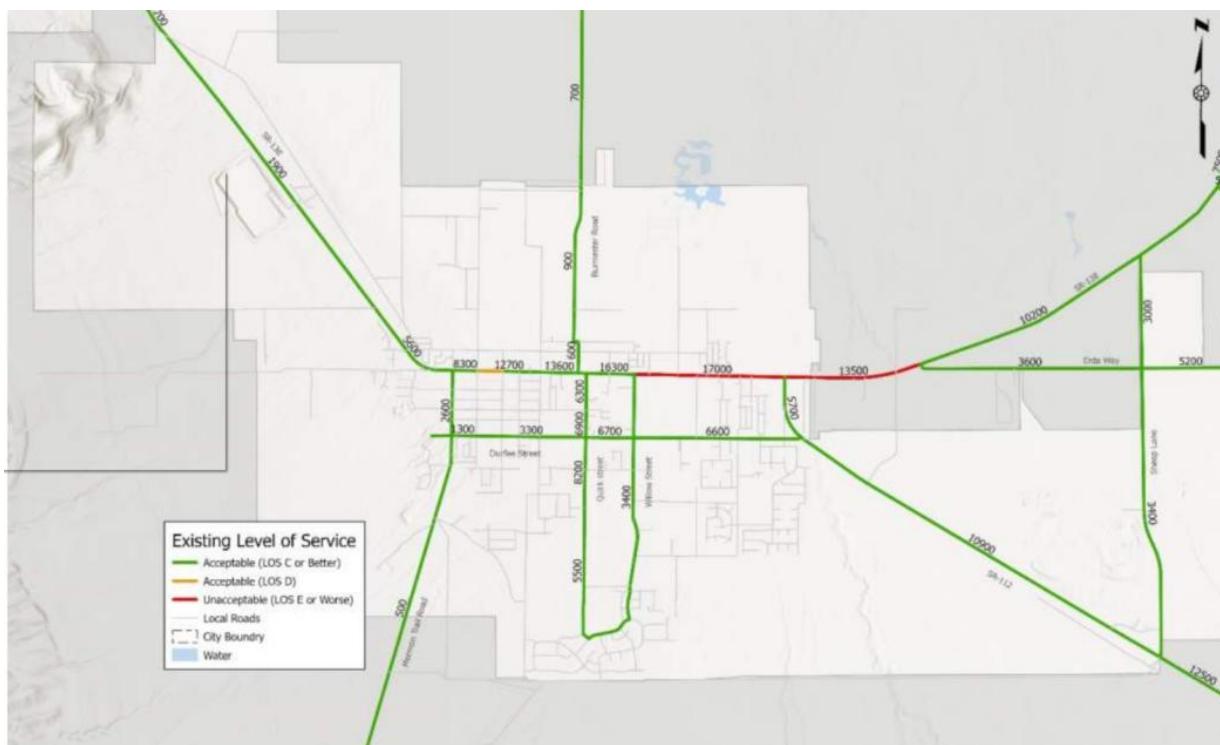
Ideally, all transportation facilities would perform at LOS A, providing maximum mobility and minimal delay; however, limited financial resources, impacts to private right-of-way, and preservation of environmental resources makes this impractical. The Grantsville TMP was developed with the assumption that LOS D would be the minimum acceptable LOS for roadways within the City limit during peak hours. This threshold is used for capacity analysis of existing roadways and future transportation projects in this CFP, IFFP, and IFA.

For planning level analysis of the Grantsville transportation network, peak hour service flow rates were developed to estimate the LOS performance, capacity, and utilization of collector and arterial roadways. Table 9-1 shows the LOS D peak hour flow rates for various lane configurations and roadway types. These values are based on data provided in the Grantsville TMP. Figure 9-2 shows the existing LOS of current collector and arterial roadways within the City during peak hours.

**Table 9-1: Peak Hour Service Flow Rates**

Road Classification	Lanes	LOS D Peak Hour Flow Rate (Veh/Hr)
Collector	2	1,216
	3	1,347
Arterial	2-3	1,518
	4-5	3,297

**Figure 9-2: Existing Arterial and Collector LOS**



**Table 9-2: Capacity of Existing Roadways**

Roadway	Segment Limits	Current (2024) Peak Hour Volume (Veh/Hr) <sup>1</sup>	LOS D Flow Rate (Veh/Hr)	Excess / (Deficit) (Veh/Hr)
Erda Way	Main Street to Sheep Lane	453	1,216	763
Erda Way	Sheep Lane to City Limits	578	1,216	638
Durfee Street	West Street to Quirk Street	340	1,216	876
Durfee Street	Quirk Street to SR-112	767	1,216	449
Mormon Trail Road	City Limits to Pear Street	118	1,216	1,098
West Street	Pear Street to Main Street	313	1,216	903
Burmester Road	North Street to Vegas Street	171	1,216	1,045
Burmester Road	Vegas Street to City Limits	195	1,216	1,021
Race Street (N/S)	Main Street to Race Street (E/W)	89	1,216	1,127
Quirk Street	Legend Drive to Durfee Street	757	1,216	459
Quirk Street	Durfee Street to Main Street	730	1,216	486
Willow Street	Legend Drive to Main Street	377	1,216	839
Matthews Lane	Main Street to Durfee Street	287	1,216	929
Nygren Street	Willow Street to Worthington Street	381	1,216	835
Mack Canyon Road	City Limits to Main Street	27	28	1
Sheep Lane	SR-112 to Erda Way	518	1,216	698
Sheep Lane	Erda Way to SR-138	442	1,216	774

<sup>1</sup> Based on data collected for the Grantsville TMP, 2022

### 9.1.4 Demands of Future Development

Travel resulting from new development in Grantsville City was estimated by comparing trips currently generated with anticipated trips generated at the end of the planning period. The demographics data provided in Section 2.7 of this plan provides estimated growth projections for the major categories of existing development and new development through the next 10 years. A trip generation value was calculated for each development type by using rates available in the ITE Trip Generation Manual (11th Edition), multiplied by the quantity of each development type. Table 9-3 includes the rates and units of measure for estimating the trips generated by developments. The various categories of developments shown were used to estimate existing and future travel demand in the City.

**Table 9-3: ITE Trip Generation Factors**

No.	Description	Average Peak Hour Rate	Unit
140	Manufacturing	0.74	Trips per 1,000 SF
150	Warehousing	0.18	Trips per 1,000 SF
210	Single-Family Detached Housing	0.99	Trips per House
220	Multifamily Housing (Low-Rise)	0.56	Trips per Unit
240	Mobile Home Park	0.46	Trips per Home
520	Elementary School	0.74	Trips per Student
522	Middle/Jr High School	0.67	Trips per Student
525	High School	0.52	Trips per Student
560	Church	0.49	Trips per 1,000 SF
822	Strip Retail Plaza (<40k)	6.59	Trips per 1,000 SF
710	General Office Building	1.44	Trips per 1,000 SF
850	Supermarket	8.95	Trips per 1,000 SF
934	Fast Food with Drive-Thru	33.3	Trips per 1,000 SF

Source: *ITE Trip Generation Manual, 11th Edition*

To estimate travel demand generated by schools, the number of students for each school was multiplied by the associated ITE factor to determine estimated trips. The total number of trips was divided by the total number of students to develop a weighted average of trips per student for the City (see Table 9-4).

**Table 9-4: Grantsville School Attendance**

School	Students <sup>1</sup>	ITE Rate	Trips
Grantsville Elementary	638	0.74	472
Willow Elementary	451	0.74	334
Twenty Wells Elementary	597	0.74	442
Grantsville Junior High	530	0.67	355
Grantsville High	1127	0.52	586
<b>Total</b>	<b>3,343</b>		<b>2,189</b>
<b>Average Trips per Student:</b>			<b>0.655</b>

<sup>1</sup> Values provided by Tooele School District

Trips associated with future development only include trips that begin and/or end inside the City limits. Based on the geography and roadway network of Grantsville, pass-through traffic was assumed to be isolated to SR-138 (Main Street), SR-112, Mormon Trail Road, Burmester Road, and Sheep Lane. Trips on all other roadways were assumed to include an origin and/or destination within the City limits. To estimate trips within the City, all trips generated by residential units were counted. Trips generated by commercial developments were assumed to

include 50% originating inside City limits and 50% outside City limits. Commercial development trips were reduced by 50% to avoid double-counting trips within the City. Trips for schools were reduced by 90% based on an assumption that the majority of students live within the City and many teachers and other staff live outside the City. Calculations assumed that 90% of church attendees live within the City. Table 9-5 includes an estimate of existing and future peak hour trips that will be generated in the City. Single family, multi-unit, and trailer quantities are based on values provided in Section 2.7. Industrial/manufacturing, warehousing, retail, and church quantities were based on results from a Google Mapping and Street View survey conducted by Lochner. Growth rates for all types of development are based on data provided in Section 2.7.

**Table 9-5: Future Transportation Demands**

Development Type	Peak Hour Trips Rate	Current (2024)			Future (2034)		
		Units	Trips	Units	Trips		
Single Family	0.99	4,503	Dwelling Units	4,458	7,335	Dwelling Units	7,262
Multi-Unit	0.56	290	Dwelling Units	162	476	Dwelling Units	267
Trailer	0.46	212	Dwelling Units	98	212	Dwelling Units	98
Industrial / Manufacturing	0.37 <sup>1</sup>	607	1,000 SF Building	224	988	1,000 SF Building	366
Warehousing	0.09 <sup>1</sup>	1,706	1,000 SF Building	154	2,779	1,000 SF Building	250
Retail	3.295 <sup>1</sup>	221	1,000 SF Building	729	360	1,000 SF Building	1,187
Church	0.049 <sup>2</sup>	297	1,000 SF Building	15	484	1,000 SF Building	24
School	0.0655 <sup>2</sup>	3,343	Students	219	5,445	Students	357
Office	0.72 <sup>1</sup>	0 <sup>3</sup>	1,000 SF Building	0	0 <sup>3</sup>	1,000 SF Building	0
<b>Total</b>			<b>6,058</b>				<b>9,808</b>
						<b>Increase:</b>	<b>3,751</b>

<sup>1</sup> Rates reduced by 50% to estimate external City origin/destination trips.

<sup>2</sup> Rates reduced by 90% to estimate external City origin/destination trips.

<sup>3</sup> Current and future office units were accounted for in the industrial/manufacturing development type.

### 9.1.5 Proposed Projects

The Grantsville TMP includes an analysis of future road conditions and a recommendation for future roadway projects to accommodate future travel demand at LOS D through the year 2031. Table 9-6 includes a list of these projects. This CFP/IFFP assumes no additional roadway improvements are needed from 2031 to 2034. Many of the projects will be funded by the Federal Government, the State of Utah, Grantsville, other jurisdictions, and private funding sources. Only projects or portions of projects funded by Grantsville City are eligible for funding through impact fees.

Sheep Lane is not anticipated to be widened in the 10-year planning period even though the City's current Transportation Master Plan shows improvements. The City anticipates road rehabilitation will be performed in the 10-year planning period for Sheep Lane which will not be impact fee eligible.

The City is currently updating the Transportation Master Plan and will review and complete an amendment to the Transportation Capital Facilities Plan, Impact Fee Facilities Plan, and Impact Fee Analysis after the updates are complete in 2026.

**Table 9-6: Transportation Master Plan 2031 Capital Improvement Projects**

Project No.	Project Name	Length (ft)	Collector/Arterial	ROW Width	Project Cost	Funding Source
1	Northern Arterial (as collector)	26,420	Collector	108	\$41,657,304	Developers
2	Race Street E/W	9,110	Collector	90	\$13,288,688	TBD
3	Mack Canyon Road	1,320	Collector	90	\$1,925,474	Developers
4	Main Street (SR-138)	12,500	Arterial	106	\$19,201,116	UDOT
5	Nygreen Street (Section 1)	9,080	Arterial	108	\$13,916,265	Developers
6	Nygreen Street (Section 2)	4,390	Arterial	108	\$6,728,238	Developers
7	<b>Nygreen Street (Section 3)</b>	<b>4,187</b>	<b>Collector</b>	<b>90</b>	<b>\$6,107,544</b>	<b>City/Developers <sup>1</sup></b>
8	Cooley Street	8,170	Collector	90	\$11,917,517	TBD
9	Race Street (N/S)	5,490	Collector	90	\$8,008,221	TBD
10	<b>Matthews Lane</b>	<b>2,730</b>	<b>Collector</b>	<b>73</b>	<b>\$1,381,266</b>	<b>City/UDOT <sup>2</sup></b>
11	SR-112 Extension	13,490	Collector	108	\$21,270,137	Developers
12	<b>Sheep Lane Rehabilitation</b>	<b>12,680</b>	<b>Collector</b>	<b>90</b>	<b>\$2,794,469</b>	<b>City/Others <sup>3</sup></b>
13	<b>Cherry Street</b>	<b>2,440</b>	<b>Collector</b>	<b>66</b>	<b>\$1,807,808</b>	<b>City</b>
14	<b>Durfee Street</b>	<b>1,360</b>	<b>Collector</b>	<b>90</b>	<b>\$1,008,996</b>	<b>City</b>
15	<b>Willow Street Widening <sup>4</sup></b>	<b>2,750</b>	<b>Collector</b>	<b>66</b>	<b>\$771,049</b>	<b>City</b>
<b>Total</b>					<b>\$151,784,09</b>	<b>2</b>

Note: Vegas Street, Kearn St, Southern Collector, Worthington Street, and Lamb Lane were shown as 2031 capital improvement projects in the Transportation Master Plan but have been removed. Cherry Street, Durfee Street, and Willow Street Widening were not shown in the Transportation Master Plan and have been added.

<sup>1</sup> It is anticipated the City will pay for the portion of the Nygreen Street (Section 3) project from Worthington Street to Saddle Road, and developers will pay for the remaining portion of the project.

<sup>2</sup> It is anticipated the City will pay for half of the Main Street improvements associated with the Matthews Lane project and UDOT will pay the other half.

<sup>3</sup> It is anticipated the City will pay for 41% of the Sheep Lane project with other jurisdictions funding the remainder because it was estimated 59% of trips occurring on Sheep Lane are from traffic with an origin and destination outside of Grantsville City.

<sup>4</sup> Willow Street is planned for widening of pavement only at this time for two lanes and a center turn lane without any right-of-way acquisition.

## 9.1.6 Methods of Financing

The City uses a variety of funding sources to construct transportation infrastructure to meet the mobility needs of residents and businesses and to accommodate for future growth. SR-138 (Main Street) and SR-112 are State routes that provide regional mobility for motorists traveling to destinations in Grantsville and other locations in Tooele County and Utah. The State provides funding for these routes. An analysis conducted by Lochner estimated 59% of the trips occurring on Sheep Lane are from traffic with an origin and destination outside of Grantsville City. Therefore, it is anticipated 59% of this project cost will be funded by other jurisdictions and Grantsville City will fund the 41% of the project associated with trips occurring within the City. The remainder of the public roadways in Grantsville are funded by the City using the following sources of revenue:

**Federal Funding:** The Federal-Aid Highway Program provides assistance to local public agencies for constructing specific transportation projects. These projects are administered by UDOT and included in the Surface Transportation Program (STP). They are generally prioritized for roadways with a functional class of “collector” or higher and include improvements in mobility, air quality, or safety.

**State Funding:** The Class B & C road funding program was established by the Utah Legislature in 1937 as a means of providing assistance to counties and incorporated municipalities for the improvement of local roads and streets throughout the state. These funds are subject to administrative direction by UDOT. Similar to Federal programs, Utah also has funding sources for transportation projects that are prioritized throughout the State. These sources include the following: Joint Highway Committee, Safe Sidewalk Program, Transportation Alternatives Program, and Safe Routes to School Program.

**City Funding:** Grantsville could use a variety of revenue sources for transportation improvements including the following: private funding, general fund, general obligation bonds, special improvement districts, special assessment areas. The City has considered the available funding sources and will use the most applicable funds for each use.

**Impact Fees:** Impact fees are a common revenue stream used to assist in construction of infrastructure to accommodate growth within a city. Infrastructure constructed with impact fees would not be needed if there was no additional development within the City.

## 9.2 Impact Fee Analysis

### 9.2.1 Existing Facilities

As discussed in Section 9.1.3, many of the existing roadways in the City have excess capacity to serve future development, but there are no available records of the construction costs for most of these roadways. Buy-in costs can only be charged for projects that have records of construction or improvement costs, as shown in Table 9-7. The proportionate share was calculated by dividing the increase in peak hour volume projected in the planning period by the total capacity of the road (LOS D flow rate).

**Table 9-7: Transportation Buy-In Cost**

Project	Project Cost	Current (2024) PHV (Veh/Hr) <sup>1</sup>	Future (2034) PHV (Veh/Hr) <sup>1</sup>	PHV Increase (2024-2034) (Veh/Hr)	LOS D Flow Rate (Veh/Hr)	Proportionate Share	Buy-In Cost
Nygreen Street Paving	\$451,359.70	381	1,038	657	1,216	54.0%	\$243,904.55
Race St (N/S) Paving	\$129,000.00	89	208	119	1,216	9.77%	\$12,600.97
<b>Total</b>							<b>\$256,505.51</b>

<sup>1</sup> Based on data collected for the Grantsville TMP, 2022

### 9.2.2 System Improvements

The transportation system improvement projects, which will be funded by the City, and are expected to be constructed by the end of the planning period, were determined in Section 9.1.5. The proportionate share for each proposed project was calculated based on TMP analysis results estimating the current and future traffic volumes for each road. The estimated peak hourly trips at the end of the planning period in excess of the existing road capacity was divided by the increase in road capacity due to the proposed project, as shown in Table 9-8.

**Table 9-8: Proposed Transportation Projects Proportionate Share**

Project Name	Current (2024) Capacity (Veh/Hr)	Future (2034)		Future (2034) PHV in Excess of Current (2024) Capacity (Veh/Hr)	Capacity Increase from Project (Veh/Hr)	Proportionate Share
		PHV (Veh/Hr)	Capacity (Veh/Hr)			
Nygreen Street (Section 3)	0	251	1,347	251	1,347	18.6%
Matthews Lane	1,216	725	1,347	-491	131	0%
Sheep Lane Rehabilitation	1,216	1,216	1,216	0	0	0% <sup>1</sup>
Cherry Street	28	123	1,216	95	1,188	8.00%
Durfee Street	1,216	1,287	1,347	71	131	54.2%
Willow Street Widening	1,216	503	1,347	-713	131	0%

<sup>1</sup> Sheep Lane is not impact fee eligible because it is a rehabilitation project.

The cost of each project which is attributed to new development in the planning period, and therefore eligible for impact fees, was calculated by multiplying the project cost by the proportionate share as shown in Table 9-9. The project costs included in this calculation are the costs anticipated to be funded by the City and do not include costs expected to be paid by others (see Table 9-6 for this breakdown). In order to account for the time-price differential inherent with future costs, the current year cost estimates were inflated at a rate of 3.5% to the anticipated construction year.

**Table 9-9: Transportation Impact Fee Eligible Costs**

Project	Construction Year	Current Year (2024) Cost Estimate	Construction Year Cost Estimate	Proportionate Share	Impact Fee Eligible Cost
Nygreen Street (Section 3)	2030	\$1,896,299.88 <sup>1</sup>	\$2,331,036.73	18.6%	\$434,365.42
Matthews Lane	2025	\$1,190,510.48 <sup>1</sup>	\$1,232,178.35	0.0%	\$0.00
Cherry Street	2027	\$1,807,807.59	\$2,004,348.59	8.00%	\$160,280.40
Durfee Street	2025	\$1,008,995.78	\$843,715.92 <sup>2</sup>	54.2%	\$457,281.15
Willow Street Widening	2028	\$771,049.13	\$884,796.61	0.00%	\$0.00
<b>Total</b>		<b>\$6,674,662.86</b>	<b>\$7,296,076.20</b>		<b>\$1,051,926.96</b>

<sup>1</sup> The cost shown is for the portion of the project funded by the City, not the entire project cost.

<sup>2</sup> Construction Year Cost based on contract amount not inflated, without proportional percentage of grant, \$165,280, which is not impact fee eligible.

In addition to impact fee eligible project costs, planning costs can also be included in the calculation of impact fees. Due to the uncertainty that comes with long-term development projections, this plan is expected to be amended annually. The future professional expenses expected to occur within the planning period were inflated at a 3.5% rate as shown in Table 9-10.

**Table 9-10: Transportation Professional Expenses**

Year	Cost
2024	\$11,927.00
2025	\$6,300.00
2026	\$6,520.50
2027	\$6,748.72
2028	\$6,984.92
2029	\$7,229.39
2030	\$7,482.42
2031	\$7,744.31
2032	\$8,015.36
2033	\$8,295.90
2034	\$8,586.25
<b>Total</b>	<b>\$85,834.78</b>

### 9.2.3 Methods of Financing

As discussed in Section 9.1.6, transportation projects are expected to be funded through federal funding, state funding, city funding, and impact fees. The City expects to finance the Durfee Street project with a loan, which is necessary to prevent the impact fee fund balance from going negative (see Section 9.2.5). This loan was assumed to be a 30-year bond with a 4.0% interest rate, 1.5% cost of issuance, 0.5% bond insurance, and a \$20,000 surety policy. The interest cost for this bond attributed to development within the planning period can be included in the impact fee calculation. Table 9-11 shows the details of this bond along with the impact fee eligible interest cost.

**Table 9-11: Transportation Future Debt Financing**

Project	Proceeds	Par Amount <sup>1</sup>	Debt Service (Interest)	Debt Service (Principal + Interest)	Proportionate Share	Impact Fee Eligible Debt Service (Interest)
Durfee Street	\$843,715.92	\$880,590.23	\$647,148.38	\$1,527,738.62	54.2%	\$350,744.54

### 9.2.4 Impact Fee Calculation

Transportation impact fees were determined based on the increase in peak hour trips within the City over the planning period (see Table 9-5). The maximum allowable impact fees were calculated by dividing the impact fee eligible costs by this increase in peak hour trips as shown in Table 9-12.

**Table 9-12: Transportation Impact Fee Calculation**

Project	Impact Fee Eligible Cost	Planning Period (2024-2034) Peak Hour Trips	Cost per Peak Hour Trip
Buy-In Cost	\$256,505.51	3,751	\$68.39
Nygreen Street (Section 3)	\$434,365.42	3,751	\$115.81
Cherry Street	\$160,280.40	3,751	\$42.73
Durfee Street	\$457,281.15	3,751	\$121.92
Durfee Street Debt Service (Interest)	\$350,744.54	3,751	\$93.52
Professional Expenses	\$85,834.78	3,751	\$22.89
<b>Total</b>			<b>\$465.26</b>

The City charges impact fees for transportation based on development type. As shown in Table 9-13, the maximum allowable impact fees were calculated by multiplying the cost per peak hour trip shown above by the peak hour trips rates discussed in Section 9.1.4 for single family and multi-unit residential. Non residential peak hour trips are accessed based on a developments trip generation or traffic impact study.

**Table 9-13: Proposed Transportation Maximum Allowable Impact Fees**

Development Type	Peak Hour Trips Rate	Impact Fee	Units
Single Family	0.99	\$460.61	per Dwelling Unit
Multi-Unit	0.56	\$260.55	per Dwelling Unit
Non Residential	Per Trip Generation or Traffic Impact Study	\$465.26	per Peak Hour Trip

## 9.2.5 Impact Fee Cashflow

The anticipated impact fee revenues and expenses over the 10-year planning period are shown in Table 9-14. The expenses represent only what is attributable to planning period development and include capital project costs, the expenditure of buy-in costs, and proposed bond payments. The impact fee cashflow (Table 9-15) estimates the end of year impact fee fund balance throughout the planning period by comparing the impact fee revenues, total expenses, and interest income calculated at 4.5% of the fund balance.

## 9.2.6 Impact Fee Credits

The City currently has procedures in place for credits, appeals, and exemptions of impact fees, refer to Appendix B for the City's current impact fee ordinance.

**Table 9-14: Transportation Impact Fee Revenues and Expenses**

Year	Peak Hour Trips	Annual Peak Hour Trips Increase	Impact Fee Revenues	Impact Fee Eligible Project Costs	Bond Payments	Bond Proceeds	Buy-In Cost Expenses	Professional Expenses	Total Expenses
2024	6,058	-	-	-	-	-	-	(\$11,927.00)	(\$11,927.00)
2025	6,356	298	\$138,719.40	(\$457,281.15)	-	\$457,281.15	(\$20,390.86)	(\$6,300.00)	(\$26,690.86)
2026	6,668	312	\$145,344.81	-	(\$27,600.37)	-	(\$21,364.75)	(\$6,520.50)	(\$55,485.62)
2027	6,997	328	\$152,769.31	(\$160,280.40)	(\$27,600.37)	-	(\$22,456.11)	(\$6,748.72)	(\$217,085.59)
2028	7,342	345	\$160,736.25	-	(\$27,600.37)	-	(\$23,627.19)	(\$6,984.92)	(\$58,212.48)
2029	7,705	363	\$168,789.11	-	(\$27,600.37)	-	(\$24,810.91)	(\$7,229.39)	(\$59,640.68)
2030	8,085	380	\$176,932.19	(\$434,365.42)	(\$27,600.37)	-	(\$26,007.89)	(\$7,482.42)	(\$495,456.10)
2031	8,485	400	\$186,091.23	-	(\$27,600.37)	-	(\$27,354.21)	(\$7,744.31)	(\$62,698.89)
2032	8,905	420	\$195,349.73	-	(\$27,600.37)	-	(\$28,715.15)	(\$8,015.36)	(\$64,330.88)
2033	9,346	441	\$205,173.28	-	(\$27,600.37)	-	(\$30,159.15)	(\$8,295.90)	(\$66,055.42)
2034	9,808	462	\$215,106.49	-	(\$27,600.37)	-	(\$31,619.27)	(\$8,586.25)	(\$67,805.89)
<b>Total</b>	<b>3,751</b>		<b>\$1,745,011.80</b>	<b>(\$1,051,926.96)</b>			<b>(\$256,505.51)</b>	<b>(\$85,834.78)</b>	<b>(\$1,185,389.41)</b>

**Table 9-15: Transportation Impact Fee Cashflow**

Year	Impact Fee Revenues	Total Expenses	Interest Income	End of Year Balance
2024	-	(\$11,927.00)	-	\$0.00
2025	\$138,719.40	(\$26,690.86)	-	\$112,028.54
2026	\$145,344.81	(\$55,485.62)	\$5,041.28	\$206,929.01
2027	\$152,769.31	(\$217,085.59)	\$9,311.81	\$151,924.53
2028	\$160,736.25	(\$58,212.48)	\$6,836.60	\$261,284.90
2029	\$168,789.11	(\$59,640.68)	\$11,757.82	\$382,191.16
2030	\$176,932.19	(\$495,456.10)	\$17,198.60	\$80,865.85
2031	\$186,091.23	(\$62,698.89)	\$3,638.96	\$207,897.15
2032	\$195,349.73	(\$64,330.88)	\$9,355.37	\$348,271.37
2033	\$205,173.28	(\$66,055.42)	\$15,672.21	\$503,061.45
2034	\$215,106.49	(\$67,805.89)	\$22,637.77	\$672,999.82

## Appendix H Parks Cost Estimates

## ENGINEERS ESTIMATE OF PROBABLE COSTS

These costs are opinions only and should not be considered as a formal construction estimate. These quantities and costs are based on information derived from the master plan and are therefore subject to change. Ensign has no control over costs of labor, materials, bidding procedures, unidentified field conditions, or other factors. Ensign cannot and does not make any warranty, promise, or guarantee as to the accuracy of this estimate.



Project: Grantsville City CFP, IFFP, and IFA  
By: Matthew Sanford  
Date: 12/11/2025

Project No.: 11637  
Checked By: Robert Rousselle

ITEM	DESCRIPTION	UNIT	QUANTITY	UNIT COST <sup>1</sup>	COST
<b>West Street Park</b>					
1	Mobilization	LS	1	\$12,000.00	\$12,000.00
2	Earthwork	CY	654	\$9.98	\$6,529.14
3	Erosion Control and Revegetation	LS	1	\$6,000.00	\$6,000.00
4	Fine Grading	SY	1,300	\$2.00	\$2,600.00
5	Gravel Parking Lot	SF	11,800	\$3.00	\$35,400.00
6	RV Dump Station	LS	1	\$89,891.82	\$89,891.82
7	Disc Golf	LS	1	\$18,000.00	\$18,000.00
8	Existing Trail Improvements	LF	6,581	\$12.00	\$78,972.00
9	Land Acquisition <sup>4</sup>	AC	0	\$133,046.15	\$0.00
<b>Subtotal</b>					<b>\$249,392.96</b>
Engineering, Surveying, and Construction Management and Inspection Costs (10%)					\$24,939.30
<b>Total West Street Park Cost</b>					<b>\$274,332.25</b>
<b>Scenic Slopes Park, Utilities, Pump Track, Site Improvements</b>					
1	Mobilization	LS	1	\$63,000.00	\$63,000.00
2	Earthwork	CY	46,996	\$9.98	\$469,024.07
3	Erosion Control and Revegetation	LS	1	\$31,000.00	\$31,000.00
4	Fine Grading	SY	31,331	\$2.00	\$62,661.87
5	Hydroseed	SF	592,000	\$0.13	\$76,960.00
6	Gravel Parking Lot	SF	11,800	\$3.00	\$35,400.00
7	Lights	EA	8	\$7,849.72	\$62,797.76
8	Bike Pump Track	LS	1	\$528,602.40	\$528,602.40
9	Land Acquisition <sup>4</sup>	AC	0	\$133,046.15	\$0.00
<b>Subtotal</b>					<b>\$ 3,096,673.72</b>
Engineering, Surveying, and Construction Management and Inspection Costs (10%)					\$ 74,728.61
<b>Total Scenic Slopes Park, Utilities, Pump Track, Site Improvements Cost</b>					<b>\$ 3,171,402.33</b>
<b>Scenic Slopes Parking, Park Amenities, Ball Courts</b>					
1	Mobilization	LS	1	\$105,000.00	\$105,000.00
2	Erosion Control and Revegetation	LS	1	\$51,000.00	\$51,000.00
3	Fine Grading	SY	9,680	\$2.00	\$19,360.00
4	Turf	SF	10,890	\$12.00	\$130,680.00
5	Irrigation System	SF	10,890	\$0.27	\$2,940.30
6	Restroom	LS	1	\$275,405.52	\$275,405.52
7	Paved Parking Lot	SF	11,800	\$5.99	\$70,682.00
8	Concrete (Sidewalk)	LF	1,500	\$11.61	\$17,419.35
9	Lights	EA	12	\$7,849.72	\$94,196.64
10	Amenities <sup>2</sup>	LS	1	\$1,440,000.00	\$1,440,000.00
11	Land Acquisition <sup>4</sup>	AC	0	\$133,046.15	\$0.00
<b>Subtotal</b>					<b>\$2,206,683.81</b>
Engineering, Surveying, and Construction Management and Inspection Costs (10%)					\$220,668.38
<b>Total Scenic Slopes Parking, Park Amenities, Ball Courts Cost</b>					<b>\$2,427,352.20</b>

<b>Scenic Slopes Park Baseball and Soccer Field</b>				
1	Mobilization	LS	1	\$137,000.00
2	Erosion Control and Revegetation	LS	1	\$67,000.00
3	Fine Grading	SY	52,982	\$2.00
4	Turf	SF	98,692	\$6.00
5	Irrigation System	SF	98,692	\$0.27
6	Baseball Park	LS	1	\$450,000.00
7	Dugouts	LS	1	\$144,000.00
8	Lights	LS	1	\$144,000.00
9	Stands	LS	1	\$14,400.00
10	Basketball Courts	LS	1	\$288,000.00
11	Soccer Goals	LS	1	\$90,000.00
12	Trails	LF	3,640	\$24.00
13	Lights	LS	1	\$165,000.00
14	Stands	LS	1	\$45,000.00
15	Paved Parking Lot	SF	80,000	\$5.99
16	Trees	EA	47	\$997.85
17	Land Acquisition <sup>4</sup>	AC	0	\$133,046.15
				<b>Subtotal</b> <b>\$2,882,624.28</b>
Engineering, Surveying, and Construction Management and Inspection Costs (10%)				\$288,262.43
<b>Total Scenic Slopes Park Baseball and Soccer Field Cost</b>				<b>\$3,170,886.71</b>
<b>Desert Edge Park</b>				
1	Mobilization	LS	1	\$113,000.00
2	Earthwork	CY	12,100	\$9.98
3	Erosion Control and Revegetation	LS	1	\$55,000.00
4	Fine Grading	SY	24,200	\$2.00
5	Hydroseed	SF	152,000	\$0.13
6	Irrigation System	SF	152,000	\$0.27
7	Restroom	LS	1	\$275,405.52
8	Group Pavilion	LS	1	\$240,000.00
9	Asphalt Trail	SF	22,211	\$3.99
10	Paved Parking Lot	SF	12,100	\$5.99
11	Trees	EA	52	\$997.85
12	Lights	EA	15	\$7,849.72
13	Hoseshot Pits	LS	1	\$36,000.00
14	Basketball Courts	LS	1	\$420,000.00
15	Land Acquisition	AC	5	\$133,046.15
				<b>Subtotal</b> <b>\$2,365,403.20</b>
Engineering, Surveying, and Construction Management and Inspection Costs (10%)				\$236,540.32
<b>Total Desert Edge Park Cost</b>				<b>\$2,601,943.52</b>
<b>President's Park</b>				
1	Mobilization	LS	1	\$71,000.00
2	Earthwork	CY	24,200	\$9.98
3	Erosion Control and Revegetation	LS	1	\$35,000.00
4	Fine Grading	SY	48,400	\$2.00
5	Hydroseed	SF	305,000	\$0.13
6	Irrigation System	SF	305,000	\$0.27
7	Restroom	LS	1	\$275,405.52
8	Paved Parking Lot	SF	11,800	\$5.99
9	Trees	EA	50	\$997.85
10	Lights	EA	30	\$7,849.72
11	Amenities <sup>2</sup>	LS	1	\$290,705.84
12	Land Acquisition <sup>4</sup>	AC	0	\$133,046.15
				<b>Subtotal</b> <b>\$1,488,493.46</b>
Engineering, Surveying, and Construction Management and Inspection Costs (10%)				\$148,849.35
<b>Total President's Park Cost</b>				<b>\$1,637,342.81</b>

Twenty Wells Park <sup>3</sup>				
1	Land Acquisition	LS	1	\$1,050,000.00
2	Landscaping / Scrapping / Haul Off-On	LS	1	\$1,700,000.00
3	Irrigation Lines	LS	1	\$600,000.00
4	Water Lines	LF	1,850	\$70.00
5	Sewer	LF	500	\$110.00
6	Storm Drain	LS	1	\$175,000.00
7	Buildings	LS	1	\$1,250,000.00
8	Pickle Ball Courts	LS	1	\$350,000.00
9	Baseball / Softball Fields	LS	1	\$750,000.00
10	Dugouts	LS	1	\$240,000.00
11	Fire Hydrants	LS	1	\$24,000.00
12	Fencing	LS	1	\$210,000.00
13	Concrete (Sidewalk)	LF	3,100	\$9.68
14	Concrete (C&G)	LF	4,350	\$25.29
15	Lights	LS	1	\$275,000.00
16	Stands	LS	1	\$75,000.00
17	Additional Sports Fields	LS	1	\$110,000.00
18	Goal Posts for Football	LS	1	\$200,000.00
19	Soccer Goals	LS	1	\$75,000.00
20	Score Board	LS	1	\$125,000.00
21	Parking Lot	SF	110,530	\$2.94
22	Parking Lot Lights	LS	1	\$45,000.00
23	Power	LS	1	\$125,000.00
24	Gas	LS	1	\$75,000.00
25	Materials	LS	1	\$525,000.00
Total Twenty Wells Park Cost				\$8,628,500.00

Highlands Park				
1	Mobilization	LS	1	\$142,000.00
2	Earthwork	CY	24,200	\$9.98
3	Erosion Control and Revegetation	LS	1	\$69,000.00
4	Fine Grading	SY	48,400	\$2.00
5	Hydroseed	SF	305,000	\$0.13
6	Irrigation System	SF	305,000	\$0.27
7	Restroom	LS	1	\$275,405.52
8	Paved Parking Lot	SF	11,800	\$5.99
9	Trees	EA	50	\$997.85
10	Lights	EA	30	\$7,849.72
11	Amenities <sup>2</sup>	LS	1	\$344,323.44
12	Land Acquisition	AC	10	\$133,046.15
Subtotal				\$2,977,572.56
Engineering, Surveying, and Construction Management and Inspection Costs (10%)				\$297,757.26
Total Highlands Park Cost				\$3,275,329.82

Clark Farm Park				
1	Mobilization	LS	1	\$142,000.00
2	Earthwork	CY	72,600	\$9.98
3	Erosion Control and Revegetation	LS	1	\$69,000.00
4	Fine Grading	SY	145,200	\$2.00
5	Hydroseed	SF	915,000	\$0.13
6	Irrigation System	SF	915,000	\$0.27
7	Restroom	LS	1	\$275,405.52
8	Paved Parking Lot	SF	11,800	\$5.99
9	Trees	EA	150	\$997.85
10	Lights	EA	90	\$7,849.72
11	Amenities <sup>2</sup>	LS	1	\$190,788.23
12	Land Acquisition <sup>4</sup>	AC	0	\$133,046.15
Subtotal				\$2,984,976.05
Engineering, Surveying, and Construction Management and Inspection Costs (10%)				\$298,497.60
Total Clark Farm Park Cost				\$3,283,473.65

<sup>1</sup> Unit costs are generally from the 2022 Grantsville CFP/IFA and inflated to current year (2024).

<sup>2</sup> Amenities vary by park but generally include benches, playground equipment, sports fields, pavillions, etc.

<sup>3</sup> Cost estimate provided by developer.

<sup>4</sup> Land acquisition is not included because the City already owns the land or the land will be dedicated to the City.

# Agenda Item # 6

Consideration of approving Ordinance 2026-02, an Ordinance of Grantsville City approving a Master Development Agreement for the Cloward Court Minor Subdivision, including easement and access rights



**GRANTSVILLE CITY  
ORDINANCE NO. 2026-02**

**AN ORDINANCE OF GRANTSVILLE CITY APPROVING A MASTER  
DEVELOPMENT AGREEMENT FOR THE CLOWARD COURT MINOR  
SUBDIVISION, INCLUDING EASEMENT AND ACCESS RIGHTS**

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

**WHEREAS**, pursuant to Utah Code Title 10, Chapter 9a, and applicable provisions of the Grantsville City Code and the Grantsville Land Use Development and Management Code ("GLUDMC"), Grantsville City ("City") is authorized to enter into development agreements related to land use approvals; and

**WHEREAS**, the owner and/or developer of the Cloward Court Minor Subdivision ("Developer") has requested approval of a Master Development Agreement ("Agreement") governing development of the subdivision, including easement and access rights necessary for ingress, egress, utilities, drainage, and maintenance; and

**WHEREAS**, the City Council has reviewed the Agreement and finds that it is consistent with the City's General Plan, the GLUDMC, and applicable provisions of state law, and that approval of the Agreement will protect the public interest while facilitating orderly development;

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

**Section 1: Approval of Master Development Agreement.**

The Master Development Agreement for the Cloward Court Minor Subdivision, including all exhibits and attachments thereto, substantially in the form presented to the City Council and attached hereto as **Exhibit E**, is hereby approved.

**Section 2. Easements and Access.**

The easements and access rights described in the Agreement are hereby approved, subject to full compliance with the GLUDMC, the Grantsville City Code, and all applicable City standards. Nothing in this Ordinance or the Agreement shall be construed as a waiver, limitation, or surrender of the City's police powers or regulatory authority.

**Section 3. Effective Date:** This Ordinance shall take effect immediately upon its passage and approval as provided by law.

**Section 4. 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  
[REDACTED] DAY OF [REDACTED], 2025.

BY THE ORDER OF THE GRANTSVILLE CITY COUNCIL:

---

By Mayor Neil Critchlow

ATTEST

---

Alicia Fairbourne, City Recorder

Approved as to Form:

---

Tysen J. Barker, Grantsville City Attorney

**WHEN RECORDED, RETURN TO:**  
**Grantsville City**  
**Attn: City Recorder**  
**429 East Main Street**  
**Grantsville, Utah 84029**

**GRANTSVILLE CITY**

**MASTER DEVELOPMENT AGREEMENT  
WITH EASEMENT AND ACCESS RIGHTS**

**FOR**

**[Cloward Court Minor Subdivision]**

THIS MASTER DEVELOPMENT AGREEMENT WITH EASEMENT AND ACCESS RIGHTS (“**Agreement**”) is made and entered as of the \_\_\_\_ day of \_\_\_\_, 20\_\_\_\_, by and between Grantsville City, a municipal corporation of the State of Utah (“**City**”) and Tony L. Cloward and Nicole Cloward, UTAH, a Living Trust (“**Developer**”), each a “Party” and collectively “Parties” herein.

**RECITALS**

WHEREAS, the Developer seeks to develop property within Grantsville City, Utah (the “**Project**”). The property consists of approximately 5.69 acres and is more particularly described on **Exhibit A**, attached hereto and incorporated herein by this reference (the “**Property**”); and

WHEREAS, the Property is entirely located in the CN and R-1-21 zone and is subject to all applicable Grantsville City Code and development standards;

WHEREAS, the Developer is the owner or authorized agent of the owner of the Property; and

WHEREAS, the City seeks to promote the health, welfare, safety, convenience, and economic prosperity of the inhabitants of the City through the establishment and administration of zoning, development, and subdivision regulations concerning the use and development of land in the City; and

WHEREAS, the City is desirous of development of the Property for the purpose of developing the Project in the manner outlined to the City; and

WHEREAS, it is in the best interests of both the Developer and the City that this Agreement be adopted and effective as a “development agreement” within the meaning of Utah Code Ann. § 10-20-508 *et seq.* and to consent to all the terms of this Agreement as valid conditions of development of the Project.

NOW THEREFORE, for good and valuable consideration, receipt of which is hereby acknowledged and accepted by both parties, the parties hereto mutually agree and covenant as follows:

### **1. Effective Date, Termination**

- 1.1. The Effective Date of this Agreement is the last date upon which it is signed by any of the Parties hereto.
- 1.2. This Agreement shall be in full force and effect until such date as the Project is abandoned, defined as written notice from Developer to the City that it no longer intends to develop the Project, or the use or active development is discontinued for a period of more than two (2) years or until the Developer defaults on any provision of this Agreement and the default is not resolved as specified in this Agreement. Failure to proceed with development pursuant to this Section shall be deemed failure to implement the application with reasonable diligence pursuant to Utah Code Ann. § 10-20-902(f). Notwithstanding the foregoing, the easement, access, and maintenance rights and responsibilities identified in **Exhibits C and E** are perpetual.

### **2. Project Description**

The Project is Cloward Minor Subdivision as described more fully herein and as illustrated in the contextual site plan for the Project, attached **Exhibit A**, to be modified as necessary in accordance with this Agreement's Development Standards and as specified in this Agreement.

### **3. Development Standards**

- 3.1. Development Standards. The site development standards of the CN and R-1-21 zone shall be modified as shown on **Exhibit C** "Development Standards." All development standards applicable to the Project not expressly modified by this Agreement remain in full force and effect. Together, **Exhibit C** and the remaining development standards in the City code and standards are the "**Development Standards**" for the Project.

These Development Standards shall apply to all buildings on the Property including both principal buildings and accessory buildings on the Property.

- 3.2. Use of the Property. This Agreement does not modify, amend, or otherwise alter the uses permitted, conditioned, or restricted in the CN and R-1-21 zone except as expressly identified on **Exhibit D** "Zoning Modifications." All uses not expressly modified by this Agreement remain in full force and effect. Developer acknowledges a separate rezoning request must be submitted to modify the permitted uses in the applicable zone.

- 3.3. No Phasing. This Agreement shall constitute approval of the conceptual site plan attached hereto as **Exhibit B** for the Project.
- 3.4. Density; Maximum Units; Square Footage. The City does not, and may not, provide Developer with any guarantee of the number of units, density, or square footage which may be built in the Project. Developer assumes all responsibility for development and design of the Project within the Development Standards.
- 3.5. Site Plan Approvals. Prior to issuance of a building permit, Developer shall submit an application for “**Design Review**” of the site plan and building elevations to the City for review and approval. Review and approval by the City is intended to assure that certain development components substantially conform with this Agreement. Design Review approval submittals need only include that portion of the Property for which approval is being sought by Developer. Following approval by the City, the approved Design Review Submittals (defined below), supporting data and materials shall be made part of this Agreement and deemed to be an integral part of this Agreement. In the event of any inconsistency between approved plans and the terms of this Agreement, the terms of this Agreement shall govern. Any Design Review approvals shall at a minimum provide the following information:
  - Fully dimensioned site plan (including a footprint of the proposed improvements);
  - Fully-dimensioned building elevations; and
  - Site development statistical information applicable to the Project.

Design review approval submittals shall include all other information necessary to illustrate substantial conformance with this Agreement. The City may consider the standards of GCLUDMC, as modified by this Agreement, when considering design review approval. In the event of any conflict or ambiguity, the provisions in this Agreement shall govern.

- 3.6. Modification. The terms and conditions of this Agreement or of any Design Review approval issued in accordance with this Agreement may be modified administratively by the Planning Commission upon written request by Developer so long as the modifications are in “substantial compliance” with the terms of this Agreement, including those modifications described in GCLUDMC Section 12.5(1). Any change that results in: (a) a change in the uses allowed for the Project to another use not permitted in the CN and R-1-21 zone, as modified by this Agreement; (b) an increase in the net site area and the boundaries of the Property contemplated herein; or (c) a reduction in the minimum periphery setbacks, shall be considered a change that is not in “substantial compliance” with the terms of this Agreement and any such change must be reviewed and approved by the City Council.
- 3.7. Fees. Nothing herein shall be construed to relieve Developer of the standard obligations to also pay application fees, impact fees, connection fees, and other City fees and charges, at the time of permit application or pulling permits, in the ordinary course, as part of the development process, as set forth in the existing City fee schedule. These

costs will be paid pursuant to the escrow account procedures and other procedures set forth in City ordinances and policies.

#### **4. Infrastructure Improvements; Public Uses.**

- 4.1. **Infrastructure Improvements.** Developer agrees to construct and/or dedicate project improvements as reasonably directed by the City in the ordinary course, including but not limited to roads, driveways, landscaping, water, sewer, and other utilities as shown on the approved final plans and in accordance with current City standards.
  - 4.1.1. Developer will satisfactorily complete construction of all Project improvements for in a good and workmanlike manner no later than two (2) years after the approval of the approved construction plans on September 23, 2025, subject to reasonable delays due to events of force majeure.
  - 4.1.2. Developer shall comply with all completion assurance and bonding requirements of the City, as identified in **GLUMDC**
  - 4.1.3. The City agrees to accept all Project improvements constructed by Developer, or Developer's contractors, subcontractors, agents or employees, provided that (1) the City Planning and Engineering Departments promptly review and approve the plans for any Project improvements prior to construction; (2) Developer permits City Planning and Engineering representatives to inspect upon request any and all of said Project improvements during the course of construction; (3) the Project improvements have been inspected by a licensed engineer who certifies that the Project improvements have been constructed in accordance with the plans and specifications; (4) Developer has warranted the Project improvements as required by the City Planning and Engineering Departments; and (5) the Project improvements pass a final inspection by the City Public Works and Engineering Departments.
  - 4.1.4. The City may require completion of all infrastructure improvements prior to issuance of any building permits.
  - 4.1.5. The Developer may request, and the City may grant, extensions and delays for certain infrastructure improvements upon a showing of good cause by Developer, such as completing sidewalks after construction of residential units.
- 4.2. **Upsizing.** Except as otherwise described herein, the City may not require Developer to "upscale" any future infrastructure improvements (i.e., to construct the infrastructure to a size larger than required to service the Project) unless financial arrangements (such as credits to otherwise applicable City fees, or pioneering or reimbursement agreements) reasonably acceptable to Developer are made to compensate Developer for the incremental or additive costs of such upsizing to the extent required by law. The City shall notify the Developer of any known or anticipated upsizing requirements as soon as practicable. Notwithstanding the foregoing, Developer is solely responsible for any costs

associated with any public improvements within its development required to serve other phases of the Project or other related development.

## **5. Recording.**

The responsibilities and commitments of Developer and the City as detailed in this document, when executed shall constitute a covenant and restriction running with the land and shall be binding upon the Developer/Owner of the Property, their assignees and successors in interest and this Agreement or a notice thereof shall be recorded in the Office of the Tooele County Recorder by City at Developer's cost. **Exhibit E** shall be recorded separately from this Agreement.

## **6. Default**

Failure to present a detailed development plan including proposed uses for the Project, gain City approval, and obtain land use and building permits and complete construction of the Project specified in this Agreement shall constitute a default by Developer, its successors or assigns in interest.

In the event that any of the conditions constituting default by Developer occur, the County finds that the public benefits to accrue from rezoning as outlined in this Agreement will not be realized. In such case, the County shall examine the reasons for the default and either approve an extension of time or major change to the Project or initiate steps to revert the zoning designation to its former zone.

## **7. Vesting**

Upon the Effective Date of this Agreement the Developer's right to construct the Project, under the terms and conditions of this Agreement shall be vested to the fullest extent allowable under Utah Code § 10-20-902. Except as expressly mutually agreed in writing by the Parties, all development of the Project, shall be governed by the applicable law in effect on the Effective Date of this Agreement. Nothing in this Agreement will limit the future exercise of the police power by the City in enacting zoning, subdivision, development, transportation, environmental, open space, and related land use plans, policies, ordinances and regulations after the date of this Agreement. Notwithstanding the retained power of the City to enact such legislation under its police power, such legislation will not modify Developer's vested right as set forth herein unless facts and circumstances are present which meet the exceptions to the vested rights doctrine as set forth in Western Land Equities, Inc. v. City of Logan, 617 P.2d 388 (Utah, 1980), its progeny, or any other exception to the doctrine of vested rights recognized under state or federal law.

## **8. General Provisions**

8.1. Both parties recognize the advantageous nature of this Agreement which provides for the accrual of benefits and protection of interests to both parties.

- 8.2. The City will issue land use permits only for those uses determined to be within the general land use types allowed in the zone, as modified by this Agreement, and more specifically on more detailed development plans for the Project submitted to and approved by the City.
- 8.3. The recitals contained in this Agreement, the introductory paragraph preceding the Recitals, and all Exhibits to this Agreement are hereby incorporated into this Agreement as if fully set forth herein.
- 8.4. This Agreement with any amendments shall be in full force and effect until all construction and building occupancy has taken place as per the Project development plans or expiration or termination of this Agreement as provided herein.
- 8.5. Nothing contained in this Agreement constitutes a waiver of the City's sovereign immunity under any applicable state law.
- 8.6. In the event that legal action is required in order to enforce the terms of this Agreement, the prevailing party shall be entitled to receive from the faulting party any costs and attorney's fees incurred in enforcing this Agreement from the defaulting party.
- 8.7. This Agreement constitutes the entire agreement between the parties. No changes or modifications may be made in this Agreement except in writing signed by both parties.
- 8.8. The requirements, obligations and conditions contained within this Agreement shall be binding upon Developer, its successors and assigns, and if different than Developer, the legal title holders and any ground lessors. All rights granted hereunder to Developer shall inure to the benefit of the Developer's successors and assigns, and if different than Developer, the legal title holder and any ground lessors.
- 8.9. If any term or provision of this Agreement, or the application of any term or provision of this Agreement to a particular situation, is held by a court of competent jurisdiction to be invalid, void or unenforceable, the remaining terms and provisions of this Agreement, or the application of this Agreement to other situations, will continue in full force and effect unless amended or modified by mutual consent of the Parties. Notwithstanding the foregoing, if any material provision of this Agreement, or the application of such provision to a particular situation, is held to be invalid, void or unenforceable by the final order of a court of competent jurisdiction, either Party to this Agreement may, in its sole and absolute discretion, terminate this Agreement by providing written notice of such termination to the other Party.
- 8.10. Each Party will execute and deliver to the other any further instruments and documents as may be reasonably necessary to carry out the objectives and intent of this Agreement, the conditions to development, and to provide and secure to the other Party the full and complete enjoyment of its rights and privileges hereunder.

- 8.11. The singular will include the plural; the masculine gender will include the feminine; “will” and “shall” are mandatory; “may” is permissive.
- 8.12. The Developer may sell, convey, reassign, or transfer the Property or the Project to another entity at any time.
- 8.13. This Agreement is entered into under the laws of the state of Utah and the parties hereto intend that Utah law shall apply to the interpretation thereof.
- 8.14. No action taken by any Party will be deemed to constitute a waiver of compliance by such Party with respect to any representation, warranty, or condition contained in this Agreement. Any waiver by any Party of a breach of any provision of this Agreement will not operate or be construed as a waiver by such Party of any subsequent breach.
- 8.15. The City will not unreasonably withhold, condition, or delay its determination to enter into any agreement with another public agency concerning the subject matter and provisions of this Agreement if necessary or desirable for the development of the Project and if such agreement is consistent with this Agreement and applicable law. Nothing in this Agreement will require that the City take any legal action concerning other public agencies and their provision of services or facilities other than with regard to compliance by any such other public agency with any agreement between such public agency and the City concerning subject matter and provisions of this Agreement.
- 8.16. Each party represents and warrants that it has the respective power and authority, and is duly authorized, to enter into this Agreement on the terms and conditions herein stated and to execute, deliver, and perform its obligations under this Agreement.
- 8.17. This Agreement may be executed in several counterparts and all so executed shall constitute one agreement binding on all the parties, notwithstanding that each of the parties are not signatory to the original or the same counterpart. Further, executed copies of this Agreement delivered by email shall be deemed originally signed copies of this Agreement.

*[signature page follows]*

Grantsville City – Master Development Agreement  
Page **8** of 13

IN WITNESS WHEREOF, the parties hereto, having been duly authorized, have executed this Agreement this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

---

Tony L. Cloward Trustee

---

Nicole Cloward Trustee

---

Grantsville City

Attest:

Approval as to Form:

---

Grantsville City Recorder

---

Grantsville City Attorney

**Exhibit A**

**Description of Property**

## **BOUNDARY DESCRIPTION**

A parcel of land, situate in the Northeast Quarter of Section 32, Township 2 South, Range 5 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point on the northerly line of Main Street, which is located North 88°54'16" West 739.91 feet along the section line and North 34.10 feet from the found witness monument, said monument witnesses the East Quarter Corner of Section 32, Township 2 South, Range 5 West, Salt Lake Base and Meridian, and running:

- thence North 89°07'37" West 128.08 feet along the northerly line of Main Street;
- thence North 0°58'49" East 163.28 feet following extremely close with an existing property line fence;
- thence North 01°18'41" East 117.05 feet along said fence;
- thence North 0°39'54" East 1229.05 feet along said fence;
- thence South 89°53'58" East 168.50 feet;
- thence South 0°39'54" West 1306.87 feet following extremely close with an existing property line fence;
- thence South 0°39'54" West 43.86 feet;
- thence North 89°42'04" West 43.20 feet;
- thence South 0°27'51" West 160.49 feet to the Point of Beginning.

Parcel contains: **247,968 square feet, or 5.69 acres.**

**Exhibit B**

**Depiction of Project**

*[If there are multiple phases, Exhibit B must include a detailed site plan of the phase seeking initial approval and a general depiction of the remaining area to be developed.]*



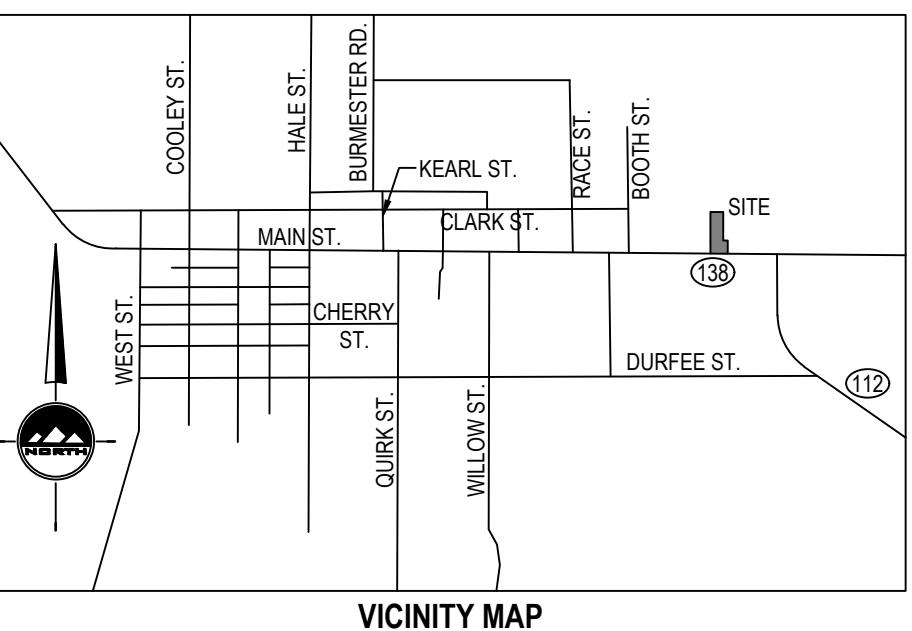
CALL BLUESTAKES  
@ 811 AT LEAST 48 HOURS  
PRIOR TO THE  
COMMENCEMENT OF ANY  
CONSTRUCTION.  
Know what's below.  
Call before you dig.

**SCOPE OF WORK:**  
PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

- ① 6" SDR-35 PVC SANITARY SEWER LATERAL, INCLUDING CLEANOUTS AT MAXIMUM 100' FOOT SPACING, PER GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS. LENGTH AND SLOPE PER PLAN.
- ② CONNECT TO EXISTING SEWER MAIN PER GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
- ③ 1" CULINARY WATER METER PER GRANTSVILLE CITY STANDARDS AND SPECIFICATIONS SEE DETAIL 1/C-500.
- ④ 1" CULINARY WATER LATERAL PER GRANTSVILLE CITY STANDARDS AND SPECIFICATIONS.
- ⑤ NOT USED
- ⑥ INSTALL 6" C900 PVC CULINARY WATER LINE BEFORE SEWER TO ENSURE ADEQUATE SPACING BETWEEN SEWER AND WATER.

**GENERAL NOTES**

1. ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
2. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECON INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OF CONCEIVED INFORMATION. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS AND INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
3. ALL SANITARY SEWER INFRASTRUCTURE TO BE INSTALLED PER GOVERNING AGENCY STANDARD PLANS AND SPECIFICATIONS.
4. ALL WATER INFRASTRUCTURE TO BE INSTALLED PER GOVERNING AGENCY OR APWA STANDARD PLANS AND SPECIFICATIONS.
5. DEFLECT OR LOOP ALL WATERLINES TO AVOID CONFLICTS WITH OTHER UTILITIES PER GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
6. PROJECT SHALL COMPLY WITH ALL UTAH DIVISION OF DRINKING WATER RULES AND REGULATIONS INCLUDING, BUT NOT LIMITED TO, THOSE PERTAINING TO BACKFLOW PROTECTION AND CROSS CONNECTION PREVENTION.
7. THE CONTRACTOR IS TO COORDINATE ALL UTILITIES WITH MECHANICAL/PLUMBING PLANS.
8. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING UTILITY STRUCTURES OR PIPES.
9. THE CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITIES AS NEEDED PER LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
10. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.
11. UTILITIES OUTSIDE OF THE RIGHT OF WAY ARE PRIVATELY MAINTAINED.



VICINITY MAP  
NOT TO SCALE



THE STANDARD IN ENGINEERING

**TOOELE**

169 N. Main Street, Unit 1  
Tooele, UT, 84074  
Phone: 435.843.3590

**SALT LAKE CITY**

Phone: 801.547.1100

**CEDAR CITY**

Phone: 435.865.1453

**RICHFIELD**

Phone: 435.896.2983

[WWW.ENSIGNENG.COM](http://WWW.ENSIGNENG.COM)

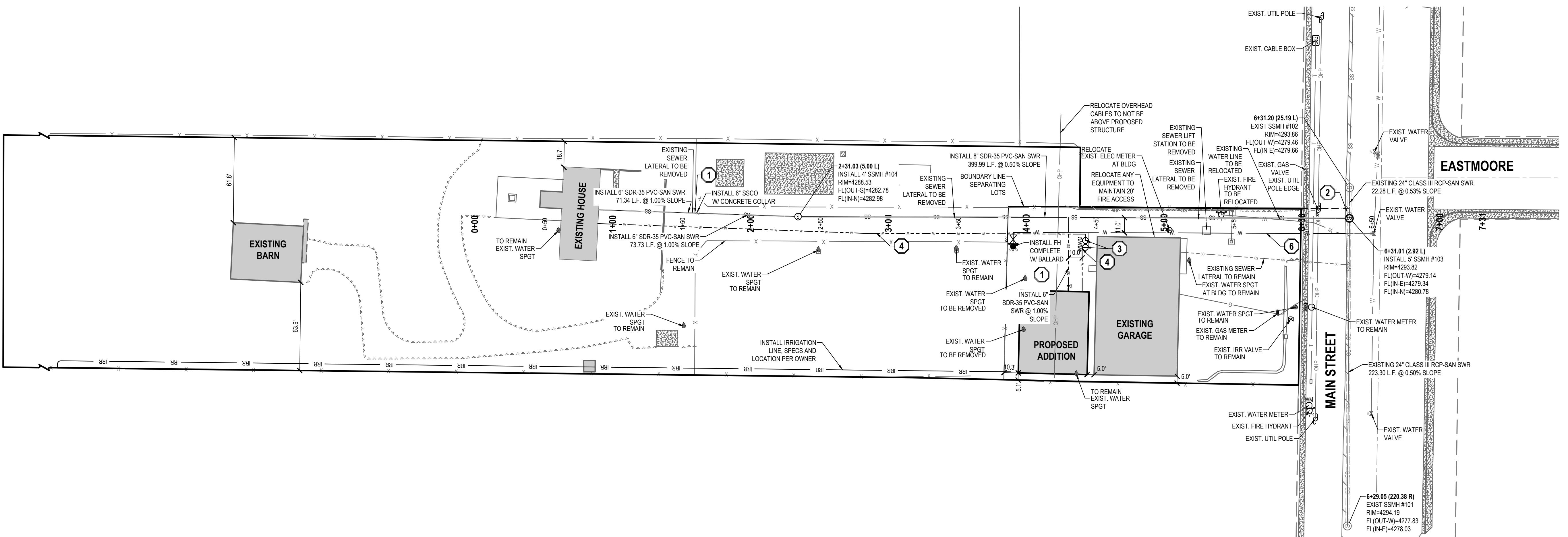
FOR

REMAX  
713 EAST MAIN STREET  
GRANTSVILLE, UTAH

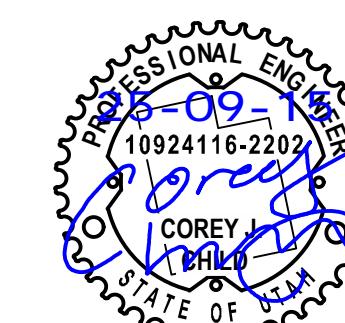
CONTACT:

NICOLE CLOWARD

PHONE: 435-241-0410



**CLOWARD COURT SUBDIVISION  
FINAL  
713 EAST MAIN STREET  
GRANTSVILLE, UTAH**

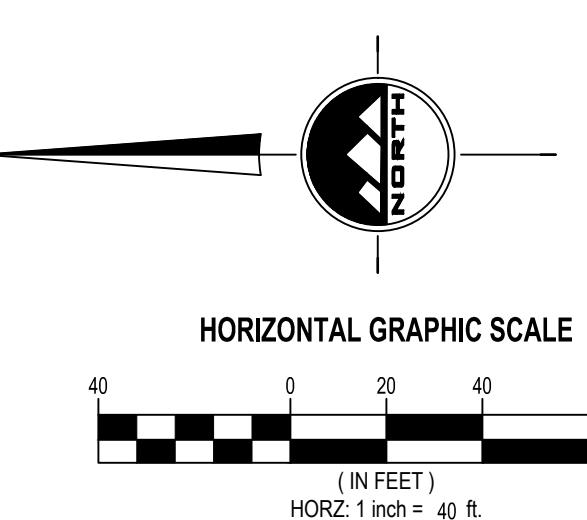


**SITE / UTILITY  
PLAN**

PROJECT NUMBER  
9700A  
PRINT DATE  
07/09/2025

DRAWN BY  
M. SANDOVAL  
CHECKED BY  
D. KINSMAN

PROJECT MANAGER  
D. KINSMAN



HORIZONTAL GRAPHIC SCALE  
(IN FEET)  
HORZ: 1 inch = 40 ft.

C-100

**Exhibit C**

**Modifications to Development Standards**

1. CN Side Yard Setback for Single Family Home allowed 4 feet from West Side Yard.
2. The Sewer and Water in the private lane as shown in the “Access and Maintenance Easement Agreement” attached as **Exhibit E** will be privately maintained by the property owner, while allowing the City access to the water meters and Fire Hydrant pursuant to the terms of that agreement.
3. The approved conditional permit shall expire June 25, 2026 unless a building permit is applied for and the applicant illustrate substantial construction of the residential dwelling.

**Exhibit D**

**Zoning Modifications**

## **Chapter 16 Commercial And Industrial Districts**

### **16.0 Vehicle Queuing Length Requirements**

#### **16.1 Neighborhood Commercial District (C-N)**

#### **16.2 Commercial Shopping District (C-S)**

#### **16.3 General Commercial District (C-G)**

#### **16.4 Central Development District (C-D)**

#### **16.5 Light Manufacturing And Distribution District (M-D)**

#### **16.6 General Manufacturing District (M-G)**

#### **16.7 Mining, Quarry, Sand, And Gravel Excavation Zone (MG-EX)**

#### **16.8 Codes And Symbols And Use Table 16.1**

Amended 09/18 by Ordinance 2018-16

### **16.0 Vehicle Queuing Length Requirements**

1. Companies with drive-up windows will need to provide a queuing area for vehicles to be approved with their improvement plans.
2. The plan needs to show room for five (5) to twenty (20) vehicles to queue up at the drive-up window based on documentation of similar businesses.

#### HISTORY

Adopted by Ord. [2022-14](#) on 8/3/2022

### **16.1 Neighborhood Commercial District (C-N)**

(1) The C-N Neighborhood Commercial District is intended to provide for small scale commercial uses that can be located within residential neighborhoods without having significant impact upon residential uses.

Front or Corner Yard .....15 feet

Interior Side Yard .....None

If an Interior Side Yard is provided it shall not be less than .....4 feet (or match the easement width, whichever is greater)

Rear Yard .....10 feet

Buffer Yards required in accordance with Chapter 9, Landscaping, on any lot abutting a lot in a residential district.

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

#### HISTORY

Amended by Ord. [2022-14](#) on 8/3/2022

### **16.2 Commercial Shopping District (C-S)**

(1) The purpose of the C-S Commercial Shopping District is to provide an environment for efficient and attractive shopping center development at a community level scale. Rezone requests for the C-S Commercial Shopping District are encouraged to be included in Planned Unit Developments planned under Chapter 12.

Minimum Lot Size: .....60,000 sq. ft.

Minimum Width at Front and Rear Setback .....150 feet

Minimum Yard Setback Requirements:

Front Yard and Corner Side Yard .....30 feet

Interior Side Yard .....15 feet

Rear Yard .....30 feet

Buffer Yards required in accordance with Chapter 9, Landscaping, on any lot abutting a lot in a residential district.

Maximum Building Height .....45 feet

Access restriction of one driveway per 150 feet of frontage on arterial or major collector streets in order to maintain safe traffic conditions.

Building sides visible from a street shall submit building face plans to the City to review and approve the artistic look of the building that will be seen by the public.

**HISTORY**

Amended by Ord. [2022-14](#) on 8/3/2022

Amended by Ord. [2024-42](#) on 1/15/2025

Amended by Ord. [2025-31](#) on 7/9/2025

**16.3 General Commercial District (C-G)**

(1) The purpose of the C-G General Commercial District is to provide an environment for a variety of commercial uses, some of which involve the outdoor display/storage of merchandise or materials.

Minimum Lot Size: .....10,000 sq. ft.

Minimum Width at Front and Rear Setback .....60 feet

Minimum Yard Setback Requirements:

Front Yard and Corner Side Yard .....10 feet

Interior Side Yard .....None

If an Interior Side Yard is provided it shall not be less than .....4 feet (or match the easement width, whichever is greater)

Rear Yard .....10 feet

Buffer Yards required in accordance with Chapter 9, Landscaping, on any lot abutting a lot in a residential district.

Maximum Building Height .....45 feet

Building sides visible from a street shall submit building face plans to the City to review and approve the artistic look of the building that will be seen by the public.

**HISTORY**

Amended by Ord. [2022-14](#) on 8/3/2022

**16.4 Central Development District (C-D)**

(1) The purpose of the C-D Central Development District is to provide high intensity public, quasi-public, commercial, office, and multiple-family uses which may center in harmonious relationships based on planned development for mutual benefit. The district shall only allow those uses that are allowed in the R- M-30, R-M-7, C-N, C-S, C-G and M-D districts by conditional use.

(13) Sufficient restroom facilities shall be provided at each location for employee use; and

(14) The applicant shall not begin operations until such time that they enter into a mitigation agreement with Grantsville City addressing the upgrade, construction and maintenance of infrastructure.

## **16.8 Codes And Symbols And Use Table 16.1**

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

**Table 16.1 Use Regulations**

USE	C-N	C-S	C-G	C-D	M-D	M-G	MD-EX
<b>COMMERCIAL</b>							
Cabinet and Woodworking Mills	-	-	C	C	P	P	-
Bakery, Commercial	-	-	P	C	P	P	-
Blacksmith Shop	-	-	P	C	P	P	-
Carpet Cleaning	-	-	P	C	P	P	-
Commercial Laundries, Linen Service and Dry Cleaning	-	-	P	C	P	P	-
Convenience Store	C	P	P	C	P	P	-
Diaper Service	-	-	P	C	P	P	-
Gas Station (sales and/or minor repairs)	C	P	P	C	P	P	-
Greenhouse for Food and Plant Production	-	-	P	C	P	P	-
Heavy Equipment (Rental)	-	-	-	C	P	P	-
Heavy Equipment (Sales and Service)	-	-	-	C	P	P	-
Laboratory: Medical, Dental, Optical	-	-	P	C	-	-	-
Laboratory: Testing	-	C	P	C	P	P	-
Mini-warehouse	-	-	P	C	P	-	-
Motion Picture Studio	-	P	P	C	-	-	-
Photofinishing Lab	-	P	P	C	P	P	-
Plant and Garden Shop, including outdoor retail sales area	C	C	C	C	-	-	-
Precision Equipment Repair	-	-	P	C	P	P	-

Twin Commercial Units	C	C	C	C	C	C	-
Sign Painting/Fabrication	-	-	P	C	P	P	-
Welding Shop	-	-	P	C	P	P	-
Wholesale Distributors	-	-	P	C	P	P	-
Tobacco Specialty Store: This use is not permitted in any part of the proposed or existing building containing the use is located within 1,000 feet from (a) any school (public or private kindergarten, elementary, middle, charter, junior high, or high school), public park, public recreation facility, youth center, library, or church and (b) any other Tobacco Specialty Store. Distances shall be measured in a straight line, without regard to intervening structures or zoning districts, from a Tobacco Specialty Store structure to the property line of a school, public park, library, church, youth center, cultural activity, residential use, zoning district boundary, or other Tobacco Specialty Store.	-	C	C	C	P	P	-
<b><u>MANUFACTURING</u></b>	<b>C-N</b>	<b>C-S</b>	<b>C-G</b>	<b>C-D</b>	<b>M-D</b>	<b>M-G</b>	<b>MD-EX</b>
Chemical Manufacturing and Storage	-	-	-	-	-	C	-
Concrete Manufacturing	-	-	-	-	-	P	-
Drop-Forge Industry	-	C	C	-	C	P	-
Explosive Manufacturing and Storage	-	-	-	-	-	C	-
Flammable Liquids or Gases, Heating Fuel Distribution & Storage	-	-	-	-	-	P	-
Grain Elevator	-	-	-	-	-	P	-
Bottling Plant	-	-	-	C	P	P	-
Cabinet Making/Woodworking Mills	-	-	-	C	P	P	-
Heavy Manufacturing	-	-	-	-	-	P	-
Incinerator, Medical Waste/Hazardous Waste	-	-	-	-	-	C	-
Industrial Assembly	-	-	-	C	P	P	-
Light Manufacturing	-	-	-	C	P	P	-
Moving and Storage	-	-	-	C	P	P	-
Paint Manufacturing	-	-	-	-	-	P	-
Publishing Company	-	-	-	C	P	P	-
Railcar fabrication, repair and cleaning	-	-	-	-	-	C	C

Recycling Collection Station	-	-	-	C	P	P	-
Recycling Processing Center	-	-	-	C	C	P	-
Rock, Sand, and Gravel Storage and Distribution	-	-	-	-	-	C	C
Truck Freight Terminal	-	-	-	C	P	P	-
Sign Painting/Fabrication	-	-	-	C	P	P	-
Warehousing	-	-	-	C	P	P	-
<b><u>OFFICE AND RELATED USES</u></b>	<b>C-N</b>	<b>C-S</b>	<b>C-G</b>	<b>C-D</b>	<b>M-D</b>	<b>M-G</b>	<b>MD-EX</b>
Financial Institution, without drive through facilities	C	P	P	C	P	P	-
Financial Institution, with drive through facilities	-	P	P	C	P	P	-
Offices	C	P	P	C	P	P	-
Veterinary Offices, operating entirely within an enclosed building and keeping animals	-	-	P	C	P	-	-
<b><u>RETAIL SALES &amp; SERVICES</u></b>	<b>C-N</b>	<b>C-S</b>	<b>C-G</b>	<b>C-D</b>	<b>M-D</b>	<b>M-G</b>	<b>MD-EX</b>
Auction Sales	-	P	P	C	-	-	-
Automobile Repair, Major	-	P	P	C	P	-	-
Automobile Repair, Minor	C	P	P	C	P	-	-
Automobile Sales/Rental and Service	C	P	P	C	C	-	-
Boat/Recreational Vehicle Sales and Service	-	P	P	C	C	-	-
Car Wash	C	P	P	C	P	P	-
Convenience retail store	C	P	P	C	P	P	-
Department Stores	-	P	P	C	-	-	-
Equipment rental, indoor and outdoor	-	P	P	C	P	-	-
Furniture Repair Shop	-	P	P	C	P	P	-
Health and Fitness Facility	-	P	P	C	-	-	-
Large Truck Rental	-	-	P	C	P	P	-
Liquor Store	-	C	C	C	-	-	-
Manufactured Home Sales, Service, and Storage	-	-	P	C	P	-	-
Pawnshop	-	-	P	C	P	-	-
Restaurants, with drive through facilities	C	P	P	C	P	P	-

Restaurants, without drive through facilities	C	P	P	C	P	P	-
Retail Goods Establishments	C	P	P	C	-	-	-
Retail Services Establishments	C	P	P	C	P	P	-
Upholstery Shop	-	P	P	C	P	-	-
<b><u>RECREATIONAL, CULTURAL, AND ENTERTAINMENT</u></b>	<b>C-N</b>	<b>C-S</b>	<b>C-G</b>	<b>C-D</b>	<b>M-D</b>	<b>M-G</b>	<b>MD-EX</b>
Amusement Park	-	P	P	C	-	-	-
Art Gallery	C	P	P	C	-	-	-
Art Studio	C	P	P	C	-	-	-
Commercial Indoor Recreation	-	P	P	C	P	-	-
Commercial Outdoor Recreation	-	P	P	C	P	-	-
Commercial Video Arcade	-	C	C	C	-	-	-
Dance Studio	C	P	P	C	-	-	-
Live Performance Theaters	-	P	P	C	-	-	-
Miniature Golf	-	P	P	C	P	-	-
Movie Theaters	-	P	P	C	-	-	-
Private Club	-	C	C	C	P	-	-
Sexually Oriented Businesses (Amended 4/05)	-	-	-	-	C	-	-
Tavern/Lounge/Brew Pub; more than 5,000 sq. ft. in floor area	-	C	C	C	-	-	-
<b><u>RESIDENTIAL</u></b>	<b>C-N</b>	<b>C-S</b>	<b>C-G</b>	<b>C-D</b>	<b>M-D</b>	<b>M-G</b>	<b>MD-EX</b>
Dwelling Unit (Single Family)	C	C	C	C	C	C	-
Living Quarters for Caretaker or Security Guard	C	C	C	C	C	C	-
<b><u>INSTITUTIONAL</u></b>	<b>C-N</b>	<b>C-S</b>	<b>C-G</b>	<b>C-D</b>	<b>M-D</b>	<b>M-G</b>	<b>MD-EX</b>
Adult Day Care Center	C	P	P	C	P	P	-
Child Day Care Center or Pre-School (a commercial operation) Amended 9/2011	C	P	P	C	P	P	-
Government Facilities	C	P	P	C	P	P	-
Hospital	-	-	P	C	-	-	-
Medical or Dental Clinic	C	P	P	C	P	P	-
Museum	-	P	P	C	-	-	-

Music Conservatory	-	P	P	C	-	-	-
Places of Worship				C			
Schools, Professional and Vocational	C	P	P	C	P	P	-
Schools of higher education, community colleges, off campus facilities	-	-	-	C	C	C	-
<b>MISCELLANEOUS</b>	<b>C-N</b>	<b>C-S</b>	<b>C-G</b>	<b>C-D</b>	<b>M-D</b>	<b>M-G</b>	<b>MD-EX</b>
Accessory Uses, except those that are otherwise specifically regulated in this Chapter, or elsewhere in this Code	C	P	P	C	P	P	-
Animal Pound (Amended 10/02)	-	-	-	-	-	P	-
Kennel (Amended 10/02)	C	C	-	C	C	C	-
Auditorium	-	P	P	C	-	-	-
Automobile Salvage & Recycling (Indoor)	-	-	-	C	P	P	-
Automobile Salvage & Recycling (Outdoor)	-	-	-	C	C	P	-
Boilerworks	-	-	-	-	-	P	-
Bus Line Terminals	-	-	P	C	P	P	-
Bus Line Yards and Repair Facilities	-	-	-	C	-	P	-
Commercial Parking Garage or Lot	C	C	C	C	C	C	C
Personal Wireless Telecommunication Facilities (Amended 4/02)	-	C	C	C	-	-	-
Communication Towers	-	P	P	C	P	P	-
Communication Towers, exceeding the maximum building height, but not higher than 80 feet	-	-	C	C	C	C	-
Contractor's Yard/Office (with outdoor storage)	-	-	P	C	P	P	-
Crop Production	-	-	P	C	P	P	-
Display Room; Wholesale	-	-	-	C	P	P	-
Farmer's Market	-	P	P	C	P	-	-
Flea Market (indoor)	-	P	P	C	P	-	-
Flea Market (outdoor)	-	P	P	C	P	-	-
Funeral Home	-	P	P	C	-	-	-
Hotel or Motel	-	P	P	C	-	-	-
Limousine Service	-	C	P	C	P	P	-
Outdoor Sales and Display	-	P	P	C	P	-	-

Commercial Storage Units	-	C	C	C	C	C	-
Outdoor Storage	-	-	P	C	P	P	-
Poultry Farm or Processing Plant	-	-	-	-	-	P	-
Public/Private Utility Transmission Wires, Lines, Pipes, and Poles	C	P	P	C	P	P	-
Public/Private Utility Buildings and Structures	C	C	P	C	P	P	-
Radio, Television Station	-	C	P	C	P	P	-
Sewage Treatment Plant	-	-	-	C	C	C	-
Golf Course	-	C	C	C	C	C	-
Ambulance Services dispatching, staging, and maintenance conducted entirely within an enclosed building	-	P	P	C	P	P	-
Vehicle Auction Use	-	-	P	C	P	P	-
Governmental Uses and Facilities	C	C	C	C	C	C	-
Municipal Service Uses, including City Utility Uses, Police and Fire Stations	C	C	C	C	C	C	-
Correctional Facility, Detention Center, Jail, Penitentiary, Prison, Penal Institution (1 -249 beds)	-	-	-	-	C	C	C
Correctional Facility, Detention Center, Jail, Penitentiary, Prison, Penal Institution (250 or more beds)	-	-	-	-	-	-	-
<b>MINING AND EXCAVATION</b>	<b>C-N</b>	<b>C-S</b>	<b>C-G</b>	<b>C-D</b>	<b>M-D</b>	<b>M-G</b>	<b>MD-EX</b>
Accessory uses and buildings customarily incidental to conditional uses	-	-	-	-	-	-	C
Agriculture, grazing of animals, raising crops	-	-	-	-	-	-	P
Automobile and truck service station	-	-	-	-	-	-	C
Cast stone, cement, cinder, terra cotta, tile brick, synthetic cast stone, block, pumice stone, and gypsum products	-	-	-	-	-	-	C
Coffee Shop	-	-	-	-	-	-	C
Construction equipment and supply trailer, temporary	-	-	-	-	-	-	C
Construction field office, temporary	-	-	-	-	-	-	C
Convenience store with gasoline sales	-	-	-	-	-	-	C
<b>Gravel and sand excavation:</b>							

1. Commercial operations	-	-	-	-	-	-	C
2. Temporary project specific operations	-	-	-	-	-	-	C
Machine Shop	-	-	-	-	-	-	C
Mines	-	-	-	-	-	-	C
Quarries	-	-	-	-	-	-	C
Parking lot incidental to a use conducted on the premises	C	C	C	C	C	C	C
Parking lot not incidental to a use conducted on the premises	C	C	C	C	C	C	C
Pottery, plaster, incidental plaster, plaster of paris, ceramic, and clay	-	-	-	-	-	-	C
Power generation (electrical) for on-site use							
Solar under 50 kvas	P	P	P	C	P	P	P
Solar 50 kva and above	C	C	C	C	C	C	C
Fuel cells, steam, hydro, or reciprocating engine	C	C	C	C	C	C	C
Wind under 5.9 kva	-	-	-	-	-	-	P
Auxiliary, temporary, wind, with more than 6 kva but less than 10 kva output	-	-	-	-	-	-	P
Fuel cells, steam, hydro, or reciprocating engine with more than 10.5 kva, but less than 150 kva output	-	-	-	-	-	-	C
Steam, hydro, or reciprocating engine with more than 150 kva, but less than 150 kva output	-	-	-	-	-	-	C
Rock crusher/concrete batch plant	-	-	-	-	-	-	C
Truck and freighting operation	-	-	-	-	-	-	C
Truck and heavy equipment service station and repair facility	-	-	-	-	-	-	C
Truck wash	-	-	-	-	-	-	C

Amended 06/02 by Ord. 2002-07, 10/02 by Ord. 2002-20, 10/03 by Ord. 2003-25, 03/05 by Ord. 2005-02, 03/05 by Ord. 2005-03, 06/06 by Ord. 2006-08, 04/07 by Ord. 2007-10, 09/10 by Ord. 2010-21, 09/10 by Ord. 2010-22, 11/10 by Ord. 2010-25, 02/11 by Ord. 2011-01, 02/11 by Ord. 2011-09, 02/11 by Ord. 2011-10, 09/11 by Ord. 2011-28, 09/11 by Ord. 2011-29, 09/11 by Ord. 2011-32, 08/12 by Ord. 2012-13, 03/15 by Ord. 2015-05, 07/16 by Ord. 2016-09

#### HISTORY

Amended by Ord. [2020-20](#) on 8/5/2020  
 Amended by Ord. [2022-14](#) on 8/3/2022  
 Amended by Ord. [2023-14](#) on 12/6/2023  
 Amended by Ord. [2024-05](#) on 1/31/2024  
 Amended by Ord. [2024-42](#) on 1/15/2025  
 Amended by Ord. [2025-31](#) on 7/9/2025

## **Chapter 15 Residential And Multiple Residential Districts**

[15.1 Residential District R-1-21](#)

[15.2 Residential District R-1-12](#)

[15.3 Residential District R-1-8](#)

[15.4 Multiple Residential District RM-7](#)

[15.5 Multiple Residential District RM-15](#)

[15.6 Repealed \(Multiple Residential District RM-30\)](#)

[15.7 Codes And Symbols And Use Table 15.1](#)

Amended 09/18 by Ordinance 2018-16

### **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 Yard	.....	30 feet
Side Yard for Main Buildings	.....	7.5 ft on one side and 15 ft on the opposite side.
Side Yard (Amended 4/98)	.....	4 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 width, whichever is greater

Maximum Building Height ..... 35 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 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

## HISTORY

Amended by Ord. [2022-14](#) on 8/3/2022**15.7 Codes And Symbols And Use Table 15.1**

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

**Table 15.1 Use Regulations**

C

USE	R-1-8	R-1-12	R-1-21	RM-7	RM-15
Accessory buildings and uses customarily incidental to permitted residential uses, when the residential use has been previously established or is constructed simultaneously with the residential use.	P	P	P	P	P
Accessory buildings and uses customarily incidental to permitted uses, when the residential use has not previously been established.	C	C	C	C	C
Accessory buildings and uses customarily incidental to conditional uses.	C	C	C	C	C
The tilling of the soil, the raising of crops, horticulture and home gardening.	P	P	P	P	P
Fruit/Vegetable Stand	-	C	C	-	C
<b>Farm</b>	<b>R-1-8</b>	<b>R-1-12</b>	<b>R-1-21</b>	<b>RM-7</b>	<b>RM-15</b>
<b>Accessory Farm Employee Housing.</b> Each accessory farm employee housing unit must be located on a contiguous parcel that contains at least 10 acres or more for each such unit and which must have at least 10 additional acres if it is located on the same property as the primary residential dwelling.	-	C	C	C	-

<b>Family Food Production and the Raising of Horses.</b> The first large animal (fully grown) shall have 10,000 sq ft of open area, each additional large animal shall have an additional 2,000 sq ft of open area. Each medium sized animal (fully grown) shall have 1,000 sq ft of open area each small sized animal (fully grown) shall have 100 sq ft of open area. The area of stables, barns and pens accessible to regulate animals may count towards the open area requirements. No animal shall be kept, corralled, penned, or raised within 100' from any pre-existing residential dwelling located on an adjoining lot. measured at the nearest corner. There is no setback requirement from neighboring residential dwellings if a C.U.P. has been issued prior to the start of construction of a residential dwelling on an adjoining lot.	-	C	C	C	-
<b>Class "A" Kennel (4-15 animals only).</b> No animal shall be kept, penned, or raised within 100' from any pre-existing residential dwelling located on an lot measured at residence the nearest corner. Each animal shall have a minimum area of 1,000 sq. ft. and must have 4,000 sq ft for each additional animal over 5.	-	C	C	C	-
<b>Sportsman's Permit for 4-6 dogs.</b> No dog shall be kept, penned, or raised within 100' from any pre-existing residential dwelling located on an adjoining lot measured at the nearest corner. Each animal shall have a minimum area of 1,000 sq. ft..	-	C	C	C	C
<b>Raising of Rabbits, Ducks, Chickens (hens only), or Turkeys</b> with not more than six (6) such animals in any combination, provided that appropriate cages, pens, coops, houses, etc. shall be provided for when these animals are kept outdoors. (Amended 04/11, 02/13)	P	P	P	P	P
<b>RESIDENTIAL</b>	<b>R-1-8</b>	<b>R-1-12</b>	<b>R-1-21</b>	<b>RM-7</b>	<b>RM-15</b>
Single-Family Dwellings Detached	P	P	P	P	P
Single-Family Attached Dwellings	P	P	P	P	P
Two-Family Dwelling (Amended 5/97)	-	C	C	P	P
Twin Home Dwellings (Amended 5/97)	-	C	C	C	C

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

Private educational institution having a curriculum similar to the public schools, grades K-12	C	C	C	C	C
Schools of higher education, community colleges, off campus facilities	-	-	C	-	C
Schools, professional and vocational	-	-	C	-	-
<b><u>POWER GENERATION</u></b>	<b>R-1-8</b>	<b>R-1-12</b>	<b>R-1-21</b>	<b>RM-7</b>	<b>RM-15</b>
Solar	P	P	P	P	P
<b><u>RECREATION, CULTURAL &amp; ENTERTAINMENT</u></b>					
Private Recreational Grounds and Facilities not open to the public, in which no admission charge is made	C	C	C	C	C
Natural Open Space Areas	P	P	P	P	P
Community & Recreation Centers	C	C	C	C	C
Parks and Playgrounds, Public and Private	P	P	P	P	P
Pedestrian Pathways, Trails & Greenways	P	P	P	P	P
Community Gardens	P	P	P	P	P
<b><u>MISCELLANEOUS</u></b>	<b>R-1-8</b>	<b>R-1-12</b>	<b>R-1-21</b>	<b>RM-7</b>	<b>RM-15</b>
Public/Private Utility Transmission Wires, Lines, Pipes and Poles	P	P	P	P	P
Public/Private Utility Buildings and Structures	C	C	C	C	C
Cemetery	C	C	C	C	C
Golf Course	C	C	C	C	C
Government Uses and Facilities	C	C	C	C	C
Municipal Service Uses, including City utility uses, Police and Fire Stations	C	C	C	C	C
Temporary Buildings for uses incidental to construction work, including living quarters for guard or night watchman, which buildings must be removed upon completion or abandonment of the construction work	C	C	C	C	C
Correctional Facility, Detention Center, Jail, Penitentiary, Prison, Penal Institution (1-249 beds)	-	-	-	-	-

Correctional Facility, Detention Center, Jail, Penitentiary, Prison, Penal Institution (250 or more beds)	-	-	-	-	-
---	---	---	---	---	---

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

#### HISTORY

Amended by Ord. [2022-14](#) on 8/3/2022

Amended by Ord. [2025-05](#) on 1/30/2025

Amended by Ord. [2025-31](#) on 7/9/2025

**Exhibit E**

**Access and Maintenance Easement Agreement**

**When Recorded, Return to:**

Grantsville City  
Attn: City Recorder  
429 East Main Street  
Grantsville, Utah 84029

**TOOELE COUNTY PARCEL NO.: 23-009-0-0001, 23-009-0-0003, 23-009-0-002**

## **ACCESS AND MAINTENANCE EASEMENT AGREEMENT**

For the sum of One Dollar (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Tony L. Cloward and Nicole Cloward, UTAH, a Living Trust (“**Grantor Trustee**”), and Grantsville City, a municipal corporation of the State of Utah (“**City**”) hereby enter into this Access and Maintenance Easement Agreement (“**Agreement**”) and agree as follows:

**1. Grant of Easement.** Grantor Trustee hereby grants and conveys the following to City:

- a. **Permanent Easement.** A permanent easement and right-of-way (“**Easement**”) for the operation, maintenance, repair, alteration, enlargement, inspection, relocation, and replacement of water (including meters accessible to the City), sewer, and fire suppression facilities and associated facilities related thereto, on over, under and across real property owned by Grantor Trustee as depicted on **Attachment 1**, which is more particularly described as follows:

(Lots 1, 2, and 3 of the Cloward Court Minor Subdivision, together with the 21-foot access easement and public utility easement, including the associated hammerhead turnaround, as dedicated and shown on the Cloward Court Subdivision Final Plat recorded as Entry No. 586495 in the Office of the Tooele County Recorder.)

(the “**Property**”)

Together with all necessary and reasonable rights of ingress, egress, and access across the Property and the right to excavate and refill ditches and trenches for the operation, maintenance, repair, and replacement of the above-mentioned facilities and to remove trees, shrubbery, undergrowth or other obstructions interfering with the operation, maintenance, repair, and replacement of said underground facilities.

### **2. General Terms**

- a. City shall have the right, but not the obligation, to use said Property for the purposes for which the Easement is granted, provided that such use shall be limited to those maintenance activities which are deemed necessary to protect the City’s ability to

operate its services including water, sewer, and fire suppression, including maintaining reasonable access to any fire hydrants located in the Easement.

- b. Grantor Trustee shall be solely responsible for the activities and costs associated with the installation, operation, maintenance, repair, and replacement of the above-mentioned facilities except to the extent operating the fire hydrant and/or water meters through the appropriate City authorities is an ordinary cost borne by the City.
- c. Prior to conducting any maintenance or repair work on the facilities in the Easement, the City shall request Grantor Trustee conduct the same and provide a reasonable opportunity for Grantor Trustee to conduct those activities itself in accordance with this Agreement. Notwithstanding the foregoing, in the event of an emergency, the City is not required to provide advance notice of access or operations.
- d. Grantor Trustee shall have the right to use said Property provided such use may not interfere with the facilities or with the collection and conveyance of sewage through said facilities, or any other rights granted to the City hereunder.
- e. Grantor Trustee may not build, nor construct or permit to be built or constructed over or across said Easement, any building or other improvements, including concrete or pavement, nor change the contour thereof, without the written consent of City. This Agreement shall be binding upon and inure to the benefit of the successors and assigns of the Grantor Trustee and the successors and assigns of the City, and may be assigned in whole or in part by City.
- f. Following any entry made under the terms of this Agreement by City, its agents or assigns, City will restore the Property to a reasonable condition existing prior to said entry.

*[signature page follows]*

IN WITNESS WHEREOF, Grantor Trustee has caused this Access and Maintenance Easement Agreement to be executed this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

## GRANTOR TRUSTEE

Tony L. Cloward and Nicole Cloward Trustee, UTAH, a Living Trust

Tony L. Cloward Trustee

Nicole Cloward Trustee

STATE OF UTAH )  
COUNTY OF \_\_\_\_\_ ) §

On this \_\_\_\_\_ day of \_\_\_\_\_, 2025, before me \_\_\_\_\_, a notary public, personally appeared \_\_\_\_\_ proved on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument, and acknowledged that he/she executed the same.

WITNESS my hand and official seal.

---

## Notary Public

(*seal*)

IN WITNESS WHEREOF, City has caused this Access and Maintenance Easement Agreement to be executed this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

**GRANTSVILLE CITY**

By: \_\_\_\_\_  
MAYOR

STATE OF UTAH                    )  
    §  
COUNTY OF DAVIS                )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2025, before me, \_\_\_\_\_, a notary public, personally appeared \_\_\_\_\_, personally known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his authorized capacity on behalf of Grantsville City.

WITNESS my hand and official seal.

---

Notary Public

(*seal*)

**Attachment 1**

*Depiction of Sewer, Water, and Fire Hydrant Easement Areas*



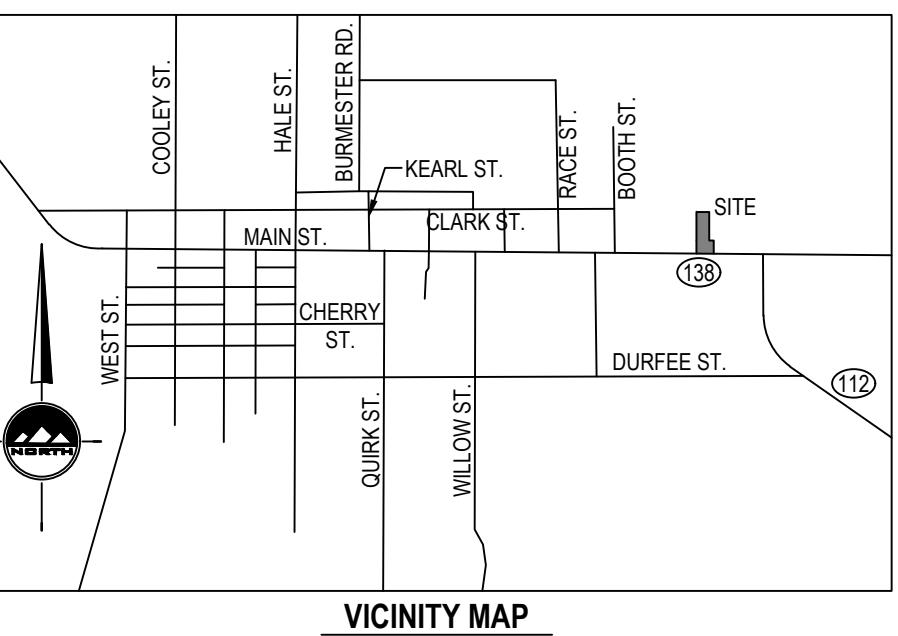
CALL BLUESTAKES  
@ 811 AT LEAST 48 HOURS  
PRIOR TO THE  
COMMENCEMENT OF ANY  
CONSTRUCTION.  
Know what's below.  
Call before you dig.

**SCOPE OF WORK:**  
PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

- ① 6" SDR-35 PVC SANITARY SEWER LATERAL, INCLUDING CLEANOUTS AT MAXIMUM 100' FOOT SPACING, PER GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS. LENGTH AND SLOPE PER PLAN.
- ② CONNECT TO EXISTING SEWER MAIN PER GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
- ③ 1" CULINARY WATER METER PER GRANTSVILLE CITY STANDARDS AND SPECIFICATIONS SEE DETAIL 1/C-500.
- ④ 1" CULINARY WATER LATERAL PER GRANTSVILLE CITY STANDARDS AND SPECIFICATIONS.
- ⑤ NOT USED
- ⑥ INSTALL 6" C900 PVC CULINARY WATER LINE BEFORE SEWER TO ENSURE ADEQUATE SPACING BETWEEN SEWER AND WATER.

**GENERAL NOTES**

1. ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
2. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECON INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OF CONCEIVED INFORMATION. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS AND INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
3. ALL SANITARY SEWER INFRASTRUCTURE TO BE INSTALLED PER GOVERNING AGENCY STANDARD PLANS AND SPECIFICATIONS.
4. ALL WATER INFRASTRUCTURE TO BE INSTALLED PER GOVERNING AGENCY OR APWA STANDARD PLANS AND SPECIFICATIONS.
5. DEFLECT OR LOOP ALL WATERLINES TO AVOID CONFLICTS WITH OTHER UTILITIES PER GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
6. PROJECT SHALL COMPLY WITH ALL UTAH DIVISION OF DRINKING WATER RULES AND REGULATIONS INCLUDING, BUT NOT LIMITED TO, THOSE PERTAINING TO BACKFLOW PROTECTION AND CROSS CONNECTION PREVENTION.
7. THE CONTRACTOR IS TO COORDINATE ALL UTILITIES WITH MECHANICAL/PLUMBING PLANS.
8. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING UTILITY STRUCTURES OR PIPES.
9. THE CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITIES AS NEEDED PER LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
10. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.
11. UTILITIES OUTSIDE OF THE RIGHT OF WAY ARE PRIVATELY MAINTAINED.



VICINITY MAP  
NOT TO SCALE



THE STANDARD IN ENGINEERING

**TOOELE**

169 N. Main Street, Unit 1  
Tooele, UT, 84074  
Phone: 435.843.3590

**SALT LAKE CITY**

Phone: 801.547.1100

**CEDAR CITY**

Phone: 435.865.1453

**RICHFIELD**

Phone: 435.896.2983

[WWW.ENSIGNENG.COM](http://WWW.ENSIGNENG.COM)

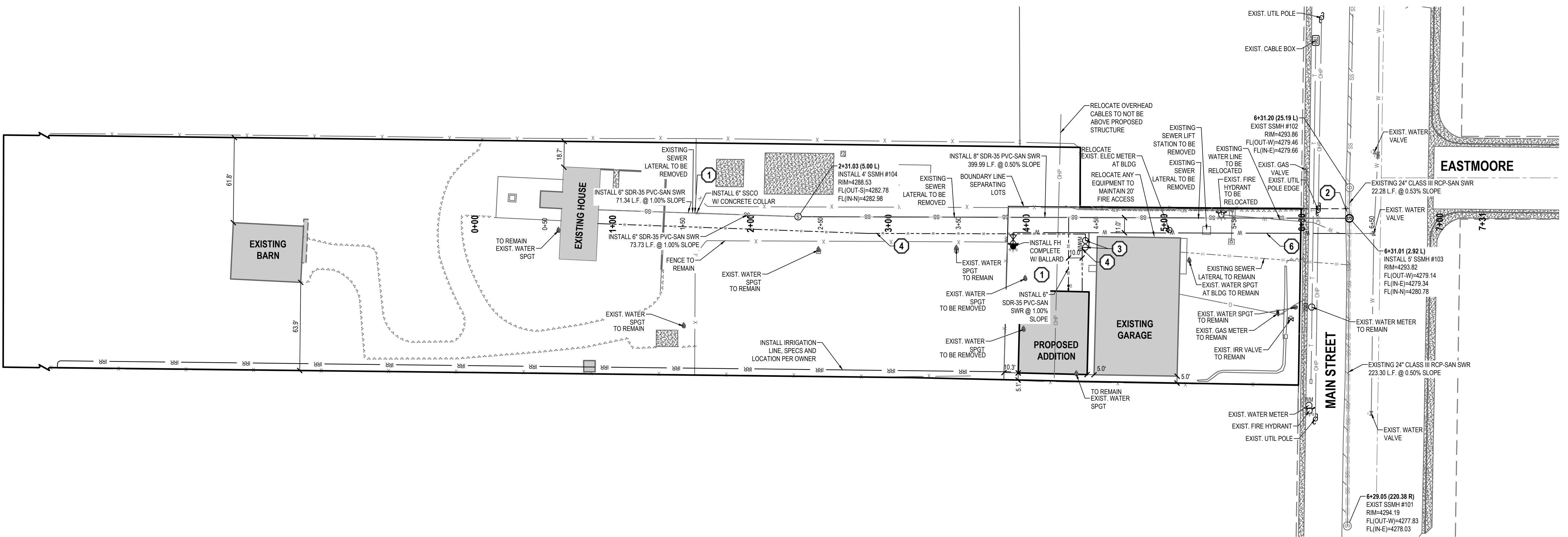
FOR

REMAX  
713 EAST MAIN STREET  
GRANTSVILLE, UTAH

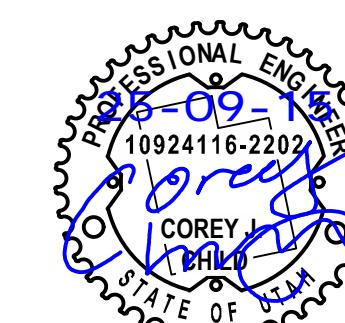
CONTACT:

NICOLE CLOWARD

PHONE: 435-241-0410



**CLOWARD COURT SUBDIVISION  
FINAL  
713 EAST MAIN STREET  
GRANTSVILLE, UTAH**

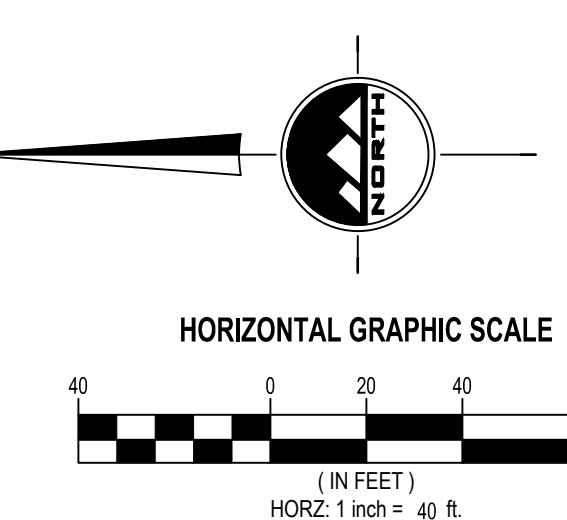


**SITE / UTILITY  
PLAN**

PROJECT NUMBER  
9700A  
PRINT DATE  
07/09/2025

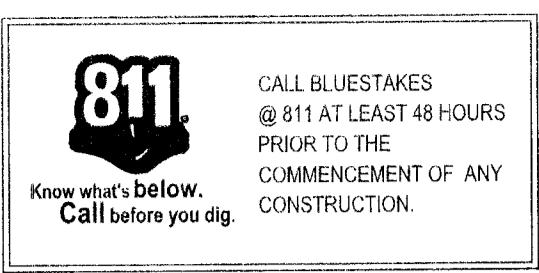
DRAWN BY  
M. SANDOVAL  
CHECKED BY  
D. KINSMAN

PROJECT MANAGER  
D. KINSMAN



HORIZONTAL GRAPHIC SCALE  
(IN FEET)  
HORZ: 1 inch = 40 ft.

**C-100**



BENCHMARK

WITNESS CORNER TO THE EAST QUARTER CORNER OF SECTION 32, TOWNSHIP 2 SOUTH, RANGE 5 WEST, SALT LAKE BASE AND MERIDIAN  
ELEV = 4293.53'

CLOWARD COURT SUBDIVISION

FINAL PLAT

LOCATED IN THE NORTHEAST QUARTER OF SECTION 32  
TOWNSHIP 2 SOUTH, RANGE 5 WEST,  
SALT LAKE BASE AND MERIDIAN,  
GRANTSVILLE CITY, TOOELE COUNTY, UTAH

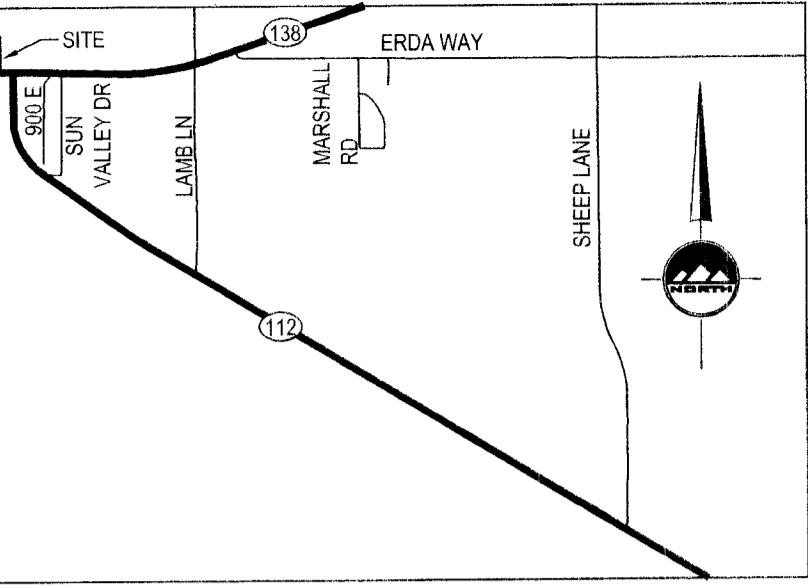
BOUNDARY STATE PLAN COORDINATE  
(NAD83 US SURVEY FEET)

POINT #	NORTHING	EASTING
1	7388608.99	1382573.78
2	7388611.45	1377272.46
3	7388657.38	1381834.18
4	7388659.35	1381706.14
5	7388722.57	1381708.97
6	7388839.57	1381711.67
7	7390068.27	1381726.18
8	7390067.94	1381894.05
9	7388761.44	1381879.22
10	7388717.59	1381878.70
11	7388717.83	1381835.51

RECORDED: N 0°07'29" W 254.06'

NOTES

- ALL PUBLIC STREETS ARE HEREBY DEDICATED TO GRANTSVILLE CITY AS RIGHT-OF-WAY ("R.O.W.") FOR PUBLIC USE.
- NO DRIVEWAYS SHALL BE CONSTRUCTED SO AS TO SLOPE TOWARD ANY STRUCTURES WITHOUT WRITTEN PERMISSION FROM GRANTSVILLE CITY ENGINEER.
- 58" X 24" REBAR AND CAP TO BE SET AT ALL LOT CORNERS UNLESS OTHERWISE INDICATED.
- UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REMOVE ANY OBSTRUCTIONS, INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE P.U.E. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES AND P.U.E. FROM THE PROPERTY. THE LOT OWNER IS RESPONSIBLE FOR THE UTILITY MAINTAINING SUCH STRUCTURES AT THE LOT OWNER'S EXPENSE, AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE P.U.E. OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE P.U.E. WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE PROPERTY.
- A ONE TIME WAIVER OF CITY DRIVEWAY WIDTH REQUIREMENT HAS BEEN REQUESTED AND APPROVED.



VICINITY MAP

1"=5000'

SURVEYOR'S CERTIFICATE

I, Douglas J. Kinsman do hereby certify that I have surveyed and Subdivided and that I hold License No. 334575 in accordance with Title 17, Chapter 22, of the Professional Engineers and Land Surveyors Act; I further certify that by authority of the owner or his/her attorney, 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, hereafter to be known as CLOWARD COURT Subdivision, and that the same has been correctly surveyed and staked on the ground as shown on this plat. I further certify that all lots meet frontage width and area requirements of the applicable zoning ordinances.

BOUNDARY DESCRIPTION

A parcel of land, situate in the Northeast Quarter of Section 32, Township 2 South, Range 5 West, Salt Lake Base and Meridian, more particularly described as follows:

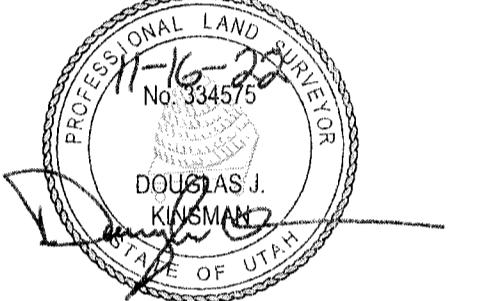
Beginning at a point on the northerly line of Main Street, which is located North 89°54'16" West 739.91 feet along the section line and North 34.10 feet from the found witness monument, said monument witnesses the East Quarter Corner of Section 32, Township 2 South, Range 5 West, Salt Lake Base and Meridian, and running:

thence North 89°07'37" West 128.08 feet along the northerly line of Main Street;  
thence North 0°56'49" East 163.28 feet following extremely close with an existing property line fence;  
thence North 0°39'54" East 122.00 feet following extremely close with an existing property line fence;  
thence South 89°53'58" East 161.50 feet;  
thence South 0°39'54" West 130.87 feet following extremely close with an existing property line fence;  
thence South 0°39'54" West 43.86 feet;  
thence North 89°42'44" West 43.20 feet;  
thence South 0°27'51" West 160.49 feet to the Point of Beginning.

Parcel contains: 24,968 square feet, or 0.56 acres.

NOVEMBER 16, 2022

Date  
Douglas J Kinsman  
License no. 334575



OWNER'S DEDICATION

Known all men by these present that the undersigned are the owner(s) of the herein described tract of land and hereby cause the same to be divided into lots and streets together with easements as set forth hereafter to be known as:

CLOWARD COURT SUBDIVISION

The undersigned owner(s) hereby dedicate to Grantsville City all those parts or portions of said tract of land on said plat designated herein as streets, the same to be used up public thoroughfares forever. The undersigned owner(s) also hereby convey to Grantsville City and to all public utility companies providing service to the herein described tract a perpetual, perpetual non-exclusive easement over the streets, public utility, and drainage easements shown on this plat. The same to be used for drainage and the installation, maintenance and operation of public utility service lines and facilities. The undersigned owner(s) also convey any other easements shown on this plat to the parties indicated and for the purposes shown hereon.

In witness whereof we have hereunto set our hands this day of November 16, 2022.

By: Tony L. CLOWARD Trustee of The Tony L. CLOWARD and Nicole CLOWARD Living Trust Dated December 22, 2016  
By: Nicole CLOWARD Trustee of The Tony L. CLOWARD and Nicole CLOWARD Living Trust Dated December 22, 2016

INDIVIDUAL ACKNOWLEDGMENT

STATE OF UTAH J.S.  
County of TOOELE J.S.  
On the 16 day of November, A.D. 2022

personally appeared before me, the undersigned Notary public, in and for said County of Tooele, State of Utah, who after being duly sworn, acknowledged to me that he/she/they signed the Owner's Dedication, in number, freely and voluntarily for the purposes therein mentioned.

MY COMMISSION EXPIRES: 06/24/2023  
John R. Muller RESIDING IN Tooele COUNTY  
NOTARY PUBLIC

INDIVIDUAL ACKNOWLEDGMENT

STATE OF UTAH J.S.  
County of TOOELE J.S.  
On the 16 day of November, A.D. 2022

personally appeared before me, the undersigned Notary public, in and for said County of Tooele, State of Utah, who after being duly sworn, acknowledged to me that he/she/they signed the Owner's Dedication, in number, freely and voluntarily for the purposes therein mentioned.

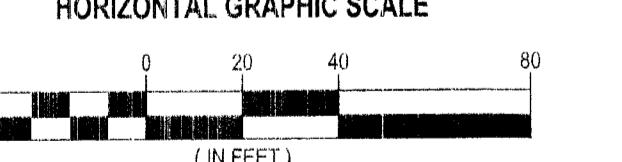
MY COMMISSION EXPIRES: 06/24/2023  
John R. Muller RESIDING IN Tooele COUNTY  
NOTARY PUBLIC

CLOWARD COURT SUBDIVISION

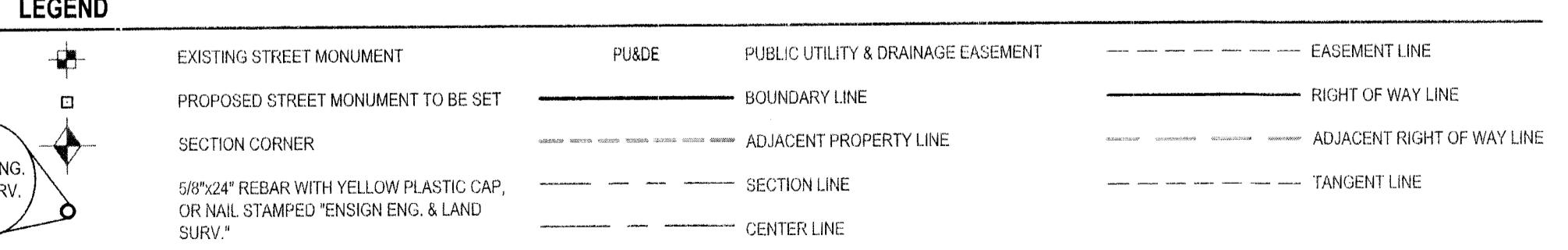
LOCATED IN THE NORTHEAST QUARTER  
OF SECTION 32,  
TOWNSHIP 2 SOUTH, RANGE 5 WEST,  
SALT LAKE BASE AND MERIDIAN  
GRANTSVILLE CITY, TOOELE COUNTY, UTAH

TOOELE COUNTY RECORDER

RECORDED # 580495  
STATE OF UTAH, COUNTY OF TOOELE, RECORDED AND FILED AT THE  
REQUEST OF: Nicole CLOWARD  
DATE: 3/13/2023 TIME: 2:50 pm  
FEE: \$5.00  
TOOELE CITY  
169 North Main Street Unit 1  
Tooele, Utah 84074  
Phone: 801.547.1100  
Fax: 435.843.3990  
CEDAR CITY  
Phone: 435.965.1453  
RICHFIELD  
Phone: 435.965.2983



LEGEND



CITY PLANNER APPROVAL

APPROVED THIS 16th DAY OF February, 2023  
BY THE GRANTSVILLE CITY PLANNER

GRANTSVILLE CITY PLANNER

EXISTING STREET MONUMENT  
PROPOSED STREET MONUMENT TO BE SET  
SECTION CORNER  
58" X 24" REBAR WITH YELLOW PLASTIC CAP,  
OR NAIL STAMPED ENSIGN ENG. & LAND  
SURV.

PUBLIC UTILITY & DRAINAGE EASEMENT  
EASEMENT LINE  
RIGHT OF WAY LINE  
ADJACENT PROPERTY LINE  
ADJACENT RIGHT OF WAY LINE  
TANGENT LINE  
SECTION LINE  
CENTER LINE

TOOELE COUNTY TREASURER

I HEREBY CERTIFY THAT PROPERTY TAXES DUE AND OWNING HAVE BEEN PAID IN FULL THIS DAY OF November, 2022  
FOR PARCEL NO. 45-10-00000-00000-00000  
TOOELE COUNTY TREASURER

CITY MAYOR APPROVAL

APPROVED THIS 23 DAY OF February, 2023  
BY THE GRANTSVILLE CITY MAYOR

GRANTSVILLE CITY MAYOR

CITY ATTORNEY'S APPROVAL

APPROVED THIS 16th DAY OF February, 2023  
BY THE GRANTSVILLE CITY ATTORNEY

GRANTSVILLE CITY ATTORNEY

DEVELOPER RE/MAX  
713 EAST MAIN STREET  
GRANTSVILLE, UT 84074  
435-241-0410  
GRANTSVILLE CITY ENGINEER  
DATE

TOOELE  
169 North Main Street Unit 1  
Tooele, Utah 84074  
Phone: 801.547.1100  
Fax: 435.843.3990  
CEDAR CITY  
Phone: 435.965.1453  
RICHFIELD  
Phone: 435.965.2983



CITY FIRE DEPARTMENT APPROVAL

APPROVED THIS 16th DAY OF February, 2023  
BY THE GRANTSVILLE CITY FIRE DEPT.

GRANTSVILLE CITY FIRE CHIEF

GRANTSVILLE CITY PUBLIC WORKS APPROVAL

APPROVED THIS 17th DAY OF February, 2023  
BY THE GRANTSVILLE CITY PUBLIC WORKS

GRANTSVILLE CITY PUBLIC WORKS DIRECTOR

PLANNING COMMISSION APPROVAL

APPROVED THIS 16th DAY OF February, 2023  
BY THE TOOELE COUNTY PLANNING COMMISSION

Chair, Grantsville City Planning Commission

COUNTY SURVEY DEPARTMENT

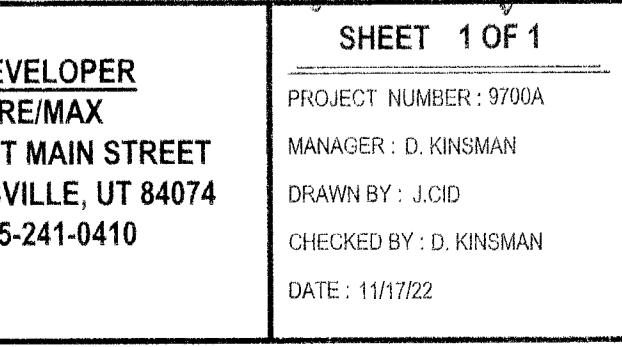
APPROVED THIS 23 DAY OF November, 2022  
BY THE TOOELE COUNTY SURVEY DEPARTMENT

RECORD OF SURVEY FILE # 2009-0070  
TOOELE COUNTY SURVEY DEPT. DIRECTOR

ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT  
AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN  
THIS OFFICE.

TOOELE CITY ENGINEER  
DATE



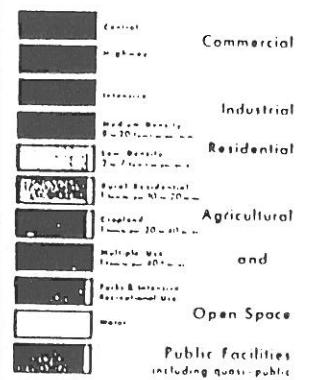
# Agenda Item # 7

Consideration of approving Ordinance 2026-03, an Ordinance of Grantsville City approving a rezone for certain real property located at 15 North Center Street and 9 North Center Street from the RM-15 (Multiple Residential District) zoning designation to the C-N (Neighborhood Commercial District) zoning designation

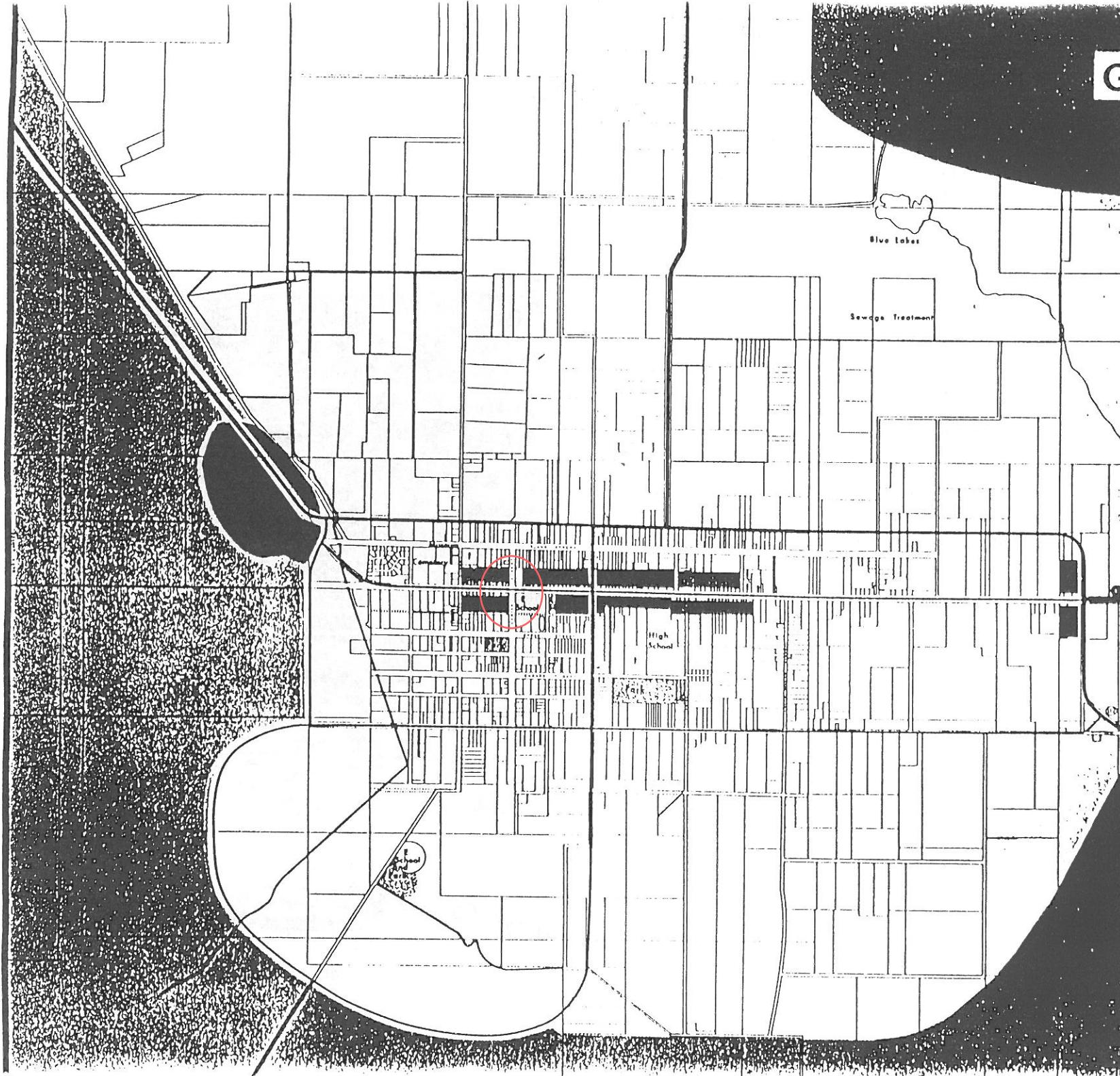
# GRANTSVILLE CITY MASTER PLAN 1990



## PUBLIC FACILITIES LAND USE AND CIRCULATION



MOUNTAIN AREA PLANNERS





June 1994

Mayor and City Council  
City of Grantsville  
Grantsville, UT

Honorable Howard L. Murray and Members of the City Council:

The students of the 1994 Community Planning Workshop are pleased to present the Grantsville General Plan for a Sustainable Community. It is our hope that this six month study undertaken by twenty-six students will assist you in fully understanding current and future capabilities of Grantsville. It should be understood, however, that this study has been produced by undergraduate and graduate students and should not be considered a substitute for a study prepared by professionals.

We would like to thank the citizens, staff, and elected officials of both Grantsville and Tooele County for their time and assistance. With their participation, the depth and quality of the study were significantly enhanced.

A sincere thanks to Eugene Carr, Adjunct Professor, from all members of the workshop. With his guidance, the members of the workshop have gained valuable experience, information, and knowledge.

Our sincere thanks for this opportunity.

Respectfully,

Members of the 1994 Community Planning Workshop

<b>Don Adams</b> Geomorphology, Urban Planning	<b>Julie Anderson</b> Urban Planning	<b>Joel Aro</b> Urban Planning	<b>Lance Cangelosi</b> Urban Planning
<b>Neal Cline</b> Urban Planning	<b>Ron Dillon</b> Urban Planning	<b>John Fanning</b> M.S. Geography, Urban Planning Certificate	<b>Bob Garrow</b> Urban Planning, Architectural History
<b>Glen Goins</b> Urban Planning	<b>Jon Hellman</b> Urban Planning	<b>Gini Howland</b> Urban Planning	<b>Barry Isaac- Harrison</b> Urban Planning
<b>Kohel Kabashima</b> Urban Planning	<b>Brit Kirkland</b> Environmental Studies, Urban Planning	<b>Mike Leishman</b> Urban Planning	<b>Peter Nelson</b> Urban Planning
<b>Ashley Nichols</b> Urban Planning, Finance	<b>Joe Prudden</b> Urban Planning	<b>Arturo Riffo</b> Professional Engineer, Urban Planning	<b>Chad Smith</b> Urban Planning
<b>Kohel Tomita</b> Urban Planning	<b>Andrew Vangaale</b> Urban Planning	<b>Kevin Weight</b> Urban Planning	<b>Helen Will</b> B.S. Architecture
	<b>Spence White</b> Urban Planning	<b>Dave Woodman</b> Urban Planning	

Department of Geography

270 Orson Spencer Hall  
Salt Lake City, Utah 84112  
(801) 581-8218

Natural Resource Consumption	II-63
<b>ECONOMIC BASE ANALYSIS</b>	<b>II-65</b>
Economic Data	II-67
Comparisons with Utah Cities with Similar Population	II-67
<b>TRANSPORTATION AND CIRCULATION</b>	<b>II-71</b>
The Present System	II-71
The Transportation Modal Split	II-78
Traffic Hazards	II-80
Motor Vehicle Registrations	II-80
<b>COMMUNITY HISTORY AND LANDMARKS</b>	<b>II-81</b>
<b>DESIGN AND VISUAL ANALYSIS</b>	<b>II-87</b>

**Map of Existing Land Use ( color fold-out)**

**Section III. GOALS AND RECOMMENDATIONS**

<b>GROWTH POLICIES</b>	<b>III-1</b>
Goals	III-1
Recommendations	III-1
Future Growth Area	III-2
<b>ECONOMICS</b>	<b>III-3</b>
Goals	III-4
Recommendations	III-5
<b>ENVIRONMENTALLY SENSITIVE AREAS AND ECOSYSTEM MANAGEMENT</b>	<b>III-9</b>
Goals	III-9
Recommendations	III-9
<b>NATURAL HAZARDS POLICIES</b>	<b>III-11</b>
Goal	III-11
Recommendations	III-11
<b>AGRICULTURAL DEVELOPMENT</b>	<b>III-13</b>
Recommendations	III-13
<b>SOCIO-CULTURAL DEVELOPMENT</b>	<b>III-21</b>
Recommendations	III-21
<b>CAPITAL FACILITIES</b>	<b>III-23</b>
Goals	III-23
Recommendations	III-23
<b>TRANSPORTATION</b>	<b>III-27</b>
Goals	III-27
Recommendations	III-27
<b>HISTORIC PRESERVATION</b>	<b>III-31</b>
Recommendations	III-31
Programs for Historic Preservation	III-35
Building Proposed for Intensive Level Surveys (photos)	III-37
Activities Calendar	III-41

## MAP OF EXISTING LAND USE

The Land Use Map is the result of field surveys conducted during 1994 to determine the current use of each parcel of land within the Grantsville City limits. This reduced map is a facsimile of a map produced at a scale of 1"=500' that was presented to the City of Grantsville. A base map of the city is mounted on a board for display in city hall. Current land use, and maps of all public utilities were prepared as clear overlays to the base map. These overlay maps can be stored separately and displayed over the base map as needed for planning or discussion purposes.

# LAND USE

## GRANTSVILLE GENERAL PLAN

University of Utah Community Planning Workshop

### KEY

#### RESIDENTIAL

- Single Family
- Duplex
- Multiple (3+)
- Mobile Home

#### BUSINESS and COMMERCIAL

- Retail, Motel
- Wholesale and/or Repair
- Office

#### INDUSTRIAL

- Light Industry

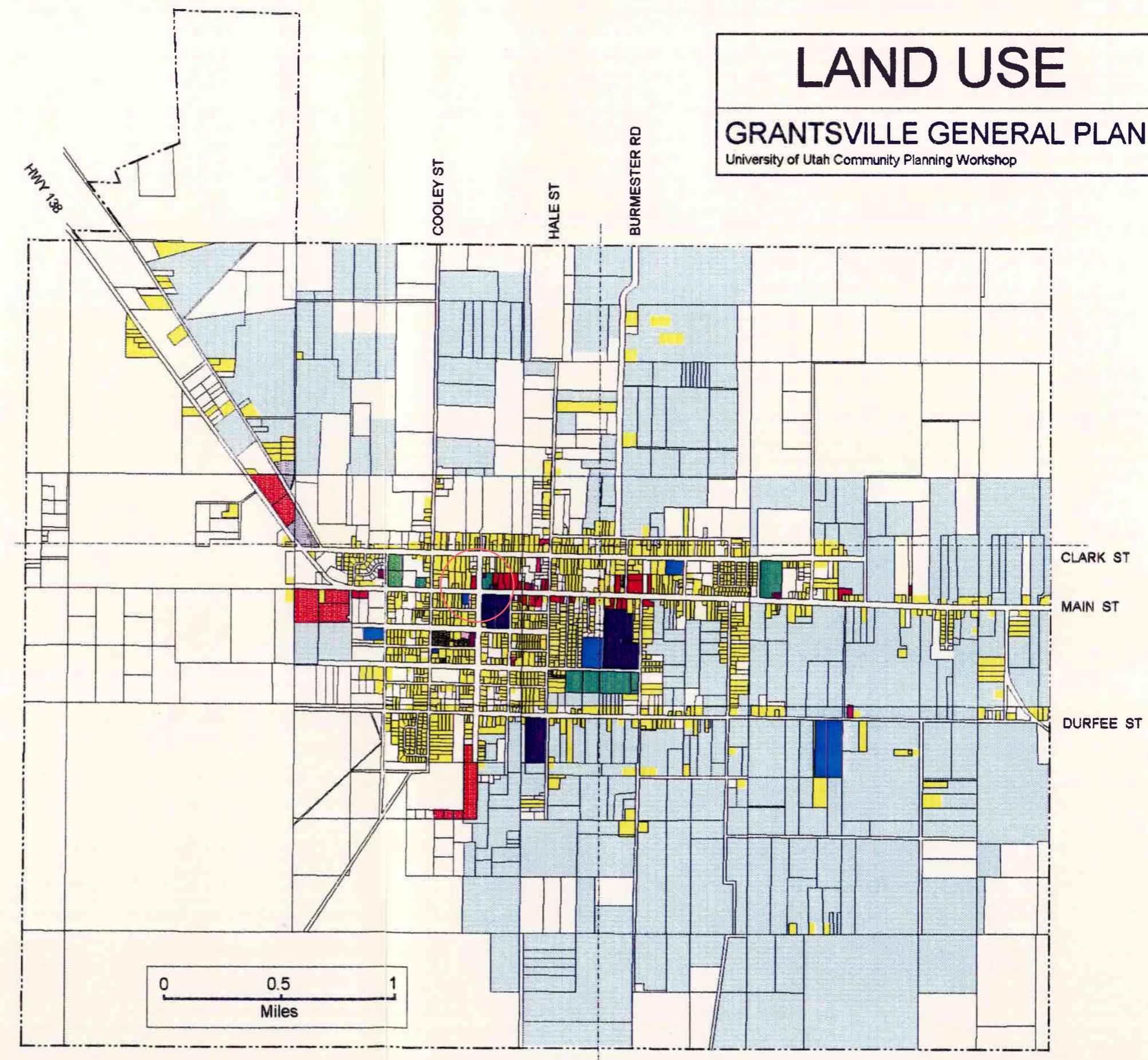
#### PUBLIC and QUASI-PUBLIC

- Schools
- Other Public Bldgs.
- Churches and Institutional Bldgs.
- Parks
- Cemeteries

#### AGRICULTURE

- All types

#### VACANT LAND



# GRANTSVILLE CITY

## ZONING MAP

REVISED DECEMBER 2003

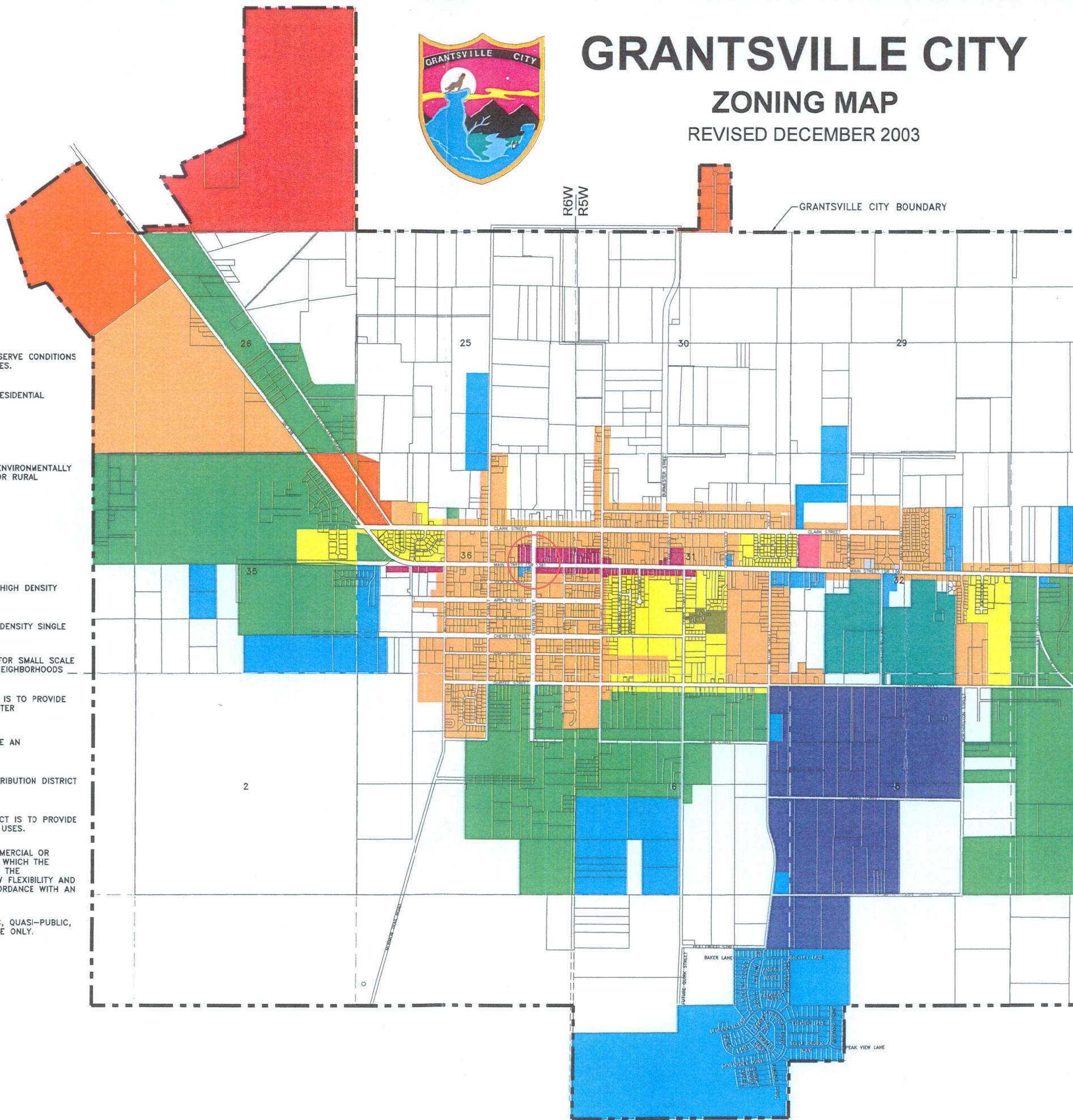


### LEGEND

#### RESIDENTIAL

- A-10 10 ACRE LOT MINIMUM. THE PURPOSE IS TO PROMOTE AND PRESERVE CONDITIONS FAVORABLE TO AGRICULTURE AND TO MAINTAIN GREENBELT SPACES.
- RR-5 5 ACRE LOT MINIMUM. THE PURPOSE IS TO PROVIDE A RURAL RESIDENTIAL DISTRICT.
- RR-1 1 ACRE LOT MINIMUM.
- R-1-21 21,780 SQUARE FEET IN SIZE. THE PURPOSE IS TO PROMOTE ENVIRONMENTALLY SENSITIVE AND VISUALLY COMPATIBLE DEVELOPMENT SUITABLE FOR RURAL LOCATIONS.
- R-1-12 12,000 SQUARE FEET IN SIZE.
- R-1-8 8,000 SQUARE FEET IN SIZE.
- RM-15 8,000 SQUARE FEET IN SIZE. TO PROVIDE AREAS FOR MEDIUM HIGH DENSITY RESIDENTIAL.
- RM-7 7,000 SQUARE FEET IN SIZE. TO PROVIDE AREAS FOR MEDIUM DENSITY SINGLE FAMILY AND MULTIFAMILY RESIDENTIAL.
- CN NEIGHBORHOOD COMMERCIAL DISTRICT IS INTENDED TO PROVIDE FOR SMALL SCALE COMMERCIAL USES THAT CAN BE LOCATED WITHIN RESIDENTIAL NEIGHBORHOODS WITHOUT HAVING SIGNIFICANT IMPACT UPON RESIDENTIAL USES.
- CS 60,000 SQUARE FEET IN SIZE. COMMERCIAL SHOPPING DISTRICT IS TO PROVIDE AN ENVIRONMENT FOR EFFICIENT AND ATTRACTIVE SHOPPING CENTER DEVELOPMENT.
- CG 10,000 SQUARE FEET IN SIZE. GENERAL DISTRICT IS TO PROVIDE AN ENVIRONMENT FOR A VARIETY OF COMMERCIAL USES.
- MD 20,000 SQUARE FEET IN SIZE. LIGHT MANUFACTURING AND DISTRIBUTION DISTRICT IS TO PROVIDE AN ENVIRONMENT FOR LIGHT INDUSTRIAL USES.
- MG 20,000 SQUARE FEET IN SIZE. GENERAL MANUFACTURING DISTRICT IS TO PROVIDE AN ENVIRONMENT FOR LARGER AND MORE INTENSIVE INDUSTRIAL USES.
- PUD AN INTEGRATED DESIGN FOR DEVELOPMENT OF RESIDENTIAL, COMMERCIAL OR INDUSTRIAL USES, OR LIMITED COMBINATIONS OF SUCH USES, IN WHICH THE DENSITY AND LOCATION REGULATIONS OF THE DISTRICT IN WHICH THE DEVELOPMENT IS SITUATED MAY BE VARIED OR WAIVED TO ALLOW FLEXIBILITY AND INITIATIVE IN SITE AND BUILDING DESIGN AND LOCATION, IN ACCORDANCE WITH AN APPROVED PLAN AND IMPOSED REQUIREMENTS.
- CD THE PURPOSE IS TO PROVIDE AREAS FOR HIGH INTENSITY PUBLIC, QUASI-PUBLIC, COMMERCIAL, OFFICE AND RESIDENTIAL USES BY CONDITIONAL USE ONLY.

TWE 03/15/2004 X:\GRANTSVILLE GENERAL\1 DRAWING\Roadbase Zoning\zoning-base.dwg



# **GRANTSVILLE CITY**

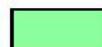
## **ZONING MAP**

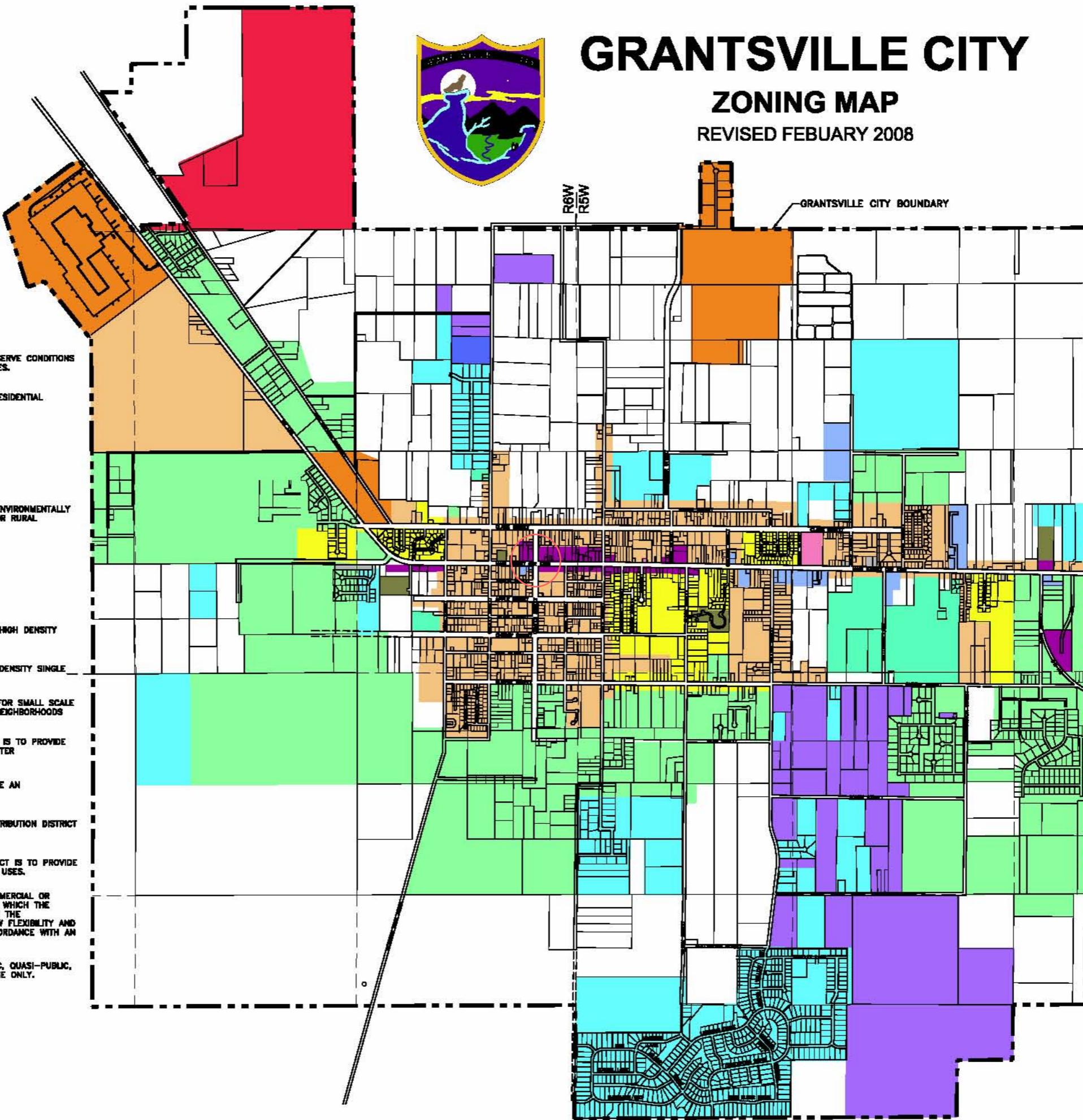
**REVISED FEBRUARY 2008**



## LEGEND

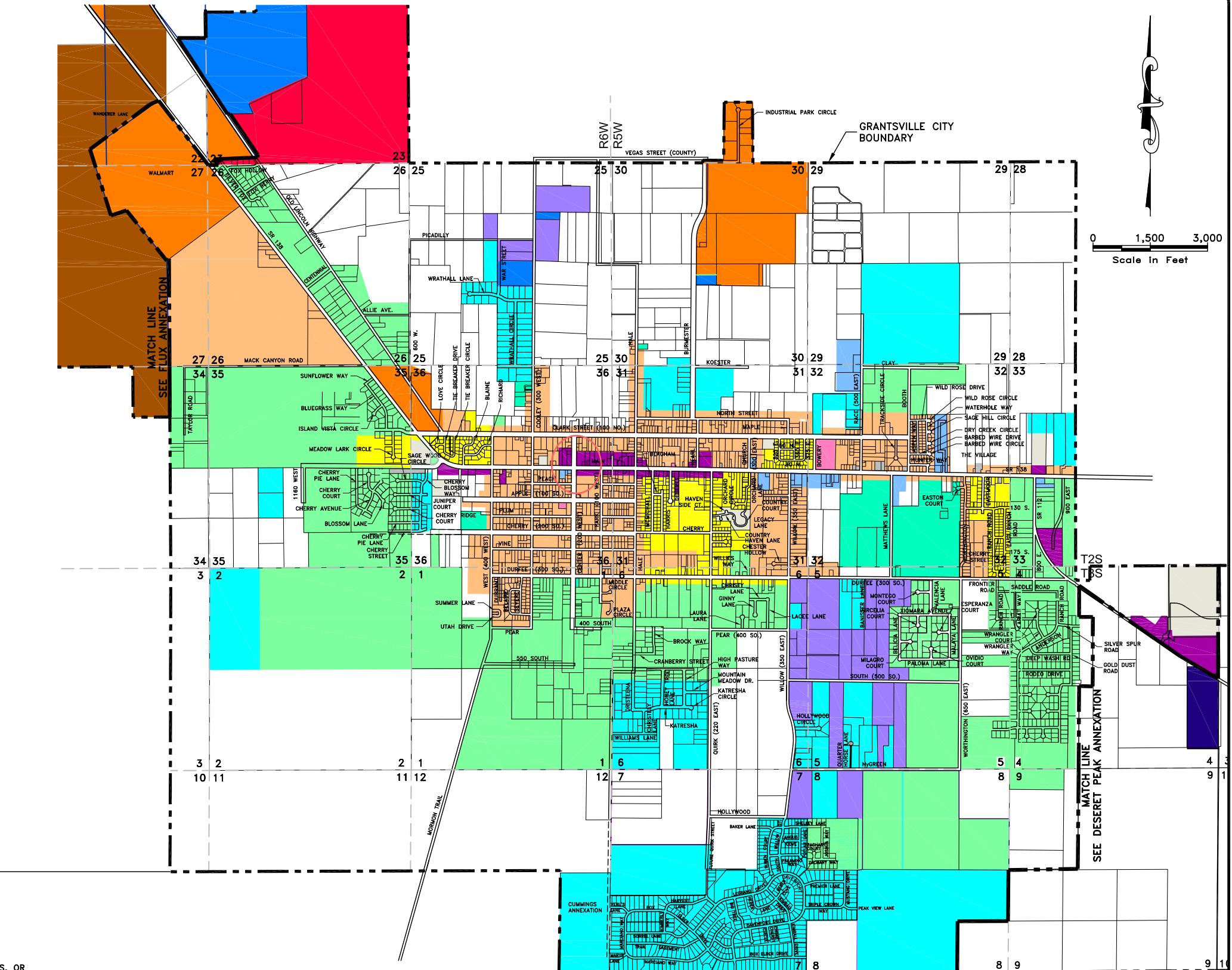
RESIDENTIAL

	A-10	10 ACRE LOT MINIMUM. THE PURPOSE IS TO PROMOTE AND PRESERVE CONDITIONS FAVORABLE TO AGRICULTURE AND TO MAINTAIN GREENBELT SPACES.
	RR-5	5 ACRE LOT MINIMUM. THE PURPOSE IS TO PROVIDE A RURAL RESIDENTIAL DISTRICT.
	RR-2.5	2.5 ACRE LOT MINIMUM.
	RR-1	1 ACRE LOT MINIMUM.
	R-1-21	21,780 SQUARE FEET IN SIZE. THE PURPOSE IS TO PROMOTE ENVIRONMENTALLY SENSITIVE AND VISUALLY COMPATIBLE DEVELOPMENT SUITABLE FOR RURAL LOCATIONS.
	R-1-12	12,000 SQUARE FEET IN SIZE.
	R-1-5	8,000 SQUARE FEET IN SIZE.
	RM-15	6,000 SQUARE FEET IN SIZE. TO PROVIDE AREAS FOR MEDIUM HIGH DENSITY RESIDENTIAL.
	RM-7	7,000 SQUARE FEET IN SIZE. TO PROVIDE AREAS FOR MEDIUM DENSITY SINGLE FAMILY AND MULTIFAMILY RESIDENTIAL.
	CN	NEIGHBORHOOD COMMERCIAL DISTRICT IS INTENDED TO PROVIDE FOR SMALL SCALE COMMERCIAL USES THAT CAN BE LOCATED WITHIN RESIDENTIAL NEIGHBORHOODS WITHOUT HAVING SIGNIFICANT IMPACT UPON RESIDENTIAL USES.
	CS	80,000 SQUARE FEET IN SIZE. COMMERCIAL SHOPPING DISTRICT IS TO PROVIDE AN ENVIRONMENT FOR EFFICIENT AND ATTRACTIVE SHOPPING CENTER DEVELOPMENT.
	CG	10,000 SQUARE FEET IN SIZE. GENERAL DISTRICT IS TO PROVIDE AN ENVIRONMENT FOR A VARIETY OF COMMERCIAL USES.
	MD	20,000 SQUARE FEET IN SIZE. LIGHT MANUFACTURING AND DISTRIBUTION DISTRICT IS TO PROVIDE AN ENVIRONMENT FOR LIGHT INDUSTRIAL USES.
	MG	20,000 SQUARE FEET IN SIZE. GENERAL MANUFACTURING DISTRICT IS TO PROVIDE AN ENVIRONMENT FOR LARGER AND MORE INTENSIVE INDUSTRIAL USES.
	PUD	AN INTEGRATED DESIGN FOR DEVELOPMENT OF RESIDENTIAL, COMMERCIAL OR INDUSTRIAL USES, OR LIMITED COMBINATIONS OF SUCH USES, IN WHICH THE DENSITY AND LOCATION REGULATIONS OF THE DISTRICT IN WHICH THE DEVELOPMENT IS SITUATED MAY BE VARIED OR WAIVED TO ALLOW FLEXIBILITY AND INITIATIVE IN SITE AND BUILDING DESIGN AND LOCATION, IN ACCORDANCE WITH AN APPROVED PLAN AND IMPOSED REQUIREMENTS.
	CD	THE PURPOSE IS TO PROVIDE AREAS FOR HIGH INTENSITY PUBLIC, QUASI-PUBLIC, COMMERCIAL, OFFICE AND RESIDENTIAL USES BY CONDITIONAL USE ONLY.



## LEGEND

A-10	10 ACRE LOT MINIMUM. THE PURPOSE IS TO PROMOTE AND PRESERVE CONDITIONS FAVORABLE TO AGRICULTURE AND TO MAINTAIN GREENBELT SPACES.
RR-5	5 ACRE LOT MINIMUM. THE PURPOSE IS TO PROVIDE A RURAL RESIDENTIAL DISTRICT.
RR-2.5	2.5 ACRE LOT MINIMUM.
RR-1	1 ACRE LOT MINIMUM.
R-1-21	21,780 SQUARE FEET IN SIZE. THE PURPOSE IS TO PROMOTE ENVIRONMENTALLY SENSITIVE AND VISUALLY COMPATIBLE DEVELOPMENT SUITABLE FOR RURAL LOCATIONS.
R-1-12	12,000 SQUARE FEET IN SIZE.
R-1-8	8,000 SQUARE FEET IN SIZE.
RM-15	8,000 SQUARE FEET IN SIZE. TO PROVIDE AREAS FOR MEDIUM HIGH DENSITY RESIDENTIAL.
RM-7	7,000 SQUARE FEET IN SIZE. TO PROVIDE AREAS FOR MEDIUM DENSITY SINGLE FAMILY AND MULTIFAMILY RESIDENTIAL.
CN	NEIGHBORHOOD COMMERCIAL DISTRICT IS INTENDED TO PROVIDE FOR SMALL SCALE COMMERCIAL USES THAT CAN BE LOCATED WITHIN RESIDENTIAL NEIGHBORHOODS WITHOUT HAVING SIGNIFICANT IMPACT UPON RESIDENTIAL USES.
CS	60,000 SQUARE FEET IN SIZE. COMMERCIAL SHOPPING DISTRICT IS TO PROVIDE AN ENVIRONMENT FOR EFFICIENT AND ATTRACTIVE SHOPPING CENTER DEVELOPMENT.
CG	10,000 SQUARE FEET IN SIZE. GENERAL DISTRICT IS TO PROVIDE AN ENVIRONMENT FOR A VARIETY OF COMMERCIAL USES.
MD	20,000 SQUARE FEET IN SIZE. LIGHT MANUFACTURING AND DISTRIBUTION DISTRICT IS TO PROVIDE AN ENVIRONMENT FOR LIGHT INDUSTRIAL USES.
MG	20,000 SQUARE FEET IN SIZE. GENERAL MANUFACTURING DISTRICT IS TO PROVIDE AN ENVIRONMENT FOR LARGER AND MORE INTENSIVE INDUSTRIAL USES.
MG-EX	MINING, QUARRY, SAND AND GRAVEL EXCAVATION INDUSTRIAL USES.
PUD	AN INTEGRATED DESIGN FOR DEVELOPMENT OF RESIDENTIAL, COMMERCIAL OR INDUSTRIAL USES, OR LIMITED COMBINATIONS OF SUCH USES, IN WHICH THE DENSITY AND LOCATION REGULATIONS OF THE DISTRICT IN WHICH THE DEVELOPMENT IS SITUATED MAY BE VARIED OR WAIVED TO ALLOW FLEXIBILITY AND INITIATIVE IN SITE AND BUILDING DESIGN AND LOCATION, IN ACCORDANCE WITH AN APPROVED PLAN AND IMPOSED REQUIREMENTS.
CD	THE PURPOSE IS TO PROVIDE AREAS FOR HIGH INTENSITY PUBLIC, QUASI-PUBLIC, COMMERCIAL, OFFICE AND RESIDENTIAL USES BY CONDITIONAL USE ONLY.
MU	AN INTEGRATED DEVELOPMENT OF RESIDENTIAL, AND COMMERCIAL USES, OR LIMITED COMBINATIONS OF SUCH USES IN A PUD, DENSITY OF RESIDENTIAL SHALL NOT EXCEED A TOTAL OF THREE UNITS PER ACRES WITH CLUSTERING OF NO MORE THAN 14 UNITS PER ACRE TO ALLOW FLEXIBILITY AND INITIATIVE IN SITE AND BUILDING DESIGN AND LOCATION, IN ACCORDANCE WITH AN APPROVED PLAN AND IMPOSED REQUIREMENTS.



## GRANTSVILLE CITY

### ZONING MAP

### CITY CENTER

REVISED AUGUST 2015



GRANTSVILLE CITY ZONING DEPARTMENT  
429 E MAIN STREET GRANTSVILLE, UTAH 84029  
PHONE (435) 884-3411  
FAX (435) 884-0426

Fees:  
\$200 site  
plan + \$75  
per lot

## MINOR SUBDIVISION APPLICATION

\*\*\*\*\*

Date of Application April 6, 2020

Owner of Property DOUG & ROSEANNA HIGLEY

Property Location 5 North Center, Grantsville UT

Mailing Address [REDACTED]

Email Address [REDACTED]

Phone [REDACTED]

Total Acreage of Original Parcel 0.709 Acres

Total Number of Lots Being Created 3 Total Lots.

Current Zone of Property RM-15 (9/4/2019)

\*\*\*\*\*

Office Use Only

Total Fees Paid \$425.00

Date Paid April 6, 2020

Application Complete X Application Incomplete       

Reasons for Incompleteness

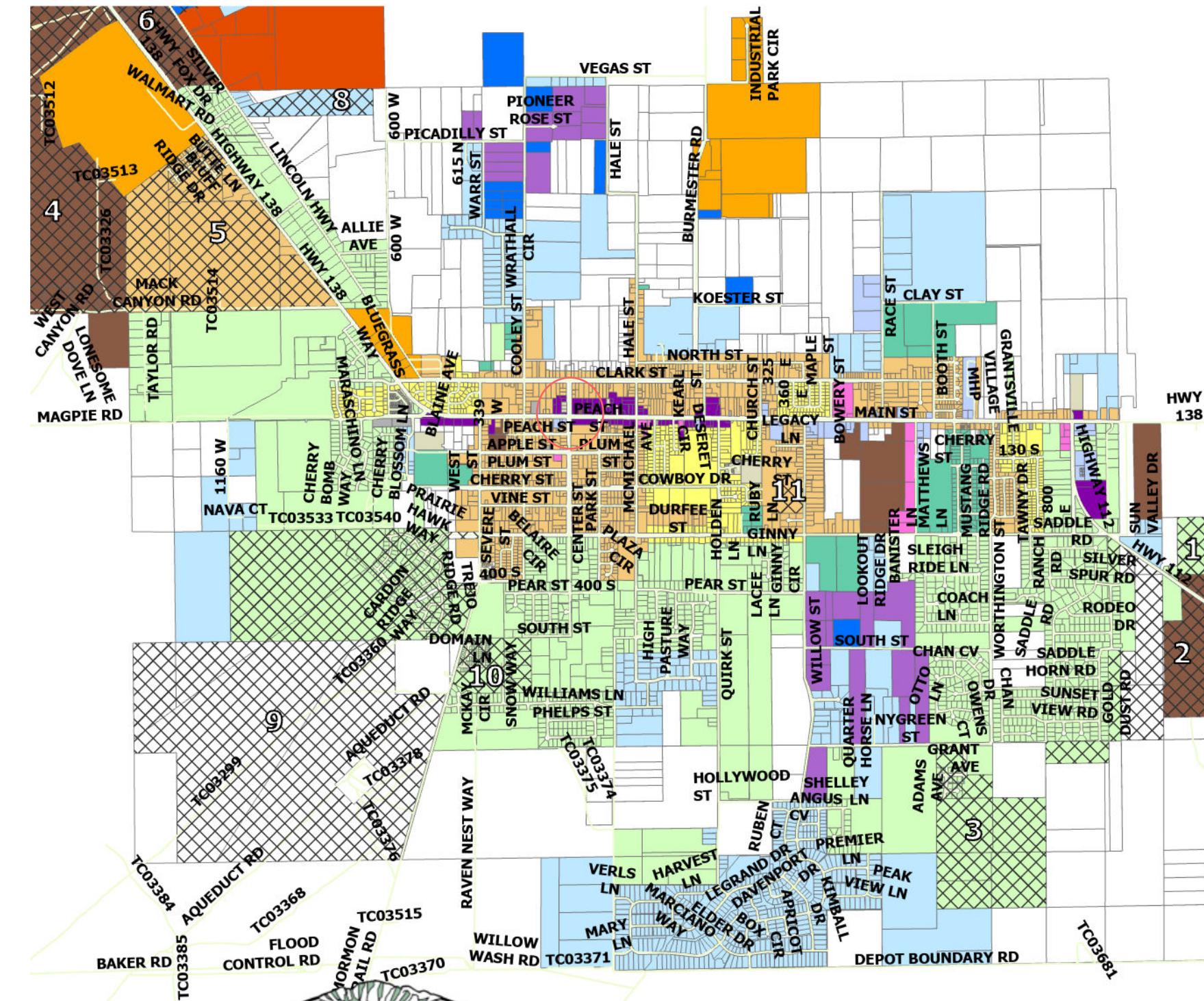
## LEGEND

## ZONING DISTRICTS

	<b>A-10</b>		<b>CN</b>
	<b>RR-5</b>		<b>CS</b>
	<b>RR-2.5</b>		<b>CG</b>
	<b>RR-1</b>		<b>CD</b>
	<b>R-1-21</b>		<b>MD</b>
	<b>R-1-12</b>		<b>MC</b>
	<b>R-1-8</b>		<b>MC</b>
	<b>RM-7</b>		<b>PU</b>
	<b>RM-15</b>		<b>MU</b>

## PLANNED UNIT DEVELOPMENTS

<b>1. Deseret Meadows PUD</b>	<b>7. Worthington Ranch PUD</b>
<b>2. 20 Wells PUD</b>	<b>8. Willow Fields PUD</b>
<b>3. Presidents Park PUD</b>	<b>9. Northstar Ranch PUD</b>
<b>4. Deseret PUD</b>	<b>10. Scenic Slopes PUD</b>
<b>5. Highlands PUD</b>	<b>11. Townhomes on Willow PUD</b>
<b>6. Desert Edge PUD</b>	



# ZONING MAP CENTRAL AREA

Adopted May 17, 2023  
Amended May 21, 2025





**GRANTSVILLE CITY  
ORDINANCE NO. 2026-03**

**AN ORDINANCE OF GRANTSVILLE CITY APPROVING A REZONE FOR CERTAIN  
REAL PROPERTY LOCATED AT 15 NORTH CENTER STREET AND 9 NORTH  
CENTER STREET FROM THE RM-15 (MULTIPLE RESIDENTIAL DISTRICT)  
ZONING DESIGNATION TO THE C-N (NEIGHBORHOOD COMMERCIAL  
DISTRICT) ZONING DESIGNATION.**

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

**WHEREAS**, an application was submitted requesting a rezone of real property located at **15 North Center Street** and **9 North Center Street**, Grantsville City, Utah (collectively, the “Property”), from the **RM-15 (Multiple Residential District)** zoning designation to the **C-N (Neighborhood Commercial District)** zoning designation; and

**WHEREAS**, the Property is more particularly described on *Exhibit A* attached hereto and incorporated by reference; and

**WHEREAS**, the proposed rezone is intended to allow neighborhood-scale commercial uses that are compatible with surrounding land uses and consistent with the intent and purpose of the C-N zoning district; and

**WHEREAS**, the Planning Commission conducted a duly noticed public hearing on the proposed rezone. They recommend approval of the rezone upon finding that the request complies with applicable zoning standards, promotes orderly growth and development, and is consistent with the Grantsville City General Plan; and

**WHEREAS**, the City Council has reviewed the application, the Planning Commission’s recommendation, the record before it, and all relevant testimony and evidence; and

**WHEREAS**, the City Council finds that the proposed rezone:

1. Is consistent with the goals and policies of the Grantsville City General Plan;
2. Is compatible with existing and anticipated land uses in the surrounding area;
3. Will not be detrimental to the public health, safety, or general welfare; and
4. Complies with the applicable provisions of the Grantsville City Code and Utah law.

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

## **Section 1. Approval of Rezone**

The rezone of the real property located at **15 North Center Street** and **9 North Center Street**, as more particularly described in *Exhibit A*, from the **RM-15 (Multiple Residential District)** zoning designation to the **C-N (Neighborhood Commercial District)** zoning designation is hereby approved.

## **Section 2. Zoning Map Amendment**

The official Zoning Map of Grantsville City is hereby amended to reflect the rezone approved by this Resolution.

## **Section 3. Authorization**

The Mayor, City Recorder, and other City officials are authorized and directed to take such further actions as are necessary and appropriate to implement and effectuate the intent of this Resolution.

## **Section 4. Effective Date**

This Ordinance shall take effect immediately upon its passage and approval as provided by law.

## **Section 5. 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  
[REDACTED] DAY OF [REDACTED], 2026.

BY THE ORDER OF THE GRANTSVILLE CITY COUNCIL:

---

By Mayor Heidi Hammond

ATTEST

---

Alicia Fairbourne, City Recorder

Approved as to Form:

---

Tysen J. Barker, Grantsville City Attorney

# Exhibit “A”

### SURVEYOR'S CERTIFICATE

I, Nolan C. Hatchcock, do hereby certify that I am a Professional Land Surveyor holding License No. 166346 as prescribed by the laws of the State of Utah, and that the certificate tract of land shown on this plat and described below, 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



4/16/2020

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"11' East 44.65 feet from the Southeast Corner of Block 3, Grantsville City Survey, said Southeast Corner of Block 3 lies North 89'52"15' West 1062.13 feet along the section line, more particularly described as follows: Beginning North 0'32"11' East 44.65 feet from the Southeast Corner of Section 36, Township 2 South, Range 6 West, Salt Lake Base and Meridian, (Point 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 North 89'52"15' West 1062.13 feet, thence North 89'52"15' West 56.29 feet; thence North 89'13"14' West 56.47 feet (record = 59.22 feet); thence North 0'32"11' East 232.75 feet (record = N 00'37'23" 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 124.40 feet) to the westerly right-of-way line, thence North 89'52"15' West 146.40 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 herein 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 herein described tract a perpetual, non-exclusive easement over the public roads, streets, alleys, paths, rights-of-way, and ways shown on this plat for the installation, maintenance and operation of public utility service lines and facilities.

In witness whereof said owners have hereunto set their hands this 21 day of July 2020 A.D.

Doug Higley Roseanna Higley  
Doug Higley Roseanna Higley

### ACKNOWLEDGEMENT

STATE OF UTAH )  
County of Tooele )  
On the 22 day of July 2020 A.D.,  
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 further  
acknowledged to me that they executed the same.

MY COMMISSION EXPIRES: 07/17/2023  
NOTARY PUBLIC: Notary Public  
RECORDING: Tooele Co. Rec.

RECORDED IN: Tooele Co.

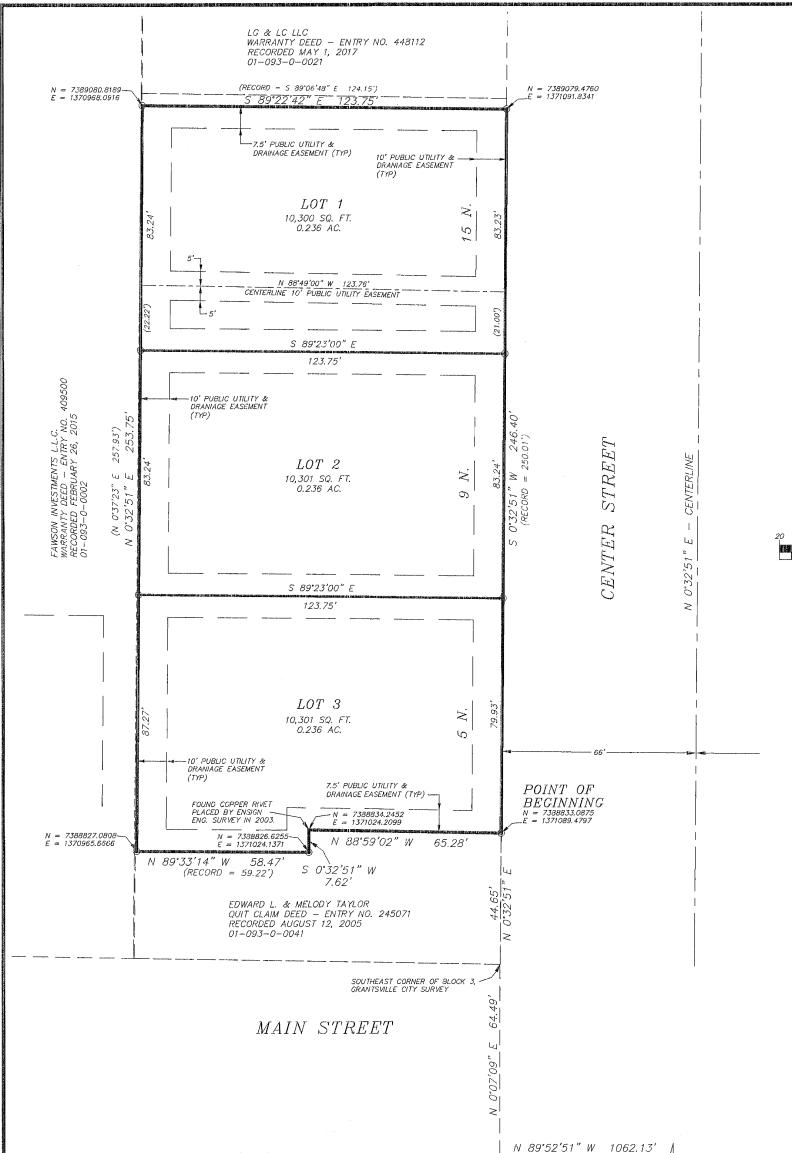
Utah Public Land Surveyor  
Commission #166346  
My Commission Expires  
May 17, 2023

MARCH 25, 2020

### 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

RECORDED # 516495  
STATE OF UTAH, COUNTY OF TOOELE, RECORDED AND FILED  
AT THE RECORDERS OFFICE, July 21, 2020  
Doug & Roseanna Higley  
FEE \$86.00  
TOOELE COUNTY RECORDER



GRANTSVILLE CITY ENGINEER  
APPROVED THIS 14 DAY OF July  
2020 BY THE GRANTSVILLE  
CITY ENGINEER  
CITY ENGINEER OR DESIGNEE

GRANTSVILLE CITY PUBLIC WORKS  
APPROVED THIS 20th DAY OF July  
2020 BY THE GRANTSVILLE  
CITY PUBLIC WORKS DIRECTOR  
CITY PUBLIC WORKS DIRECTOR OR DESIGNEE

GRANTSVILLE CITY ATTORNEY  
APPROVED THIS 27 DAY OF July  
2020 BY THE GRANTSVILLE  
CITY ATTORNEY  
CITY ATTORNEY

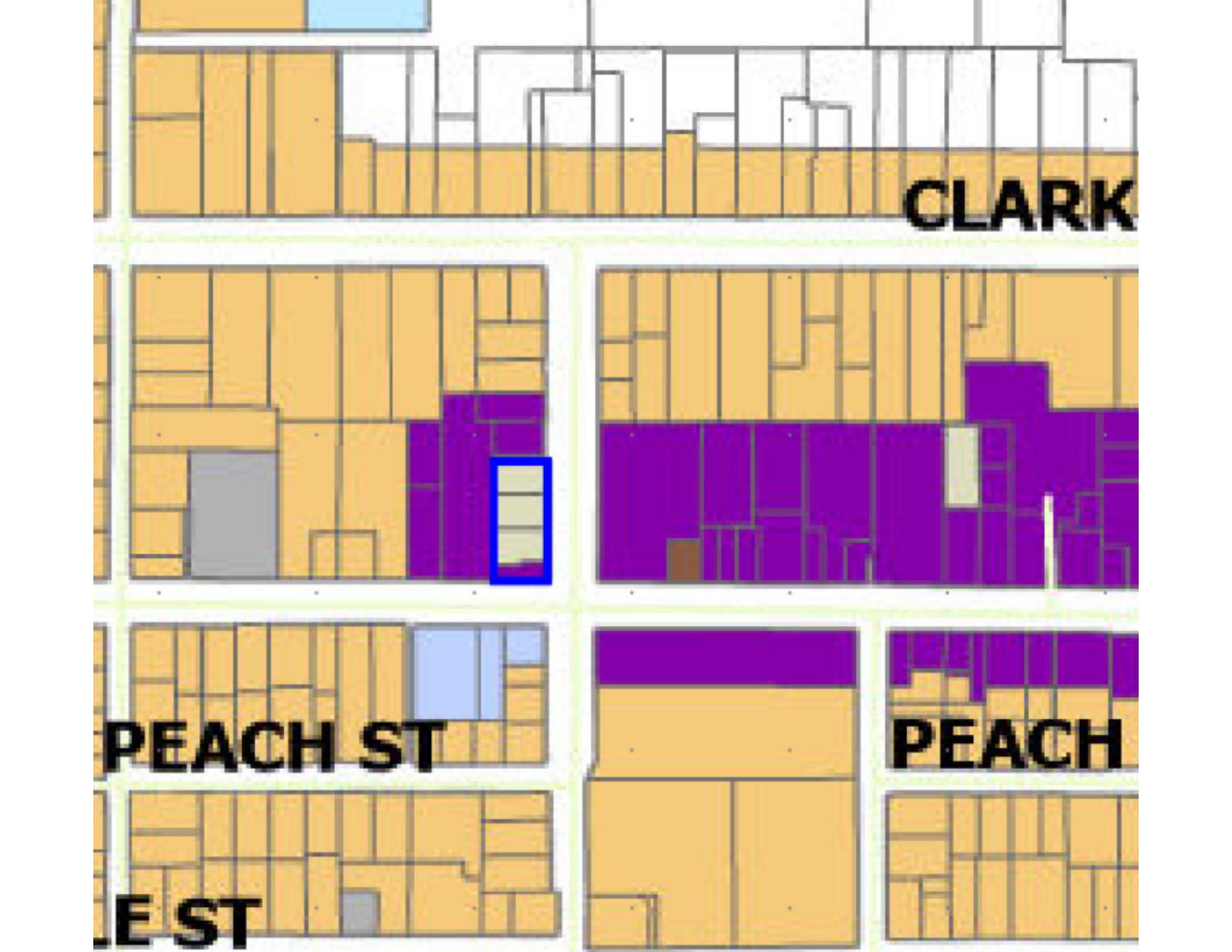
TOOELE COUNTY TREASURER  
APPROVED THIS 28 DAY OF July  
2020 BY THE TOOELE  
COUNTY TREASURER  
J. Hughes  
TOOELE COUNTY TREASURER

GRANTSVILLE CITY FIRE MARSHALL  
APPROVED THIS 17 DAY OF July  
2020 BY THE GRANTSVILLE  
CITY FIRE MARSHALL  
P. John C. Higley  
FIRE MARSHALL

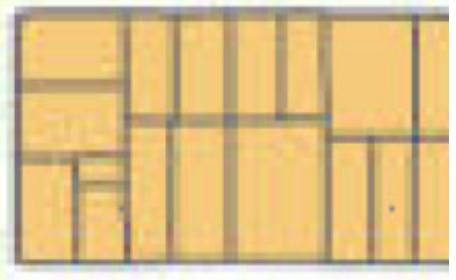
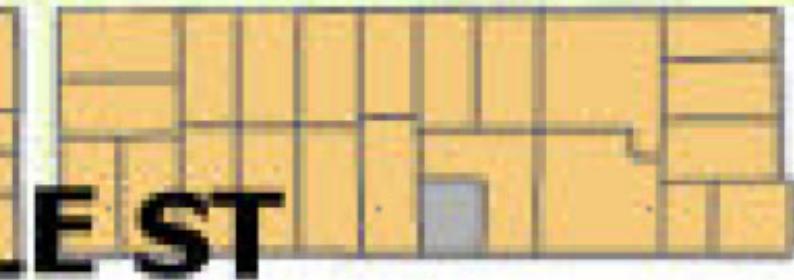
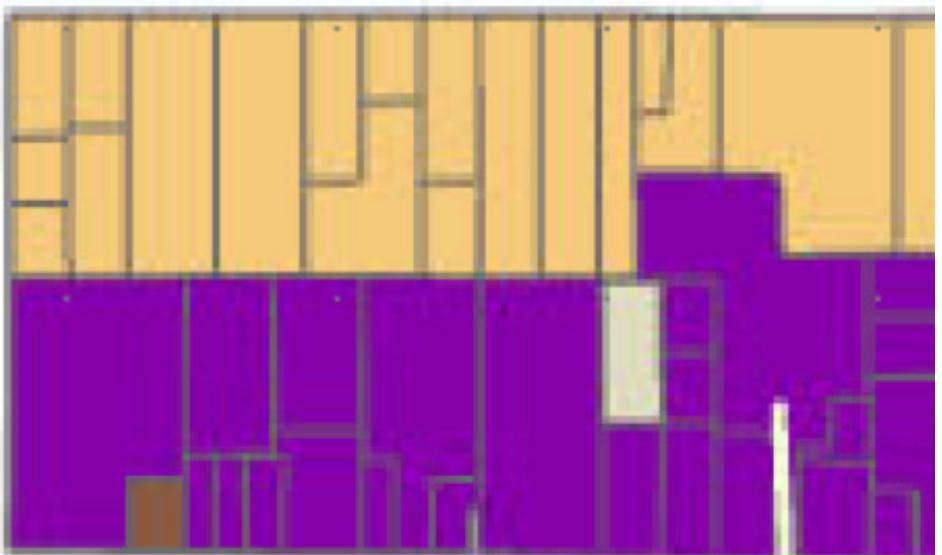
TOOELE COUNTY SURVEY DEPT.  
APPROVED THE 28 DAY OF July  
2020 BY THE TOOELE  
COUNTY SURVEY DEPARTMENT  
P. John C. Higley  
FIRE MARSHALL

PLANNING COMMISSION  
APPROVED THIS 21 DAY OF July  
2020 BY THE TOOELE  
COUNTY PLANNING COMMISSION  
P. John C. Higley  
FIRE MARSHALL

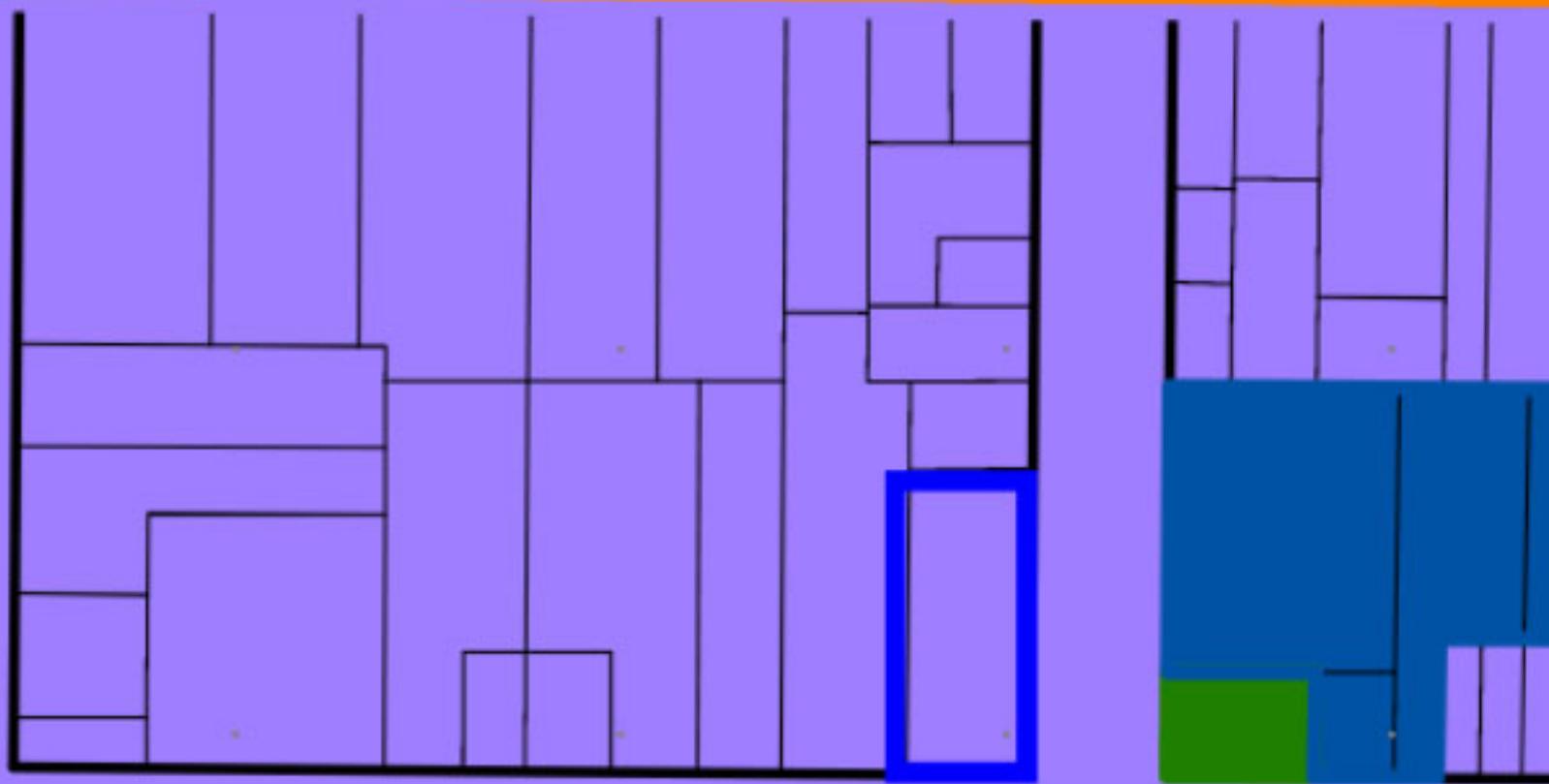
GRANTSVILLE CITY MAYOR  
APPROVED THIS 21 DAY OF July  
2020 BY THE GRANTSVILLE CITY COUNCIL  
THIS PLAT WAS APPROVED AND ACCEPTED  
P. John C. Higley  
FIRE MARSHALL  
C. Christine Weil  
CITY PLANNING COMMISSION  
CITY OF GRANTSVILLE, TOOELE COUNTY, UTAH  
ATTEST: CITY RECORDER



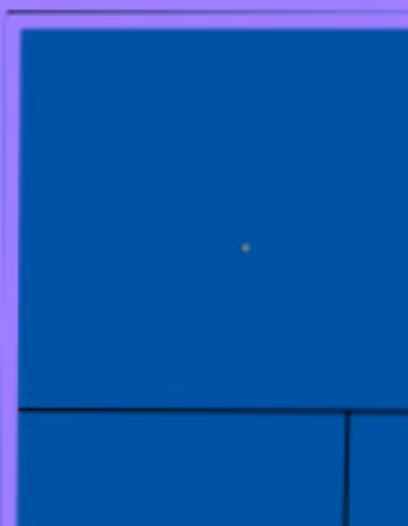
CLARK



C CLARK STREET



PEACH



# Agenda Item # 8

Consideration of approving Ordinance 2026-04, an Ordinance of Grantsville City approving a rezone of real property located at 587 East Main Street from the C-D (Commercial Development District) zoning designation to the RM-15 (Multiple Residential District) zoning designation



**GRANTSVILLE CITY  
ORDINANCE NO. 2026-04**

**AN ORDINANCE OF GRANTSVILLE CITY APPROVING A REZONE OF REAL  
PROPERTY LOCATED AT 587 EAST MAIN STREET FROM THE C-D  
(COMMERCIAL DEVELOPMENT DISTRICT) ZONING DESIGNATION TO THE  
RM-15 (MULTIPLE RESIDENTIAL DISTRICT) ZONING DESIGNATION**

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

**WHEREAS**, an application was submitted requesting that the real property located at 587 East Main Street, Grantsville City, Tooele County, Utah, be rezoned from C-D (Commercial Development District) to RM-15 (Multiple Residential District); and

**WHEREAS**, the subject property is more particularly described in Exhibit "A", attached hereto and incorporated by reference; and

**WHEREAS**, the proposed rezoning is consistent with the goals, policies, and land use designations of the Grantsville City General Plan; and

**WHEREAS**, the Planning Commission held a duly noticed public hearing on the proposed rezone and forwarded a recommendation to the City Council in accordance with applicable law; and

**WHEREAS**, the City Council held a duly noticed public hearing, reviewed the application, Planning Commission recommendation, staff reports, public comments, and all relevant evidence; and

**WHEREAS**, the City Council finds that the requested rezone promotes the public health, safety, and general welfare, and is compatible with surrounding land uses and zoning designations;

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

**Section 1: Approval of Rezone:** The zoning designation of the real property located at **587 East Main Street**, as more particularly described in Exhibit "A," is hereby changed from **C-D (Commercial Development District)** to **RM-15 (Multiple Residential District)**.

**Section 2: Compliance with Applicable Regulations:** Development of the subject property shall comply with all applicable provisions of the Grantsville City Municipal Code, the Grantsville Land Use Development and Management Code, and all other applicable federal, state, and local regulations in effect at the time of development.

**Section 3: Zoning Map Amendment:** The Official Zoning Map of Grantsville City, is hereby amended to reflect the rezone approved by this ordinance.

**Section 4. Effective Date:** This Ordinance shall take effect immediately upon its passage and approval as provided by law.

**Section 5. 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  
[REDACTED] DAY OF [REDACTED], 2026.

BY THE ORDER OF THE GRANTSVILLE CITY COUNCIL:

---

By Mayor Heidi Hammond

ATTEST

---

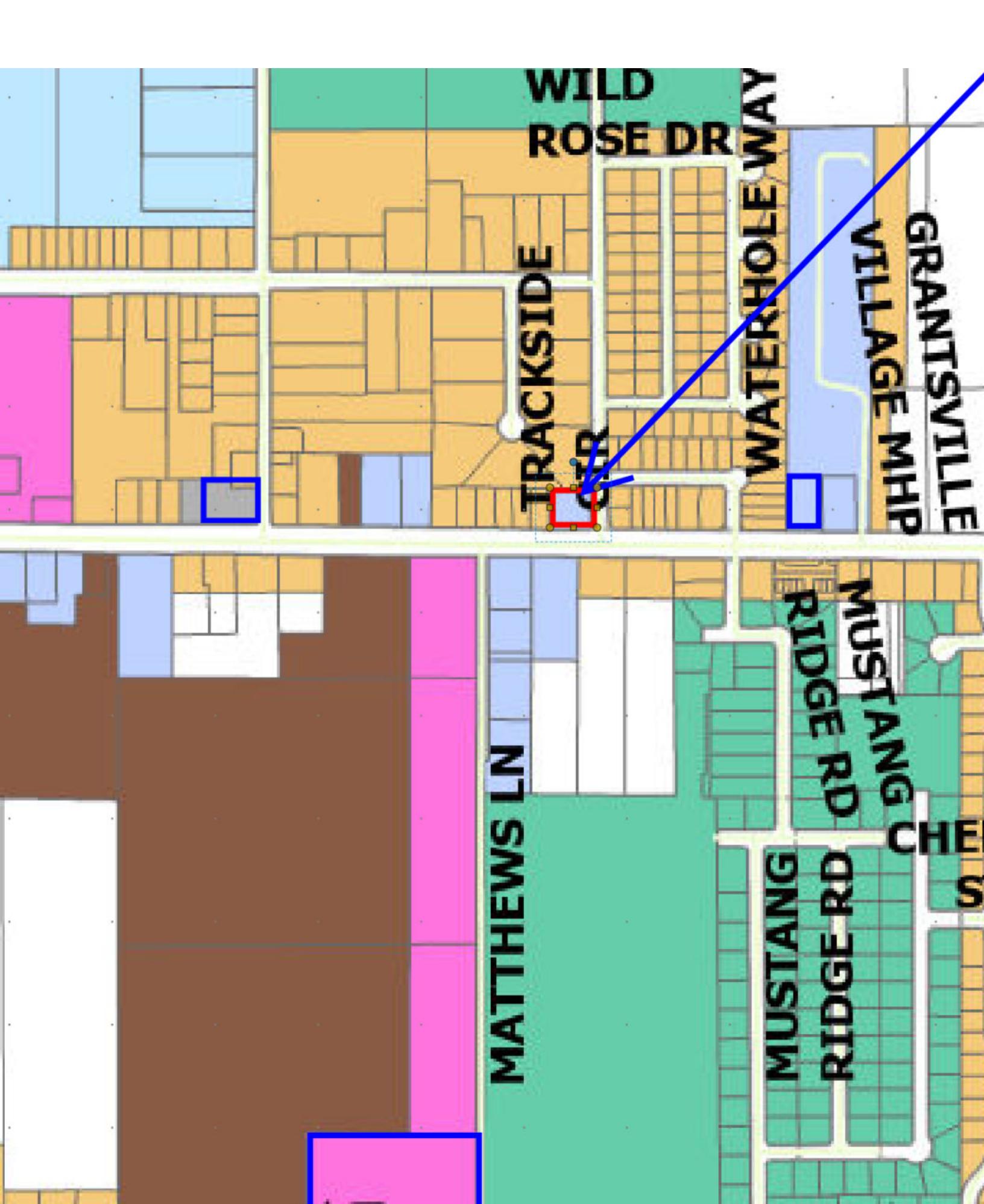
Alicia Fairbourne, City Recorder

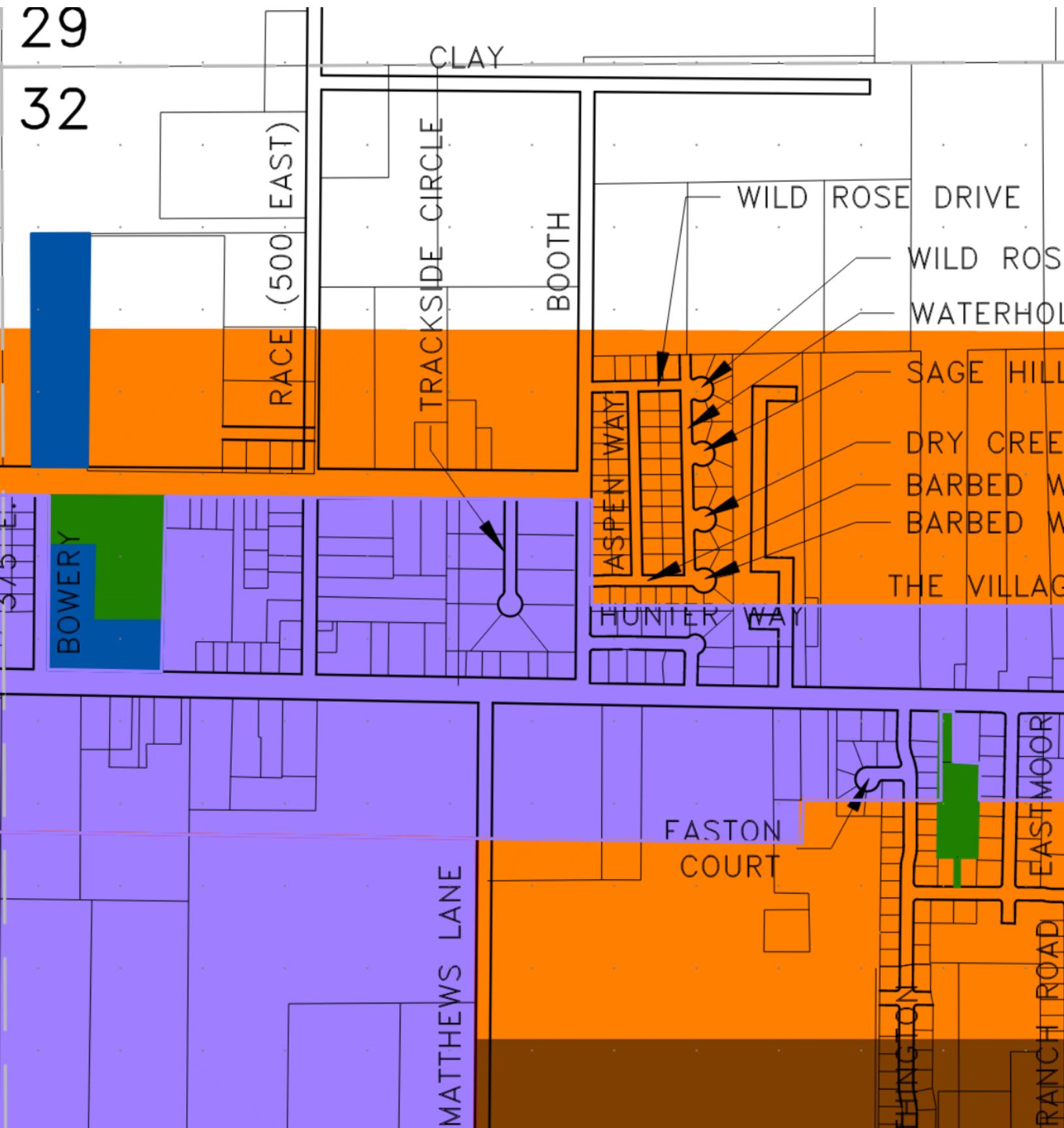
Approved as to Form:

---

Tysen J. Barker, Grantsville City Attorney

# Exhibit “A”



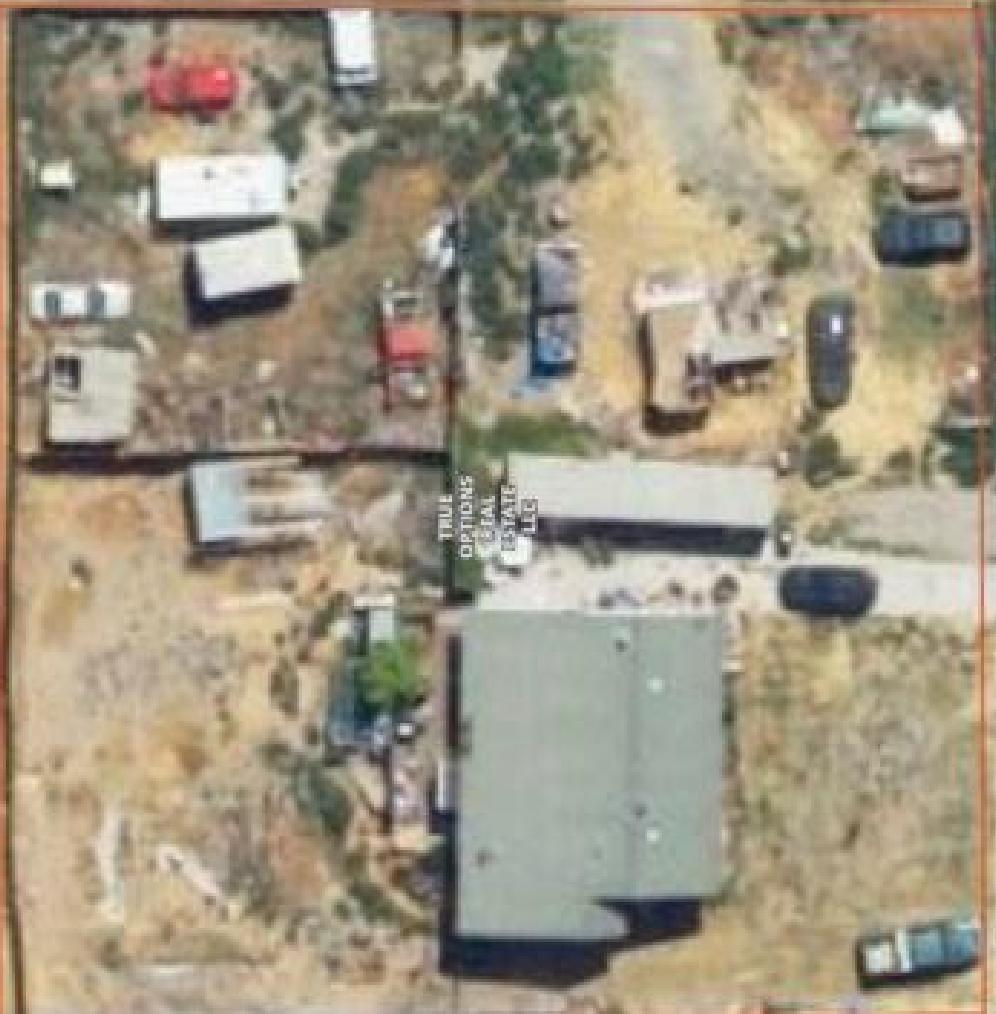






Google Maps

Image capture: Aug 2021 © 2021 Google





# Agenda Item # 9

Discussion and possible approval of the amended design of the Veterans Memorial Park with a reduced scope of work, and consideration of adopting Resolution 2026-03 approving the redesign



**GRANTSVILLE CITY  
RESOLUTION NO. 2026-05**

**A RESOLUTION OF THE GRANTSVILLE CITY COUNCIL APPROVING A  
REDESIGN FOR THE GRANTSVILLE VETERANS MEMORIAL PARK**

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

**WHEREAS**, Grantsville City previously approved a site plan for improvements to Veterans Memorial Park; and

**WHEREAS**, a redesigned site plan has been prepared that reduces the scope of work from the previously approved design while maintaining the intended use and commemorative purpose of Veterans Memorial Park; and

**WHEREAS**, the redesigned plan is intended to improve constructability, reduce overall project costs, and align the project with available funding and implementation priorities; and

**WHEREAS**, the City Council has reviewed the redesigned Veterans Memorial Park site plan and finds the reduced design to be in the best interest of Grantsville City and the public.

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

**Section 1. Approval of Redesign:** The Grantsville City Council hereby approves the redesigned and reduced-scope site plan for Veterans Memorial Park. The previously approved site plan and the redesigned site plan are attached hereto collectively as Exhibit A, with the redesigned site plan superseding the prior plan for purposes of project implementation.

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

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

ADOPTED AND PASSED BY THE CITY COUNCIL OF GRANTSVILLE CITY, THIS 7TH DAY OF JANUARY, 2026.

BY THE ORDER OF THE GRANTSVILLE CITY COUNCIL:



---

By Mayor Heidi Hammond

ATTEST

---

Alicia Fairbourne, City Recorder

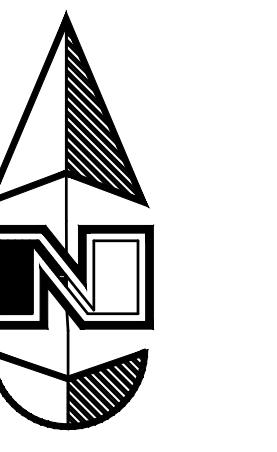
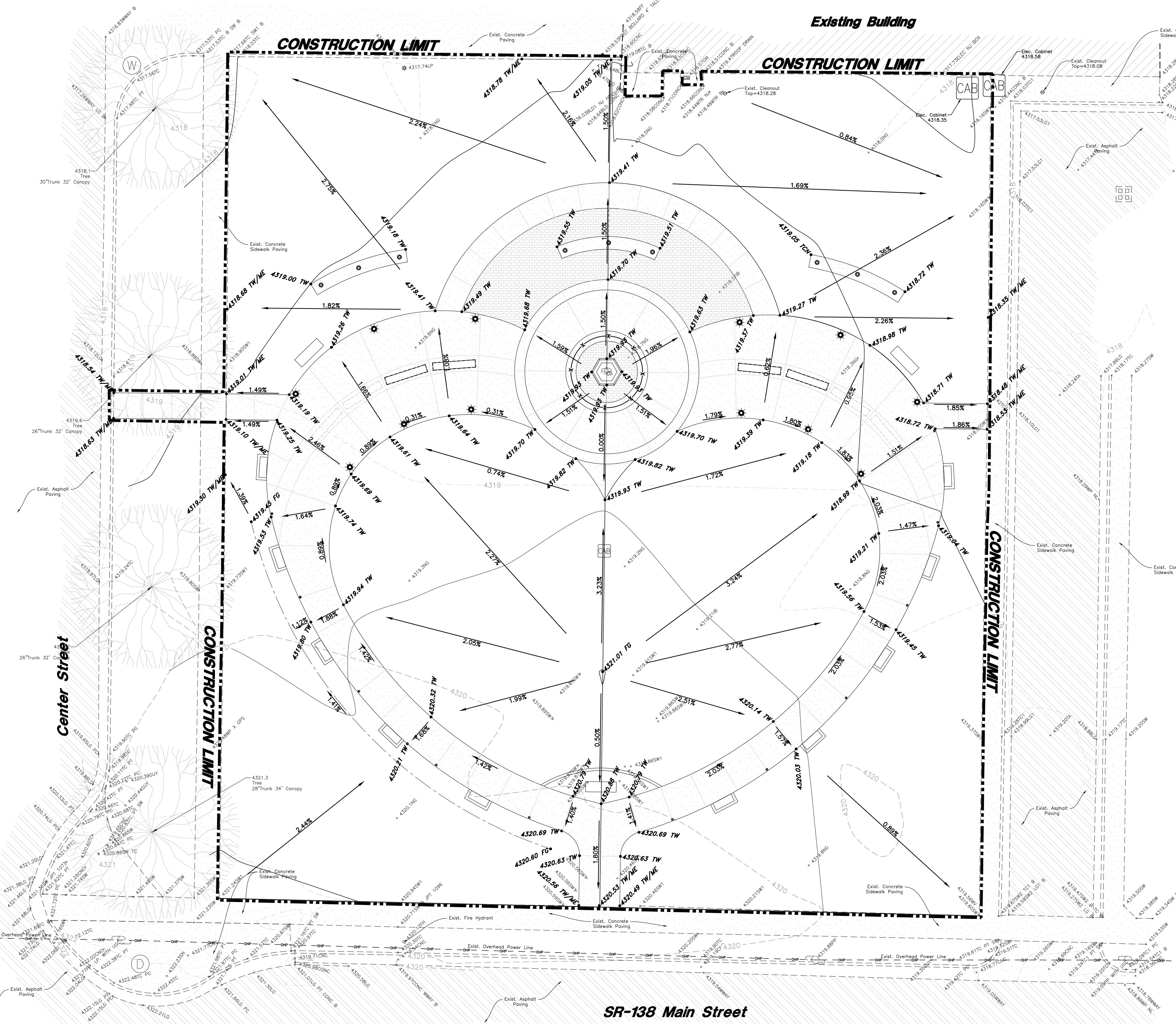


# **EXHIBIT “A”**

Previous Site Plan and Redesigned Site Plan







## Legend

Note: All items may not appear on drawing)

**Scale: 1" = 10'**

**Graphic Scale**

San. Sewer Manhole  
 Water Manhole  
 Storm Drain Manhole  
 Cleanout  
 Electrical Manhole  
 Catch Basins  
 Exist. Fire Hydrant  
 Fire Hydrant  
 Fire Department Connection  
 Post Indicator Valve  
 Exist. Water Valve  
 Water Valve  
 Sanitary Sewer  
 Culinary Water  
 Gas Line  
 Irrigation Line  
 Storm Drain  
 Telephone Line  
 Secondary Waterline  
 Power Line  
 Fire Line  
 Land Drain  
 Power pole  
 Power pole w/guy  
 Light Pole  
 Fence  
 Flowline of ditch  
 Overhead Power line  
 Corrugated Metal Pipe  
 Concrete Pipe  
 Reinforced Concrete Pipe  
 Ductile Iron  
 Polyvinyl Chloride  
 Top of Asphalt  
 Edge of Asphalt  
 Centerline  
 Flowline  
 Finish Floor  
 Top of Curb  
 Top of Wall  
 Top of Walk  
 Top of Concrete  
 Natural Ground  
 Finish Grade  
 Match Existing  
 Fire Department Connection  
 Finish Contour  
 Exist. Contour  
 Finish Grade  
 Exist. Grade  
 Ridge Line  
 Direction of Flow

—S—  
 —W—  
 —G—  
 —IW—  
 —SD—  
 —T—  
 —SW—  
 —P—  
 —F—  
 —LD—  
 ——————  
 —x x x—  
 ——————  
 —OHP—  
 —CMP—  
 —CP—  
 —RCP—  
 —DI—  
 —PVC—  
 —TA—  
 —EA—  
 —CL—  
 —FL—  
 —FF—  
 —TC—  
 —TWL—  
 —TW—  
 —TCN—  
 —NG—  
 —FG—  
 —ME—  
 —FDC—  
 —90—  
 —90—  
**95.33TA**  
 95.72TA  
 —R—  
 ——————  
 Existing Asphalt  
 New Asphalt  
 Heavy Duty Asphalt  
 Existing Concrete  
 New Concrete  
 Demo'd Road Base  
 Spill Curb & Gutter  
 Demo Tree  
 Tree To Remain in Place

# Grading Plan

MAIN (801)394-4515 S.L.C (801)521-0222 EAST OGDEN, UTAH 84403  
FAX (801)392-7544

WWW.GREATBASSINEENGINEERING.COM

### GRADING NOTES:

**AL GRADING NOTES:**  
work shall be in accordance with the City Public Works Standard.  
t slopes shall be no steeper than 2 horizontal to 1 vertical.  
slopes shall be no steeper than 2 horizontal to 1 vertical.  
s shall be compacted per the recommendations of the geotechnical report prepared  
for the project and shall be certified by the geotechnical engineer.  
reas to receive fill shall be properly prepared and approved by the City inspector and  
geotechnical Engineer prior to placing fill.  
s shall be benched into competent material as per specifications and geotechnical  
report.  
t trench backfill shall be tested and certified by the site geotechnical engineer per the  
grading code.  
geotechnical engineer shall perform periodic inspections and submit a complete report  
and map upon completion of the rough grading.  
e final compaction report and certification from the geotechnical engineer shall contain  
the type of field testing performed. Each test shall be identified with the method of  
attaining the in-place density, whether sand cone or drive ring and shall be so noted  
for each test. Sufficient maximum density determinations shall be performed to verify the  
accuracy of the maximum density curves used by the field technician.  
st shall be controlled by watering.  
e location and protection of all utilities is the responsibility of the permittee.  
proved protective measures and temporary drainage provisions must be used to protect  
joining properties during the grading project.  
public roadways must be cleared daily of all dirt, mud and debris deposited on them  
a result of the grading operation. Cleaning is to be done to the satisfaction of the  
y engineer.  
e site shall be cleared and grubbed of all vegetation and deleterious matter prior to  
grading.  
e contractor shall provide shoring in accordance with OSHA requirements for trench  
walls.  
gregate base shall be compacted per the geotechnical report prepared for the project.  
elevations shown on this plan are finish grades. Rough grades are the subgrades of the  
improvements shown hereon.  
e recommendations in the following Geotechnical Engineering Report by xxxx are  
cluded in the requirements of grading and site preparation.  
e report is titled "GEOTECHNICAL INVESTIGATION"  
b No.: Address  
ted:  
part of the construction documents, owner has provided contractor with a topographic  
survey performed by manual or aerial means. Such survey was prepared for project  
design purposes and is provided to the contractor as a courtesy. It is expressly  
understood that such survey may not accurately reflect existing topographic conditions.  
ision Control: Protect all inlet boxes, catch basins, etc. with straw bales or other  
proved method to strain the storm water during construction. Protect surrounding  
roperties and streets from site runoff with sandbags and earth berms.

## AND GUTTER CONSTRUCTION NOTES:

**AND GUTTER CONSTRUCTION NOTES.**  
Open face gutter shall be constructed where drainage is directed away from curb.  
Open face gutter locations are indicated by shading and notes on site and grading plan.  
It is the responsibility of the surveyor to adjust top of curb grades at the time  
of construction staking.  
Refer to the typical details for a standard and open face curb and gutter for  
dimensions.  
Transitions between open face and standard curb and gutter are to be smooth. Hand  
form these areas if necessary.

#### NOTES:

**OTES:**  
Contractor must maintain a running slope on Accessible routes no steeper than 5.0%  
The cross slope for Accessible routes must be no steeper than 2.0% (1:50). All  
routes must have a minimum clear width of 36". If grades on plans do not meet  
requirement notify Consultants immediately.  
The Client, Contractor, and Subcontractor should immediately notify the Consultant of any  
ons of the project that they believe do not comply with the current state of the ADA  
or FHAA.

**PRIVATE ENGINEER'S NOTICE TO CONTRACTORS**

Contractor agrees that he shall assume sole and complete responsibility for job site  
situations during the course of construction of this project, including safety of all  
persons and property; that this requirement shall apply continuously and not be limited to  
normal working hours; and that the contractor shall defend, indemnify, and hold the owner  
and the engineer harmless from any and all liability, real or alleged, in connection with  
the performance of work on this project, excepting for liability arising from the sole  
negligence of the owner or the engineer.

5

*CONSTRUCTION TO CONFORM TO CITY STANDARDS AND SPECIFICATIONS IN RIGHT OF WAY*

CONTRIBUTION TO COMMUNITY OWNED LANDS AND CONSERVATION IN WESTERN UGANDA

For more information, contact the Office of the Vice President for Research and Economic Development at 319-273-2500 or [research@uiowa.edu](mailto:research@uiowa.edu).

Oct. 1, 2025

**HEET NO.**

221

## **C2.1**

---

Digitized by srujanika@gmail.com

**24N507**

## **Agenda Item # 10**

Discussion and possible action on  
rescheduling the Regular Meeting from  
January 21<sup>st</sup> to January 22<sup>nd</sup>

## **Agenda Item # 11**

Adjourn