



April 15, 2026

**City Council Meeting
Information Packet**

Agenda Item # 1

Public Comment

Agenda Item # 2

Summary Action Items

a. Approval of Minutes from April 1,
2026 City Council Regular Meeting

b. Approval of the bills

April 14, 2026

To: Grantsville Mayor and City Council,

The citizens of Grantsville voted you in to LEAD and PROTECT the “citizens” of Grantsville. From last weeks meeting it didn’t appear so by the frail voices and weak backbones that I / we witnessed. It appeared that the investors had control of you and you were leaning in their favor. We have lived here in the Little Reno Area for 20 years now and love and fought to keep it looking the same in this area.

There were many other investors trying to change our city and our area 5 or 10 years ago and some of them WON their desires, because of weak and uneducated leadership, and you can see the evidence as you pass the cemetery headed toward Walmart on the left side, townhomes ruining the beautiful view we had of the mountains.

Since then, other investors were given permission to build a little further behind us as we fought to keep them from building two story high homes that blocked more view of the mountains, and on, and on, and on.

These investors want more in a smaller space which will devalue our property and more dollars in their pocket.

There is property on the west side of Mack Canyon Road that they can build their small properties on, and leave us be.

We pray that you will support the citizens of Grantsville and make the correct decisions for our city as the years pass.

THANK YOU for your service.

The Burrola Family

193 N Bluegrass Way



Alicia Fairbourne <afairbourne@grantsvilleut.gov>

Fwd: 4-7-2026 P&Z Agenda Items #5 and #6

1 message

Shelby Moore <smoore@grantsvilleut.gov>
To: Alicia Fairbourne <afairbourne@grantsvilleut.gov>

Tue, Apr 14, 2026 at 4:10 PM



SHELBY MOORE

Planning & Zoning Administrator
Department of Public Works
Office: (435) 884-4604
Email: smoore@grantsvilleut.gov

This e-mail may contain privileged and confidential information intended for the use of the individual or entity named above. If the reader of this message is not the intended recipient, or the employee or agent responsible to deliver it to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you received this communication in error, please immediately notify sender by telephone or reply e mail, do not use or disclose the contents to others, and delete the message and all attachments from your computer, system, &/or network.

----- Forwarded message -----

From: **Kris Loertscher** <[REDACTED]>
Date: Tue, Apr 14, 2026 at 4:07 PM
Subject: Re: 4-7-2026 P&Z Agenda Items #5 and #6
To: pzcommission@grantsvilleut.gov <pzcommission@grantsvilleut.gov>, smoore@grantsvilleut.gov <smoore@grantsvilleut.gov>, Rhett Butler <rbutler@grantsvilleut.gov>, Heidi Hammond <hhammond@grantsvilleut.gov>, ddalton@grantsvilleut.gov <ddalton@grantsvilleut.gov>, jthomas@grantsvilleut.gov <jthomas@grantsvilleut.gov>, jwilliams@grantsvilleut.gov <jwilliams@grantsvilleut.gov>, bskinner@grantsvilleut.gov <bskinner@grantsvilleut.gov>
Cc: Julie Mackley <[REDACTED]>, bjh28.hunt <[REDACTED]>, Angelyn Kempe <[REDACTED]>

Dear City Council,

I concur with Julie's statements and have attached my own response. I have gone to great lengths to research the proposals going back over five years. I also have additional documentation, but the reasons for my opposition can be found in the attached document: [Kris Loertscher - Mack Canyon / Peak Crossing / Sunsage Terrace](#)

Please read and acknowledge the concerns we have continually raised that remain unaddressed. In short:

1. The rezoning simply isn't needed. We don't need more lots and more homes given the existing homes that are already planned for the west side.
2. There is no money for storm drainage management
3. Utah homeowners have roughly 2.5 cars per home. We cannot accommodate that amount of traffic.
4. The sole reason for the rezoning is to allow developers to make more money. That's it.
5. Mr John Montgomery who was recently appointed to the planning commission, may have potential conflicts of interest with the developer of Grantsville Heights LLC.

I'm more than happy to present more of my findings from the past couple of weeks to the council.

Thank you,

Kris Loertscher

On Tue, Apr 7, 2026 at 3:14 AM Jewels Mack <[REDACTED]> wrote:
4-7-2026 Planning and Zoning Consideration Agenda Items #5 and #6

To the Grantsville City Planning & Zoning Commission

In September of 2020, Mr. Linford asked for a zoning change from R-1-21 to R-1-12 on 140 acres. I have been writing letters, for those same 6 years, asking the P&Z Commission and the City Council to deny this Zone change.

The agenda packet states that this zone change is to create cohesiveness and one type of zoning across this development, instead of the three that are designated on the Future Land Use Map. The packet fails to show the current zoning map, and the current developments that are already in place.

When comparing the two maps side by side, it makes more sense to keep the current zoning of ½ acre lots in place. The areas that are designated in the Future Land Use Map as mixed use, are right on Highway 138, with the higher residential density area being a small swath directly behind the mixed use. The bulk of this development sits in an area already designated on the Future Land Use Map as Low Density. Mixed Use, according to the city map, is a designation that states it needs to be compatible with surrounding uses. The entire area of this development is currently zoned as ½ acre lots and is surrounded on three sides by ½ acre lots and 5 acre lots.

From a neighbor perspective, the amendment would significantly alter the rural feel of this area, which is currently ½ acre lots next to Highway 138, increasing to 5 acres on Taylor road, and then increasing to 40 acre parcels. Mack Canyon road is a great divider from larger lots on the south side into the smaller lots on the north side. There is no need to continue to add more areas of smaller lots on the south side of Mack Canyon Road, making a patchwork of large lots, to tiny lots, and then back to even larger parcels.

The number of homes being built is not the issue for the neighbors of these parcels. I bought my home in an established area with larger lots, animal rights, and agriculture. I have attended city meetings where people have complained about animal noises and smells. People that want smaller homes and no land, do not want to live in the middle of those of us that want to be surrounded by animals and all that entails.

Grantsville is growing, our utilities need to be upgraded and current residents are facing the financial pain of that increase. We don't need to add to the problem by changing the zoning to higher density in areas that were designed to be more rural. If anything, we need to create more areas with larger parcels.

Thank you for your time,

Julie Mackley



Alicia Fairbourne <afairbourne@grantsvilleut.gov>

4-15-26 Agenda: Mack Canyon Subdivision Rezone and General Plan Amendment

1 message

Angelyn Kempe <[REDACTED]>

Tue, Apr 14, 2026 at 12:08 PM

To: afairbourne@grantsvilleut.gov

Cc: JOSEPH KEMPE <[REDACTED]> Julie Mackley <[REDACTED]>

I have been pondering over the subdivision and rezoning request and wanted to express my thoughts as I and my husband sit in the middle of this development.

I have a lot of unanswered questions and that seemed to be the feeling of everyone I talked to at the end of the meeting.

1. Is this kind of development the best for this area? Have we taken the time to ask and research the implications?
2. What are the future implications if this is rezoned now and then changes or defaults happen? Will this leave us with more homes and a permanent rezone of small lots as things sell or change hands?
3. Is commercial land needed for this area of town? Many expressed concerns, including myself as my kids play freely without concerns now. Will a gas station bring a lot of noise and traffic? Is it sustainable or will it change hands and sit in disrepair? Even the developer seemed concerned about being able to sell it.
4. Why not a PUD? Why do it this way? Does this create more or less work for the city now or in the future?
5. What about the open space in my front yard and neighbors backyard? What will be our future with that land use?

Fear of uncertainty can drive poor outcomes. It would be nice to have more discussions and time to talk with the council, the developers, and our neighbors to put some fears to rest. We really did not get but a few days to think it over.

We as a neighborhood care deeply for our people next to us. We also want to help all of us find the best path forward. This effort, although time-consuming, would help us feel heard by the city council and not just acted upon. It would also set a precedence that the City Council listens to and take time for those they serve.

Angie Kempe
217 Highway 138
Grantsville UT

4/14/2026

I am asking the City Council not to approve the Mack Canyon proposal in its current form. I am also asking the Council not to treat this as a simple development agreement, because it is not. This proposal combines a Master Development Agreement, a General Plan Amendment to Medium Density Residential, and a rezone from R-1-21 to R-1-12. That is a major policy change for this area, not a minor adjustment.

The heart of this proposal is the density increase. The project is approximately 114 acres and proposes up to 170 residential lots, along with a small commercial area, internal roads, open space, parks, and trails. The staff report says the developer originally presented this as a PUD, but staff later concluded the proposal generally fits R-1-12 standards and decided a rezone and MDA would be a better path. That matters because it shows exactly what is happening here: the applicant is asking the City to move this land from half-acre zoning to quarter-acre zoning so a much denser project can move forward.

I do not support that change.

This area was originally approved and understood under a much lower-density framework. In 2021, Peak Crossings moved through the City as an R-1-21 project. The City's own records show the original submission was 34.52 acres, 45 lots, half-acre lots, in R-1-21 zoning. The Planning Commission later considered the preliminary plat, the Council approved 48 lots in R-1-21, and Phase 1 moved forward as 24 lots in R-1-21. Now, about five years later, the same development corridor is being pushed toward a rezone to R-1-12 and a concept allowing up to 170 lots. I do not believe the public should accept that kind of increase simply because it is now packaged with trails, parks, and open space language.

The open-space discussion does not change what this proposal actually does. A denser subdivision with internal parks is still a denser subdivision. It still means more homes, more traffic, more runoff, more pressure on roads and utilities, more lighting, and a permanent change to the character of the area. The fact that the concept plan includes approximately 41.87 acres of open space and 2.78 acres for commercial use does not erase the density increase. It just makes the density increase easier to market.

I am also not convinced that the MDA gives the public as much protection as the staff report suggests. The staff report says the agreement secures the layout, phasing, open space, and commercial node, and describes that as a positive trade-off. I do not see it that way. The first thing the City gives away in this deal is the most important thing: the current lower-density zoning. Once the General Plan Amendment and rezone are approved, the City has already surrendered the basic development framework that residents have relied on. In return, the public gets promises tied to phasing, later construction thresholds, and future enforcement. That is not enough.

I want the Council to ask very direct questions about enforcement. The packet says open-space improvements must be constructed as development progresses and before certain residential

thresholds are crossed. I want to know exactly what those thresholds are. I want to know what happens if amenities are delayed. I want to know whether building permits stop automatically or whether the City has to decide later whether it wants to enforce the agreement. Those details matter. Promises are only as strong as the enforcement behind them.

I am also concerned about the commercial component. The materials describe it as a benefit, but for nearby residents it also means added traffic, lighting, signage, delivery activity, and a more intense development pattern. That is not a small detail. It is another long-term impact that should be understood before the City uses it as part of the justification for the rezoning package.

The infrastructure concerns are even more serious. The City's own recent storm drainage materials say the existing storm drainage system is not sufficient and that there is no surplus capacity. Those same materials say upstream diversion, detention, and retention are needed to protect existing developed areas. They also say some storm drainage projects are not attributable to new growth, which means impact fees cannot simply be charged to cover them. That raises an obvious question: who is going to pay for those costs? Residents should not be left carrying the burden for drainage problems that come with west-side growth and denser development.

I have the same concern about roads and water. The project includes a collector road connecting to Mack Canyon Road with a minimum width of 94 feet and additional right-of-way dedication for Mack Canyon Road. That tells me the existing transportation network is not enough for what is being proposed. The fact that these requirements are built into the agreement does not reassure me. It confirms that this project depends on major infrastructure expansion. Water is the same issue. More lots mean more demand, and I have not seen a convincing public showing that this density increase can happen without worsening pressure on the City's water system and long-term service obligations.

I also do not believe there is a demonstrated public need for this rezoning. The west side of Grantsville is already planned for substantial growth. Adjacent properties and future developments already account for thousands of additional housing units and lots. I do not see why one developer should be granted a major zoning change just because they now want to fit more lots onto the property than the original framework allowed. Nothing substantial has changed except the financial upside of higher density.

That is why precedent matters. If the Council approves a General Plan Amendment, a rezone from R-1-21 to R-1-12, and an MDA for up to 170 lots here, it will be much harder to deny the next developer who asks for the same treatment. This does not stay limited to one project. It becomes the model for what follows.

I am also asking the Council to pause this matter until John Montgomery can be properly vetted for potential conflicts of interest.

Mr. Montgomery was appointed to the Grantsville Planning Commission on January 22, 2026. In the Council minutes, he said he had lived in Grantsville for about a year and that he serves as

Chief Credit Officer for RMCRC, a nonprofit involved in financing affordable housing. RMCRC's own management biography confirms that role and describes his long experience in commercial real estate lending, multifamily financing, and affordable housing finance.

I am not making an accusation. I am asking for transparency before a major zoning and land-use decision goes forward.

Utah law requires disclosure when a municipal officer has a personal interest or investment that conflicts with public duties. It also requires disclosure when an officer is an officer, director, agent, employee, or owner of a substantial interest in a business entity that does or anticipates doing business with the municipality. I believe the public has every right to ask whether Mr. Montgomery has any direct or indirect relationship to this development, its affiliates, or its financial network, including any relationship involving Nathan Brockbank or his related entities and affiliates.

I also believe the public is entitled to ask questions about residency and property ownership where those issues have been raised. If there is a simple explanation, it should be given openly. The answer should not be assumed. It should be disclosed.

There is also broader context that cannot be ignored. Nathan Brockbank has been tied through public records to Grantsville Heights, LLC and other related development entities. Josh Romney has been publicly identified as President and CEO of The Romney Group and Chairman and CEO of InterCap Lending. Public reporting has also connected Josh Romney and Nathan Brockbank to the Hideout and Richardson Flat disputes and litigation. That background gives residents every reason to insist on complete transparency and caution before the City grants a major upzoning here.

I want the Council to slow down and do its job.

I want a full public review of traffic, water, storm drainage, road capacity, and the cost burden to the City and current residents. I want complete written disclosure of any actual or potential conflicts by any public official participating in this matter. I want the applicant to explain why previously approved lower-density entitlements are no longer workable. I want the Council to ask whether internal open space and amenity promises truly offset the permanent loss of lower-density zoning. And I want the City to preserve the existing expectations for this area unless it can clearly show that this proposal serves the public better than it serves the developer.

I oppose this proposal because it changes the General Plan, changes the zoning, increases density, adds future commercial activity, and places long-term burdens on surrounding residents. The benefits described in the agreement are conditional. The impacts on the neighborhood are permanent.

I ask the Council to deny the General Plan Amendment, deny the rezone, reject the MDA in its current form, or at the very least postpone the vote until the public has the disclosures and answers it deserves.

Finally, the developers have had every opportunity to build according to the existing zoning for the past 5+ years and they haven't. That's never been their intent. Despite countless pushbacks from the community, they continue to press forward.

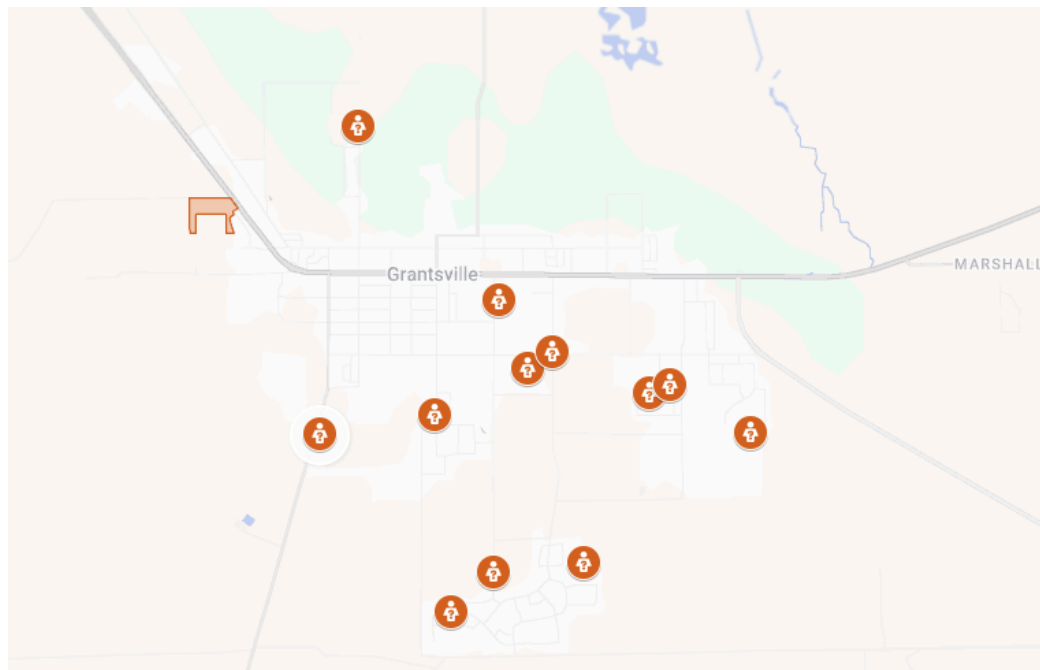
In an off the record meeting with some homeowners, their primary concern to us was that they would not be able to make money by selling single-family homes because nobody at the time was buying \$700k houses. Why is the city responsible for subsidizing their profit? They didn't complain when they were making money off of those types of homes.

If I'm unable to sell my home in the future for the amount I want, will the council grant me the privilege of the same? Will the city subsidize the sale of my home?

They also stated that the 2024 initiative by Utah to build 35,000 would mean we would have to accept the fact that high density houses were going to be built and that it was going to be done regardless. When pressed, they admitted that it was 35,000 homes by 2028 and that it was proportionate to the population. Grantsville already has plans for thousands of these types of homes on the west side. They simply are not needed in this area.

If you approve this rezoning, you simply are stating that the voices in the community are not important and that outside developers have and will have more say in the future than those that have lived in this area for 20+ years.

Mr Brockbank doesn't live here. Mr Paul Linford lives in St George. And in all honesty, none of the existing city council or planning commission live near here and won't be impacted given their rough approximations of homes:

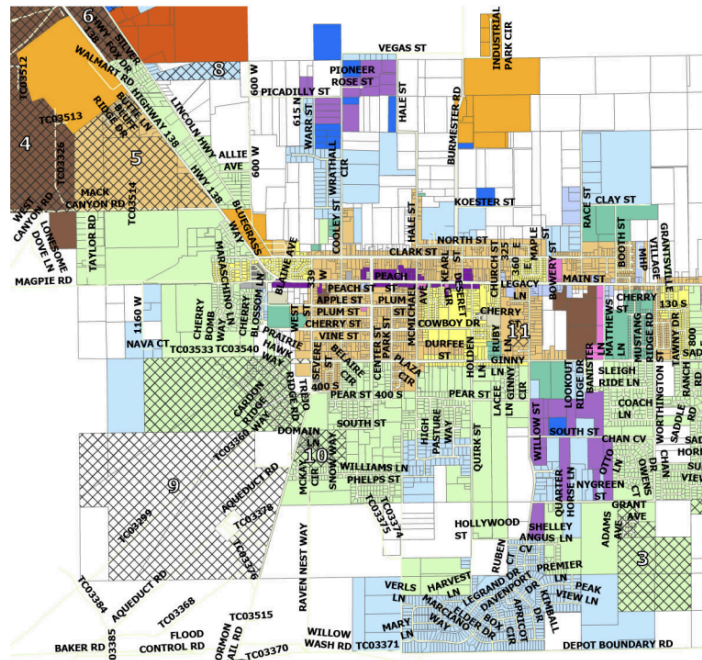


Not to mention that the R-1-12 designation is very rare:

LEGEND
ZONING DISTRICTS

	A-10		CN
	RR-5		CS
	RR-2.5		CG
	RR-1		CD
	R-1-21		MD
	R-1-12		MG
	R-1-8		MG-EX
	RM-7		PUD
	RM-15		MU

ANNEXED UNIT DEVELOPMENTS



The reason for that is because it doesn't fit in with Grantsville as a community and it doesn't fit in with the existing master plan.

Finally, here's the copy of an email I sent to the council on March 7, 2024. Literally nothing has changed. There is no benefit for the community with this rezoning.

The developer is free to develop the land as they want under the existing zoning, which zoning was already in place when they bought it. They knew this because they submitted their original plan with just the 24 plots. When they needed to make more money – their *entire incentive for the rezoning request* – that's when they started hounding the city and neighbors for the changes. That's it. Money. To make millions upon the already millions they already have.

The members of the city council have also lived here for a long time. You have had the benefits of living in a small town as well. Your homes aren't threatened by these changes. Please don't let ours continue to be as well.

Thank you,

Kris Loertscher

703 West Island Vista Circle

Email sent to the council in 2024:

"We were also promised by the developers and mayor that they would get some additional numbers to help us understand the process and need including water usage, impact fees, and others. We were never given those either.

- The only reason they've given for these changes is that they're no longer able to make a profit if they don't include the almost 250 more units. That is the free market at work. This wasn't an issue a few years ago when prices and interest rates were lower. Why wasn't the developer running to the mayor then with their current altruistic intentions of "helping?"

Are local citizens able to run to the local city council to be bailed out because they bought properties a few years ago intending on being able to sell them for a higher price later?

If they cannot make a profit on what they currently have, they either need to wait to build until they can or sell it to someone else. The city should not be bailing out a company.

- In that same vein, will the city allow me to split my 1/2 acre lot because I'm not able to sell my current home for what I could have last year and put in several tiny homes?
- As the mayor pointed out, there are lots of other properties being developed right now along highway 138 that allow for smaller homes, in the hundreds. The city of Grantsville already has plans for providing affordable housing, a change is not needed to accommodate more at this time.
- But what of the kids? The mayor and developer have said they need green area to play! Of course they do, but larger lots provide for more green area to play safely at home and in yards. A recent subdivision off highway 138 and Clark filled with townhomes has one tiny park and no place to place in yards.
- In addition, with fewer options to play at home, we have to consider children's safety going to and from those green areas. The average home in Utah has 2.5 cars. That means with the nearly 250 additional lots, there would be over 600 *more* cars racing up and down Clark and Main Street. More cars, more pollution, and more potential for accidents.
- Also, the current left turns from highway 138 to Main Street and Clark Street are currently tenuous at best. What improvements would be made to ensure safety, reduce noise, and enforce speed limits and other traffic laws in that area?
- Finally, there has been no good faith negotiation between the developer and residents living in that area. The developer was also going to present a couple of variations and where we could potentially come to a compromise. They clearly have no intention of doing anything of the sort. So while I was open to at least postponing this decision until we could meet more, I know that that would do nothing. And now there is no public comment for tonight's meeting?

Vote to keep things as they are and not to change them so that another developer, who has been swimming in cash for the past decade taking advantage of a good market, can make a few more bucks.”

Agenda Item #3

Consideration of Resolution 2026-24
approving the appointment of Candy
Swallom to the Grantsville City Library
Board



**GRANTSVILLE CITY
RESOLUTION NO. 2026-24**

**A RESOLUTION APPROVING THE APPOINTMENT OF CANDY SWALLOM TO
THE GRANTSVILLE CITY LIBRARY BOARD**

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

WHEREAS, the Grantsville City Library Board is composed of members who are formally appointed by the Grantsville City Council in accordance with applicable policies and procedures; and

WHEREAS, Candy Swallom has submitted an application expressing her interest and qualifications to serve on the Library Board; and

WHEREAS, the Grantsville City Council finds it in the best interest of the City to appoint Candy Swallom to serve as a member of the Grantsville City Library Board;

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

Section 1. Appointment and Term of Service: Candy Swallom is hereby appointed to the Grantsville City Library Board for a first term, commencing April 15, 2026, and expiring April 15, 2029, unless otherwise modified by future resolution.

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

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

ADOPTED AND PASSED BY THE CITY COUNCIL OF GRANTSVILLE CITY, THIS 15TH DAY OF APRIL, 2026.

BY THE ORDER OF THE GRANTSVILLE CITY COUNCIL:

By Mayor Heidi Hammond



ATTEST

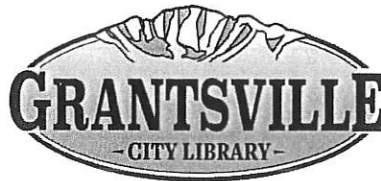
Alicia Fairbourne, City Recorder



EXHIBIT “A”

Grantsville City Library Board Trustee Application

Grantsville City Library Board Trustee Application



Thank you for your interest in becoming a member of the Grantsville City Library Board of Trustees. The Grantsville City Library Board is a citizen volunteer board. The Board consists of seven members, all approved formally through the Grantsville City Council. The terms of appointment vary from (1) one to (4) four years. Trustees are eligible for re-appointment to a second consecutive term whose length varies.

The Library Board exists to responsibly manage the Library's policies with the mission of providing easily accessible services, materials and programs to people of all ages in the Library's service area to meet their recreational, cultural, informational and educational needs. The Grantsville City Library Board of Trustees meets once a month. Meeting dates and times are determined annually. Currently the Board meets on the first Thursday of the month at 4:00pm at the Library. Meetings are public and visitors are welcome.

For additional information, please contact John Ingersoll at (435) 884-1670. To apply, simply complete the attached form. Additional copies of this application are available at the Library's circulation desk or through the website at <http://grantsvilleut.gov/Library/lib/>

Please return the completed form to the Grantsville City Library, 42 North Bowery St., Grantsville, UT 84029 or email it to jingersoll@grantsvilleut.gov

The Board of Trustees will review applications when positions become available for appointment. Thank you for taking time to fill out this application and for your willingness to serve our community.

Name: Candy Lynn Swallow
Address: [REDACTED]
Phone: [REDACTED]
Email: [REDACTED]

1) Why do you want to serve as a trustee?

I was asked if I could serve, and I felt it would
be something I could do to serve our country.

2) Please tell us about any of your current or previous volunteer experience or similar accomplishments [school groups, service clubs, other boards or commissions]:

27 yrs I have served diligently as an excellent, hardworking, wife; mother.
I have worked daily to teach my children through books, often bringing them to
15 years serving my neighbors and our Grantsville community. The local library -
and Double Valley Community in The Church of Jesus Christ of the latter day saints,
Scouting, Patriot camp, home-school programs, volunteering with local schools,
Dollar P., Constitution days, Baby Animals Days, 4th of July activities, etc.

3) Please describe any qualifications [work experience, education, attributes, and skills/training] that you feel would provide positive input to the work of the library board.

I am a hard worker - And I am a good listener - A Multi-tasker, and a Multi-listener.
I love ^{All} children and most all adults. I love to serve with a hard-working,
Caring team - I have been a full-time mother of 5 and several
neighborhood children for 27 years. I can speak Spanish; Portuguese -
I have worked several jobs before getting married in 1979 - my favorite job/duty
of all my jobs: volunteering and has been reading to children and helping them
learn to read.

4) Indicate the area(s) in which your experience would be of benefit to the Board:

☒ Finance

☒ Building and Grounds

☐ Strategic Planning

☐ Technology

☐ Legal Issues

☐ Marketing

☒ Government Relations

☒ Fundraising

☒ Human Resources

☐ Other

If you answered "other", please indicate your expertise or interests:

5) What do you see as the library's role in the community?

I see the library as a home away from home -
In the times we live, so busy, and much uncertainty,
it is of unspeakable value to be able to come to the
library, hold a book in our hands, sit down, and enjoy reading & learning -

6) What do you feel are the responsibilities and goals of a board trustee?

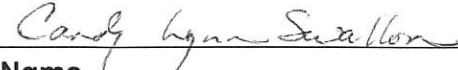
I am not sure what the responsibilities & goals
of a board trustee are -

I do feel that we need to serve in our
community, and be a working example of
faith, love, respect, service, and strength for America
and its families -

By submitting this application, I affirm that the facts set forth in it are true and complete.
I attest that I am a resident of Grantsville.


Signature


Date


Printed Name

Thank you for completing this application form and for your interest in becoming a
Trustee.

Agenda Item # 4

Consideration of Resolution 2026-25
approving the appointment of Camille
Coons to the Grantsville City Library
Board



**GRANTSVILLE CITY
RESOLUTION NO. 2026-25**

**A RESOLUTION APPROVING THE APPOINTMENT OF CAMILLE COONS TO THE
GRANTSVILLE CITY LIBRARY BOARD**

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

WHEREAS, the Grantsville City Library Board is composed of members who are formally appointed by the Grantsville City Council in accordance with applicable policies and procedures; and

WHEREAS, Camille Coons has submitted an application expressing her interest and qualifications to serve on the Library Board; and

WHEREAS, the Grantsville City Council finds it in the best interest of the City to appoint Camille Coons to serve as a member of the Grantsville City Library Board;

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

Section 1. Appointment and Term of Service: Camille Coons is hereby appointed to the Grantsville City Library Board for a first term, commencing April 15, 2026, and expiring April 15, 2029, unless otherwise modified by future resolution.

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

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

ADOPTED AND PASSED BY THE CITY COUNCIL OF GRANTSVILLE CITY, THIS 15TH DAY OF APRIL, 2026.

BY THE ORDER OF THE GRANTSVILLE CITY COUNCIL:

By Mayor Heidi Hammond



ATTEST

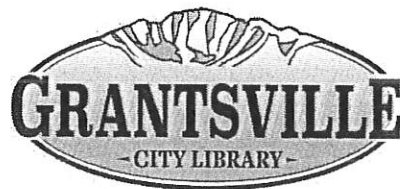
Alicia Fairbourne, City Recorder



EXHIBIT “A”

Grantsville City Library Board Trustee Application

Grantsville City Library Board Trustee Application



Thank you for your interest in becoming a member of the Grantsville City Library Board of Trustees. The Grantsville City Library Board is a citizen volunteer board. The Board consists of seven members, all approved formally through the Grantsville City Council. The terms of appointment vary from (1) one to (4) four years. Trustees are eligible for re-appointment to a second consecutive term whose length varies.

The Library Board exists to responsibly manage the Library's policies with the mission of providing easily accessible services, materials and programs to people of all ages in the Library's service area to meet their recreational, cultural, informational and educational needs. The Grantsville City Library Board of Trustees meets once a month. Meeting dates and times are determined annually. Currently the Board meets on the first Thursday of the month at 4:00pm at the Library. Meetings are public and visitors are welcome.

For additional information, please contact John Ingersoll at (435) 884-1670. To apply, simply complete the attached form. Additional copies of this application are available at the Library's circulation desk or through the website at <http://grantsvilleut.gov/Library/lib/>

Please return the completed form to the Grantsville City Library, 42 North Bowery St., Grantsville, UT 84029 or email it to jingersoll@grantsvilleut.gov

The Board of Trustees will review applications when positions become available for appointment. Thank you for taking time to fill out this application and for your willingness to serve our community.

Name: Camille Coons

Address: _____

Phone: _____

Email: _____

1) Why do you want to serve as a trustee?

I would like to serve as a trustee because I would like to serve the Grantsville community, especially help the community utilize the wonderful services that are available to them through the library.

2) Please tell us about any of your current or previous volunteer experience or similar accomplishments [school groups, service clubs, other boards or commissions]:

My primary volunteer experience has been in my church. I have served as a missionary, teacher, and activities coordinator. Currently, I serve as the primary president, which means I am over all of the services for children at the church. I coordinate with teachers for Sunday lessons as well as activities during the week.

3) Please describe any qualifications [work experience, education, attributes, and skills/training] that you feel would provide positive input to the work of the library board.

I have many qualifications that will positively impact the work of the library board. I have volunteered or worked in a library in several capacities. I have worked in the archives of university libraries, I have volunteered at the public library, and I have worked at the Church History Library assisting patrons and staff with copyright information. At this time, I am working as the librarian at Grantsville Elementary. My experience in libraries will aid the library board in making decisions and, I hope, will have a positive effect. I love libraries and sharing that joy with others.

4) Indicate the area(s) in which your experience would be of benefit to the Board:

☐ Finance

☐ Building and Grounds

☐ Strategic Planning

☐ Technology

☒ Legal Issues (copyright)

☐ Marketing

☐ Government Relations

☐ Fundraising

☐ Human Resources

☐ Other

If you answered "other", please indicate your expertise or interests:

I have a masters degree in Library Science (MLIS)

5) What do you see as the library's role in the community?

I see the library as a very central part of the Grantsville community.

It is a place where people of all ages can come to learn and find information.

But also a place where members of the community can congregate whether

be for ~~recreational~~ activities, meeting space, or work space. I also see the library

as a place that people can go to feel comfortable and safe.

The library "wears" many hats.

6) What do you feel are the responsibilities and goals of a board trustee?

I feel that the primary goal of a board trustee is to

support the library director. A board trustee should work

with the rest of the board to create policies that will help

the community utilize the library to its fullest extent.

A trustee should help the board search for ways to serve
members of the community that aren't using the library resources,
and seek to find ways to reach out to and include those
individuals or groups.

By submitting this application, I affirm that the facts set forth in it are true and complete.
I attest that I am a resident of Grantsville.

Cam Coons 1/31/2026
Signature Date

Camille Coons
Printed Name

Thank you for completing this application form and for your interest in becoming a
Trustee.

Agenda Item # 5

Consideration of Resolution 2026-26
approving the Memorandum of
Understanding with the Inland Port
Authority



**GRANTSVILLE CITY
RESOLUTION NO. 2026-26**

**A RESOLUTION OF GRANTSVILLE CITY APPROVING A MEMORANDUM OF
UNDERSTANDING WITH THE UTAH INLAND PORT AUTHORITY**

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

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

WHEREAS, the Utah Inland Port Authority (“UIPA”) is a public entity established pursuant to Title 11, Chapter 58 of the Utah Code (the “UIPA Act”); and

WHEREAS, UIPA has established the Twenty Wells Inland Port Project Area within the boundaries of Grantsville City, with the City’s consent; and

WHEREAS, the City has requested the return of certain sales and use tax revenues generated within the Project Area and distributed to UIPA; and

WHEREAS, the City and UIPA have negotiated a Memorandum of Understanding (“MOU”) setting forth the terms under which such sales and use tax revenues will be remitted to the City; and

WHEREAS, the City Council has reviewed the MOU and finds that it is in the best interest of the City to approve and enter into the agreement.

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

Section 1. Approval of Agreement: The Memorandum of Understanding between the Utah Inland Port Authority and Grantsville City Corporation, regarding the return of sales and use tax, is hereby approved in substantially the form attached hereto as Exhibit A.

Section 2. Authorization: The Mayor is hereby authorized to execute the Memorandum of Understanding and any minor, non-substantive revisions necessary to finalize the agreement.

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

Section 4. 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
15TH DAY OF APRIL, 2026.

BY THE ORDER OF THE GRANTSVILLE CITY COUNCIL:

By Mayor Heidi Hammond

ATTEST

Alicia Fairbourne, City Recorder



EXHIBIT “A”

MEMORANDUM OF UNDERSTANDING

**MEMORANDUM OF UNDERSTANDING
BETWEEN
UTAH INLAND PORT AUTHORITY
AND
GRANTSVILLE CITY CORPORATION**

This Memorandum of Understanding (“Agreement”) is made and entered into as of the [] day of [MONTH] 2026 (“**Effective Date**”), by and between the Utah Inland Port Authority (“**UIPA**”), a Utah public entity, and Grantsville City Corporation, a Utah municipal corporation (“**City**”). UIPA and the City are sometimes referred to individually as “**Party**” and collectively as the “**Parties.**”

For good and valuable consideration, the Parties agree as follows:

1. **Project Area.** Pursuant to the Utah Inland Port Authority Act, Title 11, Chapter 58 of the Utah Code, as amended (the “UIPA Act”), UIPA created the Twenty Wells, a Utah Inland Port Project Area within the boundaries of City (“**Project Area**”) and the City consented to its creation. The Project Area includes land, if any, that is later added to the boundaries of the Project Area, as provided in the UIPA Act.
2. **Term.** This Agreement shall begin on the Effective Date and shall continue for the duration of the Project Area, unless earlier terminated in accordance with Section 13 of this Agreement.
3. **Sales and Use Tax.** On [ADD DATE] the [City/City Council] entered into a resolution requesting the return of sales and use tax received by UIPA from the Project Area (“Sales and Use Tax”). Subject to the terms and conditions of this Agreement, the Parties desire to provide that any Sales and Use Tax distributed to UIPA under the Local Sales and Use Tax Act, Title 59, Chapter 12, Part 2, Utah Code Annotated, 1953, as amended, shall be remitted to the City in accordance with the terms of this Agreement.
4. **Obligations of UIPA.**
 - a. UIPA to provide [insert name] monthly reports to City.
 - b. UIPA to provide monthly payments within thirty (30) days of Sales and Use Tax receipt from the State Tax Commission, provided that City has satisfied all conditions in Section 5 and such Sales and Use Tax is not otherwise encumbered by law.
5. **Obligations of City.**
 - a. City to provide PTIF account information to receive sales and use tax.
 - b. City to provide a point of contact for UIPA to send monthly reports to.
 - c. Provide a copy of the City’s current W-9 form.

6. **Governmental Immunity, Liability and Indemnity.** Both Parties acknowledge they are governmental entities under the Governmental Immunity Act of Utah, Utah Code Ann. § 63G-7-101 et seq. (the “Act”). Subject to the provisions of the Act, each Party agrees to indemnify, defend, and hold harmless the other Party, its elected officials, officers, directors, managers, employees, agents, representatives, volunteers, and their respective heirs, successors, and assigns from any and all claims, demands, liabilities, damages, costs, expenses, rights, attorney’s fees, lawsuits and actions, of whatever kind or nature (“**Liability**”), resulting from or arising out of the indemnifying Party’s performance of this Agreement, except to the extent such Liability is caused by or results from the negligence, willful misconduct, or omissions of the indemnified Party. The indemnifying Party’s obligation to defend shall include the cost of defense, including reasonable attorney’s fees. Nothing in this Agreement shall be construed to waive, limit, or otherwise modify any immunity, defense, or protection available to either Party under the Act or any other applicable law. The provisions of this Section shall survive the expiration or termination of this Agreement.
7. **Authorization.** Each individual signing this Agreement for or on behalf of a Party to this Agreement does, warrant and represent to the other Party to this Agreement: (a) that they are duly authorized to undertake such action; (b) that all actions necessary to enter into and to perform this Agreement have been taken by that Party; (c) that the signature is the valid and binding act of that Party; and (d) that such Party has full power and authority to take the action(s) described in this Agreement.
8. **Amendments.** This Agreement may be amended, changed, modified, or altered only by an instrument in writing and signed by both Parties.
9. **Assignment.** Neither Party may assign this Agreement without the written consent of the other Party.
10. **Disputes.** Any disagreement, dispute, or claim arising out of or relating to this Agreement which cannot be settled by the Parties through good faith negotiations within thirty (30) days shall first be submitted to mediation before any Party may file an action in court. The mediation shall be conducted in Salt Lake County, Utah. Each Party shall bear its own costs of mediation. Any litigation arising from this Agreement shall be filed exclusively in the state courts of Utah located in Salt Lake County.
11. **No Third-Party Beneficiaries.** Nothing in this Agreement shall create or be read or interpreted to create any rights in or obligations in favor of any person or entity not a party to this Agreement, except solely as to the obligation to pay the School District and the County, as may be provided under applicable law.
12. **Governing Law.** This Agreement shall be governed by and construed in accordance with the laws of the State of Utah.
13. **Severability.** If any portion of this Agreement is held to be invalid or unenforceable by a court of competent jurisdiction, the remaining provisions shall continue in full force and effect. The Parties agree to negotiate in good faith to replace any invalid or unenforceable provision with a valid provision that achieves the original intent of the Parties to the greatest extent permitted by law.

14. **Termination.** UIPA may terminate this Agreement immediately upon written notice if: (a) the Project Area is dissolved or materially modified by operation of law; or (b) UIPA determines, in its reasonable discretion, that continuation of this Agreement is not in the public interest.
15. **Notices.** All notices required or permitted under this Agreement shall be in writing and shall be deemed delivered: (a) upon personal delivery; (b) three (3) business days after deposit in the United States mail, postage prepaid, certified or registered mail, return receipt requested; or (c) one (1) business day after deposit with a nationally recognized overnight courier service. Notices shall be sent to the addresses set forth below or to such other address as either Party may designate in writing.
16. **Limitation of Liability.** Notwithstanding any other provision of this Agreement, in no event shall UIPA be liable to the City for any indirect, incidental, consequential, special, or exemplary damages arising out of or related to this Agreement, including but not limited to lost revenues or anticipated profits, even if UIPA has been advised of the possibility of such damages.
17. **Force Majeure.** Neither Party shall be liable for any failure or delay in performing its obligations under this Agreement if such failure or delay results from circumstances beyond the reasonable control of that Party, including but not limited to acts of God, natural disasters, war, terrorism, riots, embargoes, acts of civil or military authorities, fire, floods, epidemics, or interruption of government services. The affected Party shall promptly notify the other Party of the force majeure event and its expected duration.
18. **Entire Agreement.** This Agreement constitutes the entire agreement between the Parties with respect to the subject matter hereof and supersedes all prior negotiations, representations, warranties, and agreements between the Parties relating to such subject matter. No Party has relied on any representation, warranty, or agreement not expressly set forth in this Agreement.
19. **Waiver.** The failure of either Party to enforce any provision of this Agreement shall not constitute a waiver of that Party's right to enforce that provision or any other provision in the future. Any waiver must be in writing and signed by the waiving Party to be effective.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the Parties are executing this Agreement to be effective as of the Effective Date.

UIPA:
UTAH INLAND PORT AUTHORITY

By: _____
Name: Ben Hart
Title: Executive Director

CITY:
GRANTSVILLE CITY CORPORATION

By: _____
Name: [Insert Name]
Title: [Insert Title]

[Signature Page for Memorandum of Understanding]

Agenda Item # 6

Public Hearing Item: Discussion and consideration of adopting Resolution 2026-22 approving the expenditure of Class C Road Funds for road department equipment



**GRANTSVILLE CITY
RESOLUTION NO. 2026-22**

**A RESOLUTION GRANTSVILLE CITY APPROVING THE EXPENDITURE OF
CLASS C ROAD FUNDS FOR ROAD DEPARTMENT EQUIPMENT**

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

WHEREAS, Grantsville City receives Class C Road Funds pursuant to Utah State law for the purpose of construction, maintenance, and improvement of public roadways; and

WHEREAS, the Grantsville City Road Department has identified necessary equipment purchases to improve efficiency, reduce long-term maintenance costs, and preserve roadway infrastructure; and

WHEREAS, the Road Department has prepared a proposal outlining the requested equipment and associated costs, with the total estimated cost summarized in Exhibit A attached hereto; and

WHEREAS, the total estimated cost for the requested equipment is \$3,037,000.00, as detailed in Exhibit A, which reflects the final summary of equipment requests; and

WHEREAS, the City Council finds that the purchase of such equipment is in the best interest of the public health, safety, and welfare, and is an appropriate use of Class C Road Funds.

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

Section 1. Approval of Expenditure: The City Council hereby approves the use of Class C Road Funds in the amount of \$3,037,000.00 for the purchase of Road Department equipment as summarized in Exhibit A attached hereto.

Section 2. Authorization: The Mayor and City staff are hereby authorized to proceed with the procurement of the identified equipment, consistent with applicable procurement policies and budgetary constraints, including the option to purchase used equipment where prudent to reduce overall costs. Further more, the mayor and city staff are hereby authorized to take any reasonable steps necessary to carry out the objective of this resolution.

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

Section 4. 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
15TH DAY OF APRIL, 2026.

BY THE ORDER OF THE GRANTSVILLE CITY COUNCIL:

By Mayor Heidi Hammond

ATTEST

Alicia Fairbourne, City Recorder



EXHIBIT “A”

Road Department Equipment Requests



Road Department Equipment Requests

Strategic equipment investments to maintain Grantsville's roads, reduce long-term repair costs, and preserve critical infrastructure.

5-Year Crack Sealing Program

Grantsville City – 95 Miles + 5 Miles/Year Growth

Goal:

Preserve existing roads, keep pace with rapid growth, and prevent future maintenance backlogs through a **proactive, scalable crack sealing strategy**.

Every \$1 invested in crack sealing saves \$4–\$8 in future roadway repair costs.

Program Assumptions

•Current roadway network: **95 miles**

•Annual roadway growth: **+5 miles/year**

•Network after 5 years: **115 miles**

•Treatment cycle: **Every 5 years**

Unit cost: **\$1,200 – \$1,800 per mile**

Annual Treatment Requirements (With Growth)

Year	Network Size	Miles Treated	Annual Cost
Y-1	95	18	\$21,600 - \$32,400
Y-2	100	19	\$22,800 - \$34,200
Y-3	105	20	\$24,000 - \$36,000
Y-4	105	21	\$25,200 - \$37,800
Y-5	110	22	\$26,400 - \$39,600

Recommended Annual Budget: \$35,000 - \$40,000
(Not Reflecting Inflation)

Return On Investment (ROI) (Trailer Cost \$85,000)

In-house cost: **\$1,200 – \$1,800 per ton** → \$2,400 – \$3,600 per mile– \$48,000 – \$72,000

Contracted cost: **\$4,500 – \$6,500 per mile** — \$90,000 – \$130,000

Annual Savings \$42,000 – \$58,000

Annual Savings

\$42,000/year

\$50,000/year

\$58,000/year

Payback Period

≈ 2.0 years

≈ 1.7 years

≈ 1.5 years

INCORPORATED 1867



Gap Mastic Trailer Investment & ROI

Gap Mastic Trailer – \$95,000 Capital Purchase

Return on Investment (ROI)

Annual Production Assumptions:

- 50 tons of mastic material per year
- $\approx$ 20,000 linear feet of crack & joint repairs

Cost Comparison:

- Contracted Work: \$6.00 / LF $\rightarrow$ \$120,000 per year
- In-House with Trailer: \$2.00 / LF $\rightarrow$ \$40,000 per year

Annual Savings:

- \$120,000 – \$40,000 = \$80,000 per year

Payback Period:

- $\$95,000 \div \$80,000 = 1.2 \text{ Years}$

3-Year Financial Impact:

- Total Savings: \$240,000
- Net Gain after Equipment Cost: \$145,000

Key Benefits:

- Major contractor cost avoidance
- Faster response to pavement failures
- Extended pavement life & fewer potholes
- Predictable budgeting & scheduling





Crafco Patcher II / Mastic One: Skin Patch Repair



1867

Secmair Chip / Seal Coat Truck

ROI Justification: Secmair Combi 1515 Purchase

City of Grantsville, Utah | Purchase Cost: \$850,000

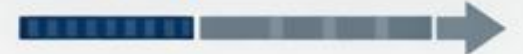
Key Financials

- Outsourced Costs:
\$300,000+/yr
- In-House Costs:
\$100,000/yr
- Annual Savings:
\$200,000+*



Payback Period

\$850K — ÷ 4.3 Years



Single Operator Efficiency



Reduced Traffic Disruption



Extended Road Life



Improved City Control

Investment pays off in under 5 years with major cost savings and enhanced road maintenance capabilities.



SECMAIR

FAYAT GROUP

360°

Pneumatic Wheel Loader

ROI of a Pneumatic Wheel Roller for Chip Sealing

Investing in a **pneumatic wheel roller** delivers strong return on investment by **maximizing aggregate embedment and compaction during chip sealing**, which directly improves **seal performance and pavement life**.

Proper rolling ensures **uniform stone embedment, reduced rock loss, better binder adhesion, and tighter surface sealing**, resulting in **longer-lasting chip seals and fewer early failures**. This reduces **rework, sweeping, patching, and customer complaints**, while improving overall roadway appearance and safety.

By performing chip seal rolling in-house, agencies typically **eliminate \$20,000–\$45,000 per year in rental and contracted services**, while gaining **greater production rates, improved schedule control, and consistent compaction quality**.

With a purchase cost of **\$85,000–\$140,000**, most operations achieve **full payback within 2–3 years**, followed by **long-term savings, improved seal performance, and reduced lifecycle pavement costs**.

Bottom line: A pneumatic roller quickly pays for itself by improving chip seal quality, extending service life, and reducing annual operating expenses.



ROI of a Tymco 500X Street Sweeper

A Tymco 500X regenerative air street sweeper provides strong return on investment by **eliminating contracted sweeping costs, reducing storm drain maintenance, and extending pavement life.**

With a purchase cost ranging from **\$250,000–\$500,000**, the sweeper allows the City of Grantsville to bring sweeping operations in-house, typically saving **\$60,000–\$150,000 per year** in **contracted sweeping services, catch basin cleaning, and pavement preservation costs.**

Routine sweeping **reduces debris buildup, improves stormwater compliance, minimizes pavement wear, and improves roadway safety and appearance.** These combined benefits typically result in **full payback within 3–5 years**, followed by **long-term annual operational savings and improved infrastructure performance.**

Bottom line: A Tymco 500X sweeper is a high-impact investment that improves service quality while delivering **strong long-term financial returns** for the City of Grantsville.



Asphalt Zipper – Capital Purchase Justification

City of Grantsville, Utah

Purchase Price: \$350,000

Conservative Small-Town Assumptions:

- 2 – 2.5 lane-miles rehabilitated per year
- Savings of \$60,000 – \$70,000 per lane-mile

Annual Savings:

- \$120,000 – \$175,000 per year

Payback Period:

- 2 – 3 years

10-Year Financial Impact (Conservative):

- Total Savings: \$1.2M – \$1.75M
- Net Benefit after purchase: \$850k – \$1.4M

Key Benefits:

- Major material and trucking cost reduction
- In-house control of roadway rehabilitation
- Faster project completion, less traffic disruption
- Extended pavement life and improved road quality





2000 Gallon Water Truck



Investing in a **2,000-gallon water truck** provides a fast return by reducing outsourced water delivery costs, improving construction and maintenance efficiency, and extending roadway and equipment life.

By performing in-house dust control, compaction moisture conditioning, asphalt cooling, and cleanup, the truck can **eliminate \$30,000–\$60,000 per year in contracted services**. Additional savings come from **lower labor time, reduced material waste, and faster job completion**.

With an estimated purchase price of **\$90,000–\$130,000**, most agencies achieve **full payback within 2–3 years**, while continuing to generate **long-term operational savings, improved safety, and better project quality**.

Bottom line: A 2,000-gallon water truck typically pays for itself quickly while increasing productivity and reducing annual operating costs.

275-C3T5 Skid Loader / Smart Grader Blade



Purpose:

Road Maintenance, Shoulder Repair, Drainage Improvements, Small Road Construction, Utility Support, Snow Operations, and Facility Maintenance.

Total Equipment Investment: \$120,000

Total Equipment Cost: \$120,000

Payback Period: ~2.2 Years

5-Year Net Benefit: \$157,500

(Includes Compact Track Loader and Smart Grader Blade. Equipment is compatible with GPS grade control expansion.)

“For a \$120,000 investment, the City gains a machine that pays for itself in about two years while helping protect millions of dollars in roadway infrastructure and giving Public Works the ability to build and maintain roads in-house.”

ROI Summary

Total Equipment Cost: \$120,000

Payback Period: ~2.2 Years

5-Year Net Benefit: \$157,500

Why Purchase

- Replaces frequent rental equipment for grading and excavation work
- Reduces reliance on contracted grading and small road construction services
- Provides **precision road grading and shoulder maintenance** using the **Caterpillar Smart Grader Blade**
- Track system allows work in **soft shoulders, drainage areas, and winter conditions**
- Supports **small road build-out projects and alley reconstruction**
- Compatible with **Trimble Earthworks Grade Control Platform** for **GPS-controlled grading and road construction**
- Improves crew productivity and reduces project completion time
- Enhances emergency response for storm damage, washouts, and utility repairs



Cat Smart Blade Video



New Freightliner Dump Truck To Replace Truck Going to Sewer. Upfit With Old Dump Body With New Plow Controls



The Freightliner Trucks dealer provided the lowest bid with a **\$140,000 chassis price**. Transferring the existing truck body and installing a new plow plate and controls is estimated at **\$60,000**, for a **total project cost of \$200,000**.

ROI: Reusing the existing body saves the City an estimated **\$80,000–\$150,000** compared to purchasing a completely new plow truck.

This project places a rebuilt truck into service for **\$200,000 instead of \$300,000+**, saving **about \$100,000**, while the current truck will be **transferred to the sewer department**, extending its useful life and **reducing the need for another vehicle purchase**.

2 New 3500 Crew Cab For Department Crews



Two 3500 crew cab trucks equipped with fuel cells will improve the efficiency and safety of Grantsville City's Road Department crews by allowing personnel, tools, and fuel to be transported directly to job sites, reducing downtime and supporting critical road maintenance operations.

Cost Of Two Trucks 160,000.00

New Equipment Transport Trailer



A Trail King equipment haul trailer allows Grantsville City crews to safely transport equipment such as skid loaders and backhoes to job sites instead of operating them on city streets. This reduces equipment wear, improves crew safety, increases productivity, and allows the City to perform more road and utility maintenance projects in-house.

A \$60,000 equipment haul trailer will pay for itself in approximately 3–5 years by reducing equipment wear, improving crew productivity, and allowing Grantsville City crews to safely transport backhoes and other equipment rather than operating them on city streets.

Towable Post Hole Auger

\$7,000.00

BravePro BRPA385H Towable and Hydraulic Earth Auger Overview

Introducing the Brave BRPA385H towable earth auger – your ultimate companion for conquering ground with confidence.

This new Brave BRPA385H towable earth auger is ideal for rental businesses, landscapers, and other outdoor professionals.

Powered by a Honda GX390 engine, the auger delivers the power and torque for most soil conditions.

The operator handle has a new design, allowing height adjustment with one hand.

The tow bar is designed for quick and easy installation, and the hydraulic sight glass makes checking fluid levels simple.

Effective for digging holes 6 to 18 in. and up to 48 in. deep. Bits are sold separately.



Total Cost Of Equipment Requests

Crack Seal Trailer	90,000.00	New *	
Mastic Trailer	95,000.00	New *	
Secmair Chip/ Seal Coat Truck	850,000.00	New *	
Pneumatic Wheel Roller (Chip Seal)	150,000.00	Used *	
Street Sweeper (Chip Seal, Pre & Post)	500,000.00	New *	May be Good Used In Market
Asphalt Zipper	350,000.00	New *	Maybe a Demo Available
Water Truck (2000 Gal)	150,000.00	New *	There Are Used Truck In The Market
Skid Loader With Grader Blade & GPS	280,000.00	New *	Cat Model 275 C3T5
New Ten Wheel Dump Truck	220,000.00	New *	C&C Including Uplift of Old Truck Bed & Equip.
2 New 3500 Crew Cab Trucks	160,000.00	New *	Upfit Fuel Cells For Crew In Field Fueling.
60,000 Lb. Equipment Hauling Trailer	60,000.00	New *	Need to Haul Equipment, Stop Roding Equip.
Towable Post Hole Auger	7000.00	New *	Will Allow For One Man Sign Installation.
Assumed Shipping For All	125,000.00		Shipping Is Unknown

Total 3,037,000.00 Buying Used When Prudent Will Bring Overall Costs Down.

This Is Worst Case Cost.

This Equipment Acquisition Will Bring The Department To A Place Where We Can Get Ahead Of All The Deferred Maintenance On Grantsville City Infrastructure. It Will Give Crews The Ability To Show Quick Results To The Residents.

Agenda Item # 7

Public Hearing Item: Discussion and consideration of Ordinance 2026-16 approving and adopting an updated Annexation Policy Plan; repealing and replacing the prior Annexation Policy Plans; and providing for an effective date



**GRANTSVILLE CITY
ORDINANCE NO. 2026-16**

**AN ORDINANCE OF GRANTSVILLE CITY APPROVING AND ADOPTING AN
UPDATED ANNEXATION POLICY PLAN; REPEALING AND REPLACING PRIOR
ANNEXATION POLICY PLANS; AND PROVIDING FOR AN EFFECTIVE DATE**

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

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

WHEREAS, pursuant to Utah Code §10-2-803, municipalities are required to adopt and maintain an Annexation Policy Plan to guide future annexations; and

WHEREAS, the City previously adopted an Annexation Policy Plan, which was last updated in 2020 in connection with the Six Mile Ranch annexation; and

WHEREAS, the City has undertaken a comprehensive review and update of its Annexation Policy Plan to provide broader guidance regarding the location, timing, and conditions of future annexations; and

WHEREAS, the updated Annexation Policy Plan is intended to serve as a policy framework to guide annexation decisions and to work in coordination with, and not supplant, the City’s General Plan; and

WHEREAS, the updated Annexation Policy Plan establishes a 20-year planning framework addressing orderly growth, efficient service delivery, fiscal sustainability, protection of sensitive lands, and the principle that growth should fund its own infrastructure and service impacts; and

WHEREAS, the updated Annexation Policy Plan identifies three annexation expansion areas, designated as Areas A, B, and C, which are contiguous to existing City boundaries and intended to reduce unincorporated islands and irregular boundaries; and

WHEREAS, on March 3, 2026, the Grantsville City Planning Commission held a duly noticed public hearing to receive public comment regarding the proposed updates to the Annexation Policy Plan; and

WHEREAS, following the public hearing, the Planning Commission voted to recommend approval of the proposed Annexation Policy Plan, including a preferred map excluding the water areas of the Great Salt Lake; and

WHEREAS, the City Council finds that adoption of the updated Annexation Policy Plan is in the best interest of the public health, safety, and welfare of the City and its residents.



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

Section 1. Adoption of Annexation Policy Plan: The Grantsville City Annexation Policy Plan, attached hereto as Exhibit A and incorporated herein by this reference, is hereby approved and adopted as the official Annexation Policy Plan of Grantsville City.

Section 2. Repeal of Prior Plans: All prior annexation policy plans and any amendments thereto are hereby repealed and replaced in their entirety by the Annexation Policy Plan adopted herein.

Section 3. Purpose and Effect: The Annexation Policy Plan adopted herein shall serve as a guiding policy document for the City's consideration of future annexation petitions in accordance with Utah law. The Plan is intended to be used in conjunction with the City's General Plan and other applicable regulations and shall not, by itself, constitute approval or denial of any specific annexation application.

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 25TH DAY OF MARCH, 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”

The Grantsville City Annexation Policy Plan



GRANTSVILLE, UTAH

ANNEXATION POLICY PLAN



ADOPTED: MARCH 25, 2026

Table of Contents

INTRODUCTION	3
EXPANSION AREA.....	4
CHARACTER OF THE COMMUNITY	7
NEED FOR MUNICIPAL SERVICES	7
LAW ENFORCEMENT SERVICES	8
JUSTICE COURT	8
PARKS	8
COMMUNITY DEVELOPMENT SERVICES.....	9
PUBLIC WORKS	9
PLANS FOR EXTENSION OF MUNICIPAL SERVICES.....	9
HOW MUNICIPAL SERVICES MAY BE FINANCED.....	10
CURRENT AND PROJECTED COSTS OF INFRASTRUCTURE	10
REASONS FOR INCLUDING SENSITIVE LANDS IN EXPANSION AREA.....	11
URBAN DEVELOPMENT EXCLUSIONS.....	11
ESTIMATE OF TAX CONSEQUENCES.....	11
INTERESTS OF AFFECTED ENTITIES	11
STATEMENTS OF AFFECTED ENTITIES.....	11
CRITERIA TO GUIDE ANNEXATION DECISIONS	13

INTRODUCTION

Per the provisions of 10-2-803, Utah Code Annotated, all Utah municipalities are required to adopt an Annexation Policy Plan. In this Annexation Policy Plan, cities are required to develop an expansion area map and plan for the future growth of the community for the next 20 years. The Annexation Policy Plan helps the City plan for future expansion of the City's boundary. Grantsville City ("the City") adopted its first Annexation Policy Plan in March of 2003. This Annexation Policy Plan update will replace all prior annexation documents and provides opportunity for the elimination of islands and peninsulas of unincorporated county between municipal jurisdictions.

In 2025, there was a significant need to update the Annexation Policy Plan due to pending annexations and the need to clarify the City's interest in and capacity to annex property near the City. These lands are contiguous to a portion of the City's north and east boundary to the I-80 corridor, as well as south and west of the City's boundary between Tooele Army Depot and the US Forest Service land (Deseret Peak). Additionally, the City desires to update the adopted City's Annexation Policy Plan for compliance with State Code.

DRAFT

EXPANSION AREA

EXPANSION AREA MAP

Annexation Policy Plans are governed by Utah Code, Section 10-2-803, and in accordance the Grantsville City has considered the following points in preparing, considering, and adopting this Annexation Policy Plan:

GAPS AND OVERLAPS

Grantsville has attempted to avoid gaps or overlaps with the expansion areas of other municipalities. Contiguous unincorporated areas in Tooele County have historically not been served by other municipalities, nor do plans exist to serve these areas. Grantsville has the ability to provide municipal services necessary for these unincorporated areas and provide those services more efficiently.

20 YEAR POPULATION PROJECTIONS

The City has considered population growth projections for the municipality within the current city boundary and additionally for the Annexation Policy Declaration Areas A, B, and C for the next 20 years. Population projections for the County are listed below. Because the areas to be annexed have very small populations, the data provided are to show that the growth rate in the County will happen rapidly, while these areas will be limited until development of infrastructure occurs. All population dates are as of December 31 of each year.

Table 1: Tooele County Population Estimates

Year	Population	Households	Persons Per Household
2025	85957	27264	3.14
2026	88340	28333	3.10
2027	90600	29379	3.07
2028	92723	30391	3.03
2029	94714	31371	3.00
2030	96600	32316	2.97
2031	98423	33255	2.94
2032	100248	34187	2.91
2033	102096	35136	2.89
2034	103954	36102	2.86
2035	105826	37068	2.84
2036	107711	38037	2.81
2037	109599	38999	2.79
2038	111487	39941	2.77
2039	113367	40871	2.75
2040	115253	41787	2.74
2041	117127	42886	2.71
2042	118981	43982	2.68
2043	120814	45087	2.66
2044	122613	46187	2.63
2045	124393	47278	2.61

**Source: Gardner Policy
Institute State and
County Projections
2020-2060**

ANNEXATION POLICY PLAN EXPANSION AREA:

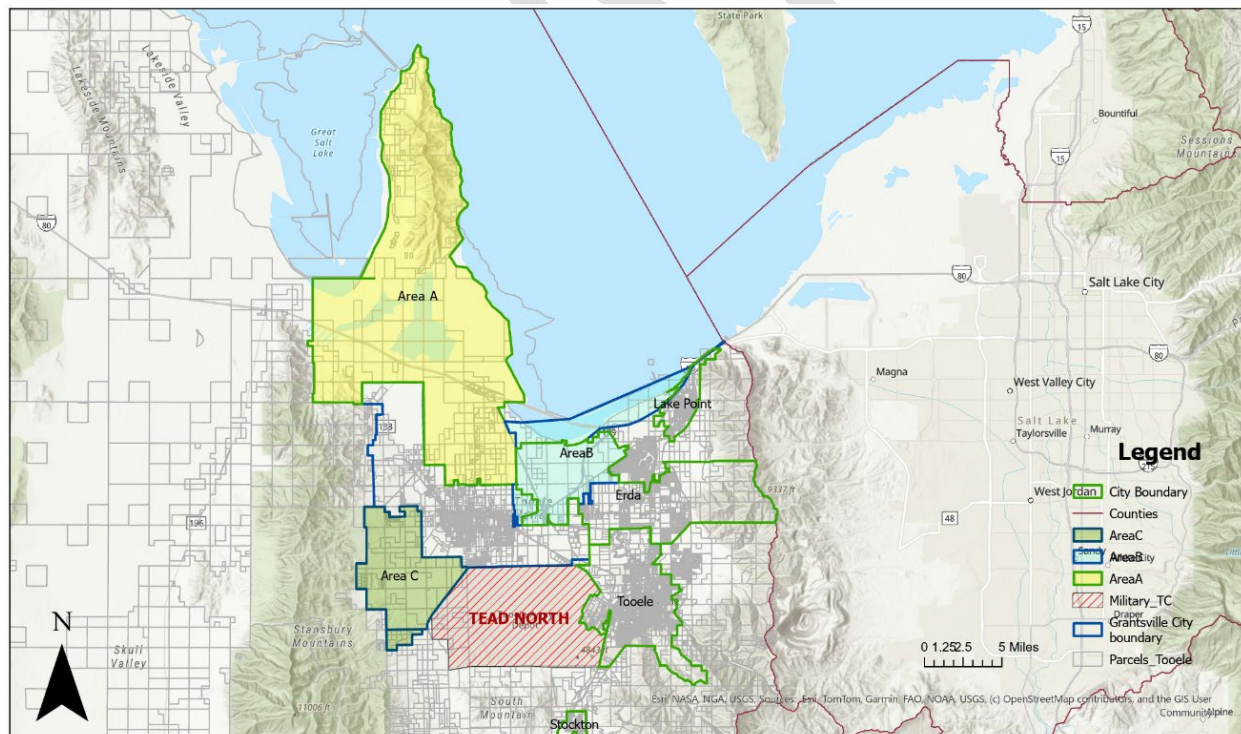
MAP 1 depicts areas which are contiguous to the City boundary and have been designated as future expansion areas. The areas are designated as A, B and C. Per the provisions of 10-2-803 (2)(a)(i), Utah Code Annotated, all municipalities within the State are required to adopt “a map of the expansion area, may include territory located outside the county in which the municipality is located.”

(Area A) All unincorporated Tooele County property north and east of the current City boundary in the area known as Burmester. This area is largely owned by SITLA Trust Lands, but includes areas along Burmester Road and the Tooele Valley Inland Port Project Area. This area is largely bounded by County line on the north.

(Area B) All unincorporated Tooele County property between the current northern boundary of Grantsville and the southern boundary of the Tooele County line, east of Area A and west of the current incorporated limits of Erda. This area is known generally as the Six Mile Ranch area.

(Area C) All unincorporated Tooele County property lying south and west of the current southwest City boundary, from the Grantsville City boundary line south to the Tooele Army Depot land, and west to the US Forest Service property. This area mostly consists of Grantsville Soil Conservation property. There are generally no residential uses existing in this primarily hillside area and future land uses could indicate no additional residential development, particularly on Conservation. No impact on city population projections is expected for Area C.

MAP 1: ANNEXATION AREAS (A, B, & C)



CHARACTER OF THE COMMUNITY

The Grantsville City is bordered by the Tooele Army Depot on its southern boundary, Unincorporated Tooele County and the Great Salt Lake on its north boundary, the Cities of Stansbury Park, Erda to the

east, and unincorporated Tooele County to the west. Grantsville provides an excellent location for individuals and families interested in living in a strong, stable economy with nearby outdoor activities. Grantsville has a variety of activities, businesses, restaurants, parks and trails to explore. The City has diversified housing to meet the needs of all people. Housing development needs to be supported by suitable commercial and industrial development. This will allow the City a revenue base to remain strong, stable and robust.

While some of the City's development patterns are similar to other small, Utah urban communities, the City has always had a balance of residential and industrial lands and uses and a vibrant history of rich agricultural lands and orchards. The Grantsville vision has focused on creating and sustaining a community that appreciates its heritage, while providing opportunities for business and industry to thrive. With the success of industry within the City came the need to provide varied housing options for the community. Today the community boasts a robust industrial park, attractive and safe neighborhoods, parks, trails and open space amenities throughout the community, excellent access to transportation corridors, and redevelopment of the Main Street corridor as a vibrant, business-friendly town center with access to major transportation routes.

As the City considers future annexations, they must take a long-range view of at least 20 years. The City intends for growth to occur in areas where it can effectively extend municipal services in a cost efficient manner, and to discourage annexations that negatively increases costs, placing a higher tax burden upon existing and future citizens of Grantsville.

NEED FOR MUNICIPAL SERVICES

For purposes of this Plan, Municipal Services may include:

- Infrastructure maintenance management (maintain, repair, replace, upgrade),
- Observation and oversight of roads, stormwater/flood control, sewer, water, electric utility, natural gas, fiber, street lights, intersections, walkways, signage, solid waste collection and recycling as well as police and fire protection, and other services such as library, permitting, building inspections, and the like.
- Integrated land use planning.

The Grantsville City General Plan provides an additional resource for the City to guide future development and future service requirements.

Area A: Municipal services for Area A have generally been provided by Tooele County. The City currently provides police assistance and responds to emergency calls within Area A to assist Tooele County. The area has some industrial operations, including mining and processing of minerals, which are expected to have little to no demand for new municipal services. The area is serviced by rail, however, and has the potential for additional industrial development. Additional benefits may include preserving regional transportation corridors, drainage corridors, access to freeway for industrial, commercial and economic development with local employment opportunities.

Area B: Limited municipal services for Area B have been provided by Tooele County. The area is an area where the City would be able to provide services due to proximity of resources. The City currently provides police assistance and responds to emergency calls within Area B to assist Tooele County. The portion of Area B that is known as Six Mile Ranch has already been accepted for annexation in to Grantsville City and is pending decisions on some litigation through the Courts, which has not been resolved as of the writing of this updated Policy Plan.

Area C: The area is mostly comprised of property adjacent to forest service land and a watershed protection area owned by Grantsville Soil Conservation. These areas may be designated as future natural open space. Those areas which are privately owned may be developed in large-lot (5 acres or more) developments that have minimal impact on existing services.

There are no pending plans to develop within Area A. Area B is currently in a state of legal consideration and may be developed as part of a master-planned development with an associated Master Development Agreement, which would spell out how infrastructure and services will be provided. Area C, as noted above, may be designated as future natural open space and large-lot development. Currently the City provides limited police response to these areas to assist Tooele County. These areas are serviced by North Tooele Fire District, assisted by the Grantsville Fire Department, which may change upon annexation. Sanitary sewer is handled through septic systems, and will continue to be so served regardless of annexation status, and no new water services will be necessary to extend to these areas, unless and until development occurs. There only main roadway in any of these areas that is not either a UDOT facility or already within the Grantsville City limits is Mormon Trail Road. The cost of providing municipal services to these areas without new development would be minimal and would have little impact on the existing City infrastructure or organization.

LAW ENFORCEMENT SERVICES

The Grantsville Police Department will provide law enforcement for the annexed areas. The City does not anticipate that new officers will be necessary to service Areas A, B, & C. It is anticipated that additional full-time officers and support staff will be added to support projected population growth, both due to growth inside the City as well as anticipated annexation and the growth stemming from that.

The need for additional staffing should be considered and analyzed when annexation petitions are accepted by the City. Analysis should include the proposed land uses and population densities expected within the annexation area, as well as the total costs associated with new hire training, office supplies, equipment maintenance, vehicle maintenance, uniforms, etc.

JUSTICE COURT

The City provides a Justice Court that serves the needs for civil cases and non-felony crimes. As part of an annexation application and review, the expense impact on the Justice Court should be reviewed and estimated and provisions for increased revenues, if needed, should be determined as part of an annexation petition. No expansion of the court system within the City is anticipated due to the annexation of Areas A, B, or C.

PARKS

The City's Public Works Department provides maintenance services to City-owned neighborhood parks, trails, City buildings and grounds, and other open spaces. Access to these facilities is open to the public, including non-City residents. As properties are annexed, the City should analyze the need for neighborhood parks and trails in those areas and determine if the City's Park (Impact) Fee is sufficient to meet estimated park and trail demands associated with growth and that verify long-term revenue will cover additional operations and maintenance expenses.

Demand from Areas A & B for additional park area is not anticipated until development occurs. Area C is anticipated to remain largely natural open space and as such will not generate the same kind of demand for parks and open spaces that other development patterns may require.

COMMUNITY DEVELOPMENT SERVICES

The City provides planning services through the Grantsville Community Development Department Staff. The Grantsville Building Department provides inspections to ensure compliance of all construction with the adopted International Building Code. In addition, the City Engineer ensures compliance of new development with City Standards and Specifications. Little impact is anticipated from the annexation of Areas A, B, & C. However, careful documentation of proposed land uses within Area B should be made at the time of annexation to determine the desirable uses, such as a mix of housing types and densities to ensure equitable treatment of these future residents and to protect existing property rights.

PUBLIC WORKS

The City Public Works also has responsibility for flood control, street, water, storm drainage, and street plowing. It is also responsible for the sewer services within the city and surrounding areas. Annexed and developed areas must be carefully evaluated to determine the impact of new roads, parks, water service, and storm drainage for required staffing increase and projected maintenance costs.

Areas A and C are anticipated to have minimal to no impact on City Public Works. Area B will have some impact on the public works operations as the development of this area takes place. Water is currently provided to properties in the areas by private wells. No secondary water is provided to the area, but this will change after annexation. Similarly, sewer services are provided by on-site septic systems and will continue after annexation without change, until development occurs. Anticipated impact due to street maintenance will be offset by the additional funds the City will receive from the State B & C Road Funds. However, some of these existing streets do not have sidewalks, therefore the City should carefully determine where sidewalk is necessary or desired, and estimate the installation costs at the time of annexation. No additional staffing is anticipated.

PLANS FOR EXTENSION OF MUNICIPAL SERVICES

An important component of the extension of municipal services is the ability of the City to effectively serve those areas under consideration for development. Development should be consistent with the General Plan. The Capital Facilities Plan is comprehensive in its analysis of utility needs, extension and financing of those facilities.

The City requires developers to construct and dedicate all new public facilities needed for new development. The City collects impact fees that upsize water, sewer, irrigation, and street facilities to meet growth needs. As a condition of annexation, developments may be required to extend or improve streets, water and sewer, and other vital public facilities consistent with the City's Capital Facilities Plan and General Plan. The City's policy is to deliver high-quality municipal services throughout the City, including potential annexation areas. Such services may be provided directly by the City through inter-local cooperative service agreements or by creating such special improvement districts as determined by the City to be in the best public interest of its citizens.

For areas located within a special service district, the City will rely upon the district to provide sewer, water, and/or secondary water services. The districts extend services when the services are needed or requested and do so in differing ways. Districts shall have the opportunity to negotiate specific development agreements for the extension of their services to areas annexed, as applicable.

HOW MUNICIPAL SERVICES MAY BE FINANCED

Financing services in the expansion areas will be accomplished in the same manner as financing infrastructure and services within the corporate limits. Infrastructure needed to service developed properties is installed at the developer's expense. With dedication and City acceptance, City operation and maintenance is provided by property tax and sales tax revenues, Class B and C Road Funds and utility franchise fees. In addition, the City will impose impact fees to offset the impact of offsite infrastructure systems needed for new growth.

New development is required to install the base-sized service facilities needed for their proposed development, which includes any off-site improvements to deliver the improvement to the property boundary. The City may enter into an agreement with a developer to use impact fees for the purpose of extending and upsizing those facilities to accommodate new growth and development not within the boundary of the specific development proposal.

Upon an annexation petition, the City has the authority to require a developer to install, upsize, or improve any/all offsite facilities and infrastructure as a condition of annexation. When a developer installs an offsite improvement such as a road, waterline, or sewer line, the City and the developer, may enter into reimbursement agreements where the City agrees to use future impact fees collected in the area to provide reimbursement compensation to the developer for those proportional offsite improvements that will be utilized by other property owners in the area.

When new development occurs and utilizes the infrastructure installed by others, these new developments must be required to pay their proportionate share for those extended services. The City has the authority to enter into pay back agreements with the original developer, whereby new development utilizing the improvements are required to remit payment to reimburse the developer for a proportional share of the costs. Any payback agreements must be made in accord with State Statute regarding such agreements which require prorated reimbursements limited to ten (10) years after installation.

Another financing mechanism available to the City is creating a Special Improvement District, creating a Community Reinvestment Project Area or using a Public Infrastructure District Bond permitted by Utah Code Section 17D(4)- Public Infrastructure District Act. The City may consider these options when a proposed development furthers the economic development or transportation goals of the City's General Plan, but these mechanisms should be used sparingly.

CURRENT AND PROJECTED COSTS OF INFRASTRUCTURE, URBAN SERVICES, AND PUBLIC FACILITIES NECESSARY

Area A

Area A contains existing industrial development and a regional recreation facility owned by State of Utah, Division of Parks and Recreation. The costs of extending infrastructure, urban services, and public facilities are minimal. Area A annexation will not impact the City's infrastructure, urban services, or public facilities. In the event of an emergency at any industrial facility, Grantsville Fire and Grantsville Police respond, costs currently borne by the City. When considering annexation within Area A, additional investigation with regard to potential off-site hazard consequences related to existing and future industrial uses may be required to properly determine the potential impacts on land uses and citizens of Grantsville.

Area B

The costs of infrastructure, urban services, and public facilities would be minimal. Infrastructure in Area B is currently in satisfactory condition and requires no repairs, upgrades, or replacements are forecasted for the next five years. Right of way improvements to include the provision of sidewalks may be required in certain areas to facilitate pedestrian safety and convenience. The area is served by local, on-site wells. Additional maintenance costs will be incurred for street maintenance and police services that are expected to be offset by the additional state funding from the B & C Road Fund, as well as the minimal increase generated by property taxes. Therefore, it is not anticipated that Area B will impact the City's existing infrastructure, urban services, or public facilities.

Area C

The costs of infrastructure, urban services, and public facilities would be minimal as the area is natural open space owned by the Forest Service. Therefore, it is not anticipated that Area C will impact the City by infrastructure, urban services, or public facilities. The City should refer to the current Forest Plan for the Wasatch-Cache National Forest for current land management objectives and practices within the area. If considered for annexation, the City should consider the adoption of wildland fire hazards management strategies, mitigations, and regulations for both areas annexed and areas adjacent to the area within the hazard area.

REASONS FOR INCLUDING SENSITIVE LANDS IN EXPANSION AREA

Area A includes lands designated as flood plain areas and sensitive lands near the alluvial fan areas near Deseret Peak. Additional structures are not expected to be built within Area A. Prior to annexation, the City should determine the boundaries of the flood plain, establish the base flood elevation for structures, and survey any sensitive lands to ensure that they are inventoried and protected by annexation agreement.

There are potentially sensitive lands that would be included in Area B, including

The City's expansion Area C includes US Forest Service area and parcels owned by Grantsville Soil Conservation for the purposes of watershed management and protection. This area would be deemed to be within the sensitive lands overlay zone, due to these protection areas. The area would be protected from development due to the overlay zone. Annexing Area C would ensure protection of the sensitive lands, slopes, vegetation, and wildlife in the foothills of Grantsville

URBAN DEVELOPMENT EXCLUSIONS

There is no unincorporated urban development within ½ mile of the Areas A, B, or C that has not been included in the expansion areas.

ESTIMATE OF TAX CONSEQUENCES

It is anticipated that if all or portions of Areas A, B, and C, were annexed into the City, the properties within those areas may increase in value providing additional tax base for the City. The estimated tax consequences would be minimal having little impact on the existing Grantsville tax burden or benefit. In all cases, the loss to Tooele County would likewise be minimal and offset by the decrease in services provided to the area.

Tax consequences should be re-evaluated with any annexation petition to ensure the most accurate and current estimate of the impact is provided to the City to assist the City Council in the decision to approve an annexation request.

INTERESTS OF AFFECTED ENTITIES

The affected entities are municipalities, the school district, special service districts and County government. It is important that the affected entities be involved during the annexation process. As such Affected Entities, as listed, were invited to participate in the preparation of this plan and their comments are outlined here.

The following entities are Affected Entities for by Area A, B or C.

- Tooele Valley Mosquito Abatement District
- Tooele County Government
- Tooele County Health Department
- Tooele County School District
- U.S. Forest Service
- U.S. Army (Tooele Army Depot)

STATEMENTS OF AFFECTED ENTITIES

On March 3, 2026, the Grantsville City Planning Commission hosted a public meeting with Affected Entities to receive comments on the proposed amendment to the City's Annexation Policy Plan. Written comment was accepted in addition to comments received at the public meeting through March 3, 2026, as well comments received at the public hearing on March 3, 2026.

Additional Comments

No additional comments were received regarding Expansion Areas A, B, or C.

CRITERIA TO GUIDE ANNEXATION DECISIONS

	The following criteria considerations shall be used in the evaluation of annexation petitions. Strict adherence to these criteria is not required, but instead shall be used these criteria should be used to identify the impacts of a proposed annexation, guide appropriate conditions for annexation, and assist the City Council in making informed policy decisions.
Character of the Community	1. The annexation will accommodate development consistent with the General Plan and land uses allowed in the area. 2. Annexation will initiate site improvement, i.e. public utilities and streets, parks or other public features. 3. The annexation does not create or exacerbate an existing peninsula or island, unless the City Council determines that not annexing the entire unincorporated island or peninsula is in Grantsville City's best interest. 4. The area is contiguous to the municipality and within the Tooele County boundary.
Need for Municipal Services	1. The annexation will provide access and improvements to culinary water for residents and property owners. 2. The annexation will provide storm sewer improvements to benefit annexed land owners. 3. The extension of utilities in this area will enhance the overall City's system. 4. The area will be better serviced by the Grantsville Police Department rather than the existing policing services. 5. The area will also be better serviced by the Grantsville Fire Department than the North Tooele County Fire District. 6. The extension of service infrastructure into the area will enhance and not burden the municipal service system beyond its capacity. 7. The annexation will contribute water rights and facilities required by the users, or does not materially detract from municipal water supplies. Special consideration should be given related to current and future climate conditions (ex. severe drought). 8. The annexation is accompanied by an analysis of current system capacity, required new capacity, including a plan to manage or

	mitigate the impact on system. 9. The annexation will exhibit long term fiscal sustainability.
Municipality's plan for extension of services	1. The area to be annexed will provide an orderly extension of culinary water, storm sewer collection, and street system enhancements. 2. The annexation will allow for orderly extension of utilities by providing easements, right-of-ways or street dedications. 3. The extension of utilities is in conformance to the City's Capital Improvement Plan.
How services will be financed	1. The development of annexed area will extend all required services. 2. The City will extend service with reimbursement through user fees or impact fees, collected from those developments within the area annexed.
Estimate of the tax consequences	1. Any increase in taxes collected, if any, to provide services to the area, above that tax currently collected within the unincorporated county, is recognized by the petitioner. 2. The property certified tax rate for existing parcels within the City limits will not be increased to support the annexation of any area.
Interests of all affected entities	1. The area to be annexed should be within Tooele County at the time of annexation. 2. The annexation will not create boundary alignment problems with elementary or secondary schools or other affected entities, unless inter-local agreements have been reached to address the potential, reasonably-anticipated impacts. 3. The annexation does not extend beyond the limits of the adopted annexation policy plan. 4. Other services, i.e., sanitary sewer, secondary water, natural gas, electrical power and communications facilities, are available or reasonably available to the site. 5. The petitioners have entered into agreements with affected entities, where applicable, for the design and installation of required infrastructure and service.



STAFF REPORT

To: Grantsville City Mayor and City Council

From: Bill Cobabe, Community Development Director

Meeting Date: March 25, 2026

Public Hearing Date: March 3, 2026 (Planning Commission)

Re: Consideration of a proposed revision/update to the City's Annexation Policy Plan.

Executive Summary

The City should review its Annexation Policy Plan from time to time. The last update to the Plan was in 2020 when the Six Mile Ranch annexation took place. This was focused on a particular area of the County, while this update is more comprehensive in scale and scope. The goal is to provide context and guidance for future annexations in to the City. This does not supplant the goals or maps laid out in the General Plan, but is a tool that works together with the General Plan. Further, as noted in the Annexation Policy Plan itself, this is in fulfillment of State code regulations and requirements.

Background

On March 3, 2026, the Grantsville City Planning Commission held a public hearing to discuss the proposed updates to the Grantsville City Annexation Policy Plan. After the public hearing, the Planning Commission voted to recommend approval of the proposed updates, recommending that the proposed map excluding the water areas of the Great Salt Lake as the preferred map.

Proposed Changes

This update is the City's required 20-year framework for managing future annexations under Utah Code §10-2-803. It replaces all prior annexation plans and is meant to guide where, why, and under what conditions Grantsville may expand its boundaries, while avoiding fiscal strain, service inefficiencies, and fragmented boundaries.

At a high level, the City is being careful, strategic, and fiscally conservative. The plan explicitly emphasizes orderly growth, service efficiency, protection of sensitive lands, and developer-funded infrastructure.

The plan designates three Annexation Expansion Areas (A, B, and C), all contiguous to existing city boundaries and selected to eliminate unincorporated “islands” and peninsulas.

Area A (Burmester / Inland Port / SITLA lands, north & east of the current City boundaries)

This area is largely industrial and publicly owned, with rail access and proximity to I-80. It has very little residential population and minimal expected service demand. Annexation here is primarily about economic development, transportation coordination, and emergency response consistency, not housing growth. Infrastructure and service costs are expected to be minimal.

Area B (Six Mile Ranch area, north of the City, west of Erda)

This is the most consequential area. It is close to existing City services and is suitable for future development. A portion is already under pending annexation litigation, which the plan acknowledges. If annexed, development would likely occur through a master-planned project with a development agreement, ensuring infrastructure and services are provided by developers. This area will have some long-term impact on public works and police services, but those costs are expected to be offset by impact fees, road funds, and tax base growth.

Area C (South and west foothills, near Tooele Army Depot and U.S. Forest Service land)

This area is primarily open space, watershed protection land, and forest service property. It is not expected to develop beyond very low-density large-lot uses, if at all. Annexation here is largely about resource protection, wildfire management, and land use control, not population growth. Fiscal and service impacts are expected to be negligible.

Across all areas, the City concludes that population growth from annexation itself will be minimal; most population growth will come from development within existing city limits or planned projects.

On municipal services, the City finds that it can serve all three areas without major new staffing or facilities, especially until development occurs. Police services would transition to Grantsville PD, fire services may change post-annexation, and courts, parks, planning, and public works can absorb impacts with normal growth-related adjustments. Sewer service will remain septic until development occurs; water extensions will only happen when justified by development.

A key policy thread throughout the plan is that growth must pay for itself. The City makes it clear that:

- Developers are responsible for installing required infrastructure
- Impact fees will be used to offset system-wide impacts
- Reimbursement and payback agreements may be used, but only within statutory limits
- Existing residents should not see increased tax burdens due to annexation

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

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

The plan also explicitly allows the City to use tools like Special Improvement Districts, Community Reinvestment Areas, or Public Infrastructure Districts, but notes these should be used sparingly and only when they advance General Plan goals.

On sensitive lands, the plan is cautious and protective. Floodplains, alluvial fans, watershed lands, forest service property, slopes, and wildlife areas are all identified as needing special protection, and annexation is framed as a way to better regulate and preserve these resources, not open them to development.

The tax impact analysis concludes that annexation would likely result in minor net gains to the City and minor losses to Tooele County, with no meaningful impact on tax rates for existing city residents.

The plan documents coordination with affected entities, including Tooele County, school districts, special service districts, the U.S. Forest Service, and the Tooele Army Depot. No objections were received during the public process.

Finally, the document lays out a clear set of annexation decision criteria for future City Council action. These criteria focus on:

- Consistency with the General Plan
- Efficient service delivery
- Fiscal sustainability
- Developer-funded infrastructure
- Protection of water resources and sensitive lands
- Avoidance of boundary irregularities
- Fair treatment of affected entities

In plain terms:

This plan positions Grantsville to grow deliberately, defensibly, and on its own terms, while minimizing financial risk, protecting environmental assets, and preserving community character. It gives the City strong policy footing to say “yes,” “no,” or “yes, but only if...” to future annexation petitions.

Attachments:

Proposed Annexation Policy Plan
Annexation Map (Proposed)

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

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

Agenda Item # 8

Consideration of Resolution 2026-23
approving the purchase of a sewer Vactor
truck and authorizing partial funding and
financing



**GRANTSVILLE CITY
RESOLUTION NO. 2026-23**

**A RESOLUTION OF GRANTSVILLE CITY APPROVING THE PURCHASE OF A
SEWER VACTOR TRUCK AND AUTHORIZING PARTIAL FUNDING AND
FINANCING**

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

WHEREAS, Grantsville City operates and maintains a municipal sewer system requiring routine cleaning and maintenance to ensure proper function and public health; and

WHEREAS, the City has historically contracted with Twin D to perform sewer line cleaning services at an approximate annual cost of \$90,000.00; and

WHEREAS, City staff have evaluated the long-term operational and financial benefits of purchasing a sewer vactor truck to perform these services in-house; and

WHEREAS, City staff reviewed multiple quotes for the purchase of a sewer vactor truck and recommend the quote submitted through Vactor Manufacturing by Owen Equipment Company, which is attached hereto as Exhibit A; and

WHEREAS, the City has budgeted \$200,000.00 for this purpose and proposes to allocate \$100,000.00 toward the purchase and finance the remaining balance over a period of seven (7) years; and

WHEREAS, the City Council finds that purchasing a sewer vactor truck will improve efficiency, provide long-term cost savings, and better serve the residents of Grantsville City.

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

Section 1. Approval: The purchase of a sewer vactor truck as described in Exhibit A is hereby approved, including the allocation of \$100,000.00 toward the purchase and the financing of the remaining balance over a term of seven (7) years, under terms deemed reasonable and in the best interest of the City.

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

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



ADOPTED AND PASSED BY THE CITY COUNCIL OF GRANTSVILLE CITY, THIS
15TH DAY OF APRIL, 2026.

BY THE ORDER OF THE GRANTSVILLE CITY COUNCIL:

By Mayor Heidi Hammond

ATTEST

Alicia Fairbourne, City Recorder

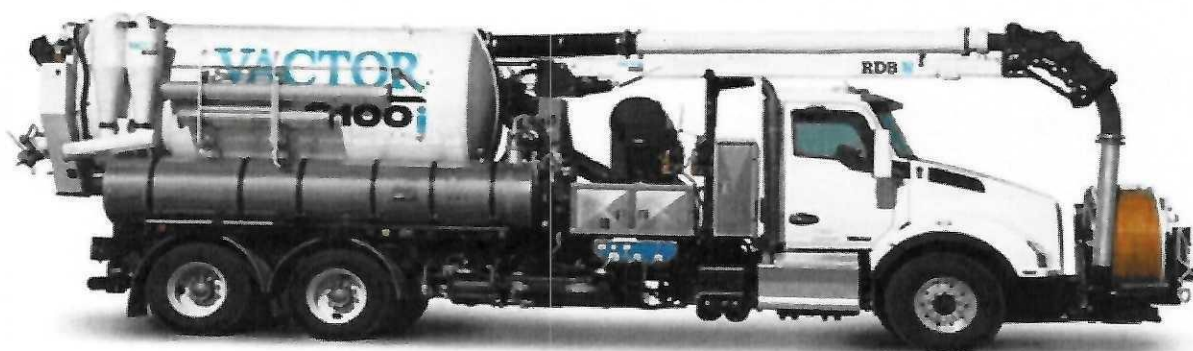


EXHIBIT “A”

Vactor Quote

Presents a Proposal Summary

of the



VACTOR 2100i

Combination Single Engine Sewer Cleaner with Positive Displacement Vacuum System
Mounted on a Heavy-Duty Truck Chassis

for

GRANTSVILLE CITY
STOCK UNIT #1857
VACTOR 2100i

April 6, 2026



OWEN EQUIPMENT
1220 S Legacy View St. Salt Lake City, UT 84104
Salt Lake City Main Line: (385) 308-4973

VACTOR 2100i, (Owen Stock Unit #1857): with Roots 824-18" Hg. Blower, 12 Yard Debris body, 1300 Gallons Water Capacity, with the following Standard and Additional Features:

STANDARD FEATURES

- Aluminum Fenders
- Mud Flaps
- Customer Supplied Chassis Modifications
- Color Coded Sealed Electrical System
- Intuitouch Electronic Package
- Double Acting Dump Hoist Cylinder
- Handgun Assembly w/35' x 1/2" Hose w/Quick Disconnects
- Ex-Ten Steel Cylindrical Debris Tank
- Flexible Hose Guide
- (3) Nozzles with Carbide inserts and Nozzle Storage Rack
- Vacuum Tube Storage
- 1" Nozzle
- 10' Leader Hose
- Flat Rear Door w/Hydraulic Locks and Door Power-up/Down, Open/Close Feature
- Dual Stainless Steel Float Shut Off System
- Microstrainer Prior to Blower
- Fixed Rear Door Pipe Rack – 8" Pipe
- Subframe Mounted (2) Pipe Rack – 8"
- Lube Manifold w/Plastic Lube Chart
- Debris Body Vacuum Relief System
- Debris Deflector Plate
- 60" Dump Height
- Debris Body Up Message / Alarm
- Low Water Indicator on Screen with Alarm and Water Pump Flow Indicator
- 3" Y-Strainer at Passenger Side Fill with 25' Fill Hose
- Water Sight Gauge DS/PS
- Liquid Float Level Indicator
- Digital Water Pressure Gauge
- Front Joystick Boom Control
- Boom Hose Storage
- Boom Out of Position Message / Alarm
- 3" Y-Strainer @ Water Pump
- Midship Handgun Coupling
- Chassis Engine Cooling Package
- Side Mounted Water Pump
- Digital Hose Footage Counter
- Hose Reel Manual Hyd. Extend/Retract
- Hose Reel Chain Cover
- Hydraulic Tank Shutoff Valves
- Rodder Pump Drain Valves
- Hydraulic Extending/Rotating 15" Hose Reel (1" x 800') Capacity
- Tachometer/Chassis Engine W/Hourmeter
- Water Pump Hour Meter
- PTO Hour Meter
- Hydraulic Oil Temp Alarm

www.owenequipment.com

KENT

SPOKANE

PORTLAND

FAIRFIELD

SALT LAKE CITY



OWEN EQUIPMENT

1220 S Legacy View St. Salt Lake City, UT 84104
Salt Lake City Main Line: (385) 308-4973

- Tachometer and Hourmeter/Blower
- Circuit Breakers
- LED Lights. Clearance, Back-Up, Stop, Tail & Turn
- Tow Hooks, Front and Rear
- Electronic Back-Up Alarm
- 8" Vacuum Pipe Package
- Emergency Flare Kit
- Fire Extinguisher 5 Lbs.
- Module Paint, Dupont Imron Elite - Sanded Primer Base (**White to Match Cab**)
- Vactor 2100i Standard Decal
- Vactor Standard Manual w/ Cloud Parts

ADDITIONAL FEATURES

- Roots 824-18" Hg. Blower
- 80 GPM @ 2500 PSI Jet Rodder Pump
- Debris Body Flush Out System
- SS Float Ball Cage for Float Shut Off System
- 6" Knife Valve w/Cam-Loc, Rear Door, 3:00 Position
- 6" Knife Valve w/Cam-Loc, Rear Door, w/Port 6:00 Position
- Full Rear Door Swinging Screen
- Pump Off Ports Only
- Centrifugal Separators (Cyclones)
- Folding Pipe Rack, Curbside, 8" Pipe
- Folding Pipe Rack, Streetside, 8" Pipe
- Rear Door Splash Shield
- Air Purge
- Additional 1300 Gallons Water Capacity
- Front Blower Controls
- Blower High Temperature Safety Shutdown
- Digital Water Level Indicator
- Digital Debris Body Level Indicator
- Bellypack Wireless Controls, including hose reel controls, 2- Way Communications, and LCD Display
- Rotatable Boom Inlet Hose, Telescopic Boom
- 180 Degree Rotation, 5 x 5 Extendable/Telescoping Boom
- Anti Splash Valve
- Cold Weather Recirculator, PTO Driven, 25 GPM
- Rodder System Accumulator – Jack Hammer on/off Control at Hose Reel
- Handgun Couplers, Front and Rear
- Hydro Excavation Kit - Includes Lances, Nozzles, Storage Tray, and Vacuum Tubes
- 1" x 600' Sewer Hose, 2500 PSI
- Rodder Hose Pinch Roller
- High Pressured Hose Reel (1)
- Automatic Hose Level Wind Guide (Dual Roller), Power Indexing
- Front Hose Reel Storage
- Rear Directional Control, LED Arrowstick
- Rear Mounted, LED Beacon Light w/ Limb Guard
- Front Mounted, LED Beacon Light w/ Limb Guard
- 14 Lighting Package, 14 Federal Signal Strobe Lights, LED (Amber Lights)
- LED Mid-Ship Turn Signals

www.owenequipment.com

KENT

SPOKANE

PORTLAND

FAIRFIELD

SALT LAKE CITY

**OWEN EQUIPMENT**

1220 S Legacy View St. Salt Lake City, UT 84104
Salt Lake City Main Line: (385) 308-4973

- Worklights (2), LED, Telescopic Boom
- Worklights (2), LED, Rear Door
- Worklights, LED, Operators Station
- Worklights, LED, Hose Reel, Manhole
- Worklights, LED, Passenger Side
- Worklights, LED, Driver Side
- Hose Reel Wrapped for Delivery
- Camera System, Front, Rear and Both Sides
- Safety Cone Storage Rack - Post Style
- Long Handle Tool Storage
- Toolbox, Front Bumper Mounted, 16 x 12 x 18 w/ (2) LED Side Markers
- Toolbox, Behind Cab with Lighting
- Toolbox, Driver Side Chassis Frame, 60w x 24h x 24d with Lighting
- Toolbox, Driver Side Subframe, 18w x 24h x 24d with Lighting
- Operator Station Curbside Toolbox – with Lighting
- 5TH Year Warranty, for a Total of 5 Years of Warranty
- 600.080 ENZ Bulldog Antiblast Nozzle
- Mounted to a 2026 Freightliner SD114, SFA6x4, Tandem Axle, 370 HP, Automatic

TOTAL PRICE**\$646,199.17**

Includes Delivery to UDOT'S Shop

Includes One Day Training for Operators

State Contract #MA4658

****Pricing is Good for 30 Days********Pricing subject to change to reflect additional costs incurred directly by us or passed through to us by our vendors as a direct result of future tariffs, trade policies, or government-imposed duties********Pricing And Availability Is Subject to Change Pending Availability of The Chassis or Any Manufacturer Surcharges********Price Does Not Include Chassis or Equipment Modifications That May Be Necessary Due to Unforeseen Compatibility Issues, Customer Will Be Contacted for Approval Before Any Modifications Are Made********Terms Are Due Upon Receipt Unless Prior Credit Arrangements Are Made at The Time of Order****

Accepted By:

Date:

Thank you,

Jeremy Kinder

Jeremy Kinder
Owen Equipment
801-557-8572

jkinder@owenequipment.comwww.owenequipment.com

KENT

SPOKANE

PORTLAND

FAIRFIELD

SALT LAKE CITY

April 6, 2026

City Council,

After thoroughly evaluating our options for a new vacuum truck, I am writing to present our recommendation and the reasoning behind it.

We have completed demonstrations and reviews of three different trucks: Vactor (through Owen Equipment), GapVax, and Vac-Con. Each unit was assessed based on cost, performance, capacity, reliability, and its ability to meet our operational needs, which include sewer cleaning, storm drain maintenance, and hydro excavation.

The GapVax truck came in at the lowest initial cost of \$548,255. However, it is missing several key components required to perform the full scope of our work. Once those items are added, the total cost would increase significantly. In addition, it only offers a 10-yard debris tank, compared to the 12-yard capacity provided by the other options. For these reasons, it was not considered the best fit.

The Vac-Con truck, priced at \$635,000, was a close second. It performs well, especially for storm drain cleaning. However, it is more specialized and not as well suited for the full range of tasks we intend to perform. Since our primary goal is to clean sewer lines while still maintaining the flexibility to handle storm drains and hydro excavation when needed, this option fell slightly short.

The Vactor truck, quoted at \$646,200 through Owen Equipment, is our top recommendation. While it has the highest upfront cost, it is widely recognized as one of the most reliable and durable trucks in the industry. It is well suited for all of our intended applications and includes a 12-yard debris tank. Additionally, Owen Equipment is the only dealer in Utah that sells and services the Vactor brand, which ensures local support and parts availability.

We also considered input from Twin D, who has maintained our sewer main lines for years. Based on their experience, they strongly recommend Vactor as the most effective and dependable option, particularly for sewer and storm drain cleaning.

It is also important to note that Owen Equipment currently has a Vactor truck on order that meets our needs, with anticipated availability as early as July. If we choose not to purchase this unit and instead have a truck built to order, the lead time would likely be a year or more. Should we pursue that route, we would need to plan and budget for continued sewer cleaning services with Twin D for the upcoming year to ensure our system remains properly maintained.

Taking all factors into account, we believe the Vactor truck provides the best long-term value. Its reliability, versatility, immediate availability, and proven performance outweigh the higher initial investment and make it the most suitable choice for our needs.

Please let me know if you have any questions or would like to discuss this further.

Agenda Item # 9

Consideration of Resolution 2026-21
approving the surplus of a
decommissioned police department
vehicle



**GRANTSVILLE CITY
RESOLUTION NO. 2026-21**

**A RESOLUTION OF GRANTSVILLE CITY APPROVING THE SURPLUS OF A
DECOMMISSIONED POLICE DEPARTMENT VEHICLE**

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

WHEREAS, Grantsville City (the “City”) owns certain vehicles and equipment utilized in the operation of City departments; and

WHEREAS, from time to time, such vehicles and equipment become outdated, worn, or no longer necessary for municipal purposes; and

WHEREAS, the Police Department has identified one vehicle that has been decommissioned and is no longer needed for official City use; and

WHEREAS, the vehicle is described as follows:

- Year/Make/Model: 2018 Dodge Durango
- VIN: 1C4RDJAG7JC445039
- Mileage: 99,487 miles

WHEREAS, the City desires to declare this vehicle as surplus property and authorize its disposal in accordance with applicable laws and City policies;

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

Section 1. Declaration of Surplus: The above-described vehicle is hereby declared surplus property as it is no longer required for City use.

Section 2. Authorization to Dispose: The City Council hereby authorizes the disposal of the surplus vehicle in accordance with City policy and applicable law, including but not limited to public auction, trade-in, or other lawful means deemed appropriate by the City.

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

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

ADOPTED AND PASSED BY THE CITY COUNCIL OF GRANTSVILLE CITY, THIS 15TH DAY OF APRIL, 2026.



BY THE ORDER OF THE GRANTSVILLE CITY COUNCIL:

By Mayor Heidi Hammond

ATTEST

Alicia Fairbourne, City Recorder





















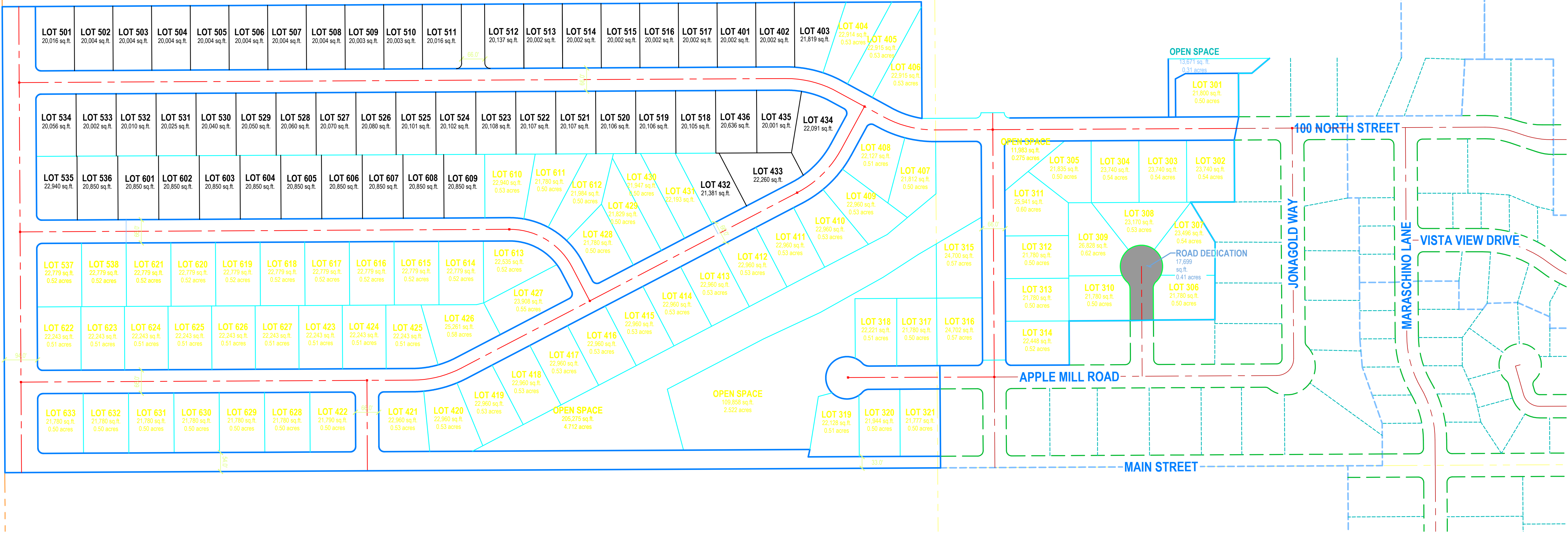


Agenda Item # 10

Presentation of a concept plan for the
Sun Sage Terrace Subdivision,
Phases 4 – 6

AREA TABLE			
COLOR	DESCRIPTION	AREA (sq. ft.)	AREA (acres)
	RESIDENTIAL LOTS (125)	2,825,624 sq. ft.	64.87 acres
	OPEN SPACE	340,787 sq. ft.	7.82 acres
	ROAD DEDICATION	865,818 sq. ft.	19.88 acres
	TOTAL	4,032,229 sq. ft.	92.57 acres

PHASE 3 = 21 LOTS
PHASE 4 = 36 LOTS
PHASE 5 = 38 LOTS
PHASE 6 = 33 LOTS
TOTAL = 128 LOTS



SUN SAGE TERRACE PHASES 3-6 CONCEPT

WEST MAIN STREET
GRANTSVILLE, UT

HALF ACRE CONCEPT
(125 LOTS)

PROJECT NUMBER
10068J
PROJECT MANAGER
J. CLEGG
PRINT DATE
2026-04-10
DESIGNED BY
R. FISH

Agenda Item # 11

Discussion and Council direction of the
Townhomes on Willow sidewalks



Memorandum

TO: GTM, Laurie Erickson, Doug Ekins, Rhett Butler
FROM: City Engineer - Barry Bunderson, P.E.
SUBJECT: Willow St. Sidewalk along the E. Matthews Subdivision Amended (2nd)
DATE: November 19, 2025
CC: File

The purpose of this memorandum is to give directive on the location of the sidewalk along the E. Matthews Subdivision Amended (2nd).

Two separate site visit meetings were held on-site on 11/13/2025 where the (3) adjacent land owners as well as GTM and CJ, and City staff and officials observed and discussed the staking for the back of the sidewalk location along the frontages of the 3 properties from the Townhomes on Willow Project toward the south to Durfee Street.

During that meeting it was established that the E. Matthews Subdivision Amended (2nd) has dedicated the right of way to Grantsville City and that the location of the staking of the back of the walk is at the right of way boundary.

As the City Engineer I am directing the work to place the sidewalk at the location shown on the approved Townhomes on Willow PUD construction plans with the back of the sidewalk to be at the right of way boundary. This directive is based on the following:

1. The park strip offers real and perceived buffering of pedestrian ways and traveling vehicles.
 - a. The current Grantsville Transportation Master Plan (adopted 2023.03.15) identifies the functional classification for Willow Street as a collector road with through traffic volumes increasing over time.
Collector facilities are intended to serve both through and land-access functions in relatively equal proportions. They are frequently used for shorter through movements associated with the distribution and collection portion of trips. The proximity of Willow Elementary introduces the likely condition that pedestrians will use this sidewalk as a route to school.



2. The park strip offers space for roadway signage, mailboxes, typical water meter location, potential future lighting, traversable driveway slopes that also confine the roadway drainage within the right of way and other beneficial utility to the City.
3. The Townhomes on Willow is a Planned Unit Development, which is a special case of conditional use permit requiring Planning Commission and City Council approval and specified conditions of approval. This sidewalk is one of the specified conditions in the Resolution 2025-19 approving the PUD and in the Master Development Agreement (MDA). The MDA identified this condition in Exhibit G, item G-3. This specific condition is identified to be as shown on the approved construction plans for the Townhomes on Willow PUD in the Resolution 2025-19 as demonstrated in the Technical Memorandum from Shay Stark of AQUA Engineering Dated February 28, 2025. A change from this approval requires an amendment to the PUD.
4. State code 10-20-902 (1) (h) limits a municipality from imposing a requirement that is not expressed
 - i. in a land use permit;
 - ii. on the subdivision plat;
 - iii. in a document on which the land use permit or subdivision plat is based;
 - iv. in the written record evidencing approval of the land use permit or subdivision plat;
 - v. in this chapter;
 - vi. in a municipal ordinance; or
 - vii. in a municipal specification for residential roadways in effect at the time a residential subdivision was approved.

Currently the City doesn't have a standard road section that requires the sidewalk to be at the back of the curb and gutter and therefore cannot impose its location to be at the back of the curb and gutter without agreement from the development.

5. Putting the sidewalk at the back of the curb and gutter introduces a prudent consideration for the sidewalk to be at a minimum of 6 ft wide. FHWA policy on design of highways and streets chapter 4.17 regarding pedestrian facilities offers information about the additional width of 2 ft wider than the minimum width of 4 ft and UDOT Standard Drawing PA3 makes recommendation that the width be greater than 6 ft. A proposed additional sidewalk width introduces a cost consideration that most likely cannot be imposed on the Townhomes on Willow PUD without agreement of the development.

Grantsville chose to implement a set sight triangle size to keep considerations simple. However, per guidance in the ASHTO Highways and Streets Manual, “Stopping sight distance and passing sight distance are a direct function of the design speed.” There are also other conditions that factor in but at the most basic level design speed is the controlling factor in sight distance. Because of speed the sight triangle on SR-112 or SR-138 will look very different than in a residential neighborhood. The reverse is also true. Speed limits can be determined by the available sight distance.

Setting speed limits based upon site distance may be the way to address sight-distance issues in townhome developments and other multi-unit type residential uses. If a 10 mile per hour speed limit were to be imposed on the streets within the townhome development, it would not only help mitigate the sight distance issues but would also be beneficial as children may dart out into the street to get to the open space areas or may ride their bikes in the street. Also, with driveways closer together the slower speed will reduce the risk of collision as a driver will have longer to react if a vehicle enters the street from a driveway. With the numerous driveways and parking stalls along the street in the proposed development a reduced speed is justified.

If the City is willing to reduce the speed to 10 miles per hour, the developers engineer should calculate the site triangles based upon a 10 mile an hour speed limit and adjust the corner setbacks on the residential units to meet allow for the calculated site triangle.

Open Space: Ten percent improved open space is required as part of the PUD. The required open space is 1.33 Acres. If a portion of Common Area E containing the recreation area in the center of the development and a portion of Common Area A including the clubhouse and add those together minus the 20-foot distance from the lot lines of the units (GLUDMC 21.1.16) there is well over two acres of improved open space.

HOA: The project landscaping and amenities will be maintained by an HOA.

Improvements to be included in the MDA:

The MDA should note each of the offsite improvements being provided by the MDA. The MDA should clearly define the scope of the improvements, who responsibility it is to provide or complete the improvements and the timing of completion of improvements with respect to the phasing of the project.

Some of the offsite improvements that should be included in the MDA are:

- Surface Improvements on Willow Street along the frontage of the project and extending to Durfee Street. These improvements include:
 1. Construction of approximately 1,250 linear feet of sidewalk, curb and gutter aligned along the west right-of-way line in the configuration detailed in the project drawings.
 2. Replacement and extension of pavement from the east edge of the trench patch for the new 8" water line or the west edge of existing pavement after being sawcut to clean the edge up, which ever is the greater distance, with pavement extended to lip of curb on the west side of the street. The intent is to have only a single patch joint between new and existing.
 3. Mill and overlay of existing pavement where there are multiple patches crossing the street to protect the pavement joints by minimizing the number of joints exposed to weather and wear. The configuration of this item will need to be determined in consultation with the appropriate City staff including the City Public Works Director,



Exhibit G

Additional Project-Specific Requirements

[If none specified, no modifications are applicable.]

G-1. Developer shall repair and install offsite sewer lines as identified on Exhibit G-1 entitled “Willow Street Sewer Repairs” prepared by Ensign Engineering.

G-2. Developer shall obtain an easement from Michael F. Warner, JT for the water line on Tooele County Parcel No. 01-105-0-0106.

G-3. Developer shall extend the sidewalk along the west side of Willow Street south from the Project to the intersection at Willow Street and Durfee Street.

G-4. Developer and all Development Review Submittals and approvals shall comply with requirements outlined in the “Memorandum” dated March 27, 2025 from AQUA Engineering (Michael Maughan, PE).

Hydraulic Analysis Report

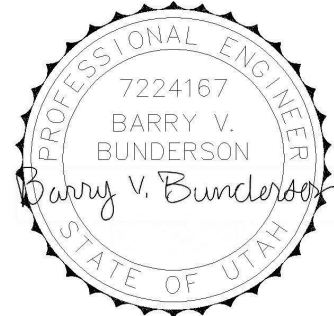
Project Data

Project Title: Willow Street Curb and gutter type.

Designer: Barry Bunderson, PE

Project Date: Friday, March 20, 2026

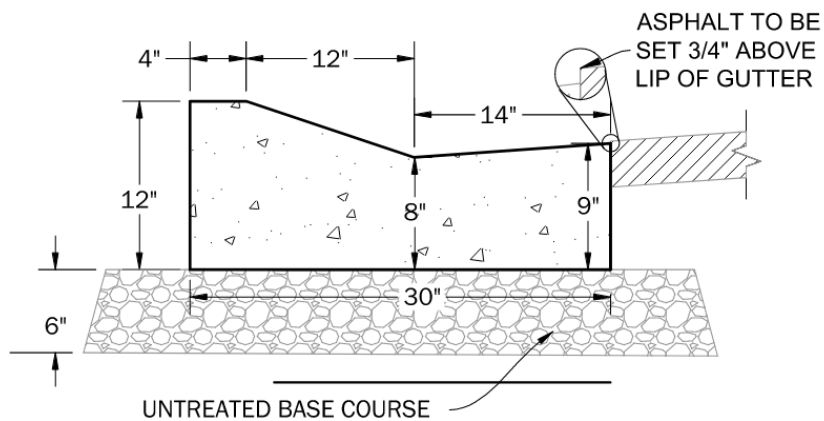
Project Units: U.S. Customary Units



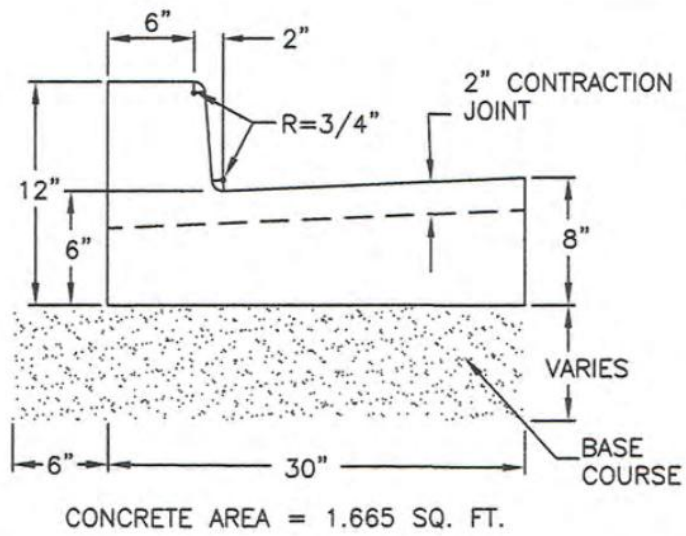
Notes: This analysis is to demonstrate the curb conveyance capacity for the scenario when water has filled to the top of the curb.

The analysis compares a mountable curb section Type F (modified) with a flow line 4 inches below the back of the curb and the City standard curb and gutter Type A with a flow line 6 inches below the back of the curb.

It is determined that a Type F curb has the capacity 52% of the Type A.



TYPE F (MODIFIED)



Type A

Channel Analysis: 11+00 to 14+00 type F

Notes:

Input Parameters

Channel Type: Custom Cross Section

Cross Section Data

Station (ft)	Elevation (ft)	Manning's n
0.00	1.00	0.0150
0.33	1.00	0.0150
1.33	0.67	0.0150
2.50	0.75	0.0150
21.50	1.13	-----

Longitudinal Slope: 0.0104 ft/ft

Depth 0.3300 ft

Result Parameters

Flow 5.6386 cfs

Area of Flow 2.0668 ft²

Wetted Perimeter 14.7283 ft

Hydraulic Radius 0.1403 ft

Average Velocity 2.7282 ft/s

Top Width 14.6700 ft

Froude Number: 1.2809

Critical Depth 0.3597 ft

Critical Velocity 2.2249 ft/s

Critical Slope: 0.0062 ft/ft

Critical Top Width 16.48 ft

Calculated Max Shear Stress 0.2142 lb/ft²

Calculated Avg Shear Stress 0.0911 lb/ft²

Composite Manning's n Equation: Lotter method

Manning's n: 0.0150

Channel Analysis: 11+00 to 14+00 type A

Notes:

Input Parameters

Channel Type: Custom Cross Section

Cross Section Data

Station (ft)	Elevation (ft)	Manning's n
0.00	1.00	0.0150
0.50	1.00	0.0150
0.67	0.50	0.0150
2.50	0.67	0.0150
19.00	1.05	-----

Longitudinal Slope: 0.0104 ft/ft

Depth 0.5000 ft

Result Parameters

Flow 10.7581 cfs

Area of Flow 3.2122 ft²

Wetted Perimeter 16.8288 ft

Hydraulic Radius 0.1909 ft

Average Velocity 3.3492 ft/s

Top Width 16.4592 ft

Froude Number: 1.3360

Critical Depth 0.5486 ft

Critical Velocity 2.6320 ft/s

Critical Slope: 0.0056 ft/ft

Critical Top Width 19.00 ft

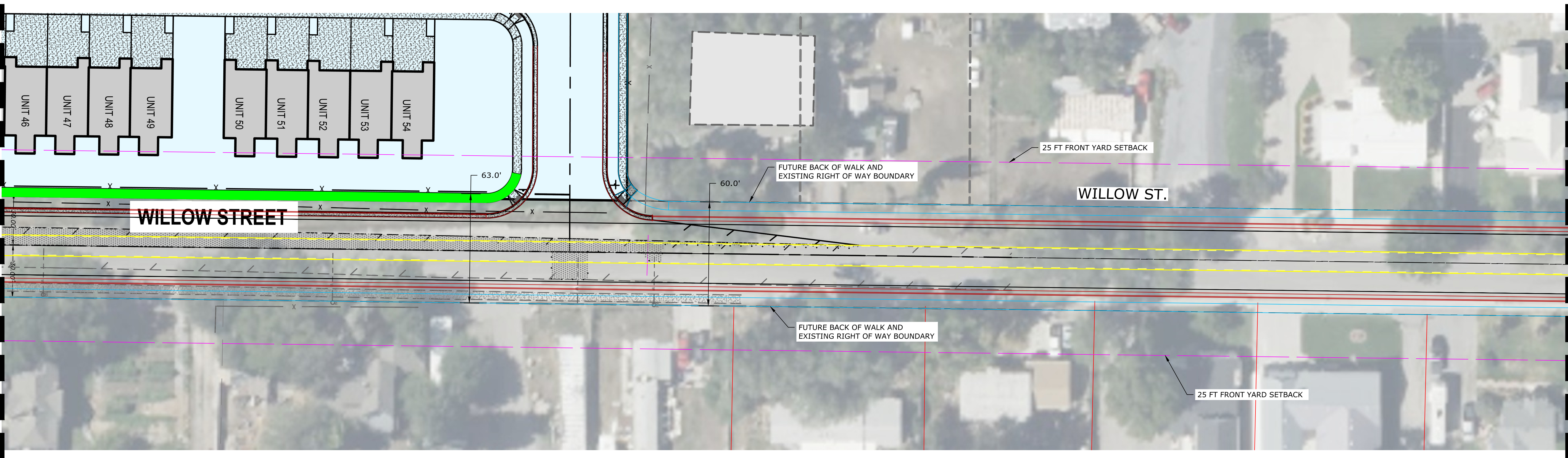
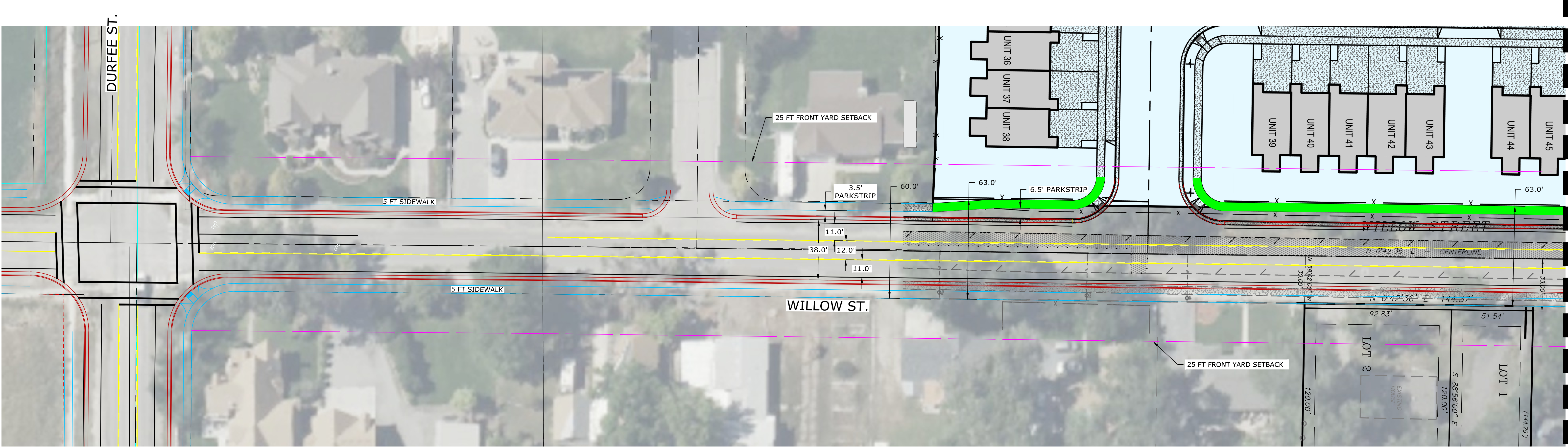
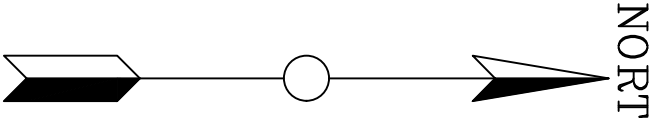
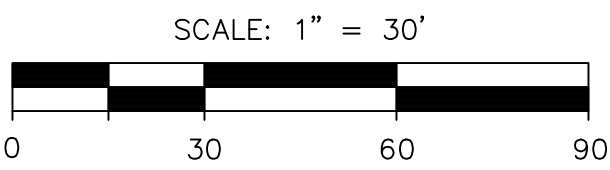
Calculated Max Shear Stress 0.3245 lb/ft²

Calculated Avg Shear Stress 0.1239 lb/ft²

Composite Manning's n Equation: Lotter method

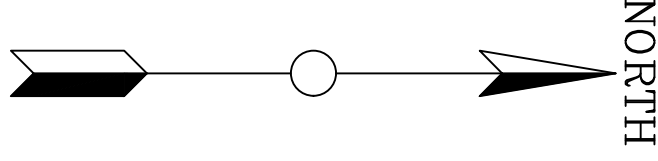
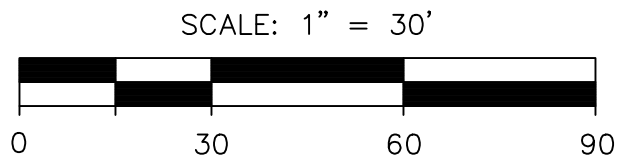
Manning's n: 0.0150

CIVIL SITE



RELEASE DATE:
APPROVED BY: PUBLIC WORKS DIR.
APPROVED BY: CITY ENGINEER
SHEET: CS-101

CIVIL SITE



MATCH LINE SEE CS-101



RELEASE DATE:
APPROVED BY: PUBLIC WORKS DIR.
APPROVED BY: CITY ENGINEER
SHEET: CS-102

Agenda Item # 12

Discussion of a utility assistance program

Agenda Item # 13

Adjourn