GRANTSVILLE

CITY COUNCIL

August 19, 2026

City Council Meeting Information Packet

Agenda Item # 1

Public Comment

Agenda Item #2

Summary Action Items

a. Approval of Minutes from the July 15, 2026 City Council Regular Meeting

b. Approval of Minutes from the August 5, 2026 Truth in Taxation Public Hearing

c. Approval of bills

Grantsville City Council
Re: Alington subdivision
7/15/26

To Whom It May Concern:
We are writing this letter in opposition to the proposed Alington subdivision located at approximately 948 E Main. We built our family home at 809 E Main in 1972, at that time US-40 still traveled through town. With that we have seen many changes over years with the amount of traffic traveling though our city. We have never seen it worse than over the past few years. At times it is all but impossible to get in or out of our driveway. It's not uncommon to see traffic backed up from the light at SR-112 east past our home. The heavy traffic has damaged our home with driveways, sidewalks and foundations settling and cracking, all problems we have never had until recently. The thought of the additional traffic this subdivision would create in that area is almost unimaginable. We have already witnessed a fatality there when a young man was hit and killed on his bike. With the increased traffic and congestion coming onto SR-138 it is safe to say this won't be the last. The traffic is only one of the many negative issues this subdivision will create.

Others include Fire and law enforcement support, the current fire station in over 4-miles away. With the proposed narrow roads and alleys, it would be difficult to get needed help in and out of the area on a good day not to mention in case of an emergency.

Water and sewer service. Currently the water pressure at our home is low to say the least. It is difficult to complete many daily chores at the same time. Many homes in that area are not hooked into the city sewer system due to the elevation and pressure. It appears any sewer service would require line replacement and installation of some type of lift stations.

Student safety. All school age children would have to be bused to and from school. This will mean hours a day on a bus for many of these students. Schools on the East side of town will see a major increase only adding to our already overcrowed schools. There are no sidewalks in the area making it a mother's nightmare to have their child walking or biking in the area.

Some are trying to sell this as affordable housing for our children and grandchild to be able to stay and live here. It is clear that the majority of the people who purchase these smaller homes will be for the needed labor for the large industrial park going in just east of this land. The provided map shows several stubbed off roads on the east side of the project. These roads tie directly into another large parcel of ground that has already seen a proposal for 300 similar homes.

Many of our elected officials ran on the promise of maintaining our smalltown values and appeal. This subdivision is every thing wrong with keeping that promise. We hope you will seriously consider voting against this proposal, it undermines everything that is special about our city.

Brenda Silva
809 E Main
Grantsville, Utah

Alicia Fairbourne <afairbourne@grantsvilleut.gov>

Public Comment: Opposing Data Center Approvals and Tax Subsidies in Tooele County / Grantsville Project Area

1 message

Marti Hunt <[redacted]> Wed, Jul 29, 2026 at 9:54 AM
To: hhammond@grantsvilleut.gov, rbutler@grantsvilleut.gov, ddalton@grantsvilleut.gov, bskinner@grantsvilleut.gov, jthomas@grantsvilleut.gov, jwilliams@grantsvilleut.gov
Cc: "afairbourne@grantsvilleut.gov" <afairbourne@grantsvilleut.gov>

Dear Mayor, City Council Members, and Planning Commissioners,

I am writing as a concerned local resident to urge you to vote NO on any rezoning, conditional use permits, or tax-incentive agreements for proposed data centers in Tooele County and Grantsville.

As our elected leaders, your primary duty is to protect our community's water, agricultural heritage, and quality of life—not to subsidize multi-billion-dollar tech conglomerates at our expense.

I strongly ask you to consider the following critical impacts before making any decisions:

1. Infrasound and Livestock Health: Data centers operate 24/7 industrial cooling systems that produce persistent low-frequency noise and ground vibration (infrasound). Studies show that chronic infrasound creates severe physiological stress in livestock, leading to elevated cortisol, immune system failures, and reproductive harm—including stillbirths and miscarriages in farm animals. Similar facilities in other states have faced lawsuits after driving surrounding agricultural areas into distress.

2. Water Depletion & Chemical Runoff: Tooele Valley cannot afford to sacrifice millions of gallons of precious aquifer water every day for server cooling. Furthermore, plans to discharge hundreds of thousands of gallons of concentrated brine and runoff near local wetlands threaten to contaminate surrounding soil and groundwater.

3. Quality of Life for Residents: Unceasing industrial humming destroys rural residential tranquility and lowers property values, while drawing massive power off our local grid.

Please protect Tooele County's livestock, farmers, and families by denying industrial data center permits and demanding comprehensive, independent environmental and acoustic impact studies.

Please include this letter in the official public record for the upcoming council meeting.

Respectfully,
Marti Hunt
Tooele County Resident

Agenda Item #3

Consideration of Resolution 2026-65 appointing Shana Nelson to the Historic Preservation Committee

Agenda Item # 4

Consideration of Resolution 2026-61 approving a Memorandum of Understanding with Tooele County School District for the School Resource Officer Services for the 2026-2027 school year

GRANTSVILLE CITY
RESOLUTION NO. 2026-61

A RESOLUTION APPROVING A MEMORANDUM OF UNDERSTANDING WITH THE TOOELE COUNTY SCHOOL DISTRICT FOR THE PROVISION OF SCHOOL RESOURCE OFFICER SERVICES FOR THE 2026-2027 SCHOOL YEAR

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

WHEREAS, Grantsville City and the Tooele County School District have worked cooperatively to provide School Resource Officer ("SRO") services at secondary schools within Grantsville City; and

WHEREAS, the City Council finds that maintaining a School Resource Officer program promotes school safety, fosters positive relationships between law enforcement and students, and enhances collaboration between the Grantsville City Police Department and the Tooele County School District; and

WHEREAS, the Tooele County School District and Grantsville City have negotiated a Memorandum of Understanding establishing the responsibilities, operational protocols, and financial obligations for the 2026-2027 School Resource Officer Program; and

WHEREAS, pursuant to the Memorandum of Understanding, the Tooele County School District will reimburse Grantsville City in the amount of One Hundred Four Thousand Six Hundred Dollars ($104,600.00) for one full-time School Resource Officer during the 2026-2027 school year, payable in two installments as provided in the agreement; and

WHEREAS, the City Council has reviewed the Memorandum of Understanding attached hereto as Exhibit A and finds that approval of the agreement is in the best interests of Grantsville City and its residents.

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

Section 1. Approval of Memorandum of Understanding: The City Council hereby approves the Memorandum of Understanding between Grantsville City and the Tooele County School District for School Resource Officer services for the 2026-2027 school year, attached hereto as Exhibit A and incorporated herein by this reference.

Section 2. Authorization to Execute: The City Council authorizes the City Manager to execute the Memorandum of Understanding and any non-substantive revisions necessary to carry out the intent of this Resolution, with review and approval by the City Attorney as to legal form.

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 19TH DAY OF AUGUST, 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 Grantsville City and
Tooele County School District for a
School Resource Officer
2026-2027

A. Purpose

The purpose of this Memorandum of Understanding (MOU) is to establish protocols pertaining to the operation of the School Resource Officer (SRO) program of the Grantsville City Police Department and the Tooele County School District and to memorialize the agreement between the District and Grantsville City regarding such services.

B. General Provisions

1. In addition to the provisions of the MOU, School Resource Officers are required to comply with all the requirements of the Grantsville City personnel policy and procedures manual, the Grantsville City Police Department policy manual, and any Grantsville City Police Department directives (hereafter collectively referred to as Grantsville City policies). If anything in this MOU is found to be contrary to or to violate the higher requirements of law or Grantsville City policies, then the employee must adhere to the higher requirement.
2. This MOU is subject to change. The updated MOU will be provided to employees before any changes take effect. The revised MOU will be dated and will supersede all earlier versions.

C. Organization and Administration

1. The Grantsville City Police Department Police Chief (or designee) shall assign officers the responsibility to supervise the SROs. These officers shall report directly to the Chief through the appointed chain of command.
2. The Superintendent of the Tooele County School District will determine which school(s) will be assigned an SRO. For the purposes of this agreement, any secondary school in Grantsville City may be assigned an SRO. At the request of the School District, SROs may temporarily leave their assigned school to respond to reports or calls at any other school(s) in Grantsville City.
3. Personnel assignments will be the responsibility of the Grantsville City Police Department. In the event of leave time for an SRO, a replacement officer will be assigned to cover as SRO after more than two days of leave.
4. The school resource officer supervisor will evaluate officers assigned to this position with consideration given to advisory evaluation input provided by the principal of the assigned school.
5. The Grantsville City Police Department may order the reassignment of an SRO at any time to address Grantsville City Police Department and/or school district needs.

D. Requirements and Selection Process

1. The officer assigned as an SRO will be selected in accordance with Grantsville City policies.
2. Assignment will be made by the Grantsville City Police Chief after careful consideration of past work performance, internal affairs records, special skills, evaluations, education, training, and demonstrated public relations abilities. Before making the assignment, the Grantsville City Police Department will discuss the applicants with the District and will consider the District's input.
3. Assignment to SRO will be a lateral transfer. The length of assignment as an SRO is dependent upon the needs of the Grantsville City Police Department in addition to other variables, including job performance and the officer's ability to coordinate the SRO program within the school system.
4. Candidates for SRO should have three (3) years of full-time law enforcement experience as a certified law enforcement officer.
5. The SRO should, before entering the program or as soon after as possible, complete, together with the principal (or principal's designee) an approved basic SRO school/training program under Utah Code §53g-8-702.

E. Job Task Assignments

1. Individual job tasks will be assigned by the SRO's supervisor(s) in cooperation with the school principal. Although not directly responsible to school employees, the SRO must cultivate a high degree of cooperation and communication with school employees in order to be sensitive to the needs of the school. When lawful, permissible, and practical, the SRO should respond quickly and willingly to requests for assistance by school employees to address problems or meet school needs.
2. The SRO shall not participate in administrative disciplinary action against students. SROs are sworn, state-certified law enforcement officers and, as such, are governed by Constitutional, Federal, and State laws as well as Grantsville City policies. Enforcement action is to be initiated only based on reasonable suspicion and/or probable cause that a law violation has occurred, as outlined in section J below.
3. School employees should not assign, nor should an SRO accept routine, daily duties to be performed on a regular basis. Such duties include but are not limited to the following.
    a. Cafeteria Monitor
    b. Crossing Guard
    c. Bus Duty
    d. Substitute Teacher

    The SRO is expected to be regularly present and involved, to some extent, in such activities as listed above, as well as any high traffic, high visibility activity or environment. However, he/she should not be depended on by the school system employees to perform specific duties on a daily basis.
4. If a request by a school employee has a direct conflict with Grantsville City policies, the SRO will inform the school employee of the conflict at the time the task is assigned and will not violate Grantsville City policies.

F. Conduct and Responsibilities

1. SROs shall conduct themselves responsibly and in a manner that best represents the interests of the Grantsville City Police Department and the Tooele County School District.
2. The SRO will be respectful with school administrators. This includes maintaining open lines of communication between the SRO and school administration as well as making the school administration informed and aware of any SRO activity with which they would reasonably and logically be concerned or about which they would have a foreseeable need to know.
3. The SRO must notify the SRO supervisor, as soon as practical, of any incident or occurrence arising in the course of his/her duties, about which the supervisor would have a foreseeable need to know. This includes but is not limited to the following:
    a. Any unusual or extraordinary event which is likely to attract the attention of the public, the media, school officials, or other government or elected officials.
    b. Any event or incident which personally involves the SRO or in which the SRO has a personal interest that extends beyond a professional nature. This includes but is not limited to, incidents in which the SRO is a victim of a crime or incidents resulting from personal conflict between the SRO and school employees, students, parents, or others.
    c. Criminal complaints against school employees or Grantsville City personnel.
    d. Sexual harassment complaints against school employees or Grantsville City personnel.
4. The SRO should contact other law enforcement agencies when students who reside outside of Grantsville City jurisdiction are involved in crimes or activities that might reasonably cross jurisdictional lines.
5. The SRO will arrive on the campus of his/her school thirty minutes prior to the official start of the school day and will leave no earlier than thirty minutes after the official dismissal time.
6. The SRO should use his/her Grantsville City vehicle to drive to and from school-related functions consistent with Grantsville City policies.
7. The SRO is responsible for arranging, planning, and providing security at special events as requested by the principal.
    a. If the SRO provides security or services for an event for which it would be normal practice for the school to provide security or services by hiring an off-duty officer, the school is responsible for compensating the SRO and any other needed officers as requested by the school Principal or the district to fulfill the requested service at the current Grantsville City approved rate of pay of $70 per hour with a 2-hour minimum.
    b. Coaching – The SRO may, with the written approval of the Grantsville City Police Department administration and the written approval of the school administration, serve as a coach or assistant coach for school athletic teams. This section applies in like manner to any paid position for the School District.
        1) At times, the SRO will be filling a vacant, paid, or supplemented coaching position. Under these circumstances, the school is responsible for compensating the SRO for serving as a coach according to the rate of pay or the supplement established for that position.

2) Under other circumstances, the SRO, serving in a coaching capacity, may be compensated by mutual agreement between himself/herself and school officials.
3) At no time shall an SRO be simultaneously compensated by more than one source for providing a special service.

8. Transporting students in Grantsville City vehicles is prohibited without prior approval of the SRO supervisor.
9. The SRO shall not fraternize with students except as stated in subsection d.
    a. All interactions with students must be strictly professional in nature. SROs shall not become personally involved with a student or allow a personal relationship to develop.
    b. There is to be no intentional contact or communication between the SRO and students outside of the SRO's official capacity. This includes but is not limited to written or verbal communication, telephone calls, emails, texting, or personal contact.
    c. In all interactions with students, the SRO must consider every measure to avoid any appearance of impropriety.
    d. If a student is a relative or family friend, then the student and SRO shall not have any confidential or private communications, whether electronically or in person. In other words, a responsible third party must be witness to all communications.
10. The SRO must notify the SRO supervisor and the school principal any time he/she will be away from his/her campus.
    a. In accordance with Grantsville City policies, the SRO will supply written notice of any requested leave to the SRO supervisor at least two weeks in advance.
    b. Notice of any unexpected absenteeism, such as illness, must be provided to the SRO supervisor at least four hours prior to the beginning of the shift.
    c. When available, another officer will serve as a substitute during instances of absenteeism or when the SRO is required to leave campus.
11. The SRO is responsible for appearing in court as required.
12. The SRO is expected to adhere to and follow the chain of command of the Grantsville City Police Department.

G. Uniform and Appearance

1. The Grantsville City Police Department standard (class B) uniform is the designated uniform for SROs. When not wearing the Class B uniform, the SRO should wear the approved Class C special event uniform.
2. The SRO should be equipped with all items typically required of patrol officers, including all items listed in the Grantsville City Police Department Policies and Procedures Manual.
3. If an SRO desires to participate in informal, school-related activities, the SRO may, with permission of the SRO supervisor, wear civilian attire. Such permission may be granted on a case-by-case basis only and will apply to the specific activity for which it is requested. Mixing of civilian and official attire is not permitted.

4. Either the standard Class B uniform or the alternate Class C uniform should be worn at all times while on duty or attending any related event in an official capacity.
5. Uniforms worn by SROs are to be clean, presentable, and professional in appearance. Stains, excessive wrinkles, and offensive odors are considered violations of this rule. The SRO shall conform to the personal appearance and grooming regulations required by the Grantsville City Police Department.

H. Philosophy

The SRO program is organized around three fundamental principles:

1. Law Enforcement
    a. Safety – The SRO shall engage in activities which help ensure a safe, healthy, and productive school environment, emphasizing the use of restorative approaches to address negative behavior.
    b. Security – The SRO shall arrange, provide and/or plan for security at special events.
    c. Enforcement – The SRO shall enforce violations of criminal law that occur on campus.
2. Mentoring – Although the SRO is not a professional counselor, he/she is expected to provide informal counseling on a regular basis. The SRO must be prepared to make referrals to the appropriate professional when necessary.
3. Teaching – The SRO will prepare and present to students, on a regular basis, lessons based on his/her knowledge, training, and experience, which will integrate law-enforcement concepts into the academic curriculum, including teaching a vocational law enforcement class at the request of the District.

I. Task Guidelines

1. The SRO shall perform law enforcement tasks within the school that includes but are not limited to the following:
    a. Patrol school buildings and campus
    b. Issue warnings and citations for traffic violations on or around school property.
    c. Investigate traffic accidents that occur on school property.
    d. Remove trespassers from school property upon the request of the principal or other authorized school administrator or as the SRO deems necessary for the safety of the school.
    e. Receive complaints of criminal activity occurring on school property and complete reports.
    f. Conduct investigations including, but not limited to:
        1. Reported criminal activity occurring on school property,
        2. Suspicious activity near or around the school,
        3. Threats to the school during school hours and after hours. Threats on school property or to occur in the future on school property. These investigations include looking into reports of students threatening to bring weapons to school to prevent these instances from occurring.
    g. Coordinate drug-dog search activities.

h. Assist school employees in developing and executing plans and strategies to prevent and/or minimize dangerous situations from occurring on campus.

2. The SRO shall perform mentoring tasks, which include but are not limited to:
    a. Develop a positive rapport with students, parents, faculty, and school administration.
    b. Participate in informal discussions with students to build trust.
    c. Conduct conflict-resolution sessions.
    d. Participate in conferences with parents, teachers, and students.
    e. Identify potential and actual delinquent behavior problems in students and refer them to appropriate school, professional, and community services agencies.
    f. The SRO shall not engage in informal counseling with students and should not meet alone with a student unless the door is open and both the SRO and student are visible through the open door.
3. The SRO shall perform tasks related to teaching, including:
    a. Act as a positive role model for students.
    b. Advise students, parents, and faculty concerning information relevant to the SRO's role.
    c. At the request of school administration and approval of the Grantsville City supervisors, the SRO can organize and present materials arising from police knowledge, training, and experience to students and school staff.

J. Respect for Student Rights

1. An SRO may conduct or participate in a search of a student's person, possessions, or locker only where there is probable cause to believe that the search will turn up evidence that the student has committed or is committing a criminal offense.
    a. It is recommended that in addition to having probable cause, the SRO should follow Utah state law and Grantsville City Police Department policy and procedures when conducting searches of persons and property, which may require a search warrant.
    b. The SRO shall inform the school administration prior to conducting a probable cause search where practicable.
    c. The SRO shall not ask school officials to search a student's person, possessions, or locker in an effort to circumvent the student's protections.
2. A school official may conduct a search of a student's person, possessions, or locker where there is a reasonable suspicion to believe that the search will turn up evidence that the student has violated or is violating either the law or the rules of the school, and the search is justified in the scope given such suspicion.
    a. Absent a real and immediate threat to the student, teacher, the SRO, or public safety, a school official shall not ask the SRO to be present or participate in such a search.
3. The SRO may question a student about criminal conduct that could expose the student to court involvement or arrest, provided that the requirements and procedures of Utah Code ~~§~~ §80-6-206 are satisfied.

a. The SRO shall inform school administrators before questioning the student on school grounds where practicable.
b. The SRO shall not ask a school official to question a student in an effort to circumvent these protections.
c. Other conversations between SRO and students will be on the premise of building relationships to help develop a healthy learning environment and promote pro-social behaviors.

4. If an exigent circumstance or immediate threat exists, a school official or SRO may question a student about criminal conduct or conduct a search of a student's person or possessions.
5. Strip searches of a student by either school officials or SRO are prohibited.
6. SRO shall not use physical force or restraints on a student, including handcuffs, lasers, mace, or other physical or chemical restraints unless a student's actions pose a threat, or the student is subject to arrest.

K. Reporting and Records Requirement

1. It shall be the responsibility of each SRO to complete and submit all required reports in a timely manner.
2. Because of the large volume of daily encounters and the high number of informal requests for services associated with SROs, it would be counterproductive to require SROs to complete a report as part of every activity or response they perform. An appropriate report will be completed under circumstances including, but not limited to, the following:
    a. Any incident which involves the commission or suspected commission of a criminal offense, even if no suspect information or intent to prosecute exists.
    b. Fights.
    c. Traffic crashes occurring on school property.
    d. Providing assistance to other agencies or divisions or social services.
    e. Any other event for which it is reasonably foreseeable that documentation will be necessary.
    f. Any event required by Grantsville City Policy.
3. All evidence seized by an SRO must be documented and stored as required by Grantsville City policies. This does not include tobacco products intended solely as evidence of a civil tobacco violation. Such items may be cataloged and stored by the SRO in a secure location and destroyed upon disposition of the related case.
4. It shall be the responsibility of each SRO to complete monthly transmittal reports and submit them to the SRO supervisor.

L. Access to Education Records

1. School officials shall allow the SRO to inspect and copy any public records, including directory information, maintained by the school to the extent permitted by law.
2. If some information in a student's record is needed in an emergency to protect the health or safety of the student or other individuals, school officials shall disclose to the SRO that information that is needed to respond to the emergency situation based on (1) the

seriousness of the threat to health or safety of an individual; (2) the need of the information to meet the emergency situation; and (3) the extent to which time is of the essence.

3. If the SRO needs confidential student record information, but no emergency situation exists, the information may be disclosed only as allowed by applicable law, including FERPA (Family Education Rights Privacy Act).
4. Law Enforcement Unit Records. Law enforcement unit records created by the Grantsville City Police Department for law enforcement purposes, which the Grantsville City Police Department maintains, are not subject to FERPA. The Grantsville City Police Department may share law enforcement unit records with the District to the extent permitted under the Government Records Access Management Act (GRAMA) or other applicable laws. Once law enforcement unit records are provided to the District and maintained by the District, the records may become student education records protected by FERPA.

M. Financial Payment

Tooele County School District will pay a rate of $104,600.00 for one SRO per school year 2026-2027 to Grantsville City for 9 months of full-time service. This rate will be paid in two equal payments of $52,300.00. The first payment will be due on September 15, 2026. The second payment will be due on May 01, 2027.

N. Signatures

_____

Tooele County School District, Mark Ernst, EdD Date

_____

Grantsville City Manager, Michael Resare Date

_____

Attest: City Recorder Date

Agenda Item # 5

Public Hearing Item: Discussion and consideration of Resolution 2026-60 adopting the Final Fiscal Year 2027 Budget for Grantsville City

GRANTSVILLE CITY
RESOLUTION NO. 2026-60

A RESOLUTION ADOPTING THE FINAL FISCAL YEAR 2027 BUDGET FOR GRANTSVILLE CITY

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

WHEREAS, the City Council is required to adopt an annual budget for Grantsville City in accordance with the Utah Uniform Fiscal Procedures Act for Utah Cities; and

WHEREAS, the Budget Officer prepared and submitted a proposed Fiscal Year 2027 Budget to the City Council for its review and consideration; and

WHEREAS, the City Council previously adopted a tentative Fiscal Year 2027 Budget and conducted the public hearings required by Utah law, including any hearings required in connection with a proposed property tax increase; and

WHEREAS, after reviewing the proposed budget, receiving public comment, and considering the recommendations of the Budget Officer, the City Council finds that adoption of the Final Fiscal Year 2027 Budget is in the best interest of Grantsville City and its residents; and

WHEREAS, the Final Fiscal Year 2027 Budget is attached hereto as Exhibit A and incorporated herein by this reference.

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

Section 1. Adoption of Final Fiscal Year 2027 Budget: The Grantsville City Final Fiscal Year 2027 Budget, attached hereto as Exhibit A, is hereby approved and adopted as the official budget of Grantsville City for Fiscal Year 2027.

Section 2. Authorization to Implement Budget: The Mayor, Budget Officer, City Recorder, Finance Director, and all other appropriate City officers and employees are authorized and directed to take all actions necessary to implement and administer the Fiscal Year 2027 Budget in accordance with this Resolution and applicable law.

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 19TH DAY OF AUGUST, 2026.

BY THE ORDER OF THE GRANTSVILLE CITY COUNCIL:

_____
By Mayor Heidi Hammond

ATTEST

_____
Alicia Fairbourne, City Recorder

EXHIBIT “A”

The Grantsville City Final Fiscal Year 2027 Budget

GRANTSVILLE CITY FY27 BUDGET

Account Number	Account Title	FY24 Actuals	FY25 Budget	FY25 Prior Year Actuals	FY26 Budget	FY26 Feb YTD Actuals	FY26 Feb YTD Estimate	FY27 Proposed Interim Budget
GENERAL FUND								
TAXES								
10-31-10	PROPERTY TAXES-CURRENT	$ 1,685,366.00	$ 1,957,322.00	$ 2,035,031.78	$ 2,082,977.00	$ 2,034,171.98	$ 3,051,257.97	$ 2,322,788.00
10-31-11	PROPERTY TAX REVENUE - TNT							
10-31-15	FEE-IN-LIEU OF PROPERTY TAXES	$ 138,774.00	$ 140,000.00	$ 150,915.14	$ 145,000.00	$ 83,755.81	$ 125,633.72	$ 115,000.00
10-31-20	PRIOR YEARS TAXES - DELINQUENT	$ 216,265.00	$ 160,000.00	$ 119,029.33	$ 160,000.00	$ 79,321.13	$ 118,981.70	$ 110,000.00
10-31-30	SALES TAX	$ 2,988,261.00	$ 3,301,000.00	$ 3,159,950.84	$ 3,301,000.00	$ 1,937,435.08	$ 2,906,152.62	$ 3,301,000.00
10-31-31	MUNICIPAL ENERGY SALES TAX	$ 811,760.00	$ 760,000.00	$ 819,390.20	$ 850,000.00	$ 545,705.78	$ 818,558.67	$ 820,000.00
10-31-32	TELECOMMUNICATIONS TAX	$ 49,335.00	$ 48,000.00	$ 52,680.94	$ 50,000.00	$ 30,642.79	$ 45,964.19	$ 50,000.00
10-31-33	CABLE TV FRANCHISE PAYMENT	$ 56,116.00	$ 60,000.00	$ 48,006.22	$ 60,000.00	$ 43,896.78	$ 65,845.17	$ 60,000.00
10-31-34	PAR TAX	$ 151,358.00	$ 156,000.00	$ 151,397.73	$ 150,000.00	$ 96,928.07	$ 145,392.11	$ 150,000.00
10-31-35	TRANSIT TAX (PROP 1)	$ 274,553.00	$ 288,000.00	$ 286,403.71	$ 288,000.00	$ 175,610.97	$ 263,416.46	$ 288,000.00
TOTAL TAXES:		**$ 6,371,788.00**	**$ 6,870,322.00**	**$ 6,822,805.89**	**$ 7,086,977.00**	**$ 5,027,468.39**	**$ 7,541,202.59**	**$ 7,216,788.00**
LICENSES & PERMITS								
10-32-10	BUSINESS LICENSES	$ 25,844.00	$ 25,000.00	$ 29,956.50	$ 25,000.00	$ 11,252.00	$ 16,878.00	$ 25,000.00
10-32-25	DOG LICENSES	$ 7,015.00	$ 5,000.00	$ 5,635.00	$ 7,000.00	$ 2,005.00	$ 3,007.50	$ 7,000.00
10-32-30	ROAD CUT PERMIT	$ 2,800.00	$ 1,000.00	$ 1,250.00	$ 2,500.00	$ 2,800.00	$ 4,200.00	$ 2,500.00
TOTAL LICENSES & PERMITS:		**$ 35,659.00**	**$ 31,000.00**	**$ 36,841.50**	**$ 34,500.00**	**$ 16,057.00**	**$ 24,085.50**	**$ 34,500.00**
INTERGOVERNMENTAL REVENUE								
10-33-14	POLICE REIMB FROM SCHOOL DIST.	$ 103,584.00	$ 103,584.00	$ 103,829.10	$ 103,584.00	$ -	$ -	$ 103,584.00
10-33-15	VOCA GRANT	$ 48,139.00	$ 60,200.00	$ 61,114.74	$ 60,200.00	$ 39,637.12	$ 59,455.68	$ 60,200.00
10-33-20	GRANT REVENUE	$ 713,891.00	$ -		$ -	$ 4,500.00	$ 6,750.00	$ -
10-33-44	LIBRARY GRANTS/DONATIONS	$ 11,701.00	$ 5,000.00	$ 6,820.92	$ 5,000.00	$ 4,970.50	$ 7,455.75	$ 5,000.00
10-33-49	PD GRANTS	$ 27,593.00	$ 15,000.00	$ 28,369.09	$ 15,000.00	$ 26,184.07	$ 39,276.11	$ 20,000.00
10-33-50	WILDLAND/SPECIAL EVENT	$ 2,446.00	$ -	$ 15,727.21	$ -	$ 2,310.50	$ 3,465.75	$ 2,000.00
10-33-52	PUBLIC WORKS GRANTS/REVENUE	$ 128,651.00	$ 55,000.00	$ 269,249.58	$ -	$ 13,867.50	$ 20,801.25	$ -
10-33-53	FIRE DEPT GRANTS/MISC REVENUE	$ 10,108.00	$ 15,000.00	$ 538.13	$ 15,000.00	$ 5,969.00	$ 8,953.50	$ 10,000.00
10-33-54	PD EVENT REVENUE/MISC	$ 121,170.00	$ 60,000.00	$ 23,787.53	$ 25,000.00	$ 9,886.81	$ 14,830.22	$ 15,000.00
10-33-56	CLASS C ROAD FUND ALLOTMENT	$ 1,509,601.00	$ 850,000.00	$ 1,360,997.97	$ 1,082,000.00	$ 535,341.26	$ 803,011.89	$ 1,082,000.00
10-33-57	CLASS C ROAD, FWD. PREVIOUS YR	$ -	$ -				$ -	$ -
10-33-58	STATE LIQUOR FUND ALLOTMENT	$ 14,477.00	$ 15,000.00	$ 18,281.70	$ 18,000.00	$ -	$ -	$ 18,000.00
TOTAL INTERGOVERNMENTAL REVENUE:		**$ 2,691,361.00**	**$ 1,178,784.00**	**$ 1,888,715.97**	**$ 1,323,784.00**	**$ 642,666.76**	**$ 964,000.14**	**$ 1,315,784.00**
CHARGE FOR SERVICES								
10-34-45	T-MBL/MOBILITY/ CING TWR LEASE	$ 5,388.00	$ 13,000.00	$ 5,945.47	$ 13,000.00	$ -	$ -	$ 6,000.00
10-34-70	TENNIS LIGHT REVENUE	$ 311.00	$ 500.00	$ 178.25	$ 500.00	$ -	$ -	$ 250.00
10-34-71	GRAMA							$ 250.00
10-34-72	POLICE REPORTS							$ 250.00

10-34-73	PARK/FARM/RODEO								$ 250.00
10-34-80	CEMETERY LOT SALES	$ 49,935.00	$ 50,000.00	$ 45,205.00	$ 50,000.00	$ 34,120.00	$ 51,180.00	$ 45,000.00
10-34-85	CEMETARY SERVICES				$ -	$ 7,675.00	$ 11,512.50	$ 5,000.00
TOTAL CHARGE FOR SERVICES:		**$ 55,634.00**	**$ 63,500.00**	**$ 51,328.72**	**$ 63,500.00**	**$ 41,795.00**	**$ 62,692.50**	**$ 57,000.00**
FINES & FORFEITURES								
10-35-10	FINES	$ 214,246.00	$ 185,500.00	$ 197,926.81	$ 215,000.00	$ 151,791.49	$ 227,687.24	$ 215,000.00
10-35-44	LIBRARY FEES	$ 4,625.00	$ 3,000.00	$ 6,414.41	$ 4,500.00	$ 4,284.18	$ 6,426.27	$ 5,000.00
TOTAL FINES & FORFEITURES:		**$ 218,871.00**	**$ 188,500.00**	**$ 204,341.22**	**$ 219,500.00**	**$ 156,075.67**	**$ 234,113.51**	**$ 220,000.00**
MISCELLANEOUS REVENUE								
10-36-10	INTEREST INCOME	$ 817,467.00	$ 530,180.00	$ 412,410.78	$ 400,000.00	$ 226,513.56	$ 339,770.34	$ 350,000.00
10-36-11	HISTORIC BOOKLET	$ 17,530.00	$ 15,000.00	$ 3,434.66	$ 7,000.00	$ 1,509.70	$ 2,264.55	$ 2,500.00
10-36-13	RETURN CHECK FEES	$ 2,700.00	$ 1,500.00	$ 2,940.00	$ 2,700.00	$ 2,340.00	$ 3,510.00	$ 3,000.00
10-36-15	CLARK FARM RENT	$ 5,400.00	$ 4,500.00	$ 5,400.00	$ 5,400.00	$ 3,600.00	$ 5,400.00	$ 5,000.00
10-36-16	ANIMAL SHELTER	$ 402.00	$ -	$ 200.00	$ 500.00	$ 15.00	$ 22.50	$ 500.00
10-36-50	4TH OF JULY REVENUE	$ 8,711.00	$ 9,000.00	$ 8,323.00	$ 9,000.00	$ 5,305.00	$ 7,957.50	$ 8,500.00
10-36-82	RODEO							$ 35,000.00
10-36-90	MISCELLANEOUS REVENUE	$ 67,028.00	$ 60,000.00	$ 92,806.76	$ 65,000.00	$ 110,476.63	$ 165,714.95	$ 75,000.00
10-36-91	CHALLENGE COINS	$ -	$ -	$ 1,060.57			$ -	$ -
10-36-94	SERVICE FEES	$ 24,702.00	$ 17,000.00	$ 15,579.84	$ 20,000.00	$ 9,101.53	$ 13,652.30	$ 15,000.00
10-36-95	HAZARDOUS MITIGATION FUNDS	$ 20,000.00	$ 20,000.00	$ 20,000.00	$ 20,000.00	$ -	$ -	$ 20,000.00
10-36-96	PROCEEDS FROM SALE OF PROPERTY	$ 122,142.00	$ 125,925.00	$ -	$ 15,000.00	$ -	$ -	$ -
TOTAL MISCELLANEOUS REVENUE:		**$ 1,086,082.00**	**$ 783,105.00**	**$ 562,155.61**	**$ 544,600.00**	**$ 358,861.42**	**$ 538,292.13**	**$ 514,500.00**
OTHER REVENUE								
10-37-49	TRANSPORTATION IMPACT FEE	$ -	$ -	$ 187,300.56	$ -	$ 339,449.82	$ 509,174.73	$ -
10-37-50	PARK IMPACT FEE	$ 433,125.00	$ 360,000.00	$ 409,299.08	$ 400,000.00	$ 312,140.82	$ 468,211.23	$ 400,000.00
10-37-51	PUBLIC SAFETY IMPACT FEE	$ 147,726.00	$ 75,000.00	$ 158,221.00	$ 70,000.00	$ 115,759.82	$ 173,639.73	$ 100,000.00
10-37-53	USE OF PY PARK IMPACT FEES	$ -	$ 1,040,000.00	$ -	$ 1,600,000.00	$ -	$ -	$ 1,600,000.00
TOTAL OTHER REVENUE:		**$ 580,851.00**	**$ 1,475,000.00**	**$ 754,820.64**	**$ 2,070,000.00**	**$ 767,350.46**	**$ 1,151,025.69**	**$ 2,100,000.00**
CONTRIBUTIONS & TRANSFERS								
10-38-15	OFS - LEASE PROCEEDS	$ -	$ -	$ 170,880.65			$ -	
10-38-40	PRIOR YR SURPLUS USED CUR YR	$ -	$ 82,639.00	$ -	$ 310,439.00	$ -	$ -	$ 310,439.00
10-38-42	PRIOR YR SURPLUS USED CUR YR EQUIP	$ -	$ -		$ 152,400.00	$ -	$ -	$ 152,400.00
10-38-45	USE OF CEMETARY FUND	$ -	$ 62,000.00	$ -	$ 100,000.00	$ -	$ -	$ 100,000.00
10-38-46	USE OF VETERANS DONATIONS	$ -	$ -		$ 30,000.00	$ -	$ -	$ 30,000.00
10-38-47	USE OF GENERAL FUND							$ 1,593,698.00
TOTAL CONTRIBUTIONS & TRANSFERS:		**$ -**	**$ 144,639.00**	**$ 170,880.65**	**$ 592,839.00**	**$ -**	**$ -**	**$ 2,186,537.00**
BUILDING DEPARTMENT								
15-32-20	PLAN CHECK FEES/REINSPECTION	$ 343,640.00	$ 255,000.00	$ 247,013.11	$ 270,000.00	$ 163,092.66	$ 244,638.99	$ 250,000.00
15-32-21	BUILDING PERMIT FEE	$ 849,227.00	$ 879,000.00	$ 622,959.04	$ 700,000.00	$ 315,792.40	$ 473,688.60	$ 500,000.00
TOTAL BUILDING :		**$ 1,192,867.00**	**$ 1,134,000.00**	**$ 869,972.15**	**$ 970,000.00**	**$ 478,885.06**	**$ 718,327.59**	**$ 750,000.00**
COMMUNITY DEVELOPMENT								
17-32-15	P&Z PERMIT FEES	$ 10,201.00	$ 8,400.00	$ 5,950.00	$ 8,400.00	$ 17,431.25	$ 26,146.88	$ 10,000.00

17-32-35	GRADING PERMIT	$ -	$ 5,000.00	$ -			$ -	$ -	
17-34-06	ENGINEERING SUBDIVISION FEES	$ 42,648.00	$ 84,000.00	$ 79,596.88	$ 115,000.00	$ 97,787.10	$ 146,680.65	$ 115,000.00	
17-34-10	WATER/SEWER MODELING	$ -	$ 10,000.00	$ 27,000.00	$ 45,000.00	$ 23,420.00	$ 35,130.00	$ 35,000.00	
17-34-11	BOND FEES	$ 600.00	$ 1,200.00	$ 6,300.00	$ 3,000.00	$ 2,800.00	$ 4,200.00	$ 3,000.00	
17-34-12	SUBDIVISION INSPECTION FEE	$ 121,971.00	$ 265,000.00	$ 333,587.48	$ 250,000.00	$ 143,307.92	$ 214,961.88	$ 150,000.00	
17-34-13	ZONING & SUBDIVISION FEES	$ 85,322.00	$ 160,300.00	$ 224,551.60	$ 260,000.00	$ 169,456.55	$ 254,184.83	$ 200,000.00	
17-34-14	ANNEXATION FEES	$ -	$ -	$ 1,000.00			$ -	$ -	
17-34-15	PUD APPLICATION	$ 48,990.00	$ 60,000.00	$ 37,600.00	$ 60,000.00	$ 71,215.00	$ 106,822.50	$ 60,000.00	
17-34-17	DEVELOPMENT AGREEMENTS	$ 2,400.00	$ 4,000.00	$ 14,600.00	$ 8,000.00	$ 8,200.00	$ 12,300.00	$ 8,000.00	
17-36-90	MISCELLANEOUS REVENUE	$ 8,764.00	$ 500.00				$ -	$ -	
17-37-16	PID APPLICATION/FEES	$ 5,000.00	$ 3,000.00				$ -	$ -	
17-38-40	PRIOR YEAR SURPLUS USED CD	$ -	$ -				$ -	$ -	
17-38-41	GRANT REVENUE							$ 100,000.00	
TOTAL COMMUNITY DEVELOPMENT:		**$ 325,896.00**	**$ 601,400.00**	**$ 730,185.96**	**$ 749,400.00**	**$ 533,617.82**	**$ 800,426.73**	**$ 681,000.00**	
TOTAL GENERAL REVENUE		**$ 12,559,009.00**	**$ 12,470,250.00**	**$ 12,092,048.31**	**$ 13,655,100.00**	**$ 8,022,777.58**	**$ 12,034,166.37**	**$ 15,076,109.00**	
GENERAL GOVERNMENT									
10-41-11	SALARIES AND WAGES	$ 428,842.00	$ 460,000.00	$ 466,021.30	$ 322,400.00	$ 228,814.38	$ 343,221.57	$ 315,777.96	
10-41-13	EMPLOYEES BENEFITS	$ 116,751.00	$ 124,000.00	$ 116,319.99	$ 78,500.00	$ 51,200.24	$ 76,800.36	$ 82,425.00	
10-41-14	HEALTH INSURANCE	$ 96,239.00	$ 104,000.00	$ 83,675.74	$ 48,800.00	$ 28,267.66	$ 42,401.49	$ 97,600.05	
10-41-17	VEHICLE STIPEND	$ 5,089.00	$ 5,200.00	$ 5,197.56	$ 5,200.00	$ -	$ -	$ 10,400.00	
10-41-21	OFFICE SUPPLIES	$ 12,803.00	$ 16,500.00	$ 14,006.65	$ 14,000.00	$ 17,191.46	$ 25,787.19	$ 14,000.00	
10-41-22	POSTAGE	$ 3,633.00	$ 5,000.00	$ 3,389.32	$ 5,000.00	$ 2,933.06	$ 4,399.59	$ 5,150.00	
10-41-23	COMPUTER SOFTWARE	$ 55,563.00	$ 28,000.00	$ 34,115.77	$ 28,000.00	$ 37,818.46	$ 56,727.69	$ 63,630.00	
10-41-24	PARTS, SUPPLIES & EQUIPMENT	$ 7,733.00	$ 13,000.00	$ 20,627.47	$ 8,000.00	$ 2,934.23	$ 4,401.35	$ 5,000.00	
10-41-25	CITY HALL MAINTENANCE	$ 20,482.00	$ 15,000.00	$ 15,084.85	$ 12,000.00	$ 6,335.48	$ 9,503.22	$ 12,360.00	
10-41-26	BOOKS, CDs & PRINTED MATERIALS	$ 41.00	$ 1,000.00	$ 1,773.53	$ 900.00	$ 870.00	$ 1,305.00	$ -	
10-41-27	FUEL	$ 500.00	$ 1,500.00	$ 913.03	$ 1,000.00	$ 827.08	$ 1,240.62	$ 1,030.00	
10-41-29	RENTAL PROPERTY MAINTENANCE							$ 3,000.00	
10-41-30	COMPUTERS AND IT EQUIPMENT	$ 12,773.00	$ 23,000.00	$ 24,290.99	$ 23,000.00	$ 5,509.07	$ 8,263.61	$ 8,000.00	
10-41-31	COMPUTER SUPPORT SERVICES	$ 33,348.00	$ 46,000.00	$ 44,517.81	$ 43,000.00	$ 34,103.60	$ 51,155.40	$ 9,500.00	
10-41-32	LEGAL SERVICES	$ 151,276.00	$ 65,000.00	$ 107,862.61	$ -	$ 95,627.00	$ 143,440.50	$ 15,000.00	
10-41-34	CUSTODIAL SERVICES	$ 11,563.00	$ 14,000.00	$ 13,240.00	$ 14,000.00	$ 7,685.00	$ 11,527.50	$ 12,000.00	
10-41-35	ACCOUNTING SERVICES	$ 9,732.00	$ 11,500.00	$ 10,876.70	$ 11,500.00	$ 6,927.00	$ 10,390.50	$ 10,000.00	
10-41-36	VEHICLE MAINTENANCE	$ 1,250.00	$ 1,000.00	$ 444.68	$ 1,000.00	$ 237.81	$ 356.72	$ 1,000.00	
10-41-39	OTHER PROFESSIONAL SERVICES	$ 26,603.00	$ 21,000.00	$ 20,682.05	$ 17,000.00	$ 18,429.63	$ 27,644.45	$ 17,510.00	
10-41-41	ADVERTISING	$ 1,823.00	$ 2,000.00	$ 151.50	$ 500.00	$ -	$ -	$ 500.00	
10-41-42	GARBAGE REMOVAL	$ 624.00	$ 900.00	$ 1,048.10	$ 900.00	$ 513.38	$ 770.07	$ 900.00	
10-41-43	INSURANCE AND BONDS	$ 58,361.00	$ 65,000.00	$ 80,421.94	$ 80,000.00	$ 83,737.35	$ 125,606.03	$ 87,000.00	
10-41-44	SHREDDING SERVICES	$ 952.00	$ 1,000.00	$ 1,504.21	$ 1,000.00	$ 696.08	$ 1,044.12	$ 1,200.00	
10-41-46	BANK AND MERCHANT FEES	$ 10,307.00	$ 22,000.00	$ 22,890.18	$ 22,000.00	$ 14,490.80	$ 21,736.20	$ 22,660.00	
10-41-51	POWER	$ 6,968.00	$ 6,500.00	$ 7,874.66	$ 6,500.00	$ 4,486.27	$ 6,729.41	$ 6,695.00	
10-41-52	NATURAL GAS	$ 2,462.00	$ 2,500.00	$ 1,697.29	$ 2,500.00	$ 931.58	$ 1,397.37	$ 2,575.00	
10-41-53	OFFICE PHONES	$ 14,663.00	$ 15,000.00	$ 17,624.32	$ 16,000.00	$ 10,198.27	$ 15,297.41	$ 16,000.00	
10-41-55	INTERNET	$ 575.00	$ 600.00	$ 574.56	$ 300.00	$ 216.72	$ 325.08	$ 309.00	
10-41-61	GIFT AND AWARDS	$ 1,427.00	$ 1,500.00	$ 1,509.13	$ 1,500.00	$ -	$ -	$ 1,000.00	
10-41-62	EMPLOYEE APPRECIATION	$ 2,066.00	$ 2,000.00	$ 1,721.82	$ 1,600.00	$ 1,177.42	$ 1,766.13	$ 1,650.00	

10-41-63	DUES AND FEES	$	19,512.00	$	16,000.00	$	18,700.40	$	14,900.00	$	1,474.11	$	2,211.17	$	5,000.00				
10-41-64	CONFERENCES, TRAINING & TRAVEL	$	10,062.00	$	14,000.00	$	9,376.90	$	11,500.00	$	7,459.18	$	11,188.77	$	11,845.00				
10-41-66	TRAINING - MAYOR/CITY COUNCIL	$	6,862.00	$	4,000.00	$	6,587.96	$	4,000.00	$	2,315.00	$	3,472.50	$	-				
10-41-98	WATER EXPENSE	$	1,328.00	$	1,500.00	$	1,356.66	$	1,500.00	$	784.51	$	1,176.77	$	1,400.00				
TOTAL GENERAL GOVERNMENT:		**$**	**1,132,213.00**	**$**	**1,109,200.00**	**$**	**1,156,079.68**	**$**	**798,000.00**	**$**	**674,191.83**	**$**	**1,011,287.75**	**$**	**842,117.01**				
JUDICIAL																			
10-42-11	SALARIES & WAGES	$	148,609.00	$	127,500.00	$	135,067.18	$	136,000.00	$	86,102.98	$	129,154.47	$	142,032.21				
10-42-13	EMPLOYEE BENEFITS	$	30,341.00	$	20,400.00	$	20,517.26	$	19,500.00	$	11,662.60	$	17,493.90	$	20,475.00				
10-42-14	HEALTH INSURANCE	$	32,465.00	$	17,500.00	$	14,533.36	$	18,000.00	$	10,600.04	$	15,900.06	$	18,900.00				
10-42-16	BAILFF WAGES	$	3,661.00	$	-							$	-	$	-				
10-42-21	OFFICE SUPPLIES	$	3,268.00	$	2,500.00	$	2,254.94	$	3,000.00	$	1,642.12	$	2,463.18	$	3,000.00				
10-42-24	PARTS SUPPLIES AND EQUIPMENT	$	6,917.00	$	3,500.00	$	4,304.04	$	3,000.00	$	109.99	$	164.99	$	3,000.00				
10-42-31	COMPUTER SUPPORT SERVICES	$	1,895.00	$	2,500.00	$	1,895.28	$	2,500.00	$	1,263.52	$	1,895.28	$	1,895.00				
10-42-39	OTHER PROFESSIONAL SERVICES	$	2,746.00	$	5,150.00	$	3,179.36	$	5,200.00	$	11,137.12	$	16,705.68	$	5,200.00				
10-42-46	BANK & MERCHANT FEES	$	1,683.00	$	2,000.00	$	1,474.63	$	2,000.00	$	1,052.51	$	1,578.77	$	2,060.00				
10-42-62	EMPLOYEE APPRECIATION	$	-	$	400.00	$	50.00	$	400.00	$	-	$	-	$	450.00				
10-42-64	CONFERENCES, TRAINING & TRAVEL	$	2,196.00	$	4,000.00	$	1,994.03	$	4,000.00	$	1,984.33	$	2,976.50	$	3,000.00				
10-42-80	STATE SURCHARGE	$	74,177.00	$	60,000.00	$	67,656.44	$	66,500.00	$	46,936.98	$	70,405.47	$	68,500.00				
TOTAL JUDICIAL:		**$**	**307,958.00**	**$**	**245,450.00**	**$**	**252,926.52**	**$**	**260,100.00**	**$**	**172,492.19**	**$**	**258,738.29**	**$**	**268,512.21**				
LEGAL																			
10-43-11	SALARIES & WAGES	**$**	-	**$**	-	**$**	-	$	188,600.00	$	111,170.86	$	166,756.29	$	187,833.19				
10-43-13	EMPLOYEE BENEFITS	**$**	-	**$**	-	**$**	-	$	52,000.00	$	29,234.42	$	43,851.63	$	54,600.00				
10-43-14	HEALTH INSURANCE	**$**	-	**$**	-	**$**	-	$	46,200.00	$	35,725.17	$	53,587.76	$	48,510.00				
10-43-21	OFFICE SUPPLIES	**$**	-	**$**	-	**$**	-	$	1,000.00	$	344.86	$	517.29	$	750.00				
10-43-23	COMPUTER SOFTWARE	**$**	-	**$**	-	**$**	-	$	3,000.00	$	1,024.47	$	1,536.71	$	1,200.00				
10-43-24	PARTS SUPPLIES AND EQUIPMENT	**$**	-	**$**	-	**$**	-	$	2,000.00	$	345.43	$	518.15	$	500.00				
10-43-26	BOOKS, CDS & PRINTED MATERIAL	**$**	-	**$**	-	**$**	-	$	100.00	$	4.47	$	6.71	$	-				
10-43-32	LEGAL SERVICES	**$**	-	**$**	-	**$**	-	$	39,000.00	$	8,224.00	$	12,336.00	$	150,000.00				
10-43-55	INTERNET	**$**	-	**$**	-	**$**	-	$	300.00	$	339.46	$	509.19	$	309.00				
10-43-62	EMPLOYEE APPRECIATION	**$**	-	**$**	-	**$**	-	$	400.00	$	-	$	-	$	450.00				
10-43-63	DUES AND FEES	**$**	-	**$**	-	**$**	-	$	1,100.00	$	635.00	$	952.50	$	1,000.00				
10-42-64	CONFERENCES, TRAINING & TRAVEL	**$**	-	**$**	-	**$**	-	$	2,500.00	$	2,435.73	$	3,653.60	$	3,000.00				
TOTAL LEGAL:		**$**	-	**$**	-	**$**	-	**$**	**336,200.00**	**$**	**189,483.87**	**$**	**284,225.81**	**$**	**448,152.19**				
LIBRARY																			
10-44-11	SALARIES AND WAGES-LIBRARY	$	217,739.00	$	256,000.00	$	250,525.38	$	263,500.00	$	163,436.13	$	245,154.20	$	290,661.52				
10-44-13	EMPLOYEES BENEFITS	$	41,307.00	$	46,000.00	$	45,642.58	$	46,500.00	$	28,723.88	$	43,085.82	$	48,825.00				
10-44-14	HEALTH INSURANCE	$	29,400.00	$	32,500.00	$	32,401.90	$	33,500.00	$	23,251.98	$	34,877.97	$	35,175.00				
10-44-21	OFFICE SUPPLIES	$	3,678.00	$	3,900.00	$	4,129.90	$	4,000.00	$	2,452.72	$	3,679.08	$	4,000.00				
10-44-22	POSTAGE	$	1,467.00	$	600.00	$	1,880.21	$	1,500.00	$	783.34	$	1,175.01	$	1,545.00				
10-44-26	BUILDINGS & GROUNDS	$	9,633.00	$	12,500.00	$	6,132.15	$	12,500.00	$	12,627.58	$	18,941.37	$	12,875.00				
10-44-28	ALARM LINES	$	2,226.00	$	2,500.00	$	3,291.20	$	2,600.00	$	1,780.10	$	2,670.15	$	2,678.00				
10-44-29	LIBRARY EXPENSE	$	3,025.00	$	4,700.00	$	2,983.46	$	4,700.00	$	4,542.70	$	6,814.05	$	4,700.00				
10-44-30	COMPUTERS AND IT EQUIPMENT	$	581.00	$	6,000.00	$	1,915.36	$	6,000.00	$	490.95	$	736.43	$	3,000.00				
10-44-32	COMPUTER SUPPORT SERVICES	$	9,298.00	$	10,000.00	$	9,297.60	$	10,000.00	$	6,198.40	$	9,297.60	$	9,300.00				
10-44-34	CUSTODIAL SERVICES	$	18,956.00	$	20,000.00	$	20,225.00	$	20,000.00	$	12,815.00	$	19,222.50	$	20,000.00				

10-44-39	OTHER PROFESSIONAL SERVICES	$ 2,977.00	$ 4,500.00	$ 3,107.98	$ 4,500.00	$ 5,185.48	$ 7,778.22	$ 4,635.00
10-44-40	PERIODICALS	$ 618.00	$ 900.00	$ 688.87	$ 1,000.00	$ 767.78	$ 1,151.67	$ 1,000.00
10-44-42	BOOKS AND PAMPHLETS	$ 11,444.00	$ 15,000.00	$ 13,178.45	$ 15,000.00	$ 7,718.88	$ 11,578.32	$ 10,000.00
10-44-43	MUSIC COLLECTION	$ 337.00	$ 500.00	$ 252.63	$ 500.00	$ -	$ -	$ -
10-44-44	AUDIO VISUAL	$ 3,326.00	$ 6,000.00	$ 4,209.65	$ 6,000.00	$ 1,719.22	$ 2,578.83	$ 4,000.00
10-44-46	PROGRAMMING	$ 5,311.00	$ 4,000.00	$ 5,040.74	$ 4,000.00	$ 2,594.72	$ 3,892.08	$ 4,120.00
10-44-49	SUMMER READING PROGRAM	$ -	$ -		$ 1,500.00	$ 856.17	$ 1,284.26	$ 1,545.00
10-44-54	CELL PHONES	$ -	$ -	$ -	$ -	$ -	$ -	$ -
10-44-60	POWER	$ 11,803.00	$ 10,000.00	$ 12,862.24	$ 13,000.00	$ 9,417.66	$ 14,126.49	$ 13,000.00
10-44-61	NATURAL GAS	$ 6,224.00	$ 6,000.00	$ 3,846.24	$ 6,000.00	$ 2,340.84	$ 3,511.26	$ 3,750.00
10-44-62	EMPLOYEE APPRECIATION	$ 820.00	$ 1,500.00	$ 931.98	$ 1,500.00	$ 678.25	$ 1,017.38	$ 750.00
10-44-63	DUES AND FEES	$ 707.00	$ 600.00	$ 913.34	$ 600.00	$ 357.85	$ 536.78	$ 100.00
10-44-64	CONFERENCES, TRAINING & TRAVEL	$ 976.00	$ 2,400.00	$ 165.95	$ 2,400.00	$ 314.98	$ 472.47	$ 500.00
10-44-72	LIBRARY RENT TO MBA	$ 19,200.00	$ 18,550.00	$ 18,549.96	$ 19,200.00	$ -	$ -	$ 18,615.00
10-44-83	GRANT EXPENDITURE	$ 4,361.00	$ 5,000.00	$ 5,553.24	$ 5,000.00	$ 6,342.30	$ 9,513.45	$ 5,150.00
TOTAL LIBRARY:		**$ 405,414.00**	**$ 469,650.00**	**$ 447,726.01**	**$ 485,000.00**	**$ 295,396.91**	**$ 443,095.37**	**$ 499,924.52**
ELECTIONS								
10-50-39	OTHER PROFESSIONAL SERVICES	$ 30,060.00	$ -	$ -	$ 37,000.00	$ 37,075.50	$ 55,613.25	$ -
TOTAL ELECTIONS:		**$ 30,060.00**	**$ -**	**$ -**	**$ 37,000.00**	**$ 37,075.50**	**$ 55,613.25**	$ -
POLICE DEPARTMENT								
10-54-11	SALARIES & WAGES	$ 1,902,413.00	$ 2,130,500.00	$ 2,136,829.36	$ 2,250,000.00	$ 1,457,217.69	$ 2,185,826.54	$ 2,391,510.16
10-54-12	SALARIES OVERTIME	$ 68,435.00	$ 67,000.00	$ 76,245.22	$ 67,000.00	$ 45,206.74	$ 67,810.11	$ 72,500.00
10-54-13	EMPLOYEES BENEFITS	$ 674,215.00	$ 746,000.00	$ 782,455.94	$ 822,000.00	$ 489,586.81	$ 734,380.22	$ 863,100.00
10-54-14	HEALTH INSURANCE	$ 390,905.00	$ 435,000.00	$ 431,049.38	$ 500,000.00	$ 289,860.83	$ 434,791.25	$ 525,000.00
10-54-15	UNEMPLOYMENT COMPENSATION				$ -	$ 4,988.36	$ 7,482.54	$ 20,000.00
10-54-16	POLICE GRANT - PAYROLL	$ 4,491.00	$ -				$ -	$ -
10-54-17	UNIFORM ALLOWANCE	$ 35,758.00	$ 30,600.00	$ 30,998.28	$ 34,000.00	$ 6,880.68	$ 10,321.02	$ 30,000.00
10-54-18	BODY CAMERAS	$ 21,641.00	$ -				$ -	$ -
10-54-19	STREET CAMERAS	$ -	$ 30,000.00	$ 32,500.00	$ 30,000.00	$ 32,500.00	$ 48,750.00	$ 32,500.00
10-54-21	OFFICE SUPPLIES	$ 4,820.00	$ 7,500.00	$ 4,108.29	$ 7,500.00	$ 2,469.47	$ 3,704.21	$ 5,000.00
10-54-22	POSTAGE	$ 1,553.00	$ 2,000.00	$ 1,083.40	$ 2,000.00	$ 871.39	$ 1,307.09	$ 1,750.00
10-54-23	COMPUTER SOFTWARE	-	-	-	-	-	-	$ 7,000.00
10-54-24	PARTS, SUPPLIES AND EQUIPMENT	$ 60,800.00	$ 65,000.00	$ 43,126.47	$ 65,000.00	$ 29,256.43	$ 43,884.65	$ 65,000.00
10-54-25	BUILDING AND GROUNDS	$ 4,483.00	$ 5,000.00	$ 15,346.08	$ 7,000.00	$ 3,561.91	$ 5,342.87	$ 7,000.00
10-54-26	BOOKS, CDs & PRINTED MATERIALS	$ 231.00	$ -				$ -	$ -
10-54-27	FUEL	$ 54,799.00	$ 62,500.00	$ 49,172.62	$ 65,000.00	$ 31,546.44	$ 47,319.66	$ 65,000.00
10-54-29	BEER/ALCOHOL PROGRAM	$ 13,859.00	$ 15,000.00	$ 19,086.76	$ 18,000.00	$ -	$ -	$ 18,000.00
10-54-31	COMPUTER SUPPORT SERVICES	$ 6,491.00	$ 6,800.00	$ 6,765.84	$ 6,800.00	$ 4,420.56	$ 6,630.84	$ 6,800.00
10-54-34	CUSTODIAL SERVICES	$ 16,788.00	$ 16,800.00	$ 17,435.00	$ 16,800.00	$ 11,100.00	$ 16,650.00	$ 16,800.00
10-54-36	VEHICLE MAINTENANCE	$ 17,073.00	$ 26,000.00	$ 19,219.77	$ 26,000.00	$ 11,421.30	$ 17,131.95	$ 20,000.00
10-54-37	K-9 UNIT	$ 544.00	$ 5,000.00	$ 4,254.41	$ 5,000.00	$ 2,150.50	$ 3,225.75	$ 2,500.00
10-54-39	OTHER PROFESSIONAL SERVICES	$ 15,962.00	$ 14,500.00	$ 15,938.59	$ 15,000.00	$ 33,406.39	$ 50,109.59	$ 183,000.00
10-54-51	POWER	$ 19,486.00	$ 16,500.00	$ 21,149.67	$ 18,000.00	$ 9,872.89	$ 14,809.34	$ 21,000.00
10-54-52	NATURAL GAS	$ 415.00	$ 500.00	$ 362.70	$ 500.00	$ 240.61	$ 360.92	$ 500.00
10-54-55	INTERNET - PHONES	$ 14,675.00	$ 16,000.00	$ 17,997.64	$ 17,000.00	$ 7,675.79	$ 11,513.69	$ 17,500.00
10-54-58	LAW ENFORCEMENT GRANT	$ 23,745.00	$ 15,000.00	$ 31,357.96	$ 15,000.00	$ 23,783.27	$ 35,674.91	$ 15,000.00

10-54-62	EMPLOYEE APPRECIATION	$ 3,444.00	$ 3,000.00	$ 2,837.22	$ 3,000.00	$ 2,697.14	$ 4,045.71	$ 3,100.00
10-54-63	DUES AND FEES	$ 168,067.00	$ 179,000.00	$ 178,649.00	$ 185,000.00	$ 81,878.00	$ 122,817.00	$ 500.00
10-54-64	CONFERENCES TRAINING & TRAVEL	$ 13,973.00	$ 22,800.00	$ 23,482.26	$ 22,800.00	$ 10,734.05	$ 16,101.08	$ 20,000.00
10-54-66	SOFTWARE LEASE	$ -	$ 28,500.00	$ -	$ 10,000.00	$ 256.67	$ 385.01	$ 8,000.00
10-54-72	JUSTICE CENTER RENT TO MBA	$ 129,500.00	$ 129,500.00	$ 129,500.04	$ 116,900.00	$ -	$ -	$ 129,075.00
10-54-78	Debt Service - Interest	$ 7,053.00	$ -	$ 8,447.98			$ -	$ -
10-54-79	Debt Service - Principal	$ 91,861.00	$ -	$ 95,053.06			$ -	$ -
10-54-80	VEHICLE EQUIPMENT	$ 25,085.00	$ 20,000.00	$ 15,171.88	$ 20,000.00	$ 26,461.20	$ 39,691.80	$ 20,600.00
10-54-82	VEHICLE LEASE	$ (462.00)	$ 102,000.00	$ -	$ 89,500.00	$ 59,357.84	$ 89,036.76	$ 60,000.00
10-54-83	PURCHASE POLICE VEHICLE	$ 12,750.00	$ 171,225.00	$ 154,425.00	$ 86,000.00	$ 41,975.00	$ 62,962.50	
10-54-84	PUBLIC SAFETY IMPACT EXPENSE	$ 2,720.00	$ -	$ 4,944.50	$ -	$ 1,192.50	$ 1,788.75	$ -
10-54-85	SPECIAL PROGRAM EXPENSE	$ 7,212.00	$ 10,000.00	$ 10,688.75	$ 10,000.00	$ 1,272.02	$ 1,908.03	$ 3,000.00
TOTAL POLICE DEPARTMENT:		**$ 3,814,785.00**	**$ 4,379,225.00**	**$ 4,379,683.07**	**$ 4,530,800.00**	**$ 2,723,842.48**	**$ 4,085,763.72**	**$ 4,630,735.16**
FIRE DEPARTMENT								
10-55-11	SALARIES AND WAGES	$ 39,539.00	$ 48,500.00	$ 38,648.76	$ 40,000.00	$ 32,019.60	$ 48,029.40	$ 43,669.61
10-55-13	EMPLOYEES BENEFITS	$ 5,706.00	$ 7,000.00	$ 5,911.62	$ 7,000.00	$ 3,160.31	$ 4,740.47	$ 7,210.00
10-55-16	UNEMPLOYEMENT COMPENSATION							$ 3,000.00
10-55-15	EDUCATION AND TRAINING	$ 10,710.00	$ 15,000.00	$ 12,211.81	$ 15,000.00	$ 6,915.28	$ 10,372.92	$ 12,500.00
10-55-17	CERTIFICATIONS	$ 312.00	$ 1,000.00	$ 485.00	$ 2,500.00	$ 195.00	$ 292.50	$ 500.00
10-55-19	UNIFORMS	$ 6,590.00	$ 7,000.00	$ 5,618.74	$ 7,000.00	$ 3,857.45	$ 5,786.18	$ 7,000.00
10-55-21	OFFICE SUPPLIES	$ 469.00	$ 1,000.00	$ 514.37	$ 1,000.00	$ 358.91	$ 538.37	$ 750.00
10-55-23	COMPUTER SOFTWARE & EQUIPMENT	$ 365.00	$ 13,000.00	$ 12,981.03	$ 13,000.00	$ 15,274.55	$ 22,911.83	$ 15,000.00
10-55-24	EQUIPMENT	$ 45,915.00	$ 40,000.00	$ 35,294.40	$ 47,500.00	$ 30,473.96	$ 45,710.94	$ 48,925.00
10-55-25	BUILDING AND GROUNDS	$ 12,545.00	$ 19,000.00	$ 12,399.01	$ 19,000.00	$ 7,101.14	$ 10,651.71	$ 13,000.00
10-55-27	FUEL	$ 8,098.00	$ 12,000.00	$ 6,970.07	$ 12,000.00	$ 4,769.26	$ 7,153.89	$ 10,000.00
10-55-29	TURNOUTS	$ 21,247.00	$ 27,300.00	$ 15,520.73	$ 27,300.00	$ 26,594.16	$ 39,891.24	$ 28,119.00
10-55-30	SCBA	$ 5,335.00	$ -				$ -	$ -
10-55-34	CUSTODIAL SERVICES	$ 4,225.00	$ 4,000.00	$ 4,955.00	$ 4,500.00	$ 2,785.00	$ 4,177.50	$ 4,300.00
10-55-36	VEHICLE MAINTENANCE	$ 17,033.00	$ 16,500.00	$ 20,864.14	$ 20,500.00	$ 2,632.03	$ 3,948.05	$ 20,500.00
10-55-39	OTHER PROFESSIONAL SERVICES	$ 21,347.00	$ 8,000.00	$ 3,719.34	$ 8,000.00	$ 5,136.85	$ 7,705.28	$ 8,000.00
10-55-51	POWER	$ 5,931.00	$ 5,500.00	$ 7,162.34	$ 7,000.00	$ 4,082.74	$ 6,124.11	$ 8,200.00
10-55-52	NATURAL GAS	$ 8,544.00	$ 7,000.00	$ 5,401.58	$ 8,500.00	$ 3,409.60	$ 5,114.40	$ 6,000.00
10-55-53	OFFICE PHONES/INTERNET	$ 7,991.00	$ 4,500.00	$ 8,154.18	$ 6,000.00	$ 5,566.30	$ 8,349.45	$ 6,000.00
10-55-58	WILDLAND/SPECIAL EVENT	$ 276.00	$ -	$ 5,567.93			$ -	$ -
10-55-61	GIFTS AND AWARDS	$ 1,601.00	$ 2,500.00	$ 828.15	$ -	$ 445.00	$ 667.50	$ -
10-55-63	DUES AND FEES	$ 2,001.00	$ 4,000.00	$ 3,000.00	$ 4,000.00	$ 1,168.96	$ 1,753.44	$ 4,000.00
10-55-64	CONFERENCES, TRAINING & TRAVEL	$ 5,762.00	$ 12,000.00	$ 10,790.53	$ 6,000.00	$ 3,275.00	$ 4,912.50	$ 6,180.00
10-55-65	FIRE PREVENTION	$ 2,066.00	$ 10,000.00	$ 6,757.75	$ 14,500.00	$ 12,931.84	$ 19,397.76	$ 14,500.00
10-55-67	VOLUNTEER APPRECIATION				$ 10,000.00	$ 118.01	$ 177.02	$ 15,000.00
10-55-68	Firefighter Stipend							$ 17,000.00
10-55-95	RENT PMT TO MBA-FIRE STATION	$ 109,000.00	$ 109,000.00	$ 108,999.96	$ 97,000.00	$ -	$ -	$ 109,160.00
10-55-98	WATER EXPENSE	$ 2,774.00	$ 3,000.00	$ 4,947.92	$ 5,000.00	$ 2,939.27	$ 4,408.91	$ 4,200.00
10-55-99	GRANT EXPENSE	$ 3,998.00	$ 15,000.00	$ 3,569.00	$ 15,000.00	$ -	$ -	$ 15,450.00
TOTAL FIRE DEPARTMENT:		**$ 349,380.00**	**$ 391,800.00**	**$ 341,273.36**	**$ 397,300.00**	**$ 175,210.22**	**$ 262,815.33**	**$ 428,163.61**
ANIMAL CONTROL								
10-57-11	SALARIES AND WAGES	$ 17,210.00	$ 35,000.00	$ 31,509.88	$ 36,500.00	$ 21,539.15	$ 32,308.73	$ 38,595.34

10-57-13	EMPLOYEES BENEFITS	$	1,549.00	$	3,500.00	$	2,863.74	$	3,500.00	$	1,911.27	$	2,866.91	$	3,675.00				
10-57-17	UNIFORM ALLOWANCE	$	-	$	700.00	$	-	$	500.00	$	-	$	-	$	-				
10-57-24	PARTS, SUPPLIES & EQUIPMENT	$	3,438.00	$	3,500.00	$	1,784.68	$	3,500.00	$	1,010.58	$	1,515.87	$	2,500.00				
10-57-27	FUEL	$	1,187.00	$	1,500.00	$	1,967.63	$	1,500.00	$	1,619.27	$	2,428.91	$	2,500.00				
10-57-31	PROFESSIONAL & TECH SERVICES	$	1,033.00	$	3,000.00	$	769.36	$	3,000.00	$	(195.54)	$	(293.31)	$	1,500.00				
10-57-36	VEHICLE MAINTENANCE	$	51.00	$	1,500.00	$	150.77	$	2,000.00	$	1,286.72	$	1,930.08	$	2,060.00				
10-57-64	CONFERENCES, TRAINING & TRAVEL	$	-	$	800.00	$	-	$	800.00	$	-	$	-						
TOTAL ANIMAL CONTROL:		**$**	**24,468.00**	**$**	**49,500.00**	**$**	**39,046.06**	**$**	**51,300.00**	**$**	**27,171.45**	**$**	**40,757.18**	**$**	**50,830.34**				
STREETS																			
10-60-11	SALARIES AND WAGES	$	119,261.00	$	140,000.00	$	122,627.70	$	152,000.00	$	100,034.46	$	150,051.69	$	254,432.42				
10-60-13	EMPLOYEES BENEFITS	$	33,600.00	$	38,000.00	$	33,739.24	$	42,500.00	$	24,023.43	$	36,035.15	$	44,625.00				
10-60-14	HEALTH INSURANCE	$	26,308.00	$	30,000.00	$	23,259.09	$	42,000.00	$	18,685.44	$	28,028.16	$	44,100.00				
10-60-20	LIGHT REPAIR	$	-	$	10,000.00	$	174.79	$	5,000.00	$	-	$	-	$	5,000.00				
10-60-21	OFFICE SUPPLIES	$	3,538.00	$	2,500.00	$	1,810.49	$	3,000.00	$	1,975.53	$	2,963.30	$	1,000.00				
10-60-23	COMPUTER SOFTWARE	$	1,439.00	$	4,425.00	$	574.00	$	3,000.00	$	1,744.44	$	2,616.66	$	2,100.00				
10-60-24	PARTS, SUPPLIES & EQUIPMENT	$	30,002.00	$	30,000.00	$	60,465.36	$	30,000.00	$	14,612.48	$	21,918.72	$	30,900.00				
10-60-25	BUILDING AND GROUNDS	$	2,255.00	$	6,000.00	$	1,885.33	$	9,000.00	$	549.49	$	824.24	$	9,270.00				
10-60-27	FUEL	$	17,386.00	$	18,000.00	$	13,926.13	$	19,000.00	$	10,375.35	$	15,563.03	$	19,570.00				
10-60-28	TELEPHONE/INTERNET IPADS	$	7,847.00	$	7,500.00	$	7,936.92	$	9,000.00	$	4,721.43	$	7,082.15	$	9,270.00				
10-60-34	CUSTODIAL SERVICES	$	12,665.00	$	13,500.00	$	13,180.00	$	13,500.00	$	8,315.00	$	12,472.50	$	12,750.00				
10-60-36	VEHICLE MAINTENANCE	$	20,713.00	$	20,000.00	$	12,484.53	$	20,000.00	$	13,014.81	$	19,522.22	$	20,600.00				
10-60-39	OTHER PROFESSIONAL SERVICES	$	10,644.00	$	10,000.00	$	8,758.15	$	10,000.00	$	3,112.79	$	4,669.19	$	10,300.00				
10-60-40	GIS	$	-	$	5,000.00	$	-					$	-	$	-				
10-60-51	POWER	$	36,612.00	$	33,000.00	$	38,821.38	$	39,000.00	$	19,891.09	$	29,836.64	$	40,000.00				
10-60-52	NATURAL GAS	$	6,095.00	$	6,000.00	$	2,925.83	$	6,500.00	$	1,481.50	$	2,222.25	$	2,500.00				
10-60-61	EMPLOYEE APPRECIATION	$	1,816.00	$	2,000.00	$	1,608.18	$	2,000.00	$	1,226.59	$	1,839.89	$	900.00				
10-60-62	EMPLOYEE /SAFETY EQUIPMENT	$	13,695.00	$	13,000.00	$	10,945.94	$	14,000.00	$	6,837.00	$	10,255.50	$	-				
10-60-64	CONFERENCES, TRAINING & TRAVEL	$	2,337.00	$	3,500.00	$	3,786.56	$	3,500.00	$	1,731.04	$	2,596.56	$	3,605.00				
10-60-71	DEBT SERVICE - INTEREST	$	1,242.00	$	-							$	-	$	-				
10-60-72	DEBT SERVICE - PRINCIPAL	$	2,595.00	$	-	$	30,939.60					$	-	$	-				
10-60-81	CAPITAL PROJECTS	$	8,748.00	$	-							$	-	$	-				
10-60-82	CAPITAL EQUIPMENT	$	163,628.00	$	-							$	-	$	-				
10-60-84	IMPACT FEE EXPENSE ROADS	$	-	$	-	$	11,414.26	$	5,000.00	$	1,680.30	$	2,520.45	$	2,500.00				
10-60-85	EQUIPMENT LEASE	$	5,130.00	$	8,000.00	$	-	$	9,000.00	$	14,687.01	$	22,030.52	$	17,250.00				
10-60-98	WATER EXPENSE	$	1,025.00	$	1,000.00	$	1,039.19	$	1,000.00	$	652.44	$	978.66	$	1,200.00				
TOTAL STREETS:		**$**	**528,581.00**	**$**	**401,425.00**	**$**	**402,302.67**	**$**	**438,000.00**	**$**	**249,351.62**	**$**	**374,027.43**	**$**	**531,872.42**				
CLASS "C" ROADS																			
10-61-33	ENGINEERING SERVICES	$	1,449.00	$	-	$	50,747.50	$	-	$	13,083.90	$	19,625.85	$	25,000.00				
10-61-42	STREET SIGN REPLACEMENT	$	15,570.00	$	15,000.00	$	9,769.63	$	15,000.00	$	3,181.26	$	4,771.89	$	15,000.00				
10-61-43	CURB, GUTTER, SIDEWALK EXPENSE	$	23,118.00	$	50,000.00	$	7,316.50	$	50,000.00	$	-	$	-	$	50,000.00				
10-61-44	MAINTENANCE	$	25,432.00	$	40,000.00	$	19,754.06	$	40,000.00	$	8,887.92	$	13,331.88	$	40,000.00				
10-61-65	TRANSFER DEBT SERVICE							$	232,000.00	$	-	$	-	$	-				
10-61-74	CAPITAL OUTLAY - EQUIPMENT							$	3,037,000.00					$	2,797,810.62				
10-61-81	CAPITAL PROJECTS	$	862,159.00	$	1,033,000.00	$	271,012.67	$	1,033,000.00	$	526,076.84	$	789,115.26	$	1,033,000.00				
TOTAL CLASS "C" ROADS:		**$**	**927,728.00**	**$**	**1,138,000.00**	**$**	**358,600.36**	**$**	**4,407,000.00**	**$**	**551,229.92**	**$**	**826,844.88**	**$**	**3,960,810.62**				

PARKS AND RECREATION									
10-64-10	TNT HOLDING ACCOUNT	$ -	$ -	$ -	$ -	$ -	$ -		
10-64-11	SALARIES & WAGES	$ 168,335.00	$ 175,000.00	$ 178,004.36	$ 189,000.00	$ 108,957.98	$ 163,436.97	$	282,360.38
10-64-13	EMPLOYEE BENEFITS	$ 40,070.00	$ 40,500.00	$ 41,597.85	$ 45,500.00	$ 24,395.45	$ 36,593.18	$	59,251.00
10-64-14	HEALTH INSURANCE	$ 25,289.00	$ 27,000.00	$ 26,921.42	$ 30,000.00	$ 16,214.60	$ 24,321.90	$	57,288.00
10-64-15	UNEMPLOYMENT COMPENSATION				$ -	$ 5,751.20	$ 8,626.80	$	10,000.00
10-64-20	EMPLOYEE APPRECIATION	$ -	$ -	$ -	$ -	$ -	$ -	$	900.00
10-64-22	SNACK SHACK	$ 1,668.00	$ 2,000.00	$ 1,856.26	$ 2,000.00	$ 888.47	$ 1,332.71	$	2,060.00
10-64-24	PARTS, SUPPLIES & EQUIPMENT	$ 35,228.00	$ 35,000.00	$ 37,471.15	$ 40,000.00	$ 34,124.44	$ 51,186.66	$	41,200.00
10-64-27	FUEL	$ 9,700.00	$ 10,000.00	$ 7,798.63	$ 10,000.00	$ 5,917.23	$ 8,875.85	$	10,000.00
10-64-30	PROFESSIONAL SERVICES	$ 375.00	$ 4,000.00	$ 3,959.05	$ 4,000.00	$ 2,539.03	$ 3,808.55	$	4,000.00
10-64-33	PORTABLE RESTROOMS	$ 9,863.00	$ 10,000.00	$ 8,534.00	$ 10,000.00	$ 6,270.00	$ 9,405.00	$	10,000.00
10-64-36	VEHICLE MAINTENANCE	$ 3,999.00	$ 5,000.00	$ 4,727.12	$ 5,000.00	$ 2,836.42	$ 4,254.63	$	5,000.00
10-64-51	POWER	$ 4,735.00	$ 7,000.00	$ 6,153.82	$ 8,000.00	$ 2,872.76	$ 4,309.14	$	6,000.00
10-64-52	NATURAL GAS	$ 2,197.00	$ 2,000.00	$ 1,479.63	$ 2,500.00	$ 863.40	$ 1,295.10	$	2,000.00
10-64-55	STOCKSHOW MAINTENANCE	$ 3,966.00	$ 5,000.00	$ 718.87	$ 5,000.00	$ -	$ -	$	5,150.00
10-64-56	IRRIGATION ASSESMENT	$ 5,113.00	$ 15,000.00	$ 7,550.00	$ 11,700.00	$ 2,437.50	$ 3,656.25	$	12,051.00
10-64-60	DONNER REED MUSEUM	$ -	$ 1,000.00	$ 127.40	$ 1,000.00	$ -	$ -	$	1,000.00
10-64-61	DUES AND FEES		$ -	$ 1,083.40			$ -	$	1,000.00
10-64-62	J. RUEBEN CLARK FARM	$ 181.00	$ 1,000.00	$ 489.06	$ 1,500.00	$ 16.31	$ 24.47	$	1,000.00
10-64-64	CONFERENCES, TRAINING & TRAVEL	$ 1,815.00	$ 3,000.00	$ 2,567.00	$ 3,000.00	$ 1,655.00	$ 2,482.50	$	3,090.00
10-64-71	HISTORICAL PRESERVATION	$ -	$ 1,000.00	$ -	$ 500.00	$ -	$ -	$	-
10-64-74	CAPITAL OUTLAY	$ -	$ -		$ 66,400.00	$ 66,165.99	$ 99,248.99	$	-
10-64-75	PARK IMPACT FEE	$ 199,848.00	$ 1,400,000.00	$ 133,302.50	$ -	$ 318.75	$ 478.13	$	-
10-64-77	PAR TAX EXPENSE	$ 99,108.00	$ 126,000.00	$ 91,037.25	$ -		$ -	$	-
10-64-81	CAPITAL PROJECTS	$ 186,806.00	$ 30,000.00	$ 30,280.59	$ -		$ -	$	-
10-64-83	GRANT EXPENDITURE	$ 1,097.00	$ 45,000.00	$ 21,122.08	$ -		$ -	$	-
10-64-98	WATER EXPENSE	$ 51,118.00	$ 50,000.00	$ 66,194.35	$ 60,000.00	$ 48,935.55	$ 73,403.33	$	65,000.00
10-64-99	TRANSFER DEBT SERVICE CPF	$ -	$ -	$ -	$ 153,400.00	$ -	$ -		
TOTAL PARKS AND RECREATION:		**$ 850,511.00**	**$ 1,994,500.00**	**$ 672,975.79**	**$ 648,500.00**	**$ 331,160.08**	**$ 496,740.12**	**$**	**578,350.38**
COMMUNITY RELATIONS/HUMAN RES.									
10-65-22	BEAUTIFICATION-TREES	$ 13,534.00	$ 15,000.00	$ 4,883.88	$ 3,000.00	$ -	$ -	$	3,090.00
10-65-28	EMPLOYEE TUITION REIMBURSEMENT	$ 12,056.00	$ 15,000.00	$ 5,683.59	$ 15,000.00	$ 2,335.50	$ 3,503.25	$	15,450.00
10-65-29	EMPLOYEE SAFETY PROGRAM	$ 7,835.00	$ 8,000.00	$ 2,524.85	$ 6,000.00	$ -	$ -	$	3,000.00
10-65-31	COMMUNITY EVENTS	$ 15,132.00	$ 12,000.00	$ 8,383.83	$ 2,500.00	$ 1,406.06	$ 2,109.09	$	3,100.00
10-65-38	YOUTH BASEBALL PROJECT	$ 1,828.00	$ 2,500.00	$ -	$ 2,500.00	$ -	$ -	$	-
10-65-39	WASATCH FRONT REGIONAL COUNCIL	$ 2,000.00	$ 2,000.00	$ 2,000.00	$ 2,000.00	$ 2,000.00	$ 3,000.00	$	2,000.00
10-65-40	COMMUNITY RELATIONS	$ 12,555.00	$ 15,000.00	$ 17,151.76	$ 10,000.00	$ 6,770.05	$ 10,155.08	$	10,300.00
10-65-45	HISTORIC BOOK	$ 24,567.00	$ -		$ -		$ -	$	-
10-65-58	YOUTH CITY COUNCIL SCHOLARSHIP	$ -	$ 1,000.00	$ 1,000.00	$ 1,000.00	$ -	$ -	$	1,030.00
10-65-59	YOUTH CITY COUNCIL	$ 2,485.00	$ 2,000.00	$ 2,149.57	$ 1,000.00	$ 2,681.03	$ 4,021.55	$	1,030.00
10-65-61	GIFTS AND AWARDS	$ 55.00	$ 2,000.00	$ 707.31	$ 100.00	$ 60.00	$ 90.00	$	103.00
10-65-62	EMPLOYEE APPRECIATION	$ 9,771.00	$ 10,500.00	$ 8,543.78	$ 10,500.00	$ 9,539.42	$ 14,309.13	$	10,815.00
10-65-63	DUES AND FEES	$ 2,100.00	$ 2,500.00	$ 2,150.00	$ 2,500.00	$ -	$ -	$	2,575.00
10-65-65	DONATIONS	$ 4,000.00	$ 5,000.00	$ 2,000.00	$ 3,500.00	$ 3,000.00	$ 4,500.00	$	3,500.00
10-65-64	TRAIING, CONFERENCES, TRAVEL							$	11,250.00
10-65-66	RODEO							$	25,000.00

10-65-67	BARRUS FAMILY SCHOLARSHIP	$ 500.00	$ 500.00	$ 500.00	$ 500.00	$ -	$ -	$ 500.00
10-65-68	GHS SCHOLARSHIP	$ -	$ 1,000.00	$ 500.00	$ 1,000.00	$ -	$ -	$ 100.00
10-65-69	CHILDRENS JUSTICE CENTER	$ 1,500.00	$ 1,500.00	$ 1,500.00	$ 1,500.00	$ 1,500.00	$ 2,250.00	$ 1,500.00
10-65-70	GRANTSVILLE SOCIABLE	$ 2,600.00	$ 2,600.00	$ 2,600.00	$ 2,600.00	$ 2,600.00	$ 3,900.00	$ 2,600.00
10-65-71	WEST DESERT	$ 10,000.00	$ 10,000.00	$ 10,000.00	$ -		$ -	$ -
10-65-72	SMALL BUSINESS ALLIANCE	$ 20,000.00	$ 20,000.00	$ 20,000.00	$ 20,000.00	$ 20,000.00	$ 30,000.00	$ 5,000.00
10-65-87	FOURTH OF JULY	$ 47,473.00	$ 46,000.00	$ 56,621.60	$ 43,000.00	$ 27,301.69	$ 40,952.54	$ 44,900.00
10-65-88	MAIN STREET BEAUTIFICATION	$ 24,880.00	$ 11,000.00	$ 12,697.09	$ 11,000.00	$ 1,427.98	$ 2,141.97	$ 11,330.00
TOTAL COMMUNITY RELATIONS/HUMAN RES.:		**$ 214,871.00**	**$ 185,100.00**	**$ 161,597.26**	**$ 139,200.00**	**$ 80,621.73**	**$ 120,932.60**	**$ 158,173.00**
CEMETERY								
10-66-11	SALARIES AND WAGES	$ 144,467.00	$ 153,500.00	$ 150,490.72	$ 157,000.00	$ 90,388.36	$ 135,582.54	$ 182,555.70
10-66-13	EMPLOYEES BENEFITS	$ 36,114.00	$ 37,500.00	$ 34,821.13	$ 35,000.00	$ 19,638.66	$ 29,457.99	$ 36,750.00
10-66-14	HEALTH INSURANCE	$ 34,503.00	$ 32,000.00	$ 30,947.46	$ 32,000.00	$ 17,158.65	$ 25,737.98	$ 33,600.00
10-66-24	PARTS, SUPPLIES & EQUIPMENT	$ 24,209.00	$ 21,000.00	$ 21,223.30	$ 28,000.00	$ 15,453.22	$ 23,179.83	$ 28,000.00
10-66-27	FUEL	$ 9,700.00	$ 11,000.00	$ 7,798.61	$ 11,000.00	$ 5,810.21	$ 8,715.32	$ 10,000.00
10-66-30	PROFESSIONAL SERVICES	$ 4,300.00	$ 28,000.00	$ 22,300.00	$ 10,000.00	$ 120.00	$ 180.00	$ 5,000.00
10-66-36	VEHICLE MAINTENANCE	$ 1,576.00	$ 3,000.00	$ 3,069.28	$ 3,000.00	$ 960.30	$ 1,440.45	$ 3,000.00
10-66-56	IRRIGATION ASSESSMENT	$ 5,113.00	$ 15,000.00	$ 6,537.50	$ 11,700.00	$ 2,437.50	$ 3,656.25	$ 12,051.00
10-66-63	DUES AND FEES		$ -	$ 4,368.96			$ -	$ -
10-66-82	GRANTSVILLE NORTH CEMETERY	$ -	$ 50,000.00	$ 14,044.27	$ 100,000.00	$ -		$ 90,842.00
10-66-98	WATER EXPENSE	$ 19,134.00	$ 20,000.00	$ 25,102.35	$ 25,000.00	$ 20,265.10	$ 30,397.65	$ 26,000.00
TOTAL CEMETERY:		**$ 279,116.00**	**$ 371,000.00**	**$ 320,703.58**	**$ 412,700.00**	**$ 172,232.00**	**$ 258,348.00**	**$ 427,798.70**
TRANSFERS								
10-99-00	TRANSFER TO CAPITAL PROJECT FUND	$ -	$ -		$ 2,026,600.00	$ -	$ -	$ 386,000.00
TOTAL TRANSFERS:		**$ -**	**$ -**	**$ -**	**$ 2,026,600.00**	**$ -**	**$ -**	**$ 386,000.00**
BUILDING DEPARTMENT								
15-56-11	SALARIES AND WAGES	$ 441,125.00	$ 486,000.00	$ 429,988.60	$ 500,000.00	$ 335,793.11	$ 503,689.67	$ 572,401.14
15-56-13	EMPLOYEES BENEFITS	$ 129,968.00	$ 140,000.00	$ 115,703.59	$ 135,600.00	$ 84,470.90	$ 126,706.35	$ 142,380.00
15-56-14	HEALTH INSURANCE	$ 114,187.00	$ 120,500.00	$ 109,795.74	$ 135,000.00	$ 87,820.92	$ 131,731.38	$ 141,750.00
15-56-15	EDUCATION AND TRAINING	$ 7,852.00	$ 11,000.00	$ 5,637.41	$ 11,000.00	$ 6,124.89	$ 9,187.34	$ 8,000.00
15-56-21	OFFICE SUPPLIES	$ 407.00	$ 1,000.00	$ 566.72	$ 1,000.00	$ 762.40	$ 1,143.60	$ 2,000.00
15-56-23	COMPUTER SOFTWARE	$ 11,686.00	$ 15,000.00	$ 10,812.30	$ 15,000.00	$ 4,768.78	$ 7,153.17	$ 15,000.00
15-56-24	OFFICE SUPPLIES	$ 195.00	$ 750.00	$ 15.60	$ 500.00	$ 23.98	$ 35.97	$ 500.00
15-56-25	EQUIPMENT SUPPLIES & MAINT	$ 1,699.00	$ 5,000.00	$ (573.92)	$ 3,000.00	$ 5,148.84	$ 7,723.26	$ 5,000.00
15-56-26	BOOKS, CDs & PRINTED MATERIALS	$ 308.00	$ 1,000.00	$ 522.95	$ 1,000.00	$ 96.00	$ 144.00	$ -
15-56-27	FUEL	$ 4,310.00	$ 6,000.00	$ 3,329.70	$ 6,000.00	$ 3,317.35	$ 4,976.03	$ 6,180.00
15-56-31	COMPUTER SUPPORT SERVICES	$ 948.00	$ 1,000.00	$ 947.64	$ 1,000.00	$ 631.76	$ 947.64	$ 1,000.00
15-56-36	VEHICLE MAINTENANCE	$ 1,302.00	$ 1,200.00	$ 1,570.88	$ 1,200.00	$ 4,535.78	$ 6,803.67	$ 1,500.00
15-56-39	OTHER PROFESSIONAL SERVICES	$ 265.00	$ 1,000.00	$ 372.50	$ 500.00	$ 105.00	$ 157.50	$ 500.00
15-56-55	INTERNET	$ 1,041.00	$ 1,200.00	$ 3,352.37	$ 1,200.00	$ 1,564.66	$ 2,346.99	$ 2,700.00
15-56-61	EMPLOYEE SAFETY EQUIPMENT	$ -	$ 2,000.00	$ -	$ 2,000.00	$ 388.65	$ 582.98	$ 2,060.00
15-56-62	EMPLOYEE APPRECIATION	$ 55.00	$ 500.00	$ 71.38	$ 500.00	$ 937.00	$ 1,405.50	$ 600.00
15-56-63	DUES AND FEES	$ 560.00	$ 1,000.00	$ 1,675.00	$ 750.00	$ 150.00	$ 225.00	$ 750.00
15-56-70	INDIRECT COST ALLOCATIONS	$ -	$ 139,850.00	$ -	$ -		$ -	$ -
15-56-71	TRNSFER CAPITAL PROJECT FUND	$ -	$ 200,000.00	$ -	$ 154,750.00		$ -	

TOTAL BUILDING:	**$ 715,908.00**	**$ 1,134,000.00**	**$ 683,788.46**	**$ 970,000.00**	**$ 536,640.02**	**$ 804,960.03**	**$ 902,321.14**		
COMMUNITY DEVELOPMENT									
17-52-11 SALARIES AND WAGES	$ 368,017.00	$ 284,000.00	$ 277,010.42	$ 445,000.00	$ 236,210.46	$ 354,315.69	$ 466,947.86		
17-52-13 EMPLOYEE BENEFITS	$ 102,470.00	$ 84,500.00	$ 72,060.46	$ 118,500.00	$ 53,856.07	$ 80,784.11	$ 124,425.00		
17-52-14 HEALTH INSURANCE	$ 71,958.00	$ 51,000.00	$ 36,771.12	$ 80,000.00	$ 38,529.13	$ 57,793.70	$ 84,000.00		
17-52-15 EDUCATION & TRAINING	$ 475.00	$ 3,000.00	$ 987.50	$ 3,000.00	$ 4,408.82	$ 6,613.23	$ 6,090.00		
17-52-17 VEHICLE STIPEND	$ 2,707.00	$ -		$ -		$ -	$ -		
17-52-22 PUBLIC NOTICES/POSTAGE	$ 1,598.00	$ 1,000.00	$ 188.49	$ 1,500.00	$ 24.32	$ 36.48	$ 1,545.00		
17-52-23 COMPUTER SOFTWARE	$ 3,488.00	$ 7,000.00	$ 5,764.58	$ 7,000.00	$ 3,128.66	$ 4,692.99	$ 7,210.00		
17-52-24 OFFICE SUPPLIES/EQUIPMENT	$ 2,858.00	$ 3,000.00	$ 4,927.76	$ 3,000.00	$ 17,712.70	$ 26,569.05	$ 10,000.00		
17-52-26 BOOKS, CDS & PRINTED MATERIALS	$ 50.00	$ 500.00	$ 247.96	$ 500.00	$ 97.54	$ 146.31	$ -		
17-52-31 COMPUTER SUPPORT SERVICES	$ 948.00	$ 1,000.00	$ 947.64	$ 1,000.00	$ 631.76	$ 947.64	$ 1,000.00		
17-52-33 ENGINEERING SERVICES	$ 140,871.00	$ 90,000.00	$ 168,808.40	$ 50,000.00	$ 91,874.95	$ 137,812.43	$ 100,000.00		
17-52-35 PLANNING SERVICES	$ 45,565.00	$ 60,000.00	$ 48,492.50	$ -	$ 10,548.00	$ 15,822.00	$ -		
10-52-36 VEHICLE MAINTENANCE				$ -	$ 98.10	$ 147.15	$ 500.00		
17-52-39 OTHER PROFESSIONAL SERVICES	$ 12,854.00	$ 10,000.00	$ 78,046.17	$ 36,000.00	$ 32,314.73	$ 48,472.10	$ 40,000.00		
17-52-40 GIS	$ 1,477.00	$ 5,000.00	$ 3.51	$ -	$ 750.00	$ 1,125.00	$ 1,200.00		
17-52-55 INTERNET/PHONE	$ -	$ -	$ 410.20	$ 400.00	$ 2,089.29	$ 3,133.94	$ 2,500.00		
17-52-60 DUES AND FEES	$ 2,442.00	$ -		$ -		$ -	$ -		
17-52-62 EMPLOYEE APPRECIATION	$ 171.00	$ 400.00	$ 158.00	$ 400.00	$ 314.00	$ 471.00	$ 900.00		
17-52-63 TRAINING - PLANNING COMMISSION	$ -	$ 1,000.00	$ 967.24	$ 1,000.00	$ -	$ -	$ 1,030.00		
17-52-64 TPA GRANT EXPENSE				$ -	$ 73,625.00	$ 110,437.50	$ -		
17-52-65 GRANT EXPENSE							$ 115,000.00		
17-52-71 TRANSFER CAPITAL PROJECT FUND	$ 31.00	$ -		$ 16,900.00	$ -	$ -			
TOTAL COMMUNITY DEVELOPMENT:	**$ 757,980.00**	**$ 601,400.00**	**$ 695,791.95**	**$ 764,200.00**	**$ 566,213.53**	**$ 849,320.30**	**$ 962,347.86**		
TOTAL GENERAL EXPENDITURES	**$ 10,338,973.00**	**$ 12,470,250.00**	**$ 9,912,494.77**	**$ 16,365,700.00**	**$ 6,592,829.48**	**$ 9,889,244.22**	**$ 15,076,109.16**		
							$ (0)		
MBA									
REVENUE									
23-30-10 INTEREST INCOME	$ 62,936.00	$ 18,000.00	$ 65,668.76	$ 23,705.00	$ 12,076.04	$ 18,114.06	$ 18,000.00		
23-30-11 RENT PAYMENT FOR FIRE STATION	$ 109,000.00	$ 109,000.00	$ 108,999.96	$ 97,000.00	$ -	$ -	$ 109,160.00		
23-30-12 RENT PAYMENT FOR LIBRARY	$ 19,200.00	$ 18,550.00	$ 18,549.96	$ 19,200.00	$ -	$ -	$ 18,615.00		
23-30-13 RENT PAYMENT JUSTICE CENTER	$ 129,500.00	$ 129,500.00	$ 129,500.04	$ 116,900.00	$ -	$ -	$ 129,075.00		
23-30-14 LIBRARY PMT TOOELE RDA	$ 75,200.00	$ 117,100.00	$ 76,800.00	$ 116,025.00	$ 116,025.00	$ 174,037.50	$ 116,925.00		
TOTAL REVENUE:	**$ 395,836.00**	**$ 392,150.00**	**$ 399,518.72**	**$ 372,830.00**	**$ 128,101.04**	**$ 192,151.56**	**$ 391,775.00**		
EXPENDITURES									
23-40-68 JUSTICE CENTER INTEREST	$ 59,425.00	$ 57,675.00	$ 57,674.99	$ 55,900.00	$ -	$ -	$ 54,075.00		
23-40-69 JUSTICE CENTER PRINCIPAL	$ 70,000.00	$ 71,000.00	$ 71,000.00	$ 73,000.00	$ -	$ -	$ 75,000.00		
23-40-70 FIRE DEBT SERVICE -BOND INT	$ 41,475.00	$ 39,130.00	$ 39,129.98	$ 36,680.00	$ 92,580.00	$ 138,870.00	$ 34,160.00		
23-40-72 FIRE - DEBT SERVICE PRINCPAL	$ 67,000.00	$ 70,000.00	$ 70,000.00	$ 72,000.00	$ 145,000.00	$ 217,500.00	$ 75,000.00		
23-40-73 LIBRARY DEBT SERVICE INTEREST	$ 41,738.00	$ 39,650.00	$ 39,387.82	$ 37,250.00	$ 36,987.81	$ 55,481.72	$ 34,540.00		
23-40-74 LIBRARY DEBT SERVICE PRINCIPAL	$ 94,000.00	$ 96,000.00	$ 96,000.00	$ 98,000.00	$ 98,000.00	$ 147,000.00	$ 101,000.00		
23-40-96 CONTRIBUTION TO FUND BALANCE	$ -	$ 18,695.00	$ -	$ -		$ -	$ 18,000.00		
TOTAL EXPENDITURES:	**$ 373,638.00**	**$ 392,150.00**	**$ 373,192.79**	**$ 372,830.00**	**$ 372,567.81**	**$ 558,851.72**	**$ 391,775.00**		
							$ -		

CAPITAL PROJECTS FUND

REVENUE

24-30-10	INTEREST INCOME	$	1,576.00	$	-	$	75,322.04			$	62,858.22	$	94,287.33		
24-30-11	GRANTS	$	-	$	250,000.00	$	-			$	250,000.00	$	375,000.00		
24-30-15	BOND FUNDS	$	-	$	5,000,000.00	$	5,000,000.00	$	5,000,000.00	$	-	$	-		
24-30-40	USE OF CAPITAL FUNDS/MISC REV	$	-	$	75,000.00	$	-	$	-			$	-	$	2,614,000.00
24-30-99	TRANSFER IN	$	-	$	-	$	137,720.29	$	2,469,250.00	$	-	$	-	$	386,000.00
TOTAL REVENUE:		**$**	**1,576.00**	**$**	**5,325,000.00**	**$**	**5,213,042.33**	**$**	**7,469,250.00**	**$**	**312,858.22**	**$**	**469,287.33**	**$**	**3,000,000.00**

EXPENDITURES

24-40-45	DEBT SERVICE - PRINCIPAL	$	-	$	-			$	134,000.00	$	-	$	-	$	168,000.00
24-40-46	DEBT SERVICE - INTEREST	$	-	$	-			$	251,400.00	$	-	$	-	$	218,000.00
24-40-50	VEHICLES	$	11,300.00	$	75,000.00	$	-	$	-	$	-	$	-		
24-40-63	VETERANS PARK	$	-	$	-			$	180,000.00	$	-	$	-		
24-40-65	PARK IMPROVEMENTS	$	-	$	2,500,000.00	$	2,243.75	$	3,846,600.00	$	142,532.25	$	213,798.38	$	2,614,000.00
24-40-67	MASTER PLAN	$	2,665.00	$	-			$	-			$	-	$	-
24-40-91	CAP PROJ - LBRY,BALL FLDS,PRKS	$	1,047,675.00	$	-	$	217,332.25	$	-	$	625,000.00	$	937,500.00		
24-40-95	CAPITAL OUTLAY STREETS	$	-	$	2,750,000.00	$	153,637.27	$	3,000,000.00	$	3,977,134.19	$	5,965,701.29		
24-40-98	SETTLEMENT	$	-	$	-	$	499,000.00					$	-		
24-40-99	CAPITAL RESERVE							$	57,250.00	$	-	$	-		
TOTAL EXPENDITURES:		**$**	**1,061,640.00**	**$**	**5,325,000.00**	**$**	**872,213.27**	**$**	**7,469,250.00**	**$**	**4,744,666.44**	**$**	**7,116,999.66**	**$**	**3,000,000.00**

REDEVELOPMENT AGENCY

29-30-10	INTEREST	$	8,562.00	$	6,500.00	$	15,087.80	$	6,500.00	$	4,145.10	$	6,217.65	$	5,500.00
29-31-30	INCREMENTAL TAX FOR RDA	$	-	$	-	$	738,433.51	$	50,000.00	$	-	$	-	$	50,000.00
29-36-85	PROCEEDS FROM COUNTY	$	-	$	-			$	-			$	-		
29-36-87	INTERFUND FROM CAPITAL PROJECT	$	-	$	-			$	-			$	-		
29-36-91	MISCELLANEOUS REVENUE	$	-	$	-			$	-			$	-		
29-36-95	USE OF PY RDA FUNDS	$	-	$	19,500.00	$	-	$	-			$	-		
TOTAL REVENUE:		**$**	**8,562.00**	**$**	**26,000.00**	**$**	**753,521.31**	**$**	**56,500.00**	**$**	**4,145.10**	**$**	**6,217.65**	**$**	**55,500.00**

EXPENDITURES

29-40-11	SALARIES AND WAGES	$	18,459.00	$	20,000.00	$	14,019.09	$	20,000.00	$	9,461.95	$	14,192.93	$	20,000.00
29-40-13	EMPLOYEE BENEFITS	$	1,115.00	$	1,000.00	$	932.23	$	1,000.00	$	32.37	$	48.56	$	1,000.00
29-40-31	PROFESSIONAL & TECHNICAL SERVI	$	616.00	$	5,000.00	$	4,109.00	$	35,500.00	$	1,500.00	$	2,250.00	$	34,500.00
29-40-35	INCREMENT PAYMENT	$	-	$	-	$	476,869.86					$	-		
29-40-55	INFRASTRUCTURE	$	720,292.00	$	-	$	62,119.32	$	-			$	-		
29-40-65	TRANSFERS OUT	$	-	$	-	$	137,720.29					$	-		
TOTAL EXPENDITURES:		**$**	**740,482.00**	**$**	**26,000.00**	**$**	**695,769.79**	**$**	**56,500.00**	**$**	**10,994.32**	**$**	**16,491.48**	**$**	**55,500.00**
														$	-

WATER FUND

REVENUE

51-30-00	USE OF WA CAP FUNDS - PTIF	$	-	$	50,000.00	$	-	$	-	$	-	$	-	$	861,109.68
51-30-06	BOND PROCEEDS	$	-	$	3,294,000.00	$	-	$	3,000,000.00	$	-	$	-		
51-30-10	INTEREST INCOME	$	225,458.00	$	168,000.00	$	328,875.99	$	240,000.00	$	205,372.10	$	308,058.15	$	240,000.00
51-30-12	WATER SOURCE IMPACT FEE (1999)	$	(1,784.00)	$	60,000.00	$	8,102.00	$	60,000.00	$	12,644.00	$	18,966.00	$	10,000.00
51-30-13	WATER METER SALES	$	77,650.00	$	80,000.00	$	48,750.00	$	70,000.00	$	29,300.00	$	43,950.00	$	55,000.00

51-30-14	IRRIGATION ASSESMENT	$ -	$ -	$ 5,691.92	$ 2,400.00	$ 130,074.24	$ 195,111.36	$ 170,000.00
51-30-15	WATER FAC. IMPACT FEE (1997)	$ 707,152.00	$ 960,000.00	$ 521,567.80	$ 650,000.00	$ 213,128.35	$ 319,692.53	$ 450,000.00
51-30-18	STAND PIPE	$ 11,568.00	$ 15,000.00	$ 19,351.98	$ 15,000.00	$ 16,465.94	$ 24,698.91	$ 15,000.00
51-30-20	CONNECTS, REPAIRS - GENERAL	$ 2,220.00	$ 4,000.00	$ 376,556.79	$ 1,000.00	$ 1,999.86	$ 2,999.79	$ 1,000.00
51-30-21	PENALTIES AND FORFEITURES	$ 108,970.00	$ 100,000.00	$ 100,840.00	$ 96,000.00	$ 68,308.00	$ 102,462.00	$ 95,000.00
51-30-30	METERED WATER SALES	$ 2,042,211.00	$ 1,990,000.00	$ 2,450,645.00	$ 2,457,000.00	$ 1,914,778.86	$ 2,872,168.29	$ 2,401,835.00
51-30-32	GRANT REVENUE	$ 94,905.00	$ 1,000,000.00	$ 897,180.00	$ 250,000.00	$ -	$ -	$ -
51-30-41	GAIN ON DISPOSAL OF ASSET	$ (67,803.00)	$ -		$ -		$ -	$ -
51-30-50	UTILITY SET UP FEE	$ 19,915.00	$ 19,000.00	$ 17,535.00	$ 20,000.00	$ 10,920.00	$ 16,380.00	$ 18,000.00
51-30-51	CAPITAL CONTRIBUTIONS	$ -	$ -	$ 8,870,898.20			$ -	$ -
51-30-90	SUNDRY/ MISC REVENUE	$ -	$ -		$ -	$ 1,414.00	$ 2,121.00	$ -
TOTAL REVENUE:		**$ 3,220,462.00**	**$ 7,740,000.00**	**$ 13,645,994.68**	**$ 6,861,400.00**	**$ 2,604,405.35**	**$ 3,906,608.03**	**$ 4,316,944.68**
WATER EXPENDITURES								
51-40-11	SALARIES AND WAGES	$ 623,024.00	$ 676,000.00	$ 666,683.75	$ 745,000.00	$ 465,746.05	$ 698,619.08	$ 769,459.68
51-40-13	EMPLOYEES BENEFITS	$ 156,296.00	$ 183,000.00	$ 199,691.01	$ 196,000.00	$ 110,760.15	$ 166,140.23	$ 205,800.00
51-40-14	HEALTH INSURANCE	$ 122,955.00	$ 137,000.00	$ 113,959.03	$ 139,000.00	$ 80,002.87	$ 120,004.31	$ 145,950.00
51-40-17	ASPHALT REPAIR	$ 48,551.00	$ 50,000.00	$ 75,817.00	$ 70,000.00	$ 21,468.91	$ 32,203.37	$ 60,000.00
51-40-18	WATER METERS	$ 99,404.00	$ 100,000.00	$ 132,192.61	$ 120,000.00	$ 27,687.99	$ 41,531.99	$ 130,000.00
51-40-20	SAFETY EQUIPMENT				$ -	$ 80.31	$ 120.47	$ -
51-40-21	OFFICE SUPPLIES	$ 823.00	$ 1,000.00	$ 1,366.22	$ 1,000.00	$ 286.46	$ 429.69	$ 1,000.00
51-40-22	POSTAGE	$ -	$ -	$ 1,029.97	$ -	$ 681.93	$ 1,022.90	$ 1,000.00
51-40-23	COMPUTER SOFTWARE	$ 8,606.00	$ 10,000.00	$ 13,281.01	$ 10,000.00	$ 16,447.48	$ 24,671.22	$ 19,000.00
51-40-24	PARTS, SUPPLIES AND EQUIPMENT	$ 93,423.00	$ 100,000.00	$ 79,116.65	$ 150,000.00	$ 61,745.05	$ 92,617.58	$ 150,000.00
51-40-25	BUILDING AND GROUNDS	$ -	$ -		$ 6,700.00	$ -	$ -	$ 6,700.00
51-40-26	BOOKS, CDs & PRINTED MATERIALS	$ -	$ 600.00	$ -	$ 600.00	$ -	$ -	$ -
51-40-27	FUEL	$ 17,322.00	$ 19,000.00	$ 13,926.13	$ 19,000.00	$ 10,504.89	$ 15,757.34	$ 15,000.00
51-40-29	SAMPLE TESTING	$ 15,044.00	$ 24,000.00	$ 15,293.56	$ 20,000.00	$ 11,785.47	$ 17,678.21	$ 23,000.00
51-40-30	UTILITY BILL COST	$ 9,475.00	$ 10,000.00	$ 10,193.54	$ 11,000.00	$ 5,856.79	$ 8,785.19	$ 11,000.00
51-40-31	COMPUTER SUPPORT SERVICES	$ 4,068.00	$ 4,000.00	$ 3,616.90	$ 4,000.00	$ 2,503.20	$ 3,754.80	$ 4,000.00
51-40-33	ENGINEERING SERVICES	$ 27,999.00	$ 30,000.00	$ 23,641.08	$ 5,000.00	$ 16,806.26	$ 25,209.39	$ 30,000.00
51-40-35	ACCOUNTING SERVICES	$ 9,534.00	$ 11,000.00	$ 10,711.60	$ 11,000.00	$ 6,811.50	$ 10,217.25	$ 11,000.00
51-40-36	VEHICLE MAINTENANCE	$ 5,354.00	$ 7,000.00	$ 5,441.16	$ 7,000.00	$ 1,537.12	$ 2,305.68	$ 7,000.00
51-40-39	OTHER PROFESSIONAL SERVICES	$ 147,613.00	$ 50,000.00	$ 55,483.88	$ 60,000.00	$ 47,714.15	$ 71,571.23	$ 60,000.00
51-40-40	GIS	$ -	$ 30,000.00	$ 21,890.48	$ -	$ 1,371.09	$ 2,056.64	$ -
51-40-43	INSURANCE	$ 44,679.00	$ 45,000.00	$ 39,419.69	$ 45,000.00	$ 40,671.64	$ 61,007.46	$ 45,000.00
51-40-46	BANK AND MERCHANT FEES	$ 23,999.00	$ 22,000.00	$ 27,026.75	$ 24,000.00	$ 17,066.35	$ 25,599.53	$ 26,000.00
51-40-49	FLOOD CONTROL	$ 4,586.00	$ -		$ -		$ -	$ -
51-40-51	POWER	$ 196,519.00	$ 180,000.00	$ 305,186.55	$ 260,000.00	$ 153,844.25	$ 230,766.38	$ 260,000.00
51-40-55	INTERNET	$ 1,071.00	$ 1,000.00	$ 1,438.32	$ 1,000.00	$ 962.53	$ 1,443.80	$ 1,200.00
51-40-56	SKADA	$ -	$ -		$ 75,000.00	$ -	$ -	$ -
51-40-61	EMPLOYEE APPRECIATION							$ 600.00
51-40-62	IRRIGATION SHARES HELD	$ -	$ -	$ 800.00			$ -	$ 290,000.00
51-40-63	DUES AND FEES	$ 3,648.00	$ 5,000.00	$ 4,764.80	$ 5,000.00	$ 1,403.74	$ 2,105.61	$ 5,000.00
51-40-64	CONFERENCES, TRAINING & TRAVEL	$ 5,514.00	$ 7,000.00	$ 4,244.14	$ 7,000.00	$ 3,188.08	$ 4,782.12	$ 7,000.00
51-40-65	WATER CONSERVATION PROGRAM	$ -	$ 5,000.00	$ -	$ -		$ -	$ -
51-40-70	CAPITAL OUTLAY	$ -	$ 620,040.00	$ -			$ -	$ 10,000.00
51-40-71	INTEREST	$ 44,584.00	$ 43,215.00	$ 56,592.60	$ 106,679.74	$ 64,759.99	$ 97,139.99	$ 104,235.00

51-40-72	DEBT SERVICE - PRINCIPAL	$ -	$ 161,000.00	$ -	$ 299,000.00	$ 161,000.00	$ 241,500.00	$ 303,000.00	
51-40-78	STORM WATER	$ 33,050.00	$ 5,000.00	$ 1,155.47	$ 5,000.00	$ -	$ -	$ -	
51-40-79	STORM WATER CAPTIAL PROJECT	$ -	$ 1,000,000.00	$ 8,739.34	$ -		$ -	$ -	
51-40-80	CAPITAL WATER LINE PROJECT	$ (75.00)	$ 50,000.00	$ 12,289.66	$ 440,000.00	$ 2,500.00	$ 3,750.00	$ 1,200,000.00	
51-40-81	CAPITAL PROJECTS	$ 216,839.00	$ 155,000.00	$ 82,975.20	$ -		$ -	$ 40,000.00	
51-40-82	CAPITAL EQUIPMENT	$ 88,120.00	$ 48,000.00	$ -	$ 20,000.00	$ 11,466.73	$ 17,200.10	$ 300,000.00	
51-40-84	IMPACT FEE EXPENSE - SOURCE	$ -	$ -	$ 330.00			$ -	$ -	
51-40-85	EQUIPMENT LEASE	$ -	$ 4,000.00	$ -	$ 4,000.00	$ 9,557.01	$ 14,335.52	$ 15,000.00	
51-40-86	WATER IMPACT EXPENSE-FACILITY	$ 24,183.00	$ 60,000.00	$ 75,095.48	$ -	$ 2,337.80	$ 3,506.70	$ -	
51-40-89	HUNSAKER WELL	$ 59,313.00	$ 60,000.00	$ -	$ -		$ -	$ -	
51-40-91	DEPRECIATION	$ 708,309.00	$ -	$ 787,066.47	$ -		$ -		
51-40-92	WATER CAPITAL PROJECT	$ -	$ 3,294,000.00	$ 7,228.10	$ 3,000,000.00	$ 1,901,655.12	$ 2,852,482.68		
51-40-96	CONTRIBUTION TO FUND BALANCE	$ -	$ 1,152,185.00	$ -	$ 934,420.26	$ -	$ -		
51-40-98	WATER SOURCE IMPACT FEE	$ -	$ -	$ 330.00	$ 60,000.00	$ -	$ -	$ 60,000.00	
TOTAL WATER EXPENDITURES:		**$ 2,843,830.00**	**$ 8,360,040.00**	**$ 2,858,018.15**	**$ 6,861,400.00**	**$ 3,260,210.91**	**$ 4,890,316.37**	**$ 4,316,944.68**	
								$ -	
SEWER FUND									
REVENUE									
52-30-06	BOND PROCEEDS	$ -	$ -		$ 42,000,000.00	$ -	$ -	$ 42,000,000.00	
52-30-10	INTEREST INCOME	$ 113,336.00	$ 48,000.00	$ 211,267.87	$ 240,000.00	$ 115,477.88	$ 173,216.82	$ 150,000.00	
52-30-12	CAPITAL IMPROVEMENT CONTRIB.	$ 1,674,371.00	$ -	$ 1,396,731.30			$ -	$ -	
52-30-13	SEWER CONNECTIONS - GENERAL	$ 28,500.00	$ 24,000.00	$ 18,375.00	$ 16,000.00	$ 9,875.00	$ 14,812.50	$ 16,000.00	
52-30-15	SEWER IMPACT FEES	$ 347,641.00	$ 480,000.00	$ 489,536.66	$ 480,000.00	$ 512,682.04	$ 769,023.06	$ 500,000.00	
52-30-21	PENALTIES AND FORFEITURES	$ 2,000.00	$ -		$ -		$ -	$ -	
52-30-31	SEWER SERVICE CHARGES	$ 1,746,423.00	$ 1,820,000.00	$ 2,361,246.33	$ 3,285,000.00	$ 2,215,739.09	$ 3,323,608.64	$ 3,313,055.88	
52-30-32	GRANT REVENUE	$ 708,998.00	$ 600,000.00	$ 249,274.91	$ -		$ -	$ -	
52-30-50	USE OF PRIOR YEAR SURPLUS	$ -	$ 193,805.00		$ -		$ -	$ -	
TOTAL REVENUE:		**$ 4,621,269.00**	**$ 3,165,805.00**	**$ 4,726,432.07**	**$ 46,021,000.00**	**$ 2,853,774.01**	**$ 4,280,661.02**	**$ 45,979,055.88**	
SEWER EXPENDITURES									
52-40-11	SALARIES AND WAGES	$ 615,676.00	$ 652,000.00	$ 582,391.30	$ 675,000.00	$ 436,533.51	$ 654,800.27	$ 665,728.44	
52-40-13	EMPLOYEES BENEFITS	$ 155,610.00	$ 177,000.00	$ 172,966.36	$ 180,000.00	$ 101,461.89	$ 152,192.84	$ 189,000.00	
52-40-14	HEALTH INSURANCE	$ 139,243.00	$ 155,000.00	$ 117,619.00	$ 130,000.00	$ 95,037.62	$ 142,556.43	$ 136,500.00	
52-40-20	MATERIALS AND SUPPLIES				$ -	$ 24.08	$ 36.12	$ -	
52-40-21	OFFICE SUPPLIES	$ 736.00	$ 800.00	$ 279.05	$ 800.00	$ 661.18	$ 991.77	$ 800.00	
52-40-22	POSTAGE	$ 1,702.00	$ 2,000.00	$ 10.65	$ 2,000.00	$ -	$ -	$ 50.00	
52-40-23	COMPUTER SOFTWARE	$ 4,456.00	$ 11,700.00	$ 3,551.00	$ 11,700.00	$ 10,962.44	$ 16,443.66	$ 13,850.00	
52-40-24	PARTS, SUPPLIES AND EQUIPMENT	$ 20,821.00	$ 65,000.00	$ 63,348.96	$ 65,000.00	$ 36,035.89	$ 54,053.84	$ 75,000.00	
52-40-25	BUILDING AND GROUNDS	$ -	$ -		$ 6,700.00	$ -	$ -	$ 6,700.00	
52-40-27	FUEL	$ 8,315.00	$ 8,500.00	$ 6,684.53	$ 8,500.00	$ 5,071.62	$ 7,607.43	$ 8,500.00	
52-40-29	SAMPLE TESTING	$ 17,123.00	$ 14,400.00	$ 14,253.00	$ 20,000.00	$ 9,282.00	$ 13,923.00	$ 20,000.00	
52-40-30	UTILITY BILL COST	$ 9,175.00	$ 10,000.00	$ 9,607.65	$ 10,000.00	$ 5,856.78	$ 8,785.17	$ 10,000.00	
52-40-31	COMPUTER SUPPORT SERVICES	$ 4,068.00	$ 4,000.00	$ 3,441.90	$ 4,000.00	$ 2,503.20	$ 3,754.80	$ 4,000.00	
52-40-33	ENGINEERING SERVICES	$ 4,205.00	$ 30,000.00	$ 5,514.83	$ 5,000.00	$ 4,083.00	$ 6,124.50	$ 5,000.00	
52-40-35	ACCOUNTING SERVICES	$ 9,546.00	$ 11,000.00	$ 10,711.70	$ 11,000.00	$ 6,811.50	$ 10,217.25	$ 11,000.00	
52-40-36	VEHICLE MAINTENANCE	$ 4,420.00	$ 3,500.00	$ 2,044.01	$ 5,000.00	$ 2,458.59	$ 3,687.89	$ 5,000.00	
52-40-37	SEWER LINE CLEANING	$ 75,209.00	$ 75,000.00	$ 80,872.87	$ 90,000.00	$ 89,356.74	$ 134,035.11	$ -	
52-40-38	PROBIOTICS	$ 16,744.00	$ 16,000.00	$ -	$ -	$ -	$ -	$ -	

52-40-39	OTHER PROFESSIONAL SERVICES	$ 87,933.00	$ 50,000.00	$ 49,719.63	$ 50,000.00	$ 6,747.96	$ 10,121.94	$ 20,000.00
52-40-43	INSURANCE	$ 44,477.00	$ 45,000.00	$ 39,260.91	$ 45,000.00	$ 40,671.63	$ 61,007.45	$ 45,000.00
52-40-44	GIS	$ -	$ 5,000.00	$ 3,408.24	$ -	$ 1,746.09	$ 2,619.14	$ -
52-40-46	BANK AND MERCHANT FEES	$ 23,999.00	$ 22,000.00	$ 27,026.75	$ 25,000.00	$ 17,066.35	$ 25,599.53	$ 26,000.00
52-40-51	POWER	$ 140,605.00	$ 150,000.00	$ 157,637.35	$ 160,000.00	$ 78,245.83	$ 117,368.75	$ 160,000.00
52-40-53	OFFICE PHONES	$ 1,671.00	$ 2,000.00	$ 1,731.60	$ 2,000.00	$ 1,189.65	$ 1,784.48	$ 2,000.00
52-40-55	INTERNET	$ 338.00	$ 500.00	$ 337.68	$ 500.00	$ 208.49	$ 312.74	$ 600.00
52-40-56	SCADA	$ -	$ -		$ 64,450.00	$ -	$ -	$ 15,000.00
52-40-62	TREATMENT PLANT-SOLID WASTE	$ 1,047.00	$ 3,000.00	$ 931.75	$ 1,500.00	$ 10.00	$ 15.00	$ 1,000.00
52-40-63	DUES AND FEES	$ 758.00	$ 2,000.00	$ 2,140.80	$ 2,000.00	$ 1,116.00	$ 1,674.00	$ 2,000.00
52-40-64	CONFERENCES, TRAINING & TRAVEL	$ 2,633.00	$ 3,000.00	$ 2,781.94	$ 3,000.00	$ 561.35	$ 842.03	$ 4,000.00
52-40-65	EMPLOYEE APPRECIATION							$ 600.00
52-40-70	CAPITAL OUTLAY	$ -	$ 94,120.00	$ -	$ 95,000.00	$ 109,659.70	$ 164,489.55	$ 25,000.00
52-40-71	DEBT SERVICE - INTEREST	$ 77,769.00	$ 76,405.00	$ 76,011.80	$ 74,060.00	$ 74,059.99	$ 111,089.99	$ 99,653.00
52-40-72	DEBT SERVICE - PRINCIPAL	$ -	$ 134,000.00	$ -	$ 186,000.00	$ 186,000.00	$ 279,000.00	$ 289,069.00
52-40-81	CAPITAL PROJECTS	$ 750.00	$ 600,000.00	$ -	$ -		$ -	$ -
52-40-82	CAPTIAL EQUIPMENT	$ 38,088.00	$ 33,000.00	$ -	$ 200,000.00	$ -	$ -	$ 100,000.00
52-40-84	IMPACT FEE EXPENSE	$ 7,334.00	$ -	$ 36,024.28	$ -		$ -	$ -
52-40-85	EQUIPMENT LEASE	$ -	$ 4,000.00	$ -	$ 4,000.00	$ 9,557.02	$ 14,335.53	$ 20,000.00
52-40-86	TREATMENT PLANT CONSTRUCTION	$ 49,682.00	$ 800,000.00	$ 5,695.01	$ 42,000,000.00	$ 158,939.30	$ 238,408.95	$ 44,000,000.00
52-40-91	DEPRECIATION	$ 789,596.00	$ -	$ 863,752.37	$ -		$ -	$ -
52-40-96	CONTRIBUTION TO FUND BALANCE		$ 242,075.00	$ -	$ 1,883,790.00	$ -	$ -	$ 18,005.44
TOTAL SEWER EXPENDITURES:		**$ 2,353,729.00**	**$ 3,502,000.00**	**$ 2,339,756.92**	**$ 46,021,000.00**	**$ 1,491,919.40**	**$ 2,237,879.10**	**$ 45,979,055.88**
								$ -
GARBAGE FUND								
REVENUE								
55-30-10	INTEREST EARNED	$ 5,047.09	$ -	$ 17,262.13	$ 15,600.00	$ 9,588.04	$ 14,382.06	$ 13,000.00
55-30-31	REFUSE COLLECTION CHARGES	$ 958,291.00	$ 997,000.00	$ 1,027,552.37	$ 1,116,000.00	$ 722,385.12	$ 1,083,577.68	$ 1,100,000.00
55-30-32	GARBAGE CAN DELIVERY FEE	$ 31,415.00	$ 28,000.00	$ 26,440.00	$ 28,000.00	$ 13,951.76	$ 20,927.64	$ 22,000.00
55-30-33	RECYCLING FEE	$ 221,755.00	$ 230,000.00	$ 236,939.02	$ 250,000.00	$ 163,474.20	$ 245,211.30	$ 225,000.00
TOTAL REVENUE:		**$ 1,216,508.09**	**$ 1,255,000.00**	**$ 1,308,193.52**	**$ 1,409,600.00**	**$ 909,399.12**	**$ 1,364,098.68**	**$ 1,360,000.00**
GARBAGE EXPENDITURES								
55-40-11	SALARIES AND WAGES	$ 116,631.00	$ 148,000.00	$ 124,036.39	$ 153,000.00	$ 93,442.99	$ 140,164.49	$ 140,188.66
55-40-13	EMPLOYEES BENEFITS	$ 28,768.00	$ 37,000.00	$ 36,170.32	$ 37,000.00	$ 20,910.70	$ 31,366.05	$ 38,850.00
55-40-14	HEALTH INSURANCE	$ 21,501.00	$ 26,500.00	$ 16,615.80	$ 18,500.00	$ 11,258.28	$ 16,887.42	$ 19,425.00
55-40-23	SOFTWARE	$ -	$ 2,000.00	$ -	$ 2,000.00	$ 1,283.27	$ 1,924.91	$ 2,700.00
55-40-24	GARBAGE CANS	$ 46,234.00	$ 99,000.00	$ 37,459.46	$ 99,000.00	$ -	$ -	$ 99,000.00
55-40-25	PARTS AND EQUIPMENT	$ 472.00	$ 1,000.00	$ 536.11	$ 1,000.00	$ 748.22	$ 1,122.33	$ 1,000.00
55-40-27	FUEL	$ 6,929.00	$ 7,800.00	$ 5,570.44	$ 7,800.00	$ 4,150.14	$ 6,225.21	$ 7,800.00
55-40-29	SAFETY EQUIPMENT	$ 160.00	$ 700.00	$ -	$ 700.00	$ -	$ -	$ 14,000.00
55-40-30	UTILITY BILL COST	$ 9,175.00	$ 10,000.00	$ 9,607.68	$ 10,000.00	$ 5,856.82	$ 8,785.23	$ 10,000.00
55-40-36	VEHICLE MAINTENANCE	$ 2,261.00	$ 2,000.00	$ 2,246.40	$ 2,000.00	$ 646.93	$ 970.40	$ 2,000.00
55-40-39	TIPPING FEES	$ 288,904.00	$ 264,000.00	$ 286,844.20	$ 320,000.00	$ 171,225.40	$ 256,838.10	$ 300,000.00
55-40-42	GARBAGE REMOVAL	$ 422,001.00	$ 432,600.00	$ 474,211.67	$ 480,000.00	$ 288,449.95	$ 432,674.93	$ 441,787.00
55-40-43	RECYCLING REMOVAL	$ 187,844.00	$ 195,000.00	$ 202,812.84	$ 213,000.00	$ 123,379.23	$ 185,068.85	$ 241,412.00
55-40-46	BANK AND MERCHANT FEES	$ 23,999.00	$ 25,000.00	$ 27,026.75	$ 27,000.00	$ 17,066.35	$ 25,599.53	$ 30,000.00
55-40-96	CONTRIBUTION TO FUND BALANCE	$ -	$ 4,400.00	$ 16,047.01	$ 38,600.00	$ -	$ -	$ 11,837.34

TOTAL GARBAGE EXPENDITURES:	**$ 1,154,879.00**	**$ 1,255,000.00**	**$ 1,239,185.07**	**$ 1,409,600.00**	**$ 738,418.28**	**$ 1,107,627.42**	**$ 1,360,000.00**	
							$ -	

Agenda Item # 6

Consideration of Resolution 2026-64 Accepting the Rocky Mountain Power Blue Sky Funding Award for the City's solar and battery project and authorizing the City Manager and appropriate City Staff to execute the Award Acceptance Agreement and Related Documents

Agenda Item # 7

Consideration of Ordinance 2026-27 approving the Alington Planned Unit Development located at approximately 948 East Main Street (SR-138) within the Mixed-Use Zoning District

GRANTSVILLE CITY
ORDINANCE NO. 2026-27

AN ORDINANCE OF GRANTSVILLE CITY APPROVING THE ALINGTON PLANNED UNIT DEVELOPMENT (PUD) LOCATED AT APPROXIMATELY 948 EAST MAIN STREET (SR-138) WITHIN THE MIXED USE (MU) ZONING DISTRICT

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

WHEREAS, the applicant has submitted an application for approval of the Alington Planned Unit Development ("PUD") for approximately 33.67 acres located at approximately 948 East Main Street (SR-138), identified as property within the Mixed Use (MU) Zoning District; and

WHEREAS, the purpose of the proposed PUD is to establish the overall development framework for the property, including residential neighborhoods, future commercial development, roadway circulation, open space, pedestrian amenities, utility infrastructure, and development standards; and

WHEREAS, the property is designated Mixed Use on the Grantsville City General Plan Future Land Use Map and is zoned Mixed Use (MU), and development within the Mixed Use District is required to utilize the Planned Unit Development process pursuant to the Grantsville Land Use Development and Management Code; and

WHEREAS, the proposed PUD includes a mixed-use neighborhood consisting of up to 256 residential dwelling units, future commercial development along SR-138, public streets, private alleys, sidewalks, pedestrian connections, HOA-owned and maintained open space, recreational amenities, public water and sewer infrastructure, storm drainage facilities, RV and contractor parking areas, and phased development; and

WHEREAS, the Planning Commission reviewed the proposed Planned Unit Development and determined that it generally supports the objectives of the General Plan, advances the intent of Chapter 12 of the Land Use Development and Management Code, provides housing diversity while preserving opportunities for future commercial development, and is generally consistent with the Mixed Use zoning district and the long-term planning goals of Grantsville City, subject to recommended conditions of approval; and

WHEREAS, after considering the recommendation of the Planning Commission, the staff report, the application materials, and all information presented, the Grantsville City Council finds that approval of the Planned Unit Development is in the best interest of the City and the public.

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

Section 1. Approval: The Grantsville City Council hereby approves the Alington Planned Unit Development for the property located at approximately 948 East Main Street (SR-138), within the Mixed Use (MU) Zoning District, substantially as depicted on the approved Concept Plan and subject to the conditions set forth in this Ordinance.

Section 2. Conditions of Approval: Approval of the Planned Unit Development is subject to the following conditions:

1. The development shall substantially conform to the approved Concept Plan and Planned Unit Development.
2. All public improvements shall comply with applicable Grantsville City Engineering Standards.
3. The applicant shall obtain all required approvals from the Utah Department of Transportation (UDOT) prior to construction of any access onto SR-138.
4. Future subdivision phases shall comply with the approved Planned Unit Development and all applicable City ordinances and regulations.
5. Homeowners Association documents shall establish maintenance responsibilities for all private improvements and common open space.
6. The applicant shall obtain all applicable City, state, and federal permits prior to construction.
7. The applicant shall comply with the recommendations contained within the approved Traffic Impact Study and Geotechnical Investigation.
8. Any future amendments to the Planned Unit Development shall be reviewed in accordance with the Grantsville Land Use Development and Management Code.

Section 3. Authorization: The Mayor, City Manager, and other appropriate City officials and staff are hereby authorized and directed to take any reasonable actions and execute any documents necessary to carry out the intent and purposes of this Ordinance and to implement the approval granted herein, consistent with applicable law and City ordinances.

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

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

ADOPTED AND PASSED BY THE CITY COUNCIL OF GRANTSVILLE CITY, THIS 19TH DAY OF AUGUST, 2026.

BY THE ORDER OF THE GRANTSVILLE CITY COUNCIL:

_____

By Mayor Heidi Hammond

ATTEST

_____

Alicia Fairbourne, City Recorder

EXHIBIT “A”

Subdivision Map and Deviation Table

ALINGTON SUBDIVISION

GRANTSVILLE, UTAH

TABULATIONS

		BASE BUILD	GARAGE	LIVING EXPANSION
FLEXBASE =	66 UNITS	1200 SF	-	-
FLEXFLAT (2 UNITS/BLDG)=	30 UNITS	1400 SF	-	-
FLEXGEN =	22 UNITS	1440 SF	576 SF	576 SF
FLEXGARAGE =	108 UNITS	1200 SF	480 SF	480 SF
FLEXPREMIUM =	30 UNITS	1200 SF	480 SF	1280 SF
TOTAL UNITS =	256 UNITS			

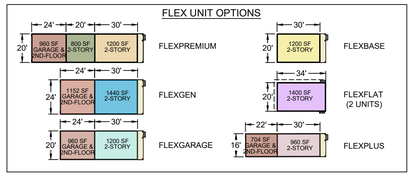
AREA = ±30.25 ACRES
DENSITY = 8.46 UNITS / ACRE
COMMERCIAL AREA = ±4.24 ACRES (14%)
OPEN SPACE AREA = ±6.80 ACRES (22%)

RESIDENTIAL PARKING PROVIDED

STRIPED RESIDENTIAL PARKING =	413 PARKING
GARAGE PARKING =	330 PARKING
DRIVEWAY SIDE PARKING =	111 PARKING
DRIVEWAY PARKING =	246 PARKING
TOTAL PARKING =	1,100 PARKING
RV/CONTRACTOR PARKING =	38 PARKING

RESIDENTIAL PARKING REQUIREMENTS
2 PER UNIT (2*256) = 512 STALLS
1 STALL VISITOR (FIRST 10) = 10 STALLS
1 STALL VISITOR PER 2 UNITS (246/2) = 123 STALLS
TOTAL REQUIRED STALLS = 645 STALLS

FLEX UNIT OPTIONS



NORTH

SCALE: 1"=80'

80.0004 40.0002 0 80.0004

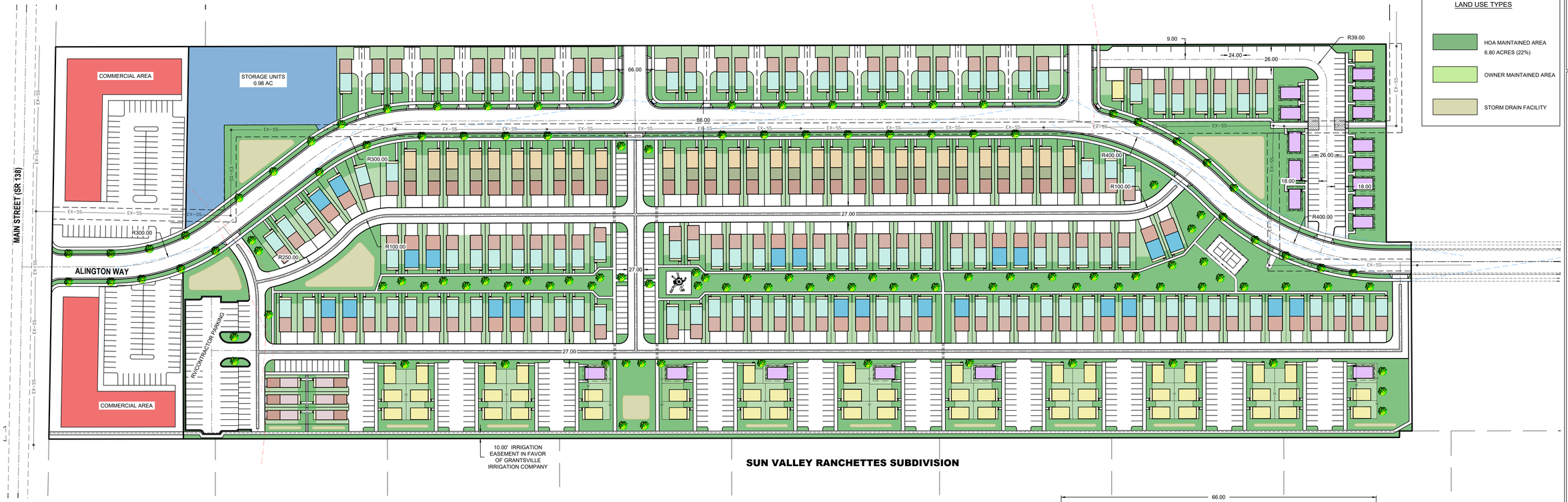
LEGEND

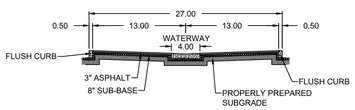
SIGHT LINE ACCORDING TO 2018 AASHTO STANDARDS, FIGURE 9-17 (25mph/280' R & 240' L)

SIGHT LINE ACCORDING TO 2018 AASHTO STANDARDS, FIGURE 9-16 (20mph/225' R & 195' L)

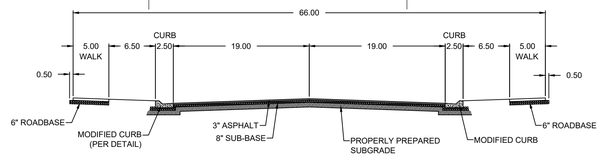
LAND USE TYPES

- HOA MAINTAINED AREA 6.80 ACRES (22%)
- OWNER MAINTAINED AREA
- STORM DRAIN FACILITY



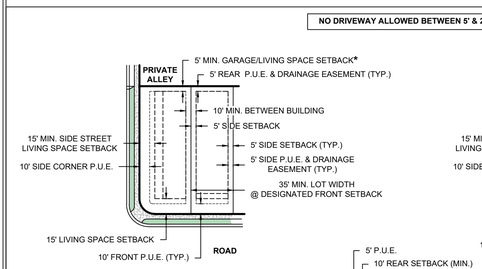


PRIVATE ALLEY

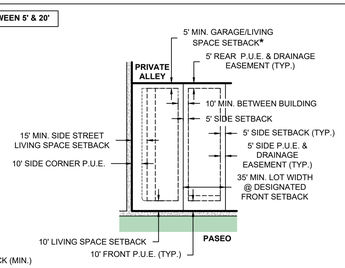


PUBLIC RIGHT-OF-WAY

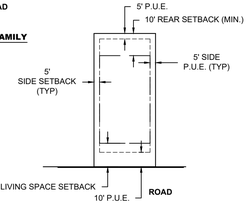
NO DRIVEWAY ALLOWED BETWEEN 5' & 20'



ALLEY LOAD - SINGLE FAMILY

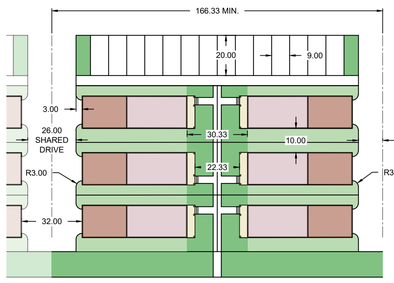


ALLEY LOAD - SINGLE FAMILY



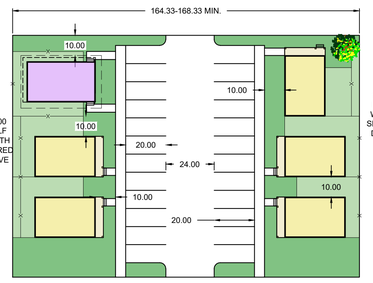
CITY STREET - SINGLE FAMILY

CLUSTER PAD OPTIONS



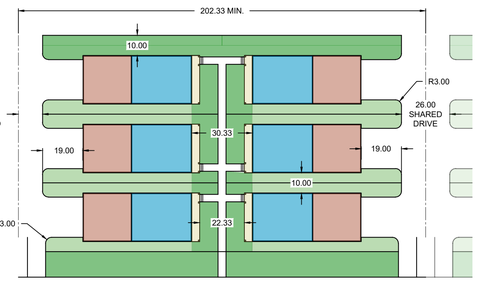
6 FLEXPLUS UNITS

AREA =	19,747 SF
DENSITY =	13.24 UNITS/ACRES
PARKING TOTALS	
GARAGE STALLS =	6.00 STALLS
SURFACE STALLS =	14 STALLS
TOTAL STALLS=	3.33 STALLS PER UNIT



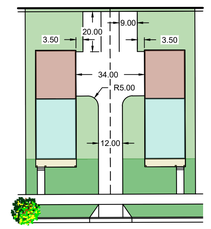
FLEXBASE or FLEXFLAT UNITS

AREA =	19,746 SF
DENSITY =	12/24 UNITS/ACRE
PARKING TOTALS	
GARAGE STALLS =	0.00 STALLS
SURFACE STALLS =	24 STALLS
TOTAL STALLS=	2.00-4.00 STALLS PER UNIT



6 FLEXGEN UNITS

AREA =	24,312 SF
DENSITY =	10.75 UNITS/ACRES
PARKING TOTALS	
GARAGE STALLS =	12.00 STALLS
SURFACE STALLS =	12.00 STALLS
TOTAL STALLS=	4.00 STALLS PER UNIT



FLEXGARAGE UNITS w/ SHARED DRIVE

LEI
CIVIL
STRUCTURAL
SURVEY
801-798-0555
www.lei-eng.com

NOT FOR CONSTRUCTION

ALINGTON SUBDIVISION
GRANTSVILLE, UTAH
CONCEPT PLAN

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2025-0018
DRAWN BY: BLS/MJV
DESIGNED BY: GDM
SCALE: 1"=80'
DATE: 5/12/2026

SHEET 1

U:\0_LEI PROJECTS\2026\2026-0022 ALINGTON FLEX-GRANTSVILLE\CAD\DWG\CONCEPTS\CONCEPT 08.DWG 5/14/2026 9:49 AM

GLUDMC Zoning				Flex Home Alington PUD Proposed Deviations
Base Code Items				FlexReady Product Proposal SF Homes 34.14 Acres
Chapter 4.34 Multi Unit Residential Development Attached DU		Chapter 19a Mixed Use District	Chapter 12 PUD	19a Mixed Use - Single Family (Detached)
Code Category	**Code Detail**	**Code Detail**	**Code Detail**	**Application**
Maximum DU Net density 34.14 AC	260.81 SF Attached	260.81 SF Attached and 156.48 SF Detached	CH 19a SF detached and 4.34 SF Attached	256 Single Family Units Detached
Minimum Lot Size	2,400 sq. ft. for attached housing	4,000 SF for single family	CH 19a SF detached and 4.34 SF Attached	FlexBase Min: 1,200-2,175 sq. ft. FlexGen: 3,040-5,090 sq. ft. FlexGarage: 2,523-3,750 sq. ft. Flex Premium 3,820-7,030 sq. ft. Flexplus Min: 1,100 sq. ft. FlexFlat Min: 2,000 sq. ft.
Minimun Lot Frontage	30 feet for attached housing	50 feet single family	CH 19a SF detached and 4.34 SF Attached	30 feet accomodates alley and side load design
Minimum Yard Setbacks				**Minimum Yard Setbacks**
Front Yard	25 feet	25 feet	CH 19a SF detached and 4.34 SF Attached	Public Road: 15 feet to living space 20 feet to garagePrivate Alley/Parking Access: 10 feet to living space
Rear Yard	20 feet	20 feet	CH 19a SF detached and 4.34 SF Attached	20 feet for project exteriorPrivate Alley/Parking Access: 5 foot minimum driveway with no parking 20 feet maximum driveway No driveway allowed between 5 and 20 feet
Building to Building Spacing	30 feet		CH 19a SF detached and 4.34 SF Attached	NA
Interior Side Yard				5 feet
Corner Side Yard	25 feet on each side fronting street for sight triangle	25 feet for fronting street	CH 19a SF detached and 4.34 SF Attached	15 feet to living space or 20 feet to garage with sight triangle verification
Side setback to property boundry	15 feet	7.5/10 feet or 15 on both sides	CH 19a SF detached and 4.34 SF Attached	10 feet
Open Space (part of common area)	10%	25% Landscaping Open Space	Minimum of 20% of the total project area to be used for landscaping or open space. Required stormwater facilities may not be considered as part of the minimum open space. projects containing a residential component containing more than 4 dwelling units, at least 10% of the total parcel acreage shall be improved, fully landscaped, amenity rich, active open space.	Complies using HOA landscaped and maintained area 6.36 Acres - 22%
Building Coverage		50%	50%	60%
Parking				**Parking**
Per Unit	2 per unit	CH 4.34 and 6 of GLUDMC	CH 4.34 and 6 of GLUDMC	1,100 = 4.29 stalls per unit
RV parking	CH 6 of GLUDMC	CH 4.34 and 6 of GLUDMC	CH 4.34 and 6 of GLUDMC	38 Parking stalls
Striped/Visitor Parking	1 per unit (first 10) than 0.5/unit, <200 ft away from units. 127 vistor stalls required	CH 4.34 and 6 of GLUDMC 127 vistor stalls required	CH 4.34 and 6 of GLUDMC 127 vistor stalls required	413 Parking stalls
Total				1,138 Total
Other				**Other**
Landscaping	Ch 9 of GLUDMC	Ch 9 of GLUDMC	Ch 9 of GLUDMC	6.36 Acres - 22%
ADA accessible	Ground floor units	CH 4.34 of GLUDMC	CH 4.34 of GLUDMC	Complies
Commercial Component	See Chapter 19a and Chapter 12 PUD	All properties developed under the Mixed Use District that are one acre or greater shall include at least 50% of the land area as commercial fronting the major street.	All PUD Districts that are one acre or greater shall include at least 25% of the land area as a commercial use, which may be reduced by the City Council in its full discretion.	4.24 acres
Minimum Dwelling Size	900 square feet of living space	900 square feet of living space	CH 19a SF detached and 4.34 SF Attached	900 square feet of living space
Buffering		Ch 9 of GLUDMC	For lots against the lot boundary, or a passive-use landscaped buffer of at least 30' feet wide containing trees and privacy fencing shall be included.	7 feet
MIH	PUD Districts that do not seek to increase the overall density allowed within the most restrictive of the underlying district for the applicable residential unit type may be eligible for a reduction in any moderate-income housing element requirements. For residential projects requesting increases in density, at least 50% of the requested additional units shall: (i) Be owner occupied for not less than 10 years; (ii) Be reserved for occupancy by households with gross household income equal to or less than 80% of the median gross income for households of the same size in the County; and (iii) Be subject to deed-restrictions or similar recorded documents in a form acceptable to the City Attorney to assure these conditions are enforced.			Asking for 256 SF DU, code allows 156.48 SF DU, 100 would be 50%. 50 DU would need to be dedicated and deed restricted to MIH
Public Utility Easement 21.6.8	7.5 feet sides and rear - 10 feet front			5 feet front, sides, and rear PU&DE

Agenda Item # 8

Consideration of Resolution 2026-62 Approving a Master Development Agreement for the Alington Flex Homes Planned Unit Development located at approximately 948 East Main Street (SR-138)

GRANTSVILLE CITY
RESOLUTION NO. 2026-62

A RESOLUTION APPROVING A MASTER DEVELOPMENT AGREEMENT FOR THE ALINGTON FLEX HOMES PLANNED UNIT DEVELOPMENT LOCATED AT APPROXIMATELY 948 EAST MAIN STREET (SR-138)

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

WHEREAS, the owner/applicant has submitted a proposed Master Development Agreement ("Agreement") for the Alington Flex Homes Planned Unit Development ("Project"), consisting of approximately 33.67 acres located at approximately 948 East Main Street (SR-138); and

WHEREAS, the Project has previously received approvals for a Preliminary Plat and a Planned Unit Development, and following amendments to Chapter 12 of the Grantsville Land Use Development and Management Code, the applicant submitted an updated Planned Unit Development together with the proposed Master Development Agreement; and

WHEREAS, the proposed Agreement is authorized by Utah Code Title 10, Chapter 20, Development Agreements, and Chapter 12 of the Grantsville Land Use Development and Management Code, and establishes the respective rights and obligations of the Developer and Grantsville City regarding future development of the Project; and

WHEREAS, the Agreement establishes a comprehensive framework governing future phases of development, including development standards, public infrastructure improvements, utility service requirements, open space requirements, reimbursement obligations, project phasing, maintenance responsibilities, and procedures for future amendments; and

WHEREAS, the Agreement requires the Developer to construct the public improvements necessary to serve the Project, provides for the establishment of a Homeowners Association to maintain private improvements and common open space, and includes reimbursement provisions for regional sewer improvements; and

WHEREAS, the Planning Commission reviewed the proposed Master Development Agreement and forwarded a recommendation to the City Council for approval; and

WHEREAS, the City Council has reviewed the proposed Agreement and finds that approval of the Agreement is consistent with the Grantsville Land Use Development and Management Code and is in the best interest of Grantsville City.

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

Section 1. Approval: The City Council hereby approves the Master Development Agreement for the Alington Flex Homes Planned Unit Development, attached hereto as Exhibit A and incorporated herein by this reference, subject to the conditions contained therein and any conditions of approval imposed by the City Council.

Section 2. Recording: Following execution by the parties, the Master Development Agreement shall be recorded with the Tooele County Recorder's Office in accordance with its terms and applicable law.

Section 3. Authorization: The Mayor, City Manager, and other appropriate City officials and staff are hereby authorized and directed to take any reasonable actions and execute any documents necessary to carry out the intent and purposes of this Resolution and to implement the approval granted herein, consistent with applicable law and City ordinances.

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 19TH DAY OF AUGUST, 2026.

BY THE ORDER OF THE GRANTSVILLE CITY COUNCIL:

_____
By Mayor Heidi Hammond

ATTEST

_____
Alicia Fairbourne, City Recorder

EXHIBIT “A”

Master Development Agreement

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

STAFF REPORT

To: Grantsville City Planning Commission
From: Shelby Moore, Zoning Administrator
Meeting Date: July 7, 2026
Public Hearing Date: July 7, 2026

Re: The applicant is requesting a recommendation from the Planning Commission to the Grantsville City Council for approval of a proposed Master Development Agreement (MDA) for the Alington Flex Homes Planned Unit Development located on approximately 33.67 acres at 948 East Main Street (SR-138).

The Master Development Agreement establishes the contractual obligations between the Developer and Grantsville City regarding future development of the property, including development standards, infrastructure construction, utility service, reimbursement obligations, open space requirements, phasing, and long-term maintenance responsibilities. The agreement is intended to govern all future phases of the project and will be recorded against the property upon approval.

BACKGROUND

The Alington property has been before the Planning Commission and City Council on several occasions since 2022.

A Preliminary Plat was approved in 2022, followed by approval of a Planned Unit Development in 2023 under the previous provisions of the City's Mixed Use zoning regulations.

Following the City's adoption of substantial amendments to Chapter 12 of the Grantsville Land Use Development and Management Code in 2025, the applicant redesigned the project and submitted an updated Planned Unit Development together with a proposed Master Development Agreement.

The purpose of the Master Development Agreement is to provide a comprehensive framework governing future development of the property and to ensure consistency throughout all future subdivision phases.

*** 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.

PURPOSE OF THE MASTER DEVELOPMENT AGREEMENT

The proposed agreement is authorized under Utah Code §10-20 (Development Agreements) and Chapter 12 of the Grantsville Land Use Development and Management Code.

The agreement is intended to:

- Establish the approved development framework.
- Define developer obligations.
- Establish project-specific development standards.
- Coordinate construction of public infrastructure.
- Establish utility service requirements.
- Define open space requirements.
- Establish reimbursement obligations.
- Provide procedures for future amendments.
- Create vested development rights consistent with Utah law.

Once recorded, the agreement becomes a covenant running with the land and is binding upon future owners and successors.

SUMMARY OF THE AGREEMENT

The proposed Master Development Agreement addresses the following major components:

Project Description

The agreement governs development of approximately 33.67 acres consisting of the Alington Flex Homes Planned Unit Development.

The project includes:

- Up to 256 Single Family Homes.
- Commercial development along SR-138.
- Public streets.
- Private alleys.
- HOA-maintained open space.
- Utility infrastructure.
- Multiple phases of development.

Development Standards

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

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

The agreement establishes project-specific development standards through Exhibit C while requiring compliance with all applicable City ordinances except where specifically modified through the Planned Unit Development process.

Any development standards not modified by the agreement remain subject to the Grantsville Land Use Development and Management Code.

Development Review

Prior to issuance of building permits, each phase must undergo Development Review by the City to verify substantial compliance with the approved Master Development Agreement, engineering standards, and applicable City regulations.

Infrastructure Improvements

The Developer is responsible for constructing all public improvements necessary to serve the development, including:

- Streets.
- Sidewalks.
- Water.
- Sewer.
- Storm drainage.
- Landscaping.
- Utilities.
- Street lighting.

The agreement also establishes bonding requirements, inspection procedures, warranty obligations, and acceptance procedures for public improvements.

Open Space

The agreement requires a minimum of **20 percent** of the total project acreage to remain as open space.

Open space may consist of landscaped common areas, parks, trails, recreation areas, and other qualifying amenities as outlined within the agreement.

Maintenance of private open space will be the responsibility of the Homeowners Association.

Homeowners Association

*** 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 agreement requires the establishment of a Homeowners Association responsible for maintaining:

- Common open space.
- Landscaping.
- Recreational amenities.
- Private improvements.
- Other HOA-owned facilities.

Should the HOA fail to perform its obligations, the agreement provides mechanisms allowing the City to enforce maintenance responsibilities under specified circumstances.

Sewer Reimbursement

The agreement incorporates reimbursement provisions associated with regional sewer improvements previously constructed by the Grantsville City Redevelopment Agency.

The Developer is required to reimburse the RDA **$495,325**, with a minimum payment of **$2,021.73** collected prior to or concurrently with each residential building permit until the obligation has been satisfied.

The agreement further authorizes the City to withhold the final ten building permits until the reimbursement obligation has been paid in full unless an alternative payment schedule is approved by the City.

Water and Sewer Service

The agreement incorporates a Water and Sewer Service Agreement establishing the responsibilities of both the City and the Developer regarding extension of culinary water and sanitary sewer infrastructure, inspection requirements, utility acceptance, and service conditions.

Vested Rights

Upon approval, the agreement provides vested development rights consistent with Utah's Development Agreement Act while preserving the City's authority to adopt future health, safety, and welfare regulations as permitted by law.

STAFF ANALYSIS

Staff finds the proposed Master Development Agreement establishes a comprehensive framework for future development of the Alington Planned Unit Development.

*** 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 agreement clearly identifies the responsibilities of both the Developer and the City while providing certainty regarding future infrastructure construction, development standards, utility service, reimbursement obligations, maintenance responsibilities, and project phasing.

Staff also finds that recording the agreement will provide long-term consistency for future subdivision phases and reduce uncertainty regarding future development obligations.

Prior to City Council approval, Staff recommends the following administrative revisions:

- Complete all remaining exhibits referenced within the agreement.
- Ensure consistency between the Master Development Agreement, Concept Plan, and Planned Unit Development regarding residential unit counts and development statistics.
- Confirm that all cross-references and exhibit numbers are correct prior to recording.
- Verify that all approval dates, ordinance numbers, and signature blocks are completed before execution.

STAFF FINDINGS

Staff finds that:

1. The proposed Master Development Agreement is consistent with Chapter 12 of the Grantsville Land Use Development and Management Code.
2. The agreement establishes a comprehensive framework for future development of the property.
3. The agreement clearly defines the responsibilities of both the City and the Developer.
4. The agreement establishes appropriate requirements for construction of public infrastructure.
5. The agreement provides for long-term maintenance of common open space through a Homeowners Association.
6. The agreement establishes appropriate reimbursement provisions for regional sewer improvements.
7. The agreement establishes procedures for future development review and project phasing.
8. Subject to the recommended conditions of approval, the agreement is in the best interest of Grantsville City.

CONDITIONS OF APPROVAL

Staff recommends the following conditions:

1. The development shall substantially conform to the approved Master Development Agreement and Concept Plan.
2. All exhibits referenced within the Master Development Agreement shall be adhered to.

*** 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.

3. The final residential unit count shall be consistent throughout all project documents.
4. All public improvements shall comply with Grantsville City Engineering Standards.
5. The applicant shall obtain all required UDOT approvals prior to construction of access onto SR-138.
6. Future subdivision phases shall comply with the approved Planned Unit Development and Master Development Agreement.
7. HOA documents shall clearly establish maintenance responsibilities for all private improvements and common open space.
8. All applicable City, state, and federal permits shall be obtained prior to construction.
9. The applicant shall comply with the recommendations contained within the approved Traffic Impact Study and Geotechnical Investigation.
10. Any future amendments to the Planned Unit Development or Master Development Agreement shall require review in accordance with the Land Use Development and Management Code.
11. All public improvements shall comply with Grantsville City Engineering Standards.
12. Future subdivision phases shall comply with the approved Master Development Agreement.
13. The agreement shall be recorded with the Tooele County Recorder following City Council approval.

*** 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.

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

COVER AND PROJECT INFORMATION SHEET

FOR GRANTSVILLE CITY MASTER DEVELOPMENT AGREEMENT

made as of the _____ day of _____ in the year 2026.

Between the "Developer":
Ironwood Real Estate, LLC (Joseph White)
359 Investments, LLC (Kyle Olsen)

and the "City":
Grantsville City, a political subdivision and municipal corporation of Utah
Attn: City Recorder
429 East Main Street
Grantsville, Utah 84029

for the following **Project:**

Name: Alington Flex Homes PUD
Project Location: 948 E Main Street, Grantsville, Utah 84029
Type: Planned Unit Development Single Family Homes
Description (detailed): 256 Single Family Homes with 4.24 acres of Commercial Pads fronting SR-138 and 6.80 acres of open space.

Underlying Zone(s): Mixed Use

Effective Date: _____

Developer Contact: Joseph White
8303642@gmail.com
435-830-3642

City Contacts: Planning Department: Shelby Moore (pzcommission@grantsvilleut.gov)
Recorder: Alicia Fairbourne (afairbourne@grantsvilleut.gov)
City Attorney: Tysen Barker (tbarker@grantsvilleut.gov)

Approval Ordinance: _____

GRANTSVILLE CITY

MASTER DEVELOPMENT AGREEMENT

FOR

ALINGTON FLEX HOMES PUD

THIS MASTER DEVELOPMENT AGREEMENT ("**Agreement**") is made and entered as of the Effective Date by and between City and Developer, as each is defined in the Cover and Project Information Sheet ("**Cover Sheet**") for this Agreement, each a "Party" and collectively "Parties" herein.

RECITALS

WHEREAS, the Developer seeks to develop property within Grantsville City, Utah (the "**Project**"). The property consists of approximately 33.67 Acres, identified as Tooele County Parcel No. 01-059-0-0040, 01-059-0-00R1, and 01-059-0-0039 and is more particularly described in **Exhibit A**, attached hereto and incorporated herein by this reference (the "**Property**"); and

WHEREAS, the Property is entirely located in the Underlying Zone and is subject to all applicable Grantsville City Code and development standards;

WHEREAS, the Developer is owner or authorized agent of the owner of the all individual parcels or lots of the Property and has authority to enter into the transactions on behalf of the owner; and

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

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

WHEREAS, in March 2021, Ironwood Development, the developer of the above-referenced property, entered into the "**Sewer Development Agreement**" under which Ironwood Development agreed to reimburse the Grantsville City Redevelopment Agency approximately $495,325.00 including a 7% annual escalation rate ("**Ironwood Share**") to connect 255 units to the newly constructed 18-inch to 21-inch sewer trunk line running through the property pursuant to the attached agreement. Grantsville City approved the connection, payment and agreement; subsequently, Ironwood Development reneged on the agreement and refused to sign it or pay the agreed upon amount. RG Lakeview, LLC (another party to the Sewer Development Agreement) does not oppose the housing development but requests that the City require Ironwood Development to make the agreed-upon payment to the Grantsville RDA.

WHEREAS, the City Planning Commission held a duly noticed public hearing, and subsequently recommended approval of the application for the Project on July 7, 2026, with the conditions specified in that recommendation incorporated into this Agreement; and

WHEREAS, it is in the best interests of both the Developer and the City that this Agreement be adopted and effective as a "development agreement" within the meaning, and subject to the provisions, of Utah Code Ann. Section 10-20-101 *et seq.* and to consent to all the terms of this Agreement as valid conditions of development of the Project.

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

1. Effective Date, Termination

1.1. The "Effective Date" of this Agreement is the effective date of the enacting ordinance by the City Council, regardless of any difference or delay in time between that date and the date(s) upon which it is signed by any of the Parties, and shall be indicated on the Cover Sheet. The City may not execute this Agreement until approved by the City in accordance with GLUDMC.

1.2. This Agreement shall be in full force and effect until the earliest occurrence of: (i) such date as the Project is abandoned, defined as written notice from Developer to the City that it no longer intends to develop the Project; (ii) the use or active development is discontinued for a period of more than two (2) years; or (iii) the Developer defaults on any provision of this Agreement and the default is not resolved as specified in this Agreement. Failure to proceed with development pursuant to this Agreement shall be deemed failure to implement the application with reasonable diligence pursuant to Utah Code Ann. Section 10-20-902.

2. Project Description

The Project is as described more fully herein, on the Cover Sheet, and as illustrated in the conceptual site plan for the Project, attached **Exhibit B**, to be modified as necessary in accordance with this Agreement's Development Standards and as specified in this Agreement.

3. Development Standards

3.1. Development Standards. The site development standards, procedures, and rules of the Underlying Zone and applicable code and law are modified as shown on **Exhibit C** "Development Standards." All development standards applicable to the Project not expressly modified by this Agreement, including the Utah Municipal Land Use Development and Management Act, remain in full force and effect. Together, Exhibit C

standards and the remaining development standards in the City code are the "**Development Standards**" for the Project.

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

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

3.3. Phasing. If the Project includes multiple phases, Developer shall include general depiction of any potential phases in the conceptual site plan attached hereto as **Exhibit B**. All phasing shall comply with Section 21.4.3 of the Grantsville City Land Use Development and Management Code ("**GLUDMC**"). City and Developer hereby acknowledge that any additional phases of the Project shall be subject to the terms of this Agreement and which may be reviewed and approved by the City.

3.4. Density; Maximum Units; Square Footage. Subject to the Development Standards, Developer may build up to # 256 Single Family Homes in the Project. The City does not, and may not, provide Developer with any guarantee of the number of units, density, or non-residential square footage which may be built in the Project. Developer assumes all responsibility for development and design of the Project within the Development Standards, which may result in fewer total unit than expected.

3.5. Approvals. Prior to issuance of a building permit for any phase of the Project, Developer shall submit an application for "**Development Review**" of the site plan and building elevations to the City for review and approval. Review and approval by the City is intended to assure that certain development components substantially conform with this Agreement. Development Review approval submittals need only include that portion of the Property for which approval is being sought by Developer. Following approval by the City, the approved Development Review Submittals (defined below), supporting data and materials shall be made part of this Agreement and deemed to be an integral part of this Agreement. In the event of any inconsistency between approved plans and the terms of this Agreement, the terms of this Agreement shall govern. Any Development Review Submittals and approvals shall comply with the requirements of GLUDMC for the appropriate development application, including preliminary and final checklists published by the City.

3.5.1. Development Review Submittals shall include all other information necessary to illustrate substantial conformance with this Agreement. The City may consider the standards of GLUDMC, as modified by this Agreement, when considering Development Review approval. In the event of any conflict or ambiguity, the provisions in this Agreement shall govern.

3.5.2. The Developer shall comply with all applicable requirements set forth in Grantsville City Code, Title 5, Chapter 3 (Flood Damage Prevention Regulations), as amended. The provisions of Title 5, Chapter 3 are hereby incorporated by reference as though fully set forth herein. It is the Developer's responsibility to review and adhere to these regulations in the planning, permitting, development, and maintenance of the Planned Community.

3.5.3. Notwithstanding anything to the contrary in Grantsville City Code, this Agreement, or the Master Plan, prior to obtaining a certificate of occupancy for any structure, Developer shall obtain a Fire Marshalls Certification which shall ensure that available fire flow meets or exceeds the IFC standards for the structure type. Grantsville may withhold issuance of any certificate of occupancy for a structure where this provision is not satisfied.

3.6. Modification. The terms and conditions of this Agreement or of any Development Review approval issued in accordance with this Agreement may be modified administratively by the Planning Commission upon written request by Developer so long as the modifications are in "substantial compliance" with the terms of this Agreement, including those modifications described in GLUDMC Section 12.5(1) ("**Minor Change**"). Any change that results in: (a) a change in the uses allowed for the Project to another use not permitted in the Underlying Zone, as modified by this Agreement; (b) an increase in the net site area and the boundaries of the Property contemplated herein; (c) an increase to the overall density of the Project; or (d) a reduction in the minimum periphery setbacks, ("**Major Change**") shall be considered a change that is not in "substantial compliance" with the terms of this Agreement. Any Major Change shall be reviewed by the same procedures applicable to a new master development agreement, as set forth in applicable laws and must be reviewed and approved by the City Council.

3.7. Fees. Nothing herein shall be construed to relieve Developer of the standard obligations to also pay application fees, impact fees, connection fees, and other City fees and charges, at the time of permit application or pulling permits, in the ordinary course, as part of the development process, as set forth in the existing City fee schedule. These costs will be paid pursuant to the completion assurance procedures and other procedures set forth in City ordinances and policies.

3.8. Compliance with the Final Plat and this Agreement. Development of the Project shall be in accordance with Utah's Land Use, Development and Management Act, GLUDMC, the City's future laws which include the ordinances, policies, standards, and procedures which may be in effect as of a particular time in the future when a development application is submitted for a part of the Project (to the extent they are applicable as specified in this Agreement), the final plat and this Agreement.

4. Infrastructure Improvements; Public Uses.

4.1. Infrastructure Improvements. Developer agrees to construct and/or dedicate project improvements as reasonably directed by the City in the ordinary course, including but not limited to roads, driveways, landscaping, water, sewer, and other utilities as shown on the approved final plans and in accordance with current City standards.

4.1.1. Developer shall satisfactorily complete construction of all Project improvements for each phase in a good and workmanlike manner, no later than two (2) years after the recording of the plat for that phase, subject to reasonable delays due to events of force majeure.

4.1.2. Developer shall comply with all completion assurance and bonding requirements of the City, as modified in **Exhibit E**.

4.1.3. Developer shall bear responsibility, including premises liability and risk of loss, for all public infrastructure covered by this Agreement until final inspection of the same has been performed by the City, and a final acceptance and release has been issued by the City Council. The City may not, nor shall any officer or employee thereof, be liable or responsible for any accident, loss or damage happening or occurring to the public infrastructure, nor shall any officer or employee thereof, be liable for any persons or property injured by reason of said public infrastructure; all of such liabilities shall be assumed by the Developer.

4.1.4. The City agrees to accept all Project improvements constructed by Developer, or Developer's contractors, subcontractors, agents or employees, provided that (1) the City Planning and Public Works Departments promptly review and approve the plans for any Project improvements prior to construction; (2) Developer permits City Planning and Public Works representatives to inspect upon request any and all of said Project improvements during the course of construction; (3) Developer shall provide Contractor as-built drawings in PDF and native format and GIS shapefiles of as-built conditions per City's GIS requirements and standards ; (4) Developer has warranted the Project improvements as required by the City Public Work Department; and (5) the Project improvements pass a final inspection by the City Public Works.

4.1.5. Developer shall repair any defect in the design, workmanship or materials in all Public Infrastructure which becomes evident during a period of one year following the acceptance of the improvements by the City Council or its designee ("**Durability Testing Period**"). If during the Durability Testing Period, any Public Infrastructure shows unusual depreciation, or if it becomes evident that required work was not done, or that the material or workmanship used does not comply with accepted standards, said condition shall, within a reasonable time, be corrected.

4.1.6. The City may require completion of all infrastructure improvements in any phase prior to issuance of any building permits.

4.1.7. The Developer may request and the City may grant in its reasonable discretion extensions and delays for certain infrastructure improvements upon a showing of good cause by Developer, such as completing sidewalks after construction of residential units.

4.1.8. The Developer agrees that in the event it does not: (a) complete all improvements within the time period specified under this Agreement, or secure an extension of said completion date, (b) construct said improvements in accordance with City standards and as set forth in the paragraphs above, and (c) pay all claimants for material and labor used in the construction of said improvements, the City shall be entitled to declare the Developer(s) in default, request and receive the funds held by the guarantor as surety and utilize the monies obtained to install or cause to be installed any uncompleted improvements and/or to pay any outstanding claims, as applicable. Provided however, that the City may not be responsible for any work beyond the amount of funds so provided. Any funds remaining after completion of the improvements shall be returned to the guarantor. The Developer further agrees to be personally liable for any cost of improvements above the amount made available under the terms of this agreement.

4.2. Upsizing. Except as otherwise described herein, the City may not require Developer to "upsize" any future infrastructure improvements (i.e., to construct the infrastructure to a size larger than required to service the Project) unless financial arrangements (such as credits to otherwise applicable City fees, or pioneering or reimbursement agreements) reasonably acceptable to Developer are made to compensate Developer for the incremental or additive costs of such upsizing to the extent required by law. The City shall notify the Developer of any known or anticipated upsizing requirements as soon as practicable. Notwithstanding the foregoing, Developer is solely responsible for any costs associated with any public improvements within its development required to serve other phases of the Project or other related development. As of the Effective Date, the City has identified the potential upsizing requirements shown on **Exhibit F**.

4.3. Parks; Open Space. The Project shall contain no less than 20% of the total net developable Project acreage as open space ("**Required Open Space**").

4.3.1. Public open space shall be counted toward the Required Open Space, and include impervious surfaces in any planned public park, and potentially other uses such as sports courts, pavilions, walking paths, trails, parking areas, and other recreational facilities.

4.3.2. Each phase of the Project shall meet the Required Open Space ratio for the entire Project. Previously completed open space may be counted toward the Required Open Space calculation for a proposed phase.

4.3.3. The Developer may request, and the City may grant, in its sole discretion, to meet the proportional Required Open Space requirement for a phase by including open

space in the next future phase, provided that the Developer shows good cause for the delay, addresses the shortfall, and provides sufficient detail of the proposed future open space. Notwithstanding the foregoing, in no event may the total open space upon completion of a phase be less than seventy-five percent (75%) of the proportional Required Open Space for the Project to be completed at that phase.

4.3.4. Parks and trails to be dedicated for public use may not make up more than fifty percent (50%) of any phase.

4.3.5. All development and construction for open space and related amenities must be completed within three (3) months of completion of the non-open space development for the applicable phase. Developer may incur fees or other penalties for failure to complete open space development in accordance with this Agreement.

4.4. Additional Requirements. Any additional Project-specific requirements are identified in **Exhibit G**.

5. Homeowners Association.

If a Homeowners Association ("**HOA**") is created as part of the Project to enforce legal deed restrictions or maintain Required Open Space for the Property and that HOA later becomes insolvent or fails to maintain proper documentation and filings with the State of Utah and loses its authority to operate and transact business as a property owners association in the State of Utah, then the City shall have the right to, but is not obligated to, enforce the deed restrictions and maintain the Required Open Space. The City shall have all authority granted to the HOA by virtue of this document and related HOA articles, bylaws, and recorded covenants, conditions, and restrictions, or similar documents, including but not limited to, the authority to impose and collect maintenance fees and other necessary fees and/or assessments to further the upkeep of Property improvements as deemed necessary by the City.

6. Recording.

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

7. Default.

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

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

7.2. Notice. If the Developer or the City fails to perform their respective obligations hereunder or to comply with the terms hereof, the Party believing that a default has occurred shall provide a written "**Notice of Default**" to the other Party

7.3. Contents of the Notice of Default. The Notice of Default shall:

7.3.1. Specify the claimed event of default;

7.3.2. Identify with particularity the provisions of any applicable law, rule, regulation or provision of this Agreement that is claimed to be in default; and

7.3.3. If the City chooses, in its discretion, it may propose a method and time for curing the default which shall be of no less than thirty (30) days duration, if weather conditions permit.

7.4. Remedies. Upon the occurrence of any default, and after notice as required above, then the parties may have the following remedies:

7.4.1. Law and Equity. All rights and remedies available at law and in equity, including, but not limited to, injunctive relief and/or specific performance.

7.4.2. Security. The right to draw on any security posted or provided in connection with the Project and relating to remedying of the particular default.

7.4.3. Future Approvals. The right to withhold all further reviews, approvals, licenses, building permits and/or other permits for development of the Project in the case of a default by Developer until the default has been cured.

7.5. Public Meeting. Before any remedy in Section 7.4 may be imposed by the City the party allegedly in default shall be afforded the right to attend a public meeting before the City Council and address the City Council regarding the claimed default.

7.6. Default of Assignee. A default of any obligations expressly assumed by an assignee shall be deemed a default of Developer.

7.7. Limitation on Recovery for Default – No Damages against the City. Notwithstanding anything to the contrary in this Agreement, Developer is not entitled to seek or recover monetary damages for any breach of this Agreement and expressly waives any such

claims. Developer's sole and exclusive remedy, and that of any assignee, shall be specific performance.

8. Vesting.

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

8.1. Exceptions. The vested rights and the restrictions on the applicability of the City's Future Laws to the Project as specified in Section 8.1 are subject to the following exceptions:

8.1.1. Master Developer Agreement. The City's future laws or other regulations to which the Developer agrees in writing;

8.1.2. State and Federal Compliance. The City's future laws or other regulations which are generally applicable to all properties in the City and which are required to comply with State and Federal laws and regulations affecting the Project;

8.1.3. Codes. Any City's future laws that are updates or amendments to existing building, fire, plumbing, mechanical, electrical, dangerous buildings, drainage, or similar construction or safety related codes, such as the International Building Code, the APWA Specifications, AAHSTO Standards, the Manual of Uniform Traffic Control Devices or similar standards that are generated by a nationally or statewide recognized construction/safety organization, or by the State or Federal governments and are required to meet legitimate concerns related to public health, safety or welfare;

8.1.4. Taxes. Taxes, or modifications thereto, so long as such taxes are lawfully imposed and charged uniformly by the City to all properties, applications, persons and entities similarly situated;

8.1.5. Fees. Changes to the amounts of fees for the processing of development applications that are generally applicable to all development within the City (or a

portion of the City as specified in the lawfully adopted fee schedule) and which are adopted pursuant to State law;

8.1.6. Impact Fees. Impact Fees or modifications thereto which are lawfully adopted, and imposed by the City pursuant to Utah Code Ann. Section 11-36a-101 *et seq*.;

8.1.7. Planning and Zoning Modification. Changes by the City to its planning principles and design standards as permitted by Local, State or Federal law; and

8.1.8. Compelling, Countervailing Interest. Laws, rules or regulations that the City's land use authority finds, on the record, are necessary to avoid jeopardizing a compelling, countervailing public interest pursuant to Utah Code Ann. Section 10-9a-509.

9. Notices. Any notice or other communication required or permitted hereunder shall be in writing and shall be delivered personally, sent by a nationally recognized overnight courier service, or sent by email. Notice by email shall be effective upon receipt of electronic confirmation of delivery. Notices to the parties shall be sent to the addresses set forth on the Cover Sheet to this Agreement or such other address as a party may designate by notice to the other party.

10. General Provisions.

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

10.2. The City will issue land use permits only for those uses determined to be within the general land use types allowed in the zone, as modified by this Agreement, and more specifically on more detailed development plans for the Project or phase thereof submitted to and approved by the City.

10.3. The recitals contained in this Agreement, the introductory paragraph preceding the Recitals, and all Exhibits to this Agreement are hereby incorporated into this Agreement as if fully set forth herein.

10.4. The captions used in this Agreement are for convenience only and are not intended to be substantive provisions or evidence of intent.

10.5. This Agreement may be amended only in writing signed by the Parties hereto.

10.6. This Agreement with any amendments shall be in full force and effect until all construction and building occupancy has taken place as per the Project development plans or expiration or termination of this Agreement as provided herein.

10.7. Nothing contained in this Agreement constitutes a waiver of the City's sovereign immunity under any applicable state law.

10.8. In the event that legal action is required in order to enforce the terms of this Agreement, the prevailing party shall be entitled to receive from the faulting party any costs and attorney's fees incurred in enforcing this Agreement from the defaulting party.

10.9. This Agreement constitutes the entire agreement between the parties. No changes or modifications may be made in this Agreement except in writing signed by both parties.

10.10. The requirements, obligations and conditions contained within this Agreement shall be binding upon Developer, its successors and assigns, and if different than Developer, the legal title holders and any ground lessors. All rights granted hereunder to Developer shall ensure to the benefit of the Developer's successors and assigns, and if different than Developer, the legal title holder and any ground lessors.

10.11. This Agreement does not create a joint venture relationship, partnership or agency relationship or fiduciary relationship between the City, or Developer. Except as specifically set forth herein, the parties do not intend this Agreement to create any third-party beneficiary rights.

10.12. If any term or provision of this Agreement, or the application of any term or provision of this Agreement to a particular situation, is held by a court of competent jurisdiction to be invalid, void or unenforceable, the remaining terms and provisions of this Agreement, or the application of this Agreement to other situations, will continue in full force and effect unless amended or modified by mutual consent of the Parties. Notwithstanding the foregoing, if any material provision of this Agreement, or the application of such provision to a particular situation, is held to be invalid, void or unenforceable by the final order of a court of competent jurisdiction, either Party to this Agreement may, in its sole and absolute discretion, terminate this Agreement by providing written notice of such termination to the other Party.

10.13. Any prevention, delay or stoppage of the performance of any obligation under this Agreement which is due to strikes, labor disputes, inability to obtain labor, materials, equipment or reasonable substitutes therefor; acts of nature, governmental restrictions, regulations or controls, judicial orders, enemy or hostile government actions, wars, civil commotions, fires or other casualties or other causes beyond the reasonable control of the Party obligated to perform hereunder shall excuse performance of the obligation by that Party for a period equal to the duration of that prevention, delay or stoppage.

10.14. Each Party will execute and deliver to the other any further instruments and documents as may be reasonably necessary to carry out the objectives and intent of this Agreement, the conditions to development, and to provide and secure to the other Party the full and complete enjoyment of its rights and privileges hereunder.

10.15. The singular will include the plural; the masculine gender will include the feminine; "will" and "shall" are mandatory; "may" is permissive.

10.16. Each Party has participated in negotiating and drafting this Agreement and therefore no provision of this Agreement shall be construed for or against any Party based on which Party drafted any particular portion of this Agreement.

10.17. The Developer may sell, convey, reassign, or transfer the Property or the Project to another entity at any time.

10.18. This Agreement shall be recorded against the Property senior to any respective covenants and any debt security instruments encumbering the Property.

10.19. This Agreement is entered into in Tooele County in the State of Utah and shall be construed under the laws of the State of Utah, irrespective of Utah's choice of law rules, and the parties hereto intend that Utah law shall apply to the interpretation thereof.

10.20. Any action to enforce this Agreement shall be brought only in the Third District Court, Tooele County in and for the State of Utah.

10.21. Time is of the essence to this Agreement and every right or responsibility shall be performed within the times specified.

10.22. To further the commitment of the Parties to cooperate in the implementation of this Agreement, the City and Developer each shall designate and appoint a representative to act as a liaison between the City and its various departments and the Developer. The initial representatives for the City and Developer are hereby appointed as indicated on the Cover Sheet.

The Parties may change their designated representatives by providing written notice. The representatives shall be available at all reasonable times to discuss and review the performance of the Parties to this Agreement and the development of the Project.

10.23. No action taken by any Party may be deemed to constitute a waiver of compliance by such Party with respect to any representation, warranty, or condition contained in this Agreement. Any waiver by any Party of a breach of any provision of this Agreement will not operate or be construed as a waiver by such Party of any subsequent breach.

10.24. The City may not unreasonably withhold, condition, or delay its determination to enter into any agreement with another public agency concerning the subject matter and provisions of this Agreement if necessary or desirable for the development of the Project and if such agreement is consistent with this Agreement and applicable law. Nothing in this Agreement will require that the City take any legal action concerning other public agencies and their provision of services or facilities other than with regard to compliance by any such other public agency with any agreement between such public agency and the City concerning subject matter and provisions of this Agreement.

10.25. Each party represents and warrants that it has the respective power and authority, and is duly authorized, to enter into this Agreement on the terms and conditions herein stated and to execute, deliver, and perform its obligations under this Agreement. Specifically, on behalf of the City, the signature of the City Manager or Mayor of the City is affixed to this Agreement lawfully binding the City pursuant to the Approval Ordinance indicated on the Cover Sheet. Developer further represents and warrants that it is not aware of any material impediment, including contractual obligations, easements, or other property-related or ownership-related issues, to its completion of the development outlined in this Agreement and shall notify City of any new information that would present a substantial obstacle to Developer's consummation of the transactions and activities required and anticipated by this Agreement.

10.26. This Agreement may be executed in several counterparts and all so executed shall constitute one agreement binding on all the parties, notwithstanding that each of the parties are not signatory to the original or the same counterpart. Further, executed copies of this Agreement delivered by email shall be deemed originally signed copies of this Agreement.

10.27. Except as expressly modified by this Agreement, any statute or municipal code referred to in this Agreement shall be deemed to include that statute as amended, restated, and/or replaced from time to time, and any successor legislation to the same general intent and effect.

10.28. The undersigned certifies that it is not currently engaged in a boycott of the State of Israel and agrees not to engage in a boycott of the State of Israel during the term of this Agreement. The undersigned further acknowledges that its engagement in a boycott of the State of Israel would be in violation of Utah Code Ann. Section 63G-27-201 and could result in termination of this Agreement.

[signature page follows]

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

CITY ACCEPTANCE

_____
Grantsville City
By: _____
Its: _____

Attest:

_____
Grantsville City Recorder

Approval as to Form:

_____
Grantsville City Attorney

DEVELOPER ACCEPTANCE

IRONWOOD REAL ESTATE, LLC

_____
By: Joseph White
Its: _____

STATE OF UTAH)
:ss.
COUNTY OF _____)

On the _____ day of _____, 20__, personally appeared before me Joseph White, who being by me duly sworn, did say that he is the Manager of Ironwood Real Estate, LLC a Utah liability company and that the foregoing instrument was duly authorized by the company at a lawful meeting held by authority of its operating agreement and signed in behalf of said company.

_____
NOTARY PUBLIC

My Commission Expires: _____
Residing at: _____

359 INVESTMENTS, LLC

_____
By: _____
Its: _____

STATE OF UTAH)
:ss.
COUNTY OF _____)

On the _____ day of _____, 20__, personally appeared before me _____, who being by me duly sworn, did say that he/she is the Manager of 359 Investments, LLC, a Utah limited liability company and that the foregoing instrument was duly authorized by the company at a lawful meeting held by authority of its operating agreement and signed in behalf of said company.

_____
NOTARY PUBLIC

My Commission Expires: _____
Residing at: _____

Exhibit A

Legal Description of Property

01-059-0-0040 (Ironwood Real Estate)

COM AT SE COR OF E 1/2 OF SW 1/4 OF SEC 33, T2S, R5W, SLM, N 40 CHS, W 10 CHS, S 40 CHS, E 10 CHS TO BEG, EX 4 AC TO C R FAWSON & 2 AC ROAD, CONT 34 AC M/L 34.00 AC----LESS 11.5 AC (WD #562212) BALANCE OF 5-65-15 AFTER 5-65-32 FOR 2022 YEAR. 22.5 AC-

01-059-0-0039 (359 Investments)

THE SOUTH 1/3 OF THE FOLLOWING DESCRIBED: COM AT SE COR OF E 1/2 OF SW 1/4 OF SEC 33, T2S, R5W, SLM, N 40 CHS, W 10 CHS, S 40 CHS, E 10 CHS TO BEG, EX 4 AC TO C R FAWSON & 2 AC ROAD, CONT 34 AC M/L 34.00 AC OUT OF 5-65-15 FOR 2022 YEAR. 11.5 AC

Exhibit B

Depiction of Project

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

ALINGTON SUBDIVISION

GRANTSVILLE, UTAH

TABULATIONS

		BASE BUILD	GARAGE	LIVING EXPANSION
FLEXBASE =	66 UNITS	1200 SF	-	-
FLEXFLAT (2 UNITS/BLDG)=	30 UNITS	1400 SF	-	-
FLEXGEN =	22 UNITS	1440 SF	576 SF	576 SF
FLEXGARAGE =	108 UNITS	1200 SF	480 SF	480 SF
FLEXPREMIUM =	30 UNITS	1200 SF	480 SF	1280 SF
TOTAL UNITS =	256 UNITS			

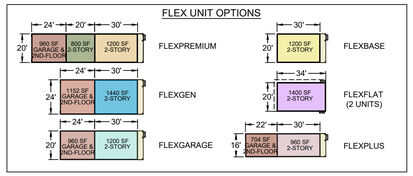
AREA = ±30.25 ACRES
DENSITY = 8.46 UNITS / ACRE
COMMERCIAL AREA = ±4.24 ACRES (14%)
OPEN SPACE AREA = ±6.80 ACRES (22%)

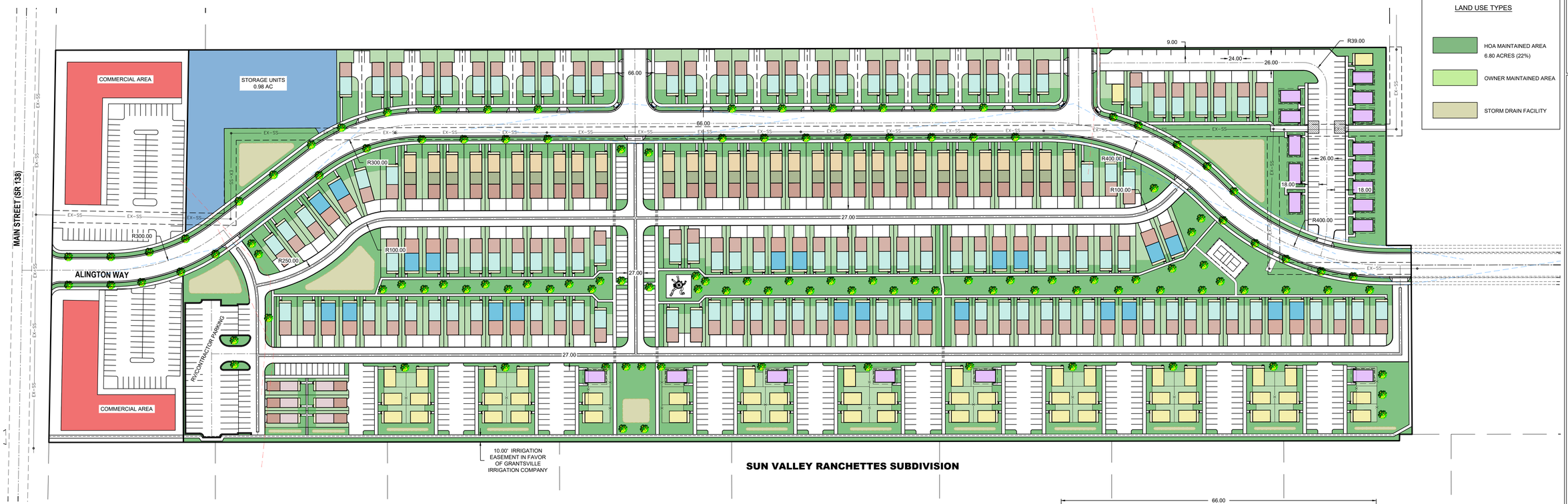
RESIDENTIAL PARKING PROVIDED

STRIPED RESIDENTIAL PARKING =	413 PARKING
GARAGE PARKING =	330 PARKING
DRIVEWAY SIDE PARKING =	111 PARKING
DRIVEWAY PARKING =	246 PARKING
TOTAL PARKING =	1,100 PARKING
RV/CONTRACTOR PARKING =	38 PARKING

RESIDENTIAL PARKING REQUIREMENTS
2 PER UNIT (2*256) = 512 STALLS
1 STALL VISITOR (FIRST 10) = 10 STALLS
1 STALL VISITOR PER 2 UNITS (246/2) = 123 STALLS
TOTAL REQUIRED STALLS = 645 STALLS

FLEX UNIT OPTIONS





NORTH

SCALE: 1"=80'

80.0004 40.0002 0 80.0004

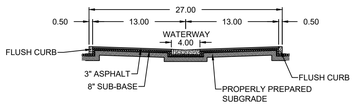
LEGEND

SIGHT LINE ACCORDING TO 2018 AASHTO STANDARDS, FIGURE 9-17 (25mph/280' R & 240' L)

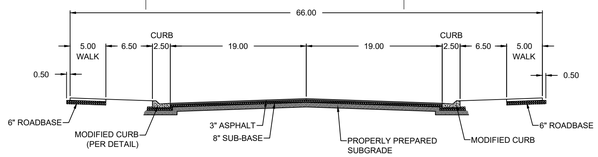
SIGHT LINE ACCORDING TO 2018 AASHTO STANDARDS, FIGURE 9-16 (20mph/225' R & 195' L)

LAND USE TYPES

- HOA MAINTAINED AREA 6.80 ACRES (22%)
- OWNER MAINTAINED AREA
- STORM DRAIN FACILITY

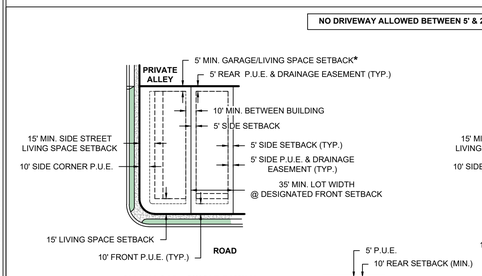


PRIVATE ALLEY

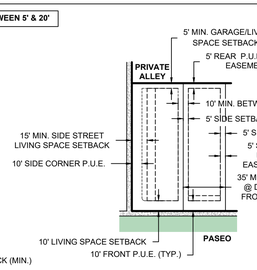


PUBLIC RIGHT-OF-WAY

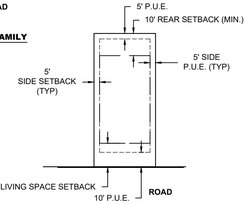
NO DRIVEWAY ALLOWED BETWEEN 5' & 20'



ALLEY LOAD - SINGLE FAMILY

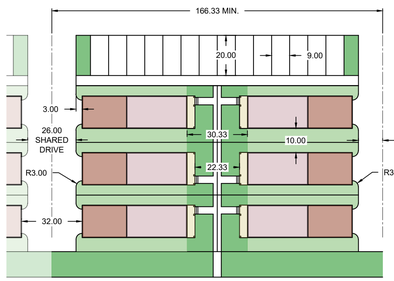


ALLEY LOAD - SINGLE FAMILY



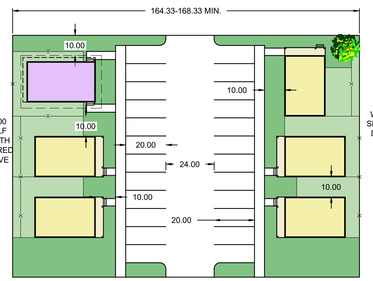
CITY STREET - SINGLE FAMILY

CLUSTER PAD OPTIONS



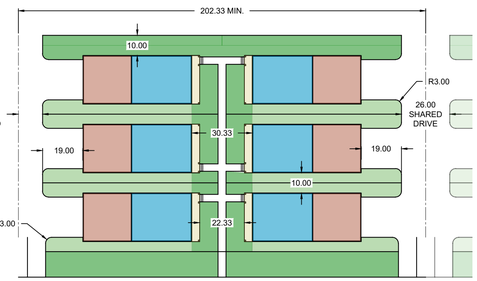
6 FLEXPLUS UNITS

AREA =	19,747 SF
DENSITY =	13.24 UNITS/ACRES
PARKING TOTALS	
GARAGE STALLS =	6.00 STALLS
SURFACE STALLS =	14 STALLS
TOTAL STALLS=	3.33 STALLS PER UNIT



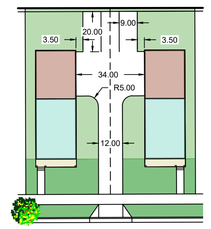
FLEXBASE or FLEXFLAT UNITS

AREA =	19,746 SF
DENSITY =	12/24 UNITS/ACRE
PARKING TOTALS	
GARAGE STALLS =	0.00 STALLS
SURFACE STALLS =	24 STALLS
TOTAL STALLS=	2.00-4.00 STALLS PER UNIT



6 FLEXGEN UNITS

AREA =	24,312 SF
DENSITY =	10.75 UNITS/ACRES
PARKING TOTALS	
GARAGE STALLS =	12.00 STALLS
SURFACE STALLS =	12.00 STALLS
TOTAL STALLS=	4.00 STALLS PER UNIT



FLEXGARAGE UNITS w/ SHARED DRIVE

LEI
CIVIL
STRUCTURAL
SURVEY
801-798-0555
www.lei-eng.com

NOT FOR CONSTRUCTION

ALINGTON SUBDIVISION
GRANTSVILLE, UTAH
CONCEPT PLAN

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2025-0018
DRAWN BY: BLS/MJV
DESIGNED BY: GDM
SCALE: 1"=80'
DATE: 5/12/2026

SHEET 1

V:\0_LEI PROJECTS\2025\2025-0022 ALINGTON FLEX-GRANTSVILLE\CAD\DWG\CONCEPTS\CONCEPT 08.DWG 5/14/2026 9:49 AM

Exhibit C

Modifications to Development Standards

[If none specified, no modifications are applicable.]

Standard	Existing	Modification	Applicable Code

GLUDMC Zoning				Flex Home Alington PUD Proposed Deviations
Base Code Items				FlexReady Product Proposal SF Homes 34.14 Acres
Chapter 4.34 Multi Unit Residential Development Attached DU		Chapter 19a Mixed Use District	Chapter 12 PUD	19a Mixed Use - Single Family (Detached)
Code Category	**Code Detail**	**Code Detail**	**Code Detail**	**Application**
Maximum DU Net density 34.14 AC	260.81 SF Attached	260.81 SF Attached and 156.48 SF Detached	CH 19a SF detached and 4.34 SF Attached	256 Single Family Units Detached
Minimum Lot Size	2,400 sq. ft. for attached housing	4,000 SF for single family	CH 19a SF detached and 4.34 SF Attached	FlexBase Min: 1,200-2,175 sq. ft. FlexGen: 3,040-5,090 sq. ft. FlexGarage: 2,523-3,750 sq. ft. Flex Premium 3,820-7,030 sq. ft. Flexplus Min: 1,100 sq. ft. FlexFlat Min: 2,000 sq. ft.
Minimun Lot Frontage	30 feet for attached housing	50 feet single family	CH 19a SF detached and 4.34 SF Attached	30 feet accomodates alley and side load design
Minimum Yard Setbacks				**Minimum Yard Setbacks**
Front Yard	25 feet	25 feet	CH 19a SF detached and 4.34 SF Attached	Public Road: 15 feet to living space 20 feet to garagePrivate Alley/Parking Access: 10 feet to living space
Rear Yard	20 feet	20 feet	CH 19a SF detached and 4.34 SF Attached	20 feet for project exteriorPrivate Alley/Parking Access: 5 foot minimum driveway with no parking 20 feet maximum driveway No driveway allowed between 5 and 20 feet
Building to Building Spacing	30 feet		CH 19a SF detached and 4.34 SF Attached	NA
Interior Side Yard				5 feet
Corner Side Yard	25 feet on each side fronting street for sight triangle	25 feet for fronting street	CH 19a SF detached and 4.34 SF Attached	15 feet to living space or 20 feet to garage with sight triangle verification
Side setback to property boundry	15 feet	7.5/10 feet or 15 on both sides	CH 19a SF detached and 4.34 SF Attached	10 feet
Open Space (part of common area)	10%	25% Landscaping Open Space	Minimum of 20% of the total project area to be used for landscaping or open space. Required stormwater facilities may not be considered as part of the minimum open space. projects containing a residential component containing more than 4 dwelling units, at least 10% of the total parcel acreage shall be improved, fully landscaped, amenity rich, active open space.	Complies using HOA landscaped and maintained area 6.36 Acres - 22%
Building Coverage		50%	50%	60%
Parking				**Parking**
Per Unit	2 per unit	CH 4.34 and 6 of GLUDMC	CH 4.34 and 6 of GLUDMC	1,100 = 4.29 stalls per unit
RV parking	CH 6 of GLUDMC	CH 4.34 and 6 of GLUDMC	CH 4.34 and 6 of GLUDMC	38 Parking stalls
Striped/Visitor Parking	1 per unit (first 10) than 0.5/unit, <200 ft away from units. 127 vistor stalls required	CH 4.34 and 6 of GLUDMC 127 vistor stalls required	CH 4.34 and 6 of GLUDMC 127 vistor stalls required	413 Parking stalls
Total				1,138 Total
Other				**Other**
Landscaping	Ch 9 of GLUDMC	Ch 9 of GLUDMC	Ch 9 of GLUDMC	6.36 Acres - 22%
ADA accessible	Ground floor units	CH 4.34 of GLUDMC	CH 4.34 of GLUDMC	Complies
Commercial Component	See Chapter 19a and Chapter 12 PUD	All properties developed under the Mixed Use District that are one acre or greater shall include at least 50% of the land area as commercial fronting the major street.	All PUD Districts that are one acre or greater shall include at least 25% of the land area as a commercial use, which may be reduced by the City Council in its full discretion.	4.24 acres
Minimum Dwelling Size	900 square feet of living space	900 square feet of living space	CH 19a SF detached and 4.34 SF Attached	900 square feet of living space
Buffering		Ch 9 of GLUDMC	For lots against the lot boundary, or a passive-use landscaped buffer of at least 30' feet wide containing trees and privacy fencing shall be included.	7 feet
MIH	PUD Districts that do not seek to increase the overall density allowed within the most restrictive of the underlying district for the applicable residential unit type may be eligible for a reduction in any moderate-income housing element requirements. For residential projects requesting increases in density, at least 50% of the requested additional units shall: (i) Be owner occupied for not less than 10 years; (ii) Be reserved for occupancy by households with gross household income equal to or less than 80% of the median gross income for households of the same size in the County; and (iii) Be subject to deed-restrictions or similar recorded documents in a form acceptable to the City Attorney to assure these conditions are enforced.			Asking for 256 SF DU, code allows 156.48 SF DU, 100 would be 50%. 50 DU would need to be dedicated and deed restricted to MIH
Public Utility Easement 21.6.8	7.5 feet sides and rear - 10 feet front			5 feet front, sides, and rear PU&DE

Exhibit D

Zoning Modifications

[If none specified, no modifications are applicable.]

Exhibit E

Completion Assurance and Bond Requirements

[If none specified, no modifications are applicable.]

Exhibit F

Upsizing Requirements

[If none specified, no modifications are applicable.]

Exhibit G

Additional Project-Specific Requirements

G-1. Water and Sewer Service. Additional rights and obligations concerning the provision of culinary water and municipal wastewater service for the Project are governed by the terms set forth in the "**Water and Sewer Service Agreement**," attached hereto and incorporated herein as **Exhibit G-1**. In the event of any conflict between the terms of Exhibit G-1 and this Agreement, the terms of this Agreement shall control.

G-2. Sewer Installation and Connection Fee. In addition to other fees required under this Agreement, City ordinances, or the City's Consolidated Fee Schedule, Developer shall pay the sum of Four Hundred Ninety-Five Thousand Three Hundred Twenty-Five Dollars ($495,325.00) ("**Total RDA Payment**") to the Grantsville City Redevelopment Agency ("**RDA**"). The Total RDA Payment is a fee for sewer line installation and connection benefiting the Project. Developer shall pay no less than $2,021.73 toward the Total RDA Payment prior to or concurrently with each building permit within the Project being issued. The City may withhold the last 10 building permits within the Project until the RDA is paid in full. The City's right to withhold the last 10 building permits may be amended, in the City's sole discretion, upon receipt of a written proposal by the Developer including, at a minimum, an alternative payment schedule.

G-3. Perimeter Fencing. Developer shall install a seven-foot-high (7') vinyl privacy fence along those portions of the western and southern boundaries of the Property that are adjacent to existing residential properties. The fence shall be installed as a required improvement concurrently with development of each phase of the Project: the portion of the fence located within or adjacent to a phase shall be completed before the City issues the first certificate of occupancy for any dwelling unit within that phase. Developer shall depict the applicable fence segment on the improvement plans submitted for each phase and shall construct the fence in accordance with City-approved plans and all applicable City standards.

G-4. Agricultural Acknowledgment and Disclosure. Before the City records the first final plat for any residential phase of the Project, Developer shall record covenants, conditions, and restrictions applicable to all residential lots within the Project (the "**CC&Rs**"). The CC&Rs shall contain a provision in substantially the following form:

> AGRICULTURAL USE ACKNOWLEDGMENT. THE PROJECT IS ADJACENT TO EXISTING AGRICULTURAL PROPERTIES. LIVESTOCK, ANIMALS, AND AGRICULTURAL OPERATIONS AND ACTIVITIES ARE PERMITTED ON THOSE PROPERTIES, WHETHER OR NOT ANY SUCH LIVESTOCK, ANIMALS, OPERATIONS, OR ACTIVITIES ARE PRESENT OR OCCURRING WHEN A LOT OR DWELLING WITHIN THE PROJECT IS

> PURCHASED. AGRICULTURAL OPERATIONS AND ACTIVITIES MAY INCLUDE NOISE, ODORS, DUST, FLIES, SMOKE, LIGHTING, THE OPERATION OF MACHINERY, THE APPLICATION OF FERTILIZERS OR OTHER LAWFUL AGRICULTURAL MATERIALS, AND ACTIVITIES OCCURRING DURING EARLY-MORNING, EVENING, OVERNIGHT, WEEKEND, OR HOLIDAY HOURS. EACH OWNER, BY ACCEPTING TITLE TO A LOT WITHIN THE PROJECT, ACKNOWLEDGES THE PROXIMITY OF SUCH PROPERTIES AND THE POTENTIAL EFFECTS OF LAWFUL AGRICULTURAL AND LIVESTOCK USES. NOTHING IN THIS ACKNOWLEDGMENT AUTHORIZES AN ACT OR OMISSION THAT IS UNLAWFUL OR WAIVES ANY RIGHT OR REMEDY THAT MAY NOT LAWFULLY BE WAIVED.

The recorded CC&Rs shall be the primary instrument for providing the foregoing agricultural disclosure to owners and purchasers within the Project. Developer shall not be required by this Agreement to place a separate agricultural deed restriction or substantially identical agricultural notice in each deed conveying an individual lot; provided, however, that nothing in this Section prohibits Developer, a builder, a seller, or a title company from furnishing additional disclosures or acknowledgments required by applicable law or otherwise deemed appropriate.

G-5. Protection of Surrounding Agricultural Uses. The Parties acknowledge that protecting the continued lawful keeping of livestock and animals and the continued lawful agricultural use of properties surrounding the Project, including those outside Grantsville City, is a material Project-specific objective of this Agreement. The Project shall be planned, developed, marketed, and operated in a manner consistent with the continued existence of those lawful uses. This Section and Section G-4 shall be construed to provide notice of and reduce avoidable conflicts with lawful livestock, animal, and agricultural uses on surrounding properties, and not to require an owner of surrounding property to discontinue or materially alter a lawful use solely because of the development or occupancy of the Project. Nothing in this Exhibit expands, limits, or waives any right, defense, duty, or remedy arising under applicable law.

Exhibit G-1

Water and Sewer Service Agreement

WATER AND SEWER SERVICE AGREEMENT

THIS WATER AND SEWER SERVICE AGREEMENT ("**Service Agreement**") is attached as Exhibit G-1 to that certain Master Development Agreement for the Alington Flex Homes PUD dated _____, 2026 (the "MDA"), by and between Ironwood Real Estate, LLC and 359 Investment LLC (collectively, "Developer") and GRANTSVILLE CITY, a political subdivision of the State of Utah ("City"). This Service Agreement is effective as of the Effective Date of the MDA.

This Service Agreement is subject to and incorporated into the MDA. All capitalized terms not defined herein shall have the meaning ascribed to them in the MDA. In the event of a conflict between the terms of this Service Agreement and the MDA, the MDA shall govern. Execution of the MDA has the same effect as a separate execution and signature on this Service Agreement.

RECITALS

WHEREAS, the City and Developer have entered into the MDA, which governs the development of the Project on the Property as those terms are defined therein.

WHEREAS, the Project consists of the Alington Flex Homes PUD, a mixed-use development including approximately 256 Single Family Homes and commercial pads on approximately 33.67 acres located within Grantsville City;

WHEREAS, portions of the Project are subject to a Will Serve Letter; and

WHEREAS, the purpose of this Service Agreement is to set forth the specific terms and conditions under which the City will provide culinary water and municipal wastewater service to the Project.

NOW, THEREFORE, in consideration of the promises, covenants and provisions set forth herein and, in the MDA, the receipt and sufficiency of which is hereby acknowledged, the Parties agree as follows:

AGREEMENT

1. **Effective Date and Term.** This Service Agreement shall be effective concurrently with the MDA and shall remain in effect until the termination of the MDA, unless otherwise modified by the Parties in writing.
2. **Definitions.**
   Unless the context requires a different meaning, any term or phrase used in this Agreement that has its first letter capitalized shall have that meaning given to it by this Agreement or, if not defined herein, by the MDA.
3. **Obligations of the Developer and the City.**
   a. **Obligations of the Developer:**

i. **General Obligations:** The Parties acknowledge and agree that the City's agreement to perform and abide by the covenants and obligations of the City set forth herein is material consideration for the Developer's agreement to perform and abide by the covenants and obligations of the Developer set forth herein.

ii. **Conditions for Culinary Water Service.** The City agrees to provide culinary water service to the Property, subject to the following requirements:

1. The Developer shall extend at its own expense the culinary water line to the Property, including water meters for the Property and fire hydrants in a number and location as required by current code.

2. The Developer shall submit all plans to extend the line to the City Engineer for approval before starting construction.

3. The size, type, and location of the culinary water meters shall be determined and approved by the City Engineer before installation.

4. The requirements in this Section 3 of this Service Agreement are required prior to any portion of the Property or Project receiving culinary water service, except as otherwise agreed in writing by the Parties.

iii. **Conditions for Municipal Wastewater Service.** The City agrees to provide wastewater services to the Property, subject to the following requirements:

1. The Developer shall extend at its own expense the wastewater line to the Property, including all necessary infrastructure for the Property as required by current code.

2. The Developer shall submit all plans to extend the line to the City Engineer for approval before starting construction.

3. The requirements in this Section 3 of this Service Agreement required prior to any portion of the Property or Project receiving municipal wastewater service, except as otherwise agreed in writing by the Parties.

iv. **General Conditions for Municipal Services.** The Developer shall grant to the City a perpetual easement across the Property, a temporary construction/staging area easement on the Property, and a permanent Waste Material Area Easement, for the purpose of installing, constructing, operating, repairing, replacing, improving, removing and/or maintaining a wastewater (sewer) line, including all fixtures, manholes connection and appurtenances for the wastewater line, which is being constructed for the benefit of the City. The temporary construction/staging area easement shall automatically expire and be permanently extinguished upon the sooner of the City issuing a certificate of completion for the improvement or December 31, 2023.

v. **Installation of the Culinary Water Line and other infrastructure:**

1. **Construction and/or Dedication of Culinary Line:** The Developer agrees to construct the Culinary Line as directed and approved by

the City, in accordance with current City standards, and upon completion to dedicate the line to the City.

2. **Construction Traffic:** All construction traffic for the Culinary Line improvements will meet the requirements imposed by the Grantsville City Planning and Engineering Departments.

3. **Warrant:** Consistent with City standards and the MDA, the Developer will provide a one-year warranty for the operation of all improvements.

4. **Bonding:** Developer agrees to post performance and other bonds as required by the MDA and current City Ordinances and Regulations.

5. **Fees:** Developer agrees to pay all applicable City fees incurred in installing the Culinary Water Line and other infrastructure, including all engineering and attorney fees and other outside consultant fees incurred by the City in relation to the Property. All fees shall be paid current prior to any culinary water service being provided.

vi. **Project Plat Notations.** The Project plat shall include the following notations or dedications: A note requiring the lot owner to comply with all weed control ordinances of Grantsville City in regards to the unirrigated portion of their lot.

vii. **Inspections.** Developer agrees to allow the City to inspect all infrastructure as it is installed and shall have a duty to provide timely notice to the City Engineer of needed inspections.

b. **Obligations of the City:**

i. **General Obligations:** The Parties acknowledge and agree that the Developer's agreement to perform and abide by the covenants and obligations of the Developer set forth herein are material consideration for the City's agreement to perform and abide by the covenants and obligations of the City set forth herein.

ii. **Conditions of Approval:** The City agrees that it shall provide culinary water service and municipal wastewater service to the Property subject to the conditions detailed in this Service Agreement and the MDA, including payment of all applicable fees.

iii. **Acceptance of Improvements:** The City agrees to accept all Project improvements constructed by the Developer, or the Developer's contractors, subcontractors, agents or employees, provided that such acceptance is in accordance with the procedures and requirements set forth in the MDA and all applicable codes and specifications, including payment of all applicable fees.

iv. **Limitation on Service:** In no event may this Service Agreement be construed to obligate the City to serve any property or project outside other than the Project and Property identified in the MDA, nor may the City be obligated to

serve more than 243 residential dwelling units on the Property without additional consideration by the Developer.

4. **General Provisions.**

   a. **Covenants Running with the Land and Manner of Enforcement**. The provisions of this Service Agreement shall constitute real covenants, contract and property rights and equitable servitudes, which shall run with all of the land subject to this Agreement. The burdens and benefits of this Service Agreement shall bind and inure to the benefit of each of the Parties, and to their respective successors, heirs, assigns and transferees. The City may, but is not required to, perform any obligation of the Developer that the Developer fails adequately to perform. Any cost incurred by the City to perform or secure performance of the provisions of this Service Agreement shall constitute a valid lien on the Property. The parties that this Service Agreement shall be filed with the County Recorder and be binding on title of the Property.

   b. **No Third-Party Beneficiaries**. This Service Agreement is between the City and the Developer. No other party shall be deemed a third-party beneficiary or have any rights under this Agreement.

   c. **Default and Termination.** Any failure by Developer to perform a material obligation of this Service Agreement, which failure continues uncured for a period of thirty (30) days following written notice from the City, shall constitute a default. If the nature of the failure is such that it cannot reasonably be cured within thirty (30) days, a default shall not be deemed to have occurred so long as the Developer commences the cure within such period and thereafter diligently prosecutes the cure to completion.

Agenda Item # 9

Consideration of Ordinance 2026-05 approving a rezone from RM-15, A-10, R-1-12, and CS to RM-15 for the Apple Street Townhomes Subdivision, excluding 1.19 Acres for Commercial Use

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

STAFF REPORT

To: Grantsville City Planning Commission
From: Shelby Moore, Planning and Zoning Administrator
Meeting Date: January 20, 2025
Public Hearing Date: January 20, 2025
Re: Consideration of a proposed rezone of parcels 01-066-0-0006, 23-001-0-00A, 01-112-0-0012, and 01-112-0-0011 from the A-10 and R-1-12 to the RM-15 (Multiple Residential District) for the Apple Street Townhomes Subdivision, located at approximately Cherry Blossom Lane and Apple Street, excluding 1.19 acres proposed for commercial use.

Application Summary

The applicant is requesting approval of a zoning map amendment for the property located at approximately Cherry Blossom Lane and Apple Street. The site consists of four parcels currently split among four zoning districts. The request seeks to consolidate the southern portion of the property into a single **RM-15 (Multiple Residential District)** while allowing a commercial component to remain along the SR-138 frontage consistent with the City's mixed-use vision.

Property Information

- **Site Address:** Approximately 500 W Apple Street
- **Number of Parcels:** Four (4)
- **Existing Zoning:**
  - RM-15 (primary zoning on the majority of the site)
  - A-10 (Agricultural)
  - R-1-12 (Single-Family Residential)
  - CS (Commercial Shopping District)
- **Proposed Zoning:** RM-15 (Multiple Residential District) for consolidation of A-10, RM-15, and R-1-12 areas

---

General Plan / Future Land Use

According to the City's Future Land Use Map:

- The **northern portion** of the property fronting **SR-138** is designated **Mixed-Use Density**, which supports a mixture of commercial/retail and residential uses.
- The **southern portion** of the property is designated **High-Density Single-Family Residential**.

The proposed zoning consolidation supports the intended land use pattern identified in the General Plan and allows for a cohesive transition from commercial to residential uses across the site.

Background

The subject property has a long and documented development history. The original project, known as the **Applegates Apartments**, received approval from the Planning Commission on **January 13, 2005**. Construction of the project began in 2006; however, development was eventually halted and the project was never completed.

As a result, the site has remained partially developed and encumbered by multiple zoning districts that complicate redevelopment efforts and limit the ability to implement a cohesive site plan.

Proposed Development – Apple Street Townhomes

The applicant is proposing a revised development concept titled **Apple Street Townhomes**.

- **Northern Portion:** A commercial component is proposed to remain along SR-138, consistent with the Mixed-Use Density designation and intended to support neighborhood-serving commercial uses.
- **Southern Portion:** Residential development in the form of townhomes is proposed, aligning with the High-Density Single-Family Residential land use designation.

To facilitate this development, the applicant is requesting consolidation of the **A-10, RM-15, and R-1-12** zoning districts into a single **RM-15** district. This action would allow for unified development standards, improved site planning, and elimination of regulatory inconsistencies.

*** 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.

Zoning Compatibility and Analysis

- The RM-15 zoning district supports attached residential housing types, including townhomes.
- Maintaining commercial zoning along the SR-138 frontage.
- Consolidation of zoning districts improves efficiency in infrastructure planning, access management, and overall site design.

Findings

1. The proposed rezone is consistent with the City's General Plan and Future Land Use Map.
2. The RM-15 zoning district is appropriate for the size, location, and development history of the property.
3. The request supports reinvestment and redevelopment of a long-vacant and partially improved site.
4. The rezone creates a logical transition between commercial uses along SR-138 and residential development to the south.
5. Approval of the rezone promotes orderly growth and efficient land use within the City.

*** 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.

4. **CONSIDERATION OF A MULTI-HOUSING PROJECT FOR STEVE WALKER AND RUSS CHRISTENSEN LOCATED AT THE WEST END OF APPLE STREET:** Gary Pinkham asked how the gated aspect would be managed if an emergency vehicle had to get through? Steve stated there is a breakaway mechanism that would be activated. There will be a punch board keypad for the tenants. Nicole asked if they could get the police a copy of the code for the keypad? Steve stated they could. Guests will use a phone to gain access, or they could park on the street and walk in. There will be an on-site manager, he said. Gary Pinkham asked if the storage units that are indicated on the drawings are garages? Steve said yes, a combination garage and storage area. I don't see any details on the retention pond, stated Gary Pinkham. There are going to be a total of four (4) ponds, said Steve. Rebecca asked how the park area is going to be maintained? It will be a

landscaped area, stated Steve. The City Council would not waive the park impact fee, so we didn't want to put it in. We will fence it in along with the rest of our property. The fence will go to the backside of the west property line, for liability reasons. Ron asked, "so it won't be fenced in?" No, not at this time, said Steve. We don't have a design or plan for doing a park area right now, Steve said. What do you mean by maintain it, asked Rebecca? We'll mow it and keep it clean, said Steve. The plans show a gravel drainage ditch, said Gary Pinkham, and I don't see where culverts are installed. Steve said they are right at the end of the first building, and then in the middle, and then the other end. We'll make enough connections to get everything into the storm system, Steve stated. Gary Pinkham asked about the fire system being just one (1) connection? Steve stated that would be adequate. Gary said it is a big area. Steve asked if he wants two (2) on the loop? You have one (1) eight (8) inch line feeding four (4) hydrants, asked Gary? Is there a PRV on the main line? No, said Steve, there is not. They are on the high side there, stated Craig Neeley, all the way to West Street. There is a twelve (12) inch main that comes down from Cherry, stated Craig. It isn't depicted right on the drawings. Are they downsizing the mainline, asked Gary Pinkham? No, said Craig, it is primary flow. Garry Bolinder asked how the phasing is planned? Building A & B will be in Phase 1, said Steve. We will finish Apple Street before we start anything else. We also have the property that leads up to Main Street, he said. We will come in with the construction traffic through there anyway. Garry asked if they would install temporary construction fences? Steve said yes. Our main purpose to begin with will be to complete Apple Street and get all utilities to the site first before work starts on-site, stated Steve. Ron asked who owns Apple Street? Steve stated Ed Watson owns it and will be the one dedicating it to the City after it is upgraded, which is part of our agreement, he said. What is your paving section going to be, asked Ron? We will have six (6) inches of concrete, said Steve. We don't have any detail on the parking area, Steve stated. Craig Neeley stated they need to correct the word "wrought" iron fence. It is spelled wrong throughout the drawings. It will have concrete columns with steel rods throughout the fence, stated Steve. It will be very decorative. We plan sidewalk on the south side of Apple Street only, stated Steve. There will be a twenty-three foot off-set on Apple Street where the sidewalk is. We want it to be curved, not a straight line of sidewalk, he said. Craig Neeley stated he needs a comprehensive drainage report and on the street dedication, there is a gap that must be fixed. There is a reason for that, stated Steve, part of the ground has been given back to the property owners on the West Side of Cooley Street. That makes about a nine (9) foot difference, he said. We will fix that, stated Steve. The sewer main needs to be extended to their west property line, stated Craig Neeley. Ok, we have no problem with that, Steve said. Ron asked about the conveying of the road and the mechanism they plan to use to do the conveying? Steve stated they plan to use a deed. Nicole stated that Gary Pinkham had made a motion at the last meeting that any approval is tied to the dedication of the road. Gary Fawson stated he is really impressed with the landscape plan. The only problem is that Maple trees don't do that well in this area. Steve asked about Ash trees? They do better than Maple, stated Gary Fawson. River Birch doesn't do well either, he said. Look for alternatives for those type of trees, Gary Fawson said. Rebecca commented that

Flowering Pears do well, and some Elms. Nicole stated that the Commission has covered most everything. The road dedication was the most important, she said. We need a preliminary title report so that when we get the road we know the City owns it, stated Ron. Are you planning on using irrigation, asked Mike? Yes, said Steve. We will take care of each one of Craig's comments, stated Steve. Gary Fawson moved to approve the Applegate Apartments for Steve Walker and Russ Christensen with the stipulation that all of the corrections from Craig Neeley's comments are completed, the change to the tree species from Maple and River Birch to a hardier tree taken from Grantsville's list, a review completed by the Fire Department, City Council and city engineer review and approval of the road dedication, a preliminary title report for Ron Elton to review, all off-site improvements to be bonded for, and park area to be maintained by the applicant. Garry Bolinder seconded the motion. All voted in favor and the motion carried.

MEADOW
KENT
RICH
CHERRY BLOSSOM LN
CHERRY
BOMB
TC03542
WEST ST

SAGE WOOD CIRCLE

CHERRY BLOSSOM WAY

PEACH

APPLE (100 SO

PLUM

CHERRY (200 SO

VINE

(400 WEST)

35 36

DUPEE (300 SO

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

High Single Family Density Residential
(Residential uses, allowing a maximum of 6 dwelling units per acre)


Main St
Richard St
Wayne Way
Blaine Ave
Cherry Blossom Ln
Liberty St
West St
Freedom Wy
VALDOVINO BRIAN JT
17-043-0-0002
R030404
KATHRYN G LARSEN JT
10-026-C-0010
R009215
TERRI J COO
10-026-0-00
R005480
TATE MARK D
10-026-0-0009
R005536
SHARISE JOHNSON
10-026-0-0038
R017342
UTAH POWER & LIGHT CO
01-096-0-0001
R024904
TRAVIS J TATE JT
10-026-0-0044
R024202
ISBELL JACOB
10-026-0-0045
R016210
ROSS LAND MANAGEMENT LLC
01-066-0-0028
R102792
HUNT ARNOLD W JT
01-066-0-0029
R103351
MATTOX JOHN JT
01-066-0-0002
R011913
ROSS SHELTON
01-066-0-0030
R103352
GRANTSVILLE MARC DEVELOPMENT LLC
01-112-0-0011
R009982
GRANTSVILLE MARC DEVELOPMENT LLC
01-066-0-0006
R025284
GRANTSVILLE MARC DEVELOPMENT LLC
01-112-0-0012
R007632
GRANTSVILLE MARC DEVELOPMENT LLC
23-001-0-000A
R101399
GRANTSVILLE CITY
23-001-0-000R
R101400
SHANE WATSON JT
01-112-0-0008
R013095
EDWARD A WATSON JT
01-112-0-0007
R004226
WATSON SHANE BRET JT
01-112-0-0022
R095932
WATSON SHANE BRET JT
01-112-0-0021
R095931
EDWARD A WATSON JT
01-112-0-0001
R000824
KAREN WATSON JT
01-112-0-0014
R032229
KENNETH BORG JT
13-059-0-0102
R006536
YATES KARRY L JT
25-034-0-000A
R104241
YATES KARRY L JT
25-034-0-0601
R104243
YATES KARRY L JT
25-034-0-0602
R104244
PALMER NICKLAUS
16-007-0-0216
R027428
WALL STEVEN M JT
23-001-0-0001
R101394
YACKS STEVEN R
23-001-0-0002
R101395
ALLRED KYLE JT
23-001-0-0004
R101397
HUTCHINS TYSON JT
23-001-0-0005
R101398
STEWART TODD
RYDAL CH DALTON JT
10-052-0-0001
R025800
ROSEBOROUGH COLTON J JT
10-052-0-0002
R013613
CORP OF PRESIDING BISHOP LDS
01-111-0-0003
R002439
MOSER HAYLEE JT
MACE PHILIP H JT
01-100-0-0016

Executive Summary

Land Use

● Maintain Community Character – Preserve the small town feel and atmosphere through appropriate land use and preservation methods.
● Manage Growth – Manage growth within the community to ensure adequate densities are met and infrastructure costs are attainable.
● Support a Mixture of Land Uses – Create a more diverse and inclusive mixture of land uses within the community, specifically the downtown corridor.

Community Design

● Create a Congruent Community – Create a community that has adequately dense property development to ensure the small town character is retained.
● Provide for Pedestrians – Provide a safer and more convenient atmosphere for pedestrians throughout the community.
● Improve the Streetscapes – Improve the streetscape realm within the community by providing a consistent and adequately designed pedestrian space.
● Personify the Uniqueness of Grantsville – Ensure that building styles, densities and characteristics match the already unique styles of Grantsville.
● Preserve the City's History – Grantsville has a unique and specific history. Work to preserve and personify this character-building history.

Economic Development

● Define the Core – Define the core commercial district and provide adequate amenities or services to attract development for infill of this space.
● Create Priority Areas – Prioritizing areas for development will help encourage appropriate DIRT (Duration, Intensity, Rate & Timing) of development to match the community needs.
● Provide Business Incentives – Where necessary, provide incentives to new business start-ups or existing business expansions to encourage community growth and job creation.

Transportation

● Provide for Future Needs – As Grantsville continues to grow, additional primary and collector roads will need to be created. Work with the public and regional authorities to identify and prepare the community for these roadways.
● Coordinate with Local Agencies – Coordinate with UDOT and Tooele County on roadway projects.
● Develop a Plan – Create a comprehensive transportation system map to provide a clear and concise message to the public about future roadway work.
● Maintain and Improve the Streetscape – Create a functional and visually appealing streetscape.

Housing

● Diversify Housing Stock – Encourage adequate density of housing stock within the community per UCA 10-9a-403(2)(b)(iii)(P-U).
● Improve Quality – Improve the quality of housing within the community to attract new tenants.
● Encourage Affordable Housing – Work with and incentivize local developers to create vital affordable housing within Grantsville.

Recreation & Open Space

● Maintain and Improve Parks – Improve park amenities and maintain them to a high level of service.
● Improve Recreational Opportunities – Work with local residents and regional partners to create improved recreational opportunities that will improve the quality of life for local residents and attract new visitors.
● Increase Cooperation – Increase cooperation among local property owners, developers and the municipality. Maintaining an outstanding park will require a clear and concise agreement of who is responsible to create, maintain and improve each recreational amenity.

Infrastructure

● Provide Quality Services – Provide efficient, cost effective and reliable services or amenities to residents.
● Conduct a Detailed Analysis of Available Water – Residents are concerned about the availability of water. Conduct a detailed analysis of the water supply to ensure adequate water service is available for future needs.

Introduction

State Law And Grantsville City's Plan
Purpose Of This Plan
Development Of This Plan
Amending The General Plan
Implementation
Next Steps For This Plan

State Law And Grantsville City's Plan

This general plan update will serve as a framework for Grantsville decision makers as the community continues to experience change, altering future land use, development, and other decisions. The plan is designed to provide a formal policy foundation for enhancing community relations, pursuing economic development activities, coordinating infrastructure planning, and fostering city and county/state cooperation.

This plan is supported by Utah State Law (Title 10 Chapter 9a) which requires local plans and development guidelines to address general health, safety, morals and general welfare issues. The law also requires public participation in the planning process through adequate public notice and open public meetings. The information outlined in this document represent the consensus and vision for the community as well as the goals for the near and distant future.

Purpose Of This Plan

The purpose of the general plan is to provide a set of defined community visions and goals for Grantsville to focus on for the decade that follows final acceptance of the plan. The Grantsville General Plan is not intended to be a static document. Rather, it is intended to be used regularly by local officials and residents to identify and direct where various activities will be located; which strategies the city will encourage and which requirements necessitate their establishment; to identify priorities for city actions and resource allocation decisions; and to identify the provisions of required services and their adopted standards.

Development Of This Plan

Public participation in formulating this plan shaped its content and direction. All information outlined was prepared based upon and incorporating much of the public’s valuable feedback.

The Grantsville Planning Commission and City Council placed a high priority on public involvement in the development of this plan, requiring a thorough and detailed public awareness and input campaign to be completed. Public participation strategies utilized in the formulation of this plan included public surveys and open house events, stakeholder meetings, an initiative website, and public hearings.

A summary of the results from each format of community input can be found in the appendix section of this document.

Amending The General Plan

This document should be reviewed at least annually, and updated as the need arises, in order to provide responsible and well-formulated public policy for community decisions.

When necessary, the process for amending the plan, as outlined in Utah state law and local ordinances, requires adequately noticed public hearings, and formal action by Grantsville's Planning Commission and City Council.

Implementation

Implementation of the General Plan by the Mayor, City Council, and Planning Commission fulfills the Plan's purpose and ensures that the community's voice and vision are heard. Each element of the comprehensive plan provides background and context materials as well as goals, policies, and potential action steps for the community to undertake to achieve the plan's vision.

Implementation of the strategic plans or goals should be reviewed annually and amended as needed to ensure the goals are being met.

Next Steps For This Plan

While the general plan defines a clarified community vision and set of goals for the coming years, it does not provide the specifics of "Who, What, When, Where and How" of each goal. To ensure that the community's vision is realized, the City of Grantsville will undergo a strategic planning process that will help rank, prioritize and implement the goals and visions from the general plan. The strategic plan will include:

- Proposed steps for implementation
- Timing for each recommendation
- Funding availability
- Long-term financial needs and recommendations

Community Vision Statement + Core Values
Community Vision
Community Core Values
Community Characteristics
Regional Context + Anticipated Changes
Socioeconomic Indicators
Land Capacity Analysis

Community Vision

A community vision statement is a brief synopsis that "boils down" a myriad of strategies and recommendations into a single sentence. While the statement meets many of the parameters for each goal, it provides a linkage or overarching theme to the entirety of the general plan. All recommendations and elements of this plan are based on this vision. The final Community Vision statement for the Grantsville General Plan is:

"GRANTSVILLE IS A COMMUNITY THAT PRESERVES VALUES AND PROVIDES AN IMPROVED QUALITY OF LIFE FOR RESIDENTS."

The vision statement takes information like the history of the City, socioeconomics, resident opinion, and the development capacity of the land into consideration. This statement can be amended as the visions and goals or residents within the community adapt.

Community Core Values

Core values of a community are specific statements that illustrate the residents' desires and needs for their community. These values support and prescribe the future of the community, while remaining adaptable to the ever-changing nature of a municipality. Grantsville values include:

- Retain the feel and atmosphere of a small community
- Offer an increased quality of life for residents, regardless of age or socioeconomic status
- Attract and retain necessary amenities or services to encourage residents to shop locally
- Support development of the local tax base
- Provide affordable housing options that meet local needs and local socioeconomic characteristics for residents
- Support business development for local employment opportunities.

Community Characteristics

The City of Grantsville is a small town in Tooele County known for a great quality of life due to its history and preserved traditions. Many residents have chosen to locate and live within the City of Grantsville due to the small town character and family-friendly way of life.

Grantsville is known for providing a community comprised of open space, convenient access to the natural environment and a strong sense of community. All of these aspects personify the rural character that draws individuals to the community. It is due to these aspects that families are drawn to the community to raise families in a simpler and safer environment.

Regional Context + Anticipated Changes

Grantsville City is a community that is evolving from a rural/agricultural community into a bedroom community supporting the regional economy and growth hubs within the county. Residents of Grantsville primarily provide a workforce for employment centers outside of the city boundaries, primarily the greater Salt Lake and Tooele Valley areas.

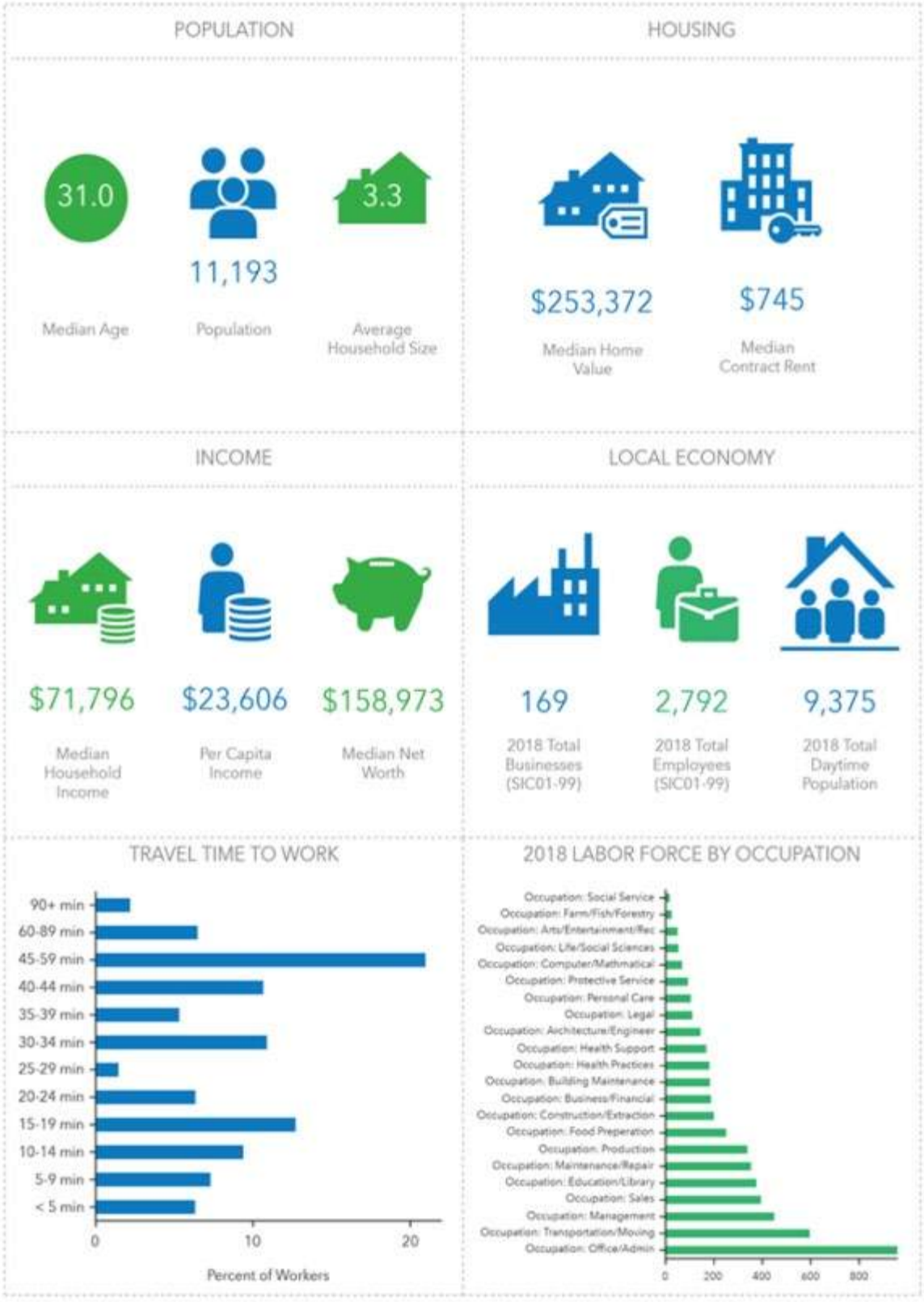
Grantsville is conveniently located within close proximity to the regional hub of Tooele, as well as the greater Salt Lake Valley area. This convenient access has allowed Grantsville to witness an increase in residential growth. While this access allows for individuals to live within the municipality and work in another, it also creates issues with retaining adequate services and retail/commercial amenities for community sustainability.

More dollars are staying locally which expands the local economy and reduces reliance upon regional economies. Since 1998, taxable sales have increased by 7.4% per year outpacing population and inflation growth. Continuing to broaden the local

economy keeps jobs closer to home and increases community self-reliance. It should be noted that while there has been a remarkable increase in taxable sales, a majority of residents still admit to leaving the municipality or ordering online to meet necessary goods or services needs.

Socioeconomic Indicators

Outlined in the below infographic are key community statistics for the City of Grantsville. The land use policies are intended to correlate with population and employment projections. The infographic is a summary of the charts starting on page 52 of the Appendix. NOTE: All of the information and graphics below are based upon information from the ESRI Living Atlas Database and ESRI Business Analyst Data. Sales tax data from Utah State Tax Commission. Population data from the US Census Bureau. Consumer Price Index data from the US Bureau of Labor Statistics.

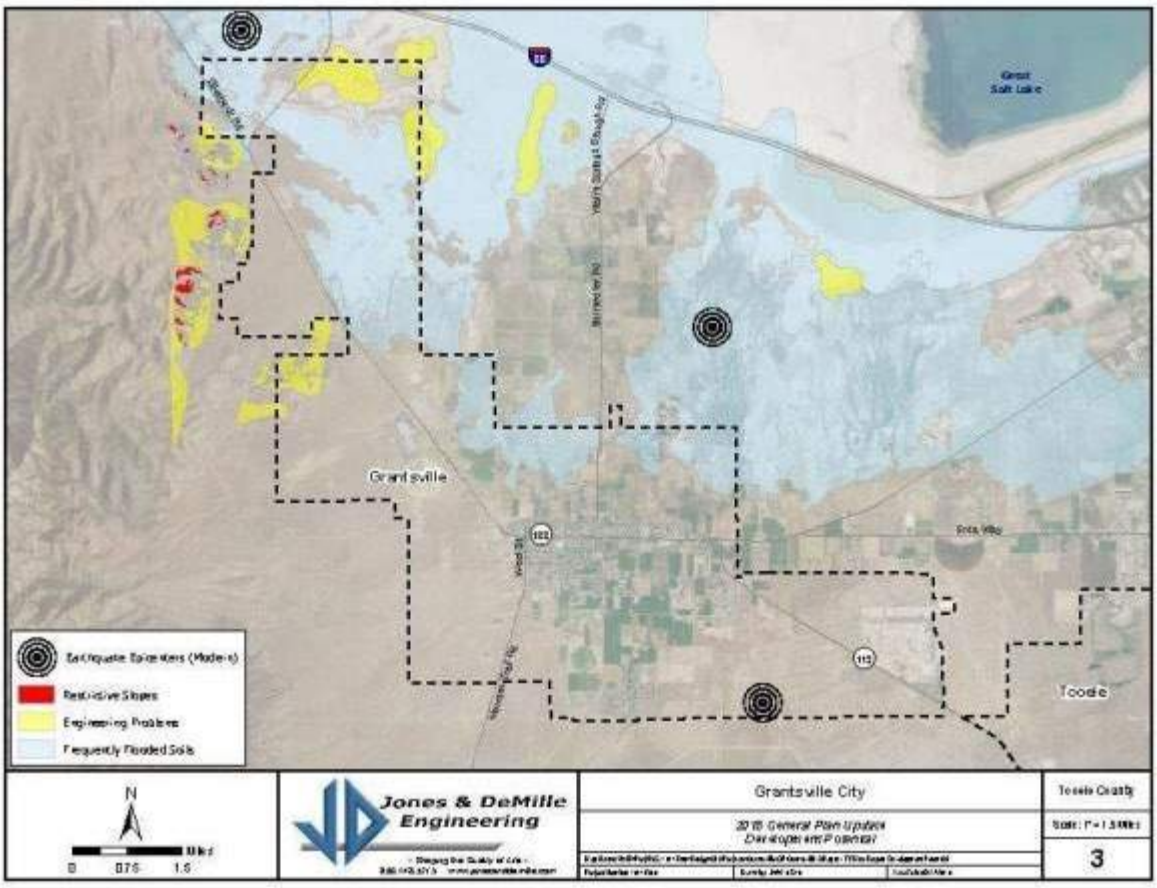


Land Capacity Analysis

The health, safety, and welfare of citizens is the first priority of the City. Special consideration should be given to the built environment and infrastructure that are readily available within the municipality, as well as potentially problematic slopes, soils, or drainage.

The City's development potential is somewhat constrained because of the high water table on the North side of town. It should be noted that this area will require additional geotechnical analysis to determine the highest and best use for the land. All proposed uses should be properly vetted and ensure that they meet the future land use and density regulations.

The map below indicates problematic areas that will require special consideration when reviewing development requests.



Land Use
Conditions Prior To Implementation
Land Use Designations
Future Land Use Map
Annexation
Goals + Policies + Land Use
Strategies - Land Use

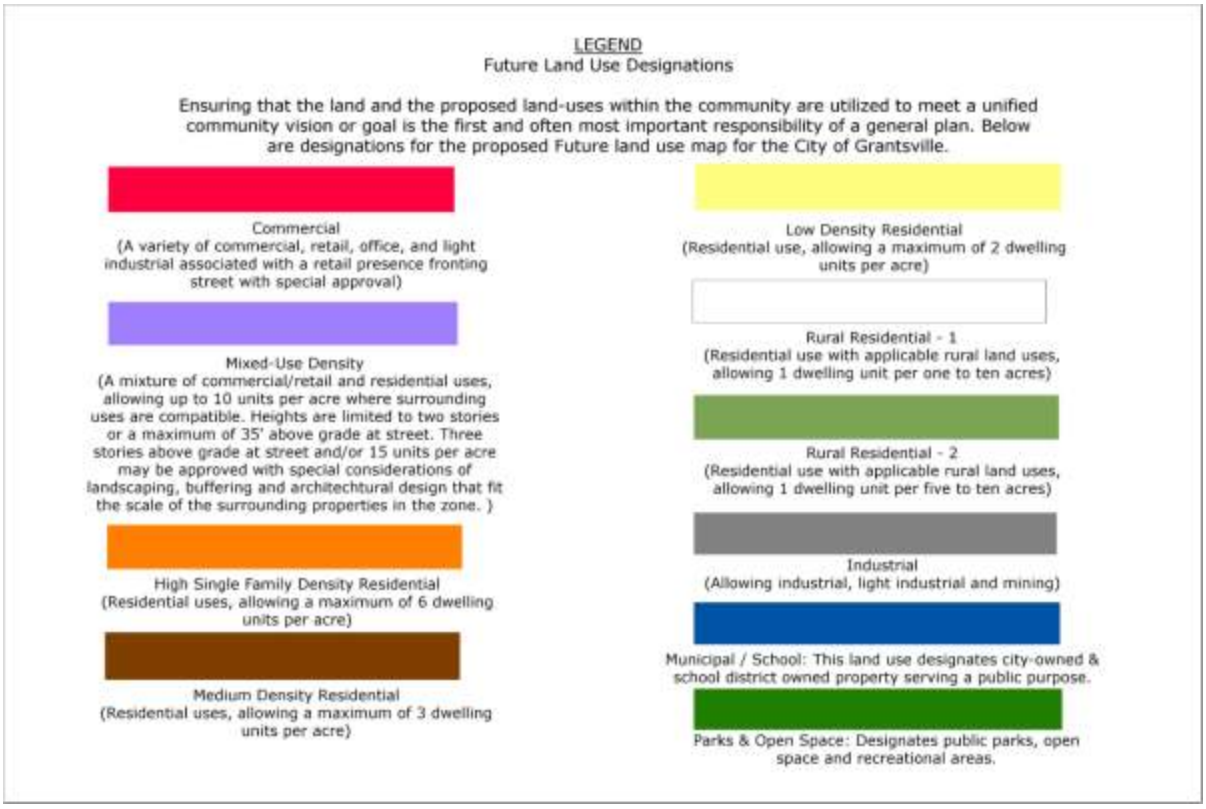
Conditions Prior To Implementation

The land-use development patterns in many areas within the City of Grantsville are non-contiguous, and scattered. This has created an undue hardship for the residents and municipality to maintain.

- Growth and development of land has not been retained or centralized to a location.
- Infrastructure is not adequately located or spaced to support development.
- Current growth is not meeting smart growth principles which are necessary to ensure adequate resources are available within the High Desert region; specifically, to condense development opportunities and infill development along currently existing infrastructure systems.
- Residential development is currently being experienced along the periphery of the community, leaving voids within central community locations.

Land Use Designations

“Future Land Use” is characterized as the way that the community would like to see the area develop and grow generally. As zoning changes are proposed and annexations are requested, this map should be utilized as a guide to Planning Commission and City Council members on where these requests are appropriate and where they are not. The foundational basis of the City’s Zoning Districts can be found in the following designations:

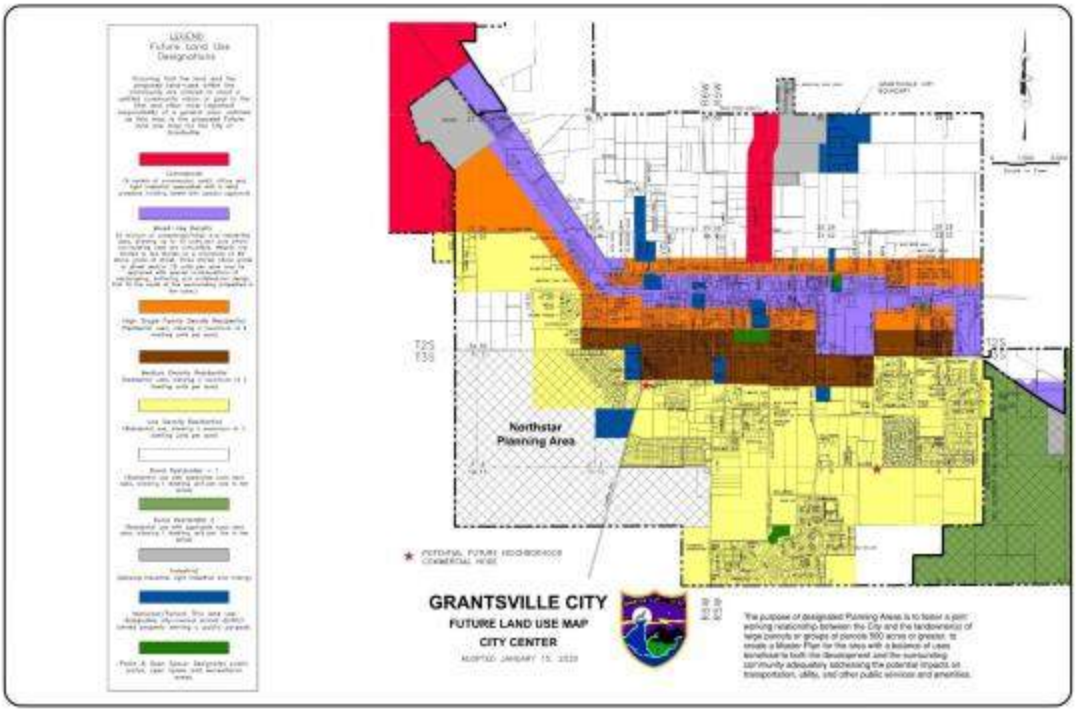


Future Land Use Map

The Future Land Use Map serves as a guide to where future growth should occur. The map guides decisions about proposed uses and densities of development. The map lays the foundation for making changes to zoning in the future, but it is NOT zoning or the zoning map.

The Grantsville Future Land Use Map contains block areas that are not based on exact parcel lines in order to provide a measure of flexibility in interpretation. The colors represent things like allowable land uses and lot size ranges.

The crosshatch areas are designated Planning Areas. The purpose of designated Planning Areas is to foster a joint working relationship between the City and the landowner(s) of large parcels or groups of parcels 500 acres or greater. This is to create a Master Plan for the area with a balance of uses beneficial to both the development and the surrounding community. The plan must adequately address the potential impacts on transportation, utility, and other public services and amenities.

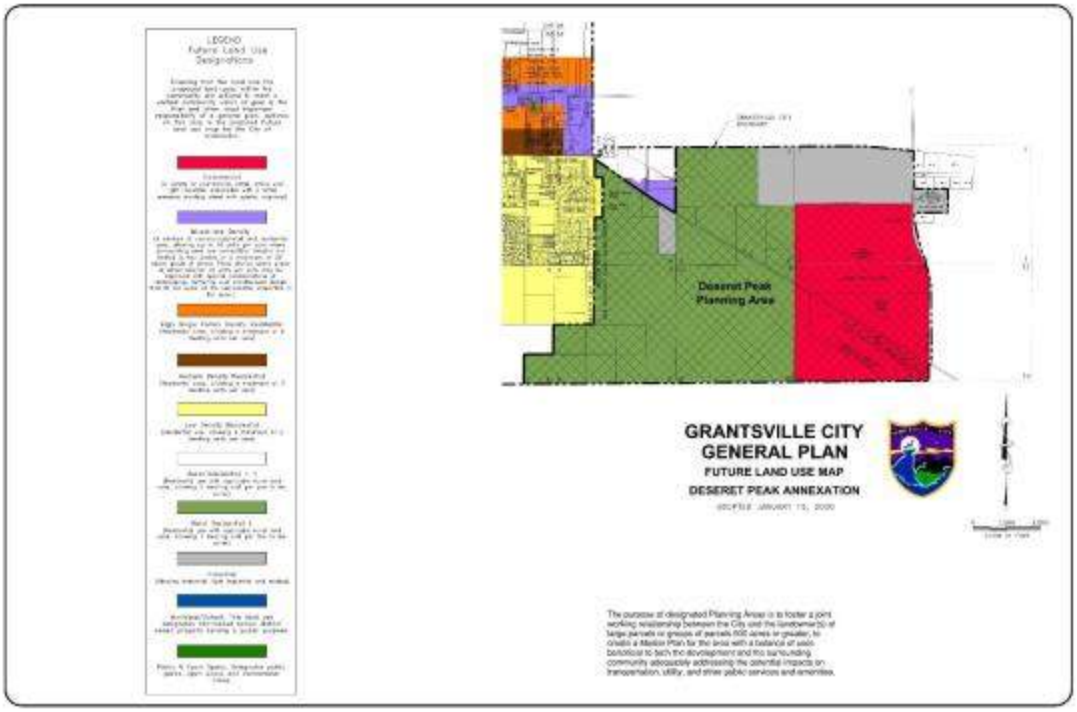


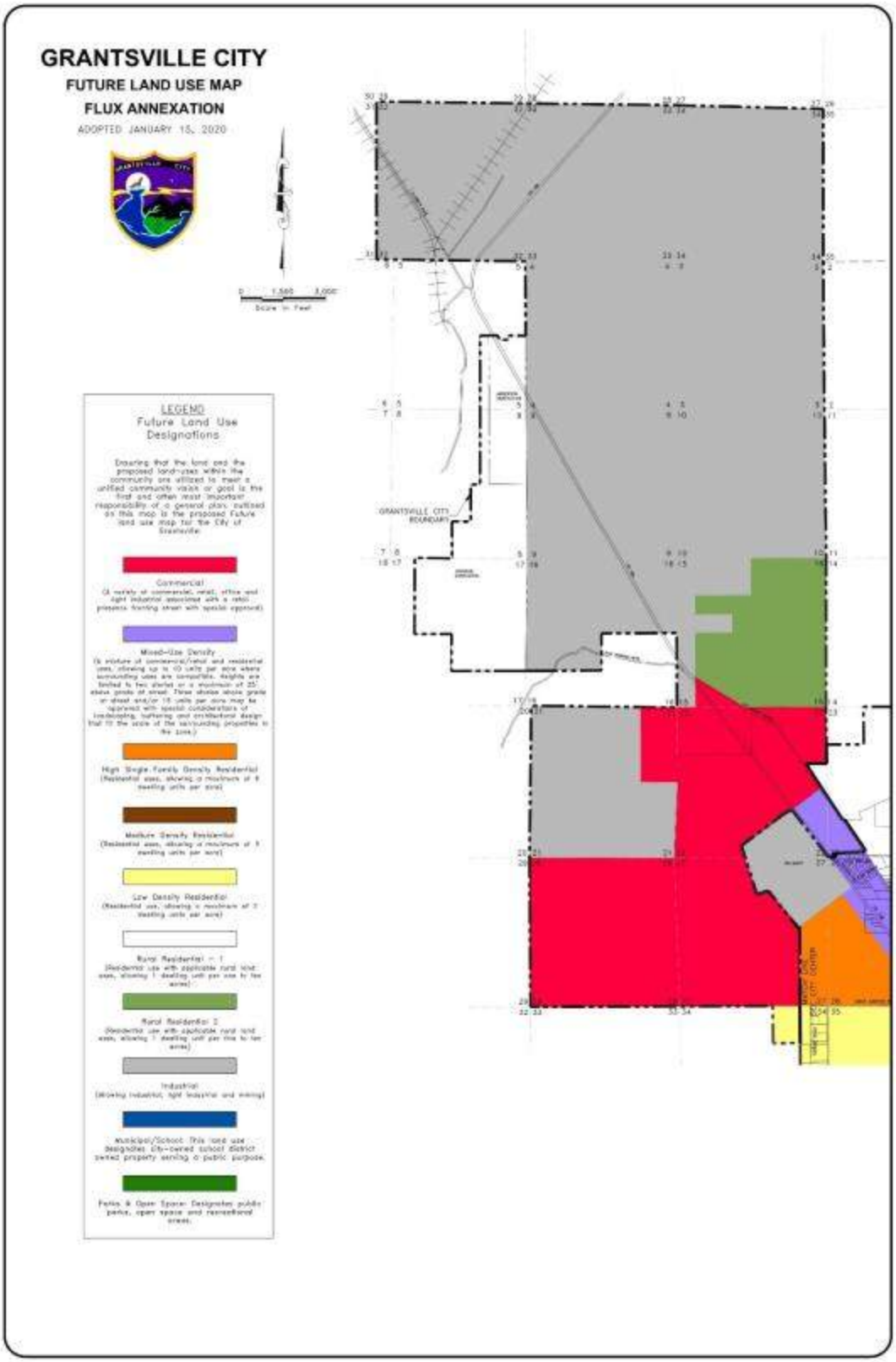
Annexation

Annexation is the process through which properties outside the City's boundaries are incorporated as part of the City. This process includes an application by property owners to the City and a public hearing process where stakeholders can discuss the issue. Petitions for property to be annexed into the City are initiated by property owners and are often started with the intent of receiving services.

In recent years, the City completed annexations in the Flux and Deseret Peak areas. Prior to the annexation, Tooele County projected the Deseret Peak area as one with some of the highest potential population growth (between 1,000-1,500 residents before 2040).

The City should initiate a specific-area planning initiative for these areas as resources are available.


LEGEND
Future Land Use Designations
Deseret Peak Planning Area
GRANTSVILLE CITY
GENERAL PLAN
FUTURE LAND USE MAP
DESERET PEAK ANNEXATION
ADOPTED JANUARY 15, 2020
The purpose of designated Planning Areas is to foster a joint working relationship between the City and the landowner(s) of large parcels or groups of parcels 500 acres or greater, to create a Master Plan for the area with a balance of uses beneficial to both the development and the surrounding community adequately addressing the potential impacts on transportation, utility, and other public services and amenities.



Goals + Policies + Land Use

All of the below goals and policies were derived based on smart growth principles partnered with clearly identified community goals as stated in the public participation process in this general plan update. All recommendations are grounded in a detailed existing conditions analysis and were carefully crafted to help the community create the unique identity desired by residents.

Goal 1. **Maintain Community Character.** Grantsville seeks to ensure that new development supports and enhances the consistency of an overall community character and that it contributes in a positive way toward the City's image.

1. Regulate setbacks, landscaping, art, appropriate lighting, signs, and other design amenities that complement and enhance the streetscape and design of new development through zoning ordinances.
2. Where resources permit, facilitate the preservation of significant architectural, historical, and cultural structures and landmarks.
3. Ensure that signage is visually attractive and provides a high quality image for the City.
4. Provide additional levels of screening or review for new developments and properties to ensure that their architectural standards, massing, infill, recreational spaces reflect the existing community amenities.
5. Maintain the character of neighborhoods in the City by encouraging comparable uses and densities to existing neighborhoods and development patterns.
6. Protect areas of agricultural uses in the future land use pattern of the City, ensuring that adequate resources remain available to retain this community characteristic.

Goal 2. **Manage Growth.** Grantsville intends to preserve the integrity of its infrastructure systems by permitting orderly growth that synchronizes development with the availability of public facilities such as road, sewer, and water service needed to support it.

1. The City will make infrastructure and service investment decisions that meet the needs of existing City residents, while balancing the need of growth to provide adequate tax base for future community needs.
2. Implement and routinely assess a thorough program of development impact fees to provide adequate public facilities and services in a timely manner.
3. Maintain an annual Capital Improvement Program.
4. Cooperate with governmental entities that administer and influence areas bordering Grantsville City.
5. Annexations should provide a real and measurable benefit to the City. Measurable benefits may be in the form of qualitative (civic pride, community health, etc.) or quantitative (tax base generation, recreational land acquisition, etc.). The City may require an "annexation impact statement" with all annexations of 5 acres or larger.

Goal 3. **Support a Mix of Land Uses.** Grantsville desires a well-balanced, financially sound, and functional mix of agricultural, residential, commercial, open-space, recreational, and institutional land uses.

1.
2. Provide for the reservation of adequate land to meet projected institutional and infrastructure needs.
3. Ensure compatibility of future land uses with adjoining properties.
4. Promote neighborhood commercial development in targeted areas, to preserve existing or planned residential development without detracting from the residential character of the community.Increase density along the Main Street corridor, offering more clustered housing alternatives for lower income families within convenient access to necessary amenities.

5. Through the land use regulations of the City, and other strategies, encourage an “out-from-the-center” development pattern.
6. Implement a set of concentrated growth boundaries radiating from the center of Grantsville, ensuring that adequate density is realized before allowing further sprawl development to be built.
7. Allow the sizes of lots/units within a subdivision to vary from the zoning requirement while maintaining the overall zoning density of the parcel to provide Improved Open Space through the Planned Unit Development (PUD) Process.

HISTORY
Amended by Ord. 2020-26 on 9/2/2020

Strategies - Land Use

1. Exchange information between Grantsville City and surrounding governmental entities on policies/activities which may have cross-boundary impacts.
2. Amend the Land Use Code to support the goals and policies set forward in this updated general plan. It is important that this is readily available to the public and private development sectors.
3. Avoid rezoning residential areas to higher density if the area is not served by adequate public facilities.
4. Work with the programs of the Governor’s Office of Economic Development and EDCUtah to promote the commercial opportunities that the city supports.
5. Use administrative tools (i.e. zoning) to preserve farmland and recreational opportunities.
6. Meet with the County Community Development Department regularly to ensure that development codes are up to date and being implemented by county staff during their plan review.
7. Set aside funds in the next budget cycle to spend on code and maintenance enforcement.
8. Develop and implement impact fees for commercial and industrial uses as well as planned unit developments.
9. Initiate an intergovernmental agreement with the County to ensure that development outside of City boundaries is aligned to City standards.
10. Work with the Tooele County Economic Development department to locate business in Grantsville, particularly uses that have shown an interest in the past.
11. Incorporate the general plan into the City’s website.
12. Consider developing incentives to in-fill development that better utilizes existing infrastructure. Incentives may include a variety of items but may include things like waiving application fees, lowering impact fees etc.
13. Develop an updated annexation policy plan and map.

Community Design
Design
Community Character
Street Design + Edges
Historic Preservation
Nonconforming Uses
Goals + Policies + Community Design
Strategies - Community Design

Design

Well planned community design improves both visual and functional characteristics of the city. Community design shapes, and is shaped by, other facets of planning (such as transportation, housing, and recreation). It is through this unique form meets function process that the City of Grantsville will be able to create, market and retain their unique character and appearance.

There are opportunities in Grantsville for reinvestment in community design, specifically within the areas of community unification and integration, such as:

- Community signage
- Downtown corridor enhancements
- Gateway and entrance signage
- Conforming land uses

Community Character

The character of a community is the image that residents and visitors experience when utilizing community spaces. It is through this “image” that people make their impressions of a community, lasting or temporary. Residents of Grantsville are cognizant of this character and have a strong desire to protect the rural or small town charm that abounds within the municipality. Residents were vocal in their interpretation of what made “Grantsville feel like Grantsville,” often noting that this character is the reason that families and individuals moved to town. It is through preservation of the below listed community character elements that the City of Grantsville will continue to offer their residents the feel of the community that remains attractive:

- Small building form for buildings along the Main Street corridor
- Safe corridors for residents and visitors to utilize with various methods of transportation
- Sense of a “tight-knit” community with neighbors and elected officials
- A multi-generational community, providing opportunities for residents to grow up in and remain in the same community
- A culture that retains and personifies the unique cultural heritage of Grantsville

Street Design + Edges

Streets act as edges and can help define boundaries of districts and create visual changes. These visual changes that happen at edges often are the most impactful. Those visiting the city will be more likely to stay if they feel safe and welcomed. Business will be more likely to locate if they feel the area will attract visitors.

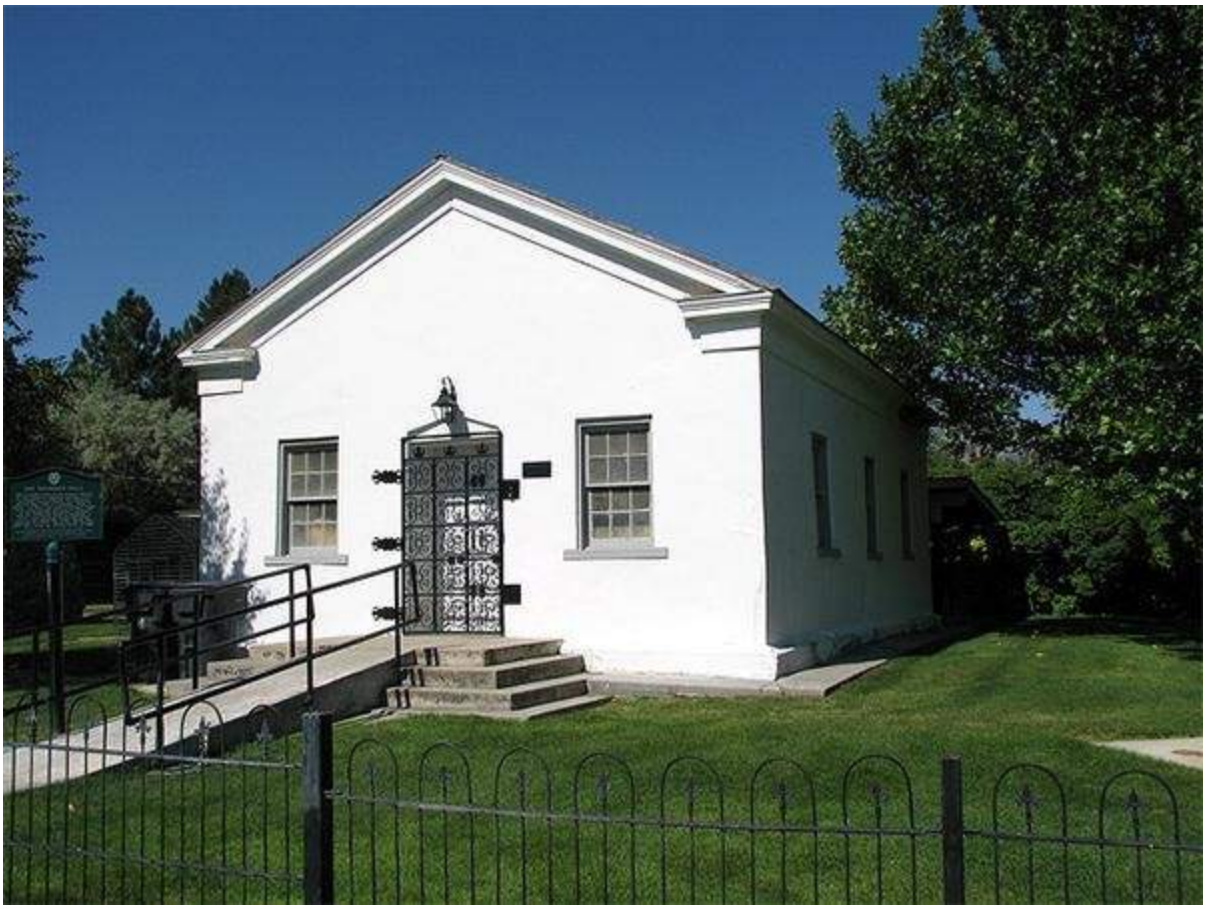
Grantsville’s roadways in the city core area should be redesigned in a way that complements a “small town main street” and a sense of destination, specifically incorporating adequate transportation and safe route designations. In order to accomplish this, the City is supportive of development that prioritizes active transportation improvements.

In the core area, Grantsville can encourage visual interest through guidelines related to building materials, and can enhance visual diversity with setback requirements, massing, and architectural detail variations.

Historic Preservation

Although there are several historic properties in Grantsville, there are currently no formally-designated historic districts in town. However, because historic buildings contribute to the small-town charm and cherished heritage of the community, the preservation of Grantsville's historic legacy and culture is a priority of residents and the City Council. It should be noted that while there are no formal districts, downtown or historic, many individuals still feel that these areas and amenities are the personification of the small town way of life that was an initial draw for their residence within the community.

While it is many of the residents' desire to continue to preserve their small town charm, it is through the creation of a historic district that the community will be able to better preserve and personify this desire. A potential district should include all areas of historical significance or unique assets. This will allow the City of Grantsville to ensure that these unique assets are retained and personified, attracting potential visitors and future residents.



Donner Reed Museum, Photo credit: Jewel Allen

Nonconforming Uses

A nonconforming use is one that legally existed under a previous land use regulation, but that does not meet current requirements for land-use or utilization. Under Utah State law, this use has the right to continue if the use does not change (although ownership can change) and no substantial changes are made to the property, use or process. Similar to nonconforming uses, noncomplying structures are those that no longer meet current regulations (such as setback or height). These structures also have the right to continue, but the City is legally permitted to set local rules about how these structures can be modified and/or brought-up to safety standards.

As is evident within the City of Grantsville, and many similar communities, nonconforming uses are typically utilized when:

- Communities experience growth at a higher than expected rate
- Development is not centralized or located within proximity to each other
- The community has many areas where nuisance uses are not directly adjacent to residential property uses.

While many of these elements are standard for a community witnessing exponential growth, the City of Grantsville has begun the necessary steps to remedy many of these issues.

Goals + Policies + Community Design

Goal 1. **Create a community with congruent and adequately dense land uses.** As the community looks to unify the elements of the community to create a defined community character, the City should research and encourage adequate growth and density within the centralized core.

1. Create smaller lot requirements for residential and commercial lots in the core area of the City.
2. Create a downtown development authority to allow for flexibility within the land use and development standards.

Goal 2. **Create a more pedestrian-friendly community.** As new development is proposed, and/or as resources become available to the City, invest in things that promote an active lifestyle.

1. In the core area, the City should look to implement new development that will incorporate shade trees, a landscaped buffer from traffic, ornamental plantings with year-round appeal, public art, site furniture, and pedestrian lighting.
2. Construct maintained pathways of adequate widths on streets in high density areas that currently do not have paths for other types of transportation other than driving.

Goal 3. **Implement a community streetscape enhancements program.** A community with a unified streetscape has a strong sense of character. The City will implement a comprehensive streetscape project that will allow for a unified character when enhancements are constructed. It is important to note that all proposed streetscape enhancements should be properly vetted by the public to ensure they meet the community vision and will balance preserving private property and the natural environment.

1. Residential streetscapes shall be designed to meet the needs of residential neighborhood and collectors/arterials and implemented in phases and as roadways are rebuilt. Residential streetscapes should include:

    a. Sidewalk
    b. Integral curb/gutter
    c. Planting strip
    d. Trees and/or shrubs
    e. ADA ramps

2. Commercial streetscapes shall be designed to encourage individuals and groups to utilize the commercial core and districts. Commercial streetscapes should include:

    a. Sidewalks
    b. Integral curb/gutter
    c. Planting strips
    d. ADA ramps
    e. Crosswalks

3. Alternative Transportation Options - Where possible, in both residential and commercial streetscapes, installation of alternative transportation options should be recommended. Options should include:

a. Bike trail installation on one side of the road where right-of-way allows.
b. Park & Ride lots in coordination with Utah Transit Authority
c. Equestrian trails

Goal 4. **Retain small town charm.** The small town way of life is an attractor for residents and visitors. It is critical that the small town charm be retained.

1. Personify and encourage small town form factor buildings within the community. Small town form factors include the size, density and height of buildings within the community.
2. Ensure that the residents have a safe and inviting atmosphere for civic gatherings.
3. Create civic spaces within the community.
4. Properly manage and promote events that personify the small town charm.
5. Personify the historical image and feel of the community, through retaining historic characteristics.

Goal 5. **Creatively prepare the built environment to personify the community's vision for Grantsville.** Ensuring that the buildings and built environment adequately meet the community goals will maintain community character.

1. Prepare and implement necessary infrastructure upgrades to meet the current and future demand.
2. Review and amend zoning ordinances to promote adequate infill development and discourage sprawl.
3. Promote different areas of Grantsville as unique areas of architecture or elements.
4. Design and monitor development within the community to ensure that traffic, noise, pollution and crime are kept to a minimum.

Goal 6. **Preserve the natural environment.** Critical to the small town charm is the ease of access to the natural assets surrounding the community.

1. Strive for a balance system of open lands, natural areas, recreation spaces, and parks, including trails and streetscapes.
2. Preserve and protect important natural areas within the City, as practicable.
3. Protect the existing irrigation system of the City and encourage new developments to incorporate the City's existing irrigation system into project designs and amenities.
4. Use storm water basins for ground water recharge.
5. Acquire and manage land and water to preserve, protect, and enhance important natural areas.

Goal 7. **Preserve the City's unique history.** Preservation of historical assets will aid in protecting the desired character of the community.

1. Protect and preserve Grantsville City's current historical sites.
2. Identify and protect Grantsville archeological and natural resources.
3. Support cultural amenities as an important contributor to our economic health and as a reflection of the importance of the arts and our heritage.

Strategies - Community Design

1. Develop design guidelines for main transportation corridors and residential corridor.
2. Define a viewshed for protection that limits the height, color, and lighting of properties within the viewshed. A viewshed is defined as the area one views from a specific point, including periphery and

ancillary spaces.
3. City Council could identify historic areas / buildings and create walking tours between assets.
4. Promote historical assets and create an interactive guide on the city website.
5. Strengthen “sense of place” through public art, gateway development, wayfinding, and streetscape investments.
6. Grantsville could reinforce their definition of the downtown and cultural core areas with simple signage and by focusing investments in things like holiday decorations on those areas only.
7. Continue to maintain a historic preservation commission that recommends policy or actions to preserve locally significant buildings and areas.

Economic Development
Conditions Prior To Implementation (Economic Development)
Areas Of Potential
Goals + Policies + Economic Development
Strategies - Economic Development

Conditions Prior To Implementation (Economic Development)

Grantsville City is a community that is slowly evolving from a rural/agricultural community to a bedroom community supporting the regional economy. They recognize the need to ensure that commercial land is available for future growth, but like most communities, there are concerns about the trade-offs of economic development.

PROS	CONS
increased amenities	increased traffic
increased tax base	infrastructure upgrade and right-sizing costs
improved local tax dollar capture	reduced pedestrian safety
less commuting	pollution with local employment

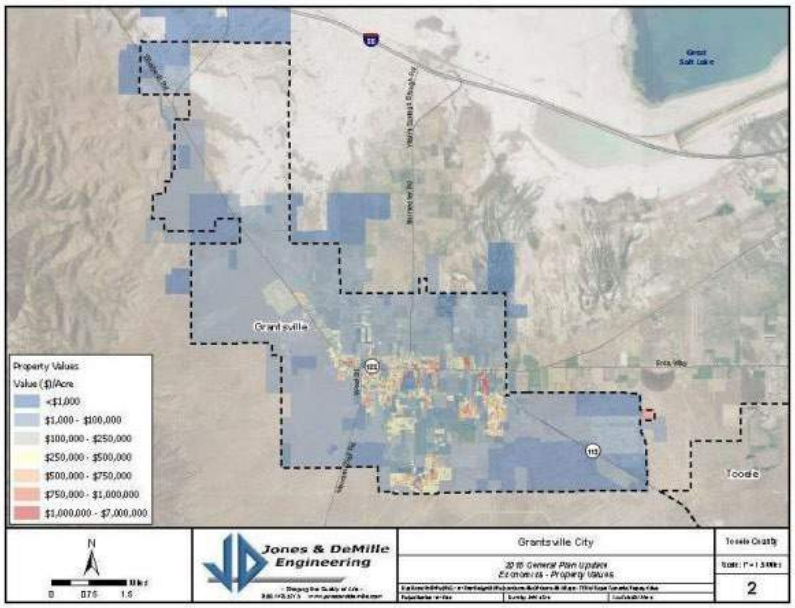
Areas Of Potential

● A major distribution center with approximately 1.3 million square feet of floor space has created a significant positive economic impact to the City both in terms of tax base and increased housing development and has also generated spin-off projects and businesses. ● Commercial/industrial development is expected to hold steady and perhaps build momentum in many parts of the City. ● Many Grantsville residents commute to work in the Salt Lake Valley, while others provide local services for the county and the community. ● Residents have few retail options in Grantsville and must shop out of town. The following table demonstrates the retail sales captured in the City versus per capita averages in the County and State.

	Per Capita Sales				
Retail Sector Category	City	County	State	Per Capita Leakage (State minus City)	Dollar Leakage
Motor Vehicle & Parts Dealerships	$ 59	$ 1,152	$ 2,263	$ 2,204	$ 22,830,298
General Merchandise Stores	296	1,838	2,224	1,928	19,975,314
Build. Material, Garden Equip & Supplies Dealers	152	674	1,213	1,060	10,984,616
Clothing & Clothing Accessories	6	76	613	607	6,286,897
Non-store Retail	5	336	522	517	5,357,619
Electronics & Appliance Stores	3	98	359	356	3,686,007
Furniture & Home Furnishing Stores	15	88	355	340	3,522,015
Sporting Goods, Hobby, Music & Book Stores	3	71	341	339	3,507,744
Health & Personal Care Stores	3	58	172	168	1,743,312
Miscellaneous Retail Trade	393	187	542	149	1,539,196
Food & Beverage Stores	1,438	1,060	1,552	114	1,182,231

* No adjustment for income/buying power due to similar median household incomes among City, County and State.
Source: Utah State Tax Commission

● Areas of greatest retail potential are Motor Vehicle sales, General Merchandise and Building Materials. Most of these sales are being made outside the City but within the County, primarily in Tooele City. ● Most of the City workforce leaves the City for employment. Sixty percent of the workforce works in Tooele County with 40% working out of the County. Based upon commute times, 25-30% of the workforce works in the City, 25-30% work in the County, 40% work out of the County. Source: U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates ● Forty-five percent of the City's workforce income comes from those making $100k-250k. Ten percent is above $250k. The three highest paying sectors in the County are Utilities, Public Administration, and Manufacturing with average wages of $75k, $62k and $58k. Many high wage earners are leaving the County for employment. Source: Utah State Tax Commission, U.S. Census Bureau, Division of Workforce Services (2017)



Goals + Policies + Economic Development

Goal 1. **Define the Core.** Maintain Grantsville's Main Street as the primary retail commercial, office and business area.

1. Formulate standards so that new commercial uses are encouraged to locate in the Main Street Corridor, including protecting the existing residential uses. 2. All new commercial or mixed-use developments will be designed and constructed in a way that will promote the existing characteristics of the historic architectural styles of Grantsville.

Goal 2. **Priority Areas.** Recognize economic opportunity areas identified by the community and prioritize them for long-term development.

1. Zone priority areas selectively and focus incentives and investments in those areas. 2. Grantsville City will create an economic development / industrial policy and reevaluate it annually.

Goal 3. **Administrative Business Incentives.** Grantsville is a business-friendly community that actively seeks ways to encourage business.

1. Streamline the development process for priority businesses (like restaurants and office space). 2. Utilize incentives for desired businesses, specifically ensuring that necessary services are provided within the community. 3. Grantsville will continue to maintain a quick and efficient business and development permitting process. 4. All commercial and industrial developments will provide adequate buffer and screening treatments to protect the desirability and amenities of adjoining properties.

Strategies - Economic Development

1. Designate a council member who is responsible for business recruitment, relationship, or regulations that fit the local economy. 2. Develop an incentive program to attract retail businesses of greatest leakage including auto sales, general merchandise stores, and building & garden. 3. Develop incentive programs to keep jobs local. Encourage greater investment in broadband capacity to keep jobs local. 4. As resources become available, work with the Salt Lake Chamber of Commerce to receive the Governor's award for being a business-friendly community. 5. Identify, inventory, and assemble underutilized parcels for redevelopment within the commercial corridors and nodes.

Transportation
Conditions Prior To Implementation (Transportation)
Future Transportation Map
Impact Fees + Traffic Impact Studies
Roadway Design
Access Management
Active Transportation + Public Transportation
Roadway Placement
Goals + Policies + Transportation
Strategies - Transportation

Conditions Prior To Implementation (Transportation)

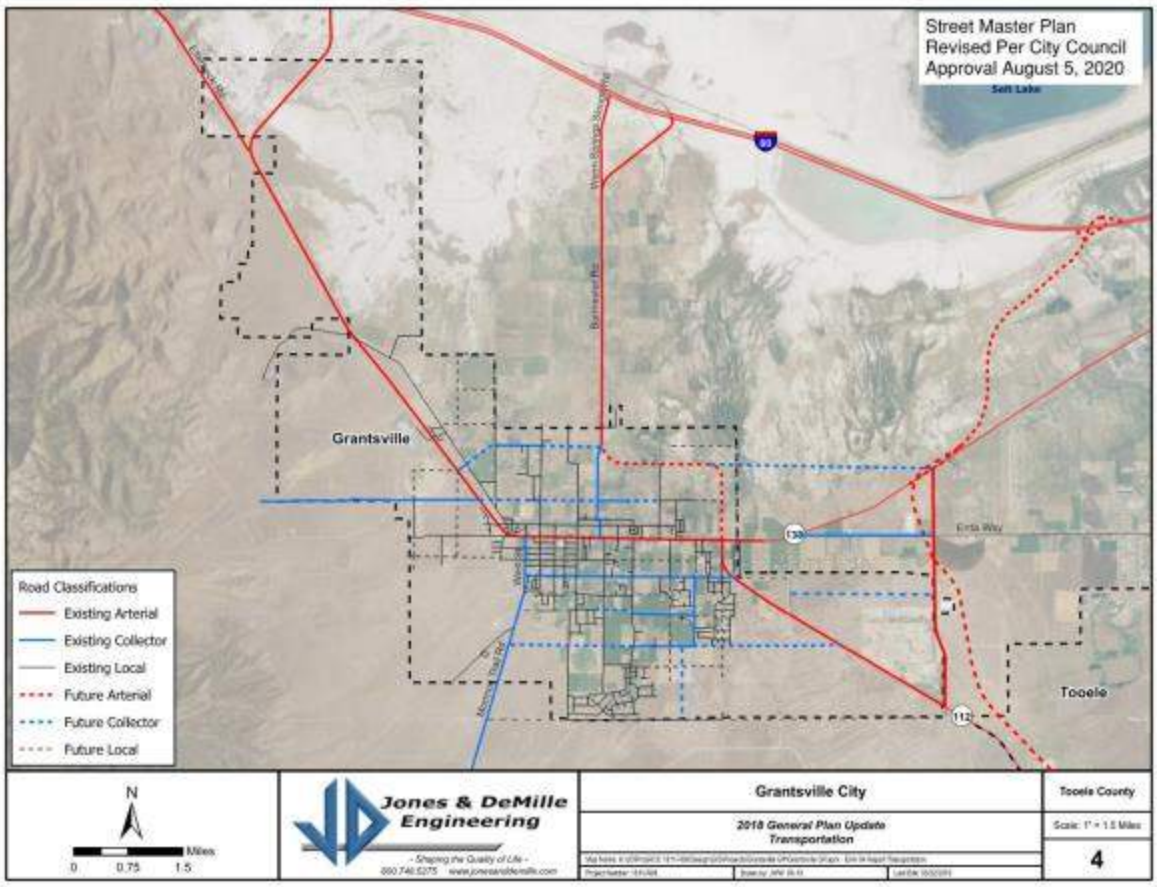
It is essential to analyze and recommend roadway improvements based on an understanding of the historical land use patterns within Grantsville. Land use develops along transportation corridors and typically shapes and follows the future land use plans identified by the City.

Grantsville last updated its transportation master plan in 2005. The following highlights summarize the state of the transportation network in the City:

- Most of the roadways in Grantsville are two-lane roads. Most of them are between 26 and 70 feet of pavement, though some are significantly larger.
- SR-138 currently serves as the major route in and out of the valley, classifying as an arterial or primary route. The Utah Unified Transportation Plan has identified road widening projects for both SR-112 and SR-138. While they are being upgraded, they still have the same capacity bottleneck at I-80.
- UDOT estimates that between 2015 and the end of 2018, there have been just over 300 vehicle accidents within city limits (with most of these accidents occurring on Main Street). In contrast, the Stansbury Park area saw 1,139 and Tooele City area saw 2,128 over the same time period.
- The Tooele County Transportation Plan that was adopted in 2015 did not recommend any new major roadways or transportation corridors within Grantsville. As a result of this, it is recommended to re-evaluate the needs for roadway within the city based upon new growth-demand modeling.
- Recognizing the potential bottlenecks in the valley's network, UDOT and Tooele County collaborated to create "Tooele Traffic," an online resource with real-time information on traffic information and road conditions.
- Maintenance of the existing transportation facilities and construction of new facilities come primarily from revenue sources that include the Grantsville general fund, federal funds, and State Class C funds. Financing for local transportation projects consists of a combination of federal, state, and local revenues. However, this total is not entirely available for transportation improvement projects, since annual operating and maintenance costs must be deducted from the total revenue. In addition, the City is limited in its ability to subsidize the transportation budget from general fund revenues.
- There is a clear need for more ways to access Grantsville generally. The new Midvalley Highway will do this as well as provide opportunities for broadening the local economy in the area.

Future Transportation Map

This plan has looked at the major circulation patterns required by the land uses presented in this plan. The map in this chapter shows major arterial, major collector and collector roads. This map is a schematic plan only and the final alignment of all roadways will be determined by specific demands of each area.



Impact Fees + Traffic Impact Studies

Grantsville does not currently have a street impact fee for transportation improvements. The impact fees can assist in building the necessary roadway improvements to handle the increased growth and mitigate congestion that is currently being realized on the roadways in the City. Proposed roads on the future roadways map and maintenance of existing roads can be funded by these fees.

As part of furthering this plan and deciding how to use funds wisely, Grantsville City will require an impact fee for any new development and a Traffic Impact Study (TIS) for larger developments. A TIS is a specialized study of the impacts that a certain type and size of development will have on the surrounding transportation system. It is specifically concerned with the generation, distribution, and assignment of traffic to and from a new development. Since residential and private roads are not part of the Future Roadway map, TIS reports allow the City flexibility when deciding these smaller road locations.

Roadway Design

A safe transportation system is one of the top priorities of Grantsville. New roads should be designed to give proper access to emergency vehicles and should be well maintained. Also, roadways and walkways should be designed in a way that all people can equally access and use the transportation system.

Specific areas of concern are residential neighborhoods and schools. A reduction in the use of cul-de-sacs should be emphasized in order to provide greater traffic circulation. Streets that serve schools should incorporate traffic calming devices and have well-designed pedestrian street crossings. Minor collectors should maintain the current grid system.

Overall, the roadway network should focus on connectivity. This means that block sizes should not be too large, and important collectors should not dead end or terminate in a cul-de-sac. This is best achieved by utilizing a hierarchical grid system of roadways, which Grantsville already has in some parts of the City.



Access Management

A critical factor to the safety and function of the transportation system is access management. Access management is the practice of coordinating the location, number, spacing and design of access points to minimize site access conflicts and maximize the traffic capacity of a roadway. Techniques include signal spacing, street spacing, access spacing, and interchange to crossroad access spacing.

Since the main road through the City is a state highway, the City cannot control access on it. On local collectors, the City can focus on more access to slow down traffic and minimize cut through traffic as the state highway becomes more congested.

Future commercial and high-density residential development along Main Street should anticipate access management requirements from UDOT.

Active Transportation + Public Transportation

If done correctly, public transportation services can reduce traffic on roads. Utah Transit Authority (UTA) currently has limited plans for public transportation expansion within the City of Grantsville. As the city continues to increase in density and population, Grantsville intends to work with UTA to review the need based upon future growth demand.

Essential to this system is connectivity to areas outside of the City's boundaries on a regional scale. Though not currently included in the Wasatch Choice: 2019-2050 Regional Transportation Plan, Grantsville intends to be involved in studies that are conducted to determine regional transportation investments.

Often those who use public transportation need to bike or walk from stations to their destinations. Therefore, Grantsville considers an optimized transportation system to be one with transit investments that also include bike and pedestrian infrastructure.

Roadway Placement

Currently the community is experiencing growth around the periphery of the municipal boundary. As this development trend continues to take place within the community roads that were designed and located for neighborhood usage will become arterial or collector roads. This expansion of traffic along the roads will require one of two options to be completed: (1) to enlarge roadways or (2) to add new roads. As this requirement becomes a necessity, the public will need to be petitioned for input about roadway placement.

Goals + Policies + Transportation

Goal 1. **Provide for the existing and future transportation needs.** Develop and maintain transportation systems of adequate size and capacity to serve the existing and projected permanent and peak population in all areas of the city.

1. Street paving and pedestrian surfacing materials should be economical, serviceable, and easy to repair. The variety of surfacing materials should be kept to a minimum.
2. The parking policy shall be to require on-site parking enough to meet the anticipated parking demand of proposed development.
3. The City will require necessary transportation improvements, including adequate right-of-way dedications, and other transportation facility enhancements, concurrent with development approvals to adequately serve the development.

Goal 2. **Connect local transportation facilities with regional transportation systems.**

1. Maintain close relationships and cooperation with organizations that have transportation implementation/planning responsibilities, such as UDOT, Tooele County, and WFRC in order to stay informed of planned future transportation developments and communicate the needs of the community.
2. Maintain the ability to provide fire and ambulance protection, delivery and public transportation service in all areas of the city.
3. Coordinate with UDOT for Park & Ride lots.

Goal 3. **Develop a comprehensive transportation system.** Incorporate many modes of travel, including private vehicle, mass transit, pedestrians and bicycles.

1. Access for the disabled shall be addressed in all public improvements.
2. Provide a pedestrian-oriented sidewalk, path and trail system that offers convenient access throughout the entire city.
3. Walking and biking will be a practical and enjoyable means of travel within the City with the provision of safe sidewalks and multiple use trail system (including ATV and equestrian users).
4. Consult the Tooele County Active Transportation Plan when considering transit and active transportation investments locally.

Goal 4. **Maintain a functional and visually appealing streetscape.** Parking, pedestrian, landscaping, plaza and street furnishing improvements should be designed to accommodate four-season weather conditions.

1. Provision should be made for future undergrounding of utility services.
2. No new above-ground utility service lines will be created.
3. Landscaping within the right-of-way shall be reviewed on a case-by-case basis relative to

existing and future right-of-way uses and should employ native species where possible.
4. Property owners that have lots fronting on rights-of-way should be responsible for landscaping maintenance (e.g., along sidewalk planting strips).

Goal 5. **Public participation for roadway design** - As new roadways are located or as roadway classifications are expanded, it is recommended to complete the following:

1. Undertake a transportation master plan update.
2. Coordinate with the public to identify concerns residents may have.
3. Reach a compromise about locations and roadway designs that are implemented.

Strategies - Transportation

1. Continue a regular maintenance program of pavement preservation methods such as chip sealing, crack sealing, pavement sealing, and overlays on existing roadways to maintain roadway integrity.
2. Establish a street impact fee for new development.
3. Consider requiring a Traffic Impact Study for any new, significant developments.
4. Incorporate appropriate site planning criteria into the development approval processes.
5. Adopt a program of street and highway landscaping (i.e. street trees) to enhance the appearance of the City's circulation system.
6. Convene local community volunteers to make recommendations on safe bicycling infrastructure (bike lanes, widen shoulders, share the road signs, etc.) on local streets.

Housing
Conditions Prior To Implementation (Housing)
Moderate Income Housing
Future Demand
Goals + Policies - Housing
Strategies - Housing

Conditions Prior To Implementation (Housing)

Assessing a community's housing stock in a general plan ensures that future housing needs are addressed before the issues of supply, cost, and quality become problematic. Grantsville is a city of quality housing stock and a welcoming population. Members of the Grantsville community share the goals of high quality and accessible housing. This can be achieved by allowing diverse housing styles that blend aesthetically with neighboring structures and land uses.

Moderate Income Housing

Grantsville completed their biennial report on moderate income housing in 2018, and the new state model was run for this plan update. The following is a summary of its findings.

- The housing profile of Grantsville's total population in 2017 was roughly 84% in owner-occupied units, and 16% in rental housing units.
- The population in both owner-occupied and rental units is expected to increase over the next five years, but the number of owned units will likely far outpace rental units (+45% and +15% respectively).
- As expected with the new housing developments in Grantsville since 2010, the number of households that own their housing without a mortgage has declined and will continue to do so.
- Occupancy rates for rental units has been and is expected to remain very high.
- Median housing costs for owner occupied housing are currently (2017) estimated to be $1,277 and median gross rents are at $815 per month.
- The median household income for City residents is estimated to be at $66,478. Those in owner-occupied units are reporting $71,609, and those in rental units report $31,042.
- Utah Statute requires cities to evaluate their housing opportunities for those earning 80% of the "area median income." Tooele County's household AMI is approximately $74,000 for households that are between 3-4 people, and 80% of this amount is $59,200. Under the assumption that appropriate housing costs should not exceed 30% of a household budget, then the City should look for ways to support housing development that is as, or more affordable than, what is in the market currently.

Future Demand

While petitioning input from the community and working with the local elected officials, it became evident that the housing stock within the community is not necessarily considered affordable for all individuals specific needs. To remedy this, affordable housing needs will be reviewed, and adequate options will be provided for all individuals or families as required by state law. Future demand will be matched with the community housing forecast and a preference be placed on affordable housing alternatives. Infill development should be preferred for affordable housing, offering a cost reduction to developers and even potentially a streamlined process for approvals.

Goals + Policies - Housing

Goal 1. **Housing Stock.** Grantsville seeks to develop a variety of housing opportunities.

1. Support the development of single-family dwellings, multi-family dwellings, and retirement housing.
2. Encourage a variety of housing and residential opportunities by establishing and providing a range of allowed residential densities and lot sizes [as per UCA 10-9a-403(2)(b)(iii)(A)].

Goal 2. **Moderate Income Housing.** Grantsville seeks to equitably provide housing opportunities for its residents.

1. Grantsville will continue to monitor the supply and demand of the local housing market to ensure that the needs of residents are met, and that housing stays affordable through regulation and incentives.
2. Continually evaluate the land use regulations of the City to ensure they work to achieve the purposes of this Plan.
3. The City will work to provide opportunities to live in safe, habitable and affordable housing.
4. Work with other agencies to provide moderate income housing for City residents [as per UCA 10-9a-403(2)(b)(iii)(P-U)].
5. Encourage the preservation of existing housing to provide opportunities for moderate income housing [as per UCA 10-9a-403(2)(b)(iii)(L)].

Goal 3. **Accessory Dwellings.** Grantsville will consider including additional types of accessory dwellings permitted within city boundaries.

Goal 4. **Encourage affordable housing.** Affordable housing must be matched to the average income for residents.

1. Incentivize a variety of affordable housing options to ensure all families, individuals and couples have an equal opportunity.
2. Encourage infill development within the downtown core (as defined on the future land use map) [as per UCA 10-9a-403(2)(b)(iii)(F)].

Strategies - Housing

1. Review height, viewshed, preservation of open space, and historic preservation policies and ensure that they are not barriers to affordable development within City.
2. Continue to work with nearby municipalities to ensure that workforce housing and transportation for employees is provided.
3. Consider Public Private Partnership opportunities for the City and major employers to provide subsidized employee housing.
4. Provide additional multi-family housing infill along Main Street corridors and immediately adjacent cross streets.
5. Consider ordinance relative to changes to the amount of land that is zoned to allow accessory units to create more rental opportunities.
6. Consider working with developers to use state low-income housing tax credit funds to subsidize affordable apartment developments.

Recreation + Open Space
Conditions Prior To Implementation (Recreation + Open Space)
Recreation Plan
Special Protection Areas
Recreation Spaces
Potential Improvement Opportunities
Goals + Policies - Recreation And Open Space
Strategies - Recreation And Open Space

Conditions Prior To Implementation (Recreation + Open Space)

Grantsville desires to maintain and cultivate recreational opportunities that serve the interests of residents and visitors. These recreation opportunities greatly enhance the quality of life for our residents. Highlights of existing conditions include:

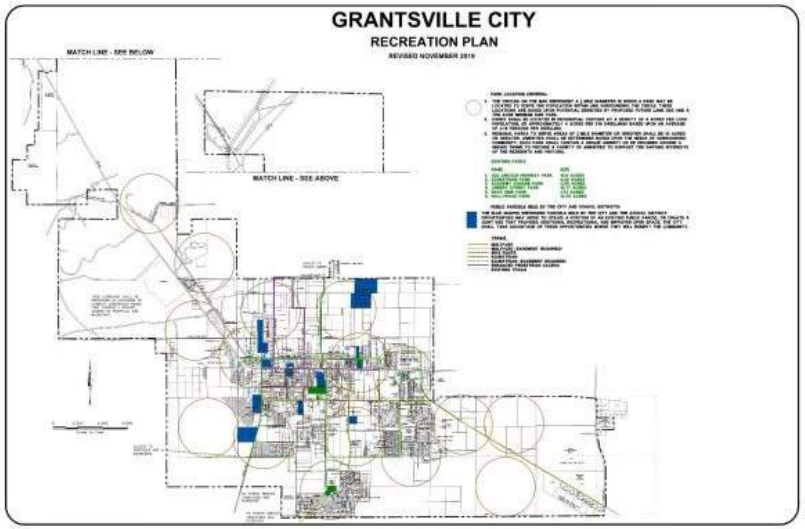
- Convenient Access - Recreational assets surround the community and are quickly accessed through pedestrian, vehicular, and bicycle access.
- Ample land (privately held) is available around the perimeter of Grantsville, allowing for expansion of recreational opportunities into regional amenities (i.e. trails along foothills) if the community desired to expand these opportunities.
- Parking at recreational facilities is limited, causing ingress and egress issues.
- Recreational opportunities are bound by roadways, limiting the potential uses.
- Many residents voiced concerns that there are not a lot of after-school options for youth and consider a “Rec Center” as a solution.

2019 Park Facilities

Location	Acreage
Academy Sq.	0.65
City Hall	0.5
Clark Farm	0.25
Lincoln Park	0.9
Museum	0.3
Shops	0.11
Cherry Street Park	15.77
Cemetery	7.02
Clark Cemetery	1.7
Hollywood Park	10.75
East Side Park	1.74



Recreation Plan



Special Protection Areas

State statute requires that general plans "identify and consider each agriculture protection area" Utah Code §10-9a-403(2)(c). Statute also requires the plan to recognize industrial and/or critical infrastructure materials protection areas. These protection areas are a section of land that has a protected, vested use of an agriculture, mining, or industrial nature for a period of 20 years. Under state statute, a community must appoint an advisory board that reviews requests from private property owners that want to establish a protection area. A final decision is then made by the legislative body, and it is registered with the Utah Division of Agriculture and Food (UDAF). During the 20 year period, the land and use is protected from rezoning, eminent domain, nuisance claims, and state development.

The Steering Committee involved with the development of the 2019 plan update were not aware of any parcels within city limits that have been formally designated as agriculture, industrial, or critical infrastructure protection areas. The City is interested in working with property owners that are considering the need for these designations before the process is formally initiated.

Recreation Spaces

Currently, Grantsville has several regional and neighborhood-scale recreational spaces available for the public. Recreation is currently being completed on both municipal-owned and privately held grounds. Parks and other recreational spaces are in acceptable condition, yet there appears to be significantly more demand for this space than space is available to utilize. Recreational spaces are inadequate for sports leagues to have practices or games, specifically baseball, softball and soccer.

The National Recreation and Park Association (NRPA) has developed standards for parks, recreation and open space development that are intended to guide communities in establishing a hierarchy of park areas. The general standard established by the NRPA for park acreage per 1,000 people is between 15 and 17 acres, or 1.5 to 1.7 acres for every 100 people. Grantsville will use 4 acres per 1,000 people as the standard for future park planning due to the large lot sizes that are prevalent within the community. Future park planning should involve an analysis of total acres as well as activity amenities (i.e. pickleball, playgrounds, etc.).

Potential Improvement Opportunities

Ensuring that the community retains the recreational assets that will draw users to the site is of vital importance. To improve the amenities that are available, it is recommended to provide the following elements:

1. Interconnected recreational opportunities - specifically trail linkages.
2. Centrally located "regional parks" renovations. These parks are typically 15-25 acres in size and offer a myriad of opportunities for recreational enjoyment.
3. Local neighborhood park renovations. These parks are roughly 2-5 acres in size and are focused around a green space and small exercise facility to encourage use by younger children.
4. Installation of bike lanes throughout the community.
5. Develop a city-wide parks and recreation plan and incorporate the priority projects into the city's capital budgeting process. This plan should also include an inventory of property that is currently owned by the city.

Goals + Policies - Recreation And Open Space

Goal 1. **Improvement and Maintenance of Open Space.** Grantsville seeks to maintain recreation facilities and natural assets to improve the quality of life and area property values.

1. Protect air quality, groundwater and surface water resources, drinking water resources, and soils within the City.
2. Use citizen volunteers for select maintenance projects.
3. Maintain a park funding program to ensure that the funds are available to improve and maintain dedicated parkland and acquiring park acreage.

Goal 2. **Improve Recreation Opportunities.** Grantsville encourages the development and maintenance of parks with quality recreational facilities that connect all parts of the community.

1. As resources are available, work with the county and neighboring communities to provide programs for a variety of passive and active recreational opportunities for all area residents.
2. As resources and opportunities allow, obtain land and facilities as they become available and/or ahead of need for subsequent improvement to meet future recreational and open space needs in community expansion areas.
3. All park improvements will be universally accessible as much as possible.
4. Provide a connected and useable open space network.
5. Establish open space guidelines and maintenance options for existing and future open space areas.
6. All new developments will be required to contribute to the provision of open spaces within the City, either through onsite reservation, where appropriate, offsite contributions, or payment in lieu.
7. Increase prescribed play spaces for sporting teams or events, specifically soccer, baseball, softball and other sports.
8. Play structures/areas shall meet and/or exceed all current CPSC, ASTM, IPEMA standards, and ADA requirements.

Goal 3. **Public/Private Cooperation.** Grantsville supports public/private cooperation in developing recreation and open space improvements, services, and facilities.

1. Encourage residential and commercial developers to improve and/or construct recreational facilities in lieu of paying fees for developments that will generate need beyond current recreation infrastructure capacity.
2. Support the arts, emphasizing the potential of the arts to add to the quality of life of City residents.
3. Support and promote the growth and enhancement of the facilities and programs of local museums.
4. Consider granting a density bonus which will encourage developers to provide fully built out parks and recreational facilities. Play structures/areas shall meet and/or exceed all current CPSC, ASTM, IPEMA standards, and ADA requirements.
5. If developed parks are within ¾ of a mile from a proposed park, require developers to provide funds to maintain and improve the existing park.

Goal 4. **Park Acreage Acquisition Plan.** Grantsville will develop a plan to acquire land for the development of regional parks and recreational amenities through option or right of first refusal contracts, use of fee-in-lieu payments and grant opportunities.

1. Use option or right of first refusal contracts with landowners to secure acreage for future parks as property becomes available.
2. Develop a plan for using fees acquired from “fee in lieu” payments as development continues.
3. Seek grant opportunities to purchase land for regional parks and recreational amenities.
4. Set standards for regional/ neighborhood parks and recreational facilities.

Strategies - Recreation And Open Space

1. Formulate a coordinated, multiple-use trails plan that may be implemented on City-owned property and as a requirement of development approval, include trails with a maintenance plan that connect all areas of the city through natural areas.
2. Seek out state funds for recreation programs and facilities.
3. Acquire right-of-way for trail network as a new development is proposed.

Infrastructure + Public Facilities
Introduction (Infrastructure And Public Facilities)
Culinary Water
Secondary Water
Water Sources
Natural Gas
Wastewater System
Power
Sanitation
Schools
Emergency Preparedness + Resilience
Anticipated Changes
Goals + Policies - Infrastructure And Public Facilities
Strategies - Infrastructure And Public Facilities

Introduction (Infrastructure And Public Facilities)

The City of Grantsville recognizes the need to provide capital facilities within the City to protect the health, safety, and property of the City and its citizens by maintaining the level of service for future generations which Grantsville City's residents, industries, and businesses have enjoyed.

The purpose of the public facilities chapter is to explain the various public facilities and services within the city, such as water and sewer. These services represent the public's investment in the development and operation of Grantsville. The public facilities chapter should be reviewed periodically and updated as necessary in order to meet the evolving needs of the City.

Development in the future will cause a demand for more public utilities. Estimates can be made about the demand that will exist in the future for these services based upon population projections and other information.

Culinary Water

Water planning and the efficient use of water is a city-wide priority. Grantsville City has five (5) water sources, four (4) water storage tanks, and a distribution system consisting of pipelines ranging from 4-inches to 16-inches in diameter. The City's current distribution system meets the City's required level of service.

Deseret Peak has existing culinary water rights that have been deeded to the city.

Secondary Water

The Grantsville Irrigation Company provides secondary water, but it is limited to the supply available.

Water Sources

Grantsville City holds water rights available for municipal, recreation, and irrigation use. The City has also acquired other minor culinary water rights via standard development policy.

A sole source aquifer is defined as providing at least 50% of the drinking water to the population residing above the aquifer. Service areas of an aquifer are typically defined by well location. The term applies to projects that receive federal financial assistance and have the potential to contaminate a sole source aquifer in a manner that creates a significant hazard to public health. These aquifers are of critical importance for the people of Grantsville City.

Water source protection plans delineate protection zones according to state standards. Water source protection zones were created by the state specifically as a tool for local governments to adopt local ordinances that protect public drinking water. State rules and water source protection plans provide standards specifically for land uses authorized by local governments.

Natural Gas

Grantsville City residents purchase their natural gas directly from Dominion Energy. Currently, there are no concerns about supply.

Wastewater System

Grantsville City's wastewater collection system consists of trunk lines, interceptor lines, lateral mains, force mains, and

three lift stations. The sewer lines range from 8 to 18-inches. Wastewater is treated at the City's wastewater treatment plant located in the northeast corner of the City off Race Street. Wastewater is conveyed to the treatment plant and central trunk line through a series of interceptor pipelines and lift stations.

Future development will require expanding the wastewater system to accommodate the new growth. There are areas of the community that cannot be serviced by the currently existing system.

Power
Rocky Mountain Power supplies Grantsville with electricity.

Sanitation
Solid waste is hauled by franchised waste haulers in the city (currently Ace Disposal).

Schools
Grantsville recognizes that it doesn't have statutory authority over the location and design of public schools. However, the City wants to continue to work with the School District to identify preferred areas for new facilities.

Emergency Preparedness + Resilience
Grantsville City has a police department, including animal control, and a fire department, but contracts outside providers for its ambulance services. The City assesses impact fees for public safety capital improvement projects and future debt service related to these capital improvement projects.



Anticipated Changes
● Predicting growth in a city is difficult due to a myriad of factors that influence it; however, there are some indicators that provide clues. In general, consideration for distribution of growth over the six planning areas has been based on proximity to infrastructure, historic growth patterns, proposed future development, and input from the City. ● In 2016, the City noticed that most of its new development was occurring in a localized area and not as evenly spread as anticipated in 2012. The City's experience leads them to believe that the population projection numbers are still expected, but the locations of development may require additional infrastructure or improvements to existing infrastructure to serve the accelerated growth on the south side of the City. ● The City's recent capital facilities plan and impact fee analysis included a rate study. The plan recommends slight increases to water and sewer user fees in order to maintain a positive fund balance. ● The City's capital improvements plan also anticipates the need to construct a new Public Works facility. The project costs for the Public Works facility would be funded by the water and sanitary sewer utility. ● With the growth of the Flux and West planning areas, an upper pressure zone water line connection will become more important between the City's existing culinary water tanks and sources. This will provide more evenly

distributed fire and demand storage to the different areas of the City. ● The City will need to serve the Flux & West planning areas with sewer to avoid a proliferation of septic systems that may contaminate / pollute the aquifer.

Goals + Policies - Infrastructure And Public Facilities

Goal 1. **Provide quality public services.** Grantsville City will seek to adequately provide services to City residents by:

1. Protecting water sources from potential threats. 2. Developing and maintaining an accurate, fully-functional system for planning and infrastructure information (i.e. ArcGIS Online). 3. Exploring more opportunities to provide culinary and secondary water to residents that currently do not have access to it. 4. Ensuring that any future land uses do not jeopardize water source protection zones. 5. Not permitting large commercial or residential developments on septic systems and encouraging these uses to be located close enough to the sewer systems to connect. 6. Updating the current subdivision and site plan ordinances to require adequate planning for drainage and stormwater runoff. 7. Improving traffic along Main Street by allowing alternative transportation and reducing traffic speeds. 8. Ensuring all land use, infrastructure, service and resource allocation decisions shall be found to be consistent with the City General Plan recommendations and goals. 9. Formulating, and annually updating, a Capital Facilities Plan. 10. Appropriately maintaining the City's existing capital facilities. 11. Updating and monitoring the City's public improvement and construction standards. 12. Encouraging development within areas of the City where required infrastructure already exists. 13. Identifying and evaluating potential public safety hazards involving vehicular and pedestrian hazards and prescribing corrective actions. 14. Requiring configurations, designs and other development options that maximize safety of City residents and property in all development applications.

Goal 2. **Complete a detailed analysis of existing water resources and availability to meet development needs.**

1. Work with regional authorities or consultants to prepare a detailed study itemizing the availability of water. 2. Review water availability and projected demand growth to ensure that ample resources are available to support development.

Strategies - Infrastructure And Public Facilities

1. Create a set of recommended and desired amenities within the community and work towards acquiring or creating the necessary infrastructure for such assets.

2. Expand the Capital Facilities Plan to include "roadmap" for the next ten (10) years of the municipality, focusing on:

a. Prioritized capital improvements projects b. Sidewalk and roadway improvements projects c. Recreational amenity creation within ½ of a mile of each residential structure d. System expansion and creation of a new sewer plant e. Expanded water system to NW quadrant of the City

3. Explore transportation options for critical corridors within the community, increasing transportation options. 4. Improve existing streets and reserve R.O.W. (right of way) for future streets.

APPENDIX

Implementation Recommendation - Zoning Code Update
Implementation Recommendation - Roles + Responsibilities
Implementation Recommendation - Best Practice Ideas

Implementation Recommendation - Zoning Code Update

The role of the general plan is to provide vision, direction, and rationale for the land use policies and capital improvements of the city. It is critical that the zoning ordinance aligns with the general plan to ensure a transparent development regulation.

As part of the 2019 plan update process, the consulting team conducted a review of the existing land use ordinance. The overall conclusion is that Grantsville should undertake a comprehensive and thorough update of its ordinances as resources are available. This will be a major undertaking, and until it can be done completely, the team recommended changes that would help improve the alignment in some of the most critical issues.

The recommendation report is available at these links:

Zoning Report (.pdf) https://tinyurl.com/GvZoningReport-PDF

Zoning Report (.docx) https://tinyurl.com/GVZoning-docx

Implementation Recommendation - Roles + Responsibilities

In order to encourage and facilitate implementation of the general plan, the consulting team developed a summary of recommended roles and responsibilities. This matrix can be found at the following link:

- Roles and Responsibilities https://tinyurl.com/GVRoles

Implementation Recommendation - Best Practice Ideas

IDEA 1 - Improve Plan And Budget Integration
IDEA 2 - Community Clean-Up Initiative Enforcement
IDEA 3 - Agenda Alignment
IDEA 4 - Adequate Public Facilities (Concurrence)
IDEA 5 - Development Process Flowchart

The following ideas are suggestions of implementation best practices. The City is not obligated to implement any of them or consider them policy.

- IDEA #1 - Improve Plan and Budget Integration
- IDEA #2 - Community Clean-Up Initiative Enforcement
- IDEA #3 - Planning Commission Agenda Alignment
- IDEA #4 - Adequate Public Facilities (Concurrence)
- IDEA #5 - Development Process Flowchart

IDEA 1 - Improve Plan And Budget Integration

Budget is policy, and planning without investing in its implementation is largely a waste of everyone's time. City leaders need to first develop a baseline of what their strategic priorities are, and then deliberately update this vision over time.

- Host an annual pre-budget retreat with the commission and administration. The City Council and Planning Commission should meet for a joint session before any budget requests are considered. The purpose of this meeting would be to review the City's long-range goals.
- Conduct a biannual "Discovery" event. An outside party could facilitate a "discovery" discussion for existing and prospective City Council members (and anyone else in the public that is interested). The intent of this event would be to increase awareness of how cities work by describing systems, explaining rules, and sharing best practices. If done near the deadline for candidates to file in the summer, then the outcome of this event would be a more informed election in the fall. It can be assumed that an investment in "taking the long view" like this will result in better policy and budgets into the future.

IDEA 2 - Community Clean-Up Initiative Enforcement

Update the land use code to outline a clear process for enforcing clean-up efforts:

- establish a clear definition of what needs to be cleaned-up
- review staff capacities, including enforcement personnel and attorney staff time
- outline roles and responsibilities in responding to citizen complaints
- create a method to document violations
- establish deadlines for clean-up
- establish a cost recovery system for City-initiated efforts on properties in violation
- explore ways the City can assist cleanup initiatives by supporting disposal efforts

IDEA 3 - Agenda Alignment

Although every community is different in the details of how it operates, the one thing they have in common is a council / commission that makes decisions that affect the whole enterprise. Because they must deal with several short-term issues, it is easy for them to lose focus on any kind of long-term strategy.

Municipalities need a way to standardize the implementation of their long-term goals. The way to do this is to keep the goals in front of everyone (especially the commissions) when they are facing decisions.

- Incorporate the long-term goals into their regular meetings. Format the agenda so that each discussion item is categorized under one strategic priority. Those issues/items that don't help achieve a priority goal are moved to the bottom.
- Formally establish an "implementation champion". Assign someone on the City Council or Planning Commission to monitor the implementation of the plan's goals and strategies. Require a public report to be created quarterly.

IDEA 4 - Adequate Public Facilities (Concurrence)

The adequacy and availability of public facilities and services to support growth and development has become a key issue in most areas, both because of the financial implications as well as the effect on the timing of development.

A concurrence system requires that prior to the issuance of a land development permit, the applicant must demonstrate that all necessary public facilities and services are available and adequate at a specified level of service (LOS) standards.

The "adequacy" requirements provide that, for a development project to be approved, infrastructure must be conform to level-of-service standards in the General Plan.

The availability requirement establishes where needed public facilities or public facility capacity is indeed available for use by the proposed development. Unlike other resources which are sometimes used to ensure carry capacity, infrastructure capacity is not static. It is increased as new capital improvements are added, and, it is decreased as other development comes on-line. Development approvals can be denied, deferred, or recommended for phasing in order to keep infrastructure capacity and utilization in proper balance.

IDEA 5 - Development Process Flowchart

A clearly-defined approval process will facilitate better understanding of the City's requirements for development approvals. This will help applicants understand what is expected of them and might even help the City ensure due process.

These flowcharts could be incorporated into brochures and development applications. It is important that the process is also formally incorporated into the land use ordinance.

APPENDIX PART 2

Community Surveys
Regional Context + Anticipated Changes (Appendix 2)
Community Characteristics (Appendix 2)
Socioeconomic Indicators (Appendix 2)
Opportunities + Constraints (Appendix 2)

Community Surveys

A series of community surveys were conducted to gather resident feedback about the future of Grantsville. The results from the survey have been used to guide the goals and policies outlined in this plan. This process was completed to ensure that the plan adequately reflects the viewpoint of the residents of Grantsville. Residents were asked questions about the elements outlined in the general plan, identifying areas of interest or concern. One specific question they were asked was what the top priorities of the City should be over the next five years. According to the results, the top five priorities of Grantsville residents include:

- Increasing economic development opportunities within the community
- Increasing public safety along roadways and at community facilities
- Providing necessary amenities to local youth to ensure a safe and drug-free environment
- Improving the financial stability of the city
- Retaining the small town charm that is attractive to Grantsville Residents, while providing necessary resources or services for day to day uses

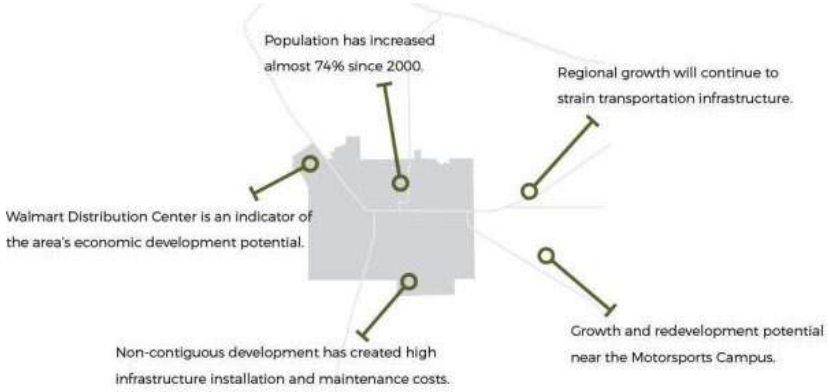
Regional Context + Anticipated Changes (Appendix 2)

Grantsville City is a community that is evolving from a rural/agricultural community into a bedroom community supporting the regional economy and growth hubs within the county. Residents of Grantsville primarily provide a workforce for employment centers outside of the city boundaries, primarily the greater Salt Lake and Tooele Valley areas.

Residents of Grantsville provide a workforce for mineral extraction and waste disposal companies located in the west desert and around the south arm of the Great Salt Lake as well as warehousing, distribution, and manufacturing services located in the Tooele Valley.

Note that unless otherwise noted, all numbers used in this section of the plan are from the US Census, American Community Survey.

- Drivers of change
  - Increasing infrastructure costs to meet demand for residential purposes
  - Limited resources for residential properties, specifically water
  - An abnormally large amount of residential development within the city over the last five (5) years
  - Loss of commercial amenities within the community (clothing stores, sporting goods, etc.)
- Certainties / Uncertainties
  - Certainties - The City of Grantsville has a few certainties that will negatively or positively affect the community:
    - Growth will continue at the current or higher rate
    - Resources will become more scarce as development intensifies
  - Uncertainties - The City of Grantsville has several uncertainties that must be carefully managed to ensure the community vision is met:
    - The effect of growth on the character of the community
    - How closely the rate and location of development follows plan expectations



Community Characteristics (Appendix 2)

COMMUNITY DRAW
GROWTH PRESSURE
RURAL CHARACTER
CONVENIENT ACCESS
SMALL BUT GROWING LOCAL ECONOMY

COMMUNITY DRAW

The City of Grantsville is a small town in Tooele County known for a great quality of life due to its history and preserved traditions. Many residents have chosen to locate and live within the City of Grantsville for its small town

character and family-friendly way of life.

GROWTH PRESSURE

In recent years, the City has witnessed unchecked and unprecedented growth pressures as the Salt Lake Valley continues to expand west in search of increased housing opportunities. Currently, the City is experiencing issues with levels of service caused by the influx of additional residences. As growth continues within the municipality, it is critical that the development be planned and prepared for, ensuring that the quality of life is preserved for current and future residents.

RURAL CHARACTER

Grantsville is known for providing a community comprised of open space, convenient access to the natural environment and a strong sense of community. All these aspects personify the rural character that draws individuals to the community. It is due to these aspects that families are drawn to the community's simpler and safer environment.

CONVENIENT ACCESS

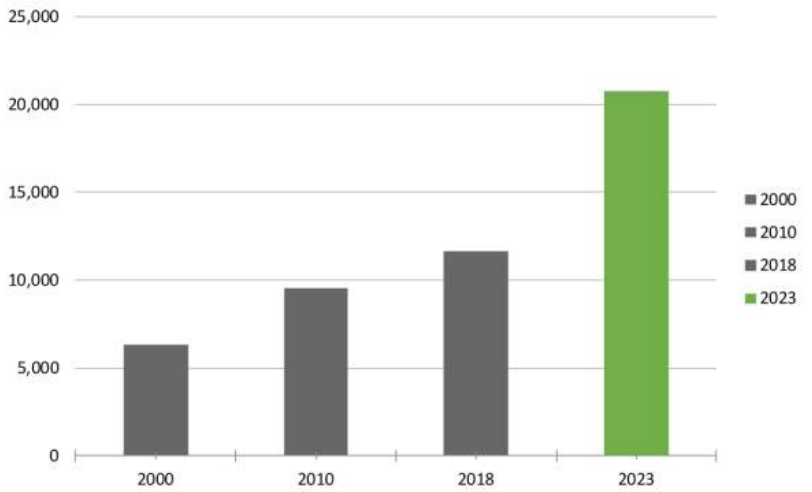
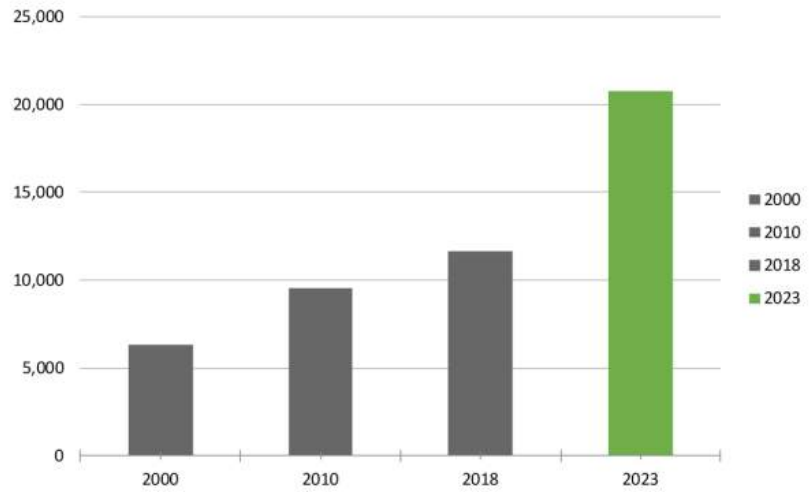
Grantsville is conveniently located within proximity to the regional hub of Tooele, as well as the greater Salt Lake Valley area. This convenient access has allowed Grantsville to witness an increase in residential growth. While this access allows for individuals to live within the municipality and work in another, it also creates issues with retaining adequate services and retail/commercial amenities for community sustainability.

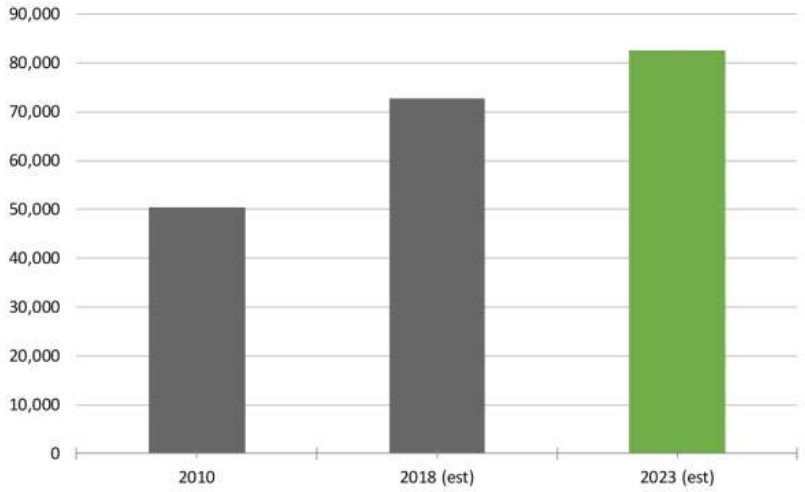
SMALL BUT GROWING LOCAL ECONOMY

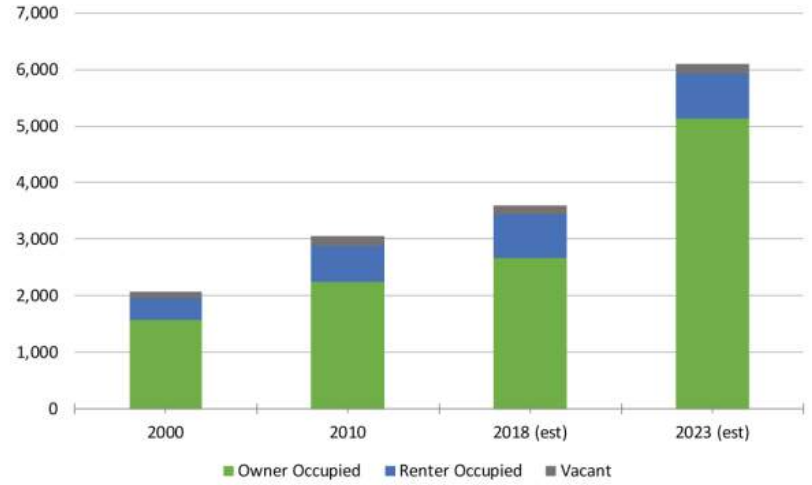
More dollars are staying locally which expands the local economy and reduces reliance upon regional economies. Since 1998, taxable sales have increased by 7.4% per year, outpacing population growth and average inflation costs. Continuing to broaden the local economy keeps jobs closer to home and increase community self-reliance. It should be noted that while there has been a remarkable increase in taxable sales, the multitude of residents still admit to leaving the municipality or ordering online to meet necessary goods or services.

Socioeconomic Indicators (Appendix 2)

Following are key community statistics for the City of Grantsville. The information was collected to assist in developing the land use policies contained in this plan. All the information and graphics are based upon ESRI Living Atlas Database and ESRI Business Analyst Data. Sales tax data was collected from Utah State Tax Commission. Population data was collected from the US Census Bureau. Consumer Price Index data was collected from the US Bureau of Labor Statistics.

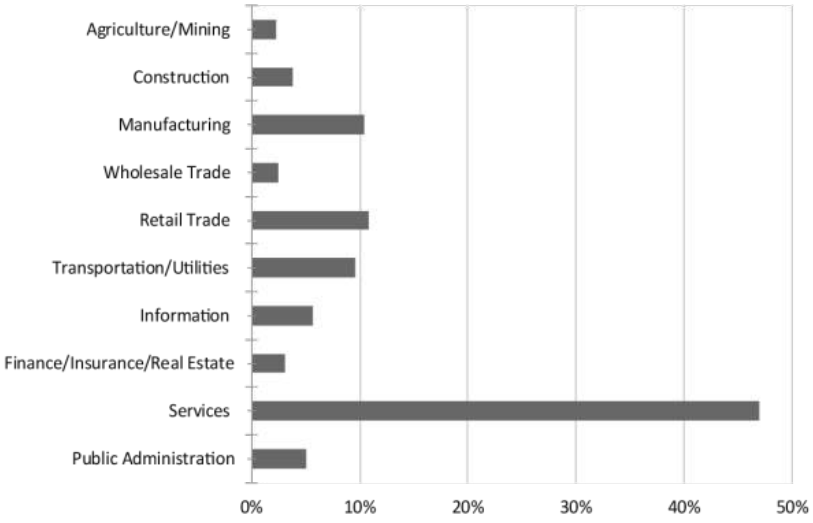
POPULATION	**HOUSEHOLDS**
The 2018 population was 11,193. The rate of change since 2010 was 2.4% annually. The five-year projection for the population in the area is 20,741 representing a change of 12.3% annually from 2018 to 2023. Currently, the median age is 30.7 (the statewide is also currently 30.7).	The household count in Grantsville has changed from 2,874 in 2010 to 3,449 in the current year, a change of 2.24% annually. The five-year projection of households is 5,921, a change of 11.41% annually from the current year total. Average household size is currently 3.36, compared to 3.31 in the year 2010. The number of families in the current year is 2,749.
	
INCOME	**HOUSING UNITS**
The 2018 estimated median household income in Grantsville is $71,796, compared to $67,456 in the county, and $74,181 for the rest of the state. Median household income is projected to be $82,470 in five years. Current per capita income is estimated to be $23,645 in the area.	It is estimated that 74.3% of the 3,592 housing units in the area are currently owner occupied; 21.7%, renter occupied; and 4.0% are vacant. The annual rate of change in housing units since 2010 is 7.48%. Median home values are estimated to be $221,596. In five years, the median value is projected to change by 7.54% annually to $318,729.





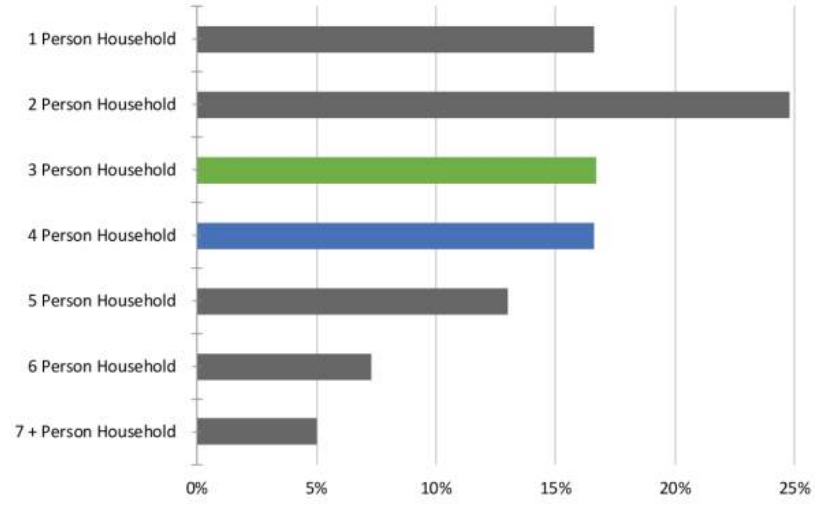
EMPLOYMENT

Employment within the community is currently limited to services and retail opportunities. Many of the trades/professions outlined below illustrate the "bedroom community" where commuters transit to work and return home at night.



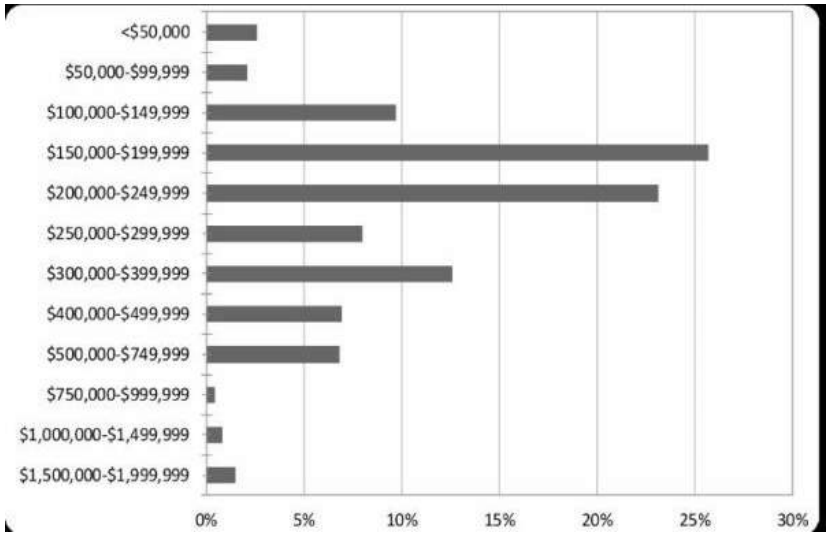
HOUSEHOLD SIZE

Grantsville has an average household size similar to both Tooele County and the State of Utah.

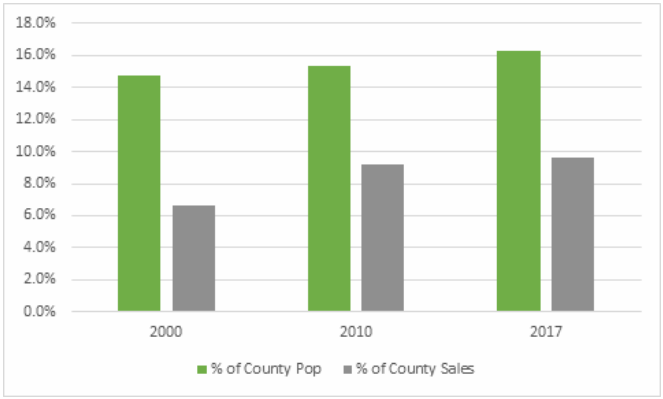


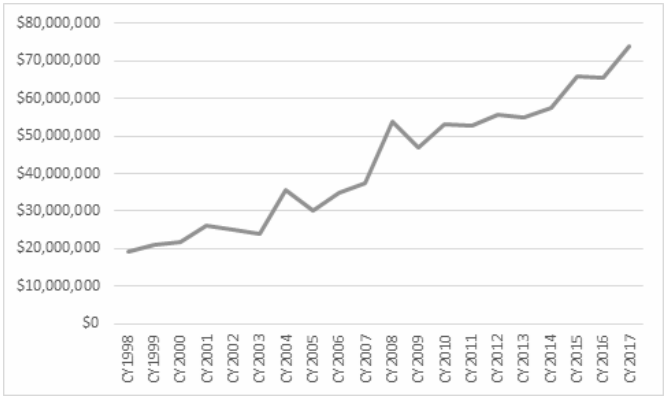
HOUSING VALUES

Housing values within the municipal limits are significantly lower than other regional communities. Due to this, many areas within the community are experiencing additional growth beyond the state average.



TAXABLE SALES AS A PERCENT OF TOTAL COUNTY SALES	TAXABLE SALES INCREASE
The City has increased its share of total County taxable sales at a steady pace since 1998 compared to population growth which means more dollars are staying in the City.	Taxable sales in the City have grown 7.39% annual average growth since 1998. Population growth (3.61%) and consumer price index growth (1.95%) make up approximately half of that increase. The balance represents more money being spent in the local economy.





NOTE: All the information and graphics outlined above are based upon information from the ESRI Living Atlas Database and ESRI Business Analyst Data. Sales tax data from Utah State Tax Commission. Population data from the US Census Bureau. Consumer Price Index data from the US Bureau of Labor Statistics.

Opportunities + Constraints (Appendix 2)

Recreation And Housing
Infrastructure And Transportation
Community Character And Economy

As a result of the various public input strategies utilized, a set of opportunities and constraints were created to provide a clear and defined vision for the community, outlining the potential barriers and assets that will affect the community. Outlined below are the results, broken down by category:

Recreation And Housing

Opportunities	Constraints
● Convenient Access. Recreational assets surround the community and are quickly accessed through pedestrian, vehicular, and bicycle access.	● Recreational amenities are clustered around one geographic region of town. Residents outlined the fact that the most notable, accessible, and improved recreational facilities are located toward the center of town and not easily accessed by new developments.
● Ample land is available around the perimeter of Grantsville, allowing for expansion of recreational	● Recreational opportunities are often bound by roadways. While the roadways provide convenient access to

opportunities into regional amenities (i.e. trails along foothills).	recreational facilities, there are many areas that are wholly defined by roadways or artificial barriers. This is causing "islands" of recreation that are hard to access for pedestrians and bicycles.
● Strong sense of pride and community ownership. Almost two-thirds of Grantsville residents that responded to the public survey have lived there for 10+ years. For the most part, people that moved to Grantsville want to remain there.	● Lack of adequate parking at privately held access points for recreational amenities. Residents noted that parking was not immediately available at trailheads where private landowners controlled access to unimproved trails.
● The family-friendly atmosphere and relationships between community members in Grantsville is an asset.	● Many residents voiced concerns that there are not a lot of after school options for youth and consider a "Rec Center" as a solution.
● Increased Density. Ample areas for increased housing density in the downtown core and immediately adjacent areas	● Lack of Options. Residents are vocal about not having adequate and affordable housing for first-time home buyers or lower-income families.
● Define areas of growth. Define areas of higher density or non-single family housing through codes and restrictions	
● Retain "large" residential lots. While most residents and respondents found it acceptable for increased land-use density within the community core, they desired to retain 1⁄4 or 1⁄2 acre lots for residential uses.	

Infrastructure And Transportation

Opportunities	**Constraints**
● Recent upgrades - The City of Grantsville has recently completed numerous upgrades to the infrastructure systems throughout town, specifically the water and sewer lines under Main Street, as well as its natural gas system soon.	● Hwy 138 experiences waves of demand because of the heavy truck traffic, proximity of the high school, and the Wal-Mart employment center. This road is also the primary commuting route.
● Infrastructure system longevity - Currently the City of Grantsville is designing and installing infrastructure and rightsizing projects that will allow for adequate growth and development throughout the community.	● Lack of sidewalks. Some areas along main streets and near schools don't have sidewalks.
● Most of Grantsville's roadways within the core have wide Right of Way that would facilitate new bike lanes.	● Sporadic Development. In recent years, development within the community has been approved according to regulations, yet the regulations were not properly altered to correct a "scattered" development pattern.
	● Inadequate stormwater systems. The community currently has inadequate stormwater systems to properly convey water away from paved surfaces, creating pooling or ponding issues at curbs and on the roadway.
	● Despite regular maintenance, roadways are often in poor condition. Included in this constraint is roadway pavement, curbing, sidewalks, and crosswalks. This is noticeable at most side streets, and especially along the Main Street corridor at all crossing locations within the UDOT Right of Way.
	● Residents are concerned with water resource availability and pricing.

Community Character And Economy

Opportunities	**Constraints**
● Retain small town charm. There is a strong desire among residents to retain the small town charm that makes up their community, including: architecture, lot sizes, preservation of agricultural activity, access to shopping/retail and a Main Street corridor.	● Finite amounts of land. While there is currently ample amounts of land available for development, the community will quickly see a diminishing amount of land available for development if the larger lot theory plays-out.
● Increase unification among town. Residents showed a desire to increase the opportunities where unifying characteristics can be utilized within the community, specifically to create an overall unified community theme or appearance. This includes, creation of unified signature styles, utilization of the new logo on multiple items (benches, banners, bike racks, etc.), and increased ordinances for building appearance or maintenance.	● Increased infrastructure costs. Larger lots and less dense land-use increase the costs for construction and maintenance on infrastructure systems due to the distances necessary.
● Lack of diversity in retail/commercial. The community has a strong desire to increase the variety of restaurants, retail and commercial amenities along the Main Street corridor.	● Lack of adequate water for increased development. It is the perception of many residents that there are not enough water resources (well or culinary system) to allow for development to continue within the municipality.
● Support infill of "GAP" services. There is a desire for necessary services to be fulfilled within the community. The community was noted as stating there were basic services missing such as: dry cleaners, outdoor and recreation outfitters, clothing stores, etc.	● Proximity to regional retail/commercial hubs. Grantsville is within proximity of the Salt Lake metro area and the county seat (Tooele) where a myriad of other services or retail goods can be attained. This proximity will require local businesses and individuals to be in competition with the nearby regional attractors.
● Available properties for development. There are ample properties along the Main Street corridor that are available for preservation and development opportunities.	

Public Input Summary

The Grantsville Planning Commission and City Council placed a very high priority on public input. The project began with public notice, and a series of public meetings and surveys were conducted. The initiative generated an email list of over 400 residents and business owners that asked to remain informed about major steps in the development of the plan, and the public open house events were very well-attended.

Information and examples about the public interaction are at the following links:

- Community Survey #1 Report https://tinyurl.com/GvPublicSurvey1
- Community Survey #2 Report https://tinyurl.com/GvPublicSurvey2
- Initiative marketing example (poster) https://tinyurl.com/GvPoster1
- Initiative marketing example (postcard) https://tinyurl.com/GvPostcard
- Example of comments generated at a public event https://tinyurl.com/GvPublicCommentExample

GRANTSVILLE CITY
ORDINANCE NO. 2026-05

AN ORDINANCE OF GRANTSVILLE CITY APPROVING A REZONE TO RM-15 FOR THE APPLE STREET TOWNHOMES SUBDIVISION, EXCLUDING 1.19 ACRES FOR COMMERCIAL USE

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

WHEREAS, the City Council of Grantsville City has authority to amend the City's zoning map; and

WHEREAS, an application was submitted requesting a zoning map amendment for property located at approximately 500 West Apple Street, consisting of four (4) parcels currently zoned RM-15, A-10, R-1-12, and CS; and

WHEREAS, the request seeks to consolidate the A-10, RM-15, and R-1-12 portions of the property into a single RM-15 (Multiple Residential District), while maintaining commercial zoning along the SR-138 frontage; and

WHEREAS, the City Council finds that the proposed rezone is consistent with the City's General Plan and Future Land Use Map and supports orderly growth and redevelopment of the property.

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

Section 1: Rezone Approval: The City Council of Grantsville City hereby approves the rezone of Parcels 01-066-0-0006, 23-001-0-00A, 01-112-0-0012, and 01-112-0-0011 to the RM-15 (Multiple Residential District), excluding approximately 1.19 acres designated for commercial use.

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

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

ADOPTED AND PASSED BY THE CITY COUNCIL OF GRANTSVILLE CITY, THIS [DAY] DAY OF [MONTH], 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”

Zoning and Location Maps of parcels 01-066-0-0006, 23-001-0-00A, 01-112-0-0012, and 01-112-0-0011

RECORD DESCRIPTIONS

FROM A SPECIAL WARRANTY DEED RECORDED AS ENTRY NO. 623484, TOOELE COUNTY RECORDERS OFFICE

PARCEL 2: (TAX ID NO. 01-112-0-0011)

BEGINNING AT A POINT BEING SOUTH 89°53'05" EAST 1262.24 FEET ALONG THE QUARTER SECTION LINE AND SOUTH 18.64 FEET FROM THE WEST QUARTER CORNER OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 6 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 89°27'45" EAST 236.32 FEET; THENCE SOUTH 0°29'33" WEST 316.84 FEET; THENCE NORTH 89°17'20" WEST 233.60 FEET; THENCE NORTH 316.15 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM ANY PORTION IN HIGHWAY REFERENCE UDOT MAP 1955 UTAH F-86 (12) SHEET 25.

AS-SURVEYED DESCRIPTION

DESCRIPTION OF THE ENTIRE PARCEL IN ZONE CS

A PARCEL OF LAND LOCATED IN THE NORTHWEST AND SOUTHWEST QUARTERS OF 36, TOWNSHIP 2 SOUTH, RANGE 6 WEST, SALT LAKE BASE AND MERIDIAN, CITY OF GRANTSVILLE, TOOELE COUNTY, UTAH, SAID PROPERTY IS ALSO A PART OF THAT PROPERTY PREVIOUSLY DESCRIBED AS PARCEL 2 ON A SPECIAL WARRANTY DEED RECORDED AS ENTRY NO. 623484 IN THE TOOELE COUNTY RECORDER'S OFFICE (T.C.R.) AND IDENTIFIED AS TAX PARCELS NO. 01-112-0-0011, SAID PARCEL IS FURTHER DESCRIBED AS FOLLOWS.

BEGINNING AT A POINT THAT IS NORTH 00°22'33" WEST 1912.04 FEET ALONG THE SECTION LINE AND NORTH 90°00'00" EAST 523.39 FEET AND SOUTHEASTERLY 14.48 FEET ALONG A 133.00-RADIUS-FOOT CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 06°14'18" (CHORD BEARING SOUTH 60°20'24" EAST 14.47 FEET) AND SOUTH 57°13'15" EAST 88.12 FEET TO A POINT OF TANGENCY ON A 67.00-FOOT-RADIUS CURVE TO THE RIGHT AND SOUTHEASTERLY 37.51 FEET THROUGH A CENTRAL ANGLE OF 32°04'26" (CHORD BEARING SOUTH 73°13'15" EAST 37.02 FEET) TO A POINT OF TANGENCY AND SOUTH 89°17'41" EAST 75.92 FEET AND NORTH 89°53'16" EAST 399.55 FEET AND SOUTH 89°17'41" WEST 356.77 FEET AND NORTH 01°11'08" EAST 590.22 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION, SAID SECTION CORNER IS SOUTH 00°22'33" EAST 2644.31 FEET FROM THE WEST QUARTER CORNER OF SAID SECTION; AND RUNNING

THENCE SOUTH 89°14'30" WEST 239.66 FEET;

THENCE NORTH 00°45'58" WEST 228.82 FEET TO A POINT ON A NON-TANGENT 1482.70-FOOT-RADIUS CURVE TO THE LEFT THAT IS CONCAVE TO THE NORTH AND TO THE SOUTH RIGHT-OF-WAY LINE OF HIGHWAY;

THENCE EASTWARDLY 248.08 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 9°35'11" (CHORD BEARS SOUTH 85°16'00" EAST 247.79 FEET) TO A POINT OF NON-TANGENCY;

THENCE SOUTH 01°11'08" WEST 205.23 FEET TO THE POINT OF BEGINNING.

THE PARCEL CONTAINS 1.193 ACRES.

DESCRIPTION OF PARCEL TO BE REZONED TO ZONE RM-15

A PARCEL OF LAND LOCATED IN THE NORTHWEST AND SOUTHWEST QUARTERS OF 36, TOWNSHIP 2 SOUTH, RANGE 6 WEST, SALT LAKE BASE AND MERIDIAN, CITY OF GRANTSVILLE, TOOELE COUNTY, UTAH, SAID PROPERTY IS ALSO A PART OF THAT PROPERTY PREVIOUSLY DESCRIBED AS PARCEL 2 ON A SPECIAL WARRANTY DEED RECORDED AS ENTRY NO. 623484 IN THE TOOELE COUNTY RECORDER'S OFFICE (T.C.R.) AND IDENTIFIED AS TAX PARCELS NO. 01-112-0-0011, SAID PARCEL IS FURTHER DESCRIBED AS FOLLOWS.

BEGINNING AT A POINT ON THE NORTH RIGHT-OF-WAY LINE OF APPLE STREET, SAID POINT IS NORTH 00°22'33" WEST 1912.04 FEET ALONG THE SECTION LINE AND NORTH 90°00'00" EAST 523.39 FEET AND SOUTHEASTERLY 14.48 FEET ALONG A 133.00-RADIUS-FOOT CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 06°14'18" (CHORD BEARING SOUTH 60°20'24" EAST 14.47 FEET) AND SOUTH 57°13'15" EAST 88.12 FEET TO A POINT OF TANGENCY ON A 67.00-FOOT-RADIUS CURVE TO THE RIGHT AND SOUTHEASTERLY 37.51 FEET THROUGH A CENTRAL ANGLE OF 32°04'26" (CHORD BEARING SOUTH 73°13'15" EAST 37.02 FEET) TO A POINT OF TANGENCY AND SOUTH 89°17'41" EAST 75.92 FEET AND NORTH 89°53'16" EAST 399.55 FEET AND SOUTH 89°17'41" WEST 356.77 FEET AND NORTH 01°11'08" EAST 462.79 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION, SAID SECTION CORNER IS SOUTH 00°22'33" EAST 2644.31 FEET FROM THE WEST QUARTER CORNER OF SAID SECTION; AND RUNNING

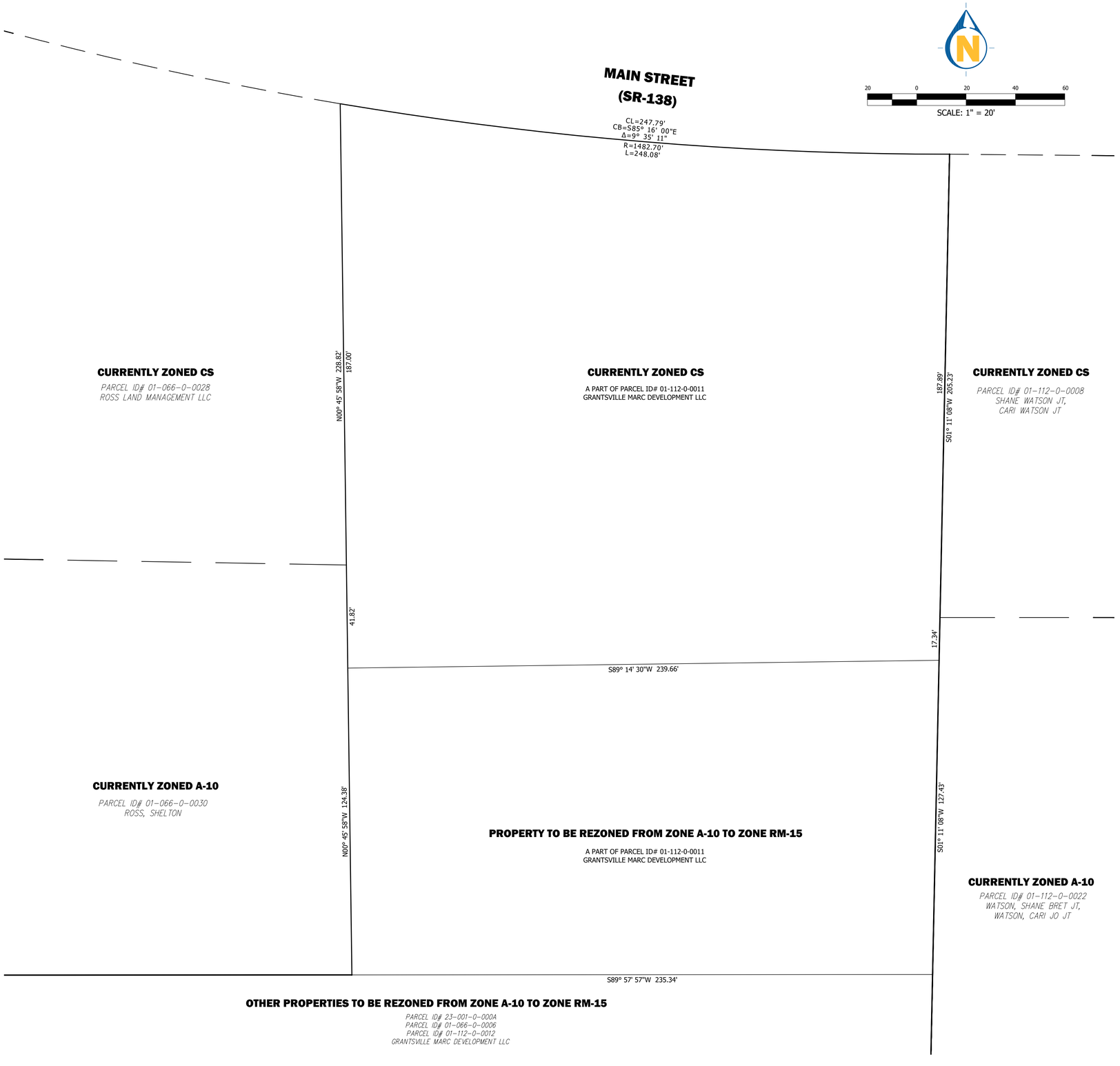
THENCE SOUTH 89°57'57" WEST 235.34 FEET;

THENCE NORTH 00°45'58" WEST 124.38 FEET;

THENCE NORTH 89°14'30" EAST 239.66 FEET;

THENCE SOUTH 01°11'08" WEST 127.43 FEET TO THE POINT OF BEGINNING.

THE PARCEL CONTAINS 0.686 ACRES.



1470 South 600 West
Woods Cross, UT 84010
Phone 801.298.2236
www.Entellus.com
Entellus

PRELIMINARY
NOT FOR CONSTRUCTION

RANDY KRANTZ

APPROX APPLE STREET
PARCEL ID'S #01-066-0-0006, #01-112-0-0012, #01-112-0-0011
LOCATED IN THE SW 1/4 OF SECTION 36, T.2S., R.6W., S.L.B.&M.
GRANTSVILLE CITY, TOOELE COUNTY, UTAH

REVISIONS

DRAWN: JJS	06/17/2026
APPRVD: SMB	06/30/2026
PROJECT #:	1942004
SURVEY 1942004.dwg	

EXB (1)

PARCEL REZONE

N:\1900\1942004\pl_production\survey\survey 1942004.dwg
Stephen Burt
6/30/26

RM-15 legal descriptions

Acres 2.28

Parcel Number 01-112-0-0012

Legal BEG AT A PT BE S 89°53'05" E 1262.13 FT ALG THE 1/4 SEC LI AND S 0°20'17" E 334.82 FT FROM THE W 1/4 COR OF SEC 36, T2S, R6W, SLB&M; S 89°17'20" E 231.74 FT; S 0°29'33" W 423.47 FT TO THE N LI OF APPLE STREET; W 168.06 FT ALG THE N LI OF SD APPLE STREET TO THE 40 ACRE LI; N 0°20'17" W 16.50 FT ALG SD 40 ACRE LI; W 57.50 FT; N 0°20'17" W 46.00 FT; W 57.50 FT; N 0°20'17" W 57.50 FT; E 57.50 FT; N 0°20'17" W 306.33 FT TO POB. OUT OF 1-112-2 FOR 2006 YEAR.

Acres 6.96

Parcel Number 01-066-0-0006

Legal COM 3 RDS 8 FT W & 20 RDS S OF NW COR LOT 4, BLK 66, GCS, S 17 RDS 12 FT, W 3 RDS 8 FT, S 3 RDS 8 FT, E 3 RDS 8 FT, S 2 RDS 13 FT, W 765.5 FT M/L TO THE E BDY OF DARRELL DIDERICKSEN PPTY, N 396 FT M/L TO A PT DUE W OF THE POB; E 765.5 FT M/L TO BEG, IN SEC 36, T2S, R6W, CONT 6.96 AC 01/11/2002 01/11/2002

Acres 0.862

Parcel Number 23-001-0-000A

Legal PARCEL A, SPRINGFIELD ESTATES SUBDIVISION PHASE 1, A SUBDIVISION OF GRANTSVILLE CITY. OUT OF 1-66-5 FOR 2024 YEAR. 0.862 AC

DESCRIPTION OF PARCEL TO BE REZONED TO ZONE RM-15
A PARCEL OF LAND LOCATED IN THE NORTHWEST AND SOUTHWEST QUARTERS OF 36, TOWNSHIP 2 SOUTH, RANGE 6
WEST, SALT LAKE BASE AND MERIDIAN, CITY OF GRANTSVILLE, TOOELE COUNTY, UTAH, SAID PROPERTY IS ALSO A PART
OF THAT PROPERTY PREVIOUSLY DESCRIBED AS PARCEL 2 ON A SPECIAL WARRANTY DEED RECORDED AS ENTRY NO.
623484 IN THE TOOELE COUNTY RECORDER'S OFFICE (T.C.R.) AND IDENTIFIED AS TAX PARCELS NO. 01-112-0-0011,
SAID PARCEL IS FURTHER DESCRIBED AS FOLLOWS.

BEGINNING AT A POINT ON THE NORTH RIGHT-OF-WAY LINE OF APPLE STREET, SAID POINT IS NORTH 00°22'33" WEST
1912.04 FEET ALONG THE SECTION LINE AND NORTH 90°00'00" EAST 523.39 FEET AND SOUTHEASTERLY 14.48 FEET
ALONG A 133.00-RADIUS-FOOT CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 06°14'18" (CHORD BEARING
SOUTH 60°20'24" EAST 14.47 FEET) AND SOUTH 57°13'15" EAST 88.12 FEET TO A POINT OF TANGENCY ON A
67.00-FOOT-RADIUS CURVE TO THE RIGHT AND SOUTHEASTERLY 37.51 FEET THROUGH A CENTRAL ANGLE OF 32°04'26"
(CHORD BEARING SOUTH 73°13'15" EAST 37.02 FEET) TO A POINT OF TANGENCY AND SOUTH 89°17'41" EAST 75.92 FEET
AND NORTH 89°53'16" EAST 399.55 FEET AND SOUTH 89°17'41” WEST 356.77 FEET AND NORTH 01°11'08” EAST 462.79
FEET FROM THE SOUTHWEST CORNER OF SAID SECTION, SAID SECTION CORNER IS SOUTH 00°22'33" EAST 2644.31
FEET FROM THE WEST QUARTER CORNER OF SAID SECTION; AND RUNNING
THENCE SOUTH 89°57'57" WEST 235.34 FEET;
THENCE NORTH 00°45'58" WEST 124.38 FEET;
THENCE NORTH 89°14'30” EAST 239.66 FEET;
THENCE SOUTH 01°11'08" WEST 127.43 FEET TO THE POINT OF BEGINNING.
THE PARCEL CONTAINS 0.686 ACRES.


Main St
Richard St
Wayne Way
Blaine Ave
Cherry Blossom Ln
Liberty St
West St
Freedom Wy
VALDOVINO BRIAN JT
17-043-0-0002
R030404
KATHRYN G LARSEN JT
10-026-C-0010
R009215
TERRI J COO
10-026-0-00
R005480
TATE MARK D
10-026-0-0009
R005536
SHARISE JOHNSON
10-026-0-0038
R017342
UTAH POWER & LIGHT CO
01-096-0-0001
R024904
TRAVIS J TATE JT
10-026-0-0044
R024202
ISBELL JACOB
10-026-0-0045
R016210
ROSS LAND MANAGEMENT LLC
01-066-0-0028
R102792
HUNT ARNOLD W JT
01-066-0-0029
R103351
MATTOX JOHN JT
01-066-0-0002
R011913
ROSS SHELTON
01-066-0-0030
R103352
GRANTSVILLE MARC DEVELOPMENT LLC
01-112-0-0011
R009982
GRANTSVILLE MARC DEVELOPMENT LLC
01-066-0-0006
R025284
GRANTSVILLE MARC DEVELOPMENT LLC
01-112-0-0012
R007632
GRANTSVILLE MARC DEVELOPMENT LLC
23-001-0-000A
R101399
GRANTSVILLE CITY
23-001-0-000R
R101400
SHANE WATSON JT
01-112-0-0008
R013095
EDWARD A WATSON JT
01-112-0-0007
R004226
WATSON SHANE BRET JT
01-112-0-0022
R095932
WATSON SHANE BRET JT
01-112-0-0021
R095931
EDWARD A WATSON JT
01-112-0-0001
R000824
KAREN WATSON JT
01-112-0-0014
R032229
KENNETH BORG JT
13-059-0-0102
R006536
YATES KARRY L JT
25-034-0-000A
R104241
YATES KARRY L JT
25-034-0-0601
R104243
YATES KARRY L JT
25-034-0-0602
R104244
PALMER NICKLAUS
16-007-0-0216
R027428
WALL STEVEN M JT
23-001-0-0001
R101394
YACKS STEVEN R
23-001-0-0002
R101395
ALLRED KYLE JT
23-001-0-0004
R101397
HUTCHINS TYSON JT
23-001-0-0005
R101398
STEWART TODD
RYDAL CH DALTON JT
10-052-0-0001
R025800
ROSEBOROUGH COLTON J JT
10-052-0-0002
R013613
CORP OF PRESIDING BISHOP LDS
01-111-0-0003
R002439
MOSER HAYLEE JT
MACE PHILIP H JT
01-100-0-0016

MEADOW
KENT
RICH
CHERRY BLOSSOM LN
CHERRY
BOMB
TC03542
WEST ST

SAGE WOOD CIRCLE

CHERRY BLOSSOM WAY

PEACH

APPLE (100 SO

PLUM

CHERRY (200 SO

VINE

(400 WEST)

35 36

DUPEE (300 SO

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

High Single Family Density Residential
(Residential uses, allowing a maximum of 6 dwelling units per acre)

Agenda Item #10

Consideration of Resolution 2026-58 accepting Federal Transportation Funding awards, authorizing Staff to execute related agreements, and providing for an effective date

GRANTSVILLE CITY
RESOLUTION NO. 2026-58

A RESOLUTION OF THE GRANTSVILLE CITY COUNCIL ACCEPTING FEDERAL TRANSPORTATION FUNDING AWARDS, AUTHORIZING THE MAYOR TO EXECUTE RELATED AGREEMENTS, AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, Grantsville City has been awarded federal funding through the Utah Department of Transportation ("UDOT") under the Safe Routes to School Program in the amount of Three Hundred Fifty-Six Thousand Dollars ($356,000.00) for construction of a sidewalk along the north side of Durfee Street between Cooley Street and West Street; and

WHEREAS, Grantsville City has also been awarded federal funding through UDOT under the Region Two Transportation Alternatives Program ("TAP") in the amount of Two Hundred Fifty Thousand Dollars ($250,000.00) for construction of a sidewalk along the west side of Quirk Street from Mountain Meadow Drive to Pear Street; and

WHEREAS, both funding awards consist of federal funds administered through UDOT and require Grantsville City to provide a local funding match equal to 6.77% of each project's eligible costs; and

WHEREAS, Grantsville City acknowledges that it will be responsible for all project costs exceeding the approved federal funding amounts; and

WHEREAS, acceptance of these funding awards and execution of the associated funding agreements will allow the City to proceed with the design, construction, and administration of these important pedestrian improvement projects; and

WHEREAS, the Grantsville City Council finds that acceptance of these funding awards and authorization for the Mayor to execute the necessary agreements and related documents are in the best interests of the City and its residents.

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

Section 1. Acceptance of Federal Funding Awards: The Grantsville City Council hereby approves and accepts the following federal funding awards administered through the Utah Department of Transportation:

1. A Safe Routes to School federal funding award in the amount of $356,000 for construction of a sidewalk along the north side of Durfee Street between Cooley Street and West Street; and

2. A Region Two Transportation Alternatives Program (TAP) federal funding award in the amount of $250,000 for construction of a sidewalk along the west side of Quirk Street from Mountain Meadow Drive to Pear Street.

Section 2. Local Match and Project Costs: The Grantsville City Council hereby commits Grantsville City to provide the required 6.77% local match for each project as required under the applicable funding programs. The City further acknowledges and agrees that it shall be responsible for any project costs exceeding the approved federal funding amounts.

Section 3. Authorization of the City Manager: The City Manager is hereby authorized to execute the funding agreements associated with these awards and any amendments, certifications, assurances, reimbursement requests, or other documents necessary or appropriate to administer the funding and complete the projects, subject to review by the City Attorney as appropriate.

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

Section 5. Severability clause: If any part or provision of this Resolution is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Resolution and all provisions, clauses and words of this Resolution shall be severable.

ADOPTED AND PASSED BY THE CITY COUNCIL OF GRANTSVILLE CITY, THIS 19TH DAY OF AUGUST, 2026.

BY THE ORDER OF THE GRANTSVILLE CITY COUNCIL:

_____
By Mayor Heidi Hammond

ATTEST

_____
Alicia Fairbourne, City Recorder

Agenda Item #11

Council Reports

Agenda Item #12

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

This portion of the meeting is closed to the public pursuant to the Open and Public Meetings Act, UCA § 52-4-205

Agenda Item #13

Adjourn