GRANTSVILLE

CITY COUNCIL

August 3, 2022

City Council Meeting

Information Packet

AGENDA ITEM #1

Public Comments.

Public Comments will also be taken by email until 5:00 pm on August 3, 2022. Please email comments to bbaugh@grantsvilleut.gov. Please add 'Public Comment' in the subject line.

AGENDA ITEM #2

Summary Action Items:

a. Approval of minutes from the Regular and Work July 20, 2022 City Council meetings.

b. Approval of Bills

MINUTES OF THE REGULAR MEETING OF THE GRANTSVILLE CITY COUNCIL, HELD ON JULY 20th 2022 AT THE GRANTSVILLE CITY HALL, 429 EAST MAIN STREET, GRANTSVILLE, UTAH AND ON ZOOM. THE MEETING BEGAN AT 7:00 P.M.

Mayor and Council Members Present:

Mayor Neil Critchlow
Jolene Jenkins
Scott Bevan
Jeff Hutchins
Darrin Rowberry
Jewel Allen

Appointed Officers and Employees Present:
Braydee Baugh, Recorder
Jesse Wilson, City Manager
Gina Francom, Deputy Recorder
Brett Coombs, City Attorney
Sherrie Broadbent, Finance Director
LT Robert Sager, Police Department
Travis Daniels, Fire Chief

Citizens and Guests Present: Mike Wagstaff, Rick Barchers, Krista Hutchins, Dave Reed, Amanda Mair, Jineena Warburton, Jason Smith, Jason Remick, Teresa Reed

Mayor Critchlow asked Jason Remick to lead the Pledge of Allegiance.

AGENDA:

1. **Public Comment**

Amanda Mair stood for public comment. Ms. Mair wanted to address previous comments on Item 13 and 14. Ms. Mair felt comparing American Burger location to the Race Street location was not equal due to several reasons; including: Race street is only a two way intersection, there is a higher density of homes, and American Burgers proximity to other businesses. Ms. Mair advised the property is being advertised as a CG already by the developer, which is false. Ms. Warburton stood for public comment. Ms. Warburton was concerned with the property being falsely advertised. Ms. Warburton does not want a drive-thru next to her home. Ms. Warburton felt a bank is not as busy as a drive-thru restaurant and wants the Council to consider the reason people moved to Grantsville when they make their decisions. Rick Barchers stood for public comment. Mr. Barchers explained he appreciates

the efforts to define different areas of the City. Mr. Barchers did not feel it was government over reach to define what the citizens of the City want for their City. Mr. Barchers appreciated the amount of effort the Councilmember Allen put in to get resident feedback.

2. Summary Action Items

a. Approval of Minutes from 06/01/2022, 06/15/2022, and 07/06/2022 regular meetings and 06/22/2022 Special Meeting
b. Approval of Bills

Motion: Councilmember Jenkins made a motion to approve the minutes from the 06/01/2022 Meeting with the correction to names on the adjourn motion

Second: Councilmember Bevan seconded the motion.

Vote: The vote was as follows: Councilmember Rowberry, "Aye", Councilmember Bevan, "Aye", Councilmember Allen "Aye", and Councilmember Jenkins, "Aye". The motion carried.

Motion: Councilmember Jenkins made a motion to approve the minutes from the 06/15/2022 regular meeting

Second: Councilmember Allen seconded the motion.

Vote: The vote was as follows: Councilmember Bevan, "Aye", Councilmember Allen "Aye", and Councilmember Jenkins, "Aye". The motion carried.

Motion: Councilmember Allen made a motion to approve the minutes from the 06/22/2022 Special Meeting

Second: Councilmember Jenkins seconded the motion.

Vote: The vote was as follows: Councilmember Rowberry, "Aye", Councilmember Hutchins, "Aye", Councilmember Bevan, "Aye", Councilmember Allen "Aye", and Councilmember Jenkins, "Aye". The motion carried.

Motion: Councilmember Hutchins made a motion to approve the minutes from the 07/06/2022 Regular meeting with the date correction of 07/07 to 07/06.

Second: Councilmember Rowberry seconded the motion.

Vote: The vote was as follows: Councilmember Rowberry, "Aye", Councilmember Hutchins, "Aye", Councilmember Allen "Aye", and Councilmember Jenkins, "Aye". The motion carried.

3. Discussion with David and Teresa Reed requesting easement through City property

Dave and Teresa Reed were present for this item. Mr. Reed explained he is unable to continue farming this property and needs to sale it. Ms. Reed explained they are requesting access from Wrathall Drive be provided through existing City owned property. Ms. Reed explained Wrathall Drive is already planned to go through to Old Lincoln Highway on the Street Master Plan and identified as a "Collector" road. Mr. Reed read a letter provided to them from Grantsville Irrigation Company advising there is a pump station on their property and they have been accessing by Wrathall Drive since 1983. Ms. Reed explained prior to Grantsville City purchasing the lot next to their property, there was a prescriptive easement with the previous owner. Councilmember Hutchins noted that if Wrathall Drive were to come all the way through to Old Lincoln Highway; the Reed's property would be cut in half and asked if they would have access off of Old Lincoln Highway to their property. Councilmember Hutchins asked if Wrathall Drive was still anticipated to be a collector road. Mayor Critchlow explained the other half of that road was "Mack Canyon" road and there is not a plausible way for that to happen at this time. Councilmember Jenkins asked if the Reeds have reached out to the residents on Wrathall Drive regarding the sale of their property because the odds are it will become a subdivision. Ms. Reed explained they have no interest in subdividing or becoming developers; however, after looking at the General Plan it would allow for 19 homes. Mayor Critchlow suggested getting access through the North of the trailer court. Attorney Coombs defined a prescriptive easement and explained the law does not require prescriptive easements to be imposed upon a municipality. Attorney Coombs explained any easement would have to be granted by City Council. Mayor Critchlow explained there is an easement to the North of the Reed property that maybe an alternative. Mayor Critchlow advised there was some more research that was needed to determine if the alternative easement to the North could be utilized. Councilmember Allen inquired to the easement options for their property. Mr. Reed explained their easement was moved from Clark Street and routed through the Trailer Court.

4. Discussion regarding purchase of fire truck

Sherrie Broadbent, Travis Daniels, Jason Smith, and Jason Remick were present for this item. Ms. Broadbent explained a brush truck was included in last year's budget and because the City thought it was almost delivered, an RFP was put out to equip that truck. Ms. Broadbent explained that Ford cancelled the order for the brush truck and are not honoring contract prices. Ms. Broadbent explained another truck has been located and can be ready in 3 weeks. Ms. Broadbent continued this item is to discuss the RFP to equip the brush truck being ordered for this fiscal year, which would be ready in time for next fire season. Chief Daniels explained the truck was ordered, the current truck broke. When Chief Daniels asked about the status of the ordered truck he was advised the order was cancelled. Mayor Critchlow asked what kind of tank was installed on the truck. Mr.

Smith explained there was a lifetime warranty. Attorney Coombs explained this item was to award the RFP for Larsen Fire Apparatus to equip the truck that was already put into this years budget.

Motion: Councilmember Hutchins made a motion to make Item 4 an action item.

Second: Councilmember Rowberry seconded the motion.

Vote: The vote was as follows: Councilmember Rowberry, "Aye", Councilmember Hutchins, "Aye", Councilmember Bevan, "Aye", Councilmember Allen "Aye", and Councilmember Jenkins, "Aye". The motion carried.

Motion: Councilmember Hutchins made a motion to approve the RFP for Larsen Fire Apparatus.

Second: Councilmember Bevan seconded the motion.

Vote: The vote was as follows: Councilmember Rowberry, "Aye", Councilmember Hutchins, "Aye", Councilmember Bevan, "Aye", Councilmember Allen "Aye", and Councilmember Jenkins, "Aye". The motion carried.

5. Consideration of modifying the Animal Control Officer position to a Patrol Officer position

City Manager Jesse Wilson and LT. Sagers were present for this item. Mr. Wilson explained the Police Department has modified the way the Patrol Officers are addressing ordinance violations. Lt. Sagers advised the City has been divided into 12 zones with each officer being assigned a zone to respond to complaints related to ordinance violations and explained because Officer Tripp was helping more administratively for her last weeks in her position, the current officers have already taken on these additional responsibilities. Councilmember Hutchins asked what the difference in salary would be. Mr. Wilson advised it would be approximately $30,000 including benefits. Councilmember Allen noted there were issues with animal control prior to the City getting a full time Animal Control Officer and was concerned this would make those issues arise again. Mr. Wilson explained 62% of the animal calls are being handled by patrol officers currently. Councilmember Jenkins asked who helps at the animal shelter currently. LT. Sagers advised that Public Works has an employee that has been cleaning the shelter as part of his regular duties at the sewer treatment plant; and wanted it added that it has been a help to the Police Department. Councilmember Jenkins asked if there were any further discussions regarding the regional animal shelter. Mayor Critchlow explained that came with a large cost and would not make sense for Grantsville City; continuing he would prefer to see a better shelter in Grantsville.

Motion: Councilmember Allen made the motion to approve modifying the Animal Control Officer position to a Patrol Officer position

Second: Councilmember Jenkins seconded the motion.

Vote: The vote was as follows: Councilmember Rowberry, "Aye", Councilmember Hutchins, "Aye", Councilmember Bevan, "Aye", Councilmember Allen "Aye", and Councilmember Jenkins, "Aye". The motion carried.

6. **Consideration of Resolution 2022-46 Awarding Engineering RFP to PSOMAS Engineering for West Bank Master Plan**

Mr. Wilson explained the process used to review the RFP's submitted for this project.

Motion: Councilmember Hutchins made the motion to approve Resolution 2022-46 Awarding engineering RFP to PSOMAS Engineering for West Bank Master Plan

Second: Councilmember Rowberry seconded the motion.

Vote: The vote was as follows: Councilmember Rowberry, "Aye", Councilmember Hutchins, "Aye", Councilmember Bevan, "Aye", Councilmember Allen "Aye", and Councilmember Jenkins, "Aye". The motion carried.

7. **Consideration of Ordinance 2022-14 approving the amendments of Chapter 14, 15, 16 and 19a of the Grantsville City Land Use Management and Development Code**

Attorney Coombs noted the Ordinance was missing in the packet and suggested tabling this item.

Motion: Councilmember Jenkins made the motion to table Ordinance 2022-14 approving the amendments of Chapter 14, 15, 16, and 19a of the Grantsville City Land Use Management and Development Code

Second: Councilmember Allen seconded the motion.

Vote: The vote was as follows: Councilmember Rowberry, "Aye", Councilmember Hutchins, "Aye", Councilmember Bevan, "Aye", Councilmember Allen "Aye", and Councilmember Jenkins, "Aye". The motion carried.

8. **Consideration of Ordinance 2022-15 approving the amendments to Chapter 19a of the Grantsville Land Use Management Code**

This item was combined in ordinance 2022-14 and tabled as part of item 7 motion.

9. **Consideration of Ordinance 2022-15 approving the proposed General Plan and Future Land Use Map Amendment for Mike Wagstaff to go from a Mixed-Use Density Designation and Medium Density Residential Designation to a Mixed-Use Density Designation for the property located at 360 West Apple Street**

Mike Wagstaff was present for this item. Councilmember Allen noted previous discussions indicated an increase of density and how Mr. Wagstaff anticipates the commercial will be built last on this property with a possibility of not at all. Mr. Wagstaff advised it is not a maybe that commercial will be developed on this property; but it is relative to the demand of the area. Councilmember Jenkins advised she does not see a need for the increased density. Mr. Wagstaff explained there is a need for housing. Councilmember Allen felt as if this increase in density was to benefit the developer not the community. Mayor Critchlow explained he wants to make sure when there is a plan presented it is in consideration of the neighbors. Councilmember Rowberry asked if Peach Street will be coming through the property. Mr. Wagstaff explained a Peach Street easement would be best as an access point.

Motion: Councilmember Allen made the motion to deny Ordinance 2022-15 approving the proposed General Plan and Future Land Use Map Amendment for Mike Wagstaff to go from a Mixed-Use Density Designation and Medium Density Residential Designation to a Mixed-Use Density Designation for the property located at 360 West Apple Street

Second: Councilmember Jenkins seconded the motion.

Vote: The vote was as follows: Councilmember Allen "Nay", and Councilmember Jenkins, "Nay". The motion failed for lack of vote.

Councilmember Hutchins explained this was only allowing the applicant to come back with a plan and the Council can deny that plan. Councilmember Jenkins advised this opens the door for something the City does not want. Councilmember Hutchins explained the Main Street property is an eyesore and he would much rather have apartments for the people who cannot afford homes in Grantsville. Councilmember Allen explained Mr. Wagstaff called Councilmembers and explained he could not develop the property without increasing the density. Councilmember Hutchins advised it reflects the General Plan and would approve the overall feel of Main Street.

Motion: Councilmember Hutchins made the motion to approve Ordinance 2022-15 approving the proposed General Plan and Future Land Use Map Amendment for Mike Wagstaff to go from a Mixed-Use Density Designation and Medium Density Residential Designation to a Mixed-Use Density Designation for the property located at 360 West Apple Street

Second: Councilmember Rowberry seconded the motion.

Vote: The vote was as follows: Councilmember Rowberry, "Aye", Councilmember Hutchins, "Aye", Councilmember Bevan, "Aye", Councilmember Allen "Nay", and Councilmember Jenkins, "Nay". The motion carried.

10. Consideration of Ordinance 2022-16 approving the General Plan and Future Land Use Map Amendment for Mike Wagstaff to go from a Mixed-Use Density Designation and Medium Density Residential Designation to a Mixed-Use Density Designation for the property located at 374 West Apple Street

Motion: Councilmember Hutchins made the motion to approve Ordinance 2022-16 approving the General Plan and Future Land Use Map Amendment for Mike Wagstaff to go from a Mixed-Use Density Designation and Medium Density Residential Designation to a Mixed-Use Density Designation for the property located at 374 West Apple Street

Second: Councilmember Rowberry seconded the motion.

Vote: The vote was as follows: Councilmember Rowberry, "Aye", Councilmember Hutchins, "Aye", Councilmember Bevan, "Aye", Councilmember Allen "Nay", and Councilmember Jenkins, "Nay". The motion carried.

11. Consideration of Ordinance 2022-17 approving the Rezone of 1.88 acres of land located at 360 West Apple Street go from an RM-7 zone to a Mixed-Use zone for Mike Wagstaff

Councilmember Jenkins wanted to reiterate this was in the middle of an established neighborhood and wanted it noted she is fine with ½ acre lots with weeds. Councilmember Hutchins noted this is why there is a General Plan. Councilmember Allen noted it is harder to deny a project if it fits the General Plan and Zoning for that area. Councilmember Hutchins explained a Mixed-Use should be a cooperative effort between the City and the developer.

Motion: Councilmember Hutchins made the motion to approve Ordinance 2022-17 approving the Rezone of 1.88 acres of land located at 360 West Apple Street go from an RM-7 zone to a Mixed-Use zone for Mike Wagstaff

Second: Councilmember Rowberry seconded the motion.

Vote: The vote was as follows: Councilmember Rowberry, "Aye", Councilmember Hutchins, "Aye", Councilmember Bevan, "Aye", Councilmember Allen "Nay", and Councilmember Jenkins, "Nay". The motion carried.

12. Consideration of Ordinance 2022-18 approving the Rezone of 1.62 acres of land located at 374 West Apple Street to go from an RM-7 zone to a Mixed-Use zone for Mike Wagstaff

Motion: Councilmember Hutchins made the motion to approve Rezone of 1.62 acres of land located at 374 West Apple Street to go from an RM-7 zone to a Mixed-Use zone for Mike Wagstaff

Second: Councilmember Rowberry seconded the motion.

Vote: The vote was as follows: Councilmember Rowberry, "Aye", Councilmember Hutchins, "Aye", Councilmember Bevan, "Aye", Councilmember Allen "Nay", and Councilmember Jenkins, "Nay". The motion carried.

13. Consideration of Ordinance 2022-19 approving the proposed rezone of .65 acres of land located at 497 East Main Street to go from a CN-Zone to a CG zone for Skylar Bailey

Item was tabled due to lack of representation by applicant.

Motion: Councilmember Allen made the motion to table the proposed rezone of .65 acres of land located at 497 East Main Street to go from a CN-Zone to a CG zone for Skylar Bailey

Second: Councilmember Rowberry seconded the motion.

Vote: The vote was as follows: Councilmember Rowberry, "Aye", Councilmember Hutchins, "Aye", Councilmember Bevan, "Aye", Councilmember Allen "Aye", and Councilmember Jenkins, "Aye". The motion carried.

14. Consideration of Ordinance 2022-20 approving the proposed rezone of .30 acres of land located at 481 East Main Street to go from a CN zone to a CG zone for Skylar Bailey

Item was tabled due to lack of representation by applicant.

Motion: Councilmember Allen made the motion to approve the proposed rezone of .30 acres of land located at 481 East Main Street to go from a CN zone to a CG zone for Skylar Bailey

Second: Councilmember Rowberry seconded the motion.

Vote: The vote was as follows: Councilmember Rowberry, "Aye", Councilmember Hutchins, "Aye", Councilmember Bevan, "Aye", Councilmember Allen "Aye", and Councilmember Jenkins, "Aye". The motion carried.

15. Consideration of Noise Variance request for "Summer of Fun: Movie Night at the Park" on 07/30

Councilmember Jenkins was present to represent this item. Councilmember Rowberry asked what the current noise ordinance is and noted there was an outdoor concert at a private residence if they needed to also apply for a noise variance. Attorney Coombs explained the ordinance does not restrict noise outside of residential zones. Councilmember Jenkins explained the 8/20 is for the Luau at Hollywood Park and 8/27 is for the Salsa Dancing at the Fire Station and noted neither of these events are anticipated to go later than 10:00 pm.

Motion: Councilmember Hutchins made the motion to approve Noise Variance request for "Summer of Fun: Movie Night at the Park" on 07/30

Second: Councilmember Rowberry seconded the motion.

Vote: The vote was as follows: Councilmember Rowberry, "Aye", Councilmember Hutchins, "Aye", Councilmember Bevan, "Aye", Councilmember Allen "Aye", and Councilmember Jenkins, "Aye". The motion carried.

16. Consideration of Noise Variance request for 08/20 and 08/27

This was discussed in conjunction with item 15

17. Consideration of Noise Variance request for Region Youth Dance on 08/13

Gina Francom was present for this item. Ms. Francom explained this was for the West Stake Center Region Dance and it was a luau in the parking lot.

Motion: Councilmember Hutchins made the motion to approve Noise Variance request for Region Youth Dance on 08/13

Second: Councilmember Rowberry seconded the motion.

Vote: The vote was as follows: Councilmember Rowberry, "Aye", Councilmember Hutchins, "Aye", Councilmember Bevan, "Aye", Councilmember Allen "Aye", and Councilmember Jenkins, "Aye". The motion carried.

18. Council Reports

Councilmember Jenkins: Councilmember Jenkins advised at the last Summer of Fun event there were approximately 500 people in attendance. She encouraged residents of Grantsville to attend the final Summer of Fun events. Councilmember Jenkins advised the Youth Council is going well and they are enthusiastic on participation in the community.
Councilmember Bevan: Councilmember Bevan advised the Beautification Committee will meet on 07/21 and asked about the banners for the power poles. Mr. Wilson explained once the banners are received they will get the banners installed. Councilmember Bevan advised currently there are just American flags on the banners and wanted to know if the Council wanted to use different banners for different seasons or events. Councilmember Jenkins asked if there could be the veterans on the banners as well. Councilmember Bevan advised the Historical Preservation will meet after the 07/24 holiday.
Councilmember Hutchins: Councilmember Hutchins wanted to thank Attorney Coombs for his service to the City.
Councilmember Allen: Councilmember Allen thanked Attorney Coombs for his service as capacity of City Attorney. Councilmember Allen advised they are currently working on a grant to extend the parking at Hollywood Park. She continued they are looking at the language for the PAR tax and will be working on that.

19. Closed Session (Personnel, Real Estate, Imminent Litigation).

Councilmember Allen made the motion to enter into a closed session
Councilmember Hutchins seconded the motion
Closed session started at 9:29pm
Closed session ended at 10:44 pm

20. Adjourn.

Motion: Councilmember Allen made the motion to adjourn

Second: Councilmember Jenkins seconded the motion.

Vote: The vote was as follows: Councilmember Rowberry, “Aye”, Councilmember Hutchins, “Aye”, Councilmember Bevan, “Aye”, Councilmember Allen “Aye”, and Councilmember Jenkins, “Aye”. The motion carried.

MINUTES OF THE REGULAR MEETING OF THE GRANTSVILLE CITY COUNCIL, HELD ON JULY 20th 2022 AT THE GRANTSVILLE CITY HALL, 429 EAST MAIN STREET, GRANTSVILLE, UTAH AND ON ZOOM. THE MEETING BEGAN AT 7:00 P.M.

Mayor and Council Members Present:

Mayor Neil Critchlow
Jolene Jenkins
Scott Bevan
Jeff Hutchins
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Appointed Officers and Employees Present:
Braydee Baugh, Recorder
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Mayor Critchlow asked Jason Remick to lead the Pledge of Allegiance.

AGENDA:

1. **Public Comment**

Amanda Mair stood for public comment. Ms. Mair wanted to address previous comments on Item 13 and 14. Ms. Mair felt comparing American Burger location to the Race Street location was not equal due to several reasons; including: Race street is only a two way intersection, there is a higher density of homes, and American Burgers proximity to other businesses. Ms. Mair advised the property is being advertised as a CG already by the developer, which is false. Ms. Warburton stood for public comment. Ms. Warburton was concerned with the property being falsely advertised. Ms. Warburton does not want a drive-thru next to her home. Ms. Warburton felt a bank is not as busy as a drive-thru restaurant and wants the Council to consider the reason people moved to Grantsville when they make their decisions. Rick Barchers stood for public comment. Mr. Barchers explained he appreciates

the efforts to define different areas of the City. Mr. Barchers did not feel it was government over reach to define what the citizens of the City want for their City. Mr. Barchers appreciated the amount of effort the Councilmember Allen put in to get resident feedback.

2. Summary Action Items

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b. Approval of Bills

Motion: Councilmember Jenkins made a motion to approve the minutes from the 06/01/2022 Meeting with the correction to names on the adjourn motion

Second: Councilmember Bevan seconded the motion.

Vote: The vote was as follows: Councilmember Rowberry, "Aye", Councilmember Bevan, "Aye", Councilmember Allen "Aye", and Councilmember Jenkins, "Aye". The motion carried.

Motion: Councilmember Jenkins made a motion to approve the minutes from the 06/15/2022 regular meeting

Second: Councilmember Allen seconded the motion.

Vote: The vote was as follows: Councilmember Bevan, "Aye", Councilmember Allen "Aye", and Councilmember Jenkins, "Aye". The motion carried.

Motion: Councilmember Allen made a motion to approve the minutes from the 06/22/2022 Special Meeting

Second: Councilmember Jenkins seconded the motion.

Vote: The vote was as follows: Councilmember Rowberry, "Aye", Councilmember Hutchins, "Aye", Councilmember Bevan, "Aye", Councilmember Allen "Aye", and Councilmember Jenkins, "Aye". The motion carried.

Motion: Councilmember Hutchins made a motion to approve the minutes from the 07/06/2022 Regular meeting with the date correction of 07/07 to 07/06.

Second: Councilmember Rowberry seconded the motion.

Vote: The vote was as follows: Councilmember Rowberry, "Aye", Councilmember Hutchins, "Aye", Councilmember Allen "Aye", and Councilmember Jenkins, "Aye". The motion carried.

3. Discussion with David and Teresa Reed requesting easement through City property

Dave and Teresa Reed were present for this item. Mr. Reed explained he is unable to continue farming this property and needs to sale it. Ms. Reed explained they are requesting access from Wrathall Drive be provided through existing City owned property. Ms. Reed explained Wrathall Drive is already planned to go through to Old Lincoln Highway on the Street Master Plan and identified as a "Collector" road. Mr. Reed read a letter provided to them from Grantsville Irrigation Company advising there is a pump station on their property and they have been accessing by Wrathall Drive since 1983. Ms. Reed explained prior to Grantsville City purchasing the lot next to their property, there was a prescriptive easement with the previous owner. Councilmember Hutchins noted that if Wrathall Drive were to come all the way through to Old Lincoln Highway; the Reed's property would be cut in half and asked if they would have access off of Old Lincoln Highway to their property. Councilmember Hutchins asked if Wrathall Drive was still anticipated to be a collector road. Mayor Critchlow explained the other half of that road was "Mack Canyon" road and there is not a plausible way for that to happen at this time. Councilmember Jenkins asked if the Reeds have reached out to the residents on Wrathall Drive regarding the sale of their property because the odds are it will become a subdivision. Ms. Reed explained they have no interest in subdividing or becoming developers; however, after looking at the General Plan it would allow for 19 homes. Mayor Critchlow suggested getting access through the North of the trailer court. Attorney Coombs defined a prescriptive easement and explained the law does not require prescriptive easements to be imposed upon a municipality. Attorney Coombs explained any easement would have to be granted by City Council. Mayor Critchlow explained there is an easement to the North of the Reed property that maybe an alternative. Mayor Critchlow advised there was some more research that was needed to determine if the alternative easement to the North could be utilized. Councilmember Allen inquired to the easement options for their property. Mr. Reed explained their easement was moved from Clark Street and routed through the Trailer Court.

4. Discussion regarding purchase of fire truck

Sherrie Broadbent, Travis Daniels, Jason Smith, and Jason Remick were present for this item. Ms. Broadbent explained a brush truck was included in last year's budget and because the City thought it was almost delivered, an RFP was put out to equip that truck. Ms. Broadbent explained that Ford cancelled the order for the brush truck and are not honoring contract prices. Ms. Broadbent explained another truck has been located and can be ready in 3 weeks. Ms. Broadbent continued this item is to discuss the RFP to equip the brush truck being ordered for this fiscal year, which would be ready in time for next fire season. Chief Daniels explained the truck was ordered, the current truck broke. When Chief Daniels asked about the status of the ordered truck he was advised the order was cancelled. Mayor Critchlow asked what kind of tank was installed on the truck. Mr.

Smith explained there was a lifetime warranty. Attorney Coombs explained this item was to award the RFP for Larsen Fire Apparatus to equip the truck that was already put into this years budget.

Motion: Councilmember Hutchins made a motion to make Item 4 an action item.

Second: Councilmember Rowberry seconded the motion.

Vote: The vote was as follows: Councilmember Rowberry, "Aye", Councilmember Hutchins, "Aye", Councilmember Bevan, "Aye", Councilmember Allen "Aye", and Councilmember Jenkins, "Aye". The motion carried.

Motion: Councilmember Hutchins made a motion to approve the RFP for Larsen Fire Apparatus.

Second: Councilmember Bevan seconded the motion.

Vote: The vote was as follows: Councilmember Rowberry, "Aye", Councilmember Hutchins, "Aye", Councilmember Bevan, "Aye", Councilmember Allen "Aye", and Councilmember Jenkins, "Aye". The motion carried.

5. Consideration of modifying the Animal Control Officer position to a Patrol Officer position

City Manager Jesse Wilson and LT. Sagers were present for this item. Mr. Wilson explained the Police Department has modified the way the Patrol Officers are addressing ordinance violations. Lt. Sagers advised the City has been divided into 12 zones with each officer being assigned a zone to respond to complaints related to ordinance violations and explained because Officer Tripp was helping more administratively for her last weeks in her position, the current officers have already taken on these additional responsibilities. Councilmember Hutchins asked what the difference in salary would be. Mr. Wilson advised it would be approximately $30,000 including benefits. Councilmember Allen noted there were issues with animal control prior to the City getting a full time Animal Control Officer and was concerned this would make those issues arise again. Mr. Wilson explained 62% of the animal calls are being handled by patrol officers currently. Councilmember Jenkins asked who helps at the animal shelter currently. LT. Sagers advised that Public Works has an employee that has been cleaning the shelter as part of his regular duties at the sewer treatment plant; and wanted it added that it has been a help to the Police Department. Councilmember Jenkins asked if there were any further discussions regarding the regional animal shelter. Mayor Critchlow explained that came with a large cost and would not make sense for Grantsville City; continuing he would prefer to see a better shelter in Grantsville.

Motion: Councilmember Allen made the motion to approve modifying the Animal Control Officer position to a Patrol Officer position

Second: Councilmember Jenkins seconded the motion.

Vote: The vote was as follows: Councilmember Rowberry, "Aye", Councilmember Hutchins, "Aye", Councilmember Bevan, "Aye", Councilmember Allen "Aye", and Councilmember Jenkins, "Aye". The motion carried.

6. **Consideration of Resolution 2022-46 Awarding Engineering RFP to PSOMAS Engineering for West Bank Master Plan**

Mr. Wilson explained the process used to review the RFP's submitted for this project.

Motion: Councilmember Hutchins made the motion to approve Resolution 2022-46 Awarding engineering RFP to PSOMAS Engineering for West Bank Master Plan

Second: Councilmember Rowberry seconded the motion.

Vote: The vote was as follows: Councilmember Rowberry, "Aye", Councilmember Hutchins, "Aye", Councilmember Bevan, "Aye", Councilmember Allen "Aye", and Councilmember Jenkins, "Aye". The motion carried.

7. **Consideration of Ordinance 2022-14 approving the amendments of Chapter 14, 15, 16 and 19a of the Grantsville City Land Use Management and Development Code**

Attorney Coombs noted the Ordinance was missing in the packet and suggested tabling this item.

Motion: Councilmember Jenkins made the motion to table Ordinance 2022-14 approving the amendments of Chapter 14, 15, 16, and 19a of the Grantsville City Land Use Management and Development Code

Second: Councilmember Allen seconded the motion.

Vote: The vote was as follows: Councilmember Rowberry, "Aye", Councilmember Hutchins, "Aye", Councilmember Bevan, "Aye", Councilmember Allen "Aye", and Councilmember Jenkins, "Aye". The motion carried.

8. **Consideration of Ordinance 2022-15 approving the amendments to Chapter 19a of the Grantsville Land Use Management Code**

This item was combined in ordinance 2022-14 and tabled as part of item 7 motion.

9. **Consideration of Ordinance 2022-15 approving the proposed General Plan and Future Land Use Map Amendment for Mike Wagstaff to go from a Mixed-Use Density Designation and Medium Density Residential Designation to a Mixed-Use Density Designation for the property located at 360 West Apple Street**

Mike Wagstaff was present for this item. Councilmember Allen noted previous discussions indicated an increase of density and how Mr. Wagstaff anticipates the commercial will be built last on this property with a possibility of not at all. Mr. Wagstaff advised it is not a maybe that commercial will be developed on this property; but it is relative to the demand of the area. Councilmember Jenkins advised she does not see a need for the increased density. Mr. Wagstaff explained there is a need for housing. Councilmember Allen felt as if this increase in density was to benefit the developer not the community. Mayor Critchlow explained he wants to make sure when there is a plan presented it is in consideration of the neighbors. Councilmember Rowberry asked if Peach Street will be coming through the property. Mr. Wagstaff explained a Peach Street easement would be best as an access point.

Motion: Councilmember Allen made the motion to deny Ordinance 2022-15 approving the proposed General Plan and Future Land Use Map Amendment for Mike Wagstaff to go from a Mixed-Use Density Designation and Medium Density Residential Designation to a Mixed-Use Density Designation for the property located at 360 West Apple Street

Second: Councilmember Jenkins seconded the motion.

Vote: The vote was as follows: Councilmember Allen "Nay", and Councilmember Jenkins, "Nay". The motion failed for lack of vote.

Councilmember Hutchins explained this was only allowing the applicant to come back with a plan and the Council can deny that plan. Councilmember Jenkins advised this opens the door for something the City does not want. Councilmember Hutchins explained the Main Street property is an eyesore and he would much rather have apartments for the people who cannot afford homes in Grantsville. Councilmember Allen explained Mr. Wagstaff called Councilmembers and explained he could not develop the property without increasing the density. Councilmember Hutchins advised it reflects the General Plan and would approve the overall feel of Main Street.

Motion: Councilmember Hutchins made the motion to approve Ordinance 2022-15 approving the proposed General Plan and Future Land Use Map Amendment for Mike Wagstaff to go from a Mixed-Use Density Designation and Medium Density Residential Designation to a Mixed-Use Density Designation for the property located at 360 West Apple Street

Second: Councilmember Rowberry seconded the motion.

Vote: The vote was as follows: Councilmember Rowberry, "Aye", Councilmember Hutchins, "Aye", Councilmember Bevan, "Aye", Councilmember Allen "Nay", and Councilmember Jenkins, "Nay". The motion carried.

10. Consideration of Ordinance 2022-16 approving the General Plan and Future Land Use Map Amendment for Mike Wagstaff to go from a Mixed-Use Density Designation and Medium Density Residential Designation to a Mixed-Use Density Designation for the property located at 374 West Apple Street

Motion: Councilmember Hutchins made the motion to approve Ordinance 2022-16 approving the General Plan and Future Land Use Map Amendment for Mike Wagstaff to go from a Mixed-Use Density Designation and Medium Density Residential Designation to a Mixed-Use Density Designation for the property located at 374 West Apple Street

Second: Councilmember Rowberry seconded the motion.

Vote: The vote was as follows: Councilmember Rowberry, "Aye", Councilmember Hutchins, "Aye", Councilmember Bevan, "Aye", Councilmember Allen "Nay", and Councilmember Jenkins, "Nay". The motion carried.

11. Consideration of Ordinance 2022-17 approving the Rezone of 1.88 acres of land located at 360 West Apple Street go from an RM-7 zone to a Mixed-Use zone for Mike Wagstaff

Councilmember Jenkins wanted to reiterate this was in the middle of an established neighborhood and wanted it noted she is fine with ½ acre lots with weeds. Councilmember Hutchins noted this is why there is a General Plan. Councilmember Allen noted it is harder to deny a project if it fits the General Plan and Zoning for that area. Councilmember Hutchins explained a Mixed-Use should be a cooperative effort between the City and the developer.

Motion: Councilmember Hutchins made the motion to approve Ordinance 2022-17 approving the Rezone of 1.88 acres of land located at 360 West Apple Street go from an RM-7 zone to a Mixed-Use zone for Mike Wagstaff

Second: Councilmember Rowberry seconded the motion.

Vote: The vote was as follows: Councilmember Rowberry, "Aye", Councilmember Hutchins, "Aye", Councilmember Bevan, "Aye", Councilmember Allen "Nay", and Councilmember Jenkins, "Nay". The motion carried.

12. Consideration of Ordinance 2022-18 approving the Rezone of 1.62 acres of land located at 374 West Apple Street to go from an RM-7 zone to a Mixed-Use zone for Mike Wagstaff

Motion: Councilmember Hutchins made the motion to approve Rezone of 1.62 acres of land located at 374 West Apple Street to go from an RM-7 zone to a Mixed-Use zone for Mike Wagstaff

Second: Councilmember Rowberry seconded the motion.

Vote: The vote was as follows: Councilmember Rowberry, "Aye", Councilmember Hutchins, "Aye", Councilmember Bevan, "Aye", Councilmember Allen "Nay", and Councilmember Jenkins, "Nay". The motion carried.

13. Consideration of Ordinance 2022-19 approving the proposed rezone of .65 acres of land located at 497 East Main Street to go from a CN-Zone to a CG zone for Skylar Bailey

Item was tabled due to lack of representation by applicant.

Motion: Councilmember Allen made the motion to table the proposed rezone of .65 acres of land located at 497 East Main Street to go from a CN-Zone to a CG zone for Skylar Bailey

Second: Councilmember Rowberry seconded the motion.

Vote: The vote was as follows: Councilmember Rowberry, "Aye", Councilmember Hutchins, "Aye", Councilmember Bevan, "Aye", Councilmember Allen "Aye", and Councilmember Jenkins, "Aye". The motion carried.

14. Consideration of Ordinance 2022-20 approving the proposed rezone of .30 acres of land located at 481 East Main Street to go from a CN zone to a CG zone for Skylar Bailey

Item was tabled due to lack of representation by applicant.

Motion: Councilmember Allen made the motion to approve the proposed rezone of .30 acres of land located at 481 East Main Street to go from a CN zone to a CG zone for Skylar Bailey

Second: Councilmember Rowberry seconded the motion.

Vote: The vote was as follows: Councilmember Rowberry, "Aye", Councilmember Hutchins, "Aye", Councilmember Bevan, "Aye", Councilmember Allen "Aye", and Councilmember Jenkins, "Aye". The motion carried.

15. Consideration of Noise Variance request for "Summer of Fun: Movie Night at the Park" on 07/30

Councilmember Jenkins was present to represent this item. Councilmember Rowberry asked what the current noise ordinance is and noted there was an outdoor concert at a private residence if they needed to also apply for a noise variance. Attorney Coombs explained the ordinance does not restrict noise outside of residential zones. Councilmember Jenkins explained the 8/20 is for the Luau at Hollywood Park and 8/27 is for the Salsa Dancing at the Fire Station and noted neither of these events are anticipated to go later than 10:00 pm.

Motion: Councilmember Hutchins made the motion to approve Noise Variance request for "Summer of Fun: Movie Night at the Park" on 07/30

Second: Councilmember Rowberry seconded the motion.

Vote: The vote was as follows: Councilmember Rowberry, "Aye", Councilmember Hutchins, "Aye", Councilmember Bevan, "Aye", Councilmember Allen "Aye", and Councilmember Jenkins, "Aye". The motion carried.

16. Consideration of Noise Variance request for 08/20 and 08/27

This was discussed in conjunction with item 15

17. Consideration of Noise Variance request for Region Youth Dance on 08/13

Gina Francom was present for this item. Ms. Francom explained this was for the West Stake Center Region Dance and it was a luau in the parking lot.

Motion: Councilmember Hutchins made the motion to approve Noise Variance request for Region Youth Dance on 08/13

Second: Councilmember Rowberry seconded the motion.

Vote: The vote was as follows: Councilmember Rowberry, "Aye", Councilmember Hutchins, "Aye", Councilmember Bevan, "Aye", Councilmember Allen "Aye", and Councilmember Jenkins, "Aye". The motion carried.

18. Council Reports

Councilmember Jenkins: Councilmember Jenkins advised at the last Summer of Fun event there were approximately 500 people in attendance. She encouraged residents of Grantsville to attend the final Summer of Fun events. Councilmember Jenkins advised the Youth Council is going well and they are enthusiastic on participation in the community.
Councilmember Bevan: Councilmember Bevan advised the Beautification Committee will meet on 07/21 and asked about the banners for the power poles. Mr. Wilson explained once the banners are received they will get the banners installed. Councilmember Bevan advised currently there are just American flags on the banners and wanted to know if the Council wanted to use different banners for different seasons or events. Councilmember Jenkins asked if there could be the veterans on the banners as well. Councilmember Bevan advised the Historical Preservation will meet after the 07/24 holiday.
Councilmember Hutchins: Councilmember Hutchins wanted to thank Attorney Coombs for his service to the City.
Councilmember Allen: Councilmember Allen thanked Attorney Coombs for his service as capacity of City Attorney. Councilmember Allen advised they are currently working on a grant to extend the parking at Hollywood Park. She continued they are looking at the language for the PAR tax and will be working on that.

19. Closed Session (Personnel, Real Estate, Imminent Litigation).

Councilmember Allen made the motion to enter into a closed session
Councilmember Hutchins seconded the motion
Closed session started at 9:29pm
Closed session ended at 10:44 pm

20. Adjourn.

Motion: Councilmember Allen made the motion to adjourn

Second: Councilmember Jenkins seconded the motion.

Vote: The vote was as follows: Councilmember Rowberry, “Aye”, Councilmember Hutchins, “Aye”, Councilmember Bevan, “Aye”, Councilmember Allen “Aye”, and Councilmember Jenkins, “Aye”. The motion carried.

AGENDA ITEM #3

Consideration of Resolution 2022-47 approving the amended Consolidated Fee Schedule

GRANTSVILLE
ORDINANCE 2022-47

CONSOLIDATED FEE SCHEDULE AMENDMENTS

AN ORDINANCE ORDAINING NEW IMPACT FEES AND AMENDING THE WATER ATTORNEY RETAINER FEE

WHEREAS, the Grantsville City Council has authority to enact new impact fees subject to state law; and

WHEREAS, the City Council, in 2022, adopted a new capital facilities plan which assumed a new impact fee facilities plan; and

WHEREAS, the City Council hereby ordains those new impact fees and incorporates them into the City's Consolidated Fee Schedule; and

WHEREAS, the City Council hereby finds this action is in the best interest of the City's health, safety and general welfare.

NOW THEREFORE, be it ordained by the Council of the Grantsville, in the State of Utah, as follows:

SECTION 1: **AMENDMENT** "Zoning Fees" of the Grantsville Fee Schedule is hereby *amended* as follows:

BEFORE AMENDMENT

Zoning Fees

Annexation Application Fee	$1,000.00
Board of Adjustment Fee	$200.00 per application
Boundary Line Adjustment Fee	$350.00 per application
Commercial Master Site Plan and Final Plat Review	• $2000.00 for 0 to 3 acres • $2000.00 plus $500.00 per acre for 3.01 to 50 acres • $25,500.00 plus $250.00 per acre for 50.1 or more acres
Concept Plan (Discussion Only)	$50.00 per application

Conditional Use Permits (CUP):	
Amend CUP from Commercial to Residential or Residential to Commercial	$250.00
Amendment to Site Plan	$750.00 plus $100.00 per residential unit
Commercial/Industrial Amendment to Site Plan	$1000.00 plus $100.00 per unit
Commercial/Industrial New Construction	$1000.00 plus: ● $100.00 per acre for the first 20 acres ● $30.00 per acre for 21 to 50 acres ● $10.00 per acre for each acre over 50.9 acres Costs are per application
Commercial/Industrial Tenant Change Application	$100.00 per application
Home Occupational Use	$75.00 (if only Zoning Official approval) / $200.00 (if Planning Commission approval)
Mining, Sand, Quarry, or Gravel	$1500.00 per application
Miscellaneous Conditional Use Amendment	$200.00 per application
Multi-Housing/Apartment/Condo/Townhouse	$1000.00 per application plus $100.00 per unit
Sign Permit	$100.00 (permanent sign) / $25.00 (temporary sign)
Sportsman, Kennel or Animal Permit	$75.00 (if only Zoning Official approval) / $200.00 (if Planning Commission approval)
Solar	$100.00 per application
Temporary Construction Living Unit	$100.00 per application
Temporary Construction Office	$100.00 per application
Final Plat and Construction Plan Review	$2,000.00 plat review plus $125.00 per lot
General Plan Amendment	$500.00 per application
Planned Unit Development (Multi-Use, Commercial, Industrial)	$1,000.00 plus: ● $100.00 per acre for the first 20 acres ● $30.00 per acre for the next 30 acres ● $10.00 per acre for each acre over 50 acres

	Costs are per application
Planned Unit Development (Residential)	$1,000.00 plus $30.00 per dwelling unit per application
Plat Amendment	• Final Plat: $1500.00 plus $100.00 per affected lot • Preliminary Plat: $750.00 plus $100.00 per affected lot
Public Infrastructure Districts (PID):	
Letter of Intent	$1,000.00
Governing Documents:	$1,000.00
Preliminary Plat/Plan	$750.00 plat review plus $100.00 per lot
Rezone Application	$500.00 per application
Site Plan:	
Conditional Use Permit/Site Plan	$1000.00
Mining, Sand, Quarry, or Gravel Site Plan	$1500.00
Multi-family/Site Plan	$1,500.00
Street Dedication	$100.00 per application
Water Dedication Retainer	$1,500.00 (any additional costs will be billed by Grantsville City's water attorney)

AFTER AMENDMENT

Zoning Fees

Annexation Application Fee	$1,000.00
Board of Adjustment Fee	$200.00 per application
Boundary Line Adjustment Fee	$350.00 per application
	• $2000.00 for 0 to 3 acres • $2000.00 plus $500.00 per acre for 3.01 to 50

Commercial Master Site Plan and Final Plat Review	acres ● $25,500.00 plus $250.00 per acre for 50.1 or more acres
Concept Plan (Discussion Only)	$50.00 per application
Conditional Use Permits (CUP):	
Amend CUP from Commercial to Residential or Residential to Commercial	$250.00
Amendment to Site Plan	$750.00 plus $100.00 per residential unit
Commercial/Industrial Amendment to Site Plan	$1000.00 plus $100.00 per unit
Commercial/Industrial New Construction	$1000.00 plus: ● $100.00 per acre for the first 20 acres ● $30.00 per acre for 21 to 50 acres ● $10.00 per acre for each acre over 50.9 acres Costs are per application
Commercial/Industrial Tenant Change Application	$100.00 per application
Home Occupational Use	$75.00 (if only Zoning Official approval) / $200.00 (if Planning Commission approval)
Mining, Sand, Quarry, or Gravel	$1500.00 per application
Miscellaneous Conditional Use Amendment	$200.00 per application
Multi-Housing/Apartment/Condo/Townhouse	$1000.00 per application plus $100.00 per unit
Sign Permit	$100.00 (permanent sign) / $25.00 (temporary sign)
Sportsman, Kennel or Animal Permit	$75.00 (if only Zoning Official approval) / $200.00 (if Planning Commission approval)
Solar	$100.00 per application
Temporary Construction Living Unit	$100.00 per application
Temporary Construction Office	$100.00 per application
Final Plat and Construction Plan	$2,000.00 plat review plus $125.00 per lot

Review	
General Plan Amendment	$500.00 per application
Planned Unit Development (Multi-Use, Commercial, Industrial)	$1,000.00 plus: • $100.00 per acre for the first 20 acres • $30.00 per acre for the next 30 acres • $10.00 per acre for each acre over 50 acres Costs are per application
Planned Unit Development (Residential)	$1,000.00 plus $30.00 per dwelling unit per application
Plat Amendment	• Final Plat: $1500.00 plus $100.00 per affected lot • Preliminary Plat: $750.00 plus $100.00 per affected lot
Public Infrastructure Districts (PID):	
Letter of Intent	$1,000.00
Governing Documents:	$1,000.00
Preliminary Plat/Plan	$750.00 plat review plus $100.00 per lot
Rezone Application	$500.00 per application
Site Plan:	
Conditional Use Permit/Site Plan	$1000.00
Mining, Sand, Quarry, or Gravel Site Plan	$1500.00
Multi-family/Site Plan	$1,500.00
Street Dedication	$100.00 per application
Water Dedication Retainer	$~~1,500~~3,000.00 (any additional costs will be billed by Grantsville City's water attorney)

SECTION 2: **ADOPTION** "Impact Fees" of the Grantsville Fee Schedule is hereby *added* as follows:

BEFORE ADOPTION

Impact Fees (Non-existent)

AFTER ADOPTION

Impact Fees*(Added)*

Grantsville City Impact Fee Tables

PASSED AND ADOPTED BY THE GRANTSVILLE COUNCIL
_____.

	AYE	**NAY**	**ABSENT**	**ABSTAIN**
Jewel Allen	_____	_____	_____	_____
Darrin Rowberry	_____	_____	_____	_____
Scott Bevan	_____	_____	_____	_____
Jolene Jenkins	_____	_____	_____	_____
Jeff Hutchins	_____	_____	_____	_____

Presiding Officer

_____
Neil Critchlow, Mayor, Grantsville

Attest

_____
Braydee Baugh, City Recorder
Grantsville

EXHIBIT A

The file attached hereto as Exhibit "A" is hereby added and incorporated herein by this reference

Zoning Fees

Commercial Tower (Small Wireless Facilities)

Annexation Application Fee	$1,000.00
Board of Adjustment Fee	$200.00 per application
Boundary Line Adjustment Fee	$350.00 per application
Commercial Master Site Plan and Final Plat Review	• $2000.00 for 0 to 3 acres • $2000.00 plus $500.00 per acre for 3.01 to 50 acres • $25,500.00 plus $250.00 per acre for 50.1 or more acres
Concept Plan (Discussion Only)	$50.00 per application
Conditional Use Permits (CUP):	
Amend CUP from Commercial to Residential or Residential to Commercial	$250.00
Amendment to Site Plan	$750.00 plus $100.00 per residential unit
Commercial/Industrial Amendment to Site Plan	$1000.00 plus $100.00 per unit
Commercial/Industrial New Construction	$1000.00 plus: • $100.00 per acre for the first 20 acres • $30.00 per acre for 21 to 50 acres • $10.00 per acre for each acre over 50.9 acres Costs are per application
Commercial/Industrial Tenant Change Application	$100.00 per application
Home Occupational Use	$75.00 (if only Zoning Official approval) / $200.00 (if Planning Commission approval)
Mining, Sand, Quarry, or Gravel	$1500.00 per application
Miscellaneous Conditional Use Amendment	$200.00 per application
Multi-Housing/Apartment/Condo/Townh	$1000.00 per application plus $100.00 per unit

ouse	
Sign Permit	$100.00 (permanent sign) / $25.00 (temporary sign)
Sportsman, Kennel or Animal Permit	$75.00 (if only Zoning Official approval) / $200.00 (if Planning Commission approval)
Solar	$100.00 per application
Temporary Construction Living Unit	$100.00 per application
Temporary Construction Office	$100.00 per application
Final Plat and Construction Plan Review	$2,000.00 plat review plus $125.00 per lot
General Plan Amendment	$500.00 per application
Planned Unit Development (Multi-Use, Commercial, Industrial)	$1,000.00 plus: ● $100.00 per acre for the first 20 acres ● $30.00 per acre for the next 30 acres ● $10.00 per acre for each acre over 50 acres Costs are per application
Planned Unit Development (Residential)	$1,000.00 plus $30.00 per dwelling unit per application
Plat Amendment	● Final Plat: $1500.00 plus $100.00 per affected lot ● Preliminary Plat: $750.00 plus $100.00 per affected lot
Public Infrastructure Districts (PID):	
Letter of Intent	$1,000.00
Governing Documents:	$1,000.00
Preliminary Plat/Plan	$750.00 plat review plus $100.00 per lot
Rezone Application	$500.00 per application
Site Plan:	
Conditional Use Permit/Site Plan	$1000.00
Mining, Sand, Quarry, or Gravel Site Plan	$1500.00
Multi-family/Site Plan	$1,500.00
Street Dedication	$100.00 per application

Water Dedication Retainer	$1,500.00 (any additional costs will be billed by Grantsville City's water attorney)

HISTORY
Amended by Ord. 2020-19 on 7/15/2020
Amended by Ord. 2021-01 on 1/20/2021
Amended by Ord. 2022-04 on 1/19/2022

Commercial Tower (Small Wireless Facilities)

Collocation on an existing or replacement utility pole or other wireless support structure	$100.00 per collocation
Installing, modifying or replacing a utility pole in connection with a permitted use	$250.00 per utility pole
Installing, modifying or replacing a utility pole in connection with a discretionary use	$1,000.00 per utility pole
State Licensing Fee	The greater of: ● 3.5% of all gross revenue related to the provider's use of ROW for Small Wireless Facilities; or ● $250 annually for each Small Wireless Facility
Small Wireless Facilities Collocation on City-owned Utility Poles	$50.00 annually

HISTORY
Adopted by Ord. 2021-01 on 1/20/2021

EXHIBIT B

The file attached hereto as Exhibit "B" is hereby added and incorporated herein by this reference

Public Safety Impact Fee

Table 55: Proposed Public Safety Impact Fees

Land Use	Impact Fee
Single Family Residential	$590.00 per Dwelling Unit
Multi-Unit Residential	$255.00 per Dwelling Unit
Non-Residential	$0.54 per square foot of building area

Park Impact Fees

Table 68: Proposed Parks Impact Fees

Land Use	Impact Fee
Single Family and Multi-Unit Residential	$1,925.00 per Dwelling Unit

Wastewater Impact Fees

Table 91: Proposed Wastewater Impact Fees

Residential				
Meter Size (inches)	Maximum Flow Rate (gpm)	ERCs	Impact Fee per Meter Size	Table Used (AWWA M6, Table 5-3)[1]
3/4	20	1.00	$1,529.00	Displacement Meter Table
1	32	1.60	$2,447.00	Displacement Meter Table
1 1/2	40	2.00	$3,059.00	Displacement Meter Table
2	80	4.00	$6,117.00	Displacement Meter Table
3	160	8.00	$12,235.00	Electromagnetic and Ultrasonic Meter Type 1 Table
4	320	16.00	$24,470.00	Electromagnetic and Ultrasonic Meter Type 1 Table
6	640	32.00	$48,939.00	Electromagnetic and Ultrasonic Meter Type 1 Table
8	800	40.00	$61,174.00	Electromagnetic and Ultrasonic Meter Type 1 Table
Non-Residential				
			Impact Fee	Unit
Non-Residential			$64.00	per fixture unit

[1]Table used in AWWA M6 is based on the types of water meters Grantsville City currently requires

Drinking Water Impact Fees

Table 30: Proposed Drinking Water Impact Fees

Residential				
Meter Size (inches)	**Maximum Flow Rate (gpm)**	**ERCs**	**Impact Fee per Meter Size**	**Table Used (AWWA M6, Table 5-3)[1]**
3/4	25	1.00	$3,036.00	Displacement Meter Table
1	40	1.60	$4,857.00	Displacement Meter Table
1 1/2	50	2.00	$6,072.00	Displacement Meter Table
2	100	4.00	$12,144.00	Displacement Meter Table
3	200	8.00	$24,287.00	Electromagnetic and Ultrasonic Meter Type 1 Table
4	400	16.00	$48,574.00	Electromagnetic and Ultrasonic Meter Type 1 Table
6	800	32.00	$97,148.00	Electromagnetic and Ultrasonic Meter Type 1 Table
8	1000	40.00	$121,435.00	Electromagnetic and Ultrasonic Meter Type 1 Table
Non-Residential				
Indoor/Outdoor			**Impact Fee**	**Unit**
Indoor			$31.00	per fixture unit
Outdoor			$19,186.00	per irrigated acre

[1]Table used in AWWA M6 is based on the types of water meters Grantsville City currently requires

Water Rights Acquisition

Indoor Use:

Table 100: Indoor Use Water Rights Acquisition Fee

Indoor Use Fees	
Land Use	**Impact Fee**
Single Family Residential	$4,033.00 per Dwelling Unit
Multi-Unit Residential	$2,218.00 per Dwelling Unit
Non-Residential	$168.00 per fixture unit

Outdoor Use:

Table 101: Outdoor Use Acquisition Fee (Typical)

Outdoor Use Fees		
Residential Lot Size	**Assumed Irrigated Area**	**Impact Fee**
7,000 sq ft	4,480 sq ft	$6,336.00
8,000 sq ft	5,120 sq ft	$7,241.00
10,000 sq ft	6,400 sq ft	$9,051.00
14,000 sq ft	8,960 sq ft	$12,672.00
1/2 acre	0.32 acre	$19,714.00
2/3 acre	0.427 acre	$26,285.00
3/4 acre	0.48 acre	$29,570.00
1.0 acre	0.64 acre	$39,427.00
> 1.0 acre	> 0.64 acre	$39,427.00
Residential Impact Fee	= (lot size, acres) * (0.64) * (3.33 ac-ft/irr. ac) * ($18,500/ac-ft)	
Non-Residential Impact Fee	= (irrigated area, acres) * (3.33 ac-ft/irr. ac) * ($18,500/ac-ft)	

[1]Residential lot sizes greater than 1.0 acre are assumed to not have any additional landscaping, which is why the fee is capped at $39,427.00. The fee for non-residential development is not capped.

Table 102: Outdoor Use Acquisition Fee (Xeriscape)

Outdoor Use Fees (Xeriscape)		
Residential Lot Size	**Assumed Irrigated Area**	**Impact Fee**
7,000 sq ft	4,480 sq ft	$4,338.00
8,000 sq ft	5,120 sq ft	$4,958.00
10,000 sq ft	6,400 sq ft	$6,197.00
14,000 sq ft	8,960 sq ft	$8,676.00
1/2 acre	0.32 acre	$13,498.00
2/3 acre	0.427 acre	$17,997.00
3/4 acre	0.48 acre	$20,246.00
1.0 acre	0.64 acre	$26,995.00
> 1.0 acre	> 0.64 acre	$26,995.00
Residential Impact Fee	= (lot size, acres) * (0.64) * (2.28 ac-ft/irr. ac) * ($18,500/ac-ft)	
Non-Residential	= (irrigated area, acres) * (2.28 ac-ft/irr. ac) * ($18,500/ac-ft)	

[1]Residential lot sizes greater than 1.0 acre are assumed to not have any additional landscaping, which is why the fee is capped at $26,995.00. The fee for non-residential development is not capped.

AGENDA ITEM #4

Consideration of Resolution 2022-48 appointing Rick Barchers to fill a mid-term vacancy for Planning Commission

GRANTSVILLE CITY
RESOLUTION NUMBER 2022-48

A RESOLUTION CONFIRMING THE APPOINTMENT OF RICH BARCHERS AS A MEMBER OF THE GRANTSVILLE CITY PLANNING COMMISSION

WHEREAS, in accordance with Grantsville City Code § 8-3-2, the Grantsville City Planning Commission ("Planning Commission") is comprised of five voting members; and

WHEREAS, members of the Planning Commission are appointed by the Mayor with the advice and consent of the City Council; and

WHEREAS, Commissioner Erik Stromberg has stepped down from his position, and a new appointment is required to fill his vacant position; and

WHEREAS, the Mayor presents for appointment Commissioner Rick Barchers and to serve as a member on the Grantsville City Planning Commission for a term to expire on June 30, 2024;

WHEREAS, the City Council hereby consents to the appointment of Commissioner Rick Barcher; and

WHEREAS, the City Council hereby determines that entering this action is in the best interest of the City and will promote the general health, safety and welfare of the citizens of the City.

NOW THEREFORE BE IT RESOLVED BY THE GRANTSVILLE CITY COUNCIL, the City Council hereby confirms the Mayor's appointment of Commissioner Rick Barcher as a voting member of the Planning Commission with a term expiring on June 30, 2024.

ADOPTED AND PASSED BY THE CITY COUNCIL OF GRANTSVILLE CITY, THIS 3rd DAY OF AUGUST, 2022.

BY ORDER OF THE

_____
By Mayor Neil Critchlow

ATTEST

_____
Braydee Baugh, City Recorder

AGENDA ITEM #5

Consideration of Resolution 2022-49 awarding the 2022 Street Maintenance project to Morgan Asphalt

GRANTSVILLE CITY
RESOLUTION NO. 2022-49

A RESOLUTION AWARDING MORGAN ASPHALT, INC. THE CONSTRUCTION CONTRACT FOR THE 2022 STREET MAINTENANCE AND REPAIR PROJECT

WHEREAS, Utah Code Ann. § 10-8-11 authorizes the City to construct and maintain all infrastructure for the roadways; and

WHEREAS, the City's Finance Director was authorized to solicit proposals via requests for proposal (RFP) for a construction contract for the 2022 Street Maintenance and Repair Project; and

WHEREAS, Grantsville City issued and advertised via a request for production (RFP) and received one (1) bid from the following entity:

1. Morgan Ashpalt, Inc.

WHEREAS, after review of the proposal and the scope of services required by the Citu, the City is recommending that the City Council award the contract to Morgan Asphalt, Inc.; and

WHEREAS, the total project bid amount from Morgan Asphalt, Inc. is $1,204,200.00; and

WHEREAS, the Grantsville City Council hereby determines that it is in the best interest of the City to approve Morgan Asphalt, Inc to construct a new chlorinator at the City's South Well.

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

Section 1. Contract Award. The City of Grantsville hereby appropriates $1,204,200.00 for Morgan Asphalt, Inc. to construct the project approved in the 2022 Street Maintenance and Repair Project.

Section 2. 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 3rd DAY OF AUGUST, 2022.

BY ORDER OF THE
GRANTSVILLE CITY COUNCIL

_____
By Mayor Neil Critchlow

ATTEST

_____
Braydee Baugh, City Recorder

INTEROFFICE MEMORANDUM

GRANTSVILLE
-PUBLIC WORKS-

DATE: August 1, 2022

Honorable Mayor/Councilmembers/City Manager
429 East Main Street
Grantsville, Utah 84029

TRANSMITTED VIA EMAIL (Council packets):

RE: 2022 Street Maintenance and Repair Project – Award Recommendation Letter

Dear Mr. Mayor/Councilmembers/City Manager,

Statement of Qualifications (SOQ) and Sealed Cost Proposals (SCP) were accepted on Wednesday, July 27th, 2022 at 2:00 pm. The City received one qualifying SOQ and SCP from Morgan Asphalt.

As specified in the SOQ/SCP requirements, Morgan Asphalt's submittal meets the requirements in the SOQ and SCP. In addition, Morgan Asphalt has been awarded two street projects in the past three years with Grantsville City; past performance has proven they are capable and eager to meet the City's requirements as specified in the bid documents.

Based on the cost submittals received, and a budget review with the City Manager and Finance Director, I am recommending that we **remove** bid **item #5**, Tiebreaker & Love Cir. (sheet 01C105) and bid **item #7**, Bel Air Cir. (sheet 01C107) due to budget restrictions. The award amount is $1,046,200 ($806,200 streets, $240,000 cemetery asphalt and ribbon curbing) for the entire project; besides, any additive unit costs as detailed in the bid schedule provided.

Respectfully,

James Waltz
Public Works Director
Grantsville City
336 West Main Street
Grantsville, UT 84029
jwaltz@grantsvilleut.gov
Office: (435) 884-0621

BID SCHEDULE
Grantsville City
2022 STREET MAINTENANCE AND REPAIR

BASE BID

ITEM NUMBER	ITEM TITLE	UNIT	ESTIMATED QUANTITY	UNIT COST	TOTAL COST
1	Kearl Street & Clark Street	LS	1	$ 37,000.00	$ 37,000.00
~~2~~	~~Cemetery~~	~~LS~~	~~1~~	~~$ 240,000.00~~	~~$ 240,000.00~~
3	Silver Fox Subdivision	LS	1	$ 87,000.00	$ 87,000.00
4	Little Reno Subdivision	LS	1	$ 130,000.00	$ 130,000.00
~~5~~	~~Tiebreaker & Love Circle~~	~~LS~~	~~1~~	~~$ 43,000.00~~	~~$ 43,000.00~~
6	Cherry Grove	LS	1	$ 98,500.00	$ 98,500.00
~~7~~	~~Bel Air Circle~~	~~LS~~	~~1~~	~~$ 115,000.00~~	~~$ 115,000.00~~
8	South Center Street	LS	1	$ 77,000.00	$ 77,000.00
9	Hale Street	LS	1	$ 106,000.00	$ 106,000.00
10	Quirk Street	LS	1	$ 155,000.00	$ 155,000.00
11	Lacee Ln., Ginny Ln., and Ginny Cir.	LS	1	$ 45,500.00	$ 45,500.00
12	Hollywood Court	LS	1	$ 54,700.00	$ 54,700.00

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13	Sheep Lane	LS	1	$ 15,500.00	$ 15,500.00
				TOTAL BASE BID AMOUNT	$ ~~1,204,200.00~~
TOTAL BASE BID AMOUNT (WRITTEN)	One million two hundred four thousand and two hundred & 00/100				

* Chip Seal to be performed in spring of 2023 due to schedule & specs.

Additive Unit Pricing

ITEM NUMBER	ITEM TITLE	UNIT	UNIT COST
AU-1	Soft Spot Repair	SF	$ 10.00
AU-2	24" High Back Curb & Gutter	LF	$ 115.00
AU-3	5-Foot-Wide Sidewalk	LF	$ 230.00

5.02 The Contractor must complete all bid items including the Additive Unit Pricing to be considered responsive.

5.03 The Owner reserves the right to award the job based upon the total of any combination of or all bid items listed above in the bid schedule based upon budgetary constraints set forth for this project.

5.04 Bids will be evaluated using items the Owner has selected for Award.

5.05 Bidder acknowledges that estimated quantities are not guaranteed and are solely for the purpose of comparison of Bids, and final payment for all bid items will be based on actual quantities, determined as provided in the contract documents.

5.06 Refer to Section 011500 (Measurement and Payment) of the Technical Specifications and the design drawings for information on the individual bid items provided in the schedule.

ARTICLE 6 – TIME OF COMPLETION

6.01 Bidder agrees that the Work will be substantially complete and will be completed and ready for final payment in accordance with Paragraph 15.06 of the General Conditions on or before the dates or within the number of calendar days indicated in the Agreement.

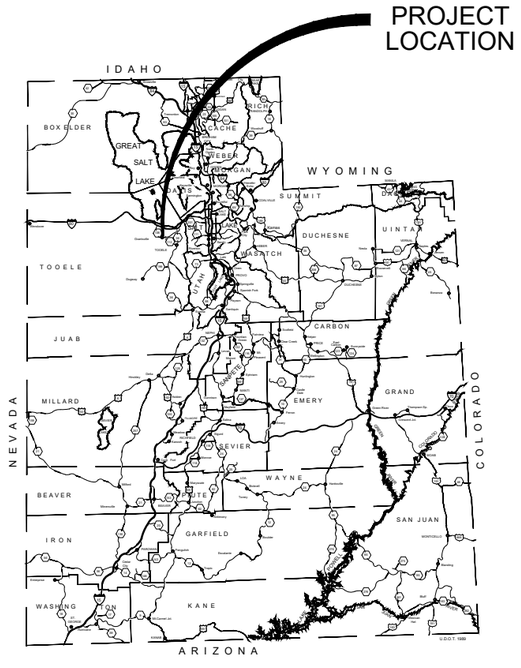
6.02 Bidder accepts the provisions of the Agreement as to liquidated damages.

6.03 The tentative project schedule is provided below. If Bidder cannot meet the project milestones provided, please provide a modified project schedule in the space provided. Time is of the essence and the Owner reserves the right to award the project based on Bidders ability to meet the project schedule.

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DRAWINGS
FOR
CITY OF GRANTSVILLE

2022 STREET MAINTENANCE AND REPAIR
BID SET
JULY 2022



LOCATION MAP

DRAWING INDEX

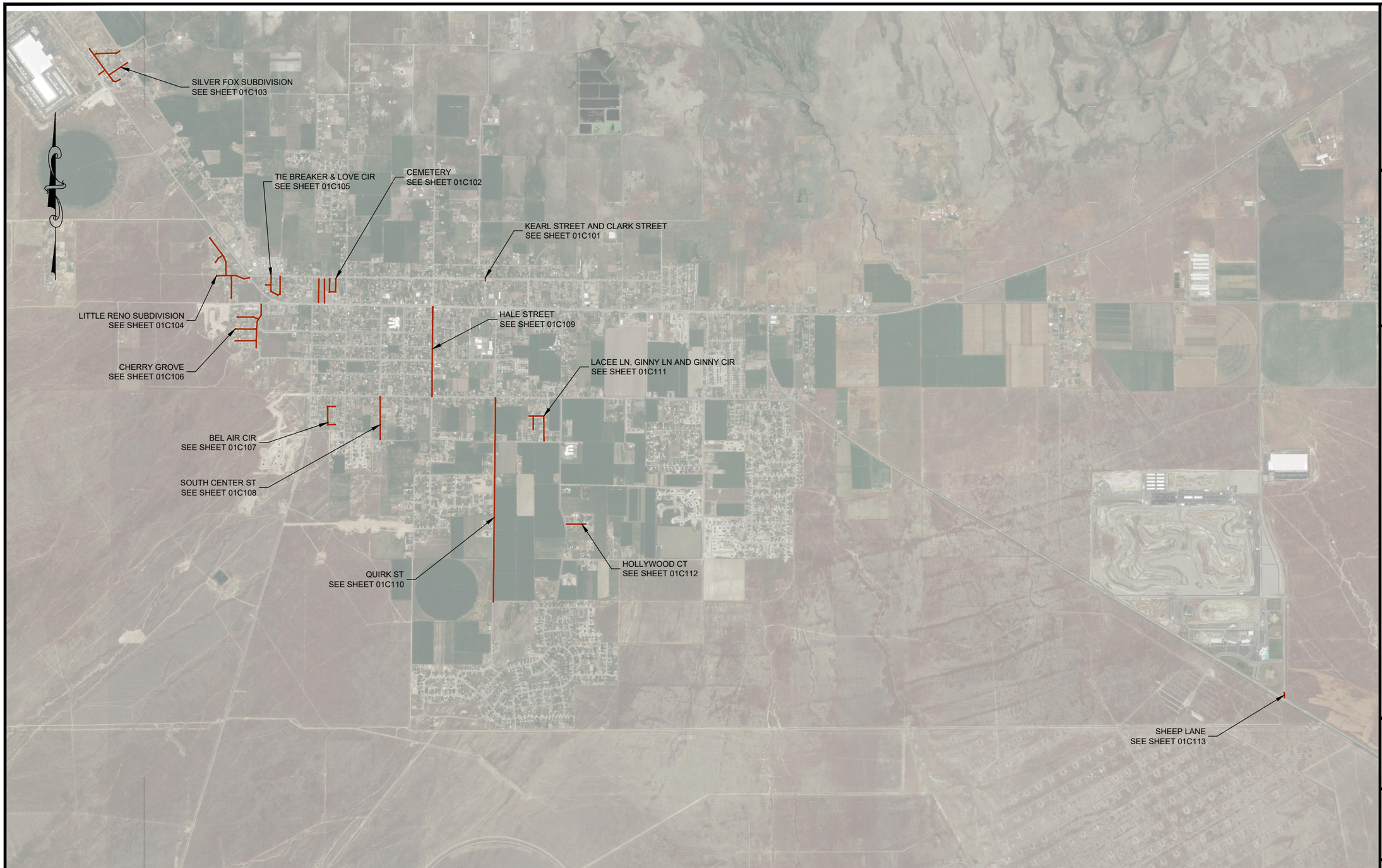
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00G001	COVER
00G002	OVERALL PROJECT PLAN
	CIVIL
01C101	KEARL ST AND CLARK ST
01C102	CEMETERY
01C103	SILVER FOX SUBDIVISION
01C104	LITTLE RENO SUBDIVISION
01C105	TIE BREAKER AND LOVE CIR
01C106	CHERRY GROVE
01C107	BEL AIR CIR
01C108	SOUTH CENTER ST
01C109	HALE ST
01C110	QUIRK ST
01C111	LACEE LN, GINNY LN AND GINNY CIR
01C112	HOLLYWOOD CT
01C113	SHEEP LN
	DETAILS
20C901	DETAILS
20C902	DETAILS
20C903	DETAILS

GRANTSVILLE CITY
429 EAST MAIN STREET
GRANTSVILLE, UT 84029
425-884-3411

AQUA ENGINEERING
533 W 2600 S, SUITE 275, BOUNTIFUL, UT 84010
PHONE (801) 299-1327 FAX (801) 299-0153



VICINITY MAP



OVERALL PROJECT PLAN

SCALE: 1"=1500'-0"

0 1500 3000

Scale in Feet

DRAWING IS TO SCALE IF BAR MEASURES: 1" = FULL SCALE 1/2" = HALF SCALE

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ORIGINAL

NO.	DATE	DESIGN	DRAWN	CHECKED
B	07/11/2022	HBK	DCH	DMH

REVISIONS

CITY OF GRANTSVILLE

2022 STREET MAINTENANCE AND REPAIR
GENERAL
OVERALL PROJECT PLAN

AQUA ENGINEERING
533 W 2600 S, SUITE 275, BOUNTIFUL, UT 84010
PHONE (801) 299-1327 FAX (801) 299-0153

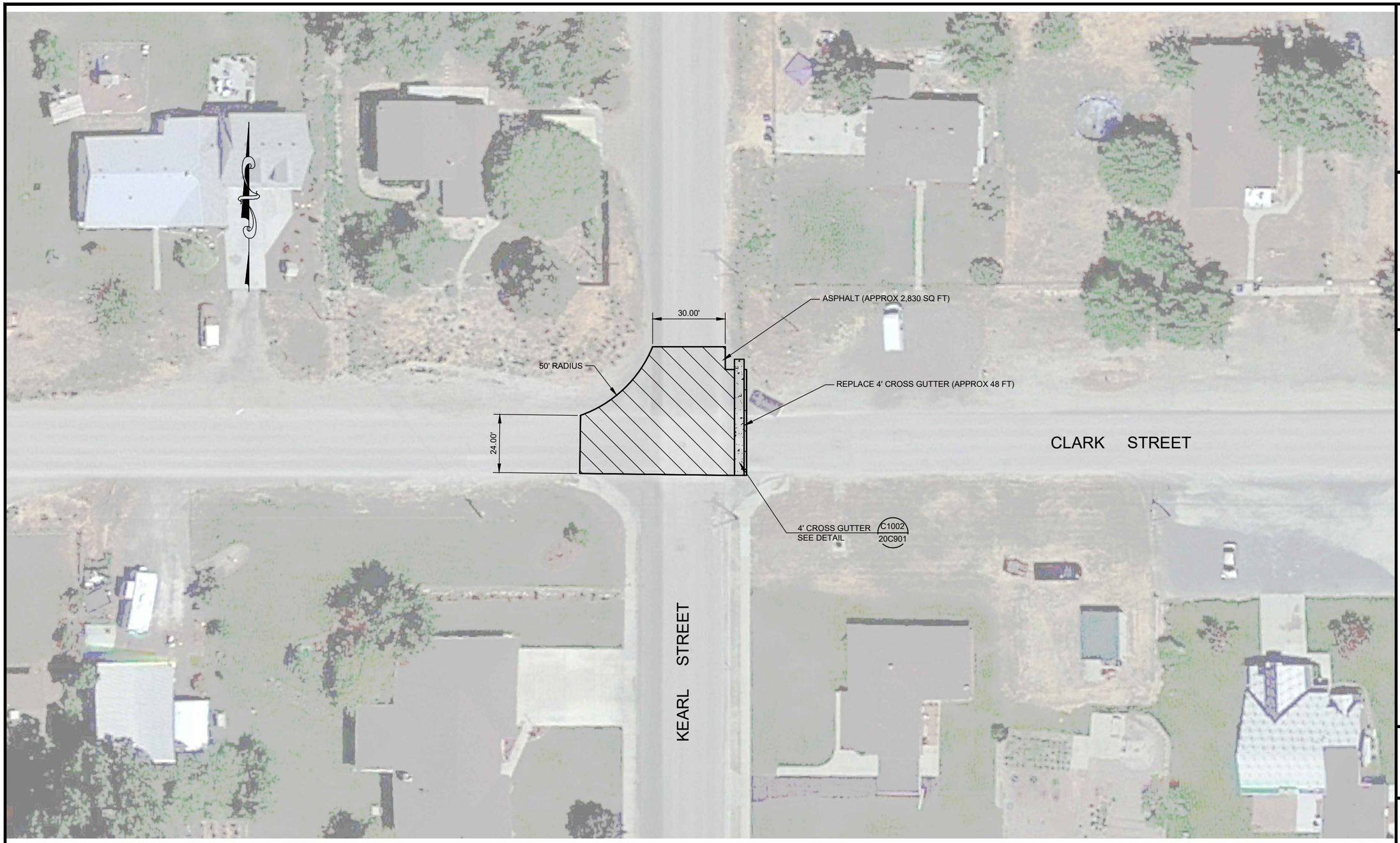
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00G002

SHEET

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NOTES:

1- LOCATIONS AND EXTENT OF PAVEMENT RESTORATION SHOWN GENERALLY REPRESENT EDGE OF OIL. OWNER/ENGINEER WILL FIELD MARK ACTUAL LOCATIONS/EXTENT PRIOR TO CONSTRUCTION.

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3- CONTRACTOR TO PRESERVE AND PROTECT ALL EXISTING UTILITIES.

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6- CONTRACTOR SHALL COMPLY TO LATEST EDITION OF MUTCD STANDARDS FOR ALL ROADWAY PAVEMENT MARKINGS.

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Scale in Feet

DRAWING IS TO SCALE
IF BAR MEASURES:
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ORIGINAL

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REVISIONS

CITY OF GRANTSVILLE

2022 STREET MAINTENANCE AND REPAIR
CIVIL
KEARL STREET & CLARK STREET

AQUA ENGINEERING
533 W 2600 S, SUITE 275, BOUNTIFUL, UT 84010
PHONE (801) 299-1327 FAX (801) 299-0153

DRAWING NO.
01C101
SHEET

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PROJECT
RECOMMENDED
TO BE REMOVED

0 50 100
Scale in Feet

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REVISIONS

CITY OF GRANTSVILLE

2022 STREET MAINTENANCE AND REPAIR
CIVIL
CEMETERY

AQUA ENGINEERING
533 W 2600 S, SUITE 275, BOUNTIFUL, UT 84010
PHONE (801) 299-1327 FAX (801) 299-0153

DRAWING NO.
01C102
SHEET

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Scale in Feet

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REVISIONS

CITY OF GRANTSVILLE

2022 STREET MAINTENANCE AND REPAIR
CIVIL
SILVER FOX SUBDIVISION

AQUA ENGINEERING
533 W 2600 S, SUITE 275, BOUNTIFUL, UT 84010
PHONE (801) 299-1327 FAX (801) 299-0153

DRAWING NO.
01C103

SHEET

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Scale in Feet

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CITY OF GRANTSVILLE

2022 STREET MAINTENANCE AND REPAIR
CIVIL
LITTLE RENO SUBDIVISION

AQUA ENGINEERING
533 W 2600 S, SUITE 275, BOUNTIFUL, UT 84010
PHONE (801) 299-1327 FAX (801) 299-0153

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01C104
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PROJECT
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TO BE REMOVED

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Scale in Feet

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CITY OF GRANTSVILLE

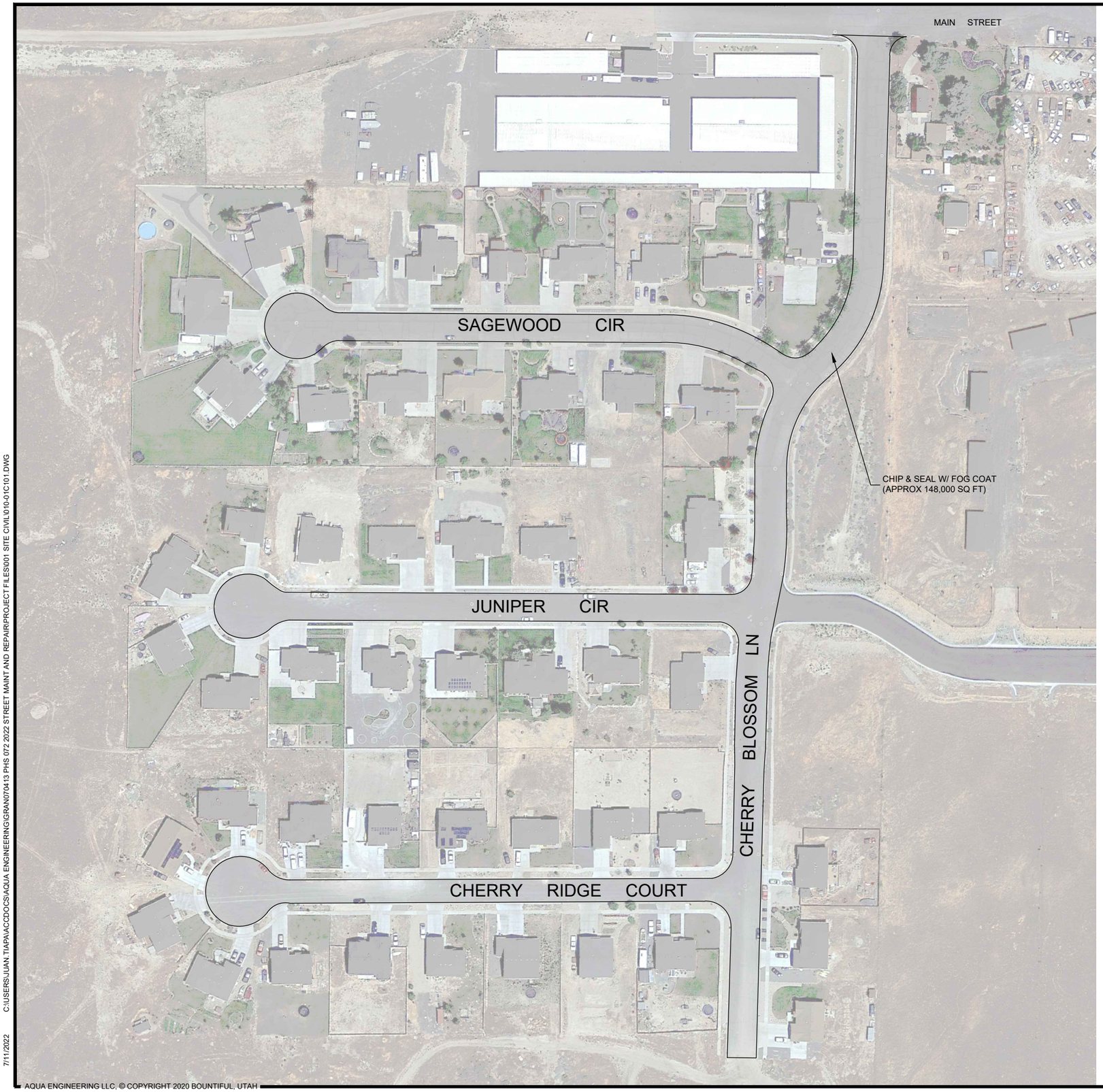
2022 STREET MAINTENANCE AND REPAIR
CIVIL
TIE BREAKER AND LOVE CIRCLE

AQUA ENGINEERING
533 W 2600 S, SUITE 275, BOUNTIFUL, UT 84010
PHONE (801) 299-1327 FAX (801) 299-0153

DRAWING NO.
01C105
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Scale in Feet

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CITY OF GRANTSVILLE

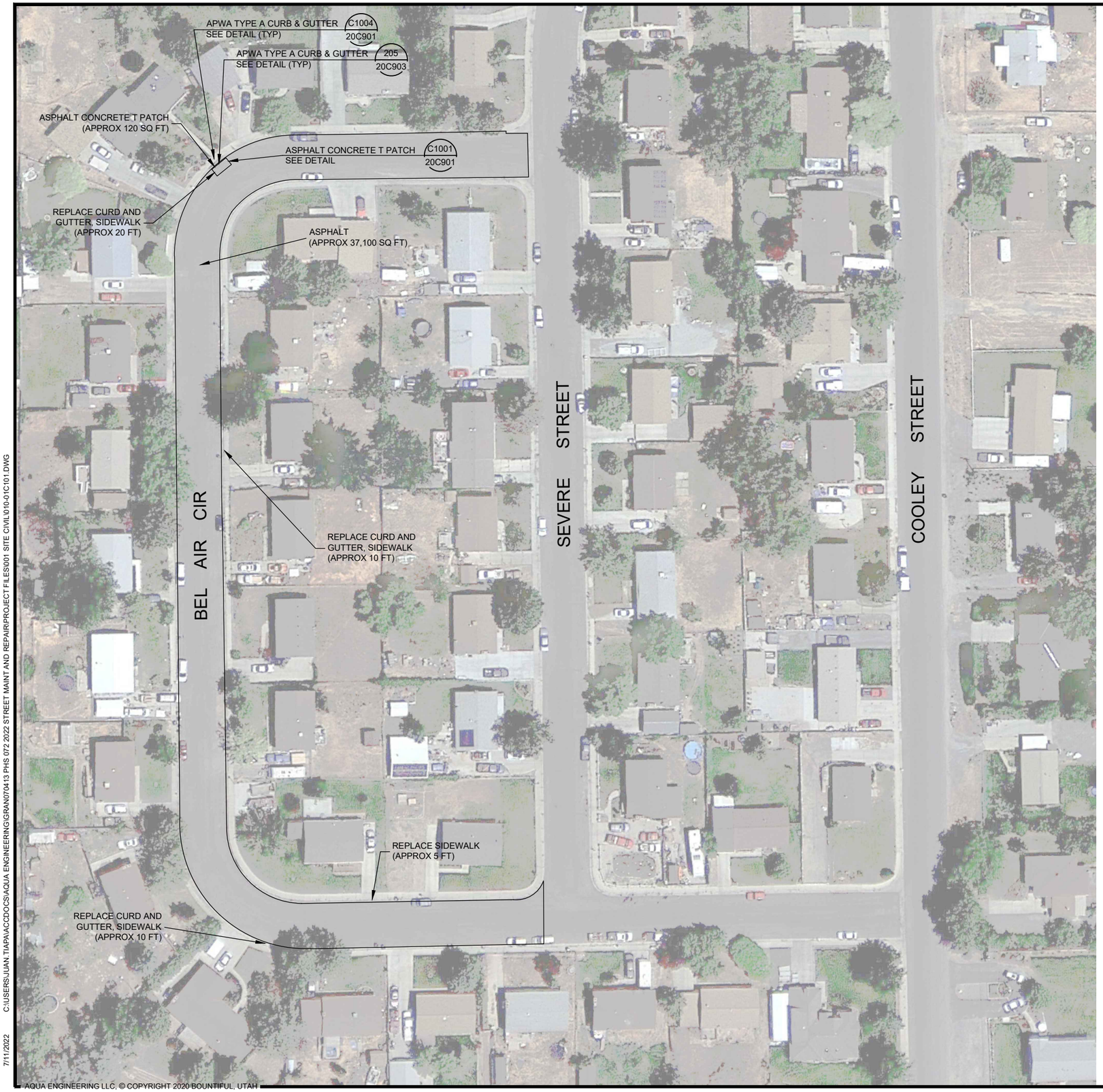
2022 STREET MAINTENANCE AND REPAIR
CIVIL
CHERRY GROVE

AQUA ENGINEERING
533 W 2600 S, SUITE 275, BOUNTIFUL, UT 84010
PHONE (801) 299-1327 FAX (801) 299-0153

DRAWING NO.
01C106
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PROJECT RECOMENDED TO BE REMOVED

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Scale in Feet

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CITY OF GRANTSVILLE

2022 STREET MAINTENANCE AND REPAIR
CIVIL
BEL AIR CIRCLE

AQUA ENGINEERING
533 W 2600 S, SUITE 275, BOUNTIFUL, UT 84010
PHONE (801) 299-1327 FAX (801) 299-0153

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CITY OF GRANTSVILLE

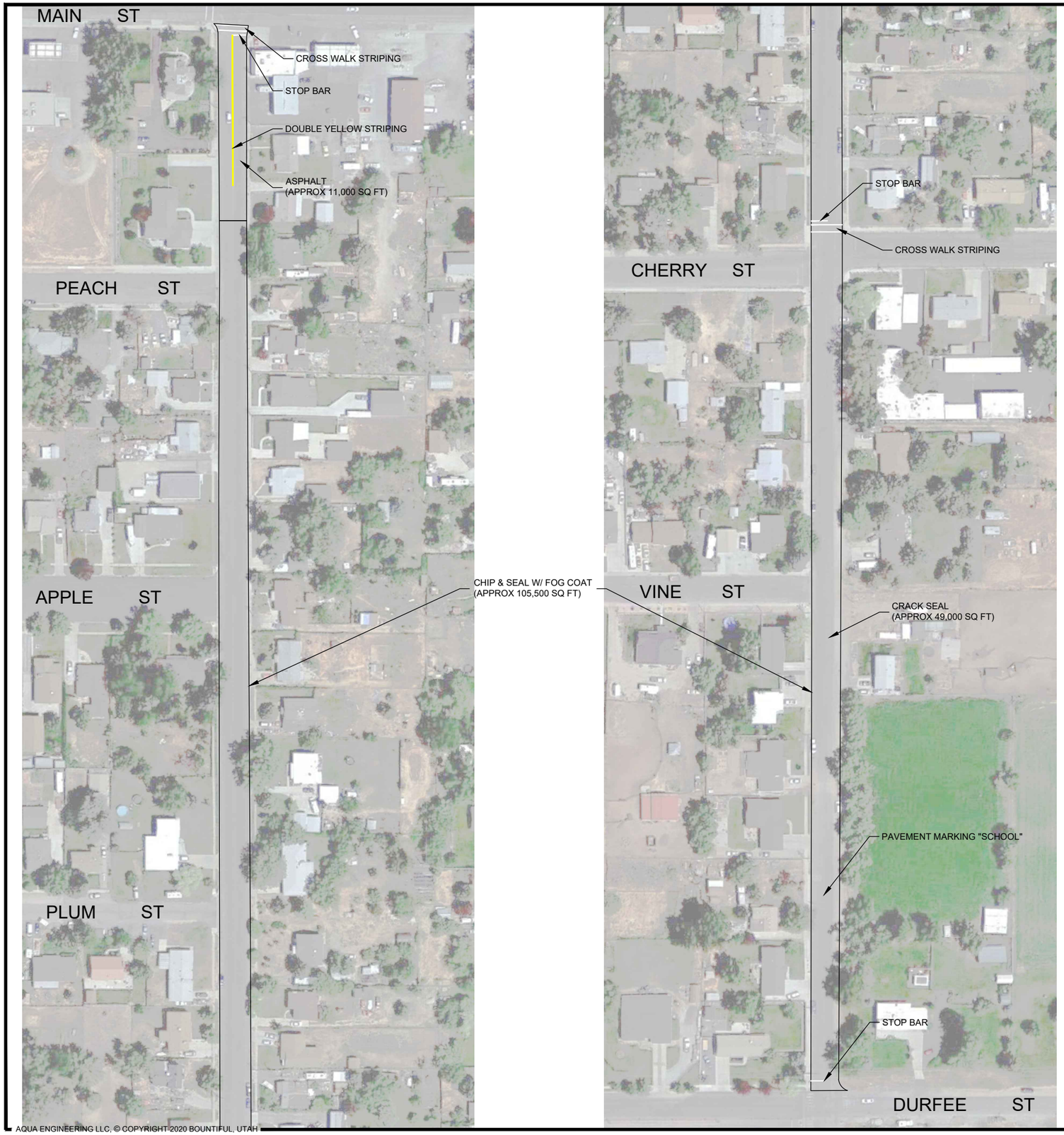
2022 STREET MAINTENANCE AND REPAIR
CIVIL
SOUTH CENTER STREET

AQUA ENGINEERING
533 W 2600 S, SUITE 275, BOUNTIFUL, UT 84010
PHONE (801) 299-1327 FAX (801) 299-0153

DRAWING NO.
01C108
SHEET

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Scale in Feet

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0 1/2 1

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REVISIONS

CITY OF GRANTSVILLE

2022 STREET MAINTENANCE AND REPAIR
CIVIL
HALE STREET

AQUA ENGINEERING
533 W 2600 S, SUITE 275, BOUNTIFUL, UT 84010
PHONE (801) 299-1327 FAX (801) 299-0153

DRAWING NO.

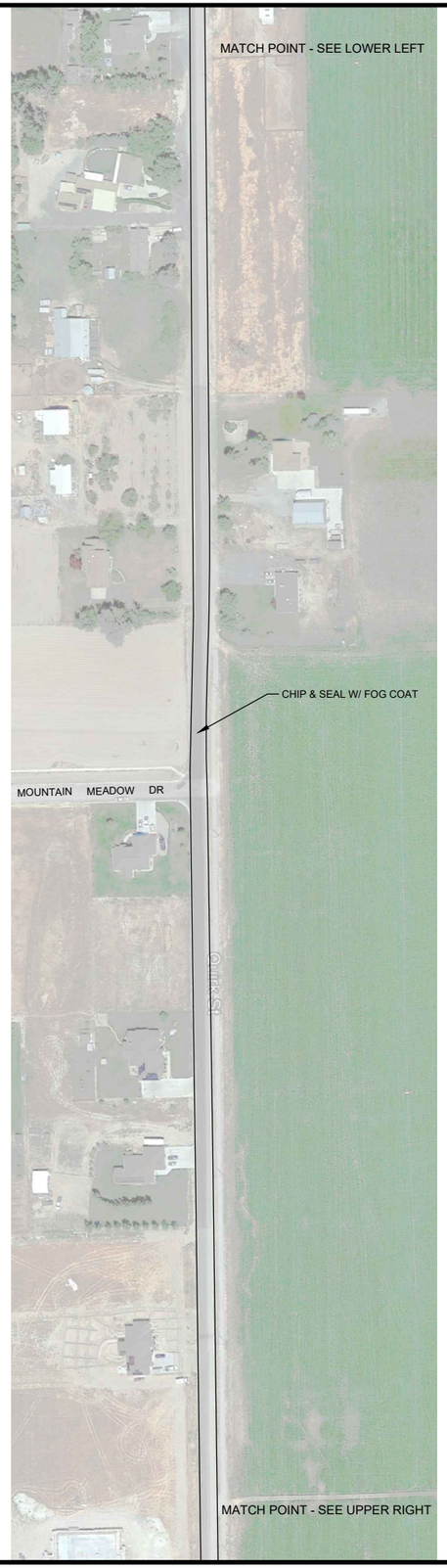
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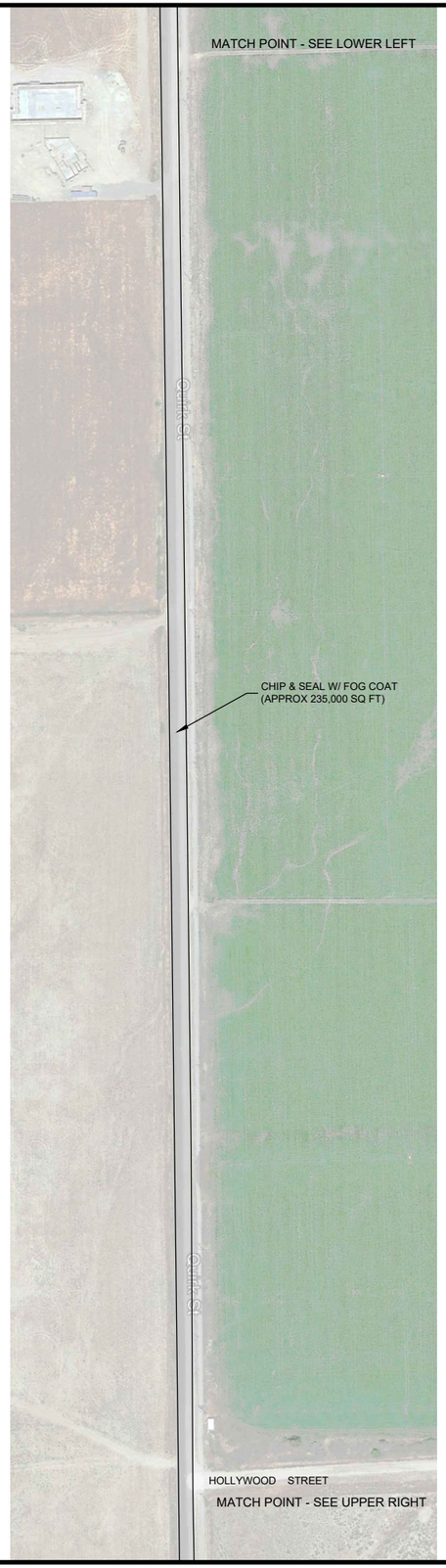
SHEET

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Scale in Feet

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6- CONTRACTOR SHALL COMPLY TO LATEST EDITION OF MUTCD STANDARDS FOR ALL ROADWAY PAVEMENT MARKINGS.

DRAWING IS TO SCALE
IF BAR MEASURES:
1" = FULL SCALE
1/2" = HALF SCALE
0 1/2 1

ORIGINAL

NO.	DATE	DESIGN	DRAWN	CHECKED
B	07/11/2022	HBK	KRB	DMH

REVISIONS

CITY OF GRANTSVILLE

2022 STREET MAINTENANCE AND REPAIR
CIVIL
QUIRK STREET

AQUA ENGINEERING
533 W 2600 S, SUITE 275, BOUNTIFUL, UT 84010
PHONE (801) 298-1327 FAX (801) 298-0153

DRAWING NO.
01C110
SHEET

7/11/2022 C:\USERS\JUAN.TIAPAVACCDOCS\AQUA ENGINEERING\GRAN\070413 PHS 072 2022 STREET MAINT AND REPAIR\PROJECT FILES\001 SITE CIVIL\010-01C101.DWG

AQUA ENGINEERING LLC, © COPYRIGHT 2020 BOUNTIFUL, UTAH



0 50 100
Scale in Feet

NOTES:

1- LOCATIONS AND EXTENT OF PAVEMENT RESTORATION SHOWN GENERALLY REPRESENT EDGE OF OIL. OWNER/ENGINEER WILL FIELD MARK ACTUAL LOCATIONS/EXTENT PRIOR TO CONSTRUCTION.

2- CONTRACTOR SHALL SURVEY ANY MONUMENTS PRIOR TO DISTURBANCE AND REPLACE PER CITY STANDARDS.

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0 1/2 1
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IF BAR MEASURES:
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1/2" = HALF SCALE

ORIGINAL

NO.	DATE	DESIGN	DRAWN	CHECKED
B	07/11/2022	HBK	KRB	DMH

REVISIONS

CITY OF GRANTSVILLE

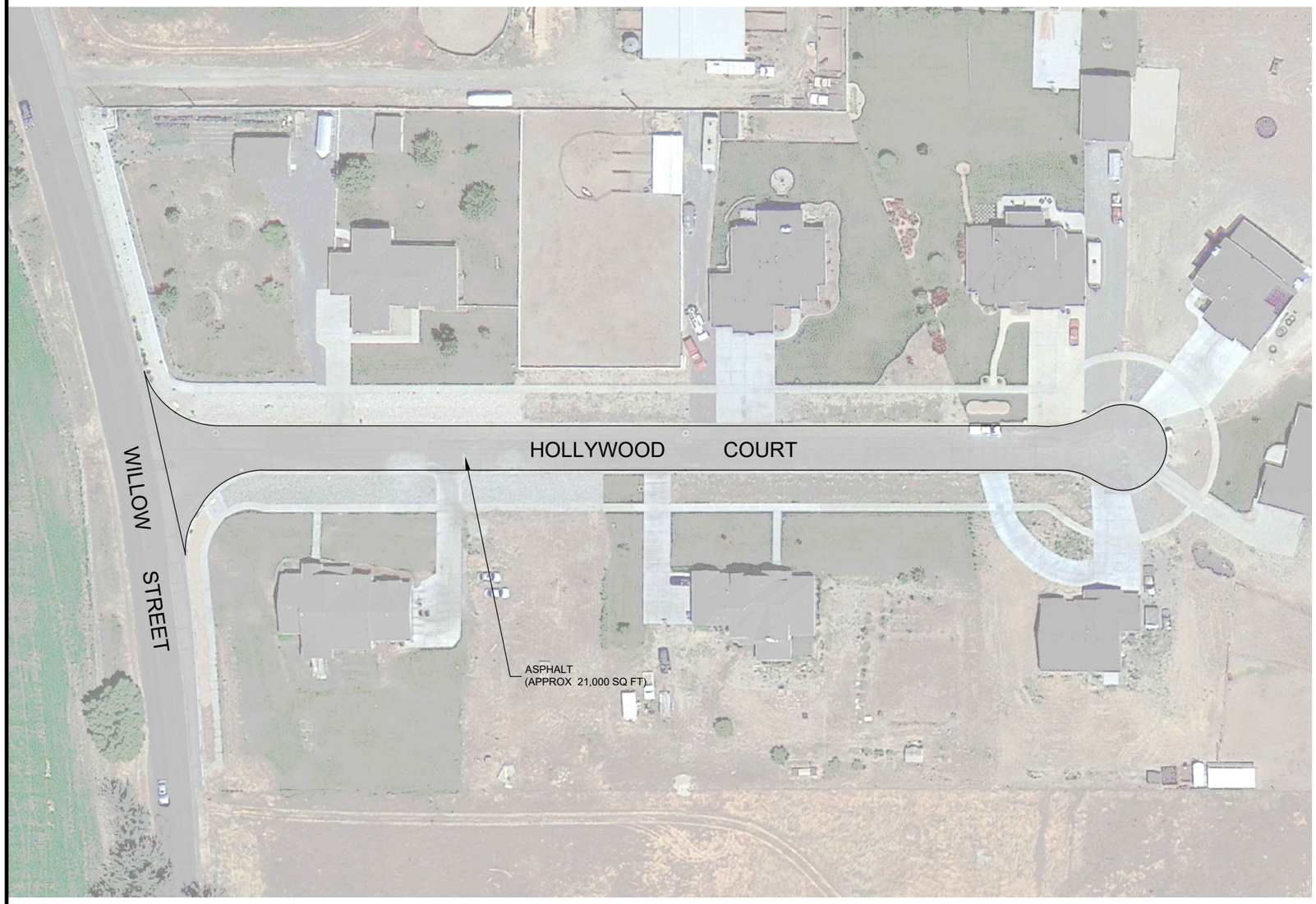
2022 STREET MAINTENANCE AND REPAIR
CIVIL
LACEE LN, GINNY LN AND GINNY CIR

AQUA ENGINEERING
533 W 2600 S, SUITE 275, BOUNTIFUL, UT 84010
PHONE (801) 299-1327 FAX (801) 299-0153

DRAWING NO.
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0 40 80
Scale in Feet

NOTES:

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REVISIONS

CITY OF GRANTSVILLE

2022 STREET MAINTENANCE AND REPAIR
CIVIL
HOLLYWOOD COURT

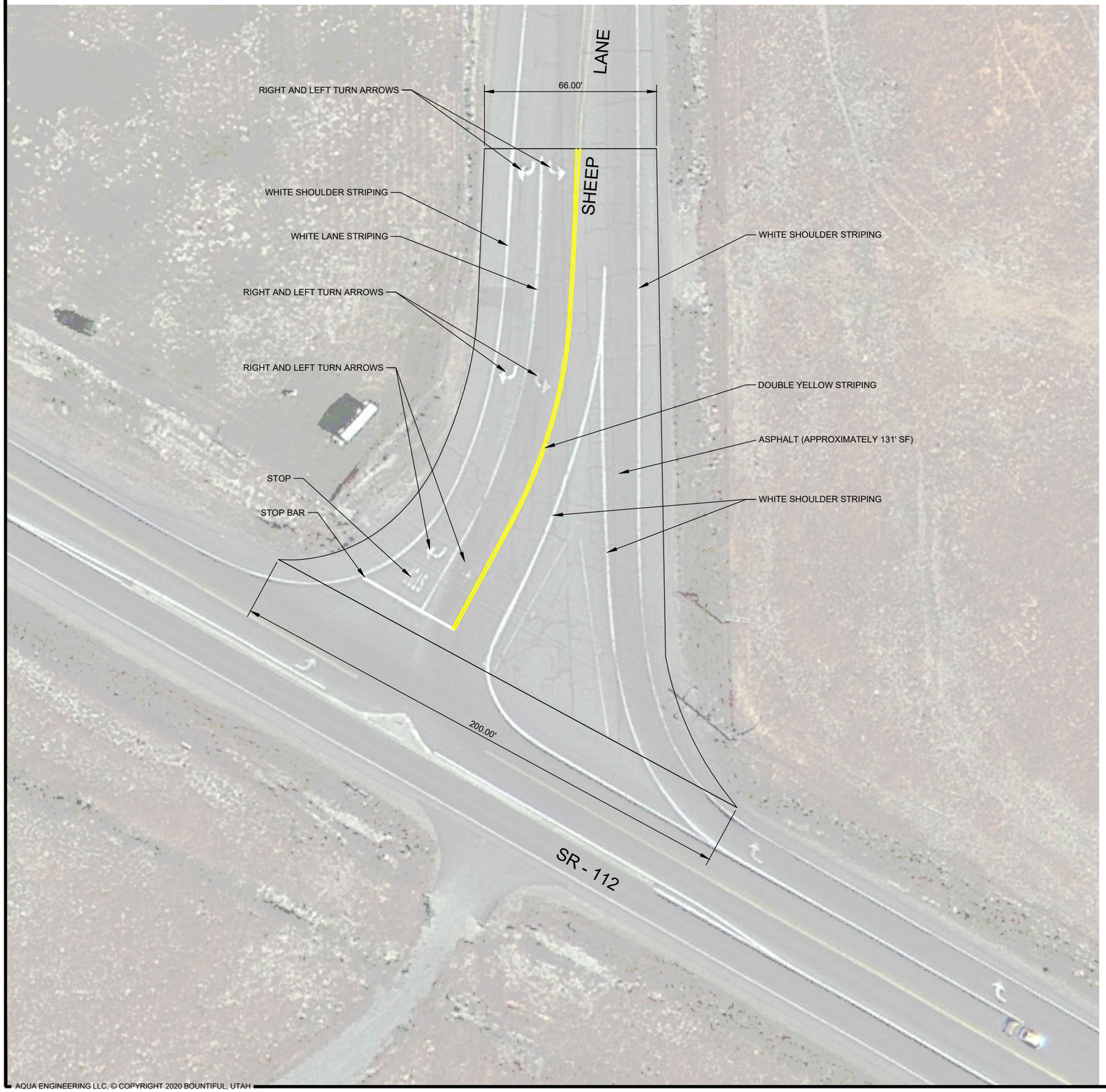
AQUA ENGINEERING
533 W 2600 S, SUITE 275, BOUNTIFUL, UT 84010
PHONE (801) 299-1327 FAX (801) 299-0153

DRAWING NO.
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0 20 40
Scale in Feet

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0 1/2 1

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REVISIONS

CITY OF GRANTSVILLE

2022 STREET MAINTENANCE AND REPAIR
CIVIL
SHEEP LANE

AQUA ENGINEERING
533 W 2600 S, SUITE 275, BOUNTIFUL, UT 84010
PHONE (801) 299-1327 FAX (801) 299-0153

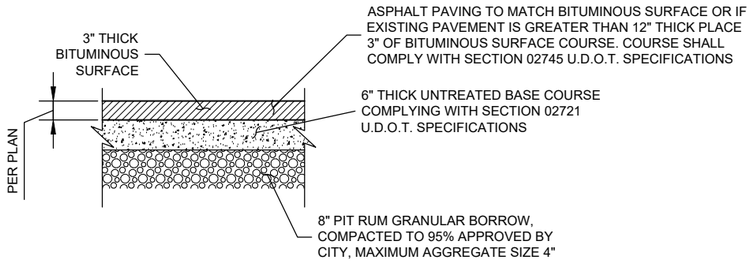
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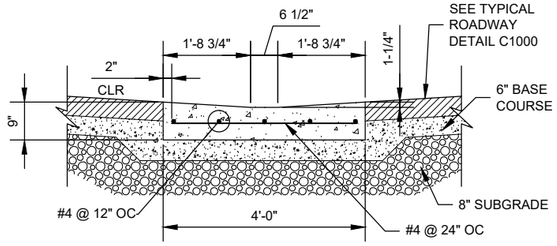
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ROADWAY SECTION C1000 -

SCALE: NTS



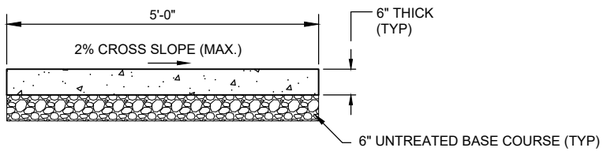
NOTE:

1- CONTRACTOR SHALL PROVIDE CONTROL JOINTS EVERY 10 FEET AND EXPANSION JOINTS EVERY 40 FEET.

2- CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4500 PSI.

4' CROSS GUTTER C1002 -

SCALE: NTS

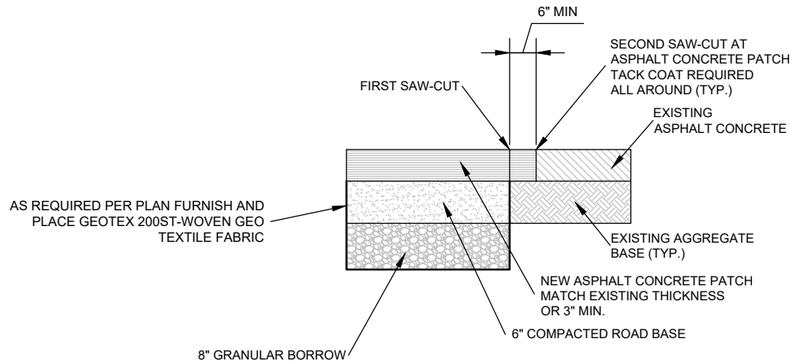


NOTE:

1- CONTRACTOR SHALL USE 6-INCH FORMS FOR SIDEWALK. 6-INCH DIMENSIONAL LUMBER (5.5" DEEP) IS SATISFACTORY.

SIDEWALK SECTION C1004 -

SCALE: NTS



ASPHALT CONCRETE T PATCH C1001 -

SCALE: NTS

NOTE: MAX 10' TOOLED CONTROL JOINTS, EXPANSION JOINTS AT 50 FEET UNLESS OTHERWISE APPROVED.

NOTES:

NO HONEYCOMB WILL BE PERMITTED
ALL CURB & GUTTER IS TO BE BEDDED WITH UNTREATED BASE COURSE
NO GRAVEL SHALL BE PERMITTED

RIBBON CURB C1003 -

SCALE: NTS

DRAWING IS TO SCALE IF BAR MEASURES: 1" = FULL SCALE 1/2" = HALF SCALE

0 1/2 1

ORIGINAL

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CITY OF GRANTSVILLE

2022 STREET MAINTENANCE AND REPAIR
CIVIL
DETAILS

AQUA ENGINEERING
533 W 2600 S, SUITE 275, BOUNTIFUL, UT 84010
PHONE (801) 299-1327 FAX (801) 299-0153

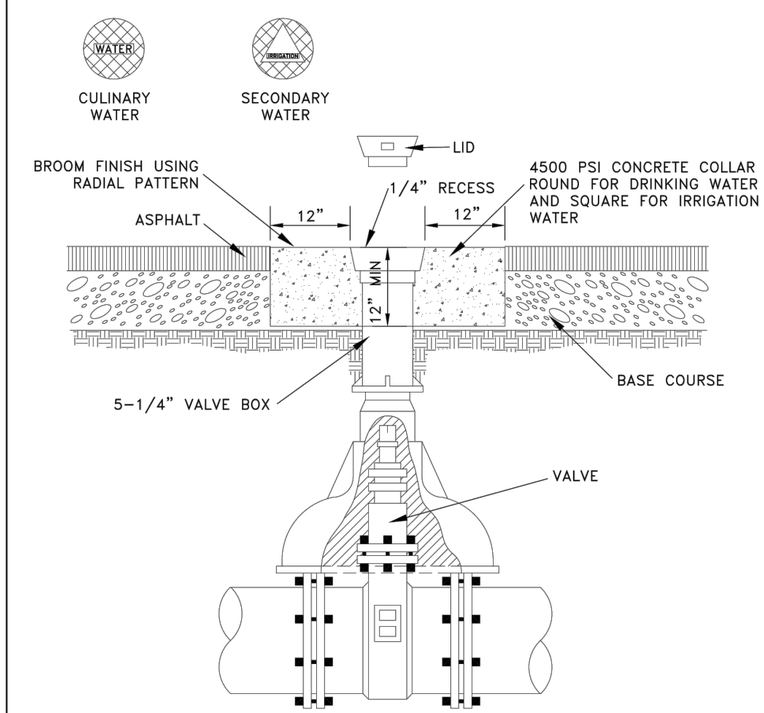
DRAWING NO.

20C901

SHEET

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NOTES:
1. RAISE VALVE BOX AND PLACE CONCRETE COLLAR AFTER PAVING OPERATION IS COMPLETED.
2. ALL PIPES, FITTINGS & APPURTENANCES SHALL BE NSF-61 CERTIFIED.
3. BURIED GATE VALVES SHALL BE USED FOR LINES 10-INCHES AND SMALLER. BURIED BUTTERFLY VALVES SHALL BE USED FOR LINES 12-INCHES AND LARGER.
4. ISOLATION VALVES SHALL BE PROVIDED AT NO MORE THAN 500-FOOT INTERVALS IN COMMERCIAL DISTRICTS AND AT NOT MORE THAN ONE BLOCK OR 800-FOOT INTERVALS IN OTHER DISTRICTS, [UAC 309-550-5(8)].

REV. 01-22

GRANTSVILLE CITY
VALVE BOX COLLAR DETAIL

DRAWING IS TO SCALE IF BAR MEASURES: 1" = FULL SCALE 1/2" = HALF SCALE

0 1/2 1

ORIGINAL

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REVISIONS

CITY OF GRANTSVILLE

2022 STREET MAINTENANCE AND REPAIR
CIVIL
DETAIL

AQUA ENGINEERING
533 W 2600 S, SUITE 275, BOUNTIFUL, UT 84010
PHONE (801) 299-1327 FAX (801) 299-0153

DRAWING NO.
20C902

SHEET

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Curb and gutter

1. UNTREATED BASE COURSE: Provide material specified in APWA Section 32 11 23.
   A. Do not use gravel as a substitute for untreated base course without ENGINEER's permission.
   B. If flow line grade is greater than 0.5 percent (s=0.005), provide 6 inches uncompacted thickness. If less, provide 8 inches uncompacted thickness.
   C. Place material per APWA Section 32 05 10.
   D. Compact per APWA Section 31 23 26 to a modified proctor density of 95 percent or greater. Maximum lift thickness before compaction is 8 inches when using riding compaction equipment or 6 inches when using hand held compaction equipment.

2. CONCRETE: Class 4000 per APWA Section 03 30 04.
   A. If necessary, provide concrete that achieves design strength in less than 7 days. Caution; concrete crazing (spider cracks) may develop if air temperature exceeds 90 degrees F.
   B. Place concrete per APWA Section 03 30 10.
   C. Provide 1/2 inch radius on concrete edges exposed to public view.
   D. Cure concrete per APWA Section 03 39 00 with type ID Class A or B (clear with fugitive dye) membrane forming compound unless specified otherwise.

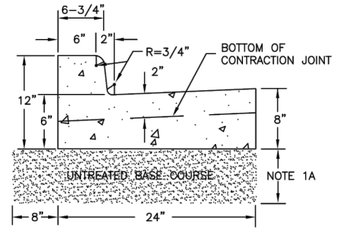
3. EXPANSION JOINT: Make expansion joints vertical, full depth, 1/2 inch wide with type F1 joint filler material per APWA Section 32 13 73.
   A. Set top of filler flush with surface of concrete.
   B. Expansion joints are required at the start or end of a street intersection curb return.
   C. Expansion joints are not required in slip form work.

4. CONTRACTION JOINT: Make contraction joints vertical.
   A. 1/8 inch wide and 2 inch deep or 1/4 slab thickness if slab is greater than 8 inches thick.
   B. If necessary, match location of contraction joints in portland cement concrete roadway pavements.

5. REINFORCEMENT: ASTM A 615, grade 60, galvanized or epoxy coated deformed steel. See APWA Section 03 20 00 requirements.

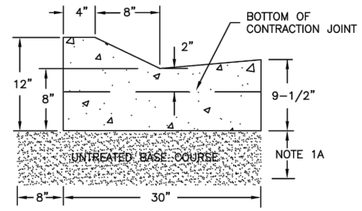
6. FINISH: Broomed.

7. PROTECTION AND REPAIR:
   A. Fill flow-line with water. Repair construction that does not drain.
   B. Protect concrete from deicing chemicals during cure.



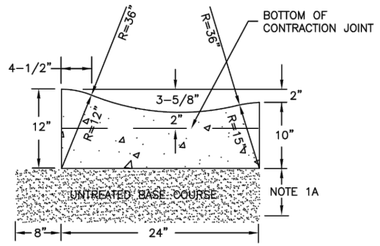
CONCRETE AREA = 1.347 SQ. FT.

TYPE E



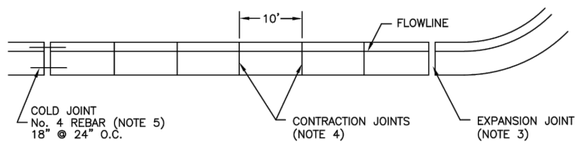
CONCRETE AREA = 1.539 SQ. FT.

TYPE F



CONCRETE AREA = 1.989 SQ. FT.

TYPE G



CURB AND GUTTER JOINT DETAIL

DRAWING IS TO SCALE IF BAR MEASURES: 1" = FULL SCALE 1/2" = HALF SCALE

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REVISIONS

CITY OF GRANTSVILLE

2022 STREET MAINTENANCE AND REPAIR
CIVIL
DETAIL

AQUA ENGINEERING
533 W 2600 S, SUITE 275, BOUNTIFUL, UT 84010
PHONE (801) 299-1327 FAX (801) 299-0153

DRAWING NO.
20C903

SHEET

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AGENDA ITEM #6

Consideration of Ordinance 2022-21 amending 8-6 of the City Code

GRANTSVILLE
ORDINANCE 2022-21

AMENDING THE AUDIT COMMITTEE MEMBERSHIP

AN ORDINANCE AMENDING THE AUDIT COMMITTEE MEMBERSHIP BY PERMITTING THE CITY MANAGER TO APPOINT AN ALTERNATE MEMBER

WHEREAS, the City Council created an audit committee to provide oversight to the City's financial processes; and

WHEREAS, the City recommends an alternate member be appointed to the audit committee to serve in the case when a member of the audit committee has a conflict; and

WHEREAS, the City Manager recommends that Christy Montierth serve as the alternate member and requests the City Council consent to her appointment; and

WHEREAS, the City Council finds this action is in the best interest of the City's health, safety and general welfare.

NOW THEREFORE, be it ordained by the Council of the Grantsville, in the State of Utah, as follows: 1. The City Council hereby appoints Christy Montierth as an alternate member of the City's Audit Committee; and

SECTION 1: **AMENDMENT** "8-6-2 Membership" of the Grantsville Municipal Code is hereby *amended* as follows:

BEFORE AMENDMENT

8-6-2 Membership

a) The Audit Committee is a sub-committee of the Grantsville City Council.

b) The Audit Committee shall be comprised of the following:

1) Grantsville City Finance Director

2) Grantsville City Auditor

3) A member of the City Council appointed by the Mayor with the advice and consent of the City Council.

c) Each member of the Audit Committee shall have one vote, and no action may be taken without a majority vote of the Committee.

AFTER AMENDMENT

8-6-2 Membership

a) The Audit Committee is a sub-committee of the Grantsville City Council.

b) The Audit Committee shall be comprised of the following:

1) Grantsville City Finance Director

2) Grantsville City Auditor

3) A member of the City Council appointed by the Mayor with the advice and consent of the City Council.

4) An alternate member appointed by the City Manager with the advice and consent of the City Council.

c) Each member of the Audit Committee shall have one vote, and no action may be taken without a majority vote of the Committee.

SECTION 2: **AMENDMENT** "8-6-3 Duties And Responsiblities" of the Grantsville Municipal Code is hereby *amended* as follows:

BEFORE AMENDMENT

8-6-3 Duties And Responsiblities

a) The duties and responsibilities of the Audit Committee include the following:

1) External Audit - The duties and responsibilities of the selection of an external financial auditor(s).

ii) Receive and review the draft annual audit report and accompanying draft management letter, including the external auditor's assessment of the entity's system of internal controls, and, working directly with the external auditor, assist the City Council in interpreting such documents.

iii) Make a recommendation to the governing body on accepting the annual audit report.

iv) Review every corrective action plan developed by the Mayor, and other department heads, and assist the City Council in the implementation of such plans.

2) Audit Hotline - The duties and responsibilities of the Audit Committee related to the audit hotline include:

i) Provide recommendations to the City Council for the creation, implementation, management, and control of the audit hotline.

ii) Assist in the oversight of the audit hotline, including periodic tests to ensure the hotline is functioning properly.

iii) Review and discuss all complaints received, including all relevant evidence or documentation, and vote to (1) forward the complaint for investigation, (2) deny the complaint, or (3) table the complaint.

iv) Monitor and assist the investigation of any complaints, including cooperating with any investigator to collect evidence or obtain cooperation from involved parties.

Audit Committee related to external audit(s) include:

i) Provide recommendations regarding the

AFTER AMENDMENT

8-6-3 Duties And Responsiblities

a) The duties and responsibilities of the Audit Committee include the following:

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iii) Make a recommendation to the governing body on accepting the annual audit report.

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PASSED AND ADOPTED BY THE GRANTSVILLE COUNCIL _____.

	AYE	**NAY**	**ABSENT**	**ABSTAIN**
Jewel Allen	_____	_____	_____	_____
Darrin Rowberry	_____	_____	_____	_____
Scott Bevan	_____	_____	_____	_____
Jolene Jenkins	_____	_____	_____	_____
Jeff Hutchins	_____	_____	_____	_____

Presiding Officer

_____
Neil Critchlow, Mayor, Grantsville

Attest

_____
Braydee Baugh, City Recorder
Grantsville

AGENDA ITEM #7

Consideration to appropriate funds to upgrade Marshall Well Pump

Braydee Baugh <bbaugh@grantsvilleut.gov>

Fwd: Marshall Well - Electrical Costs

1 message

Jesse Wilson <jwilson@grantsvilleut.gov> Tue, Aug 2, 2022 at 9:08 AM
To: Braydee Baugh <bbaugh@grantsvilleut.gov>

Well cost differences.

Jesse D. Wilson
Grantsville City Manager
429 E Main Street
Grantsville, UT 84029
(435) 884-4632
jwilson@grantsvilleut.gov

---------- Forwarded message ---------
From: **Robert Rousselle** <rrousselle@ensignutah.com>
Date: Wed, Jul 27, 2022 at 5:45 PM
Subject: Marshall Well - Electrical Costs
To: Sherrie Broadbent <sbroadbent@grantsvilleut.gov>, Jesse Wilson <jwilson@grantsvilleut.gov>
Cc: Conor Dunkel <cdunkel@ensignutah.com>

Jesse and Sherrie,

Good evening. Our electrical designer prepared the attached electrical improvements only cost estimates for the 350 Hp (2,000 gpm pump) and 500 Hp (2,500 gpm pump) associated with the Marshall Well. The VFD is not shown in the cost estimates, but it will be an extra $50k for each alternative.

As you can see the difference is approximately $30k between the two alternatives. Note: This estimate is based on current construction pricing and may increase due to the current construction climate.

Let me know if you need any additional information to present to City Council or have any questions.

Robert Rousselle, P.E., LEED-AP | Associate

Main 801.255.0529 | Cell 801.859.4759
rrousselle@ensignutah.com | ensignutah.com

ENSIGN
THE STANDARD IN ENGINEERING

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2 attachments

Cost estimate 500 HP.pdf
59K

Cost Estimate 350 HP.pdf
57K

MARSHALL WELL 350 HP

Electrical Cost Estimate

7/27/2022

RSMeans Electrical Cost Data

WORK LOCATION

LINE NO.	ITEM	UNIT OF MEASURE		Mat Unit Cost	Labor Hrs/Uint	$80.00 Per Hour	Labor & Mat. Cost/Unit	15% O&P	Total/Unit	LINE TOTAL
	2000 GPM OPTION (350 HP PUMP)									
	800 Amp Switchboard - Metering Section	ea	1	$24,600.00	20.000	$1,600.00	$26,200.00	$3,930.00	$30,130.00	$30,130.00
	45 kVa Transformer 480-120/208 Volt	ea	1	$8,050.00	20.000	$1,600.00	$9,650.00	$1,447.50	$11,097.50	$11,097.50
	Lightning Protection	ls	1	$6,000.00	24.000	$1,920.00	$7,920.00	$1,188.00	$9,108.00	$9,108.00
	30 Amp NEMA 4X Fused Disconnect 600 Volt	ea	4	$890.00	2.667	$213.36	$1,103.36	$165.50	$1,268.86	$5,075.46
	60 Amp NEMA 4 Fused Disconnect 600 Volt	ea	2	$1,080.00	3.478	$278.24	$1,358.24	$203.74	$1,561.98	$3,123.95
	800 Amp Manual Transfer Switch 480 Volt	ea	1	$11,225.00	16.000	$1,280.00	$12,505.00	$1,875.75	$14,380.75	$14,380.75
	800 Amp Panelboard "**H**" 480/277 Volt NEMA 4	ea	1	$12,420.00	36.333	$2,906.64	$15,326.64	$2,299.00	$17,625.64	$17,625.64
	225 Amp Panelboard "**L**" 208/120 Volt NEMA 12	ea	1	$4,170.00	13.333	$1,066.64	$5,236.64	$785.50	$6,022.14	$6,022.14
	6" Fiberglass 90 Deg Elbows	ea	8	$423.00	3.000	$240.00	$663.00	$99.45	$762.45	$6,099.60
	6" PVC Conduit	ea	900	$14.50	0.267	$21.34	$35.84	$5.38	$41.21	$37,090.26
	6" PVC FA	ea	16	$25.51	1.333	$106.64	$132.15	$19.82	$151.97	$2,431.56
	4" Long Sweep Fiberglass Elbows	ea	8	$190.00	2.105	$168.40	$358.40	$53.76	$412.16	$3,297.28
	4" PVC Conduit	lf	80	$9.76	0.178	$14.24	$24.00	$3.60	$27.60	$2,208.00
	4" FA Adaptor	ea	16	$3.78	0.727	$58.16	$61.94	$9.29	$71.23	$1,139.70
	3" Sealtite	lf	10	$8.20	0.320	$25.60	$33.80	$5.07	$38.87	$388.70
	3" Sealtite Connectors	ea	4	$144.00	0.667	$53.36	$197.36	$29.60	$226.96	$907.86
	3" PVC Coated GRC Elbows	ea	4	$155.00	1.905	$152.40	$307.40	$46.11	$353.51	$1,414.04
	3" PVC Coated GRC	lf	20	$52.50	0.364	$29.12	$81.62	$12.24	$93.86	$1,877.26
	2" Sealtite	ea	6	$3.94	0.267	$21.36	$25.30	$3.80	$29.10	$174.57
	2" Sealtite Connectors	ea	2	$29.50	0.400	$32.00	$61.50	$9.23	$70.73	$141.45
	3/4" EMT Conduit	lf	500	$1.23	0.062	$4.96	$6.19	$0.93	$7.12	$3,559.25
	3/4" EMT SS Connectors	ea	75	$0.96	0.073	$5.84	$6.80	$1.02	$7.82	$586.50
	3/4" EMT SS Coupling	ea	70	$1.31	0.073	$5.84	$7.15	$1.07	$8.22	$575.58
	3/4" PVC Conduit	lf	800	$1.24	0.055	$4.40	$5.64	$0.85	$6.49	$5,188.80
	3/4" PVC FA	ea	80	$0.31	0.190	$15.20	$15.51	$2.33	$17.84	$1,426.92
	3/4" PVC Coated 90 Deg elbow	ea	40	$22.00	0.333	$26.64	$48.64	$7.30	$55.94	$2,237.44
	350 KCMILL CU	lf	220	$10.62	0.044	$3.52	$14.14	$2.12	$16.26	$3,577.42
	2/0 CU	lf	180	$4.22	0.028	$2.24	$6.46	$0.97	$7.43	$1,337.22
	1/0 CU	lf	130	$3.38	0.024	$1.92	$5.30	$0.80	$6.10	$792.35
	#4 CU	lf	75	$1.62	0.015	$1.20	$2.82	$0.42	$3.24	$243.23
	#10 Wire	lf	1200	$0.40	0.008	$0.64	$1.04	$0.16	$1.20	$1,435.20
	#12 Wire	lf	1200	$0.27	0.007	$0.58	$0.85	$0.13	$0.98	$1,178.52
	#14 TSP Wire	lf	500	$0.60	0.008	$0.60	$1.20	$0.18	$1.38	$690.00
	#16	lf	1200	$0.14	0.007	$0.58	$0.72	$0.11	$0.83	$999.12
	F1 Light Fixtures	ea	6	$160.55	1.660	$132.80	$293.35	$44.00	$337.35	$2,024.12
	F2 Light Fixtures	ea	5	$220.00	1.666	$133.28	$353.28	$52.99	$406.27	$2,031.36
	20 Amp GFCI Receptacle	ea	5	$28.00	0.550	$44.00	$72.00	$10.80	$82.80	$414.00
	20 Amp 3 Way Spec Grade Switch	ea	3	$9.47	0.550	$44.00	$53.47	$8.02	$61.49	$184.47
	4 Square Box	ea	12	$2.48	0.400	$32.00	$34.48	$5.17	$39.65	$475.82
	4 Square Plaster Ring	ea	12	$3.36	0.125	$10.00	$13.36	$2.00	$15.36	$184.37
	Trenching	lf	1000	$0.00	0.050	$4.00	$4.00	$0.60	$4.60	$4,600.00
	Cadwelds	ea	10	$95.00	0.530	$42.40	$137.40	$20.61	$158.01	$1,580.10
	3/4" x 10' Ground Rods	ea	6	$95.00	0.530	$42.40	$137.40	$20.61	$158.01	$948.06
	Antenna, Mast & Cable	ea	1	$2,200.00	28.000	$2,240.00	$4,440.00	$666.00	$5,106.00	$5,106.00
	Generator Termination Box	ea	1	$540.00	8.000	$640.00	$1,180.00	$177.00	$1,357.00	$1,357.00
	Transformer Vault	ea	1	$3,500.00	12.000	$960.00	$4,460.00	$669.00	$5,129.00	$5,129.00
	PLC Cabinet	ea	1	$5,400.00	24.000	$1,920.00	$7,320.00	$1,098.00	$8,418.00	$8,418.00
	Radio/RTU Control Panel	ea	1	$7,500.00	32.000	$2,560.00	$10,060.00	$1,509.00	$11,569.00	$11,569.00
	Total Electrical (RSMeans)									**$221,582.54**
	QUOTE - FLOWSERVE 2000 GPM OPTION									**$120,205.00**
	QUOTE - RMP COST ESTIMATE									**$36,000.00**
	TOTAL 350 HP ESTIMATED COST									**$377,787.54**

MARSHALL WELL 500 HP

Electrical Cost Estimate

7/27/2022

RSMeans Electrical Cost Data

WORK LOCATION

LINE NO.	ITEM	UNIT OF MEASURE		Mat Unit Cost	Labor Hrs/Unit	$80.00 Per Hour	Labor & Mat. Cost/Unit	15% O&P	Total/Unit	LINE TOTAL
	2500 GPM OPTION (5000 HP PUMP)									
	1000 Amp Switchboard - Metering Section	ea	1	$28,600.00	20.000	$1,600.00	$30,200.00	$4,530.00	$34,730.00	$34,730.00
	45 kVa Transformer 480-120/208 Volt	ea	1	$8,050.00	20.000	$1,600.00	$9,650.00	$1,447.50	$11,097.50	$11,097.50
	Lightning Protection	ls	1	$6,000.00	24.000	$1,920.00	$7,920.00	$1,188.00	$9,108.00	$9,108.00
	30 Amp NEMA 4X Fused Disconnect 600 Volt	ea	4	$890.00	2.667	$213.36	$1,103.36	$165.50	$1,268.86	$5,075.46
	60 Amp NEMA 4 Fused Disconnect 600 Volt	ea	2	$1,080.00	3.478	$278.24	$1,358.24	$203.74	$1,561.98	$3,123.95
	1000 Amp Manual Transfer Switch 480 Volt	ea	1	$11,225.00	16.000	$1,280.00	$12,505.00	$1,875.75	$14,380.75	$14,380.75
	1000 Amp Panelboard "H" 480/277 Volt NEMA 4	ea	1	$15,780.00	40.333	$3,226.64	$19,006.64	$2,851.00	$21,857.64	$21,857.64
	225 Amp Panelboard "**L**" 208/120 Volt NEMA 12	ea	1	$4,170.00	13.333	$1,066.64	$5,236.64	$785.50	$6,022.14	$6,022.14
	6" Fiberglass 90 Deg Elbows	ea	8	$423.00	3.000	$240.00	$663.00	$99.45	$762.45	$6,099.60
	6" PVC Conduit	ea	900	$14.50	0.267	$21.34	$35.84	$5.38	$41.21	$37,090.26
	6" PVC FA	ea	16	$25.51	1.333	$106.64	$132.15	$19.82	$151.97	$2,431.56
	4" Long Sweep Fiberglass Elbows	ea	8	$190.00	2.105	$168.40	$358.40	$53.76	$412.16	$3,297.28
	4" PVC Conduit	lf	80	$9.76	0.178	$14.24	$24.00	$3.60	$27.60	$2,208.00
	4" FA Adaptor	ea	16	$3.78	0.727	$58.16	$61.94	$9.29	$71.23	$1,139.70
	3" Sealtite	lf	15	$8.20	0.320	$25.60	$33.80	$5.07	$38.87	$583.05
	3" Sealtite Connectors	ea	6	$144.00	0.667	$53.36	$197.36	$29.60	$226.96	$1,361.78
	3" PVC Coated GRC Elbows	ea	6	$155.00	1.905	$152.40	$307.40	$46.11	$353.51	$2,121.06
	3" PVC Coated GRC	lf	60	$52.50	0.364	$29.12	$81.62	$12.24	$93.86	$5,631.78
	2" Sealtite	ea	6	$3.94	0.267	$21.36	$25.30	$3.80	$29.10	$174.57
	2" Sealtite Connectors	ea	2	$29.50	0.400	$32.00	$61.50	$9.23	$70.73	$141.45
	3/4" EMT Conduit	lf	500	$1.23	0.062	$4.96	$6.19	$0.93	$7.12	$3,559.25
	3/4" EMT SS Connectors	ea	75	$0.96	0.073	$5.84	$6.80	$1.02	$7.82	$586.50
	3/4" EMT SS Coupling	ea	70	$1.31	0.073	$5.84	$7.15	$1.07	$8.22	$575.58
	3/4" PVC Conduit	lf	800	$1.24	0.055	$4.40	$5.64	$0.85	$6.49	$5,188.80
	3/4" PVC FA	ea	80	$0.31	0.190	$15.20	$15.51	$2.33	$17.84	$1,426.92
	3/4" PVC Coated 90 Deg elbow	ea	40	$22.00	0.333	$26.64	$48.64	$7.30	$55.94	$2,237.44
	350 KCMILL CU	lf	225	$10.62	0.044	$3.52	$14.14	$2.12	$16.26	$3,658.73
	500 Kcmill CU	lf	250	$15.10	0.050	$4.00	$19.10	$2.87	$21.97	$5,491.25
	2/0 CU	lf	220	$4.22	0.028	$2.24	$6.46	$0.97	$7.43	$1,634.38
	1/0 CU	lf	130	$3.38	0.024	$1.92	$5.30	$0.80	$6.10	$792.35
	#1 CU	lf	150	$2.75	0.020	$1.60	$4.35	$0.65	$5.00	$750.38
	#4 CU	lf	75	$1.62	0.015	$1.20	$2.82	$0.42	$3.24	$243.23
	#10 Wire	lf	1200	$0.40	0.008	$0.64	$1.04	$0.16	$1.20	$1,435.20
	#12 Wire	lf	1200	$0.27	0.007	$0.58	$0.85	$0.13	$0.98	$1,178.52
	#14 TSP Wire	lf	500	$0.60	0.008	$0.60	$1.20	$0.18	$1.38	$690.00
	#16	lf	1200	$0.14	0.007	$0.58	$0.72	$0.11	$0.83	$999.12
	F1 Light Fixtures	ea	6	$160.55	1.660	$132.80	$293.35	$44.00	$337.35	$2,024.12
	F2 Light Fixtures	ea	5	$220.00	1.666	$133.28	$353.28	$52.99	$406.27	$2,031.36
	20 Amp GFCI Receptacle	ea	5	$28.00	0.550	$44.00	$72.00	$10.80	$82.80	$414.00
	20 Amp 3 Way Spec Grade Switch	ea	3	$9.47	0.550	$44.00	$53.47	$8.02	$61.49	$184.47
	4 Square Box	ea	12	$2.48	0.400	$32.00	$34.48	$5.17	$39.65	$475.82
	4 Square Plaster Ring	ea	12	$3.36	0.125	$10.00	$13.36	$2.00	$15.36	$184.37
	Trenching	lf	1000	$0.00	0.050	$4.00	$4.00	$0.60	$4.60	$4,600.00
	Cadwelds	ea	10	$95.00	0.530	$42.40	$137.40	$20.61	$158.01	$1,580.10
	3/4" x 10' Ground Rods	ea	6	$95.00	0.530	$42.40	$137.40	$20.61	$158.01	$948.06
	Antenna, Mast & Cable	ea	1	$2,200.00	28.000	$2,240.00	$4,440.00	$666.00	$5,106.00	$5,106.00
	Generator Termination Box	ea	1	$540.00	8.000	$640.00	$1,180.00	$177.00	$1,357.00	$1,357.00
	Transformer Vault	ea	1	$3,500.00	12.000	$960.00	$4,460.00	$669.00	$5,129.00	$5,129.00
	PLC Cabinet	ea	1	$5,400.00	24.000	$1,920.00	$7,320.00	$1,098.00	$8,418.00	$8,418.00
	Radio/RTU Control Panel	ea	1	$7,500.00	32.000	$2,560.00	$10,060.00	$1,509.00	$11,569.00	$11,569.00
	Total Electrical (RSMeans)									**$242,144.45**
	QUOTE - FLOWSERVE 2500 GPM OPTION									**$129,070.00**
	QUOTE - RMP COST ESTIMATE									**$36,000.00**
	TOTAL 500 HP ESTIMATED COST									**$407,214.45**

AGENDA ITEM #8

Consideration of Ordinance 2022-14 approving the amendments of Chapter 14, 15, 16, and 19a of the Grantsville City Land Use Management and Development Code

GRANTSVILLE
ORDINANCE 2022-14

AMENDING RESIDENTIAL AND COMMERCIAL DISTRICTS

AN ORDINANCE AMENDING CHAPTERS 14, 15, 16 AND 19A OF THE GRANSVILLE CITY LAND USE MANAGEMENT AND DEVELOPMENT CODE

WHEREAS, Utah Code 10-9a-501(1) empowers the Grantsville City Council to enact all land use regulations for enactment within the City's boundaries; and

WHEREAS, the Grantsville City Planning Commission met in a properly noticed public meeting and held a public hearing to consider all comments regarding the proposed changes; and

WHEREAS, the Planning Commission, after receiving all public comments voted to recommend approval of changes to Chapters 14, 15, 16, and 19a of the Grantsville City Land Use Management and Development Code; and

WHEREAS, the City Council hereby finds this action is in the best interest of the City's health, safety and general welfare.

NOW THEREFORE, be it ordained by the Council of the Grantsville, in the State of Utah, as follows:

SECTION 1: **AMENDMENT** "15.6 Multiple Residential District RM-30" of the Grantsville Land Use Ordinances is hereby *amended* as follows:

BEFORE AMENDMENT

15.6 Multiple Residential District RM-30

AFTER AMENDMENT

15.6 Repealed (Multiple Residential District RM-30)

SECTION 2: **AMENDMENT** "16.8 Codes And Symbols And Use Table 16.1" of the Grantsville Land Use Ordinances is hereby *amended* as follows:

BEFORE AMENDMENT

16.8 Codes And Symbols And Use Table 16.1

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

Table 16.1 Use Regulations

USE	C-N	C-S	C-G	C-D	M-D	M-G	MD-EX
COMMERCIAL							
Cabinet and Woodworking Mills	-	-	C	C	P	P	-
Bakery, Commercial	-	-	P	C	P	P	-
Blacksmith Shop	-	-	P	C	P	P	-
Carpet Cleaning	-	-	P	C	P	P	-
Commercial Laundries, Linen Service and Dry Cleaning	-	-	P	C	P	P	-
Convenience Store	C	P	P	C	P	P	-
Diaper Service	-	-	P	C	P	P	-
Gas Station (sales and/or minor repairs)	C	P	P	C	P	P	-
Greenhouse for Food and Plant Production	-	-	P	C	P	P	-
Heavy Equipment (Rental)	-	-	-	C	P	P	-
Heavy Equipment (Sales and Service)	-	-	-	C	P	P	-
Laboratory: Medical, Dental, Optical	-	-	P	C	-	-	-
Laboratory: Testing	-	C	P	C	P	P	-
Mini-warehouse	-	-	P	C	P	-	-

Motion Picture Studio	-	P	P	C	-	-	-
Photofinishing Lab	-	P	P	C	P	P	-
Plant and Garden Shop, including outdoor retail sales area	C	C	C	C	-	-	-
Precision Equipment Repair	-	-	P	C	P	P	-
Twin Commercial Units	C	C	C	C	C	C	-
Sign Painting/Fabrication	-	-	P	C	P	P	-
Welding Shop	-	-	P	C	P	P	-
Wholesale Distributors	-	-	P	C	P	P	-
Tobacco Specialty Store: This use is not permitted in any part of the proposed or existing building containing the use is located within 1,000 feet from (a) any school (public or private kindergarten, elementary, middle, charter, junior high, or high school), public park, public recreation facility, youth center, library, or church and (b) any other Tobacco Specialty Store. Distances shall be measured in a straight line, without regard to intervening structures or zoning districts, from a Tobacco Specialty Store structure to the property line of a school, public park, library, church, youth center, cultural activity, residential use, zoning district boundary, or other Tobacco Specialty Store.	-	C	C	C	P	P	-
<u>MANUFACTURING</u>	**C-N**	**C-S**	**C-G**	**C-D**	**M-D**	**M-G**	**MD-EX**
Chemical Manufacturing and Storage	-	-	-	-	-	C	-
Concrete Manufacturing	-	-	-	-	-	P	-
Drop-Forge Industry	-	-	-	-	-	P	-
Explosive Manufacturing and	-	-	-	-	-	C	-

Storage							
Flammable Liquids or Gases, Heating Fuel Distribution & Storage	-	-	-	-	-	P	-
Grain Elevator	-	-	-	-	-	P	-
Bottling Plant	-	-	-	C	P	P	-
Cabinet Making/Woodworking Mills	-	-	-	C	P	P	-
Heavy Manufacturing	-	-	-	-	-	P	-
Incinerator, Medical Waste/Hazardous Waste	-	-	-	-	-	C	-
Industrial Assembly	-	-	-	C	P	P	-
Light Manufacturing	-	-	-	C	P	P	-
Moving and Storage	-	-	-	C	P	P	-
Paint Manufacturing	-	-	-	-	-	P	-
Publishing Company	-	-	-	C	P	P	-
Railcar fabrication, repair and cleaning	-	-	-	-	-	C	C
Recycling Collection Station	-	-	-	C	P	P	-
Recycling Processing Center	-	-	-	C	C	P	-
Rock, Sand, and Gravel Storage and Distribution	-	-	-	-	-	C	C
Truck Freight Terminal	-	-	-	C	P	P	-
Sign Painting/Fabrication	-	-	-	C	P	P	-
Warehousing	-	-	-	C	P	P	-
OFFICE AND RELATED USES	**C-N**	**C-S**	**C-G**	**C-D**	**M-D**	**M-G**	**MD-EX**
Financial Institution, without drive through facilities	C	P	P	C	P	P	-
Financial Institution, with drive through facilities	-	P	P	C	P	P	-
Offices	C	P	P	C	P	P	-
Veterinary Offices, operating							

entirely within an enclosed building and keeping animals	-	-	P	C	P	-	-
RETAIL SALES & SERVICES	**C-N**	**C-S**	**C-G**	**C-D**	**M-D**	**M-G**	**MD-EX**
Auction Sales	-	P	P	C	-	-	-
Automobile Repair, Major	-	P	P	C	P	-	-
Automobile Repair, Minor	C	P	P	C	P	-	-
Automobile Sales/Rental and Service	-	P	P	C	-	-	-
Boat/Recreational Vehicle Sales and Service	-	P	P	C	-	-	-
Car Wash as accessory use to gas station or convenience store that sells gas	-	P	P	C	P	-	-
Convenience retail store	C	P	P	C	P	P	-
Department Stores	-	P	P	C	-	-	-
Equipment rental, indoor and outdoor	-	P	P	C	P	-	-
Furniture Repair Shop	-	P	P	C	P	P	-
Health and Fitness Facility	-	P	P	C	-	-	-
Large Truck Rental	-	-	P	C	P	P	-
Liquor Store	-	C	C	C	-	-	-
Manufactured Home Sales, Service, and Storage	-	-	P	C	P	-	-
Pawnshop	-	-	P	C	P	-	-
Restaurants, with drive through facilities	-	P	P	C	P	P	-
Restaurants, without drive through facilities	C	P	P	C	P	P	-
Retail Goods Establishments	C	P	P	C	-	-	-
Retail Services Establishments	C	P	P	C	P	P	-
Upholstery Shop	-	P	P	C	P	-	-
RECREATIONAL,							**MD-**

CULTURAL, AND ENTERTAINMENT	**C-N**	**C-S**	**C-G**	**C-D**	**M-D**	**M-G**	**EX**
Amusement Park	-	P	P	C	-	-	-
Art Gallery	C	P	P	C	-	-	-
Art Studio	C	P	P	C	-	-	-
Commercial Indoor Recreation	-	P	P	C	P	-	-
Commercial Outdoor Recreation	-	P	P	C	P	-	-
Commercial Video Arcade	-	C	C	C	-	-	-
Dance Studio	C	P	P	C	-	-	-
Live Performance Theaters	-	P	P	C	-	-	-
Miniature Golf	-	P	P	C	P	-	-
Movie Theaters	-	P	P	C	-	-	-
Private Club	-	C	C	C	P	-	-
Sexually Oriented Businesses (Amended 4/05)	-	-	-	-	C	-	-
Tavern/Lounge/Brew Pub; more than 5,000 sq. ft. in floor area	-	C	C	C	-	-	-
RESIDENTIAL	**C-N**	**C-S**	**C-G**	**C-D**	**M-D**	**M-G**	**MD-EX**
Dwelling Unit (Single Family)	C	C	C	C	C	C	-
Multi-Family Dwellings of a density not greater than 30 dwelling units per acre	-	-	-	C	-	-	-
Living Quarters for Caretaker or Security Guard	C	C	C	C	C	C	-
Conditional and permitted uses in the RM-7 zoning district	-	-	-	C	-	-	-
INSTITUTIONAL	**C-N**	**C-S**	**C-G**	**C-D**	**M-D**	**M-G**	**MD-EX**
Adult Day Care Center	C	P	P	C	P	P	-
Child Day Care Center or Pre-School (a commercial operation) Amended 9/2011	C	P	P	C	P	P	-

Government Facilities	C	P	P	C	P	P	-
Hospital	-	-	P	C	-	-	-
Medical or Dental Clinic	C	P	P	C	P	P	-
Museum	-	P	P	C	-	-	-
Music Conservatory	-	P	P	C	-	-	-
Places of Worship				C			
Schools, Professional and Vocational	C	P	P	C	P	P	-
Schools of higher education, community colleges, off campus facilities	-	-	-	C	C	C	-
MISCELLANEOUS	**C-N**	**C-S**	**C-G**	**C-D**	**M-D**	**M-G**	**MD-EX**
Accessory Uses, except those that are otherwise specifically regulated in this Chapter, or elsewhere in this Code	C	P	P	C	P	P	-
Animal Pound (Amended 10/02)	-	-	-	-	-	P	-
Kennel (Amended 10/02)	C	C	-	C	C	C	-
Auditorium	-	P	P	C	-	-	-
Automobile Salvage & Recycling (Indoor)	-	-	-	C	P	P	-
Automobile Salvage & Recycling (Outdoor)	-	-	-	C	C	P	-
Boilerworks	-	-	-	-	-	P	-
Bus Line Terminals	-	-	P	C	P	P	-
Bus Line Yards and Repair Facilities	-	-	-	C	-	P	-
Commercial Parking Garage or Lot	CA	CA	CA	CA	CA	CA	CA
Personal Wireless Telecommunication Facilities (Amended 4/02)	-	C	C	C	-	-	-
Communication Towers	-	P	P	C	P	P	-
Communication Towers, exceeding							

the maximum building height, but not higher than 80 feet	-	-	C	C	C	C	-
Contractor's Yard/Office (with outdoor storage)	-	-	P	C	P	P	-
Crop Production	-	-	P	C	P	P	-
Display Room; Wholesale	-	-	-	C	P	P	-
Farmer's Market	-	P	P	C	P	-	-
Flea Market (indoor)	-	P	P	C	P	-	-
Flea Market (outdoor)	-	P	P	C	P	-	-
Funeral Home	-	P	P	C	-	-	-
Hotel or Motel	-	P	P	C	-	-	-
Limousine Service	-	C	P	C	P	P	-
Outdoor Sales and Display	-	P	P	C	P	-	-
Commercial Storage Units	-	C	C	C	C	C	-
Outdoor Storage	-	-	P	C	P	P	-
Poultry Farm or Processing Plant	-	-	-	-	-	P	-
Planned Unit Developments	C	C	C	C	C	C	-
Public/Private Utility Transmission Wires, Lines, Pipes, and Poles	C	P	P	C	P	P	-
Public/Private Utility Buildings and Structures	C	C	P	C	P	P	-
Radio, Television Station	-	C	P	C	P	P	-
Sewage Treatment Plant	-	-	-	C	C	C	-
Golf Course	-	C	C	C	C	C	-
Ambulance Services dispatching, staging, and maintenance conducted entirely within an enclosed building	-	P	P	C	P	P	-
Vehicle Auction Use	-	-	P	C	P	P	-
Governmental Uses and Facilities	C	C	C	C	C	C	-
Municipal Service Uses, including City Utility Uses, Police and Fire Stations	C	C	C	C	C	C	-

Correctional Facility, Detention Center, Jail, Penitentiary, Prison, Penal Institution (1 -249 beds)	-	-	-	-	C	C	C
Correctional Facility, Detention Center, Jail, Penitentiary, Prison, Penal Institution (250 or more beds)	-	-	-	-	-	-	-
MINING AND EXCAVATION	**C-N**	**C-S**	**C-G**	**C-D**	**M-D**	**M-G**	**MD-EX**
Accessory uses and buildings customarily incidental to conditional uses	-	-	-	-	-	-	CA
Agriculture, grazing of animals, raising crops	-	-	-	-	-	-	P
Automobile and truck service station	-	-	-	-	-	-	C
Cast stone, cement, cinder, terra cotta, tile brick, synthetic cast stone, block, pumice stone, and gypsum products	-	-	-	-	-	-	C
Coffee Shop	-	-	-	-	-	-	CA
Construction equipment and supply trailer, temporary	-	-	-	-	-	-	CA
Construction field office, temporary	-	-	-	-	-	-	CA
Convenience store with gasoline sales	-	-	-	-	-	-	C
Gravel and sand excavation:							
1. Commercial operations	-	-	-	-	-	-	C
2. Temporary project specific operations	-	-	-	-	-	-	CA
Machine Shop	-	-	-	-	-	-	C
Mines	-	-	-	-	-	-	C
Quarries	-	-	-	-	-	-	C
Parking lot incidental to a use conducted on the premises	CA	CA	CA	CA	CA	CA	CA
Parking lot not incidental to a use							

conducted on the premises	CA	CA	CA	CA	CA	CA	CA
Pottery, plaster, incidental plaster, plaster of paris, ceramic, and clay	-	-	-	-	-	-	CA
Power generation (electrical) for on-site use							
Solar under 50 kvas	P	P	P	C	P	P	P
Solar 50 kva and above	C	C	C	C	C	C	C
Fuel cells, steam, hydro, or reciprocating engine	C	C	C	C	C	C	C
Wind under 5.9 kva	-	-	-	-	-	-	P
Auxiliary, temporary, wind, with more than 6 kva but less than 10 kva output	-	-	-	-	-	-	P
Fuel cells, steam, hydro, or reciprocating engine with more than 10.5 kva, but less than 150 kva output	-	-	-	-	-	-	CA
Steam, hydro, or reciprocating engine with more than 150 kva, but less than 150 kva output	-	-	-	-	-	-	CA
Rock crusher/concrete batch plant	-	-	-	-	-	-	C
Truck and freighting operation	-	-	-	-	-	-	C
Truck and heavy equipment service station and repair facility	-	-	-	-	-	-	C
Truck wash	-	-	-	-	-	-	CA

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

AFTER AMENDMENT

16.8 Codes And Symbols And Use Table 16.1

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

Table 16.1 Use Regulations

USE	C-N	C-S	C-G	C-D	M-D	M-G	MD-EX
COMMERCIAL							
Cabinet and Woodworking Mills	-	-	C	C	P	P	-
Bakery, Commercial	-	-	P	C	P	P	-
Blacksmith Shop	-	-	P	C	P	P	-
Carpet Cleaning	-	-	P	C	P	P	-
Commercial Laundries, Linen Service and Dry Cleaning	-	-	P	C	P	P	-
Convenience Store	C	P	P	C	P	P	-
Diaper Service	-	-	P	C	P	P	-
Gas Station (sales and/or minor repairs)	C	P	P	C	P	P	-
Greenhouse for Food and Plant Production	-	-	P	C	P	P	-
Heavy Equipment (Rental)	-	-	-	C	P	P	-
Heavy Equipment (Sales and Service)	-	-	-	C	P	P	-
Laboratory: Medical, Dental, Optical	-	-	P	C	-	-	-
Laboratory: Testing	-	C	P	C	P	P	-
Mini-warehouse	-	-	P	C	P	-	-

Motion Picture Studio	-	P	P	C	-	-	-
Photofinishing Lab	-	P	P	C	P	P	-
Plant and Garden Shop, including outdoor retail sales area	C	C	C	C	-	-	-
Precision Equipment Repair	-	-	P	C	P	P	-
Twin Commercial Units	C	C	C	C	C	C	-
Sign Painting/Fabrication	-	-	P	C	P	P	-
Welding Shop	-	-	P	C	P	P	-
Wholesale Distributors	-	-	P	C	P	P	-
Tobacco Specialty Store: This use is not permitted in any part of the proposed or existing building containing the use is located within 1,000 feet from (a) any school (public or private kindergarten, elementary, middle, charter, junior high, or high school), public park, public recreation facility, youth center, library, or church and (b) any other Tobacco Specialty Store. Distances shall be measured in a straight line, without regard to intervening structures or zoning districts, from a Tobacco Specialty Store structure to the property line of a school, public park, library, church, youth center, cultural activity, residential use, zoning district boundary, or other Tobacco Specialty Store.	-	C	C	C	P	P	-
<u>MANUFACTURING</u>	**C-N**	**C-S**	**C-G**	**C-D**	**M-D**	**M-G**	**MD-EX**
Chemical Manufacturing and Storage	-	-	-	-	-	C	-
Concrete Manufacturing	-	-	-	-	-	P	-
Drop-Forge Industry	-	-	-	-	-	P	-
Explosive Manufacturing and	-	-	-	-	-	C	-

Storage							
Flammable Liquids or Gases, Heating Fuel Distribution & Storage	-	-	-	-	-	P	-
Grain Elevator	-	-	-	-	-	P	-
Bottling Plant	-	-	-	C	P	P	-
Cabinet Making/Woodworking Mills	-	-	-	C	P	P	-
Heavy Manufacturing	-	-	-	-	-	P	-
Incinerator, Medical Waste/Hazardous Waste	-	-	-	-	-	C	-
Industrial Assembly	-	-	-	C	P	P	-
Light Manufacturing	-	-	-	C	P	P	-
Moving and Storage	-	-	-	C	P	P	-
Paint Manufacturing	-	-	-	-	-	P	-
Publishing Company	-	-	-	C	P	P	-
Railcar fabrication, repair and cleaning	-	-	-	-	-	C	C
Recycling Collection Station	-	-	-	C	P	P	-
Recycling Processing Center	-	-	-	C	C	P	-
Rock, Sand, and Gravel Storage and Distribution	-	-	-	-	-	C	C
Truck Freight Terminal	-	-	-	C	P	P	-
Sign Painting/Fabrication	-	-	-	C	P	P	-
Warehousing	-	-	-	C	P	P	-
OFFICE AND RELATED USES	**C-N**	**C-S**	**C-G**	**C-D**	**M-D**	**M-G**	**MD-EX**
Financial Institution, without drive through facilities	C	P	P	C	P	P	-
Financial Institution, with drive through facilities	-	P	P	C	P	P	-
Offices	C	P	P	C	P	P	-

Veterinary Offices, operating entirely within an enclosed building and keeping animals	-	-	P	C	P	-	-
RETAIL SALES & SERVICES	**C-N**	**C-S**	**C-G**	**C-D**	**M-D**	**M-G**	**MD-EX**
Auction Sales	-	P	P	C	-	-	-
Automobile Repair, Major	-	P	P	C	P	-	-
Automobile Repair, Minor	C	P	P	C	P	-	-
Automobile Sales/Rental and Service	-	P	P	C	-	-	-
Boat/Recreational Vehicle Sales and Service	-	P	P	C	-	-	-
Car Wash ~~as accessory use to gas station or convenience store that sells gas~~	C-	P	P	C	P	P-	-
Convenience retail store	C	P	P	C	P	P	-
Department Stores	-	P	P	C	-	-	-
Equipment rental, indoor and outdoor	-	P	P	C	P	-	-
Furniture Repair Shop	-	P	P	C	P	P	-
Health and Fitness Facility	-	P	P	C	-	-	-
Large Truck Rental	-	-	P	C	P	P	-
Liquor Store	-	C	C	C	-	-	-
Manufactured Home Sales, Service, and Storage	-	-	P	C	P	-	-
Pawnshop	-	-	P	C	P	-	-
Restaurants, with drive through facilities	-	P	P	C	P	P	-
Restaurants, without drive through facilities	C	P	P	C	P	P	-
Retail Goods Establishments	C	P	P	C	-	-	-
Retail Services Establishments	C	P	P	C	P	P	-
Upholstery Shop	-	P	P	C	P	-	-

RECREATIONAL, CULTURAL, AND ENTERTAINMENT	**C-N**	**C-S**	**C-G**	**C-D**	**M-D**	**M-G**	**MD-EX**
Amusement Park	-	P	P	C	-	-	-
Art Gallery	C	P	P	C	-	-	-
Art Studio	C	P	P	C	-	-	-
Commercial Indoor Recreation	-	P	P	C	P	-	-
Commercial Outdoor Recreation	-	P	P	C	P	-	-
Commercial Video Arcade	-	C	C	C	-	-	-
Dance Studio	C	P	P	C	-	-	-
Live Performance Theaters	-	P	P	C	-	-	-
Miniature Golf	-	P	P	C	P	-	-
Movie Theaters	-	P	P	C	-	-	-
Private Club	-	C	C	C	P	-	-
Sexually Oriented Businesses (Amended 4/05)	-	-	-	-	C	-	-
Tavern/Lounge/Brew Pub; more than 5,000 sq. ft. in floor area	-	C	C	C	-	-	-
RESIDENTIAL	**C-N**	**C-S**	**C-G**	**C-D**	**M-D**	**M-G**	**MD-EX**
Dwelling Unit (Single Family)	C	C	C	C	C	C	-
Multi-Family Dwellings of a density not greater than 30 dwelling units per acre	-	-	-	C	-	-	-
Living Quarters for Caretaker or Security Guard	C	C	C	C	C	C	-
Conditional and permitted uses in the RM-7 zoning district	-	-	-	C	-	-	-
INSTITUTIONAL	**C-N**	**C-S**	**C-G**	**C-D**	**M-D**	**M-G**	**MD-EX**
Adult Day Care Center	C	P	P	C	P	P	-
Child Day Care Center or Pre-School (a commercial operation)	C	P	P	C	P	P	-

Amended 9/2011							
Government Facilities	C	P	P	C	P	P	-
Hospital	-	-	P	C	-	-	-
Medical or Dental Clinic	C	P	P	C	P	P	-
Museum	-	P	P	C	-	-	-
Music Conservatory	-	P	P	C	-	-	-
Places of Worship				C			
Schools, Professional and Vocational	C	P	P	C	P	P	-
Schools of higher education, community colleges, off campus facilities	-	-	-	C	C	C	-
MISCELLANEOUS	**C-N**	**C-S**	**C-G**	**C-D**	**M-D**	**M-G**	**MD-EX**
Accessory Uses, except those that are otherwise specifically regulated in this Chapter, or elsewhere in this Code	C	P	P	C	P	P	-
Animal Pound (Amended 10/02)	-	-	-	-	-	P	-
Kennel (Amended 10/02)	C	C	-	C	C	C	-
Auditorium	-	P	P	C	-	-	-
Automobile Salvage & Recycling (Indoor)	-	-	-	C	P	P	-
Automobile Salvage & Recycling (Outdoor)	-	-	-	C	C	P	-
Boilerworks	-	-	-	-	-	P	-
Bus Line Terminals	-	-	P	C	P	P	-
Bus Line Yards and Repair Facilities	-	-	-	C	-	P	-
Commercial Parking Garage or Lot	C~~A~~	C~~A~~	C~~A~~	C~~A~~	C~~A~~	C~~A~~	C~~A~~
Personal Wireless Telecommunication Facilities (Amended 4/02)	-	C	C	C	-	-	-
Communication Towers	-	P	P	C	P	P	-

Communication Towers, exceeding the maximum building height, but not higher than 80 feet	-	-	C	C	C	C	-
Contractor's Yard/Office (with outdoor storage)	-	-	P	C	P	P	-
Crop Production	-	-	P	C	P	P	-
Display Room; Wholesale	-	-	-	C	P	P	-
Farmer's Market	-	P	P	C	P	-	-
Flea Market (indoor)	-	P	P	C	P	-	-
Flea Market (outdoor)	-	P	P	C	P	-	-
Funeral Home	-	P	P	C	-	-	-
Hotel or Motel	-	P	P	C	-	-	-
Limousine Service	-	C	P	C	P	P	-
Outdoor Sales and Display	-	P	P	C	P	-	-
Commercial Storage Units	-	C	C	C	C	C	-
Outdoor Storage	-	-	P	C	P	P	-
Poultry Farm or Processing Plant	-	-	-	-	-	P	-
Planned Unit Developments	C	C	C	C	C	C	-
Public/Private Utility Transmission Wires, Lines, Pipes, and Poles	C	P	P	C	P	P	-
Public/Private Utility Buildings and Structures	C	C	P	C	P	P	-
Radio, Television Station	-	C	P	C	P	P	-
Sewage Treatment Plant	-	-	-	C	C	C	-
Golf Course	-	C	C	C	C	C	-
Ambulance Services dispatching, staging, and maintenance conducted entirely within an enclosed building	-	P	P	C	P	P	-
Vehicle Auction Use	-	-	P	C	P	P	-
Governmental Uses and Facilities	C	C	C	C	C	C	-

Municipal Service Uses, including City Utility Uses, Police and Fire Stations	C	C	C	C	C	C	-
Correctional Facility, Detention Center, Jail, Penitentiary, Prison, Penal Institution (1 -249 beds)	-	-	-	-	C	C	C
Correctional Facility, Detention Center, Jail, Penitentiary, Prison, Penal Institution (250 or more beds)	-	-	-	-	-	-	-
MINING AND EXCAVATION	**C-N**	**C-S**	**C-G**	**C-D**	**M-D**	**M-G**	**MD-EX**
Accessory uses and buildings customarily incidental to conditional uses	-	-	-	-	-	-	C~~A~~
Agriculture, grazing of animals, raising crops	-	-	-	-	-	-	P
Automobile and truck service station	-	-	-	-	-	-	C
Cast stone, cement, cinder, terra cotta, tile brick, synthetic cast stone, block, pumice stone, and gypsum products	-	-	-	-	-	-	C
Coffee Shop	-	-	-	-	-	-	C~~A~~
Construction equipment and supply trailer, temporary	-	-	-	-	-	-	C~~A~~
Construction field office, temporary	-	-	-	-	-	-	C~~A~~
Convenience store with gasoline sales	-	-	-	-	-	-	C
Gravel and sand excavation:							
1. Commercial operations	-	-	-	-	-	-	C
2. Temporary project specific operations	-	-	-	-	-	-	C~~A~~
Machine Shop	-	-	-	-	-	-	C
Mines	-	-	-	-	-	-	C
Quarries	-	-	-	-	-	-	C

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

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

SECTION 3: **AMENDMENT** "14.1 Agricultural Districts - A" of the Grantsville Land Use Ordinances is hereby *amended* as follows:

BEFORE AMENDMENT

14.1 Agricultural Districts - A

The purposes of providing an agriculture district are to promote and preserve in appropriate areas conditions favorable to agriculture and to maintain greenbelt spaces. These districts are intended to include activities normally and necessarily related to the conduct of agriculture and to protect the district from the intrusion of uses inimical to the continuance of agricultural activity.

(1) Minimum Lot Size: .....10 acres.

(2) Minimum Width at Front and Rear Setback .....165 feet.

(3) Minimum Frontage (on a public street or an approved private street) .....100 feet.

(4) Minimum Yard Setback Requirements: (Amended 9/01)

Front Yard .....40 feet. Rear Yard
.....60 feet Side Yard .....20 feet
Rear Yard for Accessory Buildings .....7.5 feet
On corner lots, 2 front yards and 2 rear yards are required.

(5) Maximum Building Height .....45 feet

(6) Required Improvements:

Street grading Street base Surface drainage facilities Waste water disposal Culinary water facilities Street name signs

AFTER AMENDMENT

14.1 Agricultural Districts - A

The purposes of providing an agriculture district are to promote and preserve in appropriate areas conditions favorable to agriculture and to maintain greenbelt spaces. These districts are intended to include activities normally and necessarily related to the conduct of agriculture and to protect the district from the intrusion of uses inimical to the continuance of agricultural activity.

(1) Minimum Lot Size: .....10 acres.

(2) Minimum Width at Front and Rear Setback .....165 feet.

(3) Minimum Frontage (at the property line on a public street or an approved private street) .....100 feet.

(4) Minimum Yard Setback Requirements: (Amended 9/01)

Front Yard .....40 feet. Rear Yard
.....60 feet Side Yard .....20 feet
Rear Yard for Accessory Buildings .....7.5 feet
On corner lots, 2 front yards and 2 rear yards are required.

(5) Maximum Building Height .....45 feet

(6) Required Improvements:

Street grading Street base

Street Pavement to center line or minimum paved width (per GLUMDC 21.6.3), whichever is greater

Surface drainage facilities Waste water disposal Culinary water facilities Street name signs

SECTION 4: **AMENDMENT** "14.3 RR-5 Development Restrictions" of the Grantsville Land Use Ordinances is hereby *amended* as follows:

BEFORE AMENDMENT

14.3 RR-5 Development Restrictions

The development restrictions in RR-5 zoning districts are as follows:

(1) Minimum Lot Size .....5 acres.

(2) Minimum Width at Front and Rear Setback .....165 feet.

(3) Minimum Frontage (on a public street or an approved private street) .....50 feet.

(4) Minimum Yard Setback Requirements:

Front Yard .....40 feet. Rear Yard .....50 feet Side Yard .....20 feet
On corner lots, 2 front yards and 2 rear yards are required.

(5) Maximum Building Height .....35 feet

(6) Maximum Building Coverage .....10 percent

(7) Required Improvements:

Street grading Street base Surface drainage facilities Waste water disposal Culinary water facilities Street name signs Fire hydrants Street monuments

AFTER AMENDMENT

14.3 RR-5 Development Restrictions

The development restrictions in RR-5 zoning districts are as follows:

(1) Minimum Lot Size .....5 acres.

(2) Minimum Width at Front and Rear Setback .....165 feet.

(3) Minimum Frontage (at the property line on a public street or an approved private street) .....~~5~~70 feet.

(4) Minimum Yard Setback Requirements:

Front Yard .....40 feet. Rear Yard .....50 feet Side Yard .....20 feet
On corner lots, 2 front yards and 2 rear yards are required.

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

(6) Maximum Building Coverage .....10 percent

(7) Required Improvements:

Street grading Street base

Street Pavement to centerline or minimum paved width (per GLUMDC 21.6.3), whichever is greater

Surface drainage facilities Waste water disposal Culinary water facilities Street name signs Fire hydrants Street monuments

SECTION 5: **AMENDMENT** "14.4 RR-2.5 Development Restrictions" of the Grantsville Land Use Ordinances is hereby *amended* as follows:

BEFORE AMENDMENT

14.4 RR-2.5 Development Restrictions

The development restrictions in the RR-2.5 zoning districts are as follows:

(1) Minimum Lot Size .....2.5 acres

(2) Minimum Width at Front and Rear Setback .....165 feet

(3) Minimum Frontage (on a public street or an approved private street) .....50 feet

(4) Minimum Yard Setback Requirements:

Front Yard .....40 feet
Rear Yard for Main Structures .....30 feet Rear Yard for Accessory Bldg .....7.5 feet Side Yard .....15 feet
Total Width of Both Side Yards .....40 feet On corner lots, 2 front yards and 2 rear yards are required.

(5) Maximum Bldg Height .....35 feet

(6) Maximum Bldg Coverage .....20 %

(7) Required Improvements:

Street grading Street base Surface drainage facilities Waste water disposal Culinary water facilities Street name signs Fire hydrants Street monuments

AFTER AMENDMENT

14.4 RR-2.5 Development Restrictions

The development restrictions in the RR-2.5 zoning districts are as follows:

(1) Minimum Lot Size
.....2.5 acres

(2) Minimum Width at Front and Rear Setback .....165 feet

(3) Minimum Frontage (at the property line on a public street or an approved private street) .....~~5~~70 feet

(4) Minimum Yard Setback Requirements:

Front Yard
.....40 feet
Rear Yard for Main Structures .....30 feet Rear Yard for Accessory Bldg
.....7.5 feet Side Yard
.....15 feet
Total Width of Both Side Yards
.....40 feet On corner lots, 2 front yards and 2 rear yards are required.

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

(6) Maximum Bldg Coverage
.....20 %

(7) Required Improvements:

Street grading Street base

Street Pavement to centerline or minimum paved width (per GLUMDC 21.6.3), whichever is greater

Surface drainage facilities Waste water disposal Culinary water facilities Street name signs Fire hydrants Street monuments

SECTION 6: **AMENDMENT** "14.5 RR-1 Development Restrictions" of the Grantsville Land Use Ordinances is hereby *amended* as follows:

BEFORE AMENDMENT

14.5 RR-1 Development Restrictions

The development restrictions in the RR-1 zoning districts are as follows:

(1) Minimum Lot size .....1 acre

(2) Minimum Width at Front and Rear Setback .....125 feet

(3) Minimum Frontage (on public street or an approved private street) .....50 feet

(4) Minimum yard Setbacks Requirements

Front Yard .....40 feet
Rear Yard for Main Structures .....30 feet
Rear Yard for Accessory Bldg .....2 feet Side Yard for Accessory Buildings .....4 feet Side Yard for Main Structures ……..……. 15 feet
Total width of both Side Yards .....40 feet On corner lots, 2 front yards and 2 side yards are required (amended 06-07)

(5) Maximum Bldg Height .....35 feet

(6) Maximum Bldg Coverage .....20 %

(7) Required Improvements:

Street gradingStreet grading Street base Surface drainage facilities Waste water disposal Culinary water facilities Street name signs Fire hydrants Street monuments

Amended 06/11 by Ordinance 2011-20

AFTER AMENDMENT

14.5 RR-1 Development Restrictions

The development restrictions in the RR-1 zoning districts are as follows:

(1) Minimum Lot size .....1 acre

(2) Minimum Width at Front and Rear Setback .....125 feet

(3) Minimum Frontage (at the property line on public street or an approved private street) .....~~5~~70 feet

(4) Minimum yard Setbacks Requirements

Front Yard .....40 feet
Rear Yard for Main Structures .....30 feet
Rear Yard for Accessory Bldg .....2 feet*
Side Yard for Accessory Buildings .....4 feet* Side Yard for Main Structures ..... 15 feet Total width of both Side Yards .....40 feet
On corner lots, 2 front yards and 2 side yards are required ~~(amended 06-07)~~

*Setback shall be as listed or match the easement width, whichever is greater

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

(6) Maximum Bldg Coverage .....20 %

(7) Required Improvements:

Street grading~~Street grading~~ Street base

Street Pavement to centerline or minimum paved width (per GLUMDC 21.6.3), whichever is greater

Surface drainage facilities Waste water disposal Culinary water facilities Street name signs Fire hydrants Street monuments

Amended 06/11 by Ordinance 2011-20

SECTION 7: **AMENDMENT** "14.6 Codes And Symbols, Use Table 14.1" of the Grantsville Land Use Ordinances is hereby *amended* as follows:

BEFORE AMENDMENT

14.6 Codes And Symbols, Use Table 14.1

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

Table 14.1 Use Regulations *Amended 04/02 by Ordinance 2002-05, 08/02 by Ordinance 2002-15, 02/09 by Ordinance 2008-44, 11/10 by Ordinance 2010-23, 06/11 by Ordinance 2011-18, 03/15 by Ordinance 2015-05*

USE	A	RR-5	RR-2.5	RR-1
Accessory buildings & uses incidental to permitted ag uses (except for the keeping of animals). Said uses shall be kept a minimum of 100' from the property line on which the primary building fronts and 100' from any pre-existing dwelling. If these accessory buildings and uses have been kept prior to the construction of a residential dwelling on an adjoining parcel, said uses need not be kept 100' away from the new dwelling, but may be maintained. (Amended 2008,2009)	P	P	P	P
Accessory buildings and uses customarily incidental to permitted uses other than those listed above.	P	P	P	P
Accessory buildings and uses customarily incidental to conditional uses	C	C	C	C
Accessory buildings for the housing of animals customarily incidental to permitted ag uses, including pens, corrals and pastures for the keeping of animals. Such accessory buildings and uses shall not be allowed closer than 100' from any pre-existing residential dwelling on an adjoining parcel. If these accessory buildings and uses have been kept, prior to the construction of a residential dwelling, but may be maintained subject to the terms of any required conditional use permit.	P	C	C	C

(Amended 2008, 2009)				
Temporary buildings for uses incidental to construction work, including living quarters for guard or night watchman, which buildings must be removed upon completion or abandonment of the construction work.	CA	CA	CA	CA
Mobile Homes for temporary living quarters and such other temporary uses found appropriately by the Planning Commission.	C	C	C	C
Agriculture, including grazing and pasturing of animals.	P	C	C	C
Agricultural Industry (Amended 2010)	C	-	-	-
Fruit/Vegetable Stand	P	C	C	C
Farm (Amendment 8/21/02, complete addition of term)	P	P	P	C
Accessory Farm Employee Housing. Each accessory farm employee housing unit must be located on a contiguous parcel that contains at least 10 acres or more for each such unit and which must have at least 10 additional acres if it is located on the same property as the primary residential dwelling. (Amended 8/21/02, complete addition of term)	C	C	C	C
Farms devoted to raising and marketing chickens, turkeys or other fowl or poultry, fish or frogs, mink, rabbits, including wholesale and retail sale (does not include family food production).	P	C	-	-
Forestry and forest industry, such as a saw mill, wood products, plants, or others	C	-	-	-
Apiary	P	C	C	C
Aviary	P	P	P	P
Public Stable, riding academy or riding ring, horse show barns or facilities	C	C	C	C
RESIDENTIAL	**A**	**RR-5**	**RR-2.5**	**RR-1**
Single-Family Dwellings Detached	P	P	P	P

Single-Family Attached Dwellings	P	P	P	P
Two-Family Dwellings	P	P	P	P
Twin Home Dwellings	-	C	C	C
Congregate Care Facility	-	-	C	C
Nursing Care Facility	-	-	C	C
Group Home, Small	-	C	C	C
Group Home, Large	-	C	-	-
Transitional Treatment Home, Small	-	C	C	C
Transitional Treatment Home, Large	-	C	C	C
Residential facilities for handicapped or elderly	P	P	P	P
Home Occupation	CA	CA	CA	CA
Household Pets, other than a sportsman permit	P	P	P	P
INSTITUTIONAL	**A**	**RR-5**	**RR-2.5**	**RR-1**
Adult Day Care Center	-	-	C	C
Child Day Care Center	-	C	C	C
Nursing Care Facility	-	-	C	C
Places of Worship (Amended 7/98)	-	-	C	C
Schools, professional and vocational	C	C	C	C
Kennel	P	C	C	C
Mine, Quarry, Gravel Pit, Rock Crusher, Concrete Batching Plant, or Asphalt Plant, Oil Wells or Steam Wells, Land Excavations	C	-	-	-
POWER GENERATION (Primary Power for on-site use)	**A**	**RR-5**	**RR-2.5**	**RR-1**
Solar	P	P	P	P
Wind driven under 5.9 KVA output	P	P	P	P
Auxiliary, temporary, and/or wind, with more than 6 KVA, but less than 150 KVA output	P	C	C	C
Steam, hydro, or reciprocating engine with more	C	C	C	C

than 10.05 KVA, but less than 150 kVA output				
RECREATION, CULTURAL & ENTERTAINMENT	**A**	**RR-5**	**RR-2.5**	**RR-1**
Dude Ranch; Family Vacation Ranch	C	-	-	-
Natural Open Space & Conservation Areas	P	P	P	P
Parks and Playgrounds, Public and Private, Less than one acre in size	C	P	P	P
Community & Recreations Centers	C	C	C	C
Pedestrian Pathways, Trails & Greenways	P	P	P	P
Community Gardens	-	C	C	C
Commercial Outdoor Recreation (amended 6/11)	C	-	-	-
MISCELLANEOUS	**A**	**RR-5**	**RR-2.5**	**RR-1**
Personal Wireless Telecommunication Facilities (Amended 4/01)	C	-	-	-
Public/private Utility Transmission Wires, Line, Pipes, and Poles	P	P	P	P
Public/Private Utility Buildings and Structures	C	C	C	C
Cluster subdivisions or Planned Unit Developments	C	C	C	C
Sportsman Permit for 3 to 5 dogs. No dogs shall be kept, penned, or raised within 100 feet from an adjoining residence or dwelling. (Amended 7/98)	P	C	C	C
Veterinary Offices	P	P	P	P
Family Food Production	P	C	C	C
Governmental Uses and Facilities	C	C	C	C
Municipal Service Uses, Including City Utility Uses, Police and Fire Stations	C	C	C	C
Correctional Facility, Detention Center, Jail, Penitentiary, Prison, Penal Institution (1 - 249 Beds)	-	-	-	-
Correctional Facility, Detention Center, Jail, Penitentiary, Prison, Penal Institution (250 or more Beds)	-	-	-	-

AFTER AMENDMENT

14.6 Codes And Symbols, Use Table 14.1

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

Table 14.1 Use Regulations *Amended 04/02 by Ordinance 2002-05, 08/02 by Ordinance 2002-15, 02/09 by Ordinance 2008-44, 11/10 by Ordinance 2010-23, 06/11 by Ordinance 2011-18, 03/15 by Ordinance 2015-05*

USE	A	RR-5	RR-2.5	RR-1
Accessory buildings & uses incidental to permitted ag uses (except for the keeping of animals). Said uses shall be kept a minimum of 100' from the property line on which the primary building fronts and 100' from any pre-existing dwelling. If these accessory buildings and uses have been kept prior to the construction of a residential dwelling on an adjoining parcel, said uses need not be kept 100' away from the new dwelling, but may be maintained. (Amended 2008,2009)	P	P	P	P
Accessory buildings and uses customarily incidental to permitted uses other than those listed above.	P	P	P	P
Accessory buildings and uses customarily incidental to conditional uses	C	C	C	C
Accessory buildings for the housing of animals customarily incidental to permitted ag uses, including pens, corrals and pastures for the keeping of animals. Such accessory buildings and uses shall not be allowed closer than 100' from any pre-				

existing residential dwelling on an adjoining parcel. If these accessory buildings and uses have been kept, prior to the construction of a residential dwelling, but may be maintained subject to the terms of any required conditional use permit. (Amended 2008, 2009)	P	C	C	C
Temporary buildings for uses incidental to construction work, including living quarters for guard or night watchman, which buildings must be removed upon completion or abandonment of the construction work.	C~~A~~	C~~A~~	C~~A~~	C~~A~~
Mobile Homes for temporary living quarters and such other temporary uses found appropriately by the Planning Commission.	C	C	C	C
Agriculture, including grazing and pasturing of animals.	P	C	C	C
Agricultural Industry (Amended 2010)	C	-	-	-
Fruit/Vegetable Stand	P	C	C	C
Farm (Amendment 8/21/02, complete addition of term)	P	P	P	C
Accessory Farm Employee Housing. Each accessory farm employee housing unit must be located on a contiguous parcel that contains at least 10 acres or more for each such unit and which must have at least 10 additional acres if it is located on the same property as the primary residential dwelling. (Amended 8/21/02, complete addition of term)	C	C	C	C
Farms devoted to raising and marketing chickens, turkeys or other fowl or poultry, fish or frogs, mink, rabbits, including wholesale and retail sale (does not include family food production).	P	C	-	-
Forestry and forest industry, such as a saw mill, wood products, plants, or others	C	-	-	-
Apiary	P	C	C	C
Aviary	P	P	P	P
Public Stable, riding academy or riding ring, horse show barns or facilities	C	C	C	C

RESIDENTIAL	**A**	**RR-5**	**RR-2.5**	**RR-1**
Single-Family Dwellings Detached	P	P	P	P
Single-Family Attached Dwellings	P	P	P	P
Two-Family Dwellings	P	P	P	P
Twin Home Dwellings	-	C	C	C
Congregate Care Facility	-	-	C	C
Nursing Care Facility	-	-	C	C
Group Home, Small	-	C	C	C
Group Home, Large	-	C	-	-
Transitional Treatment Home, Small	-	C	C	C
Transitional Treatment Home, Large	-	C	C	C
Residential facilities for handicapped or elderly	P	P	P	P
Home Occupation	C~~A~~	C~~A~~	C~~A~~	C~~A~~
Household Pets, other than a sportsman permit	P	P	P	P
INSTITUTIONAL	**A**	**RR-5**	**RR-2.5**	**RR-1**
Adult Day Care Center	-	-	C	C
Child Day Care Center	-	C	C	C
Nursing Care Facility	-	-	C	C
Places of Worship (Amended 7/98)	-	-	C	C
Schools, professional and vocational	C	C	C	C
Kennel	P	C	C	C
Mine, Quarry, Gravel Pit, Rock Crusher, Concrete Batching Plant, or Asphalt Plant, Oil Wells or Steam Wells, Land Excavations	C	-	-	-
POWER GENERATION (Primary Power for on-site use)	**A**	**RR-5**	**RR-2.5**	**RR-1**
Solar	P	P	P	P
Wind driven under 5.9 KVA output	P	P	P	P

Auxiliary, temporary, and/or wind, with more than 6 KVA, but less than 150 KVA output	P	C	C	C
Steam, hydro, or reciprocating engine with more than 10.05 KVA, but less than 150 kVA output	C	C	C	C
RECREATION, CULTURAL & ENTERTAINMENT	**A**	**RR-5**	**RR-2.5**	**RR-1**
Dude Ranch; Family Vacation Ranch	C	-	-	-
Natural Open Space & Conservation Areas	P	P	P	P
Parks and Playgrounds, Public and Private, Less than one acre in size	C	P	P	P
Community & Recreations Centers	C	C	C	C
Pedestrian Pathways, Trails & Greenways	P	P	P	P
Community Gardens	-	C	C	C
Commercial Outdoor Recreation (amended 6/11)	C	-	-	-
MISCELLANEOUS	**A**	**RR-5**	**RR-2.5**	**RR-1**
Personal Wireless Telecommunication Facilities (Amended 4/01)	C	-	-	-
Public/private Utility Transmission Wires, Line, Pipes, and Poles	P	P	P	P
Public/Private Utility Buildings and Structures	C	C	C	C
Cluster subdivisions or Planned Unit Developments	C	C	C	C
Sportsman Permit for 3 to 5 dogs. No dogs shall be kept, penned, or raised within 100 feet from an adjoining residence or dwelling. (Amended 7/98)	P	C	C	C
Veterinary Offices	P	P	P	P
Family Food Production	P	C	C	C
Governmental Uses and Facilities	C	C	C	C
Municipal Service Uses, Including City Utility Uses, Police and Fire Stations	C	C	C	C
Correctional Facility, Detention Center, Jail,				

Penitentiary, Prison, Penal Institution (1 - 249 Beds)	-	-	-	-
Correctional Facility, Detention Center, Jail, Penitentiary, Prison, Penal Institution (250 or more Beds)	-	-	-	-

SECTION 8: **AMENDMENT** "15.1 Residential District R-1-21" of the Grantsville Land Use Ordinances is hereby *amended* as follows:

BEFORE AMENDMENT

15.1 Residential District R-1-21

(1) The purpose of the R-1-21 district is to promote environmentally sensitive and visually compatible development of lots not less than 21,780 square feet in size, suitable for rural locations. The district is intended to minimize flooding, erosion, and other environmental hazards; to protect the natural scenic character; to promote the safety, and well-being of present and future residents; and ensure the efficient expenditure of public funds.

Minimum Lot Size:
.....21,780 sq. feet

Lots shall comply with Chapter 4: Supplementary and Qualifying Regulations – Section 4.5: Lots Standards and Street Frontage.

Minimum Frontage (on a public street or an approved private street) .....50 feet

Minimum Yard Setback Requirements: Front Yard
.....40 feet. Rear Yard .....30 feet
Side Yard for Main Buildings .....10 feet
Side Yard (Amended 4/98) .....4 feet
Rear Yard for Accessory Buildings .....1 foot
On corner lots, 2 front yards and 2 side yards are required.

Maximum Building Height .....35 feet Maximum Building Coverage
.....20 percent

Required Improvements:

Street grading Street base Surface drainage facilities Curb and Gutter Sidewalk Culinary water facilities Surface drainage facilities Waste water disposal Street name signs Fire hydrants Street monuments Shade trees (along public streets) Street lights

AFTER AMENDMENT

15.1 Residential District R-1-21

(1) The purpose of the R-1-21 district is to promote environmentally sensitive and visually compatible development of lots not less than 21,780 square feet in size, suitable for rural locations. The district is intended to minimize flooding, erosion, and other environmental hazards; to protect the natural scenic character; to promote the safety, and well-being of present and future residents; and ensure the efficient expenditure of public funds.

Minimum Lot Size:
.....21,780 sq. feet (1/2 acre)

Lots shall comply with Chapter 4: Supplementary and Qualifying Regulations – Section 4.5: Lots Standards and Street Frontage.

Minimum Frontage (at the property line on a public street or an approved private street)
.....~~5~~70 feet

Minimum Yard Setback Requirements: Front Yard
.....40 feet. Rear Yard .....30 feet
Side Yard for Main Buildings
.....5*/15~~10~~ feet Side Yard (Amended 4/98) .....4 feet* Rear Yard for Accessory Buildings .....1 foot* On corner lots, 2 front yards and 2 side yards are required.

*Setback shall be as listed or match the easement width, whichever is greater

Maximum Building Height .....35 feet, or a basement and two (2) floors, whichever is less Maximum Building Coverage
.....20 ~~percent~~%

Required Improvements:

Street grading Street base

Street Pavement to centerline or minimum paved width (per GLUMDC 21.6.3), whichever is greater

Surface drainage facilities Curb and Gutter Sidewalk Culinary water facilities ~~Surface drainage facilities~~ Waste water disposal Street name signs Fire hydrants Street monuments Shade trees (along public streets) Street lights

SECTION 9: **AMENDMENT** "15.2 Residential District R-1-12" of the Grantsville Land Use Ordinances is hereby *amended* as follows:

BEFORE AMENDMENT

15.2 Residential District R-1-12

(1) The purpose of the R-1-12 district is to promote environmentally sensitive and visually compatible development of lots not less than 12,000 square feet in size, suitable for urban locations. The district is intended to minimize flooding, erosion, and other environmental hazards; to protect the natural scenic character; to promote the safety, and well-being of present and future residents; and ensure the efficient expenditure of public funds. To provide areas for low density, single-family residential neighborhoods of spacious and uncrowded character.

Minimum Lot Size:
.....12,000 sq. feet

Lots shall comply with Chapter 4: Supplementary and Qualifying Regulations – Section 4.5: Lots Standards and Street Frontage.

Minimum Frontage (on a public street or an approved private street) .....50 feet

Minimum Yard Setback Requirements:

Front Yard
.....40 feet
Rear Yard
.....30 feet
Side Yard for Main Buildings Each Side .....7.5 feet Side Yard for Accessory Buildings .....4 feet Rear Yard for Accessory Buildings
.....1 foot On corner lots, 2 front yards and 2 side yards are required.

Maximum Building Height .....35 feet Maximum Building Coverage
.....20 percent

Required Improvements:

Street grading Street base Surface drainage facilities Curb and Gutter Sidewalk Culinary water facilities Surface drainage facilities Waste water disposal Street name signs Fire hydrants Street monuments Shade trees (along public streets) Street lights

AFTER AMENDMENT

15.2 Residential District R-1-12

(1) The purpose of the R-1-12 district is to promote environmentally sensitive and visually compatible development of lots not less than 12,000 square feet in size, suitable for urban locations. The district is intended to minimize flooding, erosion, and other environmental hazards; to protect the natural scenic character; to promote the safety, and well-being of present and future residents; and ensure the efficient expenditure of public funds. To provide areas for low density, single-family residential neighborhoods of spacious and uncrowded character.

Minimum Lot Size:
.....12,000 sq. feet

Lots shall comply with Chapter 4: Supplementary and Qualifying Regulations – Section 4.5: Lots Standards and Street Frontage.

Minimum Frontage (at the property line on a public street or an approved private street)
.....~~5~~70 feet

Minimum Yard Setback Requirements:

Front Yard
.....40 feet
Rear Yard
.....30 feet
Side Yard for Main Buildings Each Side
.....~~7~~5*/15 feet Side Yard for Accessory Buildings
.....4 feet* Rear Yard for Accessory
Buildings .....1 foot* On corner lots, 2 front yards and 2 side yards are required.

*Setback shall be as listed or match the easement, whichever is greater

Maximum Building Height .....35 feet Maximum Building Coverage
.....20~~ percent~~%

Required Improvements:

Street grading Street base

Street Pavement to centerline or minimum paved width (per GLUMDC 21.6.3), whichever is greater

Surface drainage facilities Curb and Gutter Sidewalk Culinary water facilities ~~Surface drainage facilities~~ Waste water disposal Street name signs Fire hydrants Street monuments Shade trees (along public streets) Street lights

SECTION 10: **AMENDMENT** "15.3 Residential District R-1-8" of the Grantsville Land Use Ordinances is hereby *amended* as follows:

BEFORE AMENDMENT

15.3 Residential District R-1-8

(1) Effective July 10, 1999 no application to extend, enlarge or re-zone property to a R-1 -8 zoning district designation will be considered by Grantsville City. Areas previously designated with a R-1 -8 zoning district designation may continue after July 9, 1999 and the uses in existing R-1 -8 districts may continue subject to the regulations applicable to this District.

Minimum Lot Size:
.....8,000 sq. feet
Minimum Lot Size for Corner Lots .....10,000 sq. feet

Lots shall comply with Chapter 4: Supplementary and Qualifying Regulations – Section 4.5: Lots Standards and Street Frontage.

Minimum Frontage (on a public street or an approved private street) .....45 feet

Minimum Yard Setback Requirements: (Amended 9/01) Front Yard
.....30 feet Rear Yard for Main Buildings .....25 feet
Rear Yard for Accessory Buildings .....1 foot
Side Yard for Main Buildings Each Side .....7.5 feet
Side Yard for Accessory Buildings on a Corner Lot .....10 feet
Side Yard for Accessory Buildings. (Amended 7/97) .....4 feet On corner lots, 2 front yards and 2 side yards are required.

Maximum Building Height .....35 feet Maximum Building Coverage
.....35 percent

Required Improvements:

Street grading Street base Surface drainage facilities Curb and Gutter Sidewalk Culinary water facilities Surface drainage facilities Waste water disposal Street name signs Fire hydrants Street monuments Shade trees (along public streets) Street lights

Amended 11/13 by Ordinance 2013-23

AFTER AMENDMENT

15.3 Residential District R-1-8

(1) Effective July 10, 1999 no application to extend, enlarge or re-zone property to a R-1 -8 zoning district designation will be considered by Grantsville City. Areas previously designated with a R-1 -8 zoning district designation may continue after July 9, 1999 and the uses in existing R-1 -8 districts may continue subject to the regulations applicable to this District.

Minimum Lot Size:
.....8,000 sq. feet
Minimum Lot Size for Corner Lots .....10,000 sq. feet

Lots shall comply with Chapter 4: Supplementary and Qualifying Regulations – Section 4.5: Lots Standards and Street Frontage.

Minimum Frontage (at the property line on a public street or an approved private street) .....~~45~~60 feet

Minimum Yard Setback Requirements: ~~(Amended 9/01)~~ Front Yard
.....30 feet Rear Yard for Main Buildings .....25 feet
Rear Yard for Accessory Buildings .....1 foot*
Side Yard for Main Buildings Each Side .....~~7.~~5*/15 feet Side Yard for Accessory Buildings on a Corner Lot .....10 feet Side Yard for Accessory Buildings. ~~(Amended 7/97)~~ .....4 feet*
On corner lots, 2 front yards and 2 side yards are required.

*Setback shall be as listed or match the easement, whichever is greater

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

Required Improvements:

Street grading Street base

Street Pavement to centerline or minimum paved width (per GLUMDC 21.6.3), whichever is greater

Surface drainage facilities Curb and Gutter Sidewalk Culinary water facilities ~~Surface drainage facilities~~ Waste water disposal Street name signs Fire hydrants Street monuments Shade trees (along public streets) Street lights

Amended 11/13 by Ordinance 2013-23

SECTION 11: **AMENDMENT** "15.4 Multiple Residential District RM-7" of the Grantsville Land Use Ordinances is hereby *amended* as follows:

BEFORE AMENDMENT

15.4 Multiple Residential District RM-7

Effective June 4, 1999 no application to extend, enlarge or re-zone property to a RM-7 zoning district designation will be considered by Grantsville City. Areas previously designated with a RM-7 zoning district designation may continue after June 4, 1999 and the uses in these district's may continue subject to the following regulations.

(1) The RM-7 Zoning District is intended to provide areas for medium density single family and multi-family residential with the opportunity for varied housing styles and character.

Minimum Lot Size: .....7,000 sq. feet Minimum Lot Size for Corner Lots .....10,000 sq. feet Additional lot area for each additional dwelling unit .....6,000 sq. feet

Maximum Density .....7 d.u./acre Lots shall comply with Chapter 4: Supplementary and Qualifying Regulations - Section 4.5: Lots Standards and Street Frontage.

Minimum Frontage (on a public street or an approved private street) 45 feet.

Minimum Yard Setback Requirements: (Amended 2000, 9/01) Front Yard .....25 feet. Rear Yard for Main Buildings .....20 feet Rear Yard for Accessory Buildings .....1 foot Side Yard for Main Building, Each Side .....7.5 feet Side Yard for Accessory Buildings .....4 feet

Set backs for Accessory Buildings on a corner lot: On the side of the Main Building .....4 feet On the rear of the Main Building .....1 foot On corner lots 2 front yards and 2 side yards are required.

Maximum Building Height .....35 feet
Maximum Building Coverage .....35 percent

Required Improvements:

Street grading Street base Surface drainage facilities Curb and Gutter Sidewalk Culinary water facilities Surface drainage facilities Waste water disposal Street name signs Fire hydrants Street monuments Shade trees (along public streets) Street lights

AFTER AMENDMENT

15.4 Multiple Residential District RM-7

Effective June 4, 1999 no application to extend, enlarge or re-zone property to a RM-7 zoning district designation will be considered by Grantsville City. Areas previously designated with a RM-7 zoning district designation may continue after June 4, 1999 and the uses in these district's may continue subject to the following regulations.

(1) The RM-7 Zoning District is intended to provide areas for medium density single family and multi-family residential with the opportunity for varied housing styles and character.

Minimum Lot Size (Lot Area):
.....7,000 sq. feet Minimum Lot Size for Corner Lots .....10,000 sq. feet Additional lot area for each additional dwelling unit on the lot .....6,000 sq. feet

Maximum Density .....7 d.u./acre of lot area as defined in GLUMDC Chapter 2 Lots shall comply with Chapter 4: Supplementary and Qualifying Regulations - Section 4.5: Lots Standards and Street Frontage.

All multi-use residential development shall comply with GLUMDC 4.34 (Multi-Unit Residential Development)

Minimum Frontage (along curb face on a public street or an approved private street) ~~45~~60 feet.

Minimum Yard Setback Requirements: (Amended 2000, 9/01) Front Yard .....25 feet. Rear Yard for Main Buildings .....20 feet Rear Yard for Accessory Buildings .....1 foot, or match the easement width, whichever is greater Side Yard for Main Building, Each Side .....~~7.~~5*/15 feet Side Yard for Accessory Buildings .....4 feet*

Set backs for Accessory Buildings on a corner lot: On the side of the Main Building .....4 feet* On the rear of the Main Building .....1 foot* On corner lots 2 front yards and 2 side yards are required.

*Setback shall be as listed or match the easement width, whichever is greater

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

Required Improvements:

Street grading Street base

Street Pavement to centerline or minimum paved width (per GLUMDC 21.6.3), whichever is greater

Surface drainage facilities Curb and Gutter Sidewalk Culinary water facilities ~~Surface drainage facilities~~ Waste water disposal Street name signs Fire hydrants Street monuments Shade trees (along public streets) Street lights

SECTION 12: **AMENDMENT** "15.5 Multiple Residential District RM-15" of the Grantsville Land Use Ordinances is hereby *amended* as follows:

BEFORE AMENDMENT

15.5 Multiple Residential District RM-15

(1) To provide areas for medium high density residential with the opportunity for varied housing styles and character.

Minimum Lot Size: .....8,000 sq. feet Minimum Lot Size for Corner Lots .....10,000 sq. feet Additional lot area for each additional dwelling unit .....2,300 sq. feet Maximum Density .....15 d.u./acre

Lots shall comply with Chapter 4: Supplementary and Qualifying Regulations – Section 4.5: Lots Standards and Street Frontage.

Minimum Frontage (on a public street or an approved private street) .....45 feet Minimum Yard Setback Requirements: Front Yard .....25 feet Rear Yard for Main Buildings .....20 feet Rear Yard for Accessory Buildings .....1 foot Side Yard for Main Buildings, Each Side .....7.5 feet Side Yard for Accessory Buildings .....4 feet On corner lots, 2 front yards and 2 side yards are required.

Maximum Building Height .....55 feet
Maximum Building Coverage .....50 percent

Required Improvements:

> Street grading Street base Surface drainage facilities Curb and Gutter Sidewalk Culinary water facilities Surface drainage facilities Waste water disposal Street name signs Fire hydrants Street monuments Shade trees (along public streets) Street lights

AFTER AMENDMENT

15.5 Multiple Residential District RM-15

(1) To provide areas for medium high density residential with the opportunity for varied housing styles and character, including apartment and condominiums.

Minimum Lot Size (Lot Area): .....8,000 sq. feet Minimum Lot Size for Corner Lots .....10,000 sq. feet Additional lot area for each additional dwelling unit on the lot .....~~2,300~~4,000 sq. feet of the lot area. To achieve this density, housing units would need to be built above other housing units. Maximum Density .....15 d.u./acre

Lots shall comply with Chapter 4: Supplementary and Qualifying Regulations – Section 4.5: Lots Standards and Street Frontage.

All multi-use residential development shall comply with GLUMDC 4.34 (Multi-Use Unit Residential Development)

Minimum Frontage (at the property line on a public street or an approved private street) .....~~45~~60 feet Minimum Yard Setback Requirements: Front Yard .....25 feet Rear Yard for Main Buildings .....20 feet Rear Yard for Accessory Buildings .....1 foot* Side Yard for Main Buildings, Each Side .....7.5 feet Side Yard for Accessory Buildings .....4 feet* On corner lots, 2 front yards and 2 side yards are required.

*Setback shall be as listed or match the easement, whichever is greater

Maximum Building Height .....~~55~~35 feet (a maximum of 55 feet (55') above grade at street may be approved with special consideration of landscaping, buffering, and architectural design that fits the scale of the surrounding properties in the zone) Maximum Building Coverage of the lot area .....50 ~~percent~~%

Required Improvements:

Street grading Street base

Street Pavement to centerline or minimum paved width (per GLUMDC 21.6.3), whichever is greater

Surface drainage facilities Curb and Gutter Sidewalk Culinary water facilities ~~Surface drainage facilities~~ Waste water disposal Street name signs Fire hydrants Street monuments Shade trees (along public streets) Street lights

SECTION 13: **AMENDMENT** "15.7 Codes And Symbols And Use Table 15.1" of the Grantsville Land Use Ordinances is hereby *amended* as follows:

BEFORE AMENDMENT

15.7 Codes And Symbols And Use Table 15.1

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

Table 15.1 Use Regulations

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

must have at least 10 additional acres if it is located on the same property as the primary residential dwelling.					
Family Food Production and the Raising of Horses. The first large animal (fully grown) shall have 10,000 sq ft of open area, each additional large animal shall have an additional 2,000 sq ft of open area; each medium sized animal (fully grown) shall have 4,000 sq ft of open area and each small sized animal (fully grown) shall have 500 sq ft of open area. The area of stables, barns and pens accessible to regulate animals may count towards the open area requirements. No animal shall be kept, corralled, penned, or raised within 100' from any pre-existing residential dwelling located on an adjoining lot. There is no setback requirement from neighboring residential dwellings if a C.U.P. has been issued prior to the start of construction of a residential dwelling on an adjoining lot.	-	C	C	C	-
Class "A" Kennel (3-15 animals only). No animal shall be kept, penned, or raised within 100' from an adjoining residence or dwelling and it must have 4,000 sq ft for each additional animal over 5.	-	C	C	C	-
Sportsmans Permit for 3-5 dogs. No dog shall be kept, penned, or raised within 100' of an adjoining residence or dwelling.	-	C	C	C	C
Raising of Rabbits, Ducks, Chickens (hens only), or Turkeys with not more than six (6) such animals in any combination, provided that appropriate cages, pens, coops, houses, etc. shall be provided for when these animals are kept outdoors. (Amended 04/11, 02/13)	P	P	P	P	P

RESIDENTIAL	**R-1-8**	**R-1-12**	**R-1-21**	**RM-7**	**RM-15**
Single-Family Dwellings Detached	P	P	P	P	P
Single-Family Attached Dwellings	P	P	P	P	P
Two-Family Dwelling (Amended 5/97)	-	C	C	P	P
Twin Home Dwellings (Amended 5/97)	-	C	C	C	C
Multiple Family Dwellings	-	-	-	C	C
Congregate Care Facility	-	-	C	C	C
Nursing Care Facility	-	-	C	C	C
Group Home, Small	-	-	P	P	P
Group Home, Large	-	-	-	-	P
Transitional Treatment Home, Small	-	-	C	C	C
Mobile Home Parks	-	-	-	C	C
Mobile Home Subdivisions	C	C	C	C	C
Residential facilities for handicapped or elderly	P	P	P	P	P
HOME OCCUPATION	CA	CA	CA	CA	CA
Household pets, other than Sportsman Permit	P	P	P	P	P
INSTITUTIONAL	**R-1-8**	**R-1-12**	**R-1-21**	**RM-7**	**RM-15**
Adult Day Care Center	-	-	C	C	P
Child Day Care Center (in a home, no more than 12 children at any one time with 1 provider and up to 16 with 2 providers, including those residing in the home with no more than 2 children under the age of two)	C	C	C	C	C
Commercial Day Care Center (not in a home) no more than 20 children at any one time	-	C	C	-	P

Child Day Care Facility (a commercial operation, not in a home, no more than 100 children at any one time)	-	-	C	-	P
Hospital	-	-	-	-	C
Medical or dental clinic	-	C	C	-	C
Nursing Care Facility	-	-	-	-	C
Places of Worship	C	C	C	C	C
Preschool (in a home, no more than 10 children from the ages of 4 to 6 years in age, including those residing in the home, with a maximum length of four hours for those who do not reside there)	C	C	C	C	C
Preschool (a commercial operation, not in a home, no more than 20 children from the ages of 4 to 6 years in age, at any one time, for a period not to exceed four hours)	-	-	C	-	C
Private educational institution having a curriculum similar to the public schools, grades K-12	C	C	C	C	C
Schools of higher education, community colleges, off campus facilities	-	-	C	-	C
Schools, professional and vocational	-	-	C	-	-
POWER GENERATION	**R-1-8**	**R-1-12**	**R-1-21**	**RM-7**	**RM-15**
Solar	P	P	P	P	P
RECREATION, CULTURAL & ENTERTAINMENT					
Private Recreational Grounds and Facilities not open to the public, in which no admission charge is made	C	C	C	C	C
Natural Open Space Areas	P	P	P	P	P
Community & Recreation Centers	C	C	C	C	C

Parks and Playgrounds, Public and Private	P	P	P	P	P
Pedestrian Pathways, Trails & Greenways	P	P	P	P	P
Community Gardens	P	P	P	P	P
MISCELLANEOUS	**R-1-8**	**R-1-12**	**R-1-21**	**RM-7**	**RM-15**
Public/Private Utility Transmission Wires, Lines, Pipes and Poles	P	P	P	P	P
Public/Private Utility Buildings and Structures	C	C	C	C	C
Cluster subdivision or Planned Unit Developments	C	C	C	C	C
Cemetery	C	C	C	C	C
Golf Course	C	C	C	C	C
Government Uses and Facilities	C	C	C	C	C
Municipal Service Uses, including City utility uses, Police and Fire Stations	C	C	C	C	C
Temporary Buildings for uses incidental to construction work, including living quarters for guard or night watchman, which buildings must be removed upon completion or abandonment of the construction work	CA	CA	CA	CA	CA
Correctional Facility, Detention Center, Jail, Penitentiary, Prison, Penal Institution (1 -249 beds)	-	-	-	-	-
Correctional Facility, Detention Center, Jail, Penitentiary, Prison, Penal Institution (250 or more beds)	-	-	-	-	-

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

AFTER AMENDMENT

15.7 Codes And Symbols And Use Table 15.1

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

Table 15.1 Use Regulations

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

more for each such unit and which must have at least 10 additional acres if it is located on the same property as the primary residential dwelling.	-	C	C	C	-
Family Food Production and the Raising of Horses. The first large animal (fully grown) shall have 10,000 sq ft of open area, each additional large animal shall have an additional 2,000 sq ft of open area; each medium sized animal (fully grown) shall have 4,000 sq ft of open area and each small sized animal (fully grown) shall have 500 sq ft of open area. The area of stables, barns and pens accessible to regulate animals may count towards the open area requirements. No animal shall be kept, corralled, penned, or raised within 100' from any pre-existing residential dwelling located on an adjoining lot. There is no setback requirement from neighboring residential dwellings if a C.U.P. has been issued prior to the start of construction of a residential dwelling on an adjoining lot.	-	C	C	C	-
Class "A" Kennel (3-15 animals only). No animal shall be kept, penned, or raised within 100' from an adjoining residence or dwelling and it must have 4,000 sq ft for each additional animal over 5.	-	C	C	C	-
Sportsmans Permit for 3-5 dogs. No dog shall be kept, penned, or raised within 100' of an adjoining residence or dwelling.	-	C	C	C	C
Raising of Rabbits, Ducks, Chickens (hens only), or Turkeys with not more than six (6) such animals in any combination, provided that appropriate cages, pens, coops, houses, etc. shall be	P	P	P	P	P

provided for when these animals are kept outdoors. (Amended 04/11, 02/13)					
RESIDENTIAL	**R-1-8**	**R-1-12**	**R-1-21**	**RM-7**	**RM-15**
Single-Family Dwellings Detached	P	P	P	P	P
Single-Family Attached Dwellings	P	P	P	P	P
Two-Family Dwelling (Amended 5/97)	-	C	C	P	P
Twin Home Dwellings (Amended 5/97)	-	C	C	C	C
Multiple Family Dwellings	-	-	-	C	C
Congregate Care Facility	-	-	C	C	C
Nursing Care Facility	-	-	C	C	C
Group Home, Small	-	-	P	P	P
Group Home, Large	-	-	-	-	P
Transitional Treatment Home, Small	-	-	C	C	C
Mobile Home Parks	-	-	-	C	C
Mobile Home Subdivisions	C	C	C	C	C
Residential facilities for handicapped or elderly	P	P	P	P	P
HOME OCCUPATION	C~~A~~	C~~A~~	C~~A~~	C~~A~~	C~~A~~
Household pets, other than Sportsman Permit	P	P	P	P	P
INSTITUTIONAL	**R-1-8**	**R-1-12**	**R-1-21**	**RM-7**	**RM-15**
Adult Day Care Center	-	-	C	C	P
Child Day Care Center (in a home, no more than 12 children at any one time with 1 provider and up to 16 with 2 providers, including those residing in the home with no more than 2 children under the age of two)	C	C	C	C	C
Commercial Day Care Center (not in a home) no more than 20 children at any	-	C	C	-	P

one time					
Child Day Care Facility (a commercial operation, not in a home, no more than 100 children at any one time)	-	-	C	-	P
Hospital	-	-	-	-	C
Medical or dental clinic	-	C	C	-	C
Nursing Care Facility	-	-	-	-	C
Places of Worship	C	C	C	C	C
Preschool (in a home, no more than 10 children from the ages of 4 to 6 years in age, including those residing in the home, with a maximum length of four hours for those who do not reside there)	C	C	C	C	C
Preschool (a commercial operation, not in a home, no more than 20 children from the ages of 4 to 6 years in age, at any one time, for a period not to exceed four hours)	-	-	C	-	C
Private educational institution having a curriculum similar to the public schools, grades K-12	C	C	C	C	C
Schools of higher education, community colleges, off campus facilities	-	-	C	-	C
Schools, professional and vocational	-	-	C	-	-
POWER GENERATION	**R-1-8**	**R-1-12**	**R-1-21**	**RM-7**	**RM-15**
Solar	P	P	P	P	P
RECREATION, CULTURAL & ENTERTAINMENT					
Private Recreational Grounds and Facilities not open to the public, in which no admission charge is made	C	C	C	C	C
Natural Open Space Areas	P	P	P	P	P

Community & Recreation Centers	C	C	C	C	C
Parks and Playgrounds, Public and Private	P	P	P	P	P
Pedestrian Pathways, Trails & Greenways	P	P	P	P	P
Community Gardens	P	P	P	P	P
MISCELLANEOUS	**R-1-8**	**R-1-12**	**R-1-21**	**RM-7**	**RM-15**
Public/Private Utility Transmission Wires, Lines, Pipes and Poles	P	P	P	P	P
Public/Private Utility Buildings and Structures	C	C	C	C	C
Cluster subdivision or Planned Unit Developments	C	C	C	C	C
Cemetery	C	C	C	C	C
Golf Course	C	C	C	C	C
Government Uses and Facilities	C	C	C	C	C
Municipal Service Uses, including City utility uses, Police and Fire Stations	C	C	C	C	C
Temporary Buildings for uses incidental to construction work, including living quarters for guard or night watchman, which buildings must be removed upon completion or abandonment of the construction work	C~~A~~	C~~A~~	C~~A~~	C~~A~~	C~~A~~
Correctional Facility, Detention Center, Jail, Penitentiary, Prison, Penal Institution (1 -249 beds)	-	-	-	-	-
Correctional Facility, Detention Center, Jail, Penitentiary, Prison, Penal Institution (250 or more beds)	-	-	-	-	-

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

SECTION 14: **ADOPTION** "16.0 Vehicle Queuing Length Requirements" of the Grantsville Land Use Ordinances is hereby *added* as follows:

BEFORE ADOPTION

16.0 Vehicle Queuing Length Requirements (Non-existent)

AFTER ADOPTION

16.0 Vehicle Queuing Length Requirements*(Added)*

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

SECTION 15: **AMENDMENT** "16.1 Neighborhood Commercial District (C-N)" of the Grantsville Land Use Ordinances is hereby *amended* as follows:

BEFORE AMENDMENT

16.1 Neighborhood Commercial District (C-N)

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

Front or Corner Yard .....15 feet

Interior Side Yard .....None If an Interior Side Yard is provided it shall not be less than .....4 feet

Rear Yard .....10 feet

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

Maximum Building Height .....35 feet

AFTER AMENDMENT

16.1 Neighborhood Commercial District (C-N)

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

Front or Corner Yard .....15 feet

Interior Side Yard .....None If an Interior Side Yard is provided it shall not be less than .....4 feet (or match the easement width, whichever is greater)

Rear Yard .....10 feet

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

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

SECTION 16: **AMENDMENT** "16.2 Commercial Shopping District (C-S)" of the Grantsville Land Use Ordinances is hereby *amended* as follows:

BEFORE AMENDMENT

16.2 Commercial Shopping District (C-S)

(1) The purpose of the C-S Commercial Shopping District is to provide an environment for efficient and attractive shopping center development at a community level scale. Development in the C-S Commercial Shopping District may be approved only as a planned development in conformance with the provisions of Chapter 12, Planned Unit Developments.

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

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

Minimum Yard Setback Requirements:

Front Yard and Corner Side Yard .....30 feet Interior Side Yard .....15 feet Rear Yard .....30 feet Buffer Yards required in accordance with Chapter 9, Landscaping, on any lot abutting a lot in a residential district.

Maximum Building Height .....45 feet Access restriction of one driveway per 150 feet of frontage on arterial or major collector streets in order to maintain safe traffic conditions.

AFTER AMENDMENT

16.2 Commercial Shopping District (C-S)

(1) The purpose of the C-S Commercial Shopping District is to provide an environment for efficient and attractive shopping center development at a community level scale. Development in the C-S Commercial Shopping District may be approved only as a planned development in conformance with the provisions of Chapter 12, Planned Unit Developments.

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

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

Minimum Yard Setback Requirements:

Front Yard and Corner Side Yard .....30 feet Interior Side Yard .....15 feet Rear Yard .....30 feet Buffer Yards required in accordance with Chapter 9, Landscaping, on any lot abutting a lot in a residential district.

Maximum Building Height .....45 feet Access restriction of one driveway per 150 feet of frontage on arterial or major collector streets in order to maintain safe traffic conditions.

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

SECTION 17: **AMENDMENT** "16.3 General Commercial District (C-G)" of the Grantsville Land Use Ordinances is hereby *amended* as follows:

BEFORE AMENDMENT

16.3 General Commercial District (C-G)

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

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

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

Minimum Yard Setback Requirements:

Front Yard and Corner Side Yard .....10 feet Interior Side Yard .....None If an Interior Side Yard is provided it shall not be less than .....4 feet Rear Yard .....10 feet Buffer Yards required in accordance with Chapter 9, Landscaping, on any lot abutting a lot in a residential district.

Maximum Building Height .....45 feet

AFTER AMENDMENT

16.3 General Commercial District (C-G)

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

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

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

Minimum Yard Setback Requirements:

Front Yard and Corner Side Yard .....10 feet Interior Side Yard .....None If an Interior Side Yard is provided it shall not be less than .....4 feet (or match the easement width, whichever is greater) Rear Yard .....10 feet Buffer Yards required in accordance with Chapter 9, Landscaping, on any lot abutting a lot in a residential district.

Maximum Building Height .....45 feet

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

SECTION 18: **AMENDMENT** "16.4 Central Development District (C-D)" of the Grantsville Land Use Ordinances is hereby *amended* as follows:

BEFORE AMENDMENT

16.4 Central Development District (C-D)

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

(2) Any parcel larger than one acre at the time of passage of this ordinance may be divided or developed only under a Planned Unit Development (PUD) approval. No new lot smaller than one acre may be created.

(3) All uses within this district are conditional, and every conditional use permit or Planned Unit Development approval shall be based primarily on how the development, as proposed in the application, will contribute to compatibility and mutual private and public benefit from existing, proposed, and potential buildings and uses in the area; the efficient, effective and aesthetic use of land, buildings, landscaping, and amenities; and the improvements to be made in land use; building construction and appearance, traffic safety and control, landscaping and drainage.

(4) Minimum Lot Size: - (Amended ’97) Shall be set by the applicable zoning district regulation that allows the use that is intended for the lot.

Minimum Width at Front and Rear Setback .....by approval

Minimum Yard Setback Requirements: Front Yard and Corner Side Yard .....by approval Interior Side Yard .....by approval Rear Yard .....by approval Buffer Yards required in accordance with Chapter 9, Landscaping, on any lot abutting a lot in a residential district.

Maximum Building Height.....by approval

AFTER AMENDMENT

16.4 Central Development District (C-D)

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

(2) Any parcel larger than one acre at the time of passage of this ordinance may be divided or developed only under a Planned Unit Development (PUD) approval. No new lot smaller than one acre may be created.

(3) All uses within this district are conditional, and every conditional use permit or Planned Unit Development approval shall be based primarily on how the development, as proposed in the application, will contribute to compatibility and mutual private and public benefit from existing, proposed, and potential buildings and uses in the area; the efficient, effective and aesthetic use of land, buildings, landscaping, and amenities; and the improvements to be made in land use; building construction and appearance, traffic safety and control, landscaping and drainage.

(4) Minimum Lot Size: ~~- (Amended '97)~~ Shall be set by the applicable zoning district regulation that allows the use that is intended for the lot.

Minimum Width at Front and Rear Setback .....by approval

Minimum Yard Setback Requirements: Front Yard and Corner Side Yard .....by approval Interior Side Yard .....by approval Rear Yard .....by approval Buffer Yards required in accordance with Chapter 9, Landscaping, on any lot abutting a lot in a residential district.

Maximum Building Height.....by approval

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

SECTION 19: **AMENDMENT** "16.5 Light Manufacturing And Distribution District (M-D)" of the Grantsville Land Use Ordinances is hereby *amended* as follows:

BEFORE AMENDMENT

16.5 Light Manufacturing And Distribution District (M-D)

(1) The purpose of the M-D Light Manufacturing and Distribution District is to provide an environment for light industrial uses that produce no appreciable impact on adjacent properties and desire a clean attractive industrial setting.

Minimum Lot Size: .....20,000 sq. ft. Minimum Width at Front and Rear Setback .....80 feet

Minimum Yard Setback Requirements: Front Yard and Corner Side Yard .....25 feet Interior Side Yard .....10 feet Rear Yard .....25 feet Buffer Yards required in accordance with Chapter 9, Landscaping, on any lot abutting a lot in a residential district.

Maximum Building Height .....65 feet

AFTER AMENDMENT

16.5 Light Manufacturing And Distribution District (M-D)

(1) The purpose of the M-D Light Manufacturing and Distribution District is to provide an environment for light industrial uses that produce no appreciable impact on adjacent properties and desire a clean attractive industrial setting.

Minimum Lot Size: .....20,000 sq. ft. Minimum Width at Front and Rear Setback .....80 feet

Minimum Yard Setback Requirements: Front Yard and Corner Side Yard .....25 feet Interior Side Yard .....10 feet Rear Yard .....25 feet Buffer Yards required in accordance with Chapter 9, Landscaping, on any lot abutting a lot in a residential district.

Maximum Building Height .....65 feet

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

SECTION 20: **AMENDMENT** "16.6 General Manufacturing District (M-G)" of the Grantsville Land Use Ordinances is hereby *amended* as follows:

BEFORE AMENDMENT

16.6 General Manufacturing District (M-G)

(1) The purpose of the M-G General Manufacturing District is to provide an environment for larger and more intensive industrial uses that do not require, and may not be appropriate, for a nuisance free environment.

Minimum Lot Size: .....20,000 sq. ft.

Minimum Width at Front and Rear Setback .....80 feet

Minimum Yard Setback Requirements:

Front Yard and Corner Side Yard .....35 feet Interior Side Yard .....20 feet Rear Yard .....35 feet Buffer Yards required in accordance with Chapter 9, Landscaping, on any lot abutting a lot in a residential district.

Maximum Building Height .....80 feet Except chimneys and smokestacks shall be permitted up to 120 feet in height.

AFTER AMENDMENT

16.6 General Manufacturing District (M-G)

(1) The purpose of the M-G General Manufacturing District is to provide an environment for larger and more intensive industrial uses that do not require, and may not be appropriate, for a nuisance free environment.

Minimum Lot Size: .....20,000 sq. ft.

Minimum Width at Front and Rear Setback .....80 feet

Minimum Yard Setback Requirements:

Front Yard and Corner Side Yard .....35 feet Interior Side Yard .....20 feet Rear Yard .....35 feet Buffer Yards required in accordance with Chapter 9, Landscaping, on any lot abutting a lot in a residential district.

Maximum Building Height .....80 feet Except chimneys and smokestacks shall be permitted up to 120 feet in height.

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

SECTION 21: **AMENDMENT** "16.7 Mining, Quarry, Sand, And Gravel Excavation Zone (MG-EX)" of the Grantsville Land Use Ordinances is hereby *amended* as follows:

BEFORE AMENDMENT

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

(1) The mining, quarry, sand, and gravel excavation zone (MG-EX) is a zoning district which allows and protects the mining, quarry, sand and gravel excavation industry while protecting the environment. The zone is to assure that the operations of such sites do not impact adjoining uses, and are not encroached upon by surrounding non-compatible land uses.

Minimum Lot Size: .....20,000 sq. ft. Minimum Width at Front and Rear Setback .....80 feet

Minimum Yard Setback Requirements:

Front Yard and Corner Side Yard .....35 feet Interior Side Yard .....20 feet Rear Yard .....35 feet Buffer Yards required in accordance with Chapter 9, Landscaping, on any lot abutting a lot in a residential district.

Maximum Building Height .....80 feet. Except chimneys and smokestacks shall be permitted up to 120 feet in height.

(2) This chapter regulates the location, operations and reclamation of mining, quarries, and gravel pits to provide safe conditions and protection of the environment in Grantsville City.

Adopted 09/10 by Ordinance 2010-22, 10/12 by Ordinance 2012-17

(1) The conditional use permit required by this section shall be obtained prior to the commencement of use of any sand or gravel pit, mine or quarry within Grantsville City.

All mining, quarry, sand, and gravel excavation operations shall fit into one of the two following categories:

(1) Permanent commercial operations are those that supply materials to the public on a continual basis. A permanent commercial operation may be approved by the zoning administrator with the minimum requirements. If it is determined by the zoning administrator that the minimum requirements do not adequately mitigate potential or actual impacts to surrounding properties, it shall then be submitted to the planning commission. All commercial pit operations shall work under an approved five year operation plan. Upon expiration of the previous plan, a new five year plan shall be submitted, otherwise closure and reclamation operations shall begin within six months. The conditional use permit shall remain in effect until such time that full reclamation has been made on the site. (2) Temporary project specific operations supply material for specific projects, the termination of which shall also terminate the conditional use permit and the use of the pit. A temporary project may be approved by the zoning administrator with the minimum requirements. If it is determined by the zoning administrator that the minimum requirements do not adequately mitigate potential or actual impacts to surrounding properties, it shall then be submitted to the planning commission. A temporary project shall be allowed to operate for a period up to six months and may be extended in six month intervals for a period not to exceed two years. It is the responsibility of the land owner or operator to make application for an extension before the expiration of the current permit. Once the project is completed, the owner or operator shall begin closure and reclamation operations within six months.

(1) All applications for conditional use permits shall be accompanied by the following materials:

(a) application form;

(b) evidence of ownership or control over the land and a legal description of the property where the pit will be located;

(c) Evidence of capability to complete the project, which includes:

(i) A statement of the applicants ability to post performance bonds or other financial assurance;

(ii) Cost estimates for reclamation costs to include removal of roads, buildings, overburden, etc.;

(iii) Liability insurance coverage;

(d) a site plan showing:

(i) all prominent man made and geologic features within the surrounding areas that will be affected by the operation;

(ii) dimensions;

(iii) locations, clearances, and rights-of-ways, easements, utility lines; and

(iv) Property lines and names of adjoining property owners;

(v) Ingress and egress;

(vi) General geologic and top soils data from a qualified source;

(vii) A contour map in intervals of vie feet showing existing water courses, drainage and calculations.

(e) a reclamation plan addressing:

(i) types of existing dominant vegetation;

(ii) segregation and stockpiling of materials capable of supporting vegetation as determined by soils analysis or practical re-vegetation experience;

(iii) figures outlining depths of and volumes of topsoil to be stockpiled, measures to protect topsoil from wind and water erosion, and pollutants;

(iv) method of depths, volumes, removal and storage of other overburden, plus a description of the procedures to be used in overburden replacement and stabilization and high wall elimination, including:

(1) Slope factors; (2) Lift heights; (3) Terracing; and (4) Any testing procedures employed.

(v) methods of processing and disposing of waste and reject material, including toxicity analysis explaining in detail means for containment and long range stability;

(vi) existing site and post-contour cross sections typical of regrading designs designs;

(vii) redistribution of topsoil and subsoil on the regraded area, indicating final depth of soil cover;

(viii) re-seeding, types or species to be used, the rate of application. Reseeding shall be based upon recommendations from the Soil Conservation District;

(ix) a description of the reclamation which shall include reasoning for the leaving of roads, pads or other similar structures and features; and

(f) an operations plan that outlines:

(i) proposed hours of operation;

(ii) traffic safety measures proposed on existing roads and streets adjoining the site;

(iii) the location, arrangement and dimensions of loading and processing facilities;

(iv) a open and closure plan stating the phasing, acreage and duration of the operation involved, with the maps and narratives that describe the expected sequence of disturbed areas, processing and material treatment;

(v) the extent of the land previously disturbed as well as the proposed extent of land disturbance;

(vi) areas of overburden and/or topsoil removal and storage areas, also the location of disposal and stockpile areas for reject materials, waste, and useable materials;

(vii) appropriation and use of necessary water rights;

(viii) onsite control of surface and storm water drainage;

(ix) evidence that all required federal and state requirements for environmental health, occupational safety, and reclamation are completed and approved as required by each of the following entities:

(A) Tooele County Health Department; (B) OSHA, State of Utah OGM, and MSHA (C) Soil Conservation District (D) UDOT (E) the State archeologist and paleontologist.

(x) a statement identifying mitigation of hazards to the public safety and welfare, including test hole closures, fencing, slopes, disposal of trash, scrap metal, wood, extraneous debris, waste oil, solvents, fuels, chemicals, explosives and sewage;

(xi) UDOT permit if accessing a state highway;

(xii) methods of fugitive dust suppression for processing and site operations.

(2) Applications for conditional use permits shall have a design review by Grantsville City staff completed before being placed on the Planning Commission agenda. Staff shall schedule a meeting with the applicant, roads, and planning department. Staff may make a site visit with the applicant as part of the review process.

All operations shall comply with the following requirements:

(1) warning signs, fences, trees, and berms shall be placed on the perimeter of the property to protect the public and act as barriers to access, fugitive dust, noise, glare, and/or view shall be indicated;

(2) no adverse drainage which would create soil instability or erosion shall be permitted. All drainage shall be contained on site;

(3) maximum slopes shall be in accordance with MSHA;

(4) the applicant shall post a reclamation guarantee for the area of disturbance giving financial assurance in a form approved by the Grantsville City Attorney and City Council, guaranteeing the satisfactory reclamation of all disturbed areas. The amount of reclamation shall not be less than $1,000.00 per acre, with a $10,000.00 minimum and shall be adjusted upon the renewal of the operations plan to meet projected costs of reclamation based upon time, material and equipment needed to clean-up and remove structures, backfill, slopes (to include mine dumps) shall be graded to no greater than a 3:1 finished slope or in relation to the contour of adjacent undisturbed land. The release of the financial assurance and obligations for reclamation shall not be made until Grantsville City staff consults with the Soil Conservation District, the Grantsville City Attorney and approves the release in writing.

(5) All facilities and activities shall comply with applicable land use, health, building, plumbing, mechanical, and electrical codes.

(6) All fuel tanks and flammable materials shall be located above ground, in such locations, with containment, and under such conditions as to conform to the requirements of the national fire codes;

(7) All crossing of state, county and city roads shall be done in such a manner as to hold Grantsville City harmless from any and all legal proceedings as a result of the applicant's use of such roads. The applicant shall make provisions to place suitable road signs, restraints and flagging personnel at work-sites and road crossings as approved by the MUTCD and the Grantsville City Public Works Director.

(8) All damage to state, county and city roads shall be repaired at the applicant's expense under the direction of the Public Works Director.

(9) The applicant shall maintain on file, proof of liability insurance for the operation in the office of the City Recorder.

(10) Grantsville City reserves the right to limit and restrict the time activities of the operation should the planning commission deem those activities a public nuisance;

(11) Access roads shall include acceleration, deceleration and left turn lanes as approved prior to operation;

(12) All activities shall be maintained and operated in such a way as to minimize fumes, dust, and smoke emissions;

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

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

AFTER AMENDMENT

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

(1) The mining, quarry, sand, and gravel excavation zone (MG-EX) is a zoning district which allows and protects the mining, quarry, sand and gravel excavation industry while protecting the environment. The zone is to assure that the operations of such sites do not impact adjoining uses, and are not encroached upon by surrounding non-compatible land uses.

Minimum Lot Size: .....20,000 sq. ft. Minimum Width at Front and Rear Setback .....80 feet

Minimum Yard Setback Requirements:

Front Yard and Corner Side Yard .....35 feet Interior Side Yard .....20 feet Rear Yard .....35 feet Buffer Yards required in accordance with Chapter 9, Landscaping, on any lot abutting a lot in a residential district.

Maximum Building Height .....80 feet. Except chimneys and smokestacks shall be permitted up to 120 feet in height.

(2) This chapter regulates the location, operations and reclamation of mining, quarries, and gravel pits to provide safe conditions and protection of the environment in Grantsville City.

Adopted 09/10 by Ordinance 2010-22, 10/12 by Ordinance 2012-17

(1) The conditional use permit required by this section shall be obtained prior to the commencement of use of any sand or gravel pit, mine or quarry within Grantsville City.

All mining, quarry, sand, and gravel excavation operations shall fit into one of the two following categories:

(1) Permanent commercial operations are those that supply materials to the public on a continual basis. A permanent commercial operation may be approved by the zoning administrator with the minimum requirements. If it is determined by the zoning administrator that the minimum requirements do not adequately mitigate potential or actual impacts to surrounding properties, it shall then be submitted to the planning commission. All commercial pit operations shall work under an approved five year operation plan. Upon expiration of the previous plan, a new five year plan shall be submitted, otherwise closure and reclamation operations shall begin within six months. The conditional use permit shall remain in effect until such time that full reclamation has been made on the site. (2) Temporary project specific operations supply material for specific projects, the termination of which shall also terminate the conditional use permit and the use of the pit. A temporary project may be approved by the zoning administrator with the minimum requirements. If it is determined by the zoning administrator that the minimum requirements do not adequately mitigate potential or actual impacts to surrounding properties, it shall then be submitted to the planning commission. A temporary project shall be allowed to operate for a period up to six months and may be extended in six month intervals for a period not to exceed two years. It is the responsibility of the land owner or operator to make application for an extension before the expiration of the current permit. Once the project is completed, the owner or operator shall begin closure and reclamation operations within six months.

(1) All applications for conditional use permits shall be accompanied by the following materials:

(a) application form;

(b) evidence of ownership or control over the land and a legal description of the property where the pit will be located;

(c) Evidence of capability to complete the project, which includes:

(i) A statement of the applicants ability to post performance bonds or other financial assurance;

(ii) Cost estimates for reclamation costs to include removal of roads, buildings, overburden, etc.;

(iii) Liability insurance coverage;

(d) a site plan showing:

(i) all prominent man made and geologic features within the surrounding areas that will be affected by the operation;

(ii) dimensions;

(iii) locations, clearances, and rights-of-ways, easements, utility lines; and

(iv) Property lines and names of adjoining property owners;

(v) Ingress and egress;

(vi) General geologic and top soils data from a qualified source;

(vii) A contour map in intervals of vie feet showing existing water courses, drainage and calculations.

(e) a reclamation plan addressing:

(i) types of existing dominant vegetation;

(ii) segregation and stockpiling of materials capable of supporting vegetation as determined by soils analysis or practical re-vegetation experience;

(iii) figures outlining depths of and volumes of topsoil to be stockpiled, measures to protect topsoil from wind and water erosion, and pollutants;

(iv) method of depths, volumes, removal and storage of other overburden, plus a description of the procedures to be used in overburden replacement and stabilization and high wall elimination, including:

(1) Slope factors; (2) Lift heights; (3) Terracing; and (4) Any testing procedures employed.

(v) methods of processing and disposing of waste and reject material, including toxicity analysis explaining in detail means for containment and long range stability;

(vi) existing site and post-contour cross sections typical of regrading designs ~~designs~~;

(vii) redistribution of topsoil and subsoil on the regraded area, indicating final depth of soil cover;

(viii) re-seeding, types or species to be used, the rate of application. Reseeding shall be based upon recommendations from the Soil Conservation District;

(ix) a description of the reclamation which shall include reasoning for the leaving of roads, pads or other similar structures and features; and

(f) an operations plan that outlines:

(i) proposed hours of operation;

(ii) traffic safety measures proposed on existing roads and streets adjoining the site;

(iii) the location, arrangement and dimensions of loading and processing facilities;

(iv) a open and closure plan stating the phasing, acreage and duration of the operation involved, with the maps and narratives that describe the expected sequence of disturbed areas, processing and material treatment;

(v) the extent of the land previously disturbed as well as the proposed extent of land disturbance;

(vi) areas of overburden and/or topsoil removal and storage areas, also the location of disposal and stockpile areas for reject materials, waste, and useable materials;

(vii) appropriation and use of necessary water rights;

(viii) onsite control of surface and storm water drainage;

(ix) evidence that all required federal and state requirements for environmental health, occupational safety, and reclamation are completed and approved as required by each of the following entities:

(A) Tooele County Health Department; (B) OSHA, State of Utah OGM, and MSHA (C) Soil Conservation District (D) UDOT (E) the State archeologist and paleontologist.

(x) a statement identifying mitigation of hazards to the public safety and welfare, including test hole closures, fencing, slopes, disposal of trash, scrap metal, wood, extraneous debris, waste oil, solvents, fuels, chemicals, explosives and sewage;

(xi) UDOT permit if accessing a state highway;

(xii) methods of fugitive dust suppression for processing and site operations.

(2) Applications for conditional use permits shall have a design review by Grantsville City staff completed before being placed on the Planning Commission agenda. Staff shall schedule a meeting with the applicant, roads, and planning department. Staff may make a site visit with the applicant as part of the review process.

All operations shall comply with the following requirements:

(1) warning signs, fences, trees, and berms shall be placed on the perimeter of the property to protect the public and act as barriers to access, fugitive dust, noise, glare, and/or view shall be indicated;

(2) no adverse drainage which would create soil instability or erosion shall be permitted. All drainage shall be contained on site;

(3) maximum slopes shall be in accordance with MSHA;

(4) the applicant shall post a reclamation guarantee for the area of disturbance giving financial assurance in a form approved by the Grantsville City Attorney and City Council, guaranteeing the satisfactory reclamation of all disturbed areas. The amount of reclamation shall not be less than $1,000.00 per acre, with a $10,000.00 minimum and shall be adjusted upon the renewal of the operations plan to meet projected costs of reclamation based upon time, material and equipment needed to clean-up and remove structures, backfill, slopes (to include mine dumps) shall be graded to no greater than a 3:1 finished slope or in relation to the contour of adjacent undisturbed land. The release of the financial assurance and obligations for reclamation shall not be made until Grantsville City staff consults with the Soil Conservation District, the Grantsville City Attorney and approves the release in writing.

(5) All facilities and activities shall comply with applicable land use, health, building, plumbing, mechanical, and electrical codes.

(6) All fuel tanks and flammable materials shall be located above ground, in such locations, with containment, and under such conditions as to conform to the requirements of the national fire codes;

(7) All crossing of state, county and city roads shall be done in such a manner as to hold Grantsville City harmless from any and all legal proceedings as a result of the applicant's use of such roads. The applicant shall make provisions to place suitable road signs, restraints and flagging personnel at work-sites and road crossings as approved by the MUTCD and the Grantsville City Public Works Director.

(8) All damage to state, county and city roads shall be repaired at the applicant's expense under the direction of the Public Works Director.

(9) The applicant shall maintain on file, proof of liability insurance for the operation in the office of the City Recorder.

(10) Grantsville City reserves the right to limit and restrict the time activities of the operation should the planning commission deem those activities a public nuisance;

(11) Access roads shall include acceleration, deceleration and left turn lanes as approved prior to operation;

(12) All activities shall be maintained and operated in such a way as to minimize fumes, dust, and smoke emissions;

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

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

SECTION 22: **AMENDMENT** "16.7.3 Application" of the Grantsville Land Use Ordinances is hereby *amended* as follows:

BEFORE AMENDMENT

16.7.3 Application

(1) All applications for conditional use permits shall be accompanied by the following materials:

(a) application form;

(b) evidence of ownership or control over the land and a legal description of the property where the pit will be located;

(c) Evidence of capability to complete the project, which includes:

(i) A statement of the applicants ability to post performance bonds or other financial assurance;

(ii) Cost estimates for reclamation costs to include removal of roads, buildings, overburden, etc.;

(iii) Liability insurance coverage;

(d) a site plan showing:

(i) all prominent man made and geologic features within the surrounding areas that will be affected by the operation;

(ii) dimensions;

(iii) locations, clearances, and rights-of-ways, easements, utility lines; and

(iv) Property lines and names of adjoining property owners;

(v) Ingress and egress;

(vi) General geologic and top soils data from a qualified source;

(vii) A contour map in intervals of vie feet showing existing water courses, drainage and calculations.

(e) a reclamation plan addressing:

(i) types of existing dominant vegetation;

(ii) segregation and stockpiling of materials capable of supporting vegetation as determined by soils analysis or practical re-vegetation experience;

(iii) figures outlining depths of and volumes of topsoil to be stockpiled, measures to protect topsoil from wind and water erosion, and pollutants;

(iv) method of depths, volumes, removal and storage of other overburden, plus a description of the procedures to be used in overburden replacement and stabilization and high wall elimination, including:

(1) Slope factors; (2) Lift heights; (3) Terracing; and (4) Any testing procedures employed.

(v) methods of processing and disposing of waste and reject material, including toxicity analysis explaining in detail means for containment and long range stability;

(vi) existing site and post-contour cross sections typical of regrading designs designs;

(vii) redistribution of topsoil and subsoil on the regraded area, indicating final depth of soil cover;

(viii) re-seeding, types or species to be used, the rate of application. Reseeding shall be based upon recommendations from the Soil Conservation District;

(ix) a description of the reclamation which shall include reasoning for the leaving of roads, pads or other similar structures and features; and

(f) an operations plan that outlines:

(i) proposed hours of operation;

(ii) traffic safety measures proposed on existing roads and streets adjoining the site;

(iii) the location, arrangement and dimensions of loading and processing facilities;

(iv) a open and closure plan stating the phasing, acreage and duration of the operation involved, with the maps and narratives that describe the expected sequence of disturbed areas, processing and material treatment;

(v) the extent of the land previously disturbed as well as the proposed extent of land disturbance;

(vi) areas of overburden and/or topsoil removal and storage areas, also the location of disposal and stockpile areas for reject materials, waste, and useable materials;

(vii) appropriation and use of necessary water rights;

(viii) onsite control of surface and storm water drainage;

(ix) evidence that all required federal and state requirements for environmental health, occupational safety, and reclamation are completed and approved as required by each of the following entities:

(A) Tooele County Health Department; (B) OSHA, State of Utah OGM, and MSHA (C) Soil Conservation District (D) UDOT (E) the State archeologist and paleontologist.

(x) a statement identifying mitigation of hazards to the public safety and welfare, including test hole closures, fencing, slopes, disposal of trash, scrap metal, wood, extraneous debris, waste oil, solvents, fuels, chemicals, explosives and sewage;

(xi) UDOT permit if accessing a state highway;

(xii) methods of fugitive dust suppression for processing and site operations.

(2) Applications for conditional use permits shall have a design review by Grantsville City staff completed before being placed on the Planning Commission agenda. Staff shall schedule a meeting with the applicant, roads, and planning department. Staff may make a site visit with the applicant as part of the review process.

AFTER AMENDMENT

16.7.3 Application

(1) All applications for conditional use permits shall be accompanied by the following materials:

(a) application form;

(b) evidence of ownership or control over the land and a legal description of the property where the pit will be located;

(c) Evidence of capability to complete the project, which includes:

(i) A statement of the applicants ability to post performance bonds or other financial assurance;

(ii) Cost estimates for reclamation costs to include removal of roads, buildings, overburden, etc.;

(iii) Liability insurance coverage;

(d) a site plan showing:

(i) all prominent man made and geologic features within the surrounding areas that will be affected by the operation;

(ii) dimensions;

(iii) locations, clearances, and rights-of-ways, easements, utility lines; and

(iv) Property lines and names of adjoining property owners;

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(vi) General geologic and top soils data from a qualified source;

(vii) A contour map in intervals of vie feet showing existing water courses, drainage and calculations.

(e) a reclamation plan addressing:

(i) types of existing dominant vegetation;

(ii) segregation and stockpiling of materials capable of supporting vegetation as determined by soils analysis or practical re-vegetation experience;

(iii) figures outlining depths of and volumes of topsoil to be stockpiled, measures to protect topsoil from wind and water erosion, and pollutants;

(iv) method of depths, volumes, removal and storage of other overburden, plus a description of the procedures to be used in overburden replacement and stabilization and high wall elimination, including:

(1) Slope factors; (2) Lift heights; (3) Terracing; and (4) Any testing procedures employed.

(v) methods of processing and disposing of waste and reject material, including toxicity analysis explaining in detail means for containment and long range stability;

(vi) existing site and post-contour cross sections typical of regrading designs ~~designs~~;

(vii) redistribution of topsoil and subsoil on the regraded area, indicating final depth of soil cover;

(viii) re-seeding, types or species to be used, the rate of application. Reseeding shall be based upon recommendations from the Soil Conservation District;

(ix) a description of the reclamation which shall include reasoning for the leaving of roads, pads or other similar structures and features; and

(f) an operations plan that outlines:

(i) proposed hours of operation;

(ii) traffic safety measures proposed on existing roads and streets adjoining the site;

(iii) the location, arrangement and dimensions of loading and processing facilities;

(iv) a open and closure plan stating the phasing, acreage and duration of the operation involved, with the maps and narratives that describe the expected sequence of disturbed areas, processing and material treatment;

(v) the extent of the land previously disturbed as well as the proposed extent of land disturbance;

(vi) areas of overburden and/or topsoil removal and storage areas, also the location of disposal and stockpile areas for reject materials, waste, and useable materials;

(vii) appropriation and use of necessary water rights;

(viii) onsite control of surface and storm water drainage;

(ix) evidence that all required federal and state requirements for environmental health, occupational safety, and reclamation are completed and approved as required by each of the following entities:

(A) Tooele County Health Department; (B) OSHA, State of Utah OGM, and MSHA (C) Soil Conservation District (D) UDOT (E) the State archeologist and paleontologist.

(x) a statement identifying mitigation of hazards to the public safety and welfare, including test hole closures, fencing, slopes, disposal of trash, scrap metal, wood, extraneous debris, waste oil, solvents, fuels, chemicals, explosives and sewage;

(xi) UDOT permit if accessing a state highway;

(xii) methods of fugitive dust suppression for processing and site operations.

(2) Applications for conditional use permits shall have a design review by Grantsville City staff completed before being placed on the Planning Commission agenda. Staff shall schedule a meeting with the applicant, roads, and planning department. Staff may make a site visit with the applicant as part of the review process.

SECTION 23: **AMENDMENT** "19a.1 Purpose And Intent" of the Grantsville Land Use Ordinances is hereby *amended* as follows:

BEFORE AMENDMENT

19a.1 Purpose And Intent

(1) The purpose of the Mixed-Use District is to allow for the establishment of medium density residential neighborhoods mixed with commercial properties. Planned Unit Developments are required in this zone such that open space, neighborhood parks, natural areas, trails, and other amenities are required as part of these types of development. Developments in the Mixed-Use zone shall be designed so as to integrate the residential and commercial components into one harmonious development and to be compatible with the existing or anticipated uses on the surrounding properties.

(2) While achieving a mix of commercial and residential uses in Mixed Use developments is the goal, the City will review proposals on an individual basis in determining an acceptable ratio for the residential and commercial components. Project designs that fail to sufficiently integrate commercial and residential uses will not be considered for approval. Creativity in both site design and architecture is expected. Master planning of multiple contiguous properties is encouraged in order to integrate the proposed development harmoniously into the surrounding neighborhood.

(3) This land use district, in conjunction with the City's Land Use Element, recognizes that in order for the City to be a well-rounded community, many different housing styles, types and sizes should be permitted. Where surrounding uses are compatible, the mixed-use development may allow residential uses up to ten (10) units per acre.

(4) 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 fits the scale of the surrounding properties in the zone.

AFTER AMENDMENT

19a.1 Purpose And Intent

(1) The purpose of the Mixed-Use District is to allow for the establishment of medium density residential neighborhoods mixed with commercial properties. Planned Unit Developments are required in this zone such that open space, neighborhood parks, natural areas, trails, and other amenities are required as part of these types of development. Developments in the Mixed-Use zone shall be designed so as to integrate the residential and commercial components into one harmonious development and to be compatible with the existing or anticipated uses on the surrounding properties.

(2) While achieving a mix of commercial and residential uses in Mixed Use developments is the goal, the City will review proposals on an individual basis in determining an acceptable ratio for the residential and commercial components. Project designs that fail to sufficiently integrate commercial and residential uses will not be considered for approval. Creativity in both site design and architecture is expected. Master planning of multiple contiguous properties is encouraged in order to integrate the proposed development harmoniously into the surrounding neighborhood.

(3) This land use district, in conjunction with the City's Land Use Element, recognizes that in order for the City to be a well-rounded community, many different housing styles, types and sizes should be permitted. Where surrounding uses are compatible, the mixed-use development may allow residential uses up to ten (10) units per acre.

(4) Architectural design, scale and ~~H~~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 fits the scale of the surrounding properties in the zone~~of development are designed to fit the scale and aesthetics of the surrounding properties in the district..

SECTION 24: **AMENDMENT** "19a.3 Minimum Lot Sizes" of the Grantsville Land Use Ordinances is hereby *amended* as follows:

BEFORE AMENDMENT

19a.3 Minimum Lot Sizes

(1) The minimum lot size for single family dwellings is 4,000 square feet per unit.

(2) The minimum lot size for any non-residential use in this zone is one-half (1/2) acre.

AFTER AMENDMENT

19a.3 Minimum Lot Sizes

(1) The minimum lot size for single family dwellings is 4,000 square feet per unit.

(2) The minimum lot size for any non-residential use in this zone is one-half (1/2) acre.

(3) Minimum lot size for Multi-unit dwellings is 4,000 square feet for each unit.

SECTION 25: **AMENDMENT** "19a.4 Setbacks/Yard Requirements" of the Grantsville Land Use Ordinances is hereby *amended* as follows:

BEFORE AMENDMENT

19a.4 Setbacks/Yard Requirements

(1) Setbacks/yard requirements are intended to describe the amount of space required between buildings and property lines. All buildings in this zone, including accessory buildings, are required to maintain a minimum distance from property lines as follows:

(a) Front: 20 feet. The front setback may be reduced to 12 feet if the garage is setback from the front plane of the home, but in no case shall the garage be located closer than 20 feet to the front property line.

(b) Sides: 5/10 feet (minimum - combined).

(c) Rear: 20 feet.

(d) Corner lots: There shall be a minimum setback on corner lots as follows: 20 feet on each side fronting a street, with 10 foot setbacks for the other two sides.

(e) All accessory buildings in this zone are required to maintain distances from property lines and other dwelling units as follows: sides and rear 5 feet.

(f) Mixed use buildings fronting Main Street and containing main floor commercial uses may allow the commercial uses to abut the street side property line with a portion of the building containing the main entrance to the commercial use, if an adjacent street side property is currently similarly configured.

AFTER AMENDMENT

19a.4 Setbacks/Yard Requirements

(1) Setbacks/yard requirements are intended to describe the amount of space required between buildings and property lines. All buildings in this zone, including accessory buildings, are required to maintain a minimum distance from property lines as follows:

(a) Front: 2~~0~~5 feet. The front setback may be reduced to 12 feet if the garage is setback from the front plane of the home, but in no case shall the garage be located closer than 20 feet to the front property line.

(b) Sides: 7.5/10 feet or PUE dimension, whichever is greater ~~(minimum - combined)~~. If twin-homes are attached to the property line, a setback of 15 feet (15') on each side.

(c) Rear: 20 feet.

(d) Corner lots: There shall be a minimum setback on corner lots as follows: 25~~0~~ feet on each side fronting a street, with 10 foot setbacks for the other two sides.

(e) All accessory buildings in this zone are required to maintain distances from property lines and other dwelling units as follows: sides and rear 7.5 feet.

(f) Mixed use buildings fronting Main Street and containing main floor commercial uses may allow the commercial uses to abut the street side property line with a portion of the building containing the main entrance to the commercial use, if an adjacent street side property is currently similarly configured.

SECTION 26: **AMENDMENT** "19a.5 Minimum Lot Frontage" of the Grantsville Land Use Ordinances is hereby *amended* as follows:

BEFORE AMENDMENT

19a.5 Minimum Lot Frontage

(1) For single family homes, the minimum lot frontage shall be not less than 35 feet. All other uses in this zone shall have at least 100 feet of frontage along a public street.

AFTER AMENDMENT

19a.5 Minimum Lot Frontage

(1) For single family homes, the minimum lot frontage/lot width shall be not less than ~~35~~50 feet. Multi-use residential development shall meet the requirements found in GLUMDC 4.34. All other uses in this ~~zone~~district shall have at least 100 feet of frontage along a public street.

SECTION 27: **AMENDMENT** "19a.6 Maximum Height Of Structures" of the Grantsville Land Use Ordinances is hereby *amended* as follows:

BEFORE AMENDMENT

19a.6 Maximum Height Of Structures

(1) No structure in this zone shall exceed a maximum of two (2) stories in height for residential and four (4) stories in height or 35 feet above grade at street.

AFTER AMENDMENT

19a.6 Maximum Height Of Structures

(1) No structure in this zone shall exceed a maximum of two (2) stories in height ~~for residential and four (4) stories in height~~ or 35 feet above grade at street.

PASSED AND ADOPTED BY THE GRANTSVILLE COUNCIL
_____.

	AYE	**NAY**	**ABSENT**	**ABSTAIN**
Jewel Allen	_____	_____	_____	_____
Darrin Rowberry	_____	_____	_____	_____
Scott Bevan	_____	_____	_____	_____
Jolene Jenkins	_____	_____	_____	_____
Jeff Hutchins	_____	_____	_____	_____

Presiding Officer

_____
Neil Critchlow, Mayor, Grantsville

Attest

_____
Braydee Baugh, City Recorder
Grantsville

AGENDA ITEM #9

Consideration of Ordinance 2022-19 approving the proposed rezone of .65 acres of land located at 497 East Main Street to go from a CN-Zone to a CG zone for Skylar Bailey

GRANTSVILLE CITY
ORDINANCE NO. 2022-19

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF GRANTSVILLE CITY, UTAH TO REZONE .65 ACRES FOR SKYLAR BAILEY LOCATED AT 497 EAST MAIN STREET TO GO FROM A CN ZONE TO A CG ZONE

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

SECTION ONE: PURPOSE. This Ordinance is for the purpose of amending the official zoning map and the Land Use Development and Management Code of Grantsville City, Utah by rezoning .65 acres of real property for Skylar Bailey located at approximately 497 East Main Street to go from a CN zoning designation to a CG zoning designation. The Grantsville City Council finds that this amendment is consistent with the general plan of Grantsville City and will be in the best interests of Grantsville City and its residents.

SECTION TWO: ZONING MAP AMENDMENT. The Grantsville City Land Use Development and Management Code and Official Zoning Map are hereby amended by changing the zoning designation of the following described parcels from a CN zoning designation to a CG zoning designation, as defined by the Grantsville City zoning regulations:

Tooele County Recorder's Office Parcel #: 01-058-0-0052.

The total parcels described herein are located within the Grantsville City limits.

SECTION THREE: EFFECTIVE DATE. This Ordinance shall take effect upon the publication of a short summary of this Ordinance on the Utah Public Notice website created in Utah Code § 63A-16-601, or as provided for by law.

ADOPTED AND PASSED BY THE CITY COUNCIL OF GRANTSVILLE CITY, UTAH THIS 20th DAY OF JULY, 2022.

_____
MAYOR NEIL CRITCHLOW

ATTEST:

_____
Braydee Baugh, City Recorder

(S E A L)

Date of Publication _____

APPLICATION FOR AMENDING THE ZONING MAP (REZONING)

DATE PAID May 16, 2022

HEARING DATE June 2, 2022 & June 16, 2022

$500.00 FEE NON-REFUNDABLE

APPLICANT'S NAME Skyler Bailey

MAILING ADDRESS

E-MAIL baileyskyler@ymail.com

APPLICANT'S PHONE

LOCATION OF SUBJECT PROPERTY 497 East Main Street

DO YOU OWN THE PROPERTY? yes

NUMBER OF ACRES INVOLVED .65

CURRENT ZONE OF PROPERTY CN

REQUESTED ZONE CG

PROPOSED USE FOR NEW ZONE, IF APPROVED Business w/ drive through

Attach all required items from checklist sheet, incomplete applications cannot be accepted.

SIGNATURE OF APPLICANT

497 East Main

COMMENCING 1438 WEST AND 1.7 CHAINS SOUTH OF THE CENTER OF SECTION 32, TOWNSHIP 2 SOUTH, RANGE 5 WEST, SALT LAKE BASE AND MERIDIAN: AND RUNNING THENCE EAST ALONG THE NORTH LINE OF MAIN STREET 190 FEET TO RACE STREET; THENCE NORTH ALONG THE WEST LINE OF RACE STREET 2 CHAINS; THENCE WEST 1.25 CHAINS, MORE OR LESS, TO THE SOUTHWEST CORNER OF THE PARKINSON PROPERTY AS DESCRIBED AS TAX ID 01-0584-0023; THENCE NORTH ALONG SAID WEST LINE 30.5 FEET, MORE OR LESS, THENCE WEST 107.5 FEET; THENCE SOUTH 162.5TO THE POINT OF BEGINNING.

Parcel Identification No. 01-058-0-0052, Account Number R029503

Current Zoning

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

Proposed Zoning

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

APPLICATION FOR A **REZONE** CONSIDERATION BY GRANTSVILLE CITY PLANNING COMMISSION

An application has been received in our office for the consideration to rezone:

.65 acres of land located at 497 East Main Street and .30 acres of land located at 481 East Main Street. The request is to go from a CN zone – Neighborhood Commercial District to a CG zone – General Commercial District for Skylar Bailey.

This site is in the area of, or adjoins property you own, according to the tax rolls of Tooele County. A public hearing to receive public input and meeting to discuss and consider action on the proposed project and make a recommendation to the City Council will be held in the Grantsville City Hall Council Chambers, 429 E. Main Street, Grantsville, Utah on:

Thursday, June 2, 2022 at 7:00pm

You are invited to request a copy of the application and zoning code by emailing me at kclark@grantsvilleut.gov. At this time, they are just asking for a zoning change and future plans aren't required. If and when the property gets developed, you will be notified and I will be able to send you the development plan at that time.

We will continue to broadcast the Planning Commission meetings electronically on Zoom. If you choose to attend, please wear a face covering. Comments through email or by mail must be received no later than 5:00 p.m. on June 2, 2022. For more information, please call me at 435-884-4604 or email me.

Thank you,

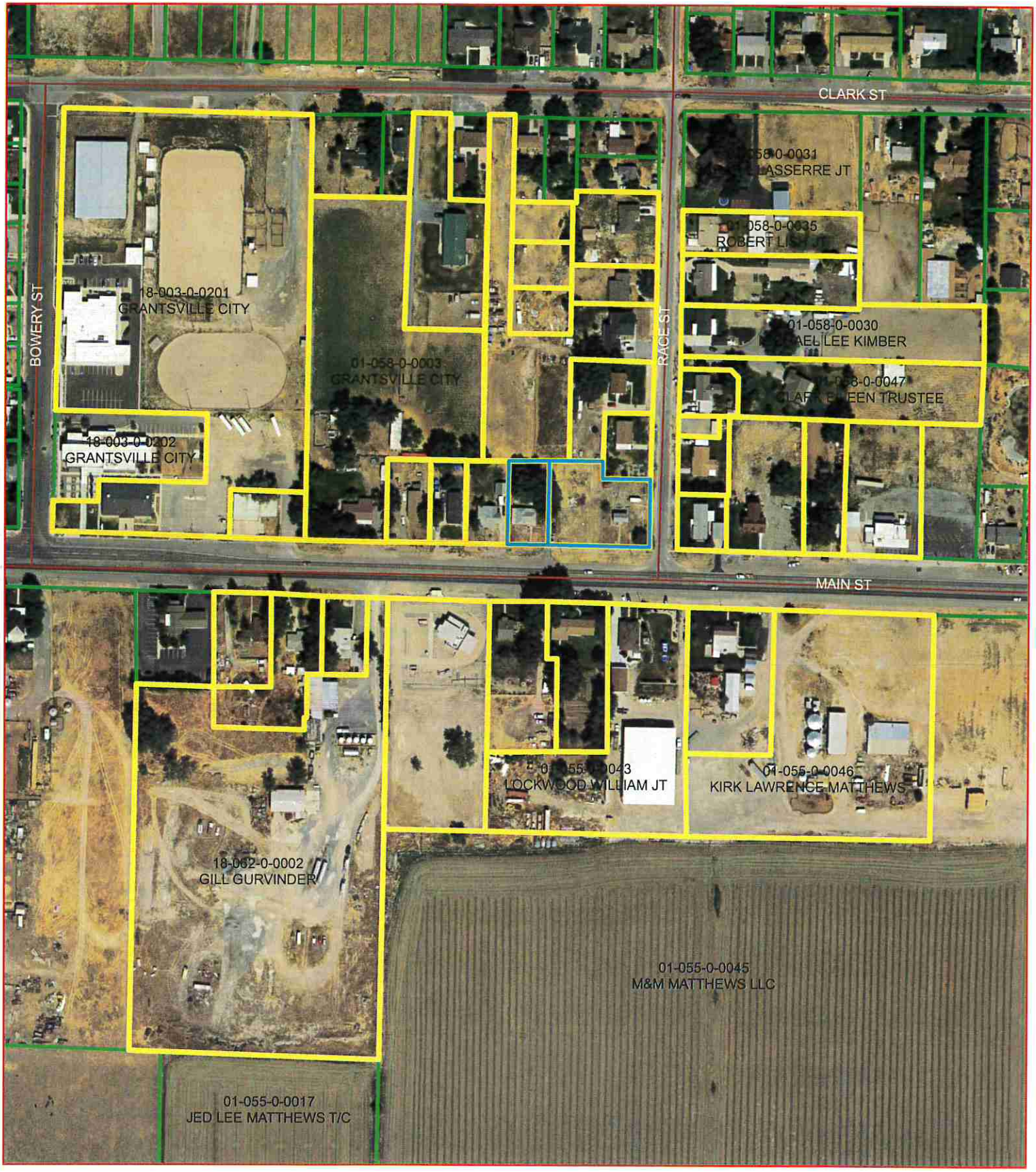
Kristy Clark

Kristy Clark
Zoning Administrator

Join Zoom Meeting
https://us02web.zoom.us/j/81282128821

Meeting ID: 812 8212 8821
One tap mobile
+16699009128,,81282128821# US (San Jose)
+12532158782,,81282128821# US (Tacoma)

Dial by your location
+1 669 900 9128 US (San Jose)
+1 253 215 8782 US (Tacoma)
+1 346 248 7799 US (Houston)
+1 646 558 8656 US (New York)
+1 301 715 8592 US (Washington DC)
+1 312 626 6799 US (Chicago)
Find your local number:
https://us02web.zoom.us/u/kd3R8RGC9h



GIS Map Disclaimer:

TOOELE COUNTY

This is not an official map but for reference use only. The data was compiled from the best sources available, but various errors from the sources may be inherent on the map. All boundaries and features therein should be treated as such. For boundary information, the pertinent County Departments or Municipalities should be contacted. This map is a representation of ground features and is not a legal document of their locations. The scale represented is approximate, so this is NOT a Survey or Engineering grade map and should by no means be used as such. This map is not intended for all uses. Tooele County is not responsible or liable for any derivative or misuse of this map.

Skyler Bailey
01-058-0-0052 & 01-058-0-0014

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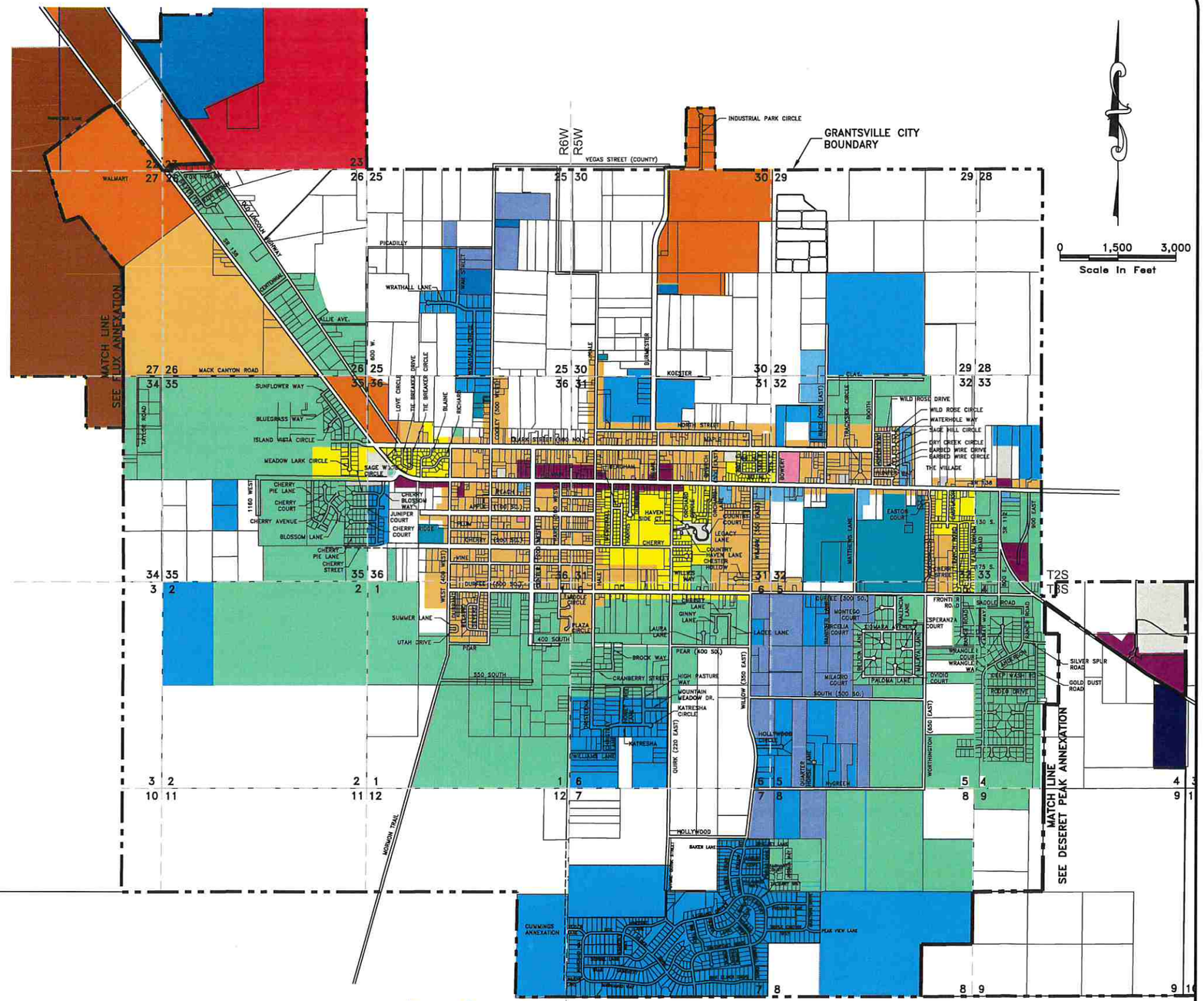
Feet

N
W E
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Date: 5/11/2022
blanca.rodriguez

LEGEND

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



GRANTSVILLE CITY

ZONING MAP

CITY CENTER

REVISED AUGUST 2015

AQUA ENGINEERING
939 W. 2600 S. SUITE 210, BOUNTIFUL, UT 84010
PHONE (801) 298-1327 FAX (801) 298-0153

09/11/2015 W:\Grantsville\Base Maps\Zoning\1DRAWINGS\zoning-base Jan2015.dwg SB

AGENDA ITEM #10

Consideration of Ordinance 2022-20 approving the proposed rezone of .30 acres of land located at 481 East Main Street to go from a CN zone to a CG zone for Skylar Bailey

GRANTSVILLE CITY
ORDINANCE NO. 2022-20

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF GRANTSVILLE CITY, UTAH TO REZONE .30 ACRES FOR SKYLAR BAILEY LOCATED AT 481 EAST MAIN STREET TO GO FROM A CN ZONE TO A CG ZONE

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

SECTION ONE: PURPOSE. This Ordinance is for the purpose of amending the official zoning map and the Land Use Development and Management Code of Grantsville City, Utah by rezoning .30 acres of real property for Skylar Bailey located at approximately 481 East Main Street to go from a CN zoning designation to a CG zoning designation. The Grantsville City Council finds that this amendment is consistent with the general plan of Grantsville City and will be in the best interests of Grantsville City and its residents.

SECTION TWO: ZONING MAP AMENDMENT. The Grantsville City Land Use Development and Management Code and Official Zoning Map are hereby amended by changing the zoning designation of the following described parcels from a CN zoning designation to a CG zoning designation, as defined by the Grantsville City zoning regulations:

Tooele County Recorder's Office Parcel #: 01-058-0-0014.

The total parcels described herein are located within the Grantsville City limits.

SECTION THREE: EFFECTIVE DATE. This Ordinance shall take effect upon the publication of a short summary of this Ordinance on the Utah Public Notice website created in Utah Code § 63A-16-601, or as provided for by law.

ADOPTED AND PASSED BY THE CITY COUNCIL OF GRANTSVILLE CITY, UTAH THIS 20th DAY OF JULY, 2022.

_____
MAYOR NEIL CRITCHLOW

ATTEST:

_____
Braydee Baugh, City Recorder

(S E A L)

Date of Publication _____

APPLICATION FOR AMENDING THE ZONING MAP (REZONING)

DATE PAID May 16, 2022

HEARING DATE June 2, 2022 & June 16, 2022

$500.00 FEE NON-REFUNDABLE

APPLICANT'S NAME SKYLER BAILEY

MAILING ADDRES

E-MAIL BAILEYSKYLER@YMAIL.COM

APPLICANT'S PHONE

LOCATION OF SUBJECT PROPERTY 481 East Main Street

DO YOU OWN THE PROPERTY? YES

NUMBER OF ACRES INVOLVED .30

CURRENT ZONE OF PROPERTY neighborhood commercial CN

REQUESTED ZONE CG

PROPOSED USE FOR NEW ZONE, IF APPROVED BUSINESSES WITH DRIVE THROUGH

Attach all required items from checklist sheet, incomplete applications cannot be accepted.

Skyler Bruce Bailey dotloop verified 05/12/22 1:32 PM MDT ZPFP-XWBB-C69F-NZBA

SIGNATURE OF APPLICANT

481 East Main

Beginning at a point 23 chains West and 1.70 chains South of the center of Section 32, Township 2 South, Range 5 West, Salt Lake Meridian; thence North 162.5 feet; thence East 80 feet; thence South 162.5 feet; thence West 80 feet to the place of beginning.

Parcel Identification No. 01-058-0-0014, Account Number R001584

Current Zoning

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

Proposed Zoning

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

MAILING CERTIFICATE

I, Kristy Clark, the Zoning Administrator for Grantsville City, a municipal corporation of the State of Utah, do hereby certify that on the 20th day of May, 2022, I have verified the attached addresses and mailed the attached notice concerning the Public Hearing for the Grantsville City Planning Commission to be held on the 2nd day of June, 2022, to all affected entities listed on the attached sheet. Said entities have an interest in matters being heard at the public meeting, or are within one mile of the borders of Grantsville City, Utah

Mailed 29 of 33 total letters.

4 Certified Mailings

6 issues with addresses/recipient

0 duplicates

_____ Returned Letters/Certified Mail

Dated this _____ day of _____, 20____.

Kristy Clark

Kristy Clark

Grantsville City Zoning Administrator

APPLICATION FOR A
REZONE
CONSIDERATION BY GRANTSVILLE CITY PLANNING COMMISSION

An application has been received in our office for the consideration to rezone:

.65 acres of land located at 497 East Main Street and .30 acres of land located at 481 East Main Street. The request is to go from a CN zone – Neighborhood Commercial District to a CG zone – General Commercial District for Skylar Bailey.

This site is in the area of, or adjoins property you own, according to the tax rolls of Tooele County. A public hearing to receive public input and meeting to discuss and consider action on the proposed project and make a recommendation to the City Council will be held in the Grantsville City Hall Council Chambers, 429 E. Main Street, Grantsville, Utah on:

Thursday, June 2, 2022 at 7:00pm

You are invited to request a copy of the application and zoning code by emailing me at kclark@grantsvilleut.gov. At this time, they are just asking for a zoning change and future plans aren't required. If and when the property gets developed, you will be notified and I will be able to send you the development plan at that time.

We will continue to broadcast the Planning Commission meetings electronically on Zoom. If you choose to attend, please wear a face covering. Comments through email or by mail must be received no later than 5:00 p.m. on June 2, 2022. For more information, please call me at 435-884-4604 or email me.

Join Zoom Meeting
https://us02web.zoom.us/j/81282128821

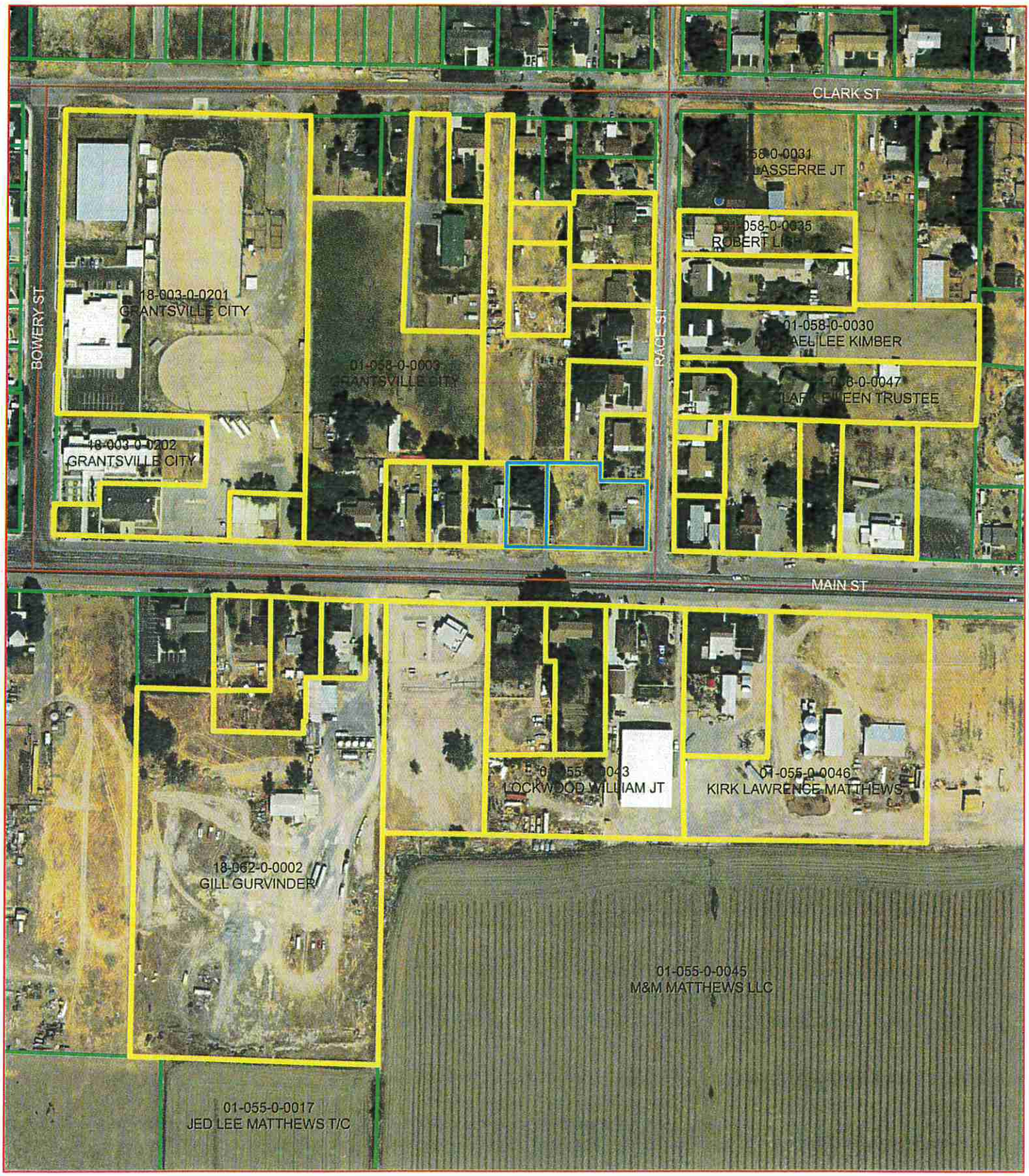
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One tap mobile
+16699009128,,81282128821# US (San Jose)
+12532158782,,81282128821# US (Tacoma)

Dial by your location
+1 669 900 9128 US (San Jose)
+1 253 215 8782 US (Tacoma)
+1 346 248 7799 US (Houston)
+1 646 558 8656 US (New York)
+1 301 715 8592 US (Washington DC)
+1 312 626 6799 US (Chicago)
Find your local number:
https://us02web.zoom.us/u/kd3R8RGC9h

Thank you,

Kristy Clark

Kristy Clark
Zoning Administrator



GIS Map Disclaimer:

TOOELE COUNTY

This is not an official map but for reference use only. The data was compiled from the best sources available, but various errors from the sources may be inherent on the map. All boundaries and features therein should be treated as such. For boundary information, the pertinent County Departments or Municipalities should be contacted. This map is a representation of ground features and is not a legal document of their locations. The scale represented is approximate, so this is NOT a Survey or Engineering grade map and should by no means be used as such. This map is not intended for all uses. Tooele County is not responsible or liable for any derivative or misuse of this map.

Skyler Bailey
01-058-0-0052 & 01-058-0-0014

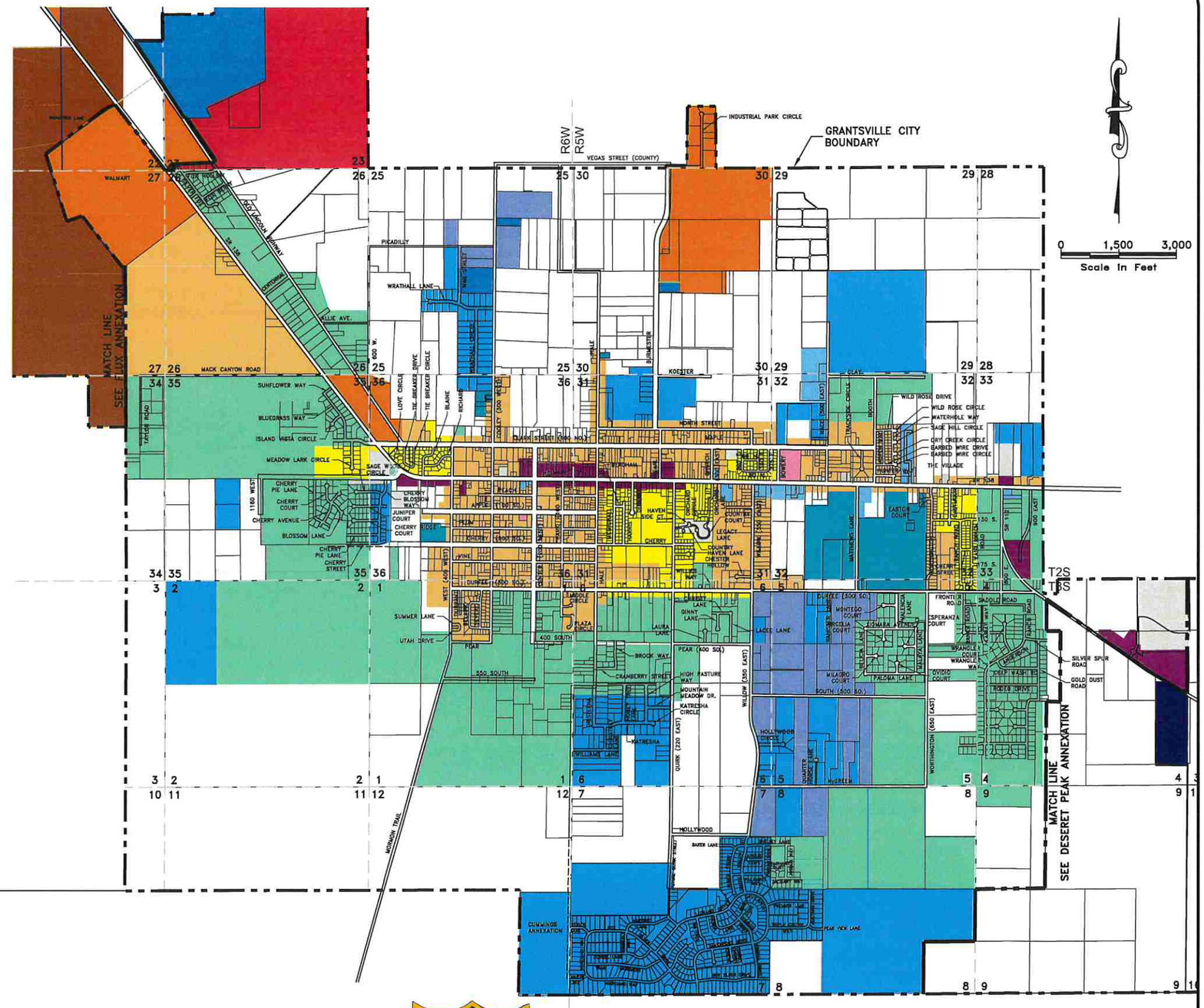
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N W E S

Date: 5/11/2022
blanca.rodriguez

LEGEND

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



GRANTSVILLE CITY

ZONING MAP

CITY CENTER

REVISED AUGUST 2015

AQUA ENGINEERING
533 W. 2600 S. SUITE 275 BOUNTIFUL UT 84010
PHONE (801) 299-1327 FAX (801) 299-0152

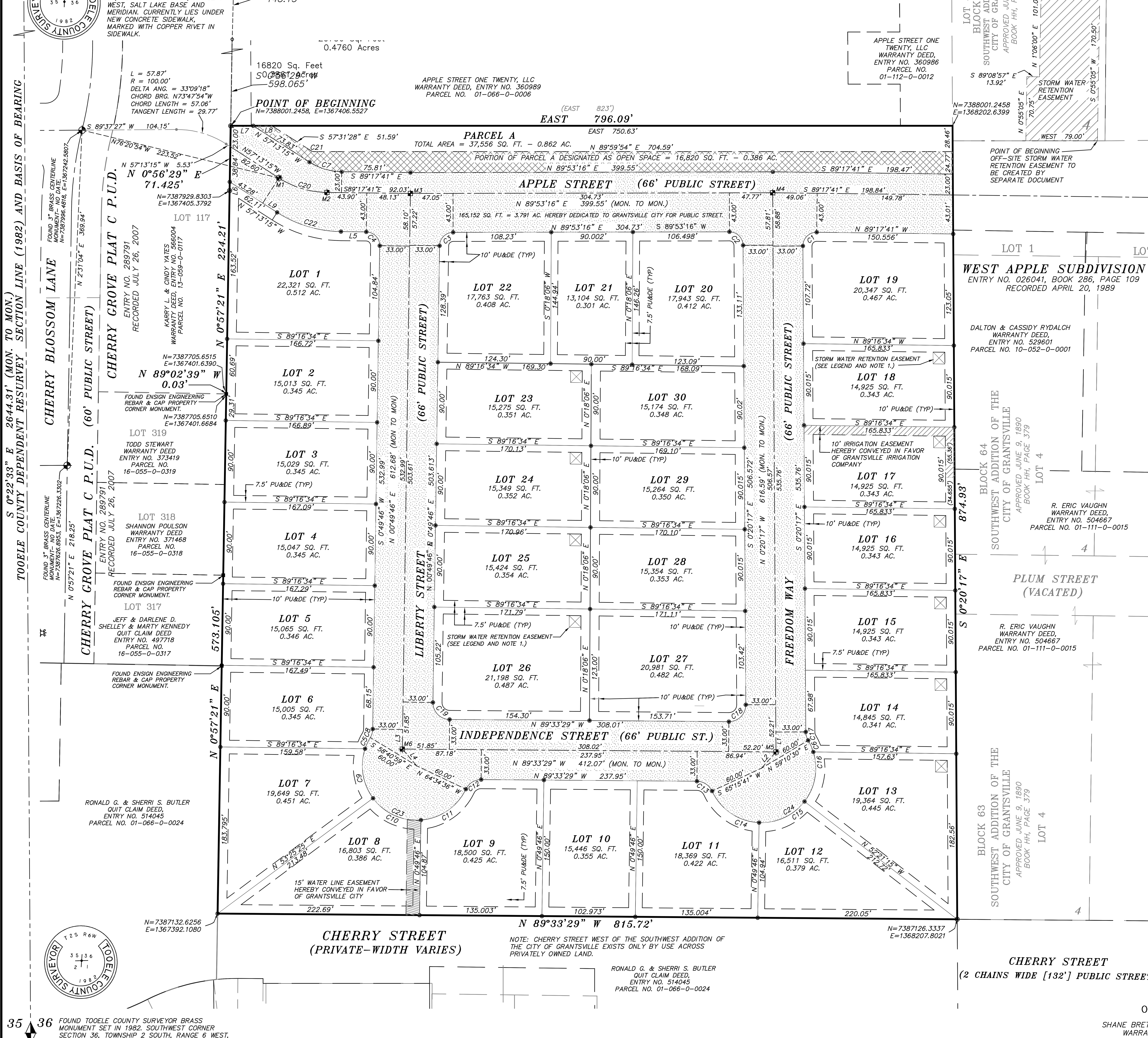
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SB

AGENDA ITEM #11

Discussion regarding Final Plat for the Springfield Estates Subdivision located at approximately 535 West Apple Street, Grantsville Utah

FINAL PLAT
SPRINGFIELD ESTATES SUBDIVISION
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 36
TOWNSHIP 2 SOUTH, RANGE 6 WEST, SALT LAKE BASE AND MERIDIAN
CITY OF GRANTSVILLE, TOOELE COUNTY, UTAH



GRAPHIC SCALE

1 INCH = 60 FEET

NO. 166346 NOLAN C. HATHCOCK 6/15/2022 PROFESSIONAL LAND SURVEYOR STATE OF UTAH

NOTES:

1. The purpose of the easement hereby created is to reserve the designated area for the purpose of on-site underground storm water storage/retention, according to the approved engineering plans for this subdivision, for the use and benefit of the individual lot on which said easement is located..

MONUMENT TABLE

MON. NO.	NORTHING	EASTING
M1	N=7387943.7261,	E=1367459.7875
M2	N=7387927.8100,	E=1367512.6963
M3	N=7387926.6773,	E=1367604.7147
M4	N=7387927.4598,	E=1368004.2673
M5	N=7387310.8810,	E=1368007.9053
M6	N=7387314.0595,	E=1367595.8455

FOUND TOOELE COUNTY DEPENDENT RESURVEY MONUMENT

FOUND REBAR & CAP (AS NOTED)

5/8" x 24" REBAR WITH YELLOW PLASTIC CAP MARKED "HATHCOCK – L.S. 166346"

FOUND STREET CENTERLINE MONUMENT

(WEST 233.30') RECORD BEARINGS OR DISTANCES

REQUIRED STREET CENTERLINE MONUMENT

13' x 13' EASEMENT FOR ONSITE STORM WATER RETENTION (SEE NOTE 1.)

LINE TABLE

LINE NO.	BEARING	LENGTH
L1	S 0°20'17" E	21.95'
L2	S 41°44'38" W	24.094'
L3	S 0°49'46" W	21.59'
L4	S 40°41'18" E	24.359'
L5	S 89°17'41" E	27.94'
L6	N 0°56'29" E	9.58'
L7	EAST	24.86'
L8	EAST	20.59'
L9	S 57°13'15" E	18.83'

CURVE TABLE

CURVE NO.	LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING BEARING	CHORD LENGTH	TANGENT LENGTH
C1	23.84'	15.00'	91°02'36"	S 45°11'01" W	21.41'	15.28'
C2	23.50'	15.00'	89°46'27"	S 45°13'30" E	21.17'	14.94'
C3	23.32'	15.00'	89°03'30"	S 45°21'31" W	21.04'	14.76'
C4	23.59'	15.00'	90°07'27	S 44°13'57" E	21.24'	15.03'
C5	13.68'	60.00'	13°04'07"	S 24°46'57" W	13.66'	6.87'
C6	14.02'	60.00'	13°23'18"	S 24°07'51" E	13.99'	7.04'
C7	37.51'	67.00'	32°04'26"	S 73°15'28" E	37.02'	19.26'
C8	9.84'	18.50'	30°29'15"	S 16°04'23" W	9.73'	5.04'
C9	57.41'	60.00'	54°49'29"	S 9°09'51" E	55.25'	32.12'
C10	60.53'	60.00'	57°48'04"	S 65°28'37" E	58.00'	33.12'
C11	63.04'	60.00'	60°11'57"	S 55°31'22" W	60.18'	34.78'
C12	20.99'	18.50'	65°01'07"	S 57°55'57" W	19.88'	11.79'
C13	20.93'	18.50'	64°49'10"	S 57°08'54" E	19.83'	11.75'
C14	65.75'	60.00'	62°47'16"	S 56°07'56" E	62.51'	36.62'
C15	57.42'	60.00'	54°49'41"	S 65°03'35" W	55.25'	31.12'
C16	57.68'	60.00'	55°04'57"	S 10°06'17" W	55.49'	31.29'
C17	9.84'	18.50'	30°29'13"	S 15°34'53" E	9.73'	5.04'
C18	29.31'	18.50'	90°46'48"	S 45°03'07" W	26.34'	18.75'
C19	29.19	18.50'	90°23'15"	S 44°21'51" E	26.25'	18.63'
C20	55.98'	100.00'	32°04'25"	S 73°15'27" E	55.25'	28.74'
C21	2.83'	5.00'	32°28'38"	S 73°45'47" E	2.80'	1.46'
C22	74.45'	133.00'	32°04'26"	S 73°15'28" E	73.48'	38.23'
C23	194.67'	60.00'	185°53'37"	S 61°37'48" E	119.84'	1165.56'
C24	194.87'	60.00'	186°05'11"	S 62°13'06" W	119.83'	1128.57'

OWNER OF RECORD

SHANE BRET WATSON AND CARI JO WATSON
WARRANTY DEED, ENTRY NO. 499465
PARCEL NO. 01-066-0-0005

PLANNING COMMISSION

APPROVED THIS ________ DAY OF ________________, 202__ BY THE GRANTSVILLE CITY PLANNING COMMISSION.

CHAIR, GRANTSVILLE CITY PLANNINMG COMM.

SURVEYOR'S CERTIFICATE

I, Nolan C. Hathcock, do hereby certify that I am a Professional Land Surveyor, and that I hold License No. 166346, in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Act; I further certify that by authority of the owners I have completed a survey of the property described on this plat in accordance with Section 17-23-17, have verified all measurements, divided said property into lots, streets, parcels and open space, together with easements, hereafter to be known as

SPRINGFIELD ESTATES SUBDIVISION

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

BOUNDARY DESCRIPTION

A parcel of land situate in the Southwest Quarter of Section 36, Township 2 South, Range 6 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at the intersection of the easterly boundary of CHERRY GROVE SUBDIVISION PLAT A, a subdivision of Grantsville City, recorded March 16, 2000 as Entry No. 145105 in Book 614 at Page 33 in the office of the Tooele County Recorder, with the westerly extension of the northerly right-of-way line of Apple Street, as determined by a survey performed by Ensign Engineering found as File No. 2015-0021-01 in the records of the Tooele County Surveyor, said point lies South 89°53'05" East 541.57 feet along the quarter section line to the northeast corner of said CHERRY GROVE SUBDIVISION PLAT A, South 1°28'25" West 148.15 feet along the easterly boundary of said CHERRY GROVE SUNBIVISION PLAT A, and continuing along said easterly boundary, South 0°56'29" West 598.065 feet from the West Quarter Corner of Section 36, Township 2 South, Range 6 West, Salt Lake Base and Meridian, (Basis of Bearing for this description is South 0°22'33" East along the section line defined by Tooele County Surveyor monuments representing the West Quarter Corner ond Southwest Corner of said Section 36.);
thence East 796.09 feet along said westerly extension of the northerly right-of-way line of Apple Street (record = 823 feet) to the 40 acre line and westerly boundary of Southwest Addition of the City of Grantsville;
thence along said line, South 0°20'17" East 874.93 feet (record = South 882 feet) to intersect the northerly right-of-way line of Cherry Street as determined by a survey performed by Ensign Engineering found as File No. 2015-0062-01 in the records of said Tooele County Surveyor;
thence along the westerly extension of said northerly right-of-way line and along an old fence line, North 89°33'29" West 815.72 feet (record = 823 feet) to intersect the easterly boundary of the property formerly owned by Darrell Didericksen; thence along said easterly boundary and the easterly boundary of CHERRY GROVE PLAT C P.U.D., recorded July 26, 2007 as Entry No. 289791 in the office of said Tooele County Recorder, North 0°57'21" East 573.105 feet to the northeast corner of said P.U.D.;
thence North 89°02'39" West 0.03 feet to the southeast corner of said CHERRY GROVE SUBDIVISION PLAT A;
thence along the easterly boundary of said CHERRY GROVE SUBDIVISION PLAT A the following two (2) courses:
(1) North 0°57'21" East 224.21 feet;
(2) North 0°56'29" East 71.425 feet to the Point of Beginning.

The above described parcel of land contains approximately 702,551 square feet in area or 16.128 acres divided into thirty (30) lots one (1) parcel, streets and open space.

OWNER'S DEDICATION AND CONSENT TO RECORD

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

SPRINGFIELD ESTATES SUBDIVISION

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

In witness whereof the owners have hereunto set their hands this_______ day of

____ A.D., 202___.

______________________________.
SHANE BRET WATSON

______________________________.
CARI JO WATSON

ACKNOWLEDGMENT

STATE OF UTAH
County of______________ } s.s.

On the ______ day of ________________________, A.D. 202__, personally appeared before me, the undersigned Notary Public, in and for said County of ________________ in the State of Utah, Shane Bret Watson and Cari Jo Watson, who being by me duly sworn, did say, that they are the owners of the above-described tract of land and said Shane Bret Watson and Cari Jo Watson duly acknowledged to me that the within and forgoing Owner's Dedication was signed by them for the uses and purposes therein stated.

MY COMMISSION EXPIRES:________________________________

NOTARY PUBLIC:________________________________

RESIDING IN:________________________________

FINAL PLAT
SPRINGFIELD ESTATES SUBDIVISION
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 36
TOWNSHIP 2 SOUTH, RANGE 6 WEST, SALT LAKE BASE AND MERIDIAN
CITY OF GRANTSVILLE, TOOELE COUNTY, UTAH
Revised June 3, 2022

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

GRANTSVILLE CITY ENGINEER
APPROVED THIS ________ DAY OF ________________, 202__ BY THE GRANTSVILLE CITY ENGINEER.
CITY ENGINEER OR DESIGNEE

GRANTSVILLE CITY PUBLIC WORKS
APPROVED THIS ________ DAY OF ________________, 202__ BY THE GRANTSVILLE CITY PUBLIC WORKS DIRECTOR.
PUBLIC WORKS DIRECTOR OR DESIGNEE

GRANTSVILLE CITY ATTORNEY
APPROVED THIS ________ DAY OF ________________, 202__ BY THE GRANTSVILLE CITY ATTORNEY.
GRANTSVILLE CITY ATTORNEY

TOOELE COUNTY TREASURER
APPROVED THIS ________ DAY OF ________________, 202__ BY THE TOOELE COUNTY TREASURER
TOOELE COUNTY TREASURER

GRANTSVILLE CITY FIRE MARSHALL
APPROVED THIS ________ DAY OF ________________, 202__ BY THE GRANTSVILLE CITY FIRE MARSHALL.
GRANTSVILLE CITY FIRE MARSHALL

TOOELE COUNTY SURVEY DEPT.
APPROVED THIS ________ DAY OF ________________, 202__ BY THE TOOELE COUNTY SURVEY DEPARTMENT.
ROS FILE NO. 2022-__________
DIRECTOR, TOOELE COUNTY SURVEY DEPT.

GRANTSVILLE CITY MAYOR/CITY COUNCIL
PRESENTED TO THE GRANTSVILLE CITY COUNCIL THIS ________ DAY OF ________________, 202__, AT WHICH TIME IT WAS ACCEPTED AND APPROVED.
MAYOR ATTEST: CITY RECORDER

RECORDED #____________________.
STATE OF UTAH, COUNTY OF TOOELE, RECORDED AND FILED AT THE REQUEST OF: ______________________________.
DATE: ________ TIME ________________,
FEE $ TOOELE COUNTY RECORDER

COVER

SPRINGFIELD ESTATES SUBDIVISION

CHAPTER 1 STANDARD NOTES

The Grantsville City Standard Notes are required to be included as part of all construction plans for residential or commercial development. Plans submitted by public or private entities for all other types of projects within City right-of-way, its easements or property shall reference the Grantsville City Standard Notes and Specifications.

1.1 Grantsville City General Notes

1. All work done or improvements installed within Grantsville City including but not limited to excavation, construction, roadwork and utilities shall conform to the Grantsville City Construction Standards and Specifications, City Municipal Code, the latest edition of the APWA Manual of Standard Specifications and Manual of Standard Plans, the latest edition of the Manual on Uniform Traffic Control Devices (MUTCD) and any state or federal regulations and permit requirements of various governing bodies. The contractor is responsible to have a copy of these specifications and to know and conform to the appropriate codes, regulations, drawings, standards and specifications.
2. The existence and location of any overhead or underground utility lines, pipes, or structures shown on these plans are obtained by a research of the available records. Existing utilities are located on plans only for the convenience of the Contractor. The contractor shall bear full responsibility for the protection of utilities and the engineer bears no responsibility for utilities not shown on the plans or not in the location shown on the plans. This includes all service laterals of any kind. The Contractor shall, at his own expense, locate all underground and overhead interferences, which may affect his operation during construction and shall take all necessary precautions to avoid damage of the same. The Contractor shall use extreme caution when working near overhead utilities so as to safely protect all personnel and equipment, and shall be responsible for all cost and liability in connection therewith.
3. The Contractor shall take all precautionary measures necessary to protect existing utility lines, structures, survey monuments and street improvements which are to remain in place, from damage, and all such improvements or structures damaged by the Contractor's operations shall be repaired or replaced satisfactory to the City Engineer and owning utility company at the expense of the Contractor.
4. All construction shall be as shown on these plans, any revisions shall have the prior written approval of the City Engineer and Public Works Director.
5. Permits are required for any work in the public way. The Contractor shall secure all permits and inspections required for this construction.
6. Curb, gutter, and sidewalk, found to be unacceptable per City Standards and APWA shall be removed and replaced.
7. Contractor shall provide all necessary horizontal and vertical transitions between new construction and existing surfaces to provide for proper drainage and for ingress and egress to new construction. The extent of transitions to be as shown on plans.
8. Any survey monuments disturbed shall be replaced and adjusted per Tooele County Surveyors requirements.
9. All privacy walls, new or existing, are only shown on civil plans for the purpose of reviewing grading relationships; flood control and sight distance at intersections. All walls shall have a minimum 2 ft x 2 ft x 30 inch deep spot footings. Bottom of all footings on all walls shall be a minimum of 30 inches below finished grade. Walls greater than 6 feet require a separate permit and inspection by the Building Department.
10. All construction materials per APWA must be submitted and approved by the City Engineer prior to the placement of asphalt within City Right of Way. Grantsville Public Works will approve pipe zone material to be placed.
11. Request for inspection by the Grantsville City Engineering Dept. shall be made by the contractor at least 48 hours before the inspection services will be required.
12. Work in public way, once begun, shall be prosecuted to completion without delay as to provide minimum inconvenience to adjacent property owners and to the traveling public. Please see Code 17 General Provisions for more details.
13. The Contractor shall take all necessary and proper precautions to protect adjacent properties from any and all damage that may occur from storm water runoff and/or deposition of debris resulting from any and all work in connection with construction.
14. Power poles and/or other existing facilities not in proper location based on proposed improvements shown hereon will be relocated at no expense to the Grantsville City. Power lines and all other aerial utilities are to be buried and poles removed as determined by the City Engineer.
15. Curb and gutter with a grade of less than four-tenths of one percent shall be constructed by forming. Each joint shall be checked for a grade prior to construction and water tested as soon as possible after construction.
16. Contractor to follow Grantsville City Noise Ordinance Standards Code Ordinance 2018-19
17. Contractors are responsible for all OSHA requirements on the project site.
18. A UPDES (Utah Pollutant Discharge Elimination System) permit is required for all construction activities as per state law as well as providing a Storm Water Pollution Prevention Plan to the City.
19. All City maintained utilities including; waterline, fire hydrants, streetlight wiring, and storm drain must be in public right of way or in recorded easements.
20. Contractor shall work Grantsville City regular working hours of Monday through Friday 7:00 am to 4:00 pm
21. Prior to 90% bond release, a legible as-built drawing must be submitted to the Grantsville City stamped and signed by a professional engineer. As-builts must show all changes and actual field locations of storm drainage, waterlines, irrigation, street lighting, and power. As-builts will be held to the same standard as approved design drawings, no "redlined plans" allowed. In the absence of changes, copies of the approved drawings will be required stating "installed as per drawings". As-built drawings for new developments shall be submitted to the City in the following formats and quantities prior to the 90% bond release: 1 .dxf copy, 1 .pdf copy, and 1 GIS Shape file containing the same.
22. Filter fabric wrapped around an inlet grate is not an acceptable inlet sediment barrier. See Grantsville City Construction Standards and Specifications for details of approved storm water BMPs which specifically states the utilization of an Oil Water Snout Separator.
23. Asphalt paving is not allowed without a written exception from the Engineering Department and Public Works Department below an ambient temperature of 50 degrees and rising.
24. To ensure proper planting, protection and irrigation of trees, mitigating risk of tree failure or future damage to infrastructure, contractors are required to follow the standards and specifications of the ISA - International Society of Arboriculture.
25. When a proposed development borders a collector, minor collector or arterial street and is required to construct collector street fencing along the back of sidewalk, the development shall also be required put in a concrete mow strip from the back of sidewalk to underneath the fence panels. Concrete mow strips shall also be required between the sidewalk and fencing along the rear of double frontage lots.
26. Concrete for all surface improvements including but not limited to; sidewalk, driveway entrances, pedestrian ramps, curb and gutter, water ways, manhole, vault and valve collars, and any other cast in place surface concrete features shall be constructed with minimum 4,500 psi concrete.
27. Culinary Water and Sewer service laterals shall be marked on the top back of curb and lip of curb at their actual location of crossing the curb and gutter. Pins or stamps shall be used and must be installed while the concrete is still wet and will readily accept the marker. Grinding marking due to dry cement is not allowed.

1.2 Grantsville City Traffic Notes

1. When a designated "Safe Route To School" is encroached upon by a construction work zone the safe route shall be maintained in a manner acceptable to Grantsville City.
2. If the improvements necessitate the obliteration, temporary obstruction, temporary removal or relocation of any existing traffic pavement marking, such pavement marking shall be restored or replaced with like materials to the satisfaction of the City Engineer, Public Works Director or designee.
3. The street Sign Contractor shall obtain street names and block numbering from the Planning Department prior to construction.
4. The Contractor shall be responsible for providing and installing all permanent signs shown on the plans. Street name signs shall conform in their entirety to current City Standards and the latest Manual of Uniform Traffic Control Devices (MUTCD) manual. All other signs shall be standard size unless otherwise specified on the plans. All sign posts shall be installed in accordance with the current City Standards and the latest Manual of Uniform Traffic Control Devices (MUTCD) manual.
5. All permanent traffic control devices called for hereon shall be in place and in final position prior to allowing any public traffic onto the portions of the road(s) being improved hereunder, regardless of the status of completion of paving or other off-site improvements called for per approved construction drawings unless approved by the City Engineer & Public Works Director.
6. The Contractor shall be responsible for notifying Utah Transit Authority (UTA) if applicable, if the construction interrupts or relocates a bus stop or has an adverse effect on bus service on that street to arrange for temporary relocation of stop.
7. Before any work is started in the right-of-way, the contractor shall install all advance warning signs for the construction zone. The contractor shall install temporary stop signs at all new street encroachments into existing public streets. All construction signing, barricading, and traffic delineation shall conform to the Manual of Uniform Traffic Control Devices (MUTCD) per the current edition adopted by UDOT and be approved by the Grantsville City before construction begins. Traffic control plans shall be submitted as part of the engineering construction package and approved by the Grantsville City Engineer and Public Works Director.
8. All signs larger than 36" X 36" or 1296 square inches per sign pole shall be mounted on a Slip Base system per UDOT standard drawing SN 10B (detail drawing attached to standard drawings) with a "Z" bar backing. Signs of this size are not allowed to be mounted on a yielding pole.
9. Sign components such as sheeting, EC film, inks, letters and borders are all required to be from the same manufacturer. Only EC film may be used to achieve color. Vinyl EC film is not accepted.
10. All new roundabouts, crosswalks, stop bars and legends shall be installed with Paint and Glass Bead.
11. Paving asphalt binder grade shall be PG 58-28 unless otherwise approved by the City Engineer. Asphalt aggregate size shall be ½ inch for residential and collector roads. No more than 15% RAP (reclaimed asphalt pavement) by weight will be allowed in the asphalt mix design for the paving of public and private streets. Up to the 15 percent will be allowed with no change in the specific binder grade. The asphalt mix design shall have no more than 3½ % air voids.
14. Potholing: All potholes must be saw cut square and have a minimum size of 1 square foot. When repairing a pothole, sand or pea gravel meeting Grantsville City standards shall be placed over the exposed utility to a depth of 6 inches. Following the pea gravel will be flowable fill up to 1 inch below the bottom edge of the existing asphalt. The remaining portion of the hole shall be filled with asphalt, which will have an overall thickness of the existing asphalt plus 1 inch.
15. All fill within the public right of way shall be A-1-A to A-3, with the exception of top soil in the park strip for landscaping and trench backfill. Trench backfill material under pavements or surface improvements shall be clean, nonclumping, granular and flowable, 2" minus, A-1-a to A-2-7 soils according to AASHTO 145 soil Classification System. Lime treated flowable fills, if approved, shall have a 28-day strength of 65 PSI. 16. All traffic road closures involving 1 or more lanes of traffic must receive prior approval from the City Engineer, Public Works Director or his/her representative. VMS PCMS boards must be placed a minimum of 7 days in advance of any lane closure on collector, minor collector or arterial street. VMS PCMS boards must also be placed in advance of any lane closures on a subdivision street per the City Engineer's direction.

17.Roundabouts, including their ingress and egress, shall be constructed with concrete pavement. Engineer shall design cross section and submit to the City for review and approval.

1.3 Grantsville City Grading Notes

1. In the event that any unforeseen conditions not covered by these notes are encountered during grading operations, the Owner and City Engineer shall be immediately notified for direction.
2. It shall be the responsibility of the Contractor to perform all necessary cuts and fills within the limits of this project and the related off-site work, so as to generate the desired subgrade, finish grades and slopes shown.
3. Contractor shall take full responsibility for all excavation. Adequate shoring shall be designed and provided by the Contractor to prevent undermining of any adjacent features or facilities and/or caving of the excavation.
4. The Contractor is warned that an earthwork balance was not necessarily the intent of this project. Any additional material required or leftover material following earthwork operations becomes the responsibility of the Contractor.
5. Contractor shall grade the pavement area subgrade to the lines (horizontal) and elevations (vertical) shown on the plans within a tolerance of 0.1 + to 0.1 -.
6. All cut and fill slopes shall be protected until effective erosion control has been established.
7. The use of potable water without a special permit for building or construction purposes including consolidation of backfill or dust control is prohibited. The Contractor shall obtain all necessary permits for construction water from Grantsville City Engineering and Utilities Department.
8. The Contractor shall maintain the streets, sidewalks and all other public right-of way in a clean, safe and usable condition. All spills of soil, rock or construction debris shall be promptly removed from the publicly owned property during construction and upon completion of the project. All adjacent property, private or public shall be maintained in a clean, safe and usable condition.
9. In the event that any temporary construction item is required that is not shown on these drawings, the Developer agrees to provide and install such item at his own expense and at the direction of the City Engineer. Temporary construction includes ditches, berms, road signs and barricades, etc.
10. All grading work shall conform to the soils report as prepared by the Soils Engineer and approved by the City Engineer, and as shown on these plans.
11. All quality control testing shall be performed by an independent licensed and Certified third-party testing service.

1.5 Grantsville City Fire Department Notes

1. On any new home or building installation, accessible fire hydrants shall be installed before combustible construction commences and said fire hydrants shall be in good working order with an adequate water supply.
2. Contractor shall call the Public Works Department and Engineering Department for underground inspection, pressure and flush verification of all fire hydrants and fire lines before back filling.
3. Painting of the curbs and hydrant and any work necessary for protection of hydrants from physical damage shall be approved before being constructed. Hydra-finders will be installed per Grantsville City Standards detail.
4. A flow test must be witnessed by the Fire Department prior to occupancy for verification of required on-site water supply.
5. All on-site fire main materials must be U.L. listed and A.W.W.A. approved.
6. The turning radius for any fire apparatus access road and/or fire lane, public or private, shall be not less than forty-eight feet (48') outside radius equaling 96' or larger and twenty-two feet (22') inside radius and shall be paved.
7. A fire apparatus road shall be required when any portion of an exterior wall of the first story is located more than one-hundred fifty feet (150') from Fire Department vehicle access roads and/or fire lanes, public or private, in excess of one hundred fifty feet (150') in length shall be provided with an approved turn around area. Contractor/Engineer shall follow latest International Fire Code regulations at all times in regards to distance.
8. Access roads shall be marked by placing approved signs at the start of the designated fire lane, one sign at the end of the fire lane and width signs at intervals of one-hundred feet (100') along all designated fire lanes. Signs to be placed on both sides of an access roadway if needed to prevent parking on either side. Signs shall be installed at least 5', measured from the bottom edge of the sign to the near edge of pavement. Where parking or pedestrian movements occur, the clearance to the bottom of the sign shall be at least 7'. The curb along or on the pavement or cement if curb is not present, shall be painted with red weather resistant paint in addition to the signs.
9. Electrically controlled access gates shall be provided with an approved emergency vehicle detector/receiver system. Said system shall be installed in accordance with the Grantsville City F.D. approval. Gates are only allowed with prior approval.
10. All private underground fire lines that service automatic fire sprinkler systems shall be no smaller than eight (8) inches in diameter and have a Post Indicator Valve (PIV) between the water main and the building. If a PIV isn't feasible due to site constraints, a Water Indicator Valve (WIV) may be used with the approval of the City Engineer or Fire Code Official. For a WIV to be allowed, another valve must be installed on the fire service line back at the connection to the water main, which will be maintained by the City as part of it's culinary water system. All fire lines material shall be Ductile Iron. (Ductile Iron from the PIV to the building shall be permitted or Ductile Iron from the main water line to the WIV).
11. Post Indicator Valves (PIV) shall be between 6 and 40 feet from buildings not exceeding three stories or equivalent in height and between 30 and 40 feet on buildings in excess of three or more stories in height or equivalent.
12. Roads and accesses shall be designed and maintained to support the imposed loads of fire apparatus. Surface shall be paved before the application of combustible material.
13. All new buildings equipped with a Fire Department Connection (FDC) must have inlets secured with Knox brand locking FDC cap(s) with a swivel collar. All new buildings are also required to have a Knox brand key lock box mounted on the exterior building, such that Fire Department personnel may gain access in case of an emergency.

1.6 Grantsville City Water Notes

1. The following Grantsville City Water Notes are intended for general water standards only and are not all inclusive. The City has included the Culinary Water Design and Construction Standards within the City Construction Standards and Specifications.
2. No work shall begin until the water plans have been released for construction by the Engineering Department. Following water plan approval, forty-eight (48) hour notice shall be given to the Engineering Department and the Public Works Department prior to the start of construction. Notice must be given by 2:00 P.M. the business day prior to an inspection.
3. All work within Grantsville City shall conform to Grantsville City Standards and Specifications, AWWA and APWA.
4. For Residential Developments - The developer shall purchase and install meter boxes and setters according to City Standards on newly developed lots and real property at the time of water main installation. Water meters will be supplied and installed by the Grantsville Utilities Department (at Developer's expense). The developer shall also provide the site address, lot number, meter size and pay meter fees prior to building permit approval. The developer should also pay for rental of a hydrant meter, and/or use the Grantsville City Public Water Standpipe located by the Public Works Building.
5. For Commercial and Condominium Developments - The developer shall purchase and install meter boxes and setters according to City Standards. Water meters will be supplied by Grantsville City Public Works Department (at Developer's expense) and installed by Developer.
6. All water facilities shall be filled, disinfected, pressure tested, flushed, filled and an acceptable water sample obtained prior to commissioning the new water line to the Grantsville City Culinary Water Distribution System.
7. Grantsville City Utilities Department must approve water shut down which may require evening and weekend shut down as deemed necessary, requiring the contractor to be billed for overtime. 48 hour notice is required.
8. Water stub-out installations will not be construed as a commitment for water service.
9. Conditional Approval of Valved Outlet (6" and Larger): In the event the water plans show one or more valved outlets extending out of paved areas, installations of these outlets is acceptable, however, if the outlets are incorrectly located or not used for any reason when the property is developed, the developer shall abandon the outlets at the connection to the active main in accordance with the city standards and at the developer's expense.
10. All lines to be pressure tested according to Grantsville City and AWWA standards and chlorinated prior to use and final acceptance.
11. All fittings to be coated with poly fm grease and wrapped with 8-mil thick polyethylene.
12. No other utility lines may be placed in the same trench with water line unless approved by the City Engineer.
13. Any conflict with existing utilities shall be immediately called to the attention of the City Engineer or designee.
14. All water vaults will be constructed per Grantsville City standard drawings and specifications. No vaults are allowed in traffic areas without prior approval of the City Engineer.
15. Landscaping and irrigation adjacent to vaults shall drain away from vaults.
16. Once the waterline has been tested, approved and city water is flowing through the pipe, only City personnel are authorized to shut down and charge the waterline.
17. Megalug following ring or an approved equivalent shall be used on all fittings.
18. APWA plan 562, City requires stainless steel tie-down restraints with turnbuckles only. 5/8" rebar is not acceptable. Megalug followers required on all fittings and all dimensions of thrust blocking still apply. Thrust blocks may be eliminated if horizontal tie down restraints have been pre-engineered and receive prior City approval.
19. Water mains will be hot tapped as called out on the approved plans. Under special circumstances, when a contractor submits a request for a shutdown contrary to the approved plans and the request is approved at the discretion of the City Engineer or designee, the contractor must provide 48-hour notice to neighbors and those affected. If businesses are impacted by the shutdown it will be done after hours and all overtime fees for City personnel, equipment and vehicles must be paid in advance.
20. Contractors are required to write the lot number with a black permanent marker on the inside of the water meter barrels as they are installed.

Grantsville City Grading Plan Notes

1. A right-of-way encroachment permit must be obtained from Grantsville City Prior to doing any work in the existing right-of-way, on any City roads
2. Accepted Construction Drawing OR a Grading Permit must be obtained from Grantsville City prior to disturbing any vegetation or moving any soil. Contact City Engineer at 435-884-4661

Grantsville City Required Drainage certificate

1. I hereby certify that this design for the onsite drainage of this development was prepared by me (or under by direct supervision) in accordance with the provisions of Grantsville City's Standard Specifications and Drawings, and was designated to comply with the provisions thereof. I understand that the City assumes no responsibility or liability whatsoever for this design

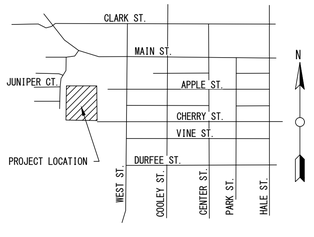
Sheet List Table	
Sheet Number	Sheet Title
1	G-001 - COVER
2	G-002 - ABBREVIATIONS AND LEGENDS
3	CS-101 - CIVIL SITE
4	CU-101 - CIVIL UTILITY
5	CG-101 - CIVIL GRADING
6	CD-101 - CIVIL DRAINAGE
7	CD-102 - CIVIL DRAINAGE
8	CT-101 - CIVIL TRANSPORTATION
9	EC-101 - EROSION CONTROL PLAN
10	PP-01 - PLAN AND PROFILE
11	PP-02 - PLAN AND PROFILE
12	PP-03 - PLAN AND PROFILE
13	PP-04 - PLAN AND PROFILE
14	PP-05 - PLAN AND PROFILE
15	PP-06 - PLAN AND PROFILE
16	PP-07 - PLAN AND PROFILE
17	C-301 - SECTIONS
18	C-511 - EROSION CONTROL DETAILS
19	C-521 - SURFACE DETAILS
20	C-522 - SURFACE DETAILS
21	C-523 - SURFACE DETAILS
22	C-531 - STORM UTILITY DETAILS
23	C-532 - STORM UTILITY DETAILS
24	C-541 - SEWER UTILITY DETAILS
25	C-551 -WATER UTILITY DETAILS
26	C-571 - DRY UTILITY DETAILS

ZONING INFORMATION:

- CURRENT ZONE: R-1-12
- SINGLE FAMILY DWELLING = PERMITTED
- FAMILY DWELLING MINIMUM LOT SIZE : 12,000 SQ. FT.
- MIN LOT FRONTAGE: 50 FT. AT FRONT PROPERTY LINE.

SETBACKS

- MIN FRONT YARD: 40 FT
- MIN REAR YARD FOR MAIN BUILDING: 30 FT
- MIN REAR YARD FOR ACCESSORY BUILDING: 1 FT
- MIN SIDE YARD FOR MAIN BUILDING, EACH SIDE, INTERIOR: 7.5 FT
- TWO FRONT AND TWO SIDE YARD FOR CORNER LOTS
- MIN SIDE YARD FOR ACCESSORY BUILDINGS: 4 FT
- MAX BUILDING HEIGHT: 35 FT
- MAX BUILDING LOT COVERAGE (ALL BUILDINGS): 20%



VICINITY MAP
1" = 2000 FT

SITE ANALYSIS NARRATIVE

- THE PURPOSE OF THE SITE ANALYSIS MAP IS TO ENSURE THAT THE IMPORTANT SITE FEATURES HAVE BEEN ADEQUATELY IDENTIFIED PRIOR TO THE CREATION OF THE SITE DESIGN. AND THAT THE PROPOSED OPEN SPACE (WHERE APPLICABLE) WILL MEET THE REQUIREMENTS OF CHAPTER 21. SECTION 21.1.13.
- THIS PRELIMINARY PLAN INCLUDES THE SUBDIVISION OF TOOELE COUNTY PARCEL 01-066-0-0005 INTO 30 RESIDENTIAL SINGLE-FAMILY LOTS IN A THREE PHASED DEVELOPMENT. THE CURRENT ZONING IS R-1-12
- THE ACREAGE OF THE ENTIRE TRACT IS 702,551 SQ. FT. OR 16.128 ACRES.
- GENERAL VEGETATION CHARACTERISTICS INCLUDE GRASS PASTURE WITH GOOD COVERAGE
- GENERAL SOILS TYPES CONSIST PREDOMINANTLY OF SILTY TO SANDY GRAVEL WITH VARYING COBBLE CONTENT (GM TO GP-GM), AND SOME SILTY SAND (SM). EXTENDING TO THE FULL DEPTH PENETRATED, 9 TO 10 FEET PER THE GMT ENGINEERING LABORATORIES GEOTECHNICAL STUDY DATED JUNE 25, 2020. GROUNDWATER WAS NOT ENCOUNTERED AT THE TIME OF FIELD EXPLORATIONS WITHIN THE MAXIMUM DEPTH EXPLORED OF ABOUT 9 TO 10 FEET BELOW THE EXISTING GROUND SURFACE. THEREFORE, GROUNDWATER IS NOT ANTICIPATED TO AFFECT PROPOSED CONSTRUCTION.
- THE SITE IS IN ZONE "D" PER FEMA PANEL 49045C1605C DATED 11/18/2009
- STORM DRAIN MITIGATION WILL INCLUDE A 100-YEAR RETENTION POND NORTHEAST OF THE PROJECT AS PART OF THE APPLEGATE APARTMENTS. THE HYDRAULIC SOIL GROUP IS "C".

OPEN SPACE NARRATIVE

- OPEN SPACE MEETS REQUIREMENTS BY PROVIDING IMPROVED LANDSCAPE AREAS/ COMMUNITY GREENS AT THE NORTH END OF THE PROPERTY ALONG THE NORTH SIDE OF THE PROPOSED APPLE STREET EXTENSION IDENTIFIED AS A PORTION OF PARCEL-A. THE BALANCE OF OPEN SPACE REQUIREMENT WILL BE VIA A PAYMENT IN-LIEU OF THE DEDICATION.
- THE PROPOSED OPEN SPACE IS WHAT IS AVAILABLE BETWEEN AN EXISTING WROUGHT IRON FENCE WITH CONCRETE WALL FOUNDATION WITH MASONRY PILLARS AND THE EXISTING ROADWAY CURB AND GUTTER ON THE NORTH SIDE OF THE PROPOSED APPLE STREET EXTENSION. MUCH OF THE OPEN SPACE IS CURRENTLY CONSTRUCTED WITH MEANDERING TRAIL AND LARGE LANDSCAPE BOULDERS AND PLANTED TREES. SINCE THE PROPOSED OPEN SPACE AREA PRE-DATES CURRENT OPEN SPACE WIDTH REQUIREMENTS, A DEVIATION FROM STANDARD WIDTH WILL BE REQUIRED.

CONTACTS:

ENGINEER:	CIVIL PROJ-EX	435-228-6736
SURVEYOR:	NOLAN HATHCOCK	801-568-2965
OWNER REPRESENTATIVE:	SHANE WATSON	435-840-0268

PRE-CONSTRUCTION MEETING DATE:
xxxxx

GRANTSVILLE CITY COUNCIL APPROVAL DATE:
xxxx

GRANTSVILLE CITY ENGINEER

APPROVED BY CITY ENGINEER : GRANTSVILLE CITY, UTAH. FOR PUBLIC IMPROVEMENTS ONLY SHEETS (_____)

BY: _____ DATE: _____

GRANTSVILLE CITY ENGINEER

*Approval of these plans does not release the developer from responsibility for correction of mistakes, errors or omissions contained therein. If during the course of construction, the public interest requires a modification or a departure from the city specifications, or the approved plans, the city shall have the authority to require such modification or a departure, and to specify the manner which the same is made.

GRANTSVILLE CITY PUBLIC WORKS

APPROVED FOR CONSTRUCTION

BY: _____ DATE: _____

GRANTSVILLE CITY PUBLIC WORKS DIRECTOR

811 CALL BEFORE YOU DIG. IT'S FREE AND IT'S THE LAW

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

No.	Revisions	By	Date

FINAL INFRASTRUCTURE

Project Number 20-45015 | Designed By BVB | Date Issued 2022.07.06 | Drawn By BVB

Project Name:
SPRINGFIELD ESTATES SUBDIVISION
GRANTSVILLE, TOOELE COUNTY, UTAH

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

PROFESSIONAL ENGINEER
7224167
BARRY V. BUNDERSON
2022.07.06
STATE OF UTAH

7/6/2022 12:23:27 PM

Sheet Name:
G-001

PRE-CONSTRUCTION MEETING AGENDA NOTES

Construction Staking

- Surveying & Staking:
- We are having some alignment issues on City utilities please make sure you get adequate staking.

Geotechnical

- Does the Contractor have a copy of the Geotechnical Report and is he familiar with the requirements?
- Does the City Inspector have a copy of the Geotechnical Report and is he familiar with the requirements? The City Inspectors will be given a copy.
- Geo-tech shall monitor the excavation and determine the locations that require additional granular sub-base and specify the depth required. City would like a drawings showing the areas that require additional work.
- Who will do soils, compaction testing?

Submittals:

- The Contractor shall provide submittals for material to the City for approval prior to purchase of materials and installation. The City wants to check that the materials meet spec before they are ordered so they don't get rejected when they have been installed. Submit to Christy Montierth in Public Works.
  The City is fine with the materials that have previously been used.

Sewer

- Pipe Material: PVC ASTM D-3034 SDR-35
- Follow OSHA requirements for trenching (4' vertical with 1:1 sloping or stepping or use trench boxes).
- Sewer laterals per city standard. (APWA 431).
- Utah requirement of 10' horizontal separation between sewer and water laterals,
- 18" minimum vertical separation between water and sewer.
- Crushed Rock ¾-inch minus in pipe zone (3/8-inch rounded pea gravel is not allowed by the city).
- Sewer laterals, gravel bedding to be extended to dwelling.
- Native soils may be used above the pipe zone if they are suitable to the city and can meet compaction requirements (blending may be required),
- Offset tees for sewer laterals; gasket type.
- Compaction - 95% in roads, 90% off-road (ASTM D-1557, Modified Proctor)
- Installation as per ASTM D-2321
- All precast manholes to be provided with rubber boots and stainless-steel bands at pipe penetrations,
- Interior pipe penetrations in all sewer manholes shall be grouted,
- Tracer wire extending from main to lateral stub on all laterals and extended to surface at stub marker. Include an extra 30-feet to extend along the service to the dwelling.
- Stamp (When Wet) or pin (Do Not Grind) gutter both at the lip and top of curb an "S" at all service laterals (Two places for each service). Make sure these are located above the laterals in the proper locations.
- Extend utility lateral stub markers beyond the 15-foot PU&DE (15-feet behind back of walk).
- End of sewer laterals shall be plugged.

Testing:

- Air Test mandatory - certification required,
- Vacuum test required for the manholes.
- Video inspection after flushing - The City does not need to observe the video inspection. Video record to be provided for City review.
- Please provide the City 48 hours' notice prior to testing.

Emergency Services

- Install silt fence five feet out around fire hydrants and electrical transformers after their installation. This helps maintain a clear space around them and makes them visible if emergency services are needing to find them during construction.
- Install temporary signage at the beginning of work on the site.
- Park only on one side of access roads so emergency access is clear.
- Coordinate with Fire Chief for his inspections. Roads: face of curb to face of curb is proper distance and hydrants are properly placed. The height of the hydrants will also be inspected. 18" above ground from the pumper nozzle.
- Paint red curb ten feet either direction fire hydrants.

Culinary Water

- Pipe Material: PVC C900 DR18
- Use bedding sand for backfill in the pipe zone (City needs to preapprove sand bedding.) City wants cleaned washed sand. The City wants a bucket ahead of time so the City can wet it and see if it sets up like concrete or not. It can't set up like concrete. They can pull from the Staker pit but the sand needs to be washed. The City can provide an example for what they are looking for.
- Water laterals sand bedding needs to go to the dwelling.
- Native soils may be used above the pipe zone if they are suitable to the city and can meet compaction requirements (blending may be required)
- Valves shall be clustered in intersections
- Valves & temp. blow-off are located at the dead-end main of phase lines to allow for flushing, isolation and continued service to existing connections when future phases are constructed.
- Meter and services shall be ¾-inch polyethylene SDR11 IPS. Install service laterals and meters within 5-feet of lot lines (as close to lot line as practicable), one on each side of common lot line (alternate with secondary water).
- Use 150# corp stops.
- 10' horizontal separation of water and sewer lateral per state requirements. Water lateral to be located upslope of sewer lateral to the extent practicable.
- 18" minimum vertical separation between water and sewer.
- 10' horizontal separation of water and stormwater.
- Meter Barrels shall be 21-inch diameter white corrugated polyethylene
- Meter to be installed 18 to 22 inches below the lid.
- Place sand around the water service setter bases and above to stabilize setter and provide insulation. Gravel is not allowed.
- Tapping saddles shall be brass with double stainless steel or brass straps wrapped with polysock.
- Use dual check and heavy-duty angle valves for all services.
- Install tracer wire and locating tape above water main,
- Install tracer wire from main connection through meter pit to stub marker with 30' excess to extend to the dwelling,
- Stamp (When Wet) or pin (Do Not Grind) gutter both at the lip and top of curb with a "W" at all service laterals (2 places each service). Make sure these are located above the laterals in the proper locations.
- Thrust blocks need to be inspected by the City prior to backfill. Size based on test pressures
- Make sure fire hydrants need to be installed to the proper height to help the break a way function works.
- Hydro finders must be installed.

Testing:

- Hydrostatic Pressure Test: 200 psi for a minimum of 2 hours for main only and 150 psi if testing with tapping saddles and corporations in place - Inspector (Glen Millward or assigned City Inspector) must be present for the entire duration of the test.

Disinfection:

- Hypochlorite powder
- Chlorine residuals will be tested once by the City, but any retests will be performed by the contractor/developer
- Only one series of Bac-T testing will be performed by the City to accept water lines and any retests will be performed by the contractor/developer (preliminary investigative tests by the contractor/developer are encouraged) The City needs to do the grab on any samples.
  - Per AWWA C651, Bac-T testing shall be completed for every 1,200 feet of new water main, at the end of the line, and at each branch. Two consecutive sample sets shall be collected at the aforementioned locations at least 24 hours apart.

The City will not swing meter boxes to accommodate the driveway. Think about the lateral locations before locating the dwelling.

Storm Water

Pipe Material:

- Reinforced Concrete (RCP) and/or ADS N-12-WT
- Installation and compaction to follow manufacturers recommendations.
- All catch basin boxes include a sump. For boxes with snouts the sump depth is based upon the snout model manufactures recommendation. For all other boxes the depth is 12" below the flow line of the pipes.

Franchise Utilities

- Gas: Dominion
- Power: Rocky Mountain Power
- Cable: Comcast
- Phone: Century Link
- Please install stubs for future phases for franchised utilities so that new streets and concrete don't have to be cut to extend to a future phase.

Surface Improvements

Pavement:

- ½" or ¾-inch asphalt aggregate (1/2" is the City preference). The City Standard pavement section is 3-inch Asphalt on 6-inch UBC on 8-inch Granular Borrow. (Fabric)
- Marshall mix required prior to paving
- Road base and cross-section per approved drawings.
- Provide proper signage per Utah MUTCD.
- Provide stops bars at stop signs.
- ADA truncated dome inserts need to be yellow in ped ramps. The spacing is required to be 2' to front of ramp and no more than 2' off the sides of the walking path,
- Install "No Parking" signs in temporary turnarounds. Homeowners are parking vehicles in them.

Concrete:

- Air test every 50 yards unless results are out of spec (5% - 7%)
- 3 cylinders every 50 yards
- 4,500 psi concrete for all surface improvements.
- Sidewalk section is 6" PCC on 6" UBC.

Earthwork:

- Provide compaction and sieve analysis on all initial proctors and new material.
- Compaction tests every 100 feet of pipe trench. Vary depths to provide results throughout strata.
- Road work and base - both shoulders and centerline with a maximum of 200' between tests.
- Proof roll trenches, subgrade, and base
- Minimum of four compaction tests around each manhole and cleanout.
- Use APWA Detail 255 for pipe trench patching.

Testing and QA/QC

- 48-hour notice is required prior to any testing, Make sure the test is scheduled.
- Inspector(s) representing the city must be present for all testing including those performed by an independent agency.
- Public Works hours are 7 am to 3:30 pm Monday through Friday. However, the City will work with Contractor if Contractor is working outside these hours.
- Compact fill in 8" lift's.

Construction Water

- Contractor shall obtain water for construction from a city approved fire hydrant using a hydrant meter rented from the city. There is a $1600 refundable deposit for hydrant meters and a charge of $6 per 1000 gallons for all water used. $75 a month rental charge.
- Please don't damage the meters and don't take anything off the meter.

Erosion Control / Storm Water System Protection

- Minimize potential for off-site run-off
- Minimize disturbed areas.
- Keep working area wetted to minimize dust
- Provide silt fence to prevent sediment transport downstream.
- Contain all sediment on site.
- Maintain BMPs as per SWPPP.
- SWPPP to be on-site at all times.
- Proof of coverage under UPDES required
  - City will need a copy of the NOI.
- The City is on Compliance Go. Make sure updates are loaded in Compliance Go, Add the City Public Works e-mail contact. Have a RSI and PTOE on site.
- The City will check with the contractor after an event.
- The City will share inspection reports with the Contractor.
- Inspect after rainfall and other events (weather, and construction around BMPs) that may affect BMPs.
- Make sure to follow the SWPPP as shown on the plans.
- Provide vegetative cover on completed or long-term temporary grading within 14 days.
- Put the SWPPP sign on site and visible so the State can see it on a drive by.

Construction Debris Disposal

- Maintain a work site that is clean as possible and properly dispose of debris and trash.
- No garbage pits allowed
- No on-site concrete washout allowed unless hauled from site at end of project or other provisions are made.

Site Safety

- Conform to OSHA Standards.
- Close trenches at night.
- Secure open trenches and plug lines.

Security

- Secure construction equipment when not in use.

Sanitation

- Clean and properly maintained Port-A-John(s) on site at all times.

Hazardous Material Storage on Site

- If there are hazardous materials on site, make sure the City has approved it and that it has secondary containment. The Fire Chief needs to know what is on site, how it is secured and were it is located.

Site Access

As shown on the SWPPP don't deviate from it.

Construction Observation

- City personnel will inspect regularly as needed.

Construction Drawings

- Keep an accurate set of As-Builts.
- Provide copies of As-Builts at completion of project prior to occupancy.
- Make sure changes in as-builts are bubbled and clear as what changes have occurred.
- City has storm basin plan certification the designing engineer needs to sign and stamp.
- Provide digital set of As-Builts (PDF, DWG and Shape Files are required.) for City prior to occupancy.
- City will provide a list of items required in the shape file.
- Kristy will provide her requirements for the construction drawings.
- If there are questions about the plans and conditions on the ground first request the design engineer's interpretation and bring that interpretation to the City when questions come up. The onsite inspectors cannot make approvals to changes. document changes.

Construction Drawings:

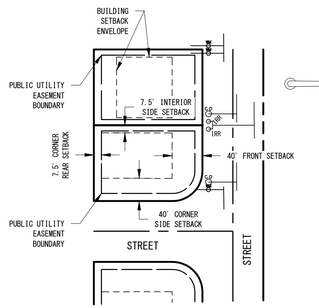
Don't print any plans until all of the changes have been made and you have received a copy of the signed plans from Kristy Clark.

1. Provide Kristy Clark with one 24x36 and Four 11x17's.

END.

FITTING SCHEDULE

REDUCERS	R10X8 (10'' BY 8'' REDUCER) SMALL END SIZE (in) LARGE END SIZE (in) FITTING DESIGNATION, R = REDUCER
TEES	T8X6 (8'' BY 8'' BY 6'' TEE) BRANCH PIPE SIZE (in) THROUGH PIPE SIZE (in) FITTING DESIGNATION, T = TEE
BENDS	B12.45 (12'', 45° BEND) BEND ANGLE (DEGREES) BEND SIZE (in) FITTING DESIGNATION, B = BEND

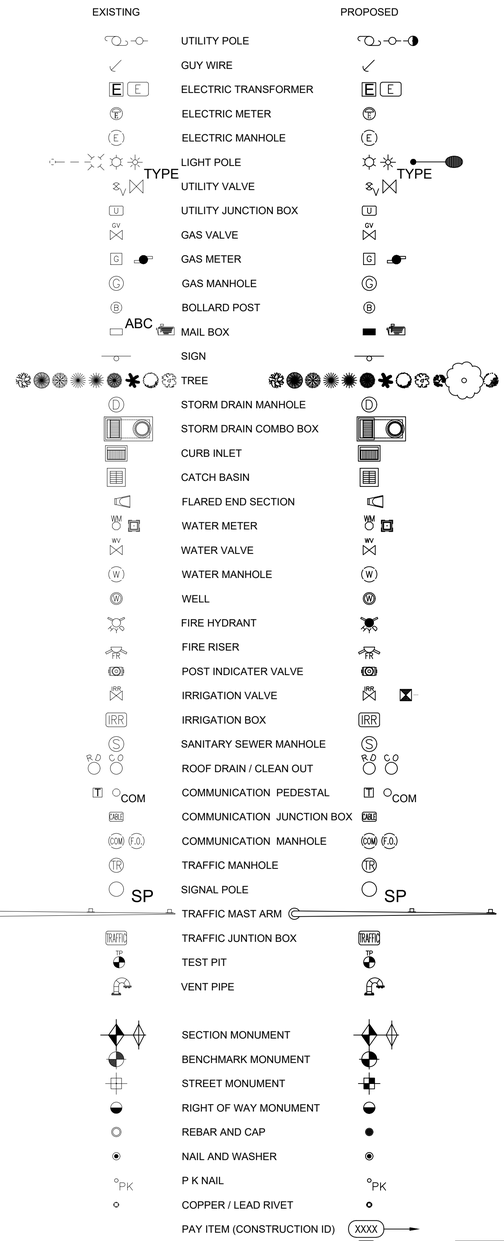


UTILITY SERVICE LATERAL LOCATIONS

1. IN GENERAL THE UTILITY SERVICE LATERALS SHOULD BE PLACED TO AVOID THE FRONTAGE OF THE BUILDING SETBACK ENVELOPE AS MUCH AS POSSIBLE.
2. WATER SERVICE LATERALS SHOULD BE PLACED 5' OFF THE INTERIOR LOT BOUNDARY AND PAIRED TOGETHER WITH THE ADJACENT LOT WHERE POSSIBLE.
3. IRRIGATION SERVICE LATERALS SHOULD BE PLACED 5' OFF THE INTERIOR LOT BOUNDARY AND PAIRED TOGETHER WITH THE ADJACENT LOT.
4. SEWER SERVICE LATERALS SHOULD BE PLACED ON THE LOW SIDE OF THE LOT AND A MINIMUM OF 10' AWAY FROM WATER OR IRRIGATION SERVICES WHERE POSSIBLE
5. ON CORNER LOTS THERE IS A 40' FRONT YARD, 40' CORNER SIDE YARD AND (2) REAR YARD SETBACKS. THE SERVICE LATERALS CLOSEST TO THE CORNER SHOULD BE PLACED STARTING 5' OFF THE 10 FT PUBLIC UTILITY EASEMENT BOUNDARY TO AVOID POTENTIAL CONFLICTS WITH PUBLIC UTILITY CROSSINGS.
6. POSITIONS MAY VARY FROM TYPICAL LOCATIONS DUE TO REQUIRED SPACING BETWEEN MULTIPLE CONNECTIONS AT THE SERVICE MAINS AND REQUIRED MIN SEPARATION DISTANCES DICTATED BY THE STATE OF UTAH DIVISION OF DRINKING WATER STANDARDS AND THE IBC/IPC

1 UTILITY SERVICE LATERAL SCHEMATIC
SCALE: NTS

SYMBOLS



NOTE: ALL SYMBOLS, LINETYPES AND/OR ABBREVIATIONS MAY NOT BE SHOWN.

ABBREVIATIONS

ABUT.	= ABUTMENT
AGG.	= AGGREGATE
APPROX.	= APPROXIMATE
A.S.	= AS SHOWN
AUX.	= AUXILIARY
AVG.	= AVERAGE
BCR	= BEGIN OF CURB RETURN
BOW	= BACK OF WALK
BRG.	= BEARING
℄ /C.L.	= CONTROL LINE/CENTER LINE
CATV	= CABLE TELEVISION
CI	= CAST IRON
CLR.	= CLEAR/CLEARANCE
CMP	= CORRUGATED METAL PIPE
COL	= COLUMN
CONC.	= CONCRETE
CONN	= CONNECTION
CONST.	= CONSTRUCTION
CONT.	= CONTINUOUS
COR.	= CORNER
CP	= CONTROL POINT
C.F.	= CUBIC FEET
DI	= DUCTILE IRON
DIA./Ø	= DIAMETER
DIP	= DUCTILE IRON PIPE
DIM.	= DIMENSION
DR	= DIMENSION RATIO
DWG.	= DRAWING
E	= EAST
EA	= EACH
ECR	= END OF CURB RETURN
EL./ELEV.	= ELEVATION
ELEC	= ELECTRIC
EO	= EDGE OF OIL
EST.	= ESTIMATED
EXIST	= EXISTING
F.F.	= FINISHED FLOOR
F.G.	= FINISHED GRADE
FL/FL	= FLOW LINE
FT.	= FEET
FLG.	= FLANGE
GA.	= GAUGE
G	= GALLON
GALV.	= GALVANIZED
GMH	= GAS MANHOLE
GV	= GAS VALVE
HA	= HECTARE
HDPE	= HIGH DENSITY POLYETHYLENE
HGL	= HYDRAULIC GRADE LINE
HMA	= HOT MIX ASPHALT
HORIZ.	= HORIZONTAL
HP	= HIGH PRESSURE/HIGH POINT
HWY	= HIGHWAY
I.D.	= INSIDE DIAMETER
INCL.	= INCLUDES
INT	= INTERSECTION
INV	= INVERT
IRRIG	= IRRIGATION
L	= LENGTH
LF OR LIN. FT.	= LINEAR FEET
LOC	= LIP OF CURB
LOC.	= LOCATION
LP	= LIGHT POLE/LOW POINT
LT	= LEFT
M.J.	= MECHANICAL JOINT FITTING
MISC.	= MISCELLANEOUS
MPa	= MEGAPASCAL
MAX.	= MAXIMUM
MG	= MEGAGRAM
MH	= MANHOLE
MIN.	= MINIMUM
N/NO.	= NORTH
NO./#	= NUMBER
N.T.S.	= NOT TO SCALE
O.C.	= ON CENTER
O.D.	= OUTER DIAMETER
OHP	= OVER HEAD POWER
PC	= POINT OF CURVATURE
PED	= PEDESTRIAN
PI/P.I.	= POINT OF INTERSECTION
PIP	= PLASTIC IRRIGATION PIPE
PL	= PROPERTY LINE
POC	= POINT ON CURVE
PP	= POWER POLE
PT	= POINT
PT	= POINT OF TANGENCY
PVC	= POLYVINYL CHLORIDE PLASTIC
PVC	= POINT OF VERTICAL CURVATURE
PVT	= POINT OF VERTICAL TANGENCY
PVI	= POINT OF VERTICAL INTERSECTION
PVMNT	= PAVEMENT
PVRC	= POINT OF VERTICAL REVERSE CURVE
R/RAD.	= RADIUS
R/C	= REBAR AND CAP
Rd.	= ROAD
RCP	= REINFORCED CONCRETE PIPE
R/W	= RIGHT OF WAY
REINF.	= REINFORCING
REQ'D	= REQUIRED
RET.	= RETAINING
R.P.	= REFERENCE POST
RT	= RIGHT
S	= SLOPE
S/SO.	= SOUTH
SCH	= SCHEDULE
SD	= STORM DRAIN
SDMH	= STORM DRAIN MANHOLE
SDR	= STANDARD DIMENSION RATIO
SDWLK	= SIDEWALK
SECT./SEC	= SECTION
SHLD	= SHOULDER
SHT	= SHEET
SPA.	= SPACING/SPACES
SQ.	= SQUARE
STA.	= STATION
STD.	= STANDARD
STD.	= STANDARD DRAWING
STR.	= STRUCTURE
SS	= SANITARY SEWER
SSMH	= SANITARY SEWER MANHOLE
T	= TANGENT DISTANCE
TA	= TOP OF ASPHALT
T.B.	= THRUST BLOCK
TBC	= TOP BACK OF CURB
TBW	= TOP BACK OF WALK
TC	= TOP OF CONCRETE
TEL	= TELEPHONE
TEMP	= TEMPORARY
TMH	= TELEPHONE MANHOLE
TOW	= TOP OF WALL
TYP.	= TYPICAL
UG	= UNDERGROUND
UTIL.	= UTILITY
VC	= VERTICAL CURVE
VERT.	= VERTICAL
W	= WEST
W/	= WITH
WC	= WITNESS CORNER
WMH	= WATER MANHOLE
WV	= WATER VALVE
YD^2	= SQUARE YARD

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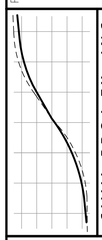
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FINAL INFRASTRUCTURE

Designed By BVB | Date Issued 2022.07.06

Project Number 20-45015 | Drawn By BVB

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SUBDIVISION
GRANTSVILLE, UTAH
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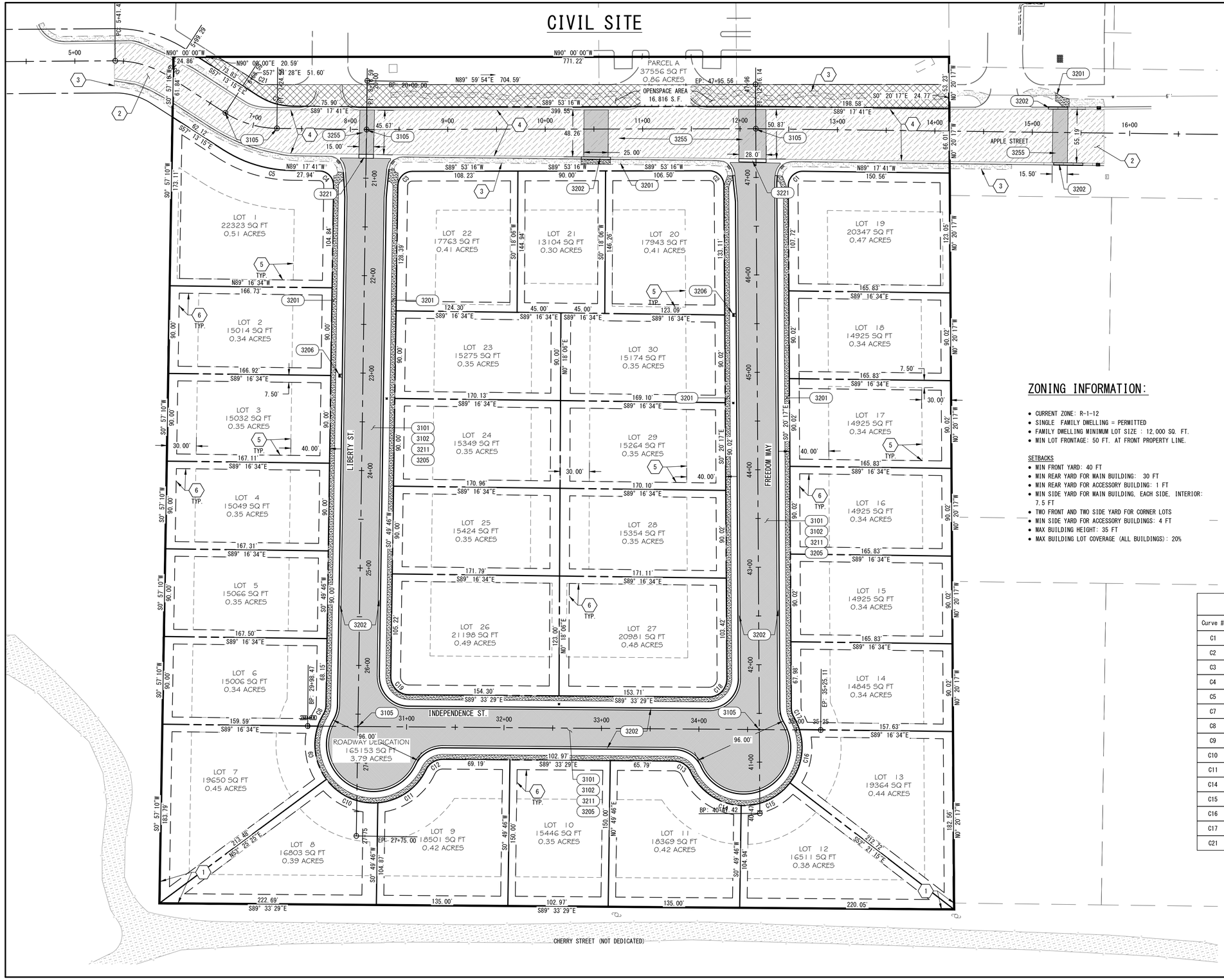
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GRANTSVILLE, UTAH 84029

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G-002

CIVIL SITE



PAY ITEMS

(####)

3101	UNCLASSIFIED ROADWAY EXCAVATION
3102	8-INCH THICK GRANULAR BORROW
3105	STREET MONUMENT, PER APWA PLAN 272, 273, 274, 275
3201	CONCRETE SIDE WALK, APWA PLAN 231
3202	CONCRETE CURB AND GUTTER, APWA 205.1 TYPE A, SEE TYPICAL SECTIONS
3205	3-INCH THICK ASPHALT, 1/2-INCH MIX, PG 64-28 DM-3/4" CLASS III
3206	16 UNIT COMMUNITY MAILBOX, FLORENCE 1570-16XX MODEL(OR EQUAL) W/ 6" x 42" x 42" CONCRETE PAD.
3211	6-INCH THICK ROAD BASE, SEE TYPICAL SECTION
3216	CURB RAMP, APWA PLAN 235.2
3221	4 FT WATERWAY, DETAIL 1, C-521
3255	ASPHALT PAVEMENT T-PATCH, APWA PLAN 255

CONSTRUCTION NOTES

(#)

1. PROPERTY BOUNDARY
2. EXISTING ASPHALT PAVEMENT
3. EXISTING SIDEWALK
4. EXISTING CURB AND GUTTER
5. BUILDING SETBACK ENVELOPE REQUIREMENTS
6. PUBLIC UTILITY AND DRAINAGE EASEMENT

ZONING INFORMATION:

- CURRENT ZONE: R-1-12
- SINGLE FAMILY DWELLING = PERMITTED
- FAMILY DWELLING MINIMUM LOT SIZE : 12,000 SQ. FT.
- MIN LOT FRONTAGE: 50 FT. AT FRONT PROPERTY LINE.

SETBACKS

- MIN FRONT YARD: 40 FT
- MIN REAR YARD FOR MAIN BUILDING: 30 FT
- MIN REAR YARD FOR ACCESSORY BUILDING: 1 FT
- MIN SIDE YARD FOR MAIN BUILDING, EACH SIDE, INTERIOR: 7.5 FT
- TWO FRONT AND TWO SIDE YARD FOR CORNER LOTS
- MIN SIDE YARD FOR ACCESSORY BUILDINGS: 4 FT
- MAX BUILDING HEIGHT: 35 FT
- MAX BUILDING LOT COVERAGE (ALL BUILDINGS): 20%

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	23.84	15.00	91° 03' 55"	S45° 11' 00"W	21.41
C2	23.50	15.00	89° 46' 23"	N45° 13' 29"W	21.17
C3	23.32	15.00	89° 03' 51"	S45° 21' 20"W	21.04
C4	23.59	15.00	90° 07' 27"	N44° 13' 57"W	21.24
C5	74.45	133.00	32° 04' 27"	S73° 15' 27"E	73.49
C7	37.51	67.00	32° 04' 24"	S73° 15' 27"E	37.02
C8	9.84	18.50	30° 29' 08"	N16° 05' 18"E	9.73
C9	57.41	60.00	54° 49' 29"	S9° 09' 51"E	55.25
C10	60.53	60.00	57° 48' 04"	S65° 28' 37"E	57.99
C11	63.04	60.00	60° 11' 57"	N55° 31' 22"E	60.18
C14	65.75	60.00	62° 47' 16"	S56° 07' 56"E	62.51
C15	57.42	60.00	54° 49' 41"	N65° 03' 35"E	55.25
C16	57.68	60.00	55° 04' 57"	N10° 06' 17"E	55.49
C17	9.84	18.50	30° 29' 13"	S15° 34' 53"E	9.73
C21	2.83	5.00	32° 28' 38"	S73° 45' 47"E	2.80

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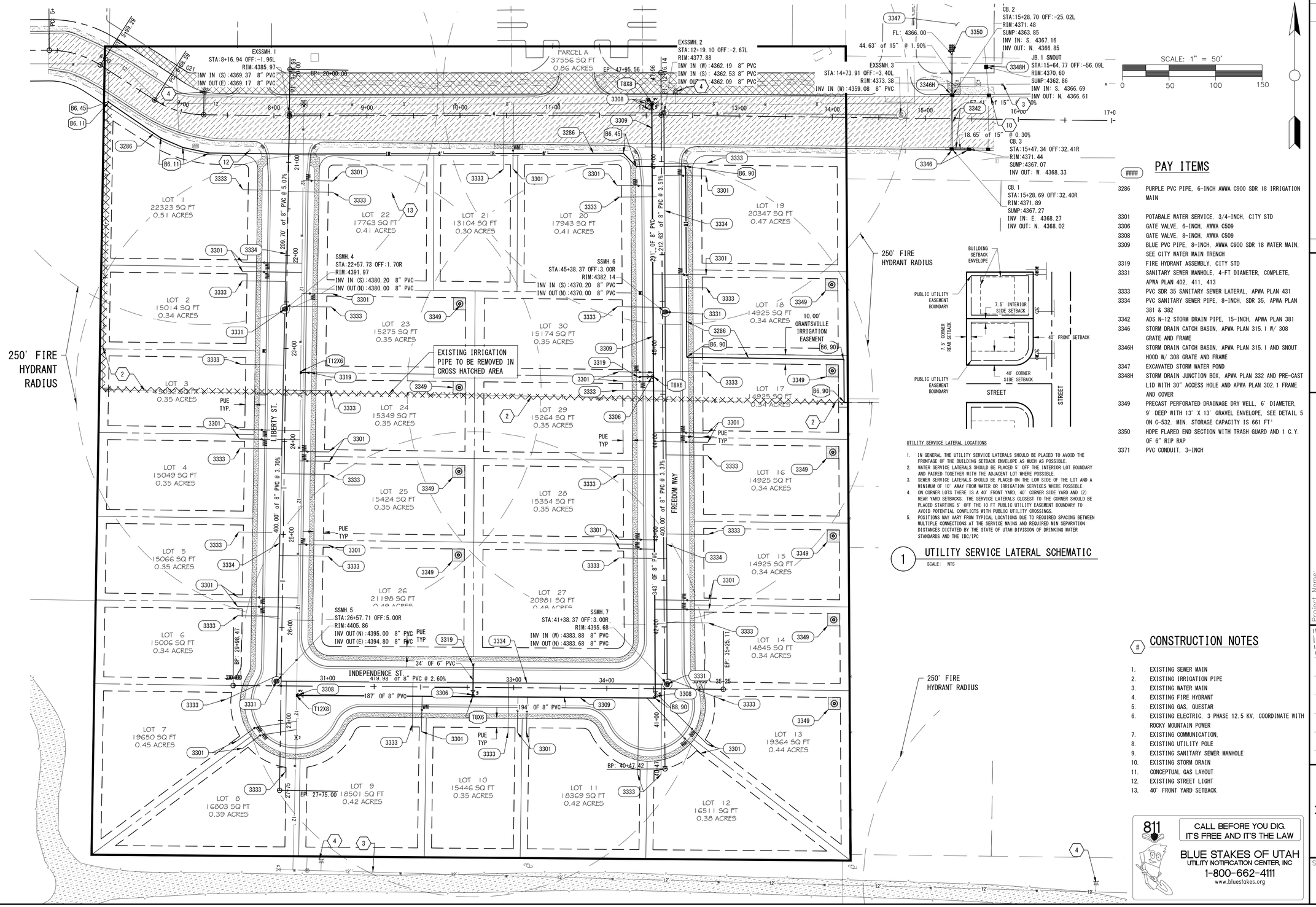
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CIVIL UTILITY



PAY ITEMS

####	
3286	PURPLE PVC PIPE, 6-INCH AWWA C900 SDR 18 IRRIGATION MAIN
3301	POTABALE WATER SERVICE, 3/4-INCH, CITY STD
3306	GATE VALVE, 6-INCH, AWWA C509
3308	GATE VALVE, 8-INCH, AWWA C509
3309	BLUE PVC PIPE, 8-INCH, AWWA C900 SDR 18 WATER MAIN, SEE CITY WATER MAIN TRENCH
3319	FIRE HYDRANT ASSEMBLY, CITY STD
3331	SANITARY SEWER MANHOLE, 4-FT DIAMETER, COMPLETE, APWA PLAN 402, 411, 413
3333	PVC SDR 35 SANITARY SEWER LATERAL, APWA PLAN 431
3334	PVC SANITARY SEWER PIPE, 8-INCH, SDR 35, APWA PLAN 381 & 382
3342	ADS N-12 STORM DRAIN PIPE, 15-INCH, APWA PLAN 381
3346	STORM DRAIN CATCH BASIN, APWA PLAN 315.1 W/ 308 GRATE AND FRAME
3346H	STORM DRAIN CATCH BASIN, APWA PLAN 315.1 AND SNOUT HOOD W/ 308 GRATE AND FRAME
3347	EXCAVATED STORM WATER POND
3348H	STORM DRAIN JUNCTION BOX, APWA PLAN 332 AND PRE-CAST LID WITH 30" ACCESS HOLE AND APWA PLAN 302.1 FRAME AND COVER
3349	PRECAST PERFORATED DRAINAGE DRY WELL, 6' DIAMETER, 9' DEEP WITH 13' X 13' GRAVEL ENVELOPE, SEE DETAIL 5 ON C-532. MIN. STORAGE CAPACITY IS 661 FT³
3350	HDPE FLARED END SECTION WITH TRASH GUARD AND 1 C.Y. OF 6" RIP RAP
3371	PVC CONDUIT, 3-INCH

UTILITY SERVICE LATERAL LOCATIONS

1. IN GENERAL THE UTILITY SERVICE LATERALS SHOULD BE PLACED TO AVOID THE FRONTAGE OF THE BUILDING SETBACK ENVELOPE AS MUCH AS POSSIBLE.
2. WATER SERVICE LATERALS SHOULD BE PLACED 5' OFF THE INTERIOR LOT BOUNDARY AND PAIRED TOGETHER WITH THE ADJACENT LOT WHERE POSSIBLE.
3. SEWER SERVICE LATERALS SHOULD BE PLACED ON THE LOW SIDE OF THE LOT AND A MINIMUM OF 10' AWAY FROM WATER OR IRRIGATION SERVICES WHERE POSSIBLE
4. ON CORNER LOTS THERE IS A 40' FRONT YARD, 40' CORNER SIDE YARD AND (2) REAR YARD SETBACKS. THE SERVICE LATERALS CLOSEST TO THE CORNER SHOULD BE PLACED STARTING 5' OFF THE 10 FT PUBLIC UTILITY EASEMENT BOUNDARY TO AVOID POTENTIAL CONFLICTS WITH PUBLIC UTILITY CROSSINGS.
5. POSITIONS MAY VARY FROM TYPICAL LOCATIONS DUE TO REQUIRED SPACING BETWEEN MULTIPLE CONNECTIONS AT THE SERVICE MAINS AND REQUIRED MIN SEPARATION DISTANCES DICTATED BY THE STATE OF UTAH DIVISION OF DRINKING WATER STANDARDS AND THE IBC/IPC

1 UTILITY SERVICE LATERAL SCHEMATIC

SCALE: NTS

CONSTRUCTION NOTES

#	
1.	EXISTING SEWER MAIN
2.	EXISTING IRRIGATION PIPE
3.	EXISTING WATER MAIN
4.	EXISTING FIRE HYDRANT
5.	EXISTING GAS, QUESTAR
6.	EXISTING ELECTRIC, 3 PHASE 12.5 KV, COORDINATE WITH ROCKY MOUNTAIN POWER
7.	EXISTING COMMUNICATION,
8.	EXISTING UTILITY POLE
9.	EXISTING SANITARY SEWER MANHOLE
10.	EXISTING STORM DRAIN
11.	CONCEPTUAL GAS LAYOUT
12.	EXISTING STREET LIGHT
13.	40' FRONT YARD SETBACK

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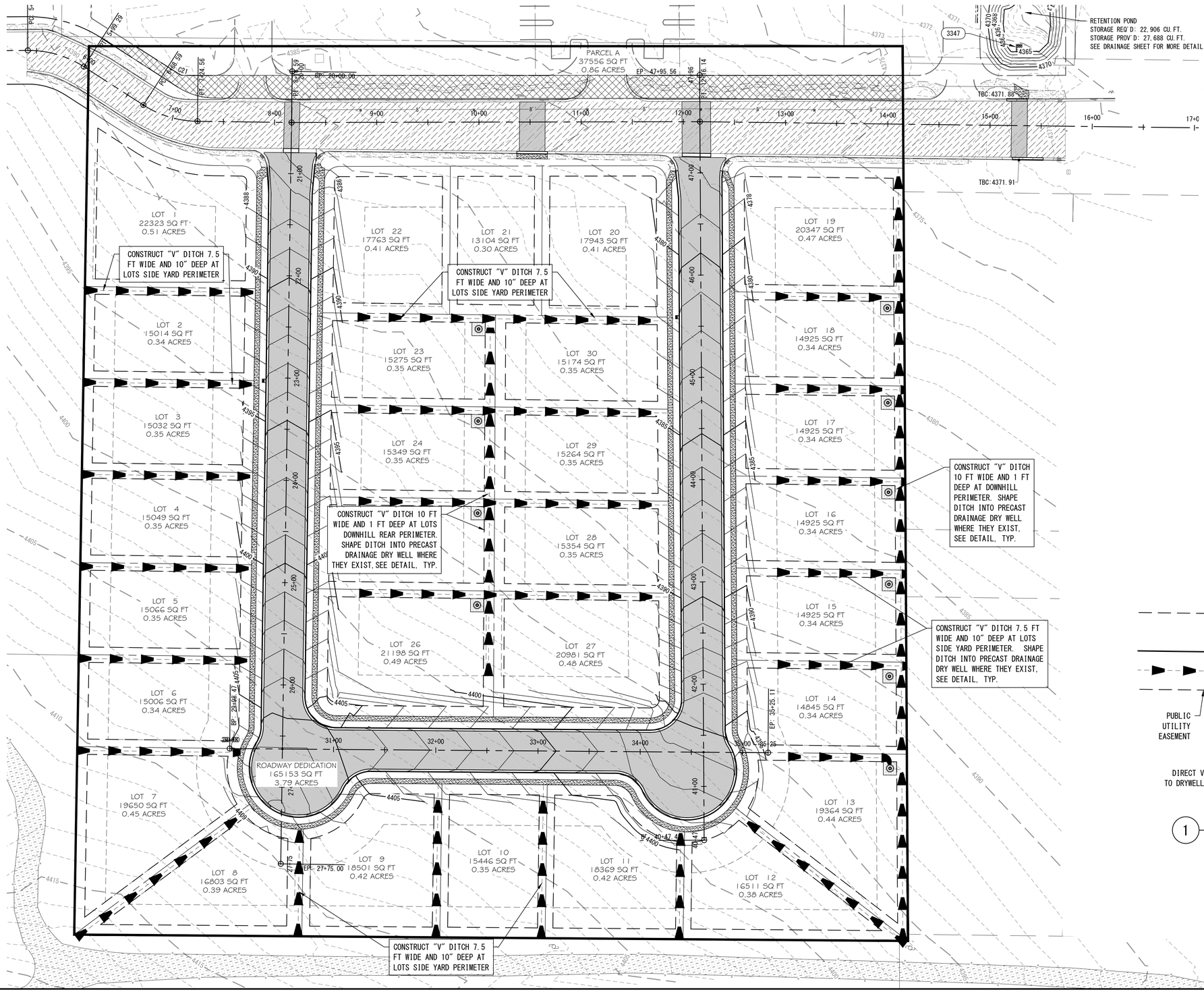
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CIVIL GRADING



GENERAL GRADING NOTES:

A. GROUND IMMEDIATELY ADJACENT TO FOUNDATION AREAS, EXCEPT AT PAVED LOCATIONS, IS TO BE GRADED AWAY AT A SLOPE NOT LESS THAN 1:20 (5.0%) FOR A MINIMUM DISTANCE OF 10 FEET PER INTERNATIONAL BUILDING CODE. EXCEPT AT EXIT/ENTRANCE LOCATIONS, WHERE CONCRETE/PAVED SURFACE IS GRADED AWAY AT A SLOPE NOT LESS THAN 1:50 (2.0%)

B. IN THE EVENT THAT ANY UNFORESEEN CONDITIONS ARE ENCOUNTERED DURING GRADING OPERATIONS, THE OWNER/ENGINEER IS TO BE IMMEDIATELY NOTIFIED FOR DIRECTION.

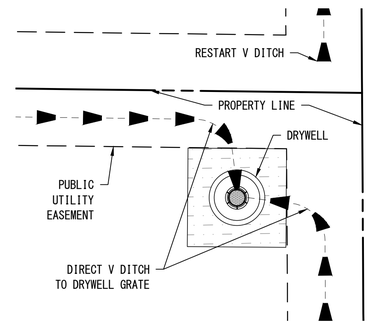
C. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM ALL NECESSARY CUTS AND FILLS WITHIN THE LIMITS OF THIS PROJECT AND THE RELATED OFF-SITE WORK, SO AS TO GENERATE THE DESIRED SUBGRADE, FINISH GRADES AND SLOPES SHOWN.

D. CONTRACTOR IS TO TAKE FULL RESPONSIBILITY FOR ALL EXCAVATION. ADEQUATE SHORING IS TO BE DESIGNED AND PROVIDED BY THE CONTRACTOR TO PREVENT UNDERMINING OF ANY ADJACENT FEATURES OR FACILITIES AND/OR CAVING OF THE EXCAVATION.

E. THE CONTRACTOR IS WARNED THAT AN EARTHWORK BALANCE WAS NOT NECESSARILY THE INTENT OF THIS PROJECT. ANY ADDITIONAL MATERIAL REQUIRED OR LEFTOVER MATERIAL FOLLOWING EARTHWORK OPERATIONS BECOMES THE RESPONSIBILITY OF THE CONTRACTOR.

F. THE GRADING CONTRACTOR IS RESPONSIBLE TO COORDINATE WITH THE OWNER TO PROVIDE FOR THE REQUIREMENTS OF THE PROJECT STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND ASSOCIATED STATE PERMIT.

G. ALL CUT AND FILL SLOPES ARE TO BE PROTECTED UNTIL EFFECTIVE EROSION CONTROL HAS BEEN ESTABLISHED.



1 TYPICAL DITCH TO DRYWELL
SCALE: 1" = 10'

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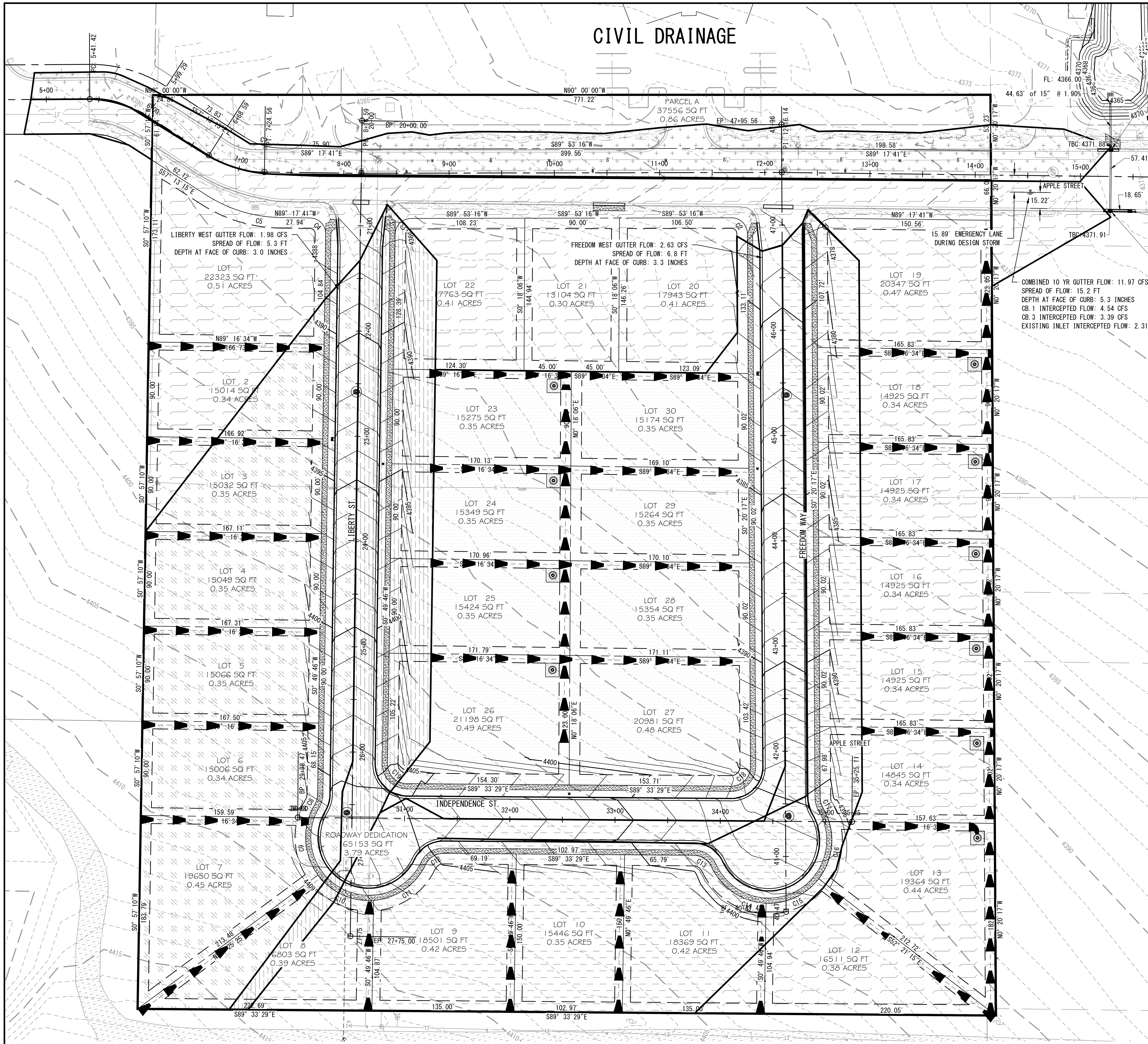
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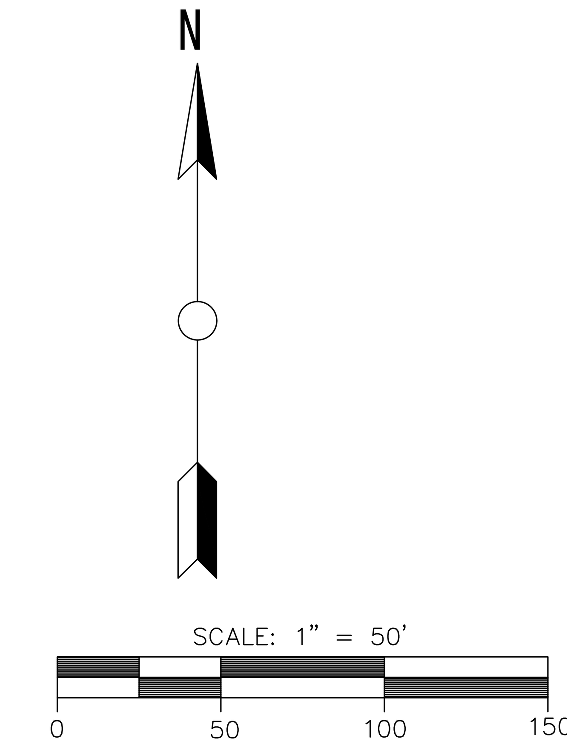
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CIVIL DRAINAGE





DRAINAGE BASINS LEGEND

BASIN I.D.	AREA (AC.)	RATIONAL C	TIME OF CONCENTRATION (MIN)	INTENSITY (IN/HR)	PEAK FLOW (CFS)
APPLE ST. SOUTH	5.29	0.50	20.05	1.70	4.50
LIBERTY ST. WEST	2.48	0.50	22.24	1.60	1.98
LIBERTY ST. EAST	0.98	0.50	25.68	1.46	0.72
INDEPENDENCE_FREEDOM WAY WEST	3.42	0.50	23.50	1.54	2.63
INDEPENDENCE_FREEDOM WAY EAST	2.83	0.50	24.34	1.51	2.14
APPLE ST. NORTH	0.94	0.60	7.59	2.73	1.54

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CIVIL DRAINAGE

REQUIRED LOT RETENTION VOLUMES FOR REAR DRAINING LOTS

	Retention Volumes by SCS Method				
	Area (sq.ft.)	Pre development run off "CN"	Post development run off "CN"	Pre development Storage "S"	Post development Storage "S"
Lot 13	19364	71	81	4.08	2.35
Lot 14	14845	71	81	4.08	2.35
Lot 15	14925	71	81	4.08	2.35
Lot 16	14925	71	81	4.08	2.35
Lot 17	14925	71	81	4.08	2.35
Lot 18	14925	71	81	4.08	2.35
Lot 23	15275	71	81	4.08	2.35
Lot 24	15349	71	81	4.08	2.35
Lot 25	15424	71	81	4.08	2.35
Lot 26	21198	71	80	4.08	2.50
	24 Hour Rain fall depths				
	2yr	10 yr	25 yr	50 yr	100 yr
	1.21	1.65	1.91	2.11	**2.31**
	Pre Development Runoff Volumes Cu. Ft.				
	2yr	10 yr	25 yr	50 yr	100 yr
Lot 13	56	228	372	502	645
Lot 14	43	175	285	385	494
Lot 15	43	176	287	387	497
Lot 16	43	176	287	387	497
Lot 17	43	176	287	387	497
Lot 18	43	176	287	387	497
Lot 23	44	180	294	396	509
Lot 24	44	181	295	398	511
Lot 25	44	181	297	400	514
Lot 26	61	249	408	549	706
	Post Development Runoff Volumes Cu. Ft.				
	2yr	10 yr	25 yr	50 yr	100 yr
Lot 13	287	638	885	1090	1306
Lot 14	220	489	678	836	1001
Lot 15	221	492	682	840	1007
Lot 16	221	492	682	840	1007
Lot 17	221	492	682	840	1007
Lot 18	221	492	682	840	1007
Lot 23	226	503	698	860	1030
Lot 24	227	506	701	864	1035
Lot 25	229	508	705	868	1040
Lot 26	277	640	898	1114	1343
	Required Retention Volumes - Cu. Ft.				
	2yr	10 yr	25 yr	50 yr	100 yr
Lot 13	231	410	512	588	661
Lot 14	177	315	393	451	507
Lot 15	178	316	395	453	510
Lot 16	178	316	395	453	510
Lot 17	178	316	395	453	510
Lot 18	178	316	395	453	510
Lot 23	182	324	404	464	522
Lot 24	183	325	406	466	524
Lot 25	184	327	408	468	527
Lot 26	216	391	491	565	637
Total volume	**1888**	**3356**	**4194**	**4815**	**5416**

REQUIRED RETENTION POND VOLUME CALCULATIONS

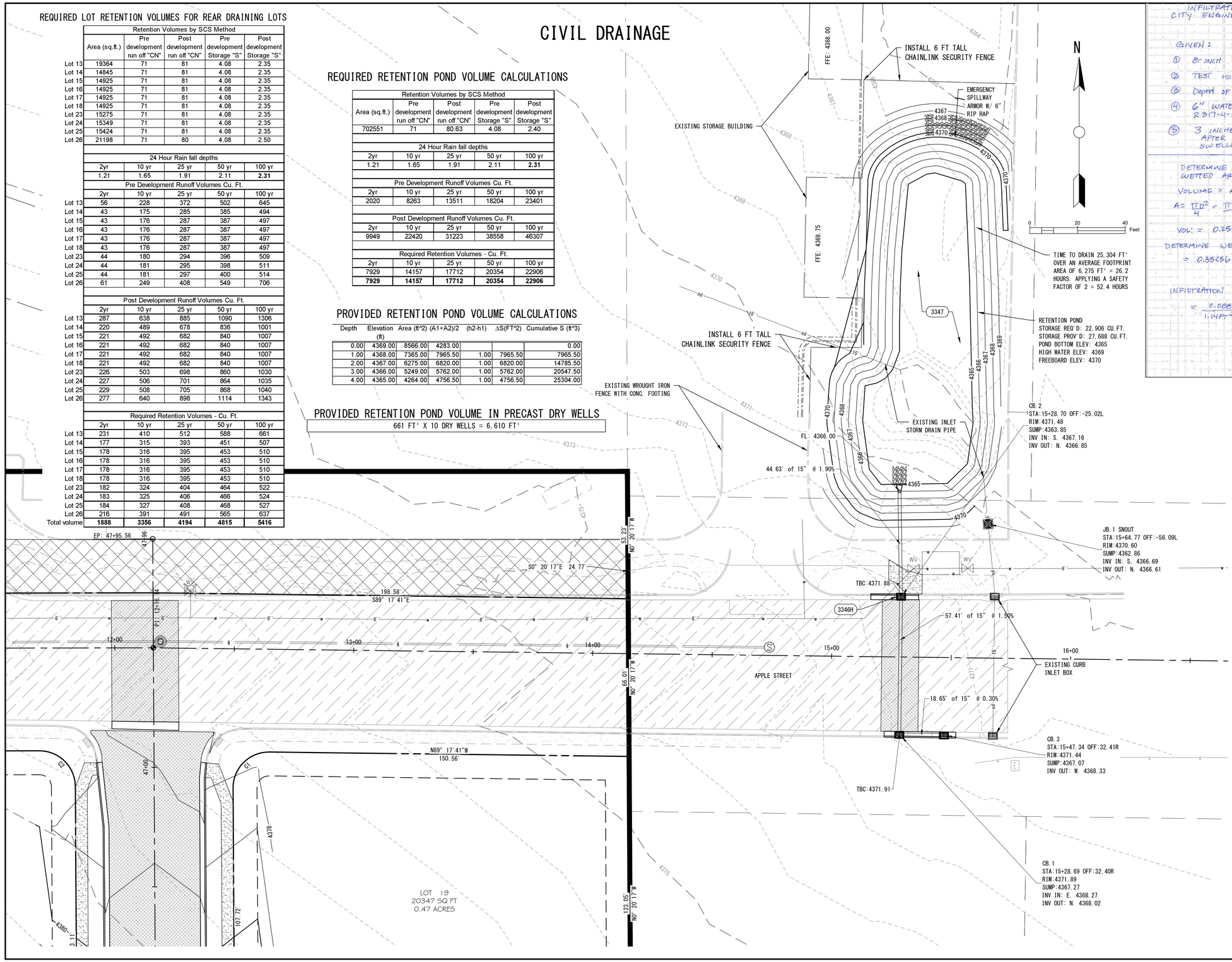
Retention Volumes by SCS Method				
Area (sq.ft.)	Pre development run off "CN"	Post development run off "CN"	Pre development Storage "S"	Post development Storage "S"
702551	71	80.63	4.08	2.40
24 Hour Rain fall depths				
2yr	10 yr	25 yr	50 yr	100 yr
1.21	1.65	1.91	2.11	**2.31**
Pre Development Runoff Volumes Cu. Ft.				
2yr	10 yr	25 yr	50 yr	100 yr
2020	8263	13511	18204	23401
Post Development Runoff Volumes Cu. Ft.				
2yr	10 yr	25 yr	50 yr	100 yr
9949	22420	31223	38558	46307
Required Retention Volumes - Cu. Ft.				
2yr	10 yr	25 yr	50 yr	100 yr
7929	14157	17712	20354	22906
7929	**14157**	**17712**	**20354**	**22906**

PROVIDED RETENTION POND VOLUME CALCULATIONS

Depth	Elevation (ft)	Area (ft^2) (A1+A2)/2	(h2-h1)	ΔS(FT^2)	Cumulative S (ft^3)
0.00	4369.00	8566.00	4283.00		0.00
1.00	4368.00	7365.00	7965.50	1.00	7965.50
2.00	4367.00	6275.00	6820.00	1.00	6820.00	14785.50
3.00	4366.00	5249.00	5762.00	1.00	5762.00	20547.50
4.00	4365.00	4264.00	4756.50	1.00	4756.50	25304.00

PROVIDED RETENTION POND VOLUME IN PRECAST DRY WELLS

661 FT³ X 10 DRY WELLS = 6,610 FT³



INFILTRATION CALCULATION RECOMMENDED BY CITY ENGINEER (IGNORES CAPILLARY VS. GRAVITY FORCES AND ASSUMES SIDE WALL INFILTRATION RATE = BOTTOM RATE)

GIVEN:

① 8-INCH DIAM TEST HOLE = 0.67' DIAM.

② TEST HOLE LOCATION BELOW GROUND = 48"

③ DEPTH OF TEST HOLE = 48" TO 66" BELOW GRND.

④ 6" WATER DEPTH AT START OF TEST PER R317-4-14 APPENDIX D PART 1.1 C 9a

⑤ 3 INCHES DROP IN FINAL 30 MIN PERIOD AFTER 4hr SATURATION PERIOD AND 20HRS SWELLING PERIOD.

DETERMINE INFILTRATION VOLUME OVER THE WETTED AREA OF THE FINAL 0.25' (3-INCH) DROP

VOLUME = AREA x HEIGHT

$A = \frac{\pi D^2}{4} = \frac{\pi (0.67)^2}{4} \Rightarrow 0.35256 FT^2$

VOL: $= 0.25' \times (0.35256\ FT^2) = 0.0814\ FT^3$

DETERMINE WETTED AREA: = AREA + AVG HEIGHT x CIRCUMF.

$= 0.35256 + (6+3)\frac{1}{2}\frac{L}{12} \times \pi D \Rightarrow 1.14\ FT^2$

INFILTRATION RATE = VOL/WETTED AREA/TIME

$= \frac{0.0814\ FT^3}{1.14 FT^2 (0.5) hr} \Rightarrow 0.154\ FT^3/FT^2/HR$

DRAINAGE NARRATIVE

APPLEGATE APARTMENTS WHICH IS PARTIALLY CONSTRUCTED HAS PREVIOUSLY PROVIDED A DESIGN FOR STORMWATER PONDS ON THE APPLEGATE PROPERTY. BASED ON AVAILABLE DESIGN DRAWINGS AND DRAINAGE DESIGN REPORT FROM THE APPLEGATE PROPERTY OWNER STEVE WALKER, THE PROPOSED BOUNDARY OF THE APPLEGATE PROJECT WAS FOR 9.68 ACRES. BECAUSE THE PROJECT WAS NOT COMPLETED WITH RESULTING FINANCIAL OBLIGATIONS, THE LAND TITLE DOCUMENTS TODAY ARE DIFFERENT THAN THE PREVIOUSLY PROPOSED (2005) APPLEGATE BOUNDARY.

THE APPLEGATE STORMWATER DESIGN ACCOUNTED FOR 10.28 ACRES INCLUDING 3.5 ACRES OF LAND WHICH IS NOW PART OF THE SPRINGFIELD ESTATES SUBDIVISION, INCLUDING THE PAVED APPLE STREET AND THE PORTIONS OF THIS PROJECT NORTH OF THE CURRENT BUILT ROADWAY.

THE 2005 APPLEGATE HYDROLOGY CALCULATIONS DEMONSTRATE A REQUIRED STORAGE VOLUME OF 34,932 CU.FT. WITH A STORAGE VOLUME PROVIDED OF 38,529 CU.FT. THE SPRINGFIELD ESTATES VOLUME CALCULATIONS HERON PREDICTS A REQUIRED VOLUME OF 22,906 CU.FT. IF THE AREA FOR APPLE STREET AND THE LAND NORTH OF IT ARE REMOVED FROM SPRINGFIELD ESTATES CALCULATIONS THEN THE PREDICTED VOLUME IS REDUCED BY APPROXIMATELY 4,300 CU.FT RESULTING IN A REQUIRED VOLUME OF 18,606 CU.FT. WHEN LOOKING AT THE TWO PROJECTS TOGETHER IT APPEARS APPROXIMATELY 53,538 CU.FT. OF STORAGE VOLUME IS REQUIRED.

BECAUSE THE APPLEGATE PROJECT HAS NOT PROGRESSED OVERTIME IT IS ANTICIPATED THAT THE APPLEGATE PROJECT AND SPECIFICALLY THE RETENTION PONDS WILL BE REVISITED. MR. STEVE WALKER HAS PROVIDE DOCUMENTED COMMUNICATION THAT THE REVISED APPLEGATE PROJECT PONDS WILL ACCOMMODATE ADDITIONAL VOLUMES DISPLACED BY THE SPRINGFIELD POND. THIS APPEARS TO BE FEASIBLE AFTER LOOKING AT THE 2005 APPLEGATE CALCULATED VOLUMES FOR PONDS IDENTIFIED 2,3 & 4 IN THE 2005 APPLEGATE CONSTRUCTION DRAWINGS. THE TABULATED PROVIDED VOLUME OF PONDS 2-4 IN THE DRAINAGE REPORT DATED 4/1/2005 BY ENSIGN ENGINEERING SHOWS 24,016 C.F. AVAILABLE. IF COMBINED WITH THE VOLUME OF 31,914 C.F. SHOWN WITH THIS PROJECT A TOTAL VOLUME OF 55,930 C.F. WOULD BE AVAILABLE.

FOR NOW THE RETENTION POND FOR THE SPRINGFIELD ESTATES PROJECT WILL BE CONSTRUCTED ON THE APPLEGATE LAND WHERE THERE IS EXISTING STREET INLET BOXES AND DRAINAGE PIPES DIRECTED TO THE PROPOSED POND AREA. THE APPLEGATE PROJECT WILL NEED TO PROVIDE ADDITIONAL PONDS VOLUME BEYOND THE POND SHOWN HERON WHICH ARE CAPABLE OF PROVIDING APPROXIMATELY 22,000 (53,538 – 31,914) CU.FT. OF STORAGE.

BASED ON MEASURED TOPOGRAPHY THE EXISTING POND PRELIMINARILY CONSTRUCTED

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Project Number 20-45015 | Designed By BYB | Drawn By BYB | Date Issued 2022.07.06

Project Name:
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GRANTSVILLE,
TOOELE COUNTY, UTAH

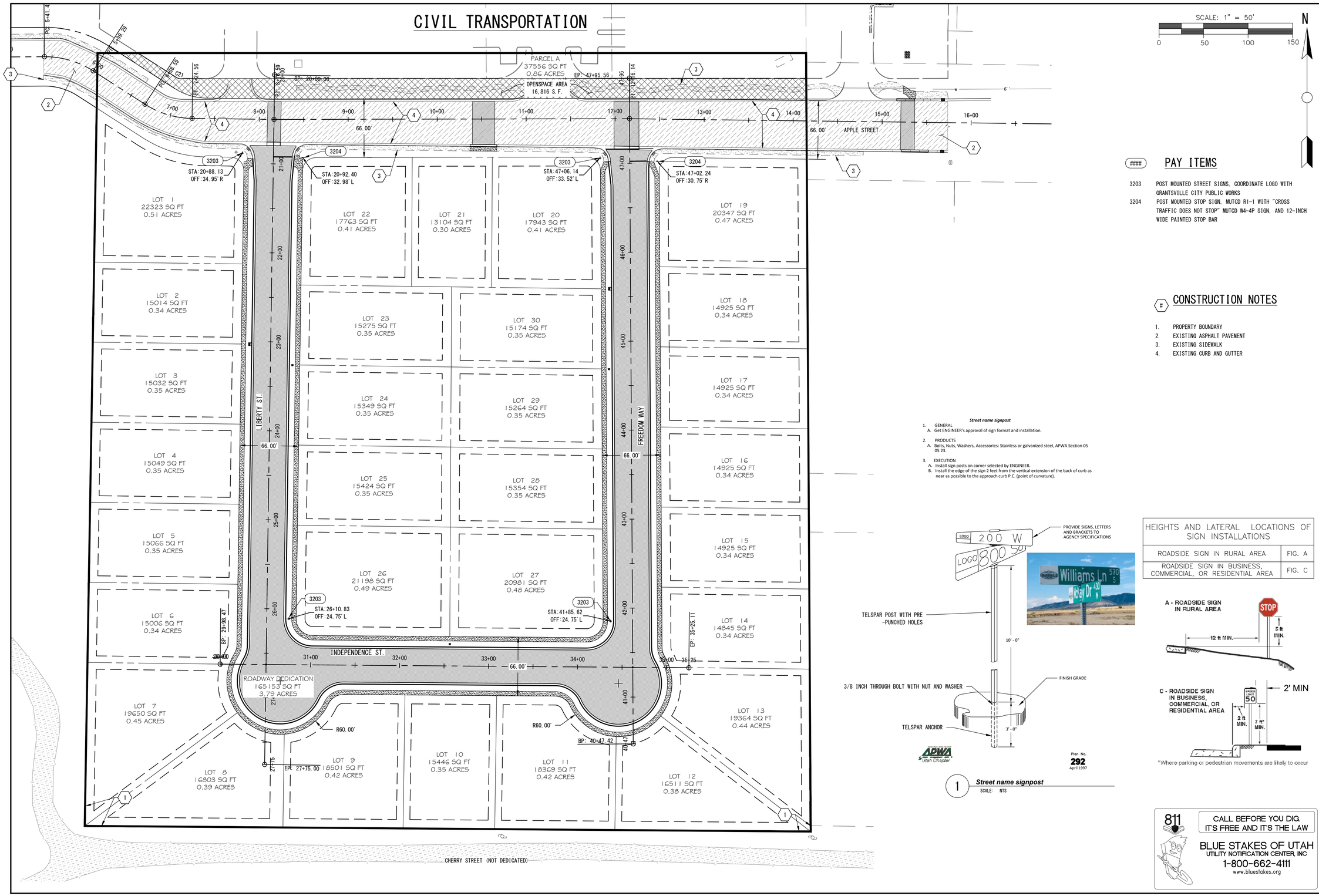
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7224167
BARRY V. BUNDERSON
Barry V Bunderson
2022.07.06
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Sheet Name:
CD-102

CIVIL TRANSPORTATION



PAY ITEMS

3203	POST MOUNTED STREET SIGNS, COORDINATE LOGO WITH GRANTSVILLE CITY PUBLIC WORKS
3204	POST MOUNTED STOP SIGN, MUTCD R1-1 WITH "CROSS TRAFFIC DOES NOT STOP" MUTCD W4-4P SIGN, AND 12-INCH WIDE PAINTED STOP BAR

CONSTRUCTION NOTES

1. PROPERTY BOUNDARY
2. EXISTING ASPHALT PAVEMENT
3. EXISTING SIDEWALK
4. EXISTING CURB AND GUTTER

Street name signpost

1. GENERAL
   A. Get ENGINEER's approval of sign format and installation.
2. PRODUCTS
   A. Bolts, Nuts, Washers, Accessories: Stainless or galvanized steel, APWA Section 05 05 23.
3. EXECUTION
   A. Install sign posts on corner selected by ENGINEER.
   B. Install the edge of the sign 2 feet from the vertical extension of the back of curb as near as possible to the approach curb P.C. (point of curvature).

1 ***Street name signpost***
SCALE: NTS

HEIGHTS AND LATERAL LOCATIONS OF SIGN INSTALLATIONS	
ROADSIDE SIGN IN RURAL AREA	FIG. A
ROADSIDE SIGN IN BUSINESS, COMMERCIAL, OR RESIDENTIAL AREA	FIG. C

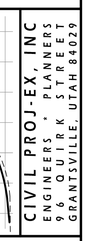
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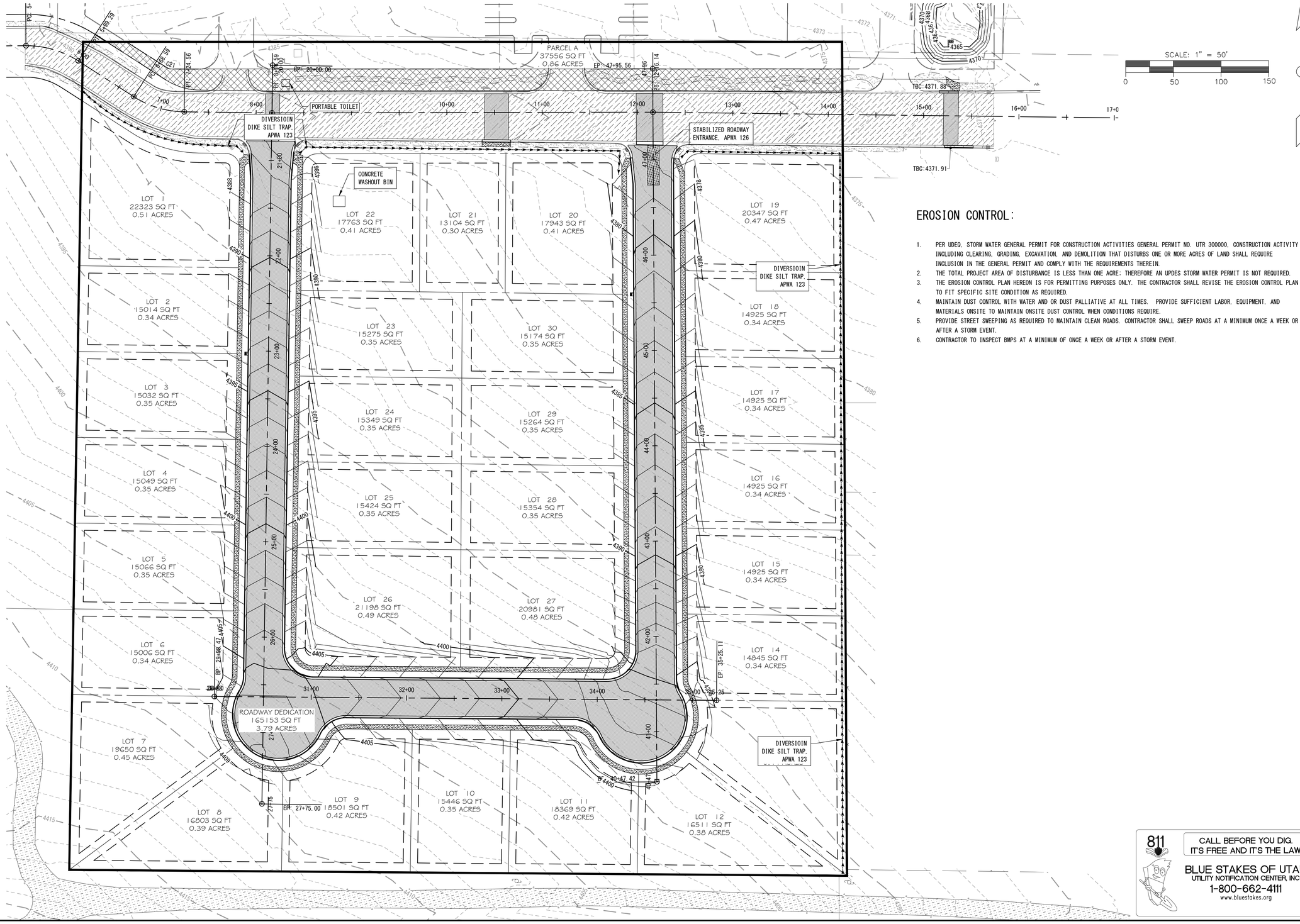
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EROSION CONTROL



EROSION CONTROL:

1. PER UDEQ, STORM WATER GENERAL PERMIT FOR CONSTRUCTION ACTIVITIES GENERAL PERMIT NO. UTR 300000, CONSTRUCTION ACTIVITY INCLUDING CLEARING, GRADING, EXCAVATION, AND DEMOLITION THAT DISTURBS ONE OR MORE ACRES OF LAND SHALL REQUIRE INCLUSION IN THE GENERAL PERMIT AND COMPLY WITH THE REQUIREMENTS THEREIN.
2. THE TOTAL PROJECT AREA OF DISTURBANCE IS LESS THAN ONE ACRE: THEREFORE AN UPDES STORM WATER PERMIT IS NOT REQUIRED.
3. THE EROSION CONTROL PLAN HEREON IS FOR PERMITTING PURPOSES ONLY. THE CONTRACTOR SHALL REVISE THE EROSION CONTROL PLAN TO FIT SPECIFIC SITE CONDITION AS REQUIRED.
4. MAINTAIN DUST CONTROL WITH WATER AND OR DUST PALLIATIVE AT ALL TIMES. PROVIDE SUFFICIENT LABOR, EQUIPMENT, AND MATERIALS ONSITE TO MAINTAIN ONSITE DUST CONTROL WHEN CONDITIONS REQUIRE.
5. PROVIDE STREET SWEEPING AS REQUIRED TO MAINTAIN CLEAN ROADS. CONTRACTOR SHALL SWEEP ROADS AT A MINIMUM ONCE A WEEK OR AFTER A STORM EVENT.
6. CONTRACTOR TO INSPECT BMPS AT A MINIMUM OF ONCE A WEEK OR AFTER A STORM EVENT.

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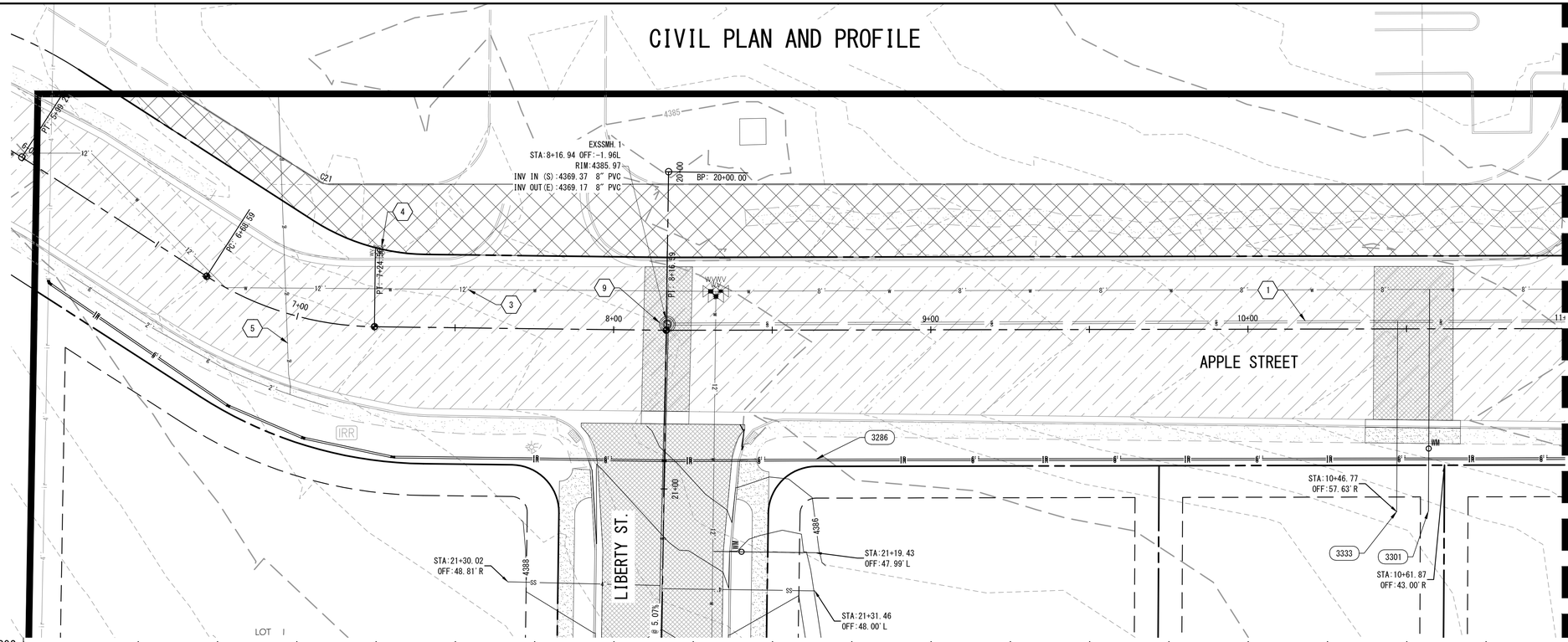
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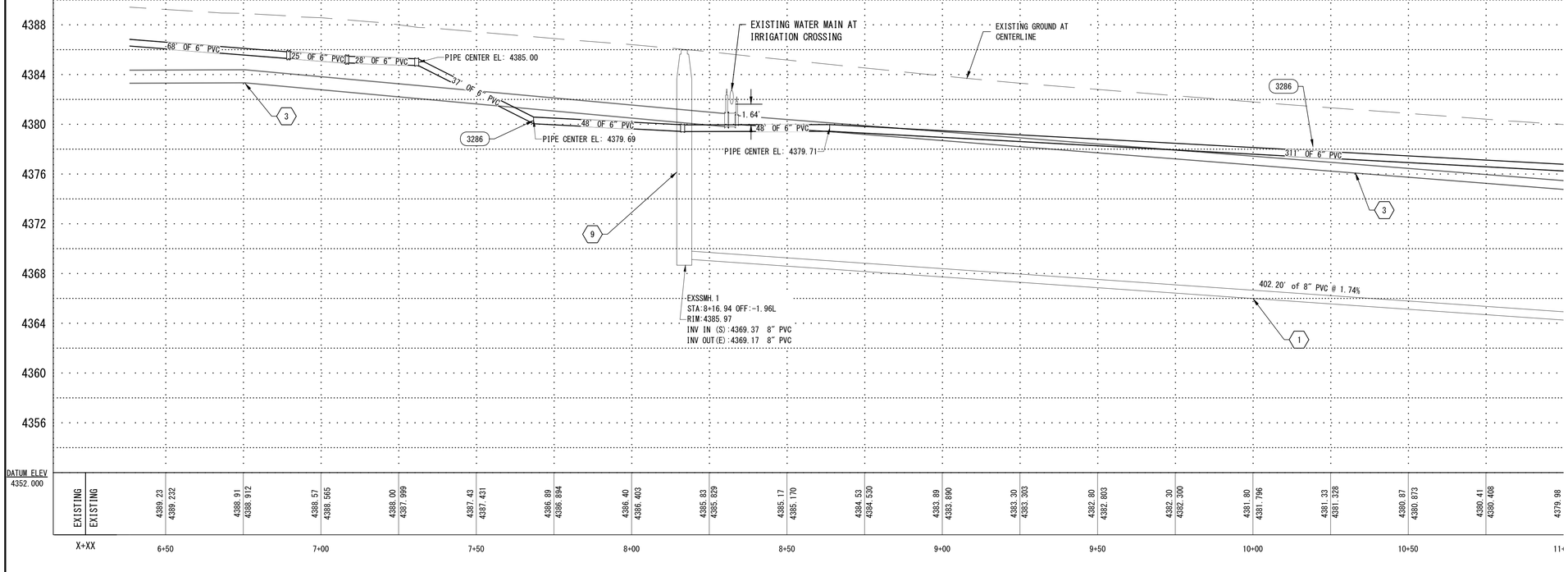
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CIVIL PLAN AND PROFILE





PAY ITEMS

#	
3286	PURPLE PVC PIPE, 6-INCH AWWA C900 SDR 18 IRRIGATION MAIN
3301	POTABALE WATER SERVICE, 3/4-INCH, CITY STD
3306	GATE VALVE, 6-INCH, AWWA C509
3308	GATE VALVE, 8-INCH, AWWA C509
3309	BLUE PVC PIPE, 8-INCH, AWWA C900 SDR 18 WATER MAIN, SEE CITY WATER MAIN TRENCH
3319	FIRE HYDRANT ASSEMBLY, CITY STD
3331	SANITARY SEWER MANHOLE, 4-FT DIAMETER, COMPLETE, APWA PLAN 402, 411, 413
3333	PVC SDR 35 SANITARY SEWER LATERAL, APWA PLAN 431
3334	PVC SANITARY SEWER PIPE, 8-INCH, SDR 35, APWA PLAN 381 & 382
3342	ADS N-12 STORM DRAIN PIPE, 15-INCH, APWA PLAN 381
3346	STORM DRAIN CATCH BASIN, APWA PLAN 315.1 W/ 308 GRATE AND FRAME
3346H	STORM DRAIN CATCH BASIN, APWA PLAN 315.1 AND SNOUT HOOD W/ 308 GRATE AND FRAME
3347	EXCAVATED STORM WATER POND
3348H	STORM DRAIN JUNCTION BOX, APWA PLAN 332 AND PRE-CAST LID WITH 30" ACCESS HOLE AND APWA PLAN 302.1 FRAME AND COVER
3349	PRECAST PERFORATED DRAINAGE DRY WELL, 6' DIAMETER, 9' DEEP WITH 13' X 13' GRAVEL ENVELOPE, SEE DETAIL 5 ON C-532. MIN. STORAGE CAPACITY IS 661 FT³
3350	HDPE FLARED END SECTION WITH TRASH GUARD AND 1 C.Y. OF 6" RIP RAP
3371	PVC CONDUIT, 3-INCH

CONSTRUCTION NOTES

1. EXISTING SEWER MAIN
2. EXISTING IRRIGATION PIPE
3. EXISTING WATER MAIN
4. EXISTING FIRE HYDRANT
5. EXISTING GAS, QUESTAR
6. EXISTING ELECTRIC, 3 PHASE 12.5 KV, COORDINATE WITH ROCKY MOUNTAIN POWER
7. EXISTING COMMUNICATION,
8. EXISTING UTILITY POLE
9. EXISTING SANITARY SEWER MANHOLE
10. CONCEPTUAL GAS LAYOUT

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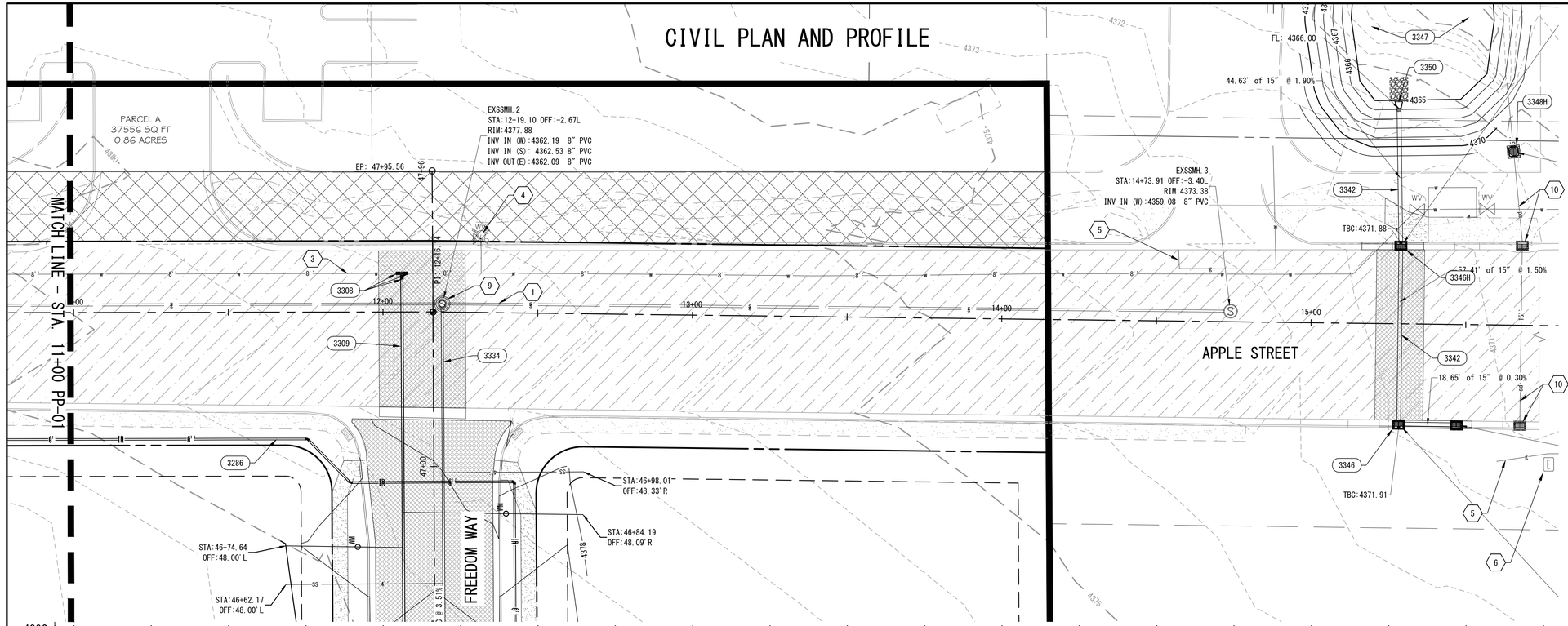
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PP-01

CIVIL PLAN AND PROFILE



PAY ITEMS

####	
3286	PURPLE PVC PIPE, 6-INCH AWWA C900 SDR 18 IRRIGATION MAIN
3301	POTABALE WATER SERVICE, 3/4-INCH, CITY STD
3306	GATE VALVE, 6-INCH, AWWA C509
3308	GATE VALVE, 8-INCH, AWWA C509
3309	BLUE PVC PIPE, 8-INCH, AWWA C900 SDR 18 WATER MAIN, SEE CITY WATER MAIN TRENCH
3319	FIRE HYDRANT ASSEMBLY, CITY STD
3331	SANITARY SEWER MANHOLE, 4-FT DIAMETER, COMPLETE, APWA PLAN 402, 411, 413
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3334	PVC SANITARY SEWER PIPE, 8-INCH, SDR 35, APWA PLAN 381 & 382
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3350	HDPE FLARED END SECTION WITH TRASH GUARD AND 1 C.Y. OF 6" RIP RAP
3371	PVC CONDUIT, 3-INCH

CONSTRUCTION NOTES

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2. EXISTING IRRIGATION PIPE
3. EXISTING WATER MAIN
4. EXISTING FIRE HYDRANT
5. EXISTING GAS, QUESTAR
6. EXISTING ELECTRIC, 3 PHASE 12.5 KV, COORDINATE WITH ROCKY MOUNTAIN POWER
7. EXISTING COMMUNICATION,
8. EXISTING UTILITY POLE
9. EXISTING SANITARY SEWER MANHOLE
10. EXISTING STORM DRAIN
11. CONCEPTUAL GAS LAYOUT

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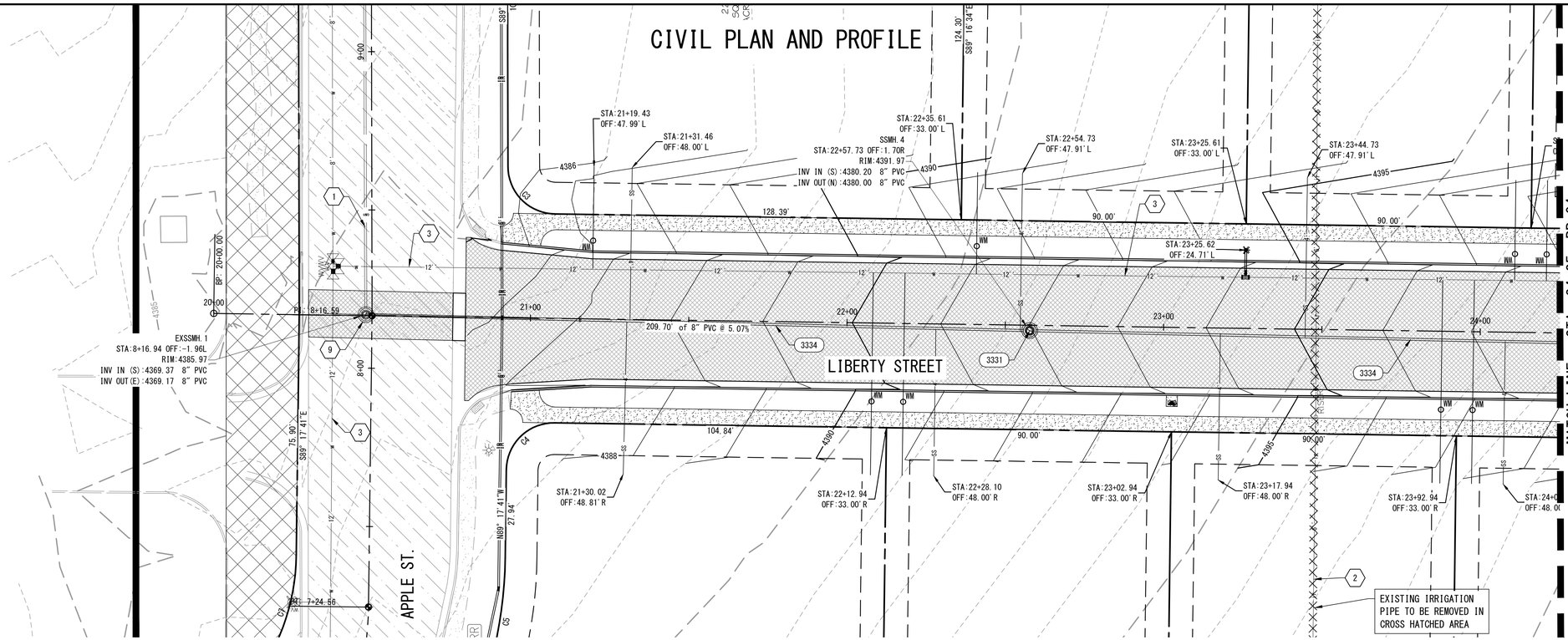
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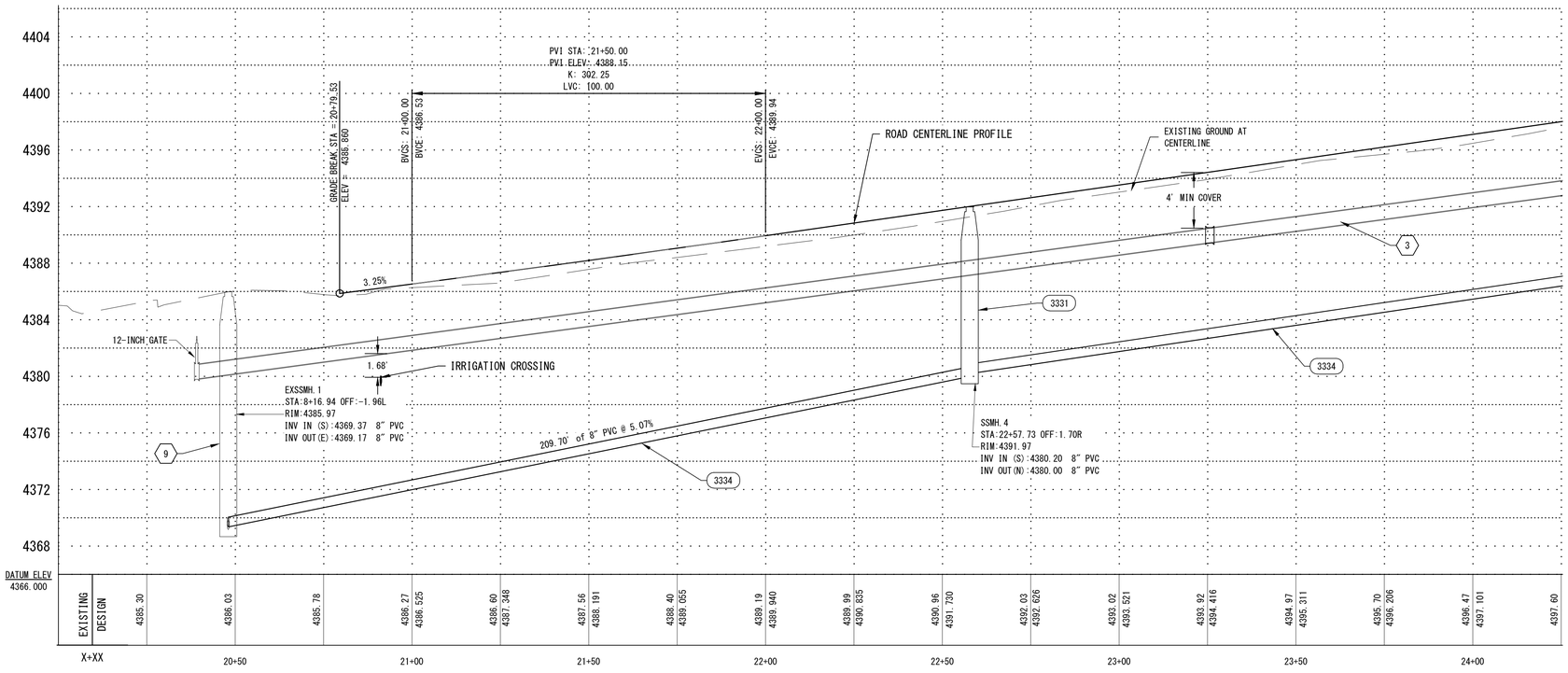
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CIVIL PLAN AND PROFILE





PAY ITEMS

####	
3286	PURPLE PVC PIPE, 6-INCH AWWA C900 SDR 18 IRRIGATION MAIN
3301	POTABALE WATER SERVICE, 3/4-INCH, CITY STD
3306	GATE VALVE, 6-INCH, AWWA C509
3308	GATE VALVE, 8-INCH, AWWA C509
3309	BLUE PVC PIPE, 8-INCH, AWWA C900 SDR 18 WATER MAIN, SEE CITY WATER MAIN TRENCH
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3371	PVC CONDUIT, 3-INCH

CONSTRUCTION NOTES

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3. EXISTING WATER MAIN
4. EXISTING FIRE HYDRANT
5. EXISTING GAS, QUESTAR
6. EXISTING ELECTRIC, 3 PHASE 12.5 KV. COORDINATE WITH ROCKY MOUNTAIN POWER
7. EXISTING COMMUNICATION.
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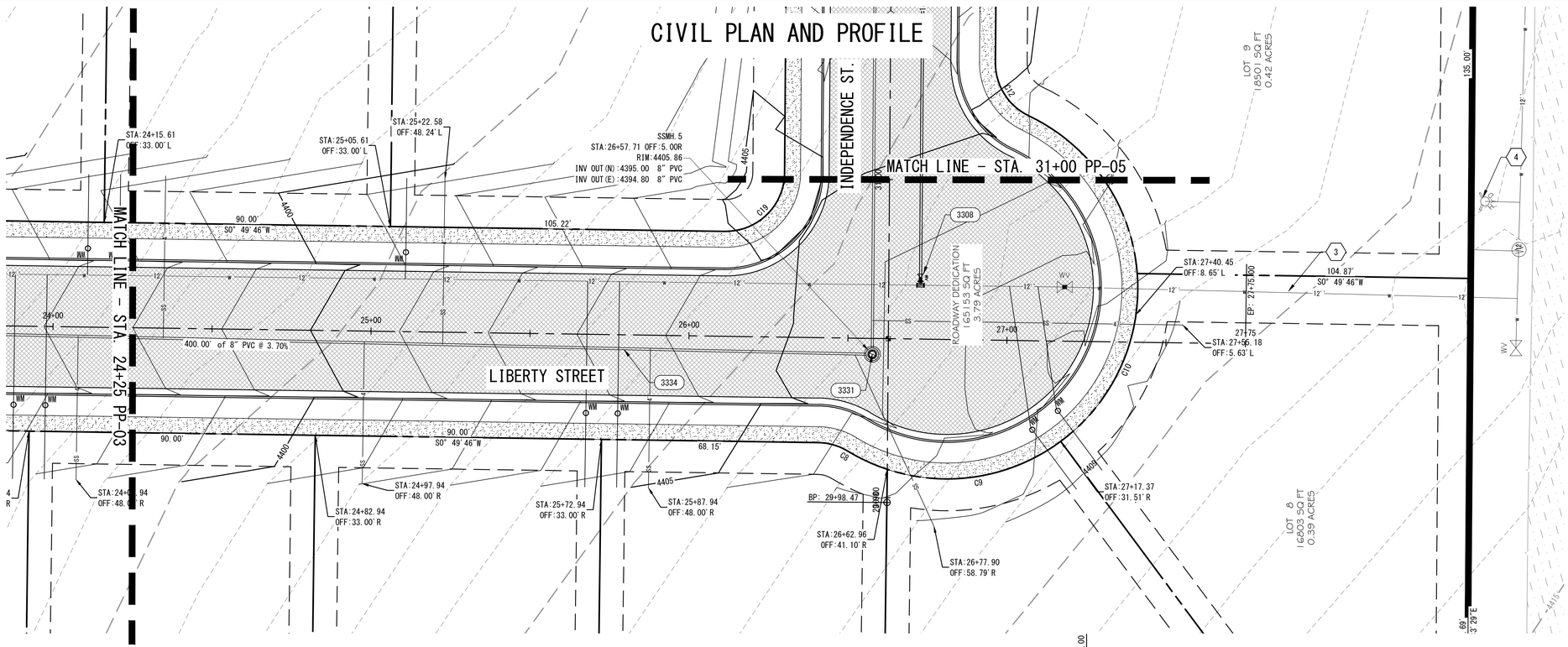
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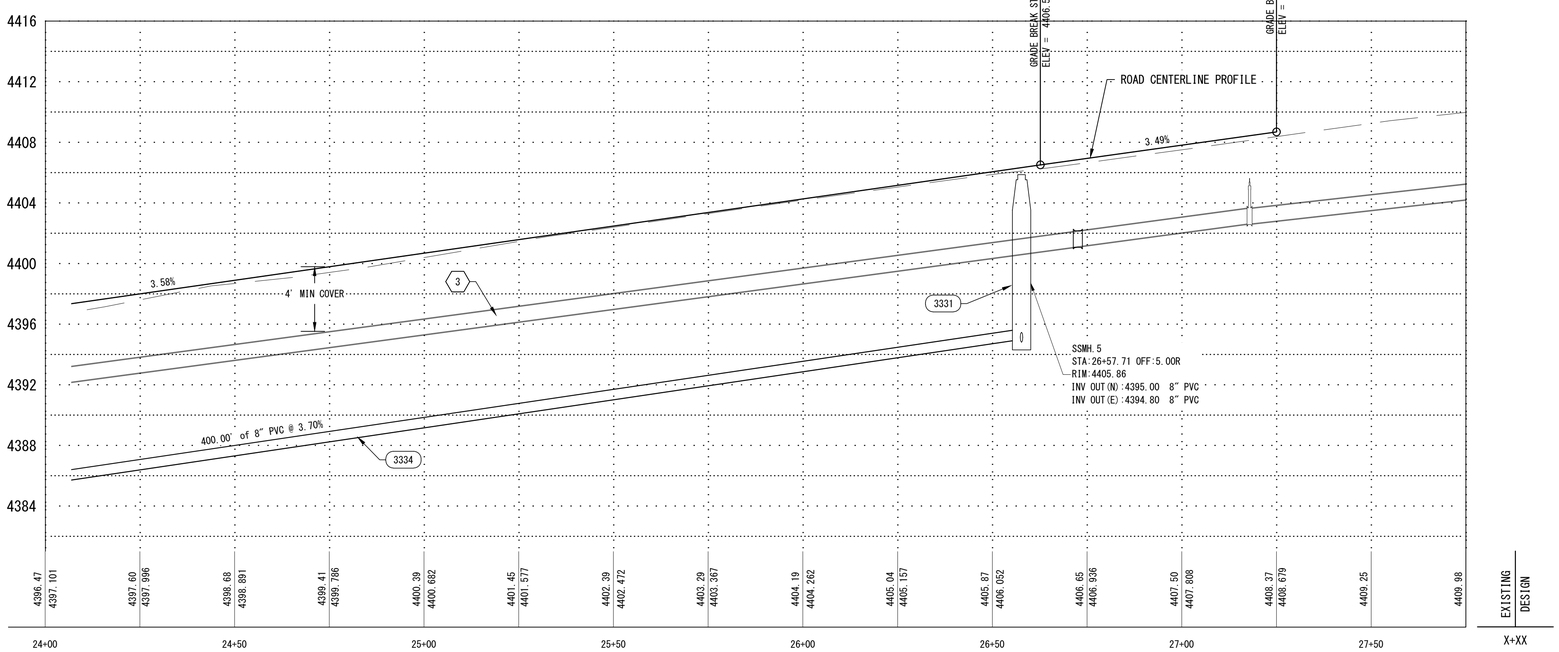
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CIVIL PLAN AND PROFILE





PAY ITEMS

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3301	POTABALE WATER SERVICE, 3/4-INCH, CITY STD
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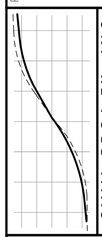
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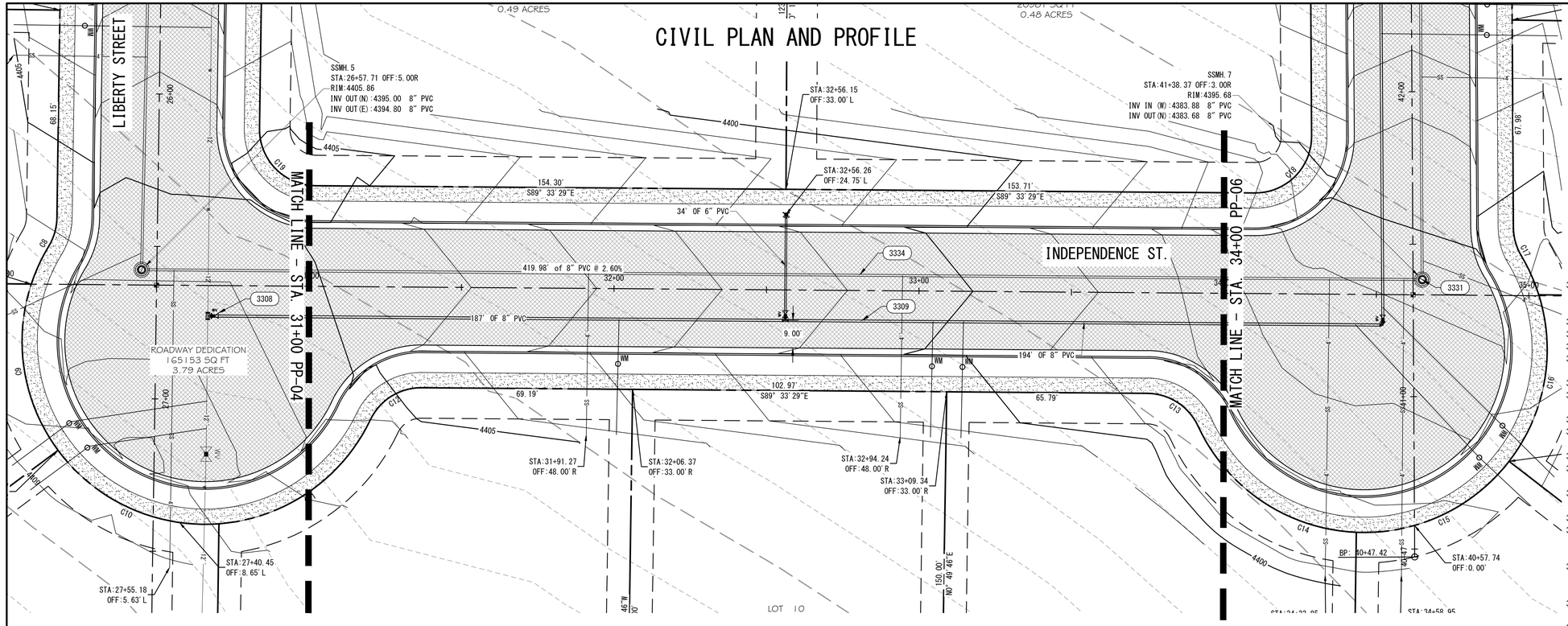
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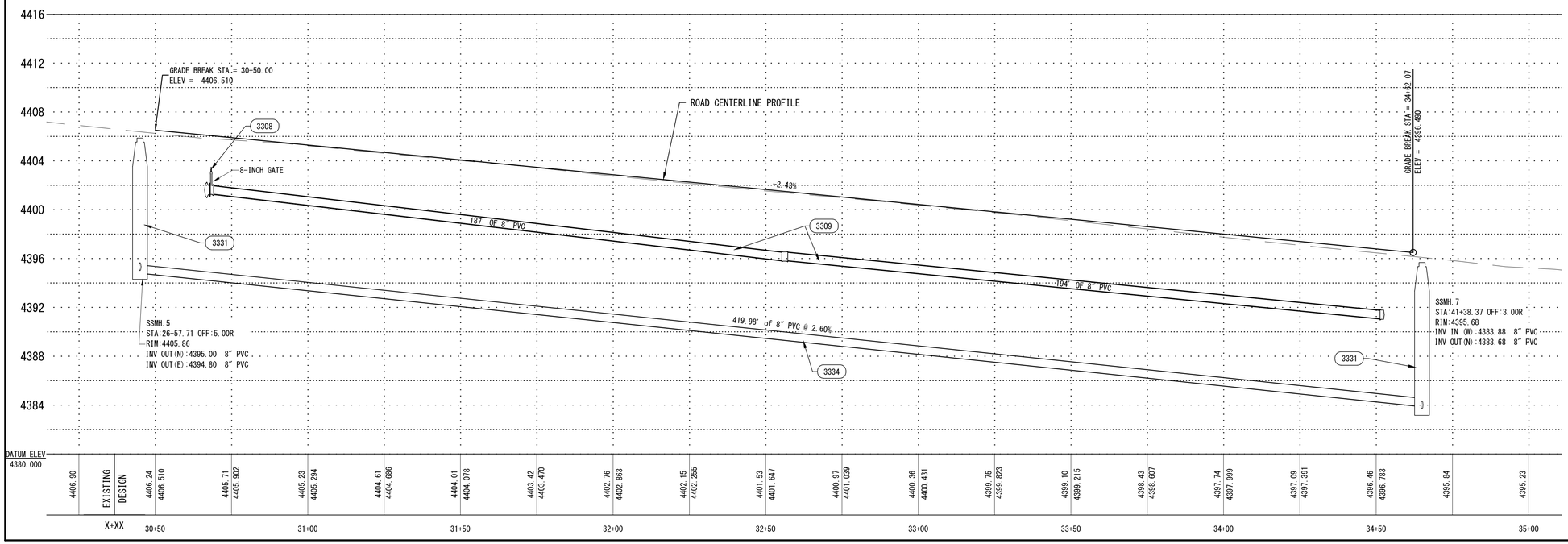
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CIVIL PLAN AND PROFILE



PAY ITEMS

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3301	POTABALE WATER SERVICE, 3/4-INCH, CITY STD
3306	GATE VALVE, 6-INCH, AWWA C509
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3346	STORM DRAIN CATCH BASIN, APWA PLAN 315.1 W/ 308 GRATE AND FRAME
3346H	STORM DRAIN CATCH BASIN, APWA PLAN 315.1 AND SNOUT HOOD W/ 308 GRATE AND FRAME
3347	EXCAVATED STORM WATER POND
3348H	STORM DRAIN JUNCTION BOX, APWA PLAN 332 AND PRE-CAST LID WITH 30" ACCESS HOLE AND APWA PLAN 302.1 FRAME AND COVER
3349	PRECAST PERFORATED DRAINAGE DRY WELL, 6' DIAMETER, 9' DEEP WITH 13' X 13' GRAVEL ENVELOPE, SEE DETAIL 5 ON C-532. MIN. STORAGE CAPACITY IS 661 FT³
3350	HDPE FLARED END SECTION WITH TRASH GUARD AND 1 C.Y. OF 6" RIP RAP
3371	PVC CONDUIT, 3-INCH



CONSTRUCTION NOTES

1. EXISTING SEWER MAIN
2. EXISTING IRRIGATION PIPE
3. EXISTING WATER MAIN
4. EXISTING FIRE HYDRANT
5. EXISTING GAS, QUESTAR
6. EXISTING ELECTRIC, 3 PHASE 12.5 KV, COORDINATE WITH ROCKY MOUNTAIN POWER
7. EXISTING COMMUNICATION,
8. EXISTING UTILITY POLE
9. EXISTING SANITARY SEWER MANHOLE
10. CONCEPTUAL GAS LAYOUT

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No.	Revisions	By	Date

FINAL INFRASTRUCTURE

Project Number	Designed By	Date Issued
20-45015	BVB	2022.07.06
	Drawn By	
	BVB	

Project Name:
SPRINGFIELD ESTATES
SUBDIVISION
GRANTSVILLE,
TOOELE COUNTY, UTAH

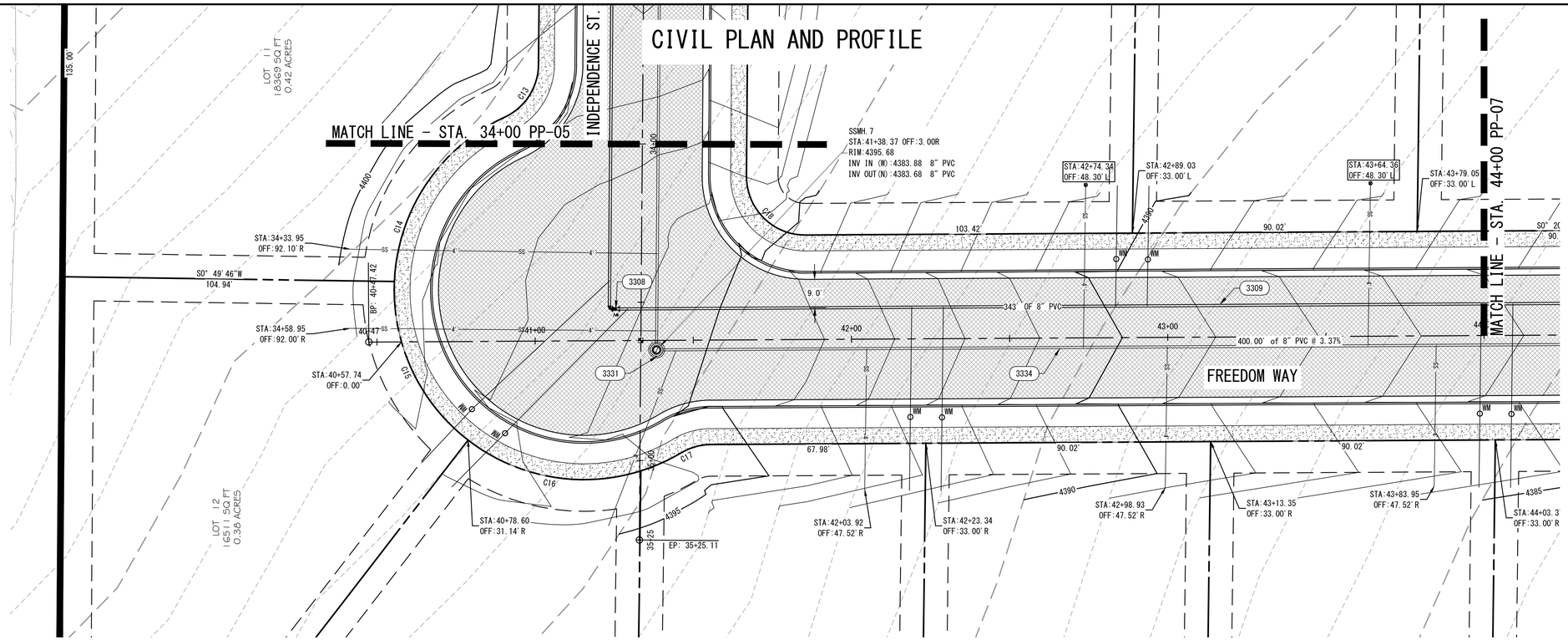
CIVIL PROJ-EX, INC
ENGINEERS - PLANNERS
96 QUIRK STREET
GRANTSVILLE, UTAH 84029

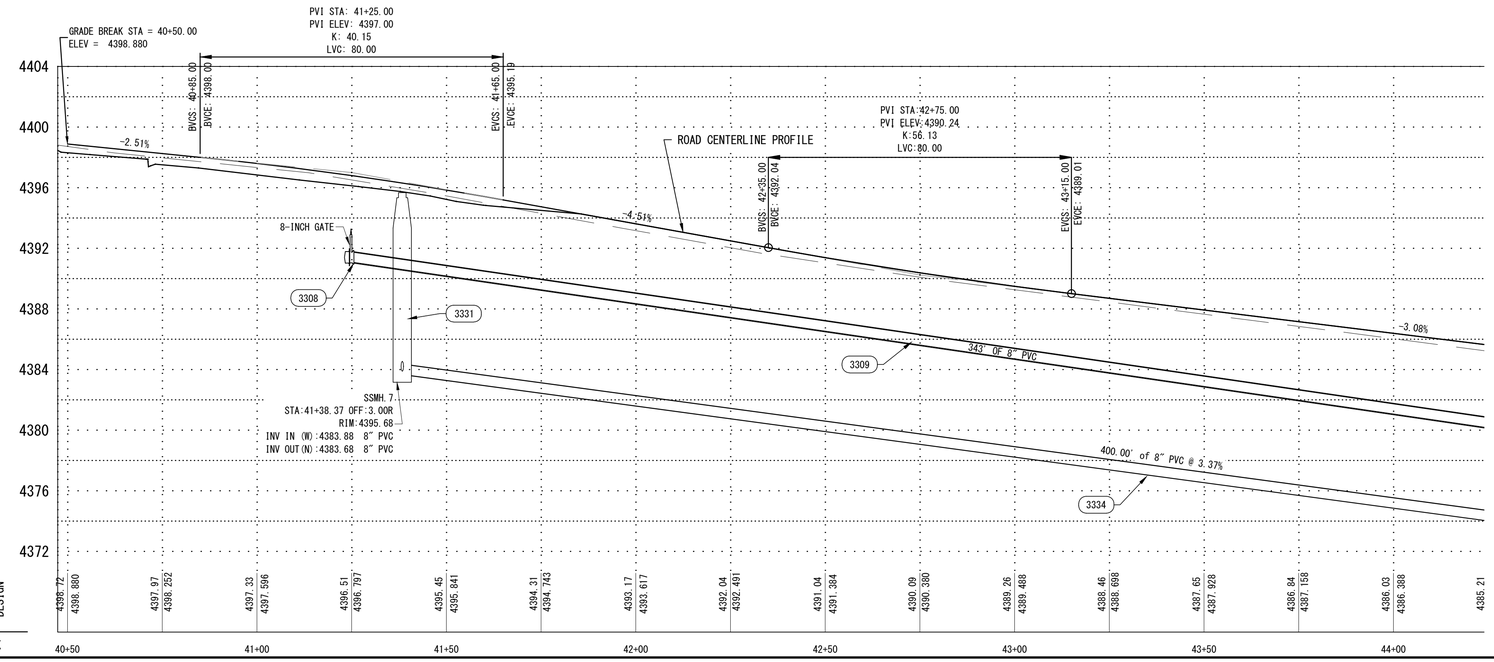
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BARRY V. BUNDERSON
STATE OF UTAH
2022.07.06

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Sheet Name:
PP-05

CIVIL PLAN AND PROFILE





PAY ITEMS

####	
3286	PURPLE PVC PIPE, 6-INCH AWWA C900 SDR 18 IRRIGATION MAIN
3301	POTABALE WATER SERVICE, 3/4-INCH, CITY STD
3306	GATE VALVE, 6-INCH, AWWA C509
3308	GATE VALVE, 8-INCH, AWWA C509
3309	BLUE PVC PIPE, 8-INCH, AWWA C900 SDR 18 WATER MAIN, SEE CITY WATER MAIN TRENCH
3319	FIRE HYDRANT ASSEMBLY, CITY STD
3331	SANITARY SEWER MANHOLE, 4-FT DIAMETER, COMPLETE, APWA PLAN 402, 411, 413
3333	PVC SDR 35 SANITARY SEWER LATERAL, APWA PLAN 431
3334	PVC SANITARY SEWER PIPE, 8-INCH, SDR 35, APWA PLAN 381 & 382
3342	ADS N-12 STORM DRAIN PIPE, 15-INCH, APWA PLAN 381
3346	STORM DRAIN CATCH BASIN, APWA PLAN 315.1 W/ 308 GRATE AND FRAME
3346H	STORM DRAIN CATCH BASIN, APWA PLAN 315.1 AND SNOUT HOOD W/ 308 GRATE AND FRAME
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CONSTRUCTION NOTES

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2. EXISTING IRRIGATION PIPE
3. EXISTING WATER MAIN
4. EXISTING FIRE HYDRANT
5. EXISTING GAS, QUESTAR
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7. EXISTING COMMUNICATION,
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No.	Revisions	By	Date

FINAL INFRASTRUCTURE

Project Number	Designed By	Date Issued
20-45015	BYB	2022.07.06
	Drawn By	
	BYB	

Project Name:
SPRINGFIELD ESTATES
SUBDIVISION
GRANTSVILLE,
TOOELE COUNTY, UTAH

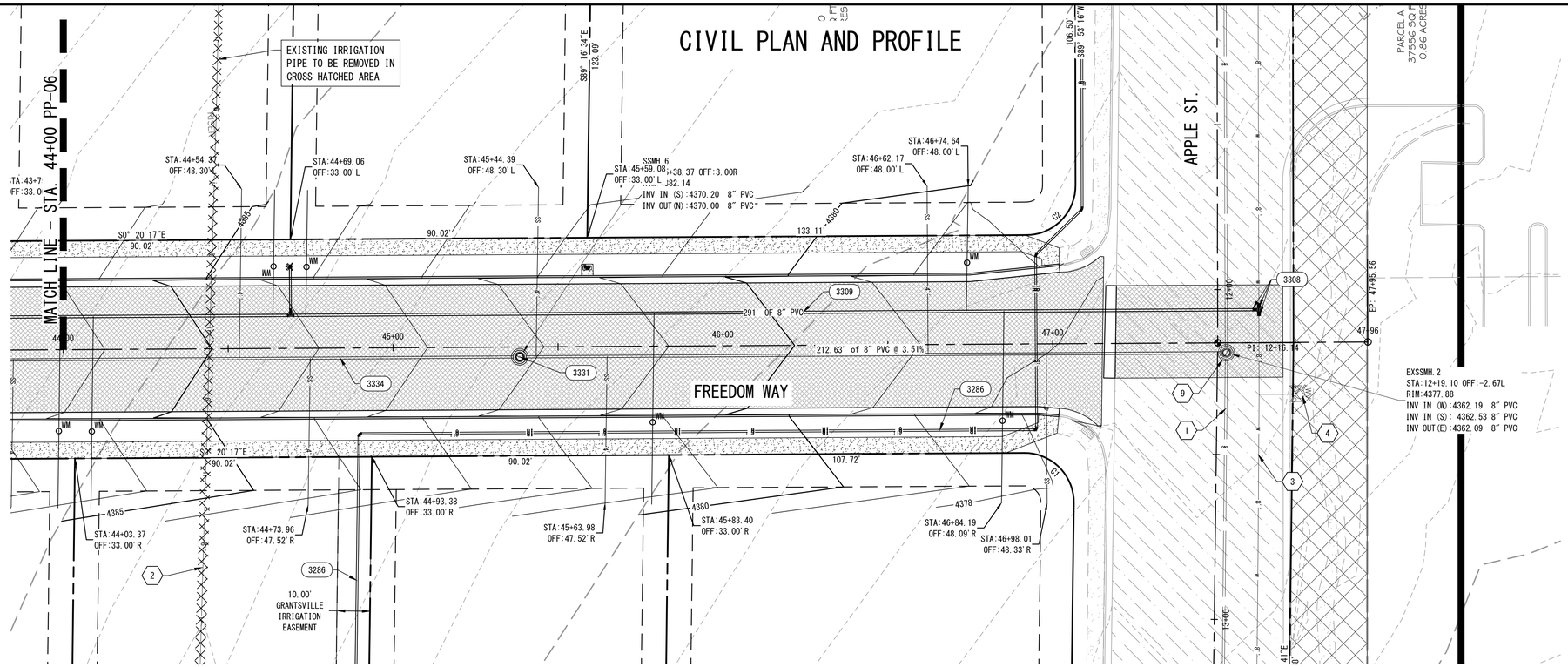
CIVIL PROJ-EX, INC
ENGINEERS, PLANNERS
96 QUIRK STREET
GRANTSVILLE, UTAH 84029

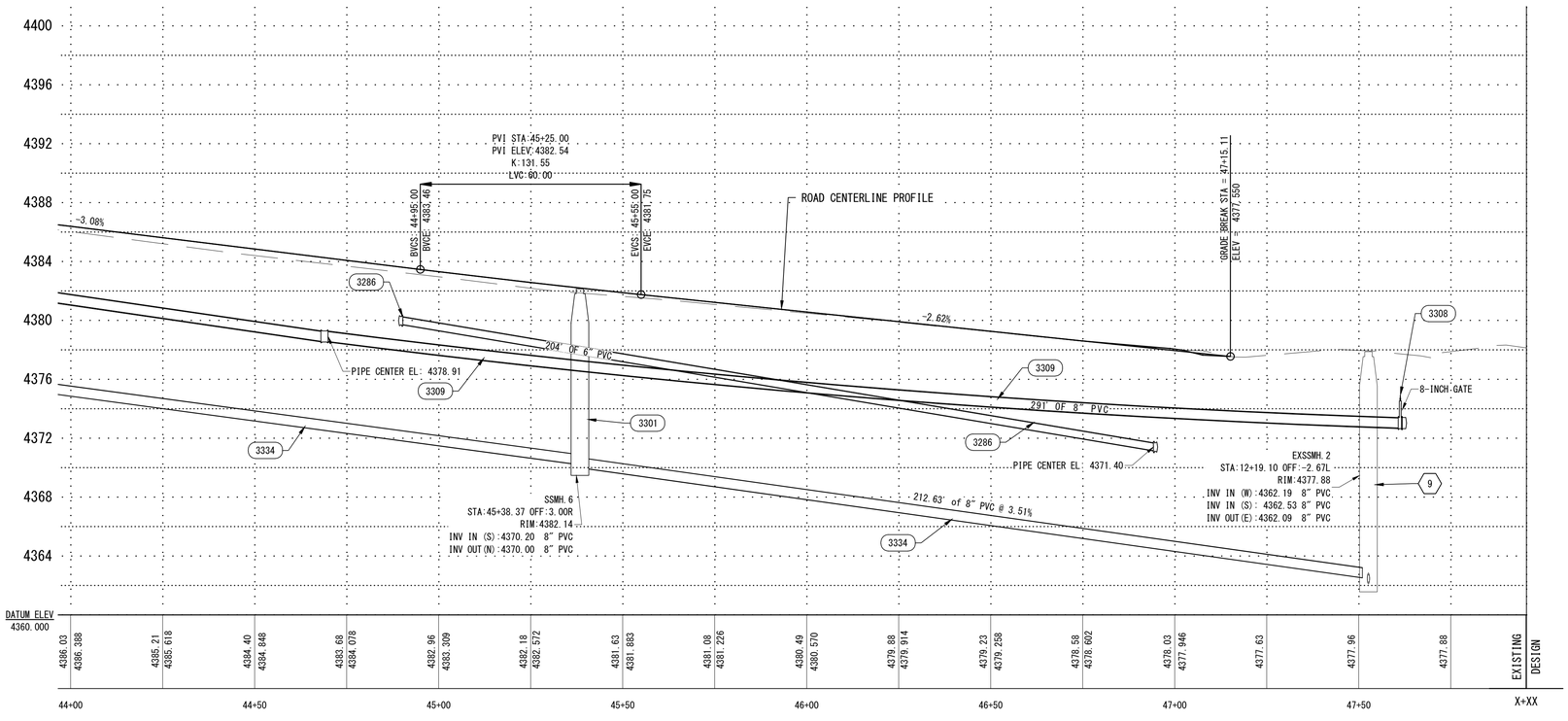
PROFESSIONAL ENGINEER
7224167
BARRY V. BUNDERSON
STATE OF UTAH
2022.07.06

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Sheet Name:
PP-06

CIVIL PLAN AND PROFILE





PAY ITEMS

####	
3286	PURPLE PVC PIPE, 6-INCH AWWA C900 SDR 18 IRRIGATION MAIN
3301	POTABALE WATER SERVICE, 3/4-INCH, CITY STD
3306	GATE VALVE, 6-INCH, AWWA C509
3308	GATE VALVE, 8-INCH, AWWA C509
3309	BLUE PVC PIPE, 8-INCH, AWWA C900 SDR 18 WATER MAIN, SEE CITY WATER MAIN TRENCH
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No.	Revisions	By	Date

FINAL INFRASTRUCTURE

Designed By: BYB
Date Issued: 2022.07.06
Project Number: 20-45015
Drawn By: BYB

Project Name:
SPRINGFIELD ESTATES
SUBDIVISION
GRANTSVILLE,
TOOELE COUNTY, UTAH

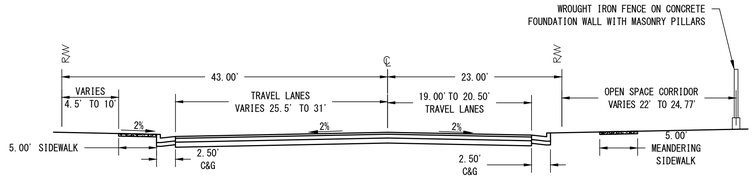
CIVIL PROJ-EX, INC
ENGINEERS, PLANNERS
96 QUIRK STREET
GRANTSVILLE, UTAH 84029

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7224167
BARRY V. BUNDERSON
STATE OF UTAH
2022.07.06

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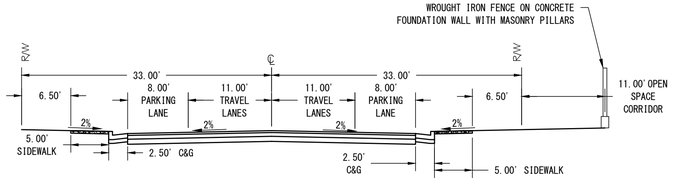
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PP-07

CIVIL SECTIONS



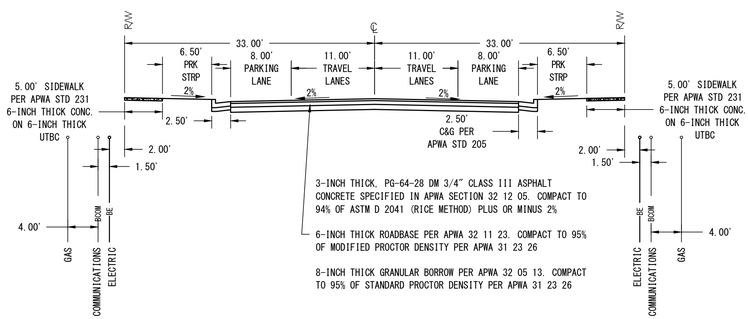
1 EXISTING APPLE STREET SECTION (EAST END TO "S" CURVE)

SCALE: NTS



2 EXISTING APPLE STREET SECTION ("S" CURVE TO WEST END)

SCALE: NTS



3 STANDARD 66' RESIDENTIAL ROADWAY TYPICAL SECTION

SCALE: NTS

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No.	Revisions	By	Date

FINAL INFRASTRUCTURE

Project Number	Designed By	Date Issued
20-45015	BVB	2022.07.06
	Drawn By	
	BVB	

Project Name:
SPRINGFIELD ESTATES SUBDIVISION
GRANTSVILLE, TOOELE COUNTY, UTAH

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

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7224167
BARRY V. BUNDERSON
2022.07.06
STATE OF UTAH

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Sheet Name:
C-301

CIVIL ENVIRONMENTAL CONTROL DETAILS

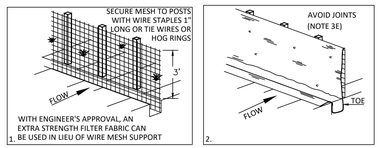
Silt fence

1. GENERAL
   A. Description. A temporary sediment barrier consisting of a filter fabric stretched across and attached to supporting posts and entrenched.
   B. Application. To intercept sediment from disturbed areas of limited extent.
   C. Perimeter Control: Place barrier at down gradient limits of disturbance.
   D. Sediment Barrier: Place barrier at toe of slope or soil stockpile.
   E. Protection of Existing Waterways: Place barrier at top of stream bank.
   F. Inlet Protection.

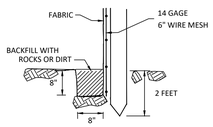
2. PRODUCTS
   A. Fabric. Synthetic filter fabric shall be a pervious sheet of propylene, nylon, polyester, or polyethylene yarn. Synthetic filter fabric shall contain ultraviolet ray inhibitors and stabilizers to provide a minimum of 6 months of expected usable construction life at a temperature range of 0 deg F to 120 deg F.
   B. Burlap. 10 ounces per square yard of fabric.
   C. Posts. Either 2" x 4" diameter wood, or 1.33 pounds per linear foot steel with a minimum length of 5 feet, or steel posts with projections for fastening wire to them.

3. EXECUTION
   A. Cut the fabric on site to desired width, unroll, and drape over the barrier. Secure the fabric toe with rocks or dirt and secure the fabric to the mesh with twin, staples or similar devices.
   B. When attaching two silt fences together, place the end post of the second fence inside the end post of the first fence. Rotate both posts at least 180 degrees on a clockwise direction to create a tight seal with the filter fabric. Drive both posts into the ground and bury the flap.
   C. When used to control sediments from a steep slope, place silt fences away from the toe of the slope for increased holding capacity.
   D. Maintenance
      (1) Inspect immediately after each rainfall and at least daily during prolonged rainfall.
      (2) Should the fabric on a silt fence or filter barrier decompose or become ineffective before the end of the expected usable life and the barrier still be necessary, replace the fabric promptly.
      (3) Remove sediment deposits after each storm event. They must be removed when deposits reach approximately one-half the height of the barrier.
      (4) Re-anchor fence as necessary to prevent shortcutting.
      (5) Inspect for runoff bypassing ends of barriers or undercutting barriers.

NARRATIVE: THIS PLAN MAY BE USED FOR THE CONSTRUCTION OF A STORM WATER BEST MANAGEMENT PRACTICE (BMP). IT IS NOT INCLUSIVE OF ALL PRACTICES AVAILABLE AND IS ONLY SPECIFIC TO THE CONSTRUCTION OF THIS TYPE. MAINTENANCE OF THIS TYPE OF INSTALLATION IS IMPORTANT AND SHOULD BE CONTINUOUSLY MONITORED BY THE CONTRACTOR AND ENGINEER. DETAILS SHOWN HERE HIGHLIGHT IMPORTANT PARTS OF CONSTRUCTION, AND SHOULD BE MODIFIED AS NEEDED.



INSTALLATION SEQUENCE



TOE DETAIL

Plan No. **122** February 2006

1 **Silt fence** SCALE: NTS

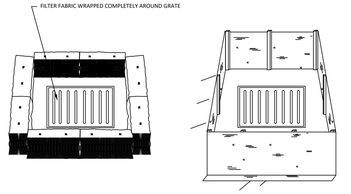
Inlet protection - fence or straw bale

1. GENERAL
   A. Description. A temporary sediment barrier around storm drain inlet.
   B. Application. At inlets in paved or unpaved areas where up gradient area is to be disturbed by construction activities.

2. PRODUCTS (Not used)

3. EXECUTION
   A. Installation and application criteria.
      1) Provide up gradient sediment controls, such as silt fence during construction of inlet.
      2) When construction of inlet is complete erect straw bale barrier, silt fence or other approved sediment barrier surrounding perimeter of inlet.
   B. Maintenance
      1) Inspect inlet protection after every large storm event and at a minimum of once monthly.
      2) Remove sediment accumulated when it reaches 4-inches in depth.
      3) Repair or re-align barrier or fence as needed.
      4) Look for bypassing or undercutting and re-compact soil around barrier or fence as required.

NARRATIVE: THIS PLAN MAY BE USED FOR THE CONSTRUCTION OF A STORM WATER BEST MANAGEMENT PRACTICE (BMP). IT IS NOT INCLUSIVE OF ALL PRACTICES AVAILABLE AND IS ONLY SPECIFIC TO THE CONSTRUCTION OF THIS TYPE. MAINTENANCE OF THIS TYPE OF INSTALLATION IS IMPORTANT AND SHOULD BE CONTINUOUSLY MONITORED BY THE CONTRACTOR AND ENGINEER. DETAILS SHOWN HERE HIGHLIGHT IMPORTANT PARTS OF CONSTRUCTION, AND SHOULD BE MODIFIED AS NEEDED.



STRAW BALE BARRIER (PLAN No. 121) SILT FENCE (PLAN No. 122)

Plan **124.3** February 2006

2 **Inlet protection - fence or straw bale** SCALE: NTS

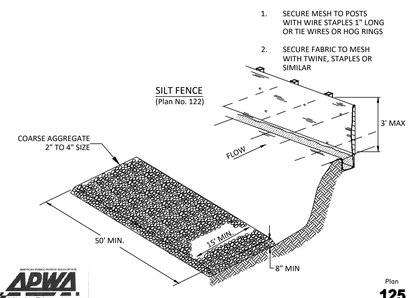
Equipment and vehicle wash down area

1. GENERAL
   A. Description. A temporary stabilized pad of gravel for general washing of equipment and construction vehicles.
   B. Application.
      1) At any site where regular washing of vehicles and equipment will occur.
      2) May also be used as a filling point for water trucks limiting erosion caused by overflow or spillage of water.

2. PRODUCTS (Not used)

3. EXECUTION
   A. Clear and grub area and grade to provide maximum slope of 1 percent away from paved roadway.
   B. Compact subgrade.
   C. Place filter fabric under wash down area if desired (recommended for wash area that remains more than 3 months).
   D. Install silt fence down gradient (see Plan 122)
   E. Maintenance.
      1) Requires periodic top dressing with additional stones.
      2) Solely used to control sediment in wash water. Cannot be utilized for washing equipment or vehicles that may cause contamination of runoff (such as fertilizer equipment or concrete equipment).
      3) Keep the wash area in a condition which will prevent tracking or flow of mud onto public rights-of-way.
      4) Periodically dress the top with 2-inch stone may be required, as conditions demand, and repair any structures used to trap sediments.
      5) Inspect daily for loss of gravel or sediment buildup.
      6) Inspect adjacent area for sediment deposit and install additional controls as necessary.
      7) Expand stabilized area as required to accommodate activities.
      8) Maintain silt fence as outlined in Plan 122.

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WASH DOWN AREA

Plan **125** February 2006

3 **Equipment and vehicle wash down area** SCALE: NTS

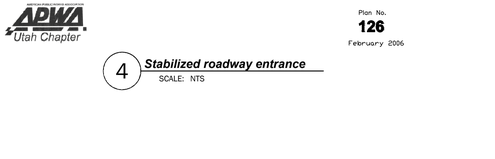
Stabilized roadway entrance

1. GENERAL
   A. A temporary stabilized pad of gravel for controlling equipment and construction vehicle access to the site.
   B. At any site where vehicles and equipment enter the public right of way.

2. PRODUCTS (Not used)

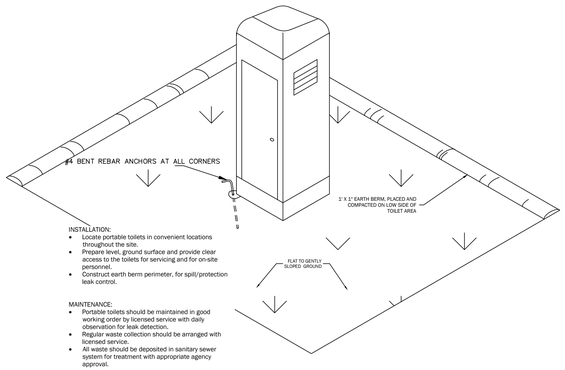
3. EXECUTION
   A. Clear and grub area and grade to provide maximum slope of 1 percent away from paved roadway.
   B. Compact subgrade.
   C. Place filter fabric under stone if desired (recommended for entrance area that remains more than 3 months).
   D. Maintenance.
      1) Prevent tracking or flow of mud into the public right-of-way.
      2) Periodic top dressing with 2-inch stone may be required, as conditions demand, and repair any structures used to trap sediments.
      3) Inspect daily for loss of gravel or sediment buildup.
      4) Inspect adjacent area for sediment deposit and install additional controls as necessary.
      5) Expand stabilized area as required to accommodate activities.

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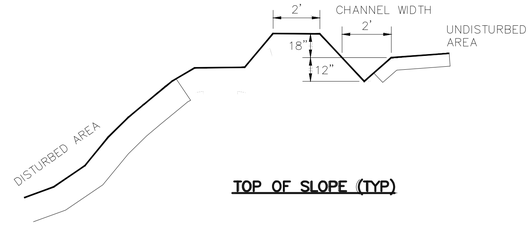
Plan No. **126** February 2006

4 **Stabilized roadway entrance** SCALE: NTS

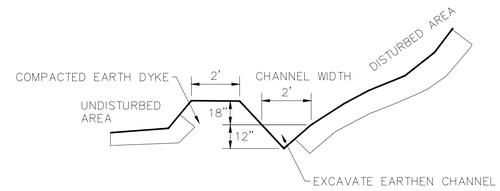


5 **Toilet** SCALE: NTS

NARRATIVE: THIS PLAN MAY BE USED FOR THE CONSTRUCTION OF A STORM WATER BEST MANAGEMENT PRATICE (BMP). IT IS NOT INCLUSIVE OF ALL PRACTICES AVAILABLE AND IS ONLY SPECIFIC TO THE CONSTRUCTION OF THIS TYPE. MAINTENANCE OF THIS TYPE OF INSTALLATION IS IMPORTANT AND SHOULD BE CONTINUOUSLY MONITORED BY THE CONTRACTOR AND ENGINEER. DETAILS SHOWN HERE HIGHLIGHT IMPORTANT PARTS OF CONSTRUCTION, AND SHOULD BE MODIFIED AS NEEDED.



TOP OF SLOPE (TYP)



BASE OF SLOPE (TYP)

6 **Diversion dike** SCALE: NTS

Plan No. **123** February 2006



7 **Concrete wash-out bin** SCALE: NTS

No.	Revisions	By	Date
1	City Public Works requires 4500 PSI concrete for Public Way Improvements	BYB	8.12.21

FINAL INFRASTRUCTURE

Project Number 20-45009 | Designed By BYB | Drawn By BYB | Date Issued 2022.06.16

SPRINGFIELD ESTATES SUBDIVISION
GRANTSVILLE, TOOELE COUNTY, UTAH

Project Name:

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

PROFESSIONAL ENGINEER
7224167
BARRY V. BUNDERSON
Barry V. Bunderson
2022.06.16
STATE OF UTAH

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Sheet Name:

C-511

CIVIL SURFACE INFRASTRUCTURE DETAILS

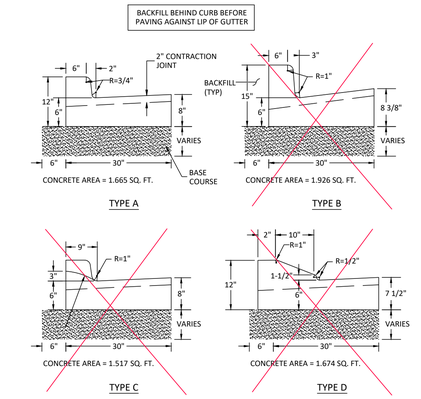
Concrete for all surface improvements in the Public Way including but not limited to; sidewalk, driveway entrances, pedestrian ramps, curb and gutter, water ways, manhole, vault and valve collars, and any other cast in place surface concrete features shall be constructed with minimum **4,500 psi** concrete per Grantsville City Public Works.

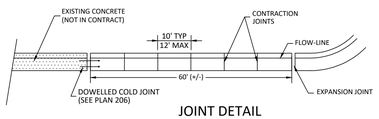
Curb and gutter

1. GENERAL
   A. Variance from specified dimensions and slopes must be acceptable to the ENGINEER. System configuration may be changed at ENGINEER's discretion.

2. PRODUCTS
   A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
   B. Expansion Joint Filler: 1/2-inch thick type F1 full depth, APWA Section 32 13 73.
   C. Concrete: Class 4000, APWA Section 03 30 04. If necessary, provide concrete that achieves design strength in less than 7 days. Use caution; however, as concrete crazing (spider cracks) may develop if air temperature exceeds 90 degrees F.
   D. Concrete Curing Agent: Clear membrane forming compound with fugitive dye (Type ID Class A), APWA Section 03 39 00.

3. EXECUTION
   A. Base Course Placement: APWA Section 32 05 10. Thickness is 6-inches if flowline grade is 0.5 percent (s=0.005) or greater. If slope is less, provide 8-inches. Maximum lift thickness before compaction is 8-inches when using riding equipment or 6-inches when using hand held equipment. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.
   B. Concrete Placement: APWA Section 03 30 10.
      1) Install expansion joints vertical, full depth, with top of filler set flush with concrete surface. Install at the start or end of a street intersection curb return. Expansion joints are not required in concrete placement using slip-form construction.
      2) Install contraction joints vertical, 1/8-inch wide or 1/4 slab thickness if the slab is greater than 8-inches thick. Match joint location in adjacent Portland-cement concrete roadway pavement.
      3) Provide 1/2-inch radius edges. Apply a broom finish. Apply a curing agent.
   C. Protection and Repair: Protect concrete from deicing chemicals during cure. Repair construction that does not drain. If necessary, fill flow-line with water to verify.



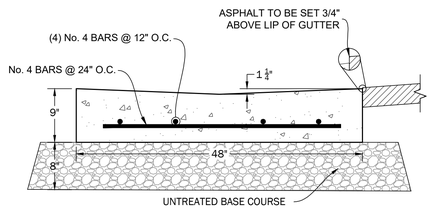


JOINT DETAIL

APWA Utah Chapter

Plan No. **205.1** December 2008

Curb and gutter



WATERWAY

1 CONCRETE CURB AND GUTTER
SCALE: NTS

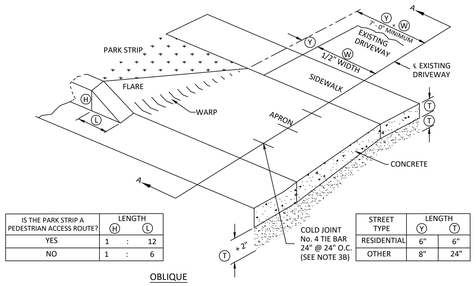
Flare driveway approach

1. GENERAL
   A. Variance from specified dimensions and slopes must be acceptable to the ENGINEER. System configuration may be changed at ENGINEER's discretion.
   B. Field Changes to Slope Requirements:
      1) Grades may have a 6 percent change in slope over a 11 feet wheel base run for both crest or sag vertical curves.
      2) Where heavy truck use and fire truck access applies, or to improve design speed, design grades should be cut in half.
      3) Specific uses or site conditions may require profile design submittal for review and acceptance.
   C. Additional requirements are specified in APWA Section 32 16 13.

2. PRODUCTS
   A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
   B. Expansion Joint Filler: 1/2-inch thick type F1 full depth, APWA Section 32 13 73.
   C. Concrete: Class 4000, APWA Section 03 30 04. If necessary, provide concrete that achieves design strength in less than 7 days. Use caution; however, as concrete crazing (spider cracks) may develop if air temperature exceeds 90 degrees F.
   D. Reinforcement: Galvanized or epoxy coated, deformed, 60 ksi yield grade steel, ASTM A615.
   E. Concrete Curing Agent: Clear membrane forming compound with fugitive dye (Type ID Class A), APWA Section 03 39 00.

3. EXECUTION
   A. Base Course Placement: APWA Section 32 05 10. Maximum lift thickness before compaction is 8-inches when using riding equipment or 6-inches when using hand held equipment. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.
   B. Reinforcement: Not required if driveway apron is constructed without a cold joint.
   C. Concrete Placement: APWA Section 03 30 10.
      1) Install expansion joints vertical, full depth, with top of filler set flush with concrete surface.
      2) Install contraction joints vertical, 1/8-inch wide or 1/4 slab thickness if the slab is greater than 8-inches thick. Maximum length to width ratio for non-square panels is 1.5 to 1. Maximum panel length (in feet) is 1.5 times the slab thickness(in inches).
      3) Provide 1/2-inch radius edges. Apply a broom finish. Apply a curing agent.
   D. Protection and Repair: Protect concrete from deicing chemicals during cure. Repair construction that does not drain. If necessary, fill flow-line with water to verify.

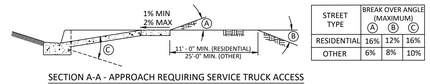
TYPE A



IS THE PARK STRIP A PEDESTRIAN ACCESS ROUTE?	LENGTH (H)	(L)
YES	1 :	12
NO	1 :	6

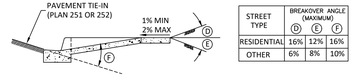
STREET TYPE	LENGTH (V)	(T)
RESIDENTIAL	6"	6"
OTHER	8"	24"

OBLIQUE



STREET TYPE	BREAK OVER ANGLE (MAXIMUM) (A)	(B)	(C)
RESIDENTIAL	16%	12%	16%
OTHER	6%	8%	10%

SECTION A-A - APPROACH REQUIRING SERVICE TRUCK ACCESS



STREET TYPE	BREAKOVER ANGLE (MAXIMUM) (D)	(E)	(F)
RESIDENTIAL	16%	12%	16%
OTHER	6%	8%	10%

SECTION A-A - TYPICAL DRIVEWAY APPROACH

APWA Utah Chapter

Plan **221.1** December 2009

3 ***Flare driveway approach***
SCALE: NTS

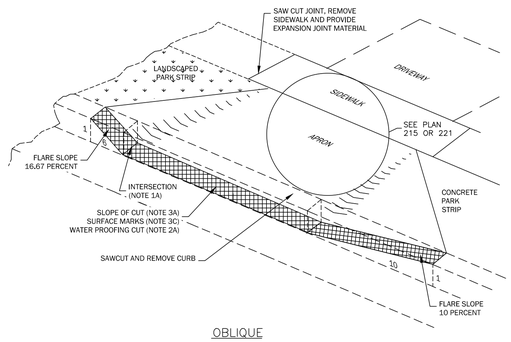
Saw-cut driveway approach

1. GENERAL
   A. The drawing shows sawing off and removing a curb for the construction of a new driveway approach. Additional requirements are specified in Plan 215 or Plan 221 for constructing driveway approach after curb is removed.
   B. The slope of the right flare is required if a pedestrian access route abuts the curb. The slope of the left flare is required if a pedestrian access rout DOES NOT abut the curb.
   C. Variance from specified slopes must be acceptable to the ENGINEER.

2. PRODUCTS
   A. Water repellant: Penetrating compound, APWA Section 07 19 00.
   B. Expansion Joint Filler: 1/2-inch thick type F1 full depth, APWA Section 32 13 73.

3. EXECUTION
   A. At the apron, cut the curb off so the slope of the curb cut as measured perpendicular to the flow line is 16.67 percent (1:6). Unless specified otherwise, make the curb cut intersect the flow line.
   B. At the flare, cut the curb off so the slope of curb cut as measured parallel to the flow line is as follows.
1) 8.33 percent (1:12) if curb borders a surface used by pedestrians.
2) 16.67 percent (1:6) if curb does not border a surface used by pedestrians.
   C. No over-cutting where cuts merge. Grind sawed surface so no blade marks remain.
   D. Water proofing. Apply full coverage water repellant over cut concrete.
   E. Expansion Joint: Vertical, full depth, with top of filler set flush with concrete surface.

NARRATIVE: THIS PLAN IS USED IF AN EXISTING CURB MUST BE CUT TO INSTALL A DRIVEWAY APPROACH, THE SLOPE OF THE CURB FLARE DEPENDS UPON WHETHER THE PARK STRIP IS LANDSCAPED OR IF THE PARK STRIP IS CONCRETE.



OBLIQUE

APWA Utah Chapter

4 ***Saw-cut driveway approach***
SCALE: NTS

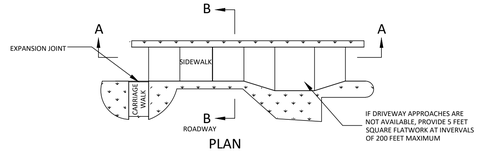
Plan **222** February 2011

Sidewalk

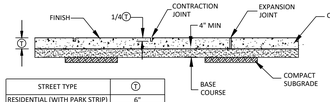
1. GENERAL
   A. Variance from specified dimensions and slopes must be acceptable to the ENGINEER. System configuration may be changed at ENGINEER's discretion.
   B. Additional requirements are specified in APWA Section 32 16 13.

2. PRODUCTS
   A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
   B. Expansion Joint Filler: 1/2-inch thick type F1 full depth, APWA Section 32 13 73.
   C. Concrete: Class 4000, APWA Section 03 30 04. If necessary, provide concrete that achieves design strength in less than 7 days. Use caution; however, as concrete crazing (spider cracks) may develop if air temperature exceeds 90 degrees F.
   D. Concrete Curing Agent: Clear membrane forming compound with fugitive dye (Type ID Class A), APWA Section 03 39 00.

3. EXECUTION
   A. Base Course Placement: APWA Section 32 05 10. Maximum lift thickness before compaction is 8-inches when using riding equipment or 6-inches when using hand held equipment. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.
   B. Concrete Placement: APWA Section 03 30 10.
      (1) Install expansion joints vertical, full depth, with top of filler set flush with concrete surface.
      (2) Install contraction joints vertical, 1/8-inch wide or 1/4 slab thickness if the slab is greater than 8-inches thick. Maximum length to width ratio for non-square panels is 1.5 to 1. Maximum panel length (in feet) is 1.5 times the slab thickness (in inches).
      (3) Provide 1/2-inch radius edges. Apply a broom finish. Apply a curing agent.



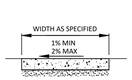
PLAN



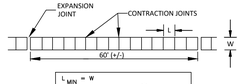
STREET TYPE	(T)
RESIDENTIAL (WITH PARK STRIP)	6"
RESIDENTIAL (NO PARK STRIP)	6"
OTHER	6"
REPLACING EXISTING SIDEWALK	MATCH EXISTING (4" MIN.)

SEE DRIVEWAY APPROACH PLANS FOR SIDEWALK THICKNESS AT DRIVEWAYS

SECTION A-A



SECTION B-B



SIDEWALK JOINT DETAIL

APWA Utah Chapter

Plan No. **231** March 2009

5 ***Sidewalk***
SCALE: NTS

No.	Revisions	By	Date
1	City Public Works requires 4500 PSI concrete for Public Way Improvements	BYB	8.12.21

FINAL INFRASTRUCTURE

Project Number 20-45009 | Designed By BYB | Drawn By BYB | Date Issued 2022.06.16

SPRINGFIELD ESTATES SUBDIVISION
GRANTSVILLE, TOOELE COUNTY, UTAH

Project Name:

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

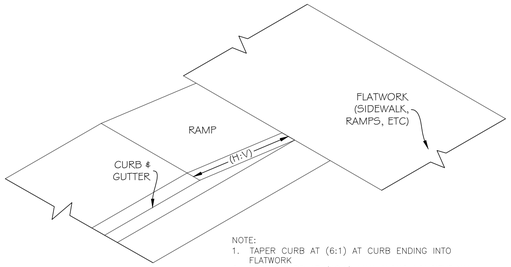
PROFESSIONAL ENGINEER
7224167
BARRY V. BUNDERSON
Barry V. Bunderson
2022.06.16
STATE OF UTAH

7/6/2022 12:25:24 PM

Sheet Name:

C-521

CIVIL SURFACE INFRASTRUCTURE DETAILS



NOTE:
1. TAPER CURB AT (6:1) AT CURB ENDING INTO FLATWORK
2. TAPER CURB AT (12:1) MAX ALONG LONGITUDINAL RAMPS, WALK WAYS OR PATHS

1 TAPER CURB
SCALE: NTS

Concrete for all surface improvements in the Public Way including but not limited to; sidewalk, driveway entrances, pedestrian ramps, curb and gutter, water ways, manhole, vault and valve collars, and any other cast in place surface concrete features shall be constructed with minimum **4,500 psi** concrete per Grantsville City Public Works.

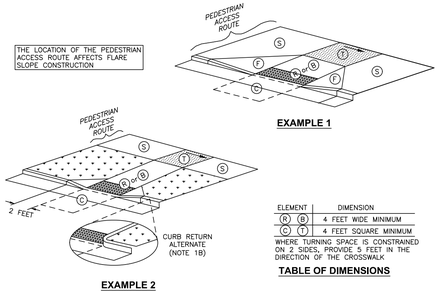
Mid-block curb cut assembly

1. GENERAL
   A. Where existing elements or spaces are altered to receive an assembly; slopes and dimensions shall comply with slopes and dimensions shown on the drawing, or to the maximum extent feasible permitted by the ENGINEER. Final configuration of the assembly may be different than shown.
   B. Installation of a curb wall is ENGINEER's choice.
   C. Definitions and supplemental requirements are specified in APWA Section 32 16 14.

2. PRODUCTS
   A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
   B. Expansion Joint Filler: 1/2-inch thick type F1 full depth, APWA Section 32 13 73..
   C. Detectable Warning Surface: Paver, ribbed composite panel, or tile. Provide a color that contrasts with adjacent walking surface, either light-on-dark or dark-on-light. ENGINEER to select type and color unless indicated elsewhere.
   D. Concrete: Class 4000, APWA Section 03 30 04.
   E. Concrete Curing Agent: Clear membrane forming compound with fugitive dye (Type ID Class A), APWA Section 03 39 00.

3. EXECUTION
   A. Base Course Placement: APWA Section 32 05 10. Maximum lift thickness before compaction is 8-inches when using riding equipment or 6-inches when using hand held equipment. Compaction is95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.
   B. Curb Modifications:
      1) The sloped surface created to accommodate the ramp or approach areas shall be perpendicular to the back of curb.
      2) No grade break shall exist between the flow-line and the turning space. Length of the curb modification abutting the turning space is 4 feet minimum.
   C. Curb Ramp: Length not required to exceed 15 feet. Grade breaks are perpendicular to the direction of ramp run and are not permitted on the ramp or turning space surface. Sides are parallel to each other and perpendicular to the ends.
   D. Concrete Placement: APWA Section 03 30 10.
      1) Maximum length to width ratio for rectangular panel joints is 1.5 to 1. Joint spacing measured in feet not to exceed twice slab thickness measured in inches or a maximum of 15 feet.
      2) Install expansion joints vertical, full depth, with top of filler set flush with concrete surface. Install contraction joints vertical, 1/8-inch wide, and 1/4 of the depth of the concrete flatwork.
      3) Provide 1/2-inch radius edges. Apply a broom finish. Apply a curing agent.
   E. Clear Space: No trip hazards in the clear space.

TURNING SPACE AT SIDEWALK LEVEL



ELEMENT		DIMENSION
R	B	4 FEET WIDE MINIMUM
C	T	4 FEET SQUARE MINIMUM

WHERE TURNING SPACE IS CONSTRAINED ON 2 SIDES, PROVIDE 5 FEET IN THE DIRECTION OF THE CROSSWALK

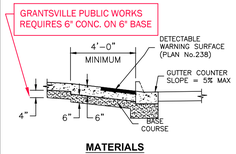
TABLE OF DIMENSIONS

		RUNNING SLOPE (%) MAXIMUM	CROSS SLOPE (%) MAXIMUM
TURNING SPACE	T	STREET GRADE	2
CURB RAMP	R	8.33	2 (c)
BLENDED TRANSITION	B	5	2 (c)
CLEAR SPACE	C	5	2 (c)
SIDEWALK	S	STREET GRADE	2
FLARE	F	10	---

(a) RUNNING SLOPE IS IN THE DIRECTION OF PEDESTRIAN TRAVEL. RUNNING SLOPE OF FLARE IS PARALLEL TO BACK OF CURB
(b) CROSS SLOPE IS PERPENDICULAR TO DIRECTION OF PEDESTRIAN TRAVEL.

SLOPE TABLE

GRANTSVILLE PUBLIC WORKS REQUIRES 6" CONC. ON 6" BASE



MATERIALS

2 *Mid-block curb cut assembly*
SCALE: NTS

Plan **236.1** September 2011

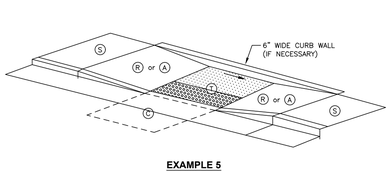
Mid-block curb cut assembly

1. GENERAL
   A. Where existing elements or spaces are altered to receive an assembly; slopes and dimensions shall comply with slopes and dimensions shown on the drawing, or to the maximum extent feasible permitted by the ENGINEER. Final configuration of the assembly may be different than shown.
   B. Installation of a curb wall is ENGINEER's choice.
   C. Definitions and supplemental requirements are specified in APWA Section 32 16 14.

2. PRODUCTS
   A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
   B. Expansion Joint Filler: 1/2-inch thick type F1 full depth, APWA Section 32 13 73..
   C. Detectable Warning Surface: Paver, ribbed composite panel, or tile. Provide a color that contrasts with adjacent walking surface, either light-on-dark or dark-on-light. ENGINEER to select type and color unless indicated elsewhere.
   D. Concrete: Class 4000, APWA Section 03 30 04.
   E. Concrete Curing Agent: Clear membrane forming compound with fugitive dye (Type ID Class A), APWA Section 03 39 00.

3. EXECUTION
   A. Base Course Placement: APWA Section 32 05 10. Maximum lift thickness before compaction is 8-inches when using riding equipment or 6-inches when using hand held equipment. Compaction is95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.
   B. Curb Modifications:
      1) The sloped surface created to accommodate the ramp or approach areas shall be perpendicular to the back of curb.
      2) No grade break shall exist between the flow-line and the turning space. Length of the curb modification abutting the turning space is 4 feet minimum.
   C. Curb Ramp: Length not required to exceed 15 feet. Grade breaks are perpendicular to the direction of ramp run and are not permitted on the ramp or turning space surface. Sides are parallel to each other and perpendicular to the ends.
   D. Curb Wall: Set top of curb wall equal to elevation of extended lateral lines of sidewalk.
   E. Concrete Placement: APWA Section 03 30 10.
      1) Maximum length to width ratio for rectangular panel joints is 1.5 to 1. Joint spacing measured in feet not to exceed twice slab thickness measured in inches or a maximum of 15 feet.
      2) Install expansion joints vertical, full depth, with top of filler set flush with concrete surface. Install contraction joints vertical, 1/8-inch wide, and 1/4 of the depth of the concrete flatwork.
      3) Provide 1/2-inch radius edges. Apply a broom finish. Apply a curing agent.
   F. Clear Space: No trip hazards in the clear space.

TURNING SPACE AT STREET LEVEL



ELEMENT		DIMENSION
R	A	4 FEET WIDE MINIMUM
C	T	4 FEET SQUARE MINIMUM

WHERE TURNING SPACE IS CONSTRAINED ON 2 SIDES, PROVIDE 5 FEET IN THE DIRECTION OF THE CROSSWALK

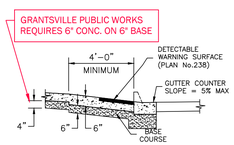
TABLE OF DIMENSIONS

		RUNNING SLOPE (%) MAXIMUM	CROSS SLOPE (%) MAXIMUM
TURNING SPACE	T	STREET GRADE	2
CURB RAMP	R	8.33	2
CLEAR SPACE	C	5	STREET GRADE
SIDEWALK	S	STREET GRADE	2
APPROACHE	A	8.33	2

(a) RUNNING SLOPE IS IN THE DIRECTION OF PEDESTRIAN TRAVEL. RUNNING SLOPE OF FLARE IS PARALLEL TO BACK OF CURB
(b) CROSS SLOPE IS PERPENDICULAR TO DIRECTION OF PEDESTRIAN TRAVEL

SLOPE TABLE

GRANTSVILLE PUBLIC WORKS REQUIRES 6" CONC. ON 6" BASE



MATERIALS

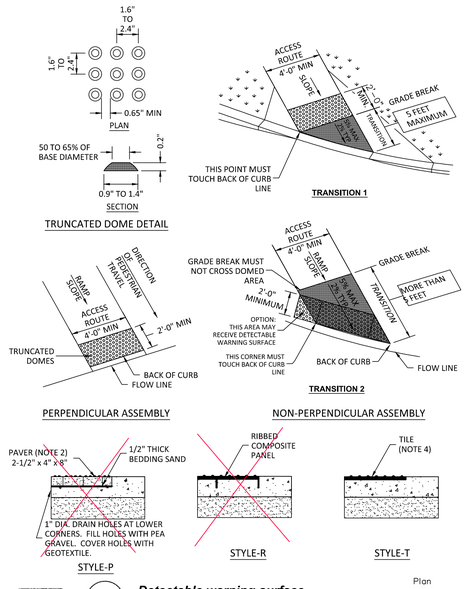
3 *Midblock curb cut assembly*
SCALE: NTS

Plan **236.3** September 2011

1. GENERAL
   A. Detectable warnings consist of a surface of truncated domes aligned in a square or radial grid pattern with dome size, dome spacing, contrast and panel size as indicated.
   B. Definitions and supplemental requirements are specified in APWA Section 32 16 14.

2. PRODUCTS
   A. Pavers:
      1) Concrete, APWA Section 32 14 13.
      2) Brick and Mortar, APWA Section 32 14 16.
   B. Tile: Unless indicated elsewhere, selection is by CONTRACTOR as allowed by ENGINEER.
   C. Ribbed Composite Panel: Unless indicated elsewhere, selection is by CONTRACTOR as allowed by ENGINEER.
   D. D. Bedding Sand, Joint Sand, Geotextile: APWA Section 32 14 13.

3. EXECUTION
   A. Layout:
      1) Joints Between Units: 3/16 inch maximum or manufacturer'fs recommendation.
      2) Flares: Do not install detectable warning units on flared surfaces.
      3) Alignment: Where a ramp, turning space, or blended transition provides access to the street continuously around a corner, align the vertical rows of truncated domes to be perpendicular or radial to the grade break between the ramp and the street for a 4 feet minimum width for each crosswalk served.
      4) Transition 1 or 2: Selection is by ENGINEER unless indicated elsewhere.
      5) At Rail Crossings: The edge of the detectable warning surface nearest the rail crossing is 6 feet minimum and 15 feet maximum from the centerline of the nearest rail.
   B. Paver Installation: APWA Section 32 14 13. If paver must be cut, minimum paver cut length is 3/4 paver, or 1/2 paver length providing the adjacent paver is also reduced no more than 1/2 its original length. Do not cut pavers longitudinally. Remove domes that were cut.
   C. Tile Installation: Install according to manufacturer'fs recommendations. Remove domes that were cut.
   D. Ribbed Composite Panel Installation: Install according to manufacturer's recommendation. Remove domes that were cut. Seal cuts to prevent water intrusion.



4 *Detectable warning surface*
SCALE: NTS

Plan **238** July 2011

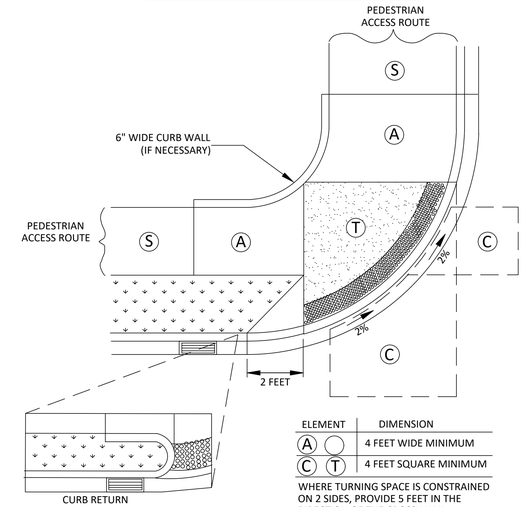
Corner curb cut assembly

1. GENERAL
   A. Where existing elements or spaces are altered to receive an assembly; slopes and dimensions shall comply with slopes and dimensions shown on the drawing, or to the maximum extent feasible permitted by the ENGINEER. Final configuration of the assembly may be different than shown. Where physical constraints (e.g. utility covers, poles, vaults, etc.) prevent compliance, a single diagonal curb cut assembly may serve both pedestrian street crossings.
   B. Installation of a curb wall, flares, or curb returns is ENGINEER's choice.
   C. Definitions and supplemental requirements are specified in APWA's Section 32 16 14.

2. PRODUCTS
   A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
   B. Expansion Joint Filler: 1/2-inch thick type F1 full depth, APWA Section 32 13 73.
   C. Detectable Warning Surface: Paver, ribbed composite panel, or tile. Provide a color that contrasts with adjacent walking surface, either light-on-dark or dark-on-light. ENGINEER to select type and color unless indicated elsewhere.
   D. Concrete: Class 4000, APWA Section 03 30 04.
   E. Concrete Curing Agent: Clear membrane forming compound with fugitive dye (Type ID Class A), APWA Section 03 39 00.

3. EXECUTION
   A. Base Course Placement: APWA Section 32 05 10. Maximum lift thickness before compaction is 8-inches when using riding equipment or 6-inches when using hand held equipment. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.
   B. Curb Modifications:
      (1) The sloped surface created to accommodate a flare or an approach area shall be perpendicular to the back of curb.
      (2) No grade break shall exist between the flow-line and the turning space. Length of the curb modification abutting the turning space is 4 feet minimum for each crosswalk served.
   C. Curb Wall: Set top of curb wall equal to elevation of extended lateral lines of sidewalk.
   D. Concrete Placement: APWA Section 03 30 10.
      (1) Maximum length to width ratio for rectangular panel joints is 1.5 to 1. Joint spacing measured in feet not to exceed twice slab thickness measured in inches or a maximum of 15 feet.
      (2) Install expansion joints vertical, full depth, with top of filler set flush with concrete surface. Install contraction joints vertical, 1/8-inch wide, and 1/4 of the depth of the concrete flatwork.
      (3) Provide 1/2-inch radius edges. Apply a broom finish. Apply a curing agent.
   E. Clear Space: No hazards in the clear space.

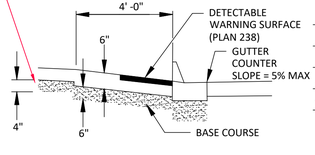
TURNING SPACE AT STREET LEVEL



ELEMENT		DIMENSION
A		4 FEET WIDE MINIMUM
C	T	4 FEET SQUARE MINIMUM

WHERE TURNING SPACE IS CONSTRAINED ON 2 SIDES, PROVIDE 5 FEET IN THE DIRECTION OF THE CROSSWALK

GRANTSVILLE PUBLIC WORKS REQUIRES 6" CONC. ON 6" BASE



MATERIALS

TABLE OF DIMENSIONS

		RUNNING SLOPE (%) MAXIMUM	CROSS SLOPE (%) MAXIMUM
TURNING SPACE	T	2	2
CLEAR SPACE	C	5	2 (c)
SIDEWALK	S	STREET GRADE	2
APPROACH	A	8.33	2

(a) RUNNING SLOPE IS IN THE DIRECTION OF PEDESTRIAN TRAVEL. RUNNING SLOPE OF FLARE IS PARALLEL TO BACK OR CURB
(b) CROSS SLOPE IS PERPENDICULAR TO DIRECTION OF PEDESTRIAN TRAVEL

SLOPE TABLE

5 *Corner curb cut assembly*
SCALE: NTS

Plan No. **235.2** August 2011

No.	By	Revisions	Date
1	BYB	City Public Works requires 4500 PSI concrete for Public Way Improvements	8.12.21

FINAL INFRASTRUCTURE

Project Number 20-45009
Designed By BYB
Drawn By BYB
Date Issued 2022.06.16

SPRINGFIELD ESTATES
SUBDIVISION
GRANTSVILLE, TOOELE
COUNTY, UTAH

Project Name:

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

PROFESSIONAL ENGINEER
7224167
BARRY V. BUNDERSON
STATE OF UTAH
2022.06.16

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Sheet Name:

C-522

CIVIL SURFACE INFRASTRUCTURE DETAILS

Monument cap and base

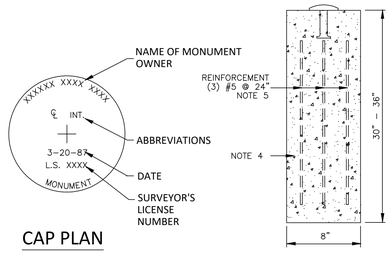
1. GENERAL
   A. Includes fabrication of monument cap and base.

2. PRODUCTS
   A. Cap: Brass or bronze with the following abbreviations. Apply other marks and abbreviations as applicable.

INT	Intersection
ML INT	Monument line intersection
P.C.	Point of curvature
P.C.C.	Point of compound curve
P.I.	Point of intersection
P.O.C.	Point on curve
P.O.T.	Point on Tangent
P.R.C.	Point of reverse curve
P.T.	Point of tangency
S.C.	Section Corner
W.C.	Witness corner

   B. Concrete: Class 4000, APWA Section 03 30 04.
   C. Reinforcement: Galvanized or epoxy coated, deformed, 60 ksi yield grade steel, ASTM A615.

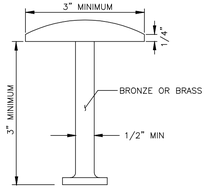
3. EXECUTION
   A. Monument Cap: Show month, day, and year when cap was marked.
   B. License: Show license number of land surveyor who marked the cap.
   C. Provide either precast or cast in-place monument base.



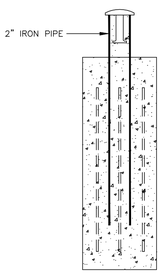
CAP PLAN

SECTION OF BASE

TYPICAL SETTING



CAP SECTION



SECTION OF BASE

ALTERNATE SETTING

APWA Utah Chapter

1 ***Monument cap and base***
SCALE: NTS

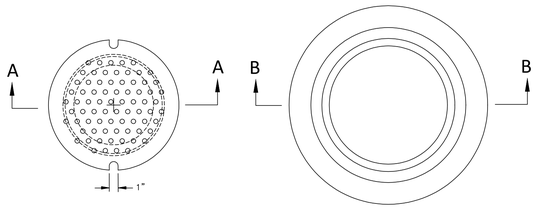
Plan No. **272** April 1997

Frame and cover for monument

1. GENERAL
   A. The drawing is a frame and cover castings for monument boxes, Plan 274 and 275.

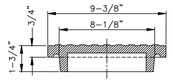
2. PRODUCTS
   A. Castings: Class 20 grey iron, ASTM A48, coated with asphalt based paint or better.

3. EXECUTION
   A. Set frame independent of monument post.

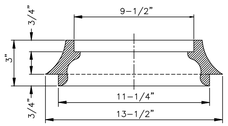


COVER

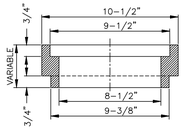
FRAME



SECTION A-A



SECTION B-B



EXTENSION

NOTE: USE EXTENSION IN PORTLAND CEMENT CONCRETE PAVEMENTS. USE FRAME IN BITUMINOUS CONCRETE PAVEMENTS.

APWA Utah Chapter

4 ***Frame and cover for monument***
SCALE: NTS

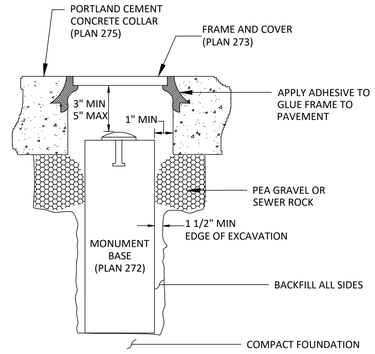
Plan No. **273** April 1997

Cover collar for survey monuments

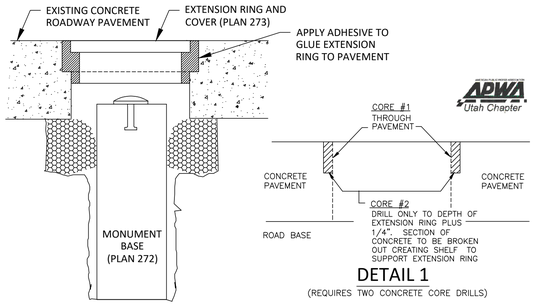
1. GENERAL
   A. In a pavement surface, fill an annular space around a frame and cover casting with concrete. The concrete will support the casting under traffic loadings.

2. PRODUCTS
   A. Castings: Class 20 grey iron, ASTM A48, coated with asphalt based paint or better
   B. Backfill: Native soil or backfill borrow, APWA Section 31 05 13.
   C. Concrete: Class 4000, APWA Section 03 30 04.
   D. Adhesive: Epoxy adhesive grout, APWA Section 03 30 10.
   E. Pea Gravel: Nominal size 3/4, APWA Section 31 05 13.
   F. Sewer Rock: Nominal size 1", APWA Section 31 05 13.

3. EXECUTION
   A. Locate monument base so reference point falls within 1-inch diameter circle in the center of marker plate. Install maker plate in monument base before the concrete sets.
   B. Compact bottom of excavated hole before placement of precast or cast-in-place monument post.
   C. Compact backfill to 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.
   D. Set top of frame and cover level with concrete collar.
   E. Set frame independent of monument post.



BITUMIOUS CONCRETE PAVEMENTS



DETAIL 1

(REQUIRES TWO CONCRETE CORE DRILLS)

CEMENT CONCRETE PAVEMENTS

APWA Utah Chapter

3 ***Survey monument placement under pavements***
SCALE: NTS

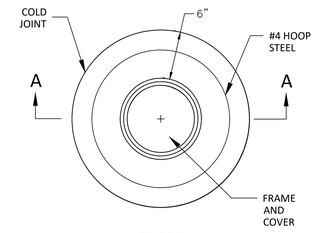
Plan No. **274** December 2001

Cover collar for survey monuments

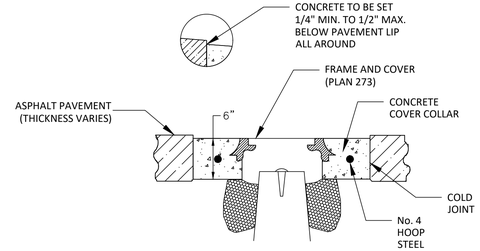
1. GENERAL
   A. In a pavement surface, fill an annular space around a frame and cover casting with concrete. The concrete will support the casting under traffic loadings.

2. PRODUCTS
   A. Concrete: Class 4000, APWA Section 03 30 04.
   B. Concrete Curing Agent: Clear membrane forming compound with fugitive dye (Type D Class A), APWA Section 03 39 00.

3. EXECUTION
   A. Pavement Preparation: Provide a neat vertical and concentric joint between concrete and existing bituminous concrete surfaces. Clean edges of all dirt, oil, and loose debris.
   B. Concrete Placement: Fill the annular space around the frame and cover casting with concrete. Apply a broom finish. Apply a curing agent.



PLAN



SECTION A-A

4 ***Cover collar for survey monuments***
SCALE: NTS

Plan No. **275** April 2011

No.	By	Date	Revisions
1	BYB	8.12.21	City Public Works requires 4500 PSI concrete for Public Way Improvements

FINAL INFRASTRUCTURE

Project Number 20-45009 | Designed By BYB | Drawn By BYB | Date Issued 2022.06.16

SPRINGFIELD ESTATES
SUBDIVISION
GRANTSVILLE, TOOELE COUNTY, UTAH

Project Name:

CIVIL PROJ-EX, INC
ENGINEERS * PLANNERS
96 QUIRK STREET
GRANTSVILLE UTAH 8402

PROFESSIONAL ENGINEER
7224167
BARRY V. BUNDERSON
STATE OF UTAH
2022.06.16

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Sheet Name:

C-523

CIVIL STORM DRAIN DETAILS

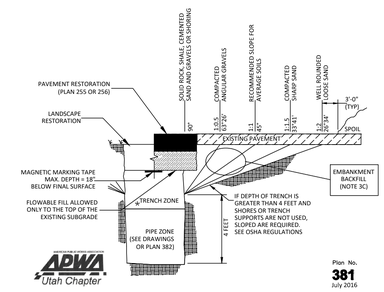
Trench backfill

1. GENERAL
   A. The drawing applies to backfilling a trench (and embankment) above the pipe zone.

2. PRODUCTS
   A. Backfill: Common fill, APWA Section 31 05 13. Maximum particle size 3-inches.
   B. Flowable Fill: APWA Section 31 05 15. Target is 60 psi in 28 days with 90 psi maximum in 28 days, It must flow easily requiring no vibration for consolidation.

3. EXECUTION
   A. Trench Backfill Above the Pipe Zone: Follow requirement indicated in APWA Section 33 05 20 and the following provisions. See Standard Plan 382 for backfilling the pipe zone.
      (1) DO NOT USE sewer rock, pea gravel, or recycled RAP aggregate as trench backfill.
      (2) Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a standard proctor density, APWA Section 31 23 26.
      (3) Water jetting is NOT allowed.
   B. Flowable Fill: If controlled low strength material is placed in the trench. Cure the material before placing surface restorations.
   C. Embankment Backfill: When trench sides are sloped proceed as follows.
      (1) Maximum lift thickness is 8-inches before compaction.
      (2) Compact per APWA Section 31 23 26 to 95 percent or greater relative to a standard proctor density.
      (3) Submission of quality control compaction test result data may be requested by ENGINEER at any time. Provide results of tests immediately upon request.
   D. Surface Restoration:
      (1) Landscaped Surface: Follow APWA Section 32 92 00 (turf or grass) or APWA Section 32 93 13 (groundcover) requirements. Rake to match existing grade. Replace vegetation to match pre-construction conditions.
      (2) Paved Surface: Follow APWA Section 33 05 25 (bituminous pavement surfacing), or APWA Section 33 05 25 (concrete pavement surfacing). Do not install surfacing until compaction density is acceptable to ENGINEER.

NARRATIVE: THIS PLAN SHOWS VARIOUS SLOPES RECOMMENDED FOR VARIOUS TYPES OF SLOPE STABILITY PROBLEMS. THE VERTICAL TEXT INDICATES VARIOUS MATERIALS THAT MAY BE ENCOUNTERED. THE SERVICES OF A PROFESSIONAL SOILS ENGINEER SHOULD BE USED TO VERIFY SLOPE STABILITY.



SECTION A-A

Plan No. **381** July 2016

Trench backfill

* ADDITIONAL GRANTSVILLE CITY TRENCH ZONE NOTES

PAVED ROADWAY: Above the pipe zone.
A. A-1-a Granular Borrow APWA Section 31 05 13. Limit maximum particle size to 6 inches. Place fill per APWA Section 33 05 20. Compact to a modified proctor density of 95 percent or greater. Maximum lift thickness is 8 inches before compaction. Do not use clay without ENGINEER's review and acceptance. Water jetting is NOT allowed in backfilling operation.
B. Flowable Fill. Provide and place controlled low strength material per APWA Section 31 05 15. Cure the fill before placing surface restorations.

NON-ROADWAY: Above the pipe zone.
A. Native Fill: CONTRACTOR to submit appropriate Proctor per APWA Section 31 23 26. Place in lifts not exceeding 8 inches before compaction. Compact per APWA Section 31 23 26 to a standard proctor density of 80 percent or greater.

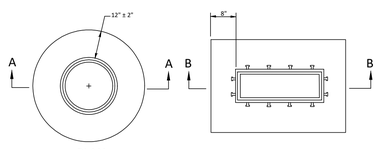
1 Trench backfill
SCALE: NTS

Cover collar for storm drains

1. GENERAL
   A. In a pavement surface, the concrete will support the frame under traffic loadings.

2. PRODUCTS
   A. Concrete: Class 4000, APWA Section 03 30 04.
   B. Concrete Curing Agent: Clear membrane forming compound with fugitive dye (Type ID Class A), APWA Section 03 39 00.

3. EXECUTION
   A. Pavement Preparation: Provide a neat vertical and concentric joint between concrete and existing bituminous concrete surfaces. Clean edges of all dirt, oil, and loose debris.
   B. Concrete Placement: APWA Section 03 30 10. Fill the annular space around the frame and cover casting with concrete. Apply a broom finish. Apply a curing agent.



Plan No. **362** December 2010

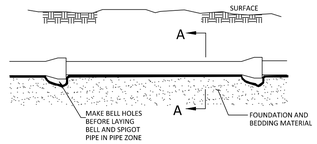
2 *Cover collar for storm drains*
SCALE: NTS

Pipe zone backfill

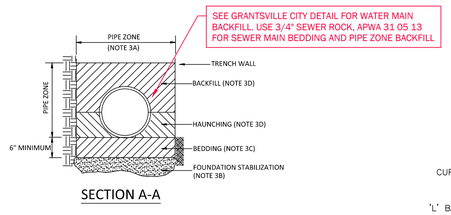
1. GENERAL
   A. Install the pipe in the center of the trench or no closer than 6-inches from the wall of the pipe to the wall of the trench.

2. PRODUCTS
   A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
   B. Backfill: Common fill, APWA Section 31 05 13. Maximum particle size 2-inches.
   C. Concrete: APWA Section 03 30 04.
   D. Flowable Fill: Target is 60 psi in 28 days with 90 psi maximum in 28 days, APWA Section 31 05 15. It must flow easily requiring no vibration for consolidation.
   E. Stabilization-Separation Geotextile: Moderate or high at CONTRACTOR's choice, APWA Section 31 05 19.

3. EXECUTION
   A. Excavate the Pipe Zone: Width is measured at the pipe spring line and includes any necessary sheathing. Provide width recommended by pipe manufacturer. Follow manufacturer'fs recommendations when using trench boxes.
   B. Foundation Stabilization: Get ENGINEER'fs permission before installing common fill. Vibrate to stabilize. Installation of stabilization-separation geotextile will be required to separate backfill material and native subgrade materials if common fill cannot provide a working surface or prevent soils migration.
   C. Bedding: Follow APWA Section 33 05 20 requirements and the following provisions.
      (1) Furnish untreated base course material unless specified otherwise by pipe manufacturer.
      (2) Maximum lift thickness is 8-inches.
      (3) Bedding immediately under the pipe should not be compacted, but loosely placed.
      (4) Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.
      (5) When using concrete, provide at least Class 2,000, APWA Section 03 30 04.
   D. Pipe Zone: DO NOT USE sewer rock, pea gravel, or recycled RAP aggregate in the pipe zone. Water jetting is NOT allowed.
      (1) Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26 unless pipe manufacturer requires more stringent installation.
      (2) Submission of quality control compaction test result data developed for the haunch zone may be requested by ENGINEER at any time. CONTRACTOR is to provide results of tests immediately upon request.
   E. Flowable Fill (when required and if allowed by pipe manufacturer):
      (1) Place the controlled low strength material, APWA Section 31 05 15.
      (2) Prevent pipe flotation by installing in lifts and providing pipe restraints as required by pipe manufacturer.
      (3) Reset pipe to line and grade if pipe "floats" out of position.



ELEVATION VIEW



SECTION A-A

INSTALLATION

CONCRETE PIPE: FOLLOW ASTM C 1479
STANDARD PRACTICE FOR INSTALLATION OF PRECAST CONCRETE SEWER, STORM DRAIN, AND CULVERT PIPE USING STANDARD INSTALLATIONS.

PLASTIC PIPE: FOLLOW ASTM D 2321
STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY-FLOW APPLICATIONS.

CORRUGATED METAL PIPE: FOLLOW ASTM A 798
STANDARD PRACTICE FOR INSTALLING FACTORY-MADE CORRUGATED STEEL PIPE FOR SEWERS AND OTHER APPLICATIONS.

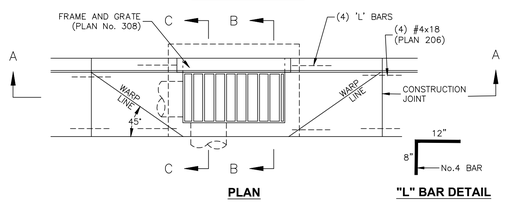
VITRIFIED CLAY PIPE: FOLLOW ASTM C 12
STANDARD RECOMMENDED PRACTICE FOR INSTALLING VITRIFIED CLAY PIPE LINES.

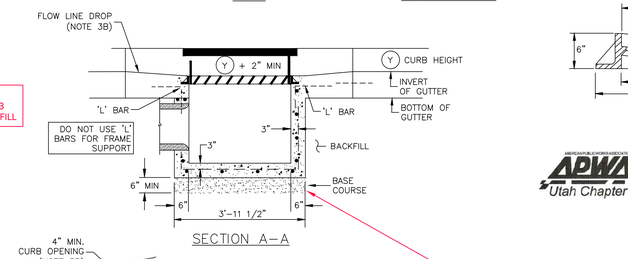
Plan No. **382** January 2011

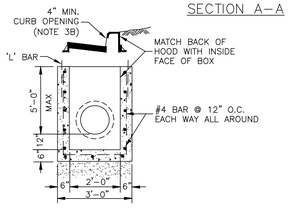
3 *Pipe zone backfill*
SCALE: NTS

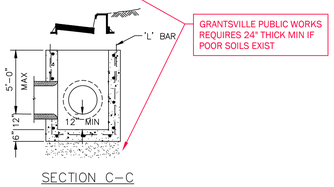
1. GENERAL
   A. The drawing shows typical pipe connections. refer to construction drawings for connection locations or refer to field location of existing piping when engineering pipe connection to the box.
2. PRODUCTS
   A. Base course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER'S permission.
   B. Backfill: Common fill, APWA Section 31 05 13. Maximum particle size 2-inches.
   C. Concrete: Class 4000, APWA Section 03 30 04.
   D. Reinforcement: Deformed, 60 ksi yield grade steel, ASTM A615.
3. EXECUTION
   A. Base Course Placement: APWA Section 32 11 23. Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.
   B. Curb Face Opening: Make opening at least 4-inches high. Provide at least a 2-inch drop between the "warp line" in the gutter flow-line and the top of the grate at the curb face opening.
   C. Concrete Placement: APWA Section 03 30 10. Provide 1/2-inch radius edges. apply a broom finish. Apply a curing agent.
   D. Backfill: Place backfill against the basin wall. Pea gravel and recycled rap aggregate is NOT ALLOWED. Water jetting is NOT allowed. Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a standard proctor density, APWA Section 31 23 26.

SINGLE GRATE









GRANTSVILLE PUBLIC WORKS REQUIRES 24" THICK MIN IF POOR SOILS EXIST

4 *Catch basin*
SCALE: NTS

Plan **315.1** September 2010

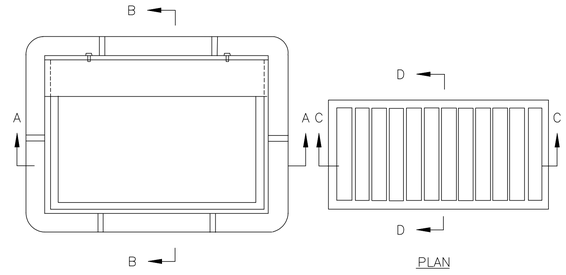
Concrete for all surface improvements in the Public Way including but not limited to; sidewalk, driveway entrances, pedestrian ramps, curb and gutter, water ways, manhole, vault and valve collars, and any other cast in place surface concrete features shall be constructed with minimum **4,500 psi** concrete per Grantsville City Public Works.

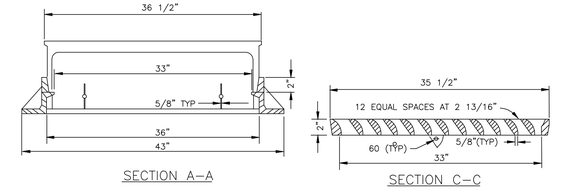
35 1/2" GRATE AND FRAME

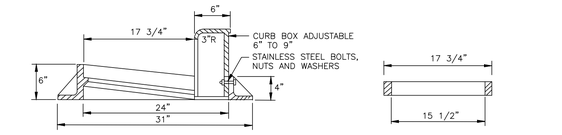
1. GENERAL
   A. The grate and frame fits concrete boxes in plan 315.

2. PRODUCTS
   A. Castings: Grey iron class 35 minimum per ASTM A48, coated with asphalt based paint or better.
   B. Bolts, Nuts, Washers, Accessories: Stainless steel, APWA Section 05 05 23.

CURB OPENING FRAME AND GRATE







5 *35 1/2" Grate and frame*
SCALE: NTS

Plan **308** January 1999

No.	Date	By
1	City Public Works requires 4500 PSI concrete for Public Way Improvements	8.12.21 BYB

FINAL INFRASTRUCTURE

Project Number 20-45009 | Designed By BYB | Drawn By BYB | Date Issued 2022.06.16

SPRINGFIELD ESTATES SUBDIVISION
GRANTSVILLE, TOOELE COUNTY, UTAH

Project Name:

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

PROFESSIONAL ENGINEER
7224167
BARRY V. BUNDERSON
STATE OF UTAH
2022.06.16

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Sheet Name:

C-531

CIVIL STORM DRAIN DETAILS

Concrete for all surface improvements in the Public Way including but not limited to; sidewalk, driveway entrances, pedestrian ramps, curb and gutter, water ways, manhole, vault and valve collars, and any other cast in place surface concrete features shall be constructed with minimum **4,500 psi** concrete per Grantsville City Public Works.

Precast box

1. GENERAL
   A. The drawing shows typical pipe connections. Refer to construction drawings for connection locations or refer to field location of existing piping when engineering pipe connection to the box.
   B. This drawing is acceptable where the water table elevation is less than 3 feet above the floor of the box. If elevation of water table is higher, engineering calculations and drawings must be submitted to and approved by the ENGINEER.
   C. Submit bar design detail for ENGINEER's review.

2. PRODUCTS
   A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
   B. Backfill: Common fill, APWA Section 31 05 13. Maximum particle size 2-inches.
   C. Precast Concrete: Class 4000 precast, APWA Section 03 40 00.
   D. Reinforcement: Deformed, 60 ksi yield grade steel, ASTM A615. Coated steel is not required for small drainage structures shown on this drawing.
   E. Frame and Cover (or Grate): Use the appropriate unit indicated in the Contract Documents.
   F. Joint Sealant: Rubber-based, compressible.

3. EXECUTION
   A. Concrete Placement: Provide 2-inches of concrete cover over reinforcing steel.
   B. Lifting Points: Provide at least 2 lifting points per section that avoid interference with the reinforcing steel and that are designed according to PCI (Prestressed Concrete Institute) design handbook. Lift only from the engineered lifting points.
   C. Depth: Drainage boxes and riser combinations that exceed 8-feet from finished grade to the bottom of the box requires ENGINEER'fs approval. Submit design calculations and shop drawings.
   D. Core Holes:
      (1) Provide core holes that are at least 4"h larger than attaching outer pipe diameter. Cut core holes at the manufacturing plant unless ENGINEER permits field core holes.
      (2) Center core holes to leave 2"h of concrete measured horizontally from inside wall of the box to core hole. Locate core hole vertically so bottom of core hole will be at or above floor elevation with at least 5-inches of concrete directly above the core hole to the top of the box.
      (3) Deviations from core hole tolerances require shop drawings. Shop drawings will identify lifting point number and location.
   E. Precast Top: Design precast top for AASHTO HL-93 live loads and submit rebar detail and stamped design drawings to ENGINEER. Show connection detail for frame and grate or cover.

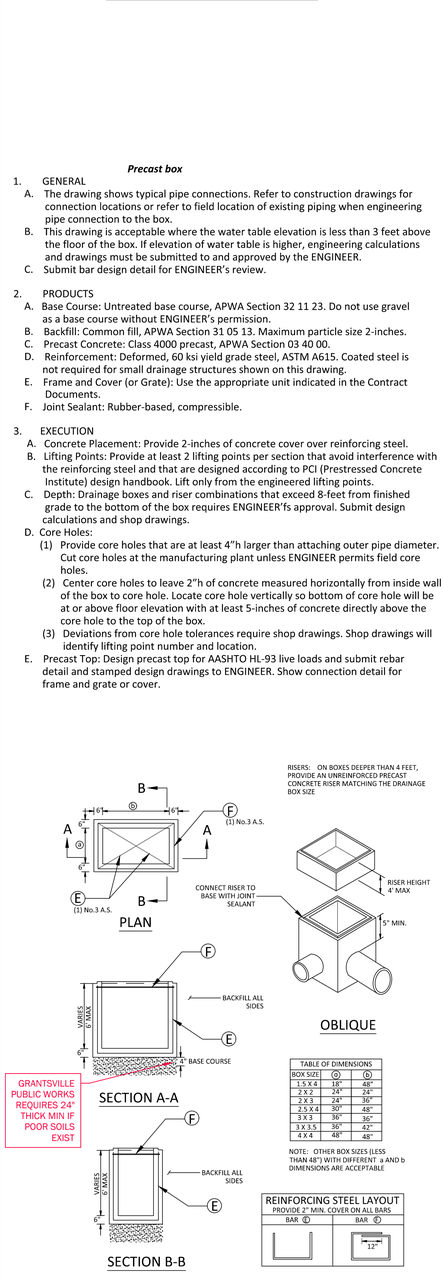


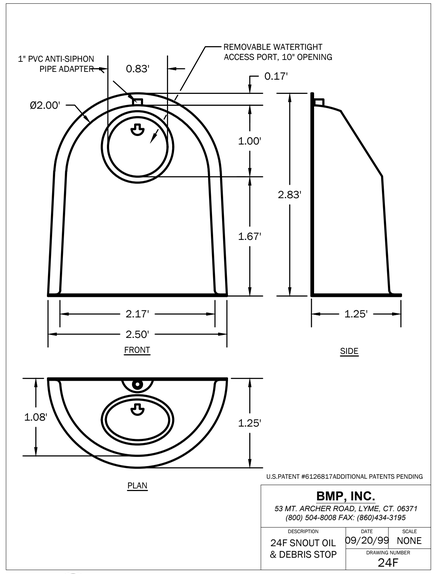
TABLE OF DIMENSIONS		
BOX SIZE	ⓐ	ⓑ
1.5 X 4	18"	48"
2 X 2	24"	24"
2 X 3	24"	36"
2.5 X 4	30"	48"
3 X 3	36"	36"
3 X 3.5	36"	42"
4 X 4	48"	48"

NOTE: OTHER BOX SIZES (LESS THAN 48") WITH DIFFERENT a AND b DIMENSIONS ARE ACCEPTABLE

REINFORCING STEEL LAYOUT PROVIDE 2" MIN. COVER ON ALL BARS	
BAR ①	BAR ②
	12"

Plan No. **332** June 2010

1 **Precast box** SCALE: NTS



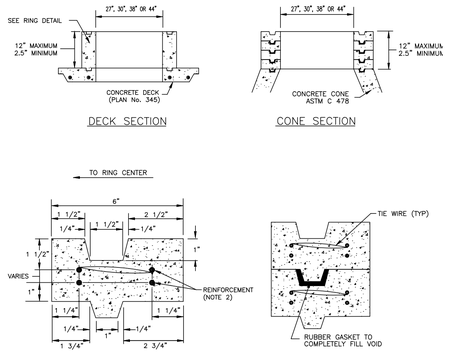
BMP, INC.
53 MT. ARCHER ROAD, LYME, CT. 06371
(800) 504-8008 FAX: (860)434-3195

DESCRIPTION	DATE	SCALE
24F SNOUT OIL & DEBRIS STOP	09/20/99	NONE
	DRAWING NUMBER	
	24F	

2 24F SNOUT (18F SNOUT SIMILAR) SCALE: NTS

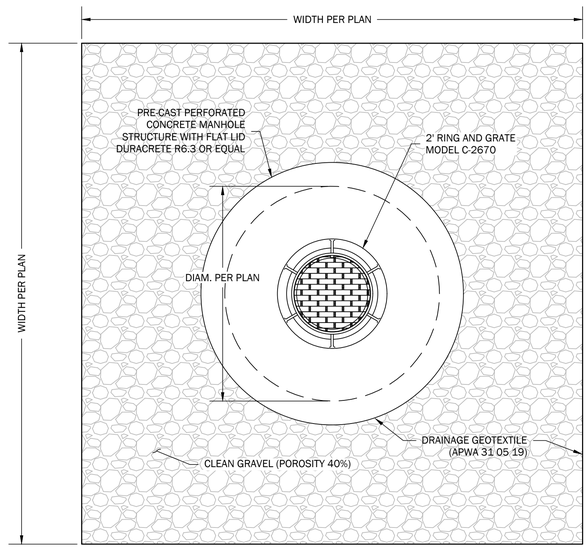
Raise frame to grade

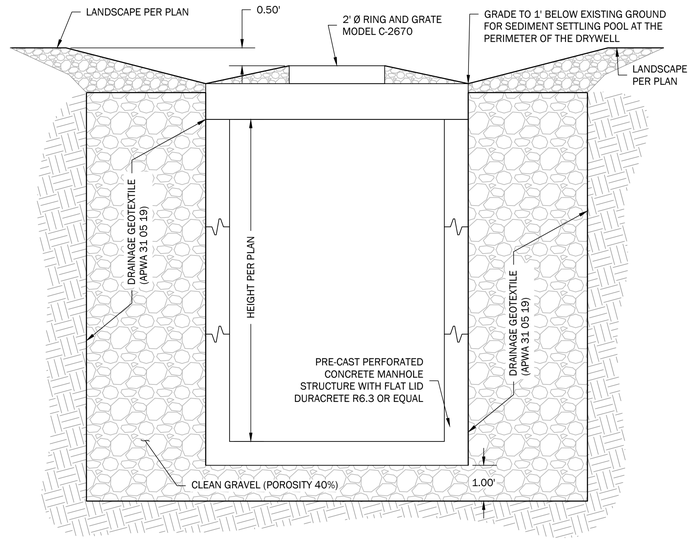
1. GENERAL
   A. Grade rings are used in non-pressurized applications to adjust frame to grade.
2. PRODUCTS
   A. Concrete: Class 4000, APWA Section 03 30 04.
   B. Reinforcement: Deformed, 60 ksi yield grade hoop steel, ASTM A615.
      1) 2 1/2" High Rings: Provide two 1/4" diameter steel hoops tied with no. 14 aws gage wire, 8"on center.
      2) 6" AND 8" High Rings: Provide four 1/4" diameter steel hoops, tied with no. 14 aws gage wire, 8" on center.
   C. Gasket: Rubber-based, compressible.
3. EXECUTION
   A. Ring manufacture:
      1) Fabrication, APWA Section 03 30 10.
      2) Cure, APWA Section 03 39 00.
   B. Field installation: Seat rings with a compressible gasket.



Plan No. **360.1** May 2006

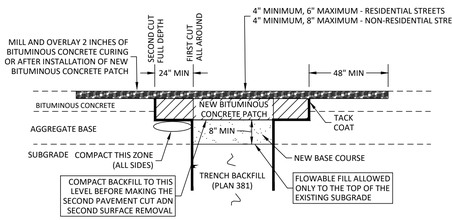
2 **Raise frame to grade** SCALE: NTS



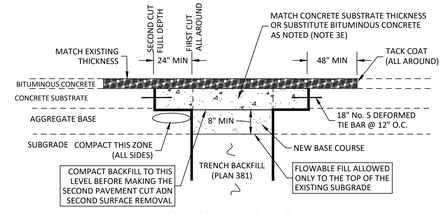


5 PRECAST PERFORATED DRAINAGE DRYWELL SCALE: NTS

1. GENERAL
   A. Vertical cuts in bituminous pavement may be done by saw or pavement zipping. If cuts greater than 6 inches are necessary to prevent pavement "break off" consult ENGINEER for directions on handling additional costs.
   B. Repair a T-patch restoration if any of the following conditions occur prior to final payment or at the end of the one year correction period.
      1) Pavement surface distortion exceeds 1/4-inch deviation in 10 feet. Repair option - plane off surface distortions. coat planed surface with a cationic or anionic mulsion that complies with APWA Section 32 12 03.
      2) Separation appears at a connection to an existing pavement or any Street Fixture. Repair option - blow separation clean and apply joint sealant, Plan 265.
      3) Cracks at least 1-foot long and 1/4-inch wide occur more often than 1 in 10 square feet. Repair option - blow clean and apply crack seal, Plan 265.
      4) Pavement raveling is greater than 1 square foot per 100 square feet. Repair option - Mill and inlay, APWA Sections 32 01 16.71 and 32 12 05.
2. PRODUCTS
   A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER'fs permission.
   B. Flowable Fill: Target is 60 psi in 28 days with 90 psi maximum in 28 days, APWA Section 31 05 15. It must flow easily requiring no vibration for consolidation.
   C. Reinforcement. No. 5, galvanized or epoxy coated, deformed, 60 ksi yield grade steel, ASTM A615.
   D. Concrete: Class 4000, APWA Section 03 30 04.
   E. Tack Coat: APWA Section 32 12 13.13.
   F. Bituminous Concrete. APWA Section 32 12 05.
      1) Warm Weather Patch: PG64-22-DM-1/2, unless indicated otherwise.
      2) Cold Weather Patch: Modified MC-250-FM-1 as indicated in APWA Section 33 05 25.
3. EXECUTION
   A. Base Course Placement: APWA Section 32 05 10. Maximum lift thickness before compaction is 8-inches when using riding equipment or 6-inches when using hand held equipment. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.
   B. Flowable Fill: Cure to initial set before placing aggregate base or bituminous pavement. Use in excavations that are too narrow to receive compaction equipment.
   C. Tack Coat. Clean all horizontal and vertical surfaces. Apply full coverage all surfaces.
   D. Pavement Placement: Follow APWA Section 32 12 16.13. Unless indicated otherwise, lift thickness is 3-inches minimum after compaction. Compact to 94 percent of ASTM D2041 (Rice density) plus or minus 2 percent.
   E. Bituminous Concrete Substitution: If bituminous concrete is substituted for Portland cement concrete substrate, omit rebar and provide 1.25 inches of bituminous concrete for each 1 inch of Portland cement concrete. Follow paragraph E requirements.
   F. Reinforcement. Required if thickness of existing Portland-cement concrete substrate is 6- inches or greater. Not required if 1) less than 6-inches thick, 2) if existing concrete is deteriorating, 3) if excavation is less than 3 feet square, or 4) if bituminous pavement is substituted for Portland-cement concrete substrate.
   G. Concrete Substrate. Cure to initial set before placing new bituminous concrete patch.



BITUMINOUS CONCRETE RESTORATION

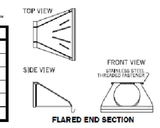


COMPOSITE RESTORATION

4 **Bituminous pavement T-patch** SCALE: NTS

Plan 255 November 2015

FLARED END SECTIONS	
SIZE	PRODUCT CODE
10" (250mm)	1015NP
12" (300mm) / 15" (375mm)	1215NP
18" (450mm)	1810NP
24" (600mm)	2410NP
30" (750mm)	3015NP
36" (900mm)	3615NP

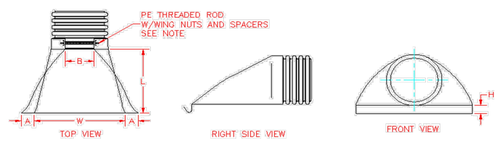


METAL TRASH GUARDS*		
DIAMETER	DESCRIPTION	PRODUCT CODE
12" (300mm)	GALVANIZED STEEL	1290DA
15" (375mm)	GALVANIZED STEEL	1590DA
18" (450mm)	GALVANIZED STEEL	1890DA
24" (600mm)	GALVANIZED STEEL	2490DA
30" (750mm)	GALVANIZED STEEL	3090DA
36" (900mm)	GALVANIZED STEEL	3690DA

*Grate is sized to fit flared end sections only.



FLARED END SECTIONS



PART #	PIPE SIZE	A	B(MAX)	H	L	W
1015NP	10 in (250 mm)	3.8 in (95 mm)	10.0 in (254 mm)	6.5 in (165 mm)	28.0 in (711 mm)	34.5 in (876 mm)
1215NP	12 & 15 (300 & 375mm)	6.5 in (165 mm)	10.0 in (254 mm)	6.5 in (165 mm)	25.0 in (635 mm)	29.0 in (737 mm)
1810NP	18 in (450 mm)	7.5 in (191 mm)	15.0 in (381 mm)	6.5 in (165 mm)	32.0 in (813 mm)	35.0 in (889 mm)
2410NP	24 in (600 mm)	7.5 in (191 mm)	18.0 in (457 mm)	6.5 in (165 mm)	36.0 in (914 mm)	45.0 in (1143 mm)
3015NP	30 in (750 mm)	7.5 in (191 mm)	12.0 in (305 mm)	8.6 in (218 mm)	58.0 in (1473 mm)	63.0 in (1600 mm)
3615NP	36 in (900 mm)	7.5 in (191 mm)	25.0 in (635 mm)	8.6 in (218 mm)	58.0 in (1473 mm)	63.0 in (1600 mm)

NOTE: ALL DIMENSIONS ARE NOMINAL

ADS ADVANCED DRAINAGE SYSTEMS, INC.

DRAWING #:	6070
DRAWN BY:	JOB 01.17.07
APPROVED BY:	JOB 06.28.07
REVISIONS:	TJR 6/7/2016

6 FLARED END SECTION AND TRASH GAURD SCALE: NTS

No.	Revisions	By	Date
1	City Public Works requires 4500 PSI concrete for Public Way Improvements	BYB	8.12.21

FINAL INFRASTRUCTURE

Project Number	Designed By	Date Issued
20-45009	BYB	2022.06.16
Drawn By		
BYB		

SPRINGFIELD ESTATES SUBDIVISION GRANTSVILLE, TOOELE COUNTY, UTAH

Project Name:

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

PROFESSIONAL ENGINEER 7224167 BARRY V. BUNDERSON 2022.06.16 STATE OF UTAH

7/6/2022 12:25:45 PM

Sheet Name:

C-532

CIVIL SEWER DETAILS

Sanitary sewer manhole

1. GENERAL
   A. The drawing shows typical pipe connections. Refer to construction drawings for connection locations or refer to field location of existing piping when engineering pipe connection to the manhole.
   B. Manhole size.
      1) Diameter is 4 feet: For sewers under 12" diameter.
      2) Diameter is 5 feet: For sewers 12" and larger, or when 3 or more pipes intersect the manhole.

2. PRODUCTS
   A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER'fs permission.
   B. Backfill: Common fill, APWA Section 31 05 13. Maximum particle size 2-inches.
   C. Concrete: Class 4000, APWA Section 03 30 04.
   D. Riser and Reducing Riser: ASTM C478.
   E. Reinforcement: Deformed, 60 ksi yield grade steel, ASTM A615.
   F. Grout: 2 parts sand to 1 part cement mortar, ASTM C1329.
   G. Stabilization-Separation Geotextile: Moderate or high at CONTRACTOR'fs choice, APWA Section 31 05 19.

3. EXECUTION
   A. Foundation Stabilization: Get ENGINEER'fs permission to use a sewer rock or a granular backfill borrow in a geotextile wrap to stabilize an unstable foundation.
   B. Base Course Placement: APWA Section 32 11 23. Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.
   C. Invert Cover. During construction, place invert covers over the top of pipe in manholes that currently convey sewerage. See Plan 412.
   D. Pipe Connections: Grout around all pipe openings.
   E. Pipe Seal: Install rubber-based pipe seals on all plastic pipes when connecting plastic pipes to manholes. Hold water-stop in place with stainless steel bands.
   F. Joints: Place flexible gasket-type sealant in all riser joints. Finish with grout.
   G. Adjustment: If the required manhole adjustment is more than 1'f-0"h, remove the cone and grade rings and adjust the manhole elevation with the appropriate manhole section, the cone section, and the grade rings or plastic form to make frame and lid match finish grade.
   H. Finish: Provide smooth and neat finishes on interior of cones, shafts, and rings. Imperfect moldings or honeycombs will not be accepted.
   I. Backfill: Provide backfill against the manhole shaft. Pea gravel and recycled RAP aggregate is NOT ALLOWED. Water jetting is NOT allowed. Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a standard proctor density, APWA Section 31 23 26.

Concrete for all surface improvements in the Public Way including but not limited to; sidewalk, driveway entrances, pedestrian ramps, curb and gutter, water ways, manhole, vault and valve collars, and any other cast in place surface concrete features shall be constructed with minimum **4,500 psi** concrete per Grantsville City Public Works.

Cover collar for sanitary sewer manhole

1. GENERAL
   A. In a pavement surface, the concrete will support the frame under traffic loadings.

2. PRODUCTS
   A. Concrete: Class 4000, APWA Section 03 30 04
   B. Concrete Curing Agent: Type ID Class A (clear with fugitive dye), membrane forming compound, APWA Section 03 39 00.

3. EXECUTION
   A. Pavement Preparation: Provide a neat vertical and concentric joint between the concrete collar and the bituminous pavement surface. Clean edges of all dirt, oil, and loose debris.
   B. Concrete Placement: Fill the annular space around the frame and cover casting with concrete. Apply a broom finish. Apply a curing agent.

GRANTSVILLE CITY PUBLIC WORKS REQUIRES A-1-A MATERIAL TRENCH BACKFILL ABOVE PIPE OR CONDUIT BEDDING ZONES WITHIN THE PUBLIC RIGHT OF WAY

Sewer lateral connection

1. GENERAL
   A. Before installation, secure acceptance by ENGINEER for all pipe, fittings, and couplings to be used.
   B. Before backfilling, secure inspection of installation by ENGINEER. Give at least 24 hours notice.
   C. Verify if CONTRACTOR or agency is to install the wye.

2. PRODUCTS
   A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
   B. Backfill: Common fill, APWA Section 31 05 13. Maximum particle size 2-inches.
   C. Provide agency approved wye or tee with appropriate donut.
   D. Stainless steel straps required.

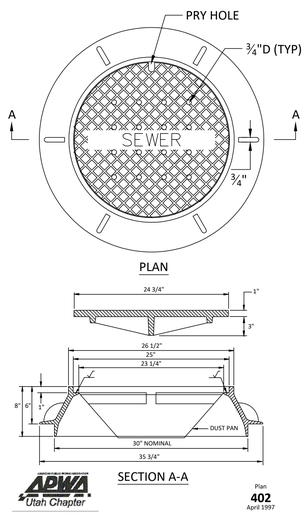
3. EXECUTION
   A. Tape wrap pipe as required by soil conditions.
   B. Remove core plug from sewer main. Do not break into sewer main to make connection.
   C. Base Course and Backfill Placement: Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a standard proctor density, APWA Section 31 23 26.

30" Frame and cover

1. GENERAL
   A. The frame and cover fits the manhole in Plan 411

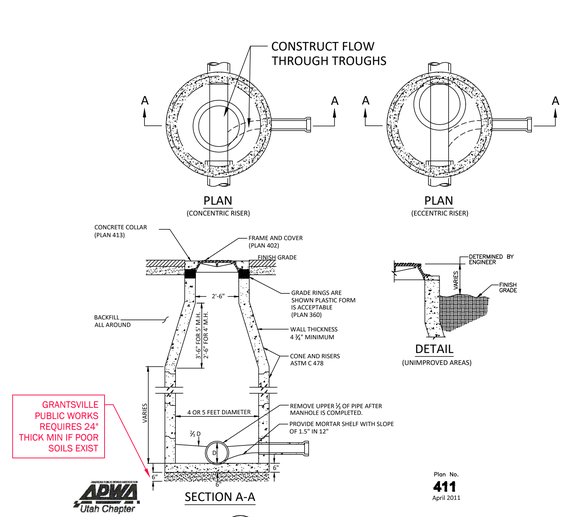
2. PRODUCTS
   A. Castings: Grey iron class 35 minimum, ASTM A48, coated with asphalt based paint or better (except on machined surfaces).
      1. Cast the heat number on the frame and cover.
      2. Give the frame and cover a machine finish so the cover will not rock.
      3. √ designates machined surface.
      4. Cast the words "SEWER" on the cover in upper case flush with the surface finish.

3. EXECUTION
   A. Except in paved streets, provide locking manhole covers in easements, alleys, parking lots, and all other places. Drill and tap two holes to a depth of 1-inch at 90 degrees to pry hole and install 3/4 x 3/4 -inch allen socket set screws.



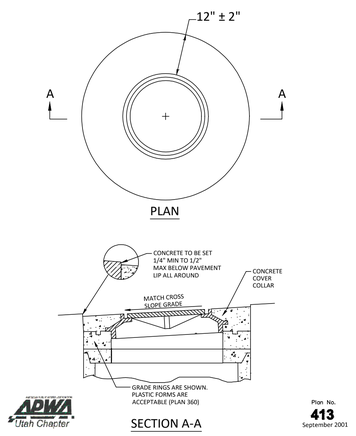
Plan No. **402** April 1997

1 ***30" Frame and cover***
SCALE: NTS



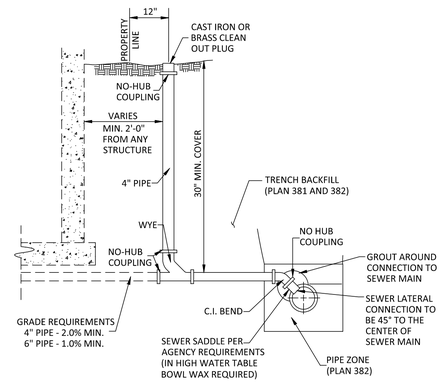
Plan No. **411** April 2011

2 ***Sanitary sewer manhole***
SCALE: NTS



Plan No. **413** September 2001

3 ***Cover collar for sanitary sewer manhole***
SCALE: NTS



SECTION

Plan No. **431** January 2011

4 ***Sewer lateral connection***
SCALE: NTS

No.	Revisions	By	Date
1	City Public Works requires 4500 PSI concrete for Public Way Improvements	BYB	8.12.21

FINAL INFRASTRUCTURE

Project Number 20-45009
Designed By BYB
Drawn By BYB
Date Issued 2022.06.16

SPRINGFIELD ESTATES
SUBDIVISION
GRANTSVILLE, TOOELE COUNTY, UTAH

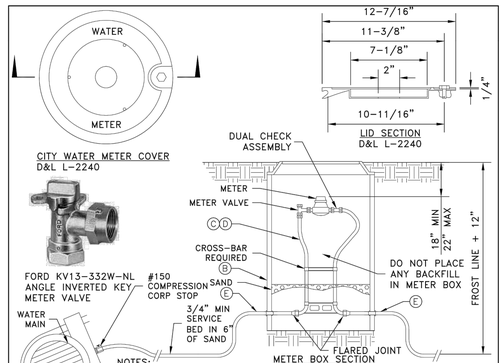
Project Name:

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

PROFESSIONAL ENGINEER
7224167
BARRY V. BUNDERSON
STATE OF UTAH
2022.06.16
7/6/2022 12:25:49 PM

Sheet Name:
C-541

CIVIL WATER DETAILS

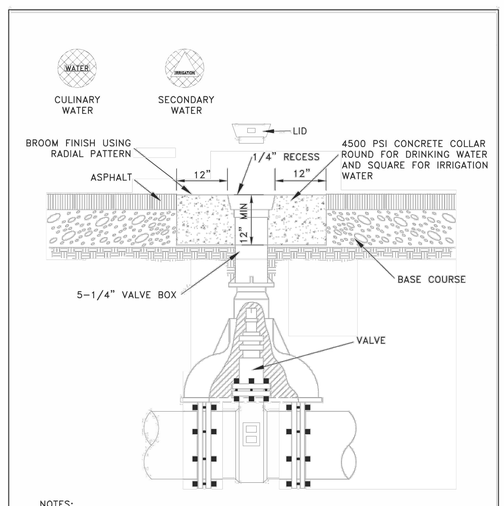


NOTES:
1- PIPES AND FITTINGS SHALL BE "LEAD FREE" AND NSF 61 CERTIFIED.
2- INSTALL TRACER WIRE FROM MAIN CONNECTION THROUGH METER PIT WITH 30 FEET EXCESS TO EXTEND TO DWELLING.
3- SERVICE CONNECTIONS AND METER ASSEMBLIES LARGER THAN 1-INCH NEED TO COMPLY WITH THE LATEST APWA STANDARD DETAILS.
4- INSTALL SERVICE LATERALS AND METERS WITHIN 5 FEET OF LOT LINES ONE ON EACH SIDE OF COMMON LOT LINE (ALTERNATE WITH SECONDARY WATER).
5- STAMP GUTTER LIP AND TOP OF CURB WITH A "W" IN TWO PLACES, NEAR CURB LIP AND TOP OF CURB.

LEGEND

No	*	ITEM	DESCRIPTION
(A)		FRAME AND COVER	CAST IRON COVER (GRASS) DUCTILE IRON COVER (DRIVEWAY)
(B)		METER BOX (21" DIAMETER) (30" TO 36" DEEP)	WHITE CORRUGATED PE
(C)		3/4" METER YOKE	DUAL CHECK ASSEMBLY REQUIRED
(D)		1" METER YOKE	OPTIONAL BACKFLOW PROTECTION PER AGENCY REQUIREMENTS
(E)		3/4" AND 1" SERVICE LINE	HDPE IPS SDR 11

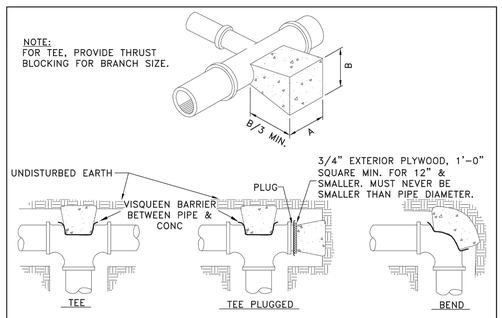
GRANTSVILLE CITY
SERVICE CONNECTION & METER ASSEMBLY
1 SCALE: NTS



NOTES:
1. RAISE VALVE BOX AND PLACE CONCRETE COLLAR AFTER PAVING OPERATION IS COMPLETED.
2. ALL PIPES, FITTINGS & APPURTENANCES SHALL BE NSF-61 CERTIFIED.
3. BURIED GATE VALVES SHALL BE USED FOR LINES 10-INCHES AND SMALLER. BURIED BUTTERFLY VALVES SHALL BE USED FOR LINES 12-INCHES AND LARGER.
4. ISOLATION VALVES SHALL BE PROVIDED AT NO MORE THAN 500-FOOT INTERVALS IN COMMERCIAL DISTRICTS AND AT NOT MORE THAN ONE BLOCK OR 800-FOOT INTERVALS IN OTHER DISTRICTS, [UAC 309-550-5(8)].

GRANTSVILLE CITY
VALVE BOX COLLAR DETAIL
2 SCALE: NTS

GRANTSVILLE CITY PUBLIC WORKS REQUIRES A-1-A MATERIAL TRENCH BACKFILL ABOVE PIPE OR CONDUIT BEDDING ZONES WITHIN THE PUBLIC RIGHT OF WAY

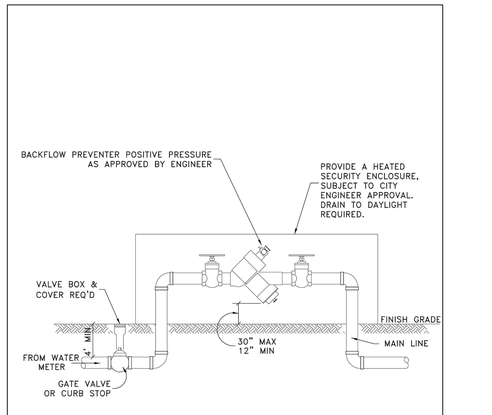


DIMENSIONS FOR THRUST BLOCKING

FITTING SIZES	TEES & PLUGS A	TEES & PLUGS B	90° BENDS A	90° BENDS B	45° BENDS & "Y"S A	45° BENDS & "Y"S B	22 1/2° BENDS A	22 1/2° BENDS B
4"	1'-6"	1'-6"	1'-6"	1'-9"	1'-3"	0'-6"	1'-0"	0'-6"
6"	2'-0"	1'-0"	2'-0"	2'-0"	1'-3"	1'-6"	1'-0"	1'-5"
8"	2'-0"	1'-6"	2'-3"	2'-3"	1'-8"	1'-8"	1'-0"	1'-3"
10"	2'-6"	2'-3"	2'-9"	2'-10"	2'-3"	1'-10"	1'-3"	2'-0"
12"	3'-0"	2'-9"	3'-6"	3'-3"	2'-6"	2'-4"	2'-0"	1'-6"
14"	3'-5"	3'-0"	4'-0"	3'-8"	3'-6"	2'-4"	2'-0"	2'-3"
16"	4'-0"	3'-6"	5'-0"	4'-0"	3'-6"	3'-0"	2'-6"	2'-3"
18"	4'-0"	4'-3"	6'-0"	4'-0"	4'-0"	3'-3"	2'-9"	2'-6"
20"	5'-0"	4'-3"	6'-0"	5'-0"	4'-3"	4'-0"	3'-0"	2'-9"
24"	6'-0"	5'-3"	8'-0"	5'-6"	6'-0"	4'-0"	4'-0"	3'-0"

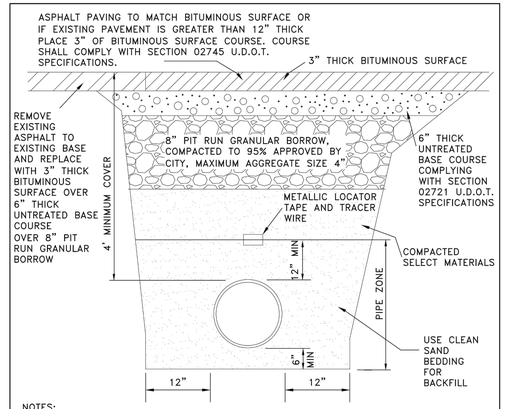
NOTES:
1. THIS TABLE IS BASED ON 200 P.S.I. MAIN PRESSURE AND 2000 P.S.F. SOIL BEARING PRESSURE. ADJUST BEARING AREAS IN ACCORDANCE WITH SOIL CONDITIONS AND PRESSURES ENCOUNTERED.
2. USE POLYETHYLENE ENCASEMENT BETWEEN CONCRETE AND PIPE.
3. REFER TO CONCRETE STANDARD SPECIFICATIONS.
4. THE "THRUST BLOCKING DETAILS" IN NO WAY LIMITS THE LOCATION OR SIZE OF ADDITIONAL BLOCKING WHEN SO WARRANTED OR REQUIRED BY THE ENGINEER.
5. THRUST BLOCKS NEED TO BE INSPECTED BY CITY PRIOR TO BACKFILL.

GRANTSVILLE CITY
THRUST BLOCK DETAIL
3 SCALE: NTS



NOTES:
1. ALL PIPES, FITTING & APPURTENANCES SHALL BE NSF-61 CERTIFIED.
2. ALL NEW OR REPLACED WATER LINES SHALL BE FLUSHED & DISINFECTED PER AWWA STANDARD C651 LATEST EDITION.

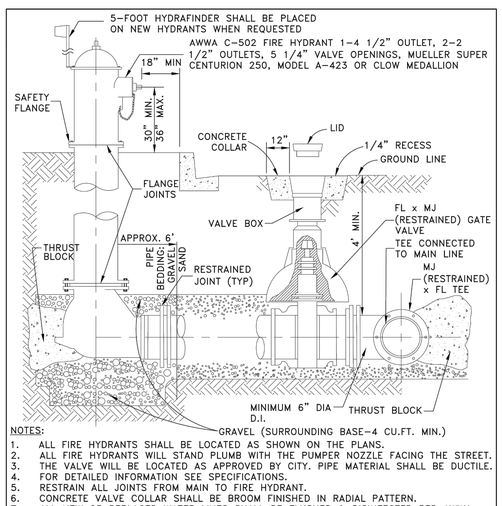
GRANTSVILLE CITY
TYPICAL BACKFLOW PREVENTER INSTALLATION
4 SCALE: NTS



NOTES:
1. PIPES & FITTINGS SHALL BE LEAD FREE.
2. ASBESTOS CEMENT PIPE SHALL NOT BE ALLOWED.
3. WATER MAINS & SEWER LINES SHALL NOT BE INSTALLED IN THE SAME TRENCH.
4. ALL PIPES, FITTINGS & APPURTENANCES SHALL BE NSF-61 CERTIFIED.
5. ALL NEW OR REPLACED WATER LINES SHALL BE FLUSHED & DISINFECTED PER AWWA STANDARD C651 LATEST EDITION.
6. MATERIAL THICKNESS MAY CHANGE AS DIRECTED BY THE CITY ENGINEER BASED UPON FINDINGS AND RECOMMENDATIONS IN GEOTECHNICAL REPORT.
7. FOR WATER METERS NOT CONNECTED TO FIRE HYDRANTS, THE MINIMUM LINE SIZE SHALL BE 4" IN DIAMETER, UNLESS THEY SERVE PICNIC SITES, PARKS, SEMI-DEVELOPED CAMPS, PRIMITIVE CAMPS, OR ROADWAY REST-STOPS. MINIMUM WATER MAIN SIZE SERVICING A FIRE HYDRANT LATERAL SHALL BE 8 INCHES IN DIAMETER UNLESS A HYDRAULIC ANALYSIS INDICATES THAT REQUIRED FLOW AND PRESSURES CAN BE MAINTAINED BY 6" LINES. [UAC R309-550-5(4)].
8. ALL TYPES OF INSTALLED PIPE SHALL BE PRESSURE TESTED AND LEAKAGE TESTED IN ACCORDANCE WITH AWWA C600 (LATEST EDITION).
9. UNDER NO CIRCUMSTANCES SHALL THE PIPE OR ACCESSORIES BE DROPPED INTO THE TRENCH.

LOCATED IN SURFACED ROAD REV. 09-21

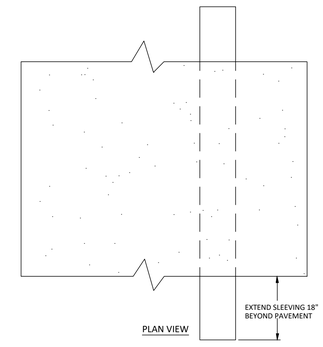
GRANTSVILLE CITY
UTILITY TRENCH FOR WATER MAIN
5 SCALE: NTS

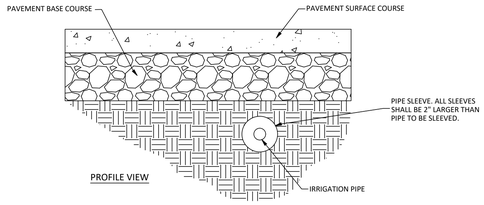


NOTES:
1. ALL FIRE HYDRANTS SHALL BE LOCATED AS SHOWN ON THE PLANS.
2. ALL FIRE HYDRANTS WILL STAND PLUMB WITH THE PUMPER NOZZLE FACING THE STREET.
3. THE VALVE WILL BE LOCATED AS APPROVED BY CITY. PIPE MATERIAL SHALL BE DUCTILE.
4. FOR DETAILED INFORMATION SEE SPECIFICATIONS.
5. RESTRAIN ALL JOINTS FROM MAIN TO FIRE HYDRANT.
6. CONCRETE VALVE COLLAR SHALL BE BROOM FINISHED IN RADIAL PATTERN.
7. ALL NEW OR REPLACED WATER LINES SHALL BE FLUSHED & DISINFECTED PER AWWA STANDARD C651 LATEST EDITION.
8. PROVIDE 3-FOOT CLEAR SPACE AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS (IFC 507.5.5)
9. HYDRANT DRAINS SHALL NOT BE CONNECTED TO, OR LOCATED WITHIN, 10 FEET OF SANITARY SEWERS. WHERE POSSIBLE, HYDRANT DRAINS SHALL NOT BE LOCATED WITHIN 10 FEET OF STORM DRAINS. [UAC R309-550-6(5)(a)]
10. MINIMUM WATER MAIN SIZE SERVICING A FIRE HYDRANT LATERAL SHALL BE 8 INCHES IN DIAMETER UNLESS A HYDRAULIC ANALYSIS INDICATES THAT REQUIRED FLOW AND PRESSURES CAN BE MAINTAINED BY 6" LINES. [UAC R309-550-5(4)]

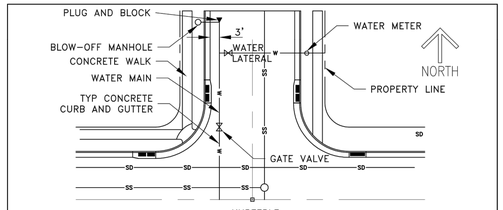
REV. 05-22

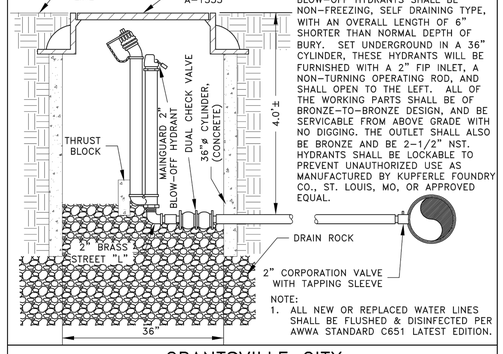
GRANTSVILLE CITY
FIRE HYDRANT ASSEMBLY
6 SCALE: NTS





Irrigation sleeve
7 SCALE: NTS





BLOW-OFF HYDRANTS SHALL BE NON-FREEZING, SELF DRAINING TYPE, WITH AN OVERALL LENGTH OF 6" SHORTER THAN NORMAL DEPTH OF BURY. SET UNDERGROUND IN A 36" CYLINDER, THESE HYDRANTS WILL BE FURNISHED WITH A 2" FIP INLET, A NON-TURNING OPERATING ROD, AND SHALL OPEN TO THE LEFT. ALL OF THE WORKING PARTS SHALL BE OF BRONZE-TO-BRONZE DESIGN, AND BE SERVICABLE FROM ABOVE GRADE WITH NO DIGGING. THE OUTLET SHALL ALSO BE BRONZE AND BE 2-1/2" NST. HYDRANTS SHALL BE LOCKABLE TO PREVENT UNAUTHORIZED USE AS MANUFACTURED BY KUPFERLE FOUNDRY CO., ST. LOUIS, MO, OR APPROVED EQUAL.

NOTE:
1. ALL NEW OR REPLACED WATER LINES SHALL BE FLUSHED & DISINFECTED PER AWWA STANDARD C651 LATEST EDITION.

GRANTSVILLE CITY
2" BLOW-OFF INSTALLATION
8 SCALE: NTS

No.	Revisions	By	Date
1	City Public Works requires 4500 PSI concrete for Public Way Improvements	BYB	8.12.21

FINAL INFRASTRUCTURE

Project Number 20-45009
Designed By BYB
Drawn By BYB
Date Issued 2022.06.16

SPRINGFIELD ESTATES
SUBDIVISION
GRANTSVILLE, TOOELE COUNTY, UTAH

Project Name:

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

PROFESSIONAL ENGINEER
7224167
BARRY V. BUNDERSON
STATE OF UTAH
2022.06.16

7/6/2022 12:25:54 PM

Sheet Name:

C-551

CIVIL DRY UTILITY DETAILS

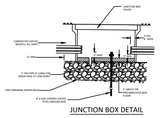
Trench for buried electrical conduit

1. GENERAL
   A. The drawing is a typical arrangement. It shows installation in a landscaped area. The installation is similar under concrete flatwork in the park strip.

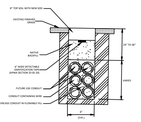
2. PRODUCTS
   A. Base Course: Untreated base course, APWA Section 32 11 23. Maximum particle size 2-inches. Do not use gravel as a base course without ENGINEER's permission.
   B. Backfill: Bedding sand, backfill borrow, or topsoil, APWA Section 31 05 13. Maximum particle size 2-inches.
   C. Detectable Identification Tape: Permanent red color, continuously printed, magnetic, intended for direct-burial service, not less than 6-inches wide by 4 mils thick. The tape shall read "CAUTION: BURIED INSTALLATION BELOW".
   D. Bolts, Nuts, Washers, Accessories: Stainless steel, APWA Section 05 05 23.
   E. PVC Conduit: APWA Section 33 05 07.

3. EXECUTION
   A. Conduit:
      1) Install conduit through sides of junction box. Seal all conduit holes using a rubber-based sleeve gasket and expanding foam.
      2) In addition to circuit wires, provide all conduits with a 700 pound flat braided nylon pull wire.
      3) Seal ends of each conduit run with a sealing compound, CONTRACTOR's choice.
   B. Base Course and Backfill Placement: Maximum lift thickness is 8-inches before compaction. Compaction is 90 percent or greater relative to a standard proctor density, APWA Section 31 23 26. Water jetting is NOT allowed.
   C. Ground: Use exothermic weld connections when making connection to the ground rod.
   D. Landscaped Surface Restoration: Rake to match existing grade. Replace vegetation to match pre-construction conditions. Follow APWA Section 32 92 00 (turf or grass) or APWA Section 32 93 13 (ground cover) requirements.

PARK STRIP



JUNCTION BOX DETAIL



TRENCH DETAIL

Plan
732.1
September 2011

1 ***Trench for buried electrical conduit***
SCALE: NTS

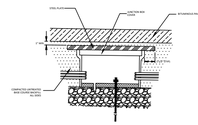
Trench for buried electrical conduit

1. GENERAL
   A. The drawing is a typical arrangement. It shows installation requirements under roadway pavement and in landscaped areas.
   B. Additional pavement removal to a painted lane strip, a lip of gutter, an existing pavement patch, or an edge of existing pavement is required if such street feature is within 2-feet of the second saw-cut.

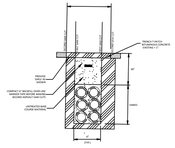
2. PRODUCTS
   A. Bedding: Sand, APWA Section 31 05 13.
   B. Backfill: Native soil, APWA Section 31 05 13. Maximum particle size 2-inches.
   C. Detectable Identification Tape: Permanent red color, continuously printed, magnetic, intended for direct-burial service, not less than 6-inches wide by 4 mils thick. The tape shall read "CAUTION: BURIED INSTALLATION BELOW".
   D. Flowable Fill: Target is 60 psi in 28 days with 90 psi maximum in 28 days, APWA Section 31 05 15. Use a fill that flows easily and vibration is not required.
   E. Bituminous Concrete: APWA Section 32 12 05.
      1) Warm weather patch – AC-20-DM-1/2, . Unless indicated otherwise.
      2) Cold weather patch – modified MC-250-FM-1, APWA Section 33 05 25.
   F. PVC Conduit: APWA Section 33 05 07.

3. EXECUTION
   A. Conduit:
      1) Install conduit through sides of junction box. Seal all conduit holes using a rubber-based sleeve gasket and expanding foam.
      2) In addition to circuit wires, provide all conduits with a 700 pound flat braided nylon pull wire.
      3) Seal ends of each conduit run with a sealing compound, CONTRACTOR's choice.
   B. Base Course and Backfill Placement:
      1) Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26. Water jetting is NOT allowed.
      2) Use flowable fill in excavations that are less than 8"h wide. Before placing aggregate or pavement over flowable fill, cure fill to initial set.
   C. Ground: Use exothermic weld connections when making connection to the ground rod.
   D. Before Surface Restoration.
      1) Do not install bituminous concrete or Portland cement concrete surfacing until trench compaction is accepted by ENGINEER.
      2) Provide tack coat full coverage on all vertical surfaces and surface of concrete substrate.
   E. Roadway Pavement Restoration: Plan 255, 256, or 261 as applicable.

ROADWAY



JUNCTION BOX DETAIL



TRENCH DETAIL

Plan
732.2
September 2011

2 ***Trench for buried electrical conduit***
SCALE: NTS

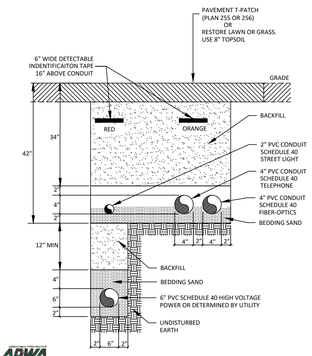
Joint use trench

1. GENERAL
   A. The drawing is a typical arrangement. It applies to the conduit zone and backfilling the trench above the conduit zone.

2. PRODUCTS
   A. Base Course: Sand, APWA Section 31 05 13.
   B. Backfill: Native soil, APWA Section 31 05 13. Maximum particle size 2-inches.
   C. Sewer Rock or Pea Gravel: NOT ALLOWED as backfill in any part of the trench.
   D. Flowable Fill: Target is 60 psi in 28 days with 90 psi maximum in 28 days, APWA Section 31 05 15. It must flow easily requiring no vibration for consolidation.
   E. Detectable Identification Tape: Permanent color as indicated, continuous-printed, magnetic, intended for direct-burial service, not less than 6-inches wide by 4 mils thick. The tape shall read "CAUTION: BURIED INSTALLATION BELOW".
   F. Conduit: PVC, APWA Section 33 05 07.

3. EXECUTION
   A. Base Course and Backfill Placement: Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26. Water jetting is NOT allowed.
   B. Flowable Fill: Place controlled low strength material. Cure the fill before placing surface restorations.
   C. Surface Restoration. Do not install bituminous concrete or Portland cement concrete surfacing until trench compaction is accepted by ENGINEER.
   D. Landscaped Restoration: Rake trench backfill to match existing grade. Compact backfill to 90 percent relative to a standard proctor density, APWA Section 31 23 26. Replace vegetation to match pre-construction conditions. Follow APWA Section 32 92 00 (turf or grass) or APWA Section 32 93 13 (ground cover) requirements.
   E. Roadway Pavement Restoration: Plans No. 255, 256, or 261.

NARRATIVE: THIS IS A TYPICAL EXAMPLE. INSTALLATION VARIES ACCORDING TO THE SERVICE PROVIDED.



Plan No.
733
September 2011

3 ***Joint use trench***
SCALE: NTS

GRANTSVILLE CITY PUBLIC WORKS REQUIRES A-1-A MATERIAL TRENCH BACKFILL ABOVE PIPE OR CONDUIT BEDDING ZONES WITHIN THE PUBLIC RIGHT OF WAY

No.	Revisions	By	Date
1	City Public Works requires 4500 PSI concrete for Public Way Improvements	BYB	8.12.21

FINAL INFRASTRUCTURE

Project Number 20-45009
Designed By BYB
Drawn By BYB
Date Issued 2022.06.16

SPRINGFIELD ESTATES
SUBDIVISION
GRANTSVILLE, TOOELE
COUNTY, UTAH

Project Name:

CIVIL PROJ-EX, INC
ENGINEERS * PLANNERS
96 QUIRK STREET
GRANTSVILLE, UTAH 8029

PROFESSIONAL ENGINEER
7224167
BARRY V. BUNDERSON
STATE OF UTAH
Barry V. Bunderson
2022.06.16
7/6/2022 12:25:59 PM

Sheet Name:
C-571

AGENDA ITEM #12

Discussion regarding the proposed rezone of .305 Acres of Property located at 196 West Street to go from a Legal Non-Conforming lot to a Mixed-Use Designation

APPLICATION FOR AMENDING THE ZONING MAP (REZONING)

DATE PAID 5-31-22

HEARING DATE July 7, 2022

$500.00 FEE NON-REFUNDABLE

APPLICANT'S NAME Kristi Smith

MAILING ADDRESS 822 E Main St. Ste B
Grantsville, Ut. 84029

E-MAIL Kristi.smith@fbfs.com

APPLICANT'S PHONE 801-747-2216

LOCATION OF SUBJECT PROPERTY 196 W. Main

DO YOU OWN THE PROPERTY? Yes

NUMBER OF ACRES INVOLVED .305

01-094-0-0067 .13 ACRES

CURRENT ZONE OF PROPERTY Legal non conforming

01-094-0-0044 .18 ACRES

REQUESTED ZONE Mixed Use

PROPOSED USE FOR NEW ZONE, IF APPROVED Small Retail Strip (4,000 ft per unit) of 3 units with office use and second story 2-3 apartments above offices - similar to property on the east border at 152 W. Main (see attached).

Attach all required items from checklist sheet, incomplete applications cannot be accepted.

Kristi Smith
SIGNATURE OF APPLICANT



Grantsville City
429 E Main St
Grantsville, UT 84029
(435) 884-3411

XBP Confirmation Number: 121803787

Transaction detail for payment to Grantsville City.			**Date: 06/02/2022 - 4:15:44 PM MT**
Transaction Number: 174244029PT **VisaXXXX-XXXX-XXXX-8599** **Status: Successful**			
Account #	**Item**	**Quantity**	**Item Amount**
	401-ZONING SUBDIVSION FEE	1	$500.00

TOTAL: $500.00

Transaction detail for payment to Grantsville City.			**Date: 06/02/2022 - 4:15:45 PM MT**
Transaction Number: 174244033PT **VisaXXXX-XXXX-XXXX-8599** **Status: Successful**			
Account #	**Item**	**Quantity**	**Item Amount**
	Service Fee	1	$12.50

TOTAL: $12.50

Billing Information
kristi smith
, 84029

Transaction taken by: Admin gmechamCaselle gmecham

EXHIBIT "A"

PARCEL 1: (01-094-0-0044)
COMMENCING 5 RODS WEST FROM THE SOUTHEAST CORNER OF LOT 5, BLOCK 8 GRANTSVILLE CITY SURVEY PLAT A, AND RUNNING THENCE NORTH 100 FEET; THENCE WEST 80 FEET; THENCE SOUTH 100 FEET; THENCE EAST 80 FEET TO THE POINT OF BEGINNING.

PARCEL 2: (01-094-0-0067)
COMMENCING AT THE SOUTHEAST CORNER OF THE ACADEMY GROUNDS IN GRANTSVILLE CITY, AND RUNNING THENCE EAST 41.25 FEET; THENCE NORTH 132 FEET; THENCE WEST 41.25 FEET; THENCE SOUTH 132 FEET TO THE POINT OF BEGINNING.

BEING PART OF LOT 5, BLOCK 8, GRANTSVILLE CITY SURVEY, GRANTSVILLE CITY.

AS SURVEYED DESCRIPTION:

A PARCEL OF LAND, SITUATE IN A PORTION OF LOT 5, BLOCK 8, GRANTSVILLE CITY SURVEY, SAID PARCEL ALSO LOCATED IN THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 6 WEST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF MAIN STREET, AND THE SOUTHEAST CORNER OF THE ACADEMY GROUNDS IN GRANTSVILLE CITY, SAID POINT BEING SOUTH 88°37'50" EAST 247.53 FEET FROM THE SOUTHWEST CORNER OF BLOCK 8, GRANTSVILLE CITY SURVEY, SAID SOUTHWEST CORNER OF BLOCK 8, IS LOCATED NORTH 89°52'51" WEST 930.00 FEET ALONG THE QUARTER SECTION LINE AND NORTH 64.03 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 36, TOWNSHIP 2 SOUTH, RANGE 6 WEST, AND RUNNING: THENCE SOUTH 88°37'50" EAST 41.25 FEET ALONG THE NORTH LINE OF SAID MAIN STREET; THENCE NORTH 0°32'51" EAST 134.38 FEET; THENCE NORTH 89°14'35" WEST 41.25 FEET; THENCE SOUTH 0°32'51" WEST 133.94 FEET TO THE POINT OF BEGINNING..

SUBJECT TO A RIGHT OF WAY THAT WAS RECORDED 4/21/22 AS FILING NO. 571276 IN THE OFFICE OF THE RECORDER OF TOOELE COUNTY, UTAH.

TOGETHER WITH A RIGHT OF WAY THAT WAS RECORDED 4/21/22 AS FILING NO. 571277 IN THE OFFICE OF THE RECORDER OF TOOELE COUNTY, UTAH.

GENERAL PLAN AMENDMENT AND REZONING CHECKLIST ITEMS

(You must make an appointment with the Zoning Administrator to turn in an application and checklist items. Please email Kristy Clark @ kclark@grantsvilleut.gov)

1- A completed City application.

2- Legal description of the entire property boundary or portion of the property which the rezone is being requested for.

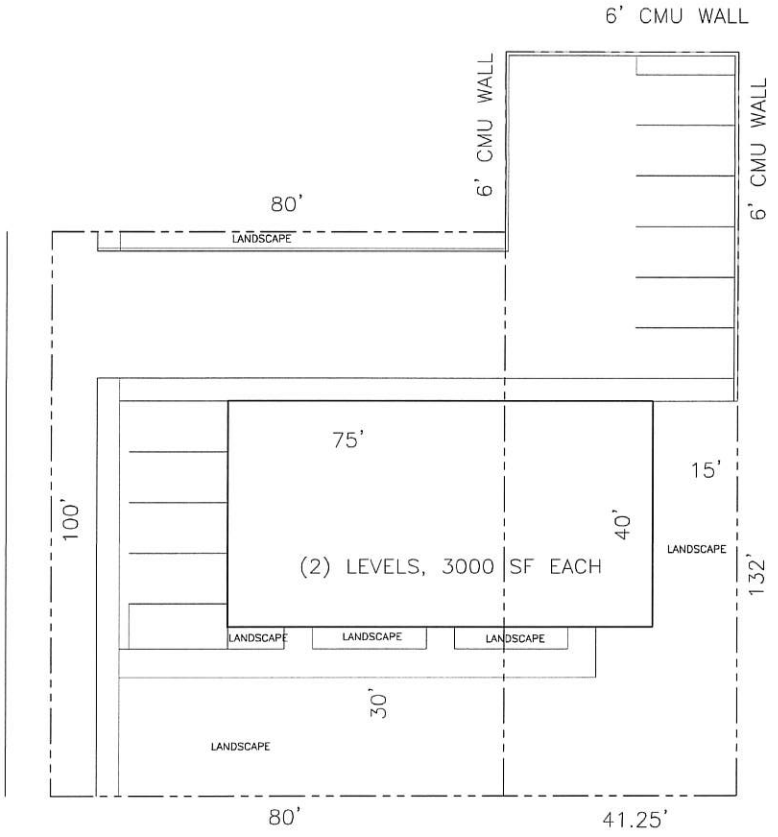
3- A vicinity map identifying the area to be rezoned.

4- Include with your application: A Radius Report obtained from Tooele County Recorder's office. The radius requirement is 500 feet from the property boundary. The Recorder's office will provide you with the mailing labels. You will need to provide **self-sealing envelopes** and **first class postage** for all property owners that are listed on the mailing labels. DON'T PUT MAILING ADDRESSES ON ENVELOPES! THANK YOU! **Addresses must be from Tooele County Recorder's Office!**

5- Payment of a $500.00 non-refundable fee.

NOTE: A Rezone goes before both the Planning Commission and the City Council with a public hearing being held before the Planning Commission on the first Thursday of the month. The Planning Commission will consider and recommend approval on the third Thursday of the same month.

PROPOSAL 1



A4 A001 SITE PLAN
SCALE: 1"=10'-0"

ENTELEN
Design - Build, LLC
8707 SANDY PARKWAY
SANDY, UT 84070
PHONE: 801-542-8090
FAX: 801-542-8093

THE IDEAS AND DESIGN INCORPORATED HEREIN, AS AN INSTRUMENT OF SERVICE, ARE AND SHALL REMAIN THE PROPERTY OF ENTELEN — 2009 AND SHALL NOT BE USED IN WHOLE OR PART ON ANY OTHER PROJECT WITHOUT WRITTEN AUTHORIZATION FROM ENTELEN — 2009

Consultant

No.	Revisions	Date

Project Title
KRISTI SMITH - RETAIL AND RESIDENTIAL
196 MAIN STREET
GRANTSVILLE, UTAH

Sheet Title
SITE PLAN

File No.
KSmith-A001-E205

Drawn by:

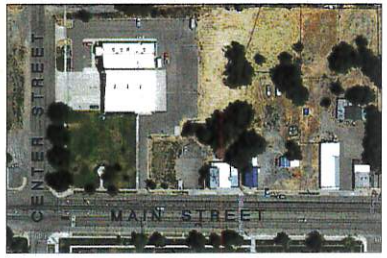
Reviewed by:

Date Issued:
MAY 5, 2022

Seal

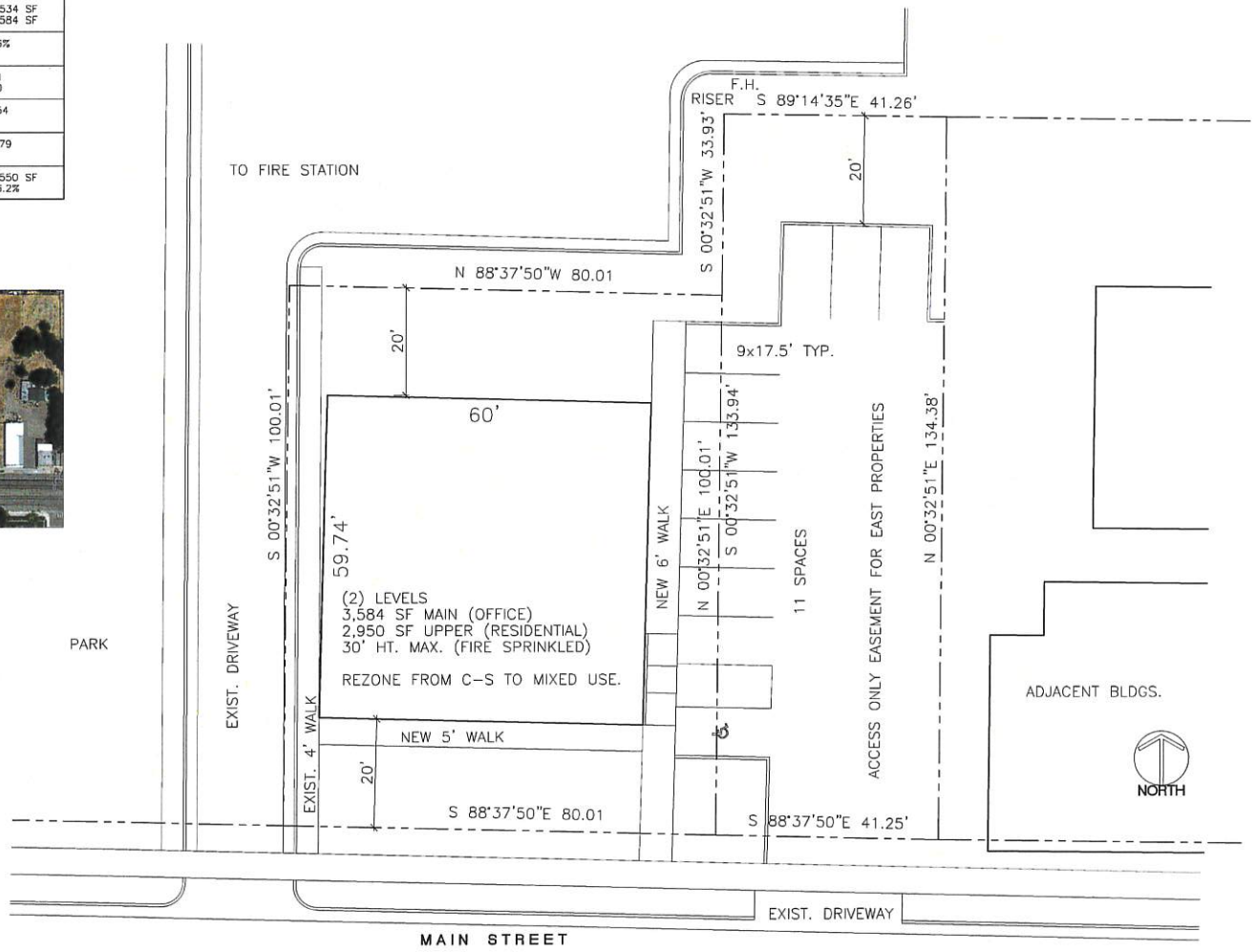
Sheet No.
A001

PROJECT SUMMARY	
GROSS LAND AREA	13,534 SF 0.3 ACRES
GROSS BUILDING AREA FOOTPRINT	6,534 SF 3,584 SF
FOOTPRINT TO LAND RATIO	26%
PARKING SPACES OFFICE PARKING	11 10
OFFICE TO PARKING RATIO	354
NO. OF PARKING SPACES PER 1000 SF.	2.79
LANDSCAPE WITHIN PROPERTY LINE	3,550 SF 26.2%



NORTH

SITE PLAN IS BASED ON SURVEYS BY ENSIGN ENGINEERING IN 2006 AND 2011



A4/A001 SITE PLAN
SCALE: 1"=10'-0"

PROPOSAL 2

ENTELEN
Design - Build, LLC
6707 SANDY PARKWAY
SANDY, UT 84070
PHONE: 801-542-9390
FAX: 801-542-9393

THE IDEAS AND DESIGN INCORPORATED HEREIN ARE AN INSTRUMENT OF PROFESSIONAL SERVICE, AND IS THE PROPERTY OF ENTELEN AND SHALL NOT BE USED IN WHOLE OR PART ON ANY OTHER PROJECT WITHOUT WRITTEN AUTHORIZATION FROM ENTELEN - ©2009

Consultant

No.	Revisions	Date

Project Title
KRISTI SMITH - OFFICE AND RESIDENTIAL
196 MAIN STREET
GRANTSVILLE, UTAH

Sheet Title
SITE PLAN

File No.
KSmith-A001-E231

Drawn by:

Reviewed by:

Date Issued:
MAY 31, 2022

Seal

Sheet No.
A001

File Number: NTTO-119611

Main Branch – Logan
160 North Main Street
Logan, Utah 84321
435-752-3600

Tremonton Office:
472 West Main Street #4
Tremonton, Utah 84337
435-207-4040

Ogden Office:
2650 Washington Blvd, Suite 208
Ogden, Utah 84401
385-333-7215

NORTHERN **TITLE**

"Good Deeds Done Daily!"

Draper Office:
584 East 12300 South Suite #4
Draper, Utah 84020
801-218-2300

Springville Office:
1190 North Main, Suite #7
Springville, Utah 84663
801-704-5280

Grantsville Office:
225 East Main Street Suite F
Grantsville, Utah 84029
435-241-4458

COMMITMENT FOR TITLE INSURANCE

FIRST AMERICAN TITLE INSURANCE COMPANY, a Nebraska corporation ("Company"), for a valuable consideration, commits to issue its policy or policies of title insurance, as identified in Schedule A, in favor of the Proposed Insured named in Schedule A, as owner or mortgagee of the estate or interest in the land described or referred to in Schedule A, upon payment of the premiums and charges and compliance with the Requirements; all subject to the provisions of Schedules A and B and to the Conditions of this Commitment.

This Commitment shall be effective only when the identity of the Proposed Insured and the amount of the policy or policies committed for have been inserted in Schedule A by the Company.

All liability and obligation under this Commitment shall cease and terminate 180 days after the Effective Date or when the policy or policies committed for shall issue, whichever first occurs, provided that the failure to issue the policy or policies is not the fault of the Company.

The Company will provide a sample of the policy form upon request.

BUYER/BORROWER:	**SELLER/OWNER:**
Kristi Smith	Westland Properties, LLC
SELLING AGENT:	**LISTING AGENT:**
Re/Max Complete The Trusted Team (435) 224-3272	Re/Max Complete The Trusted Team (435) 224-3272
LENDER:	**BROKER:**
Cash	

COMMITMENT CONDITIONS

1. **DEFINITIONS**
   (a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.
   (b) "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
   (c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.
   (d) "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
   (e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
   (f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.
   (g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.
   (h) "Title": The estate or interest described in Schedule A.

2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:
   (a) the Notice;
   (b) the Commitment to Issue Policy;
   (c) the Commitment Conditions;
   (d) Schedule A;
   (e) Schedule B, Part I—Requirements; and
   (f) Schedule B, Part II—Exceptions.

4. **COMPANY'S RIGHT TO AMEND**
   The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company shall not be liable for any other amendment to this Commitment.

5. **LIMITATIONS OF LIABILITY**
   (a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
      (i) comply with the Schedule B, Part I—Requirements;
      (ii) eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
      (iii) acquire the Title or create the Mortgage covered by this Commitment.
   (b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
   (c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
   (d) The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.
   (e) The Company shall not be liable for the content of the Transaction Identification Data, if any.
   (f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions.

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AMERICAN LAND TITLE ASSOCIATION

Closing/Escrow inquiries to:
Judd Williams
(801) 218-2300
juddw@northerntitle.net
All inquiries regarding this report should be directed to:
Garrett Mansell
(435) 752-3600 x113
garrettm@northerntitle.net

SCHEDULE A

Order No. NTTO-119611

1. Effective Date: March 21, 2022 8:00AM

2. Policy or policies to be issued:

   A. 2006 ALTA Owner's STANDARD Coverage

      Proposed Insured: Kristi Smith

      Amount: $150,000.00
      Premium: $974.00

   B. 2006 ALTA Loan

      Proposed Insured:

      Amount:
      Premium: $0.00

   C. Endorsements: **Endorsement Fee Included in Premium.**

3. The estate or interest in the land described in the Commitment and covered herein is:

   FEE SIMPLE

4. Title to the estate or interest referred to herein is at the effective date hereof vested in:

   Westland Properties, LLC

5. The land referred to in this Commitment is in the State of UT, County of **Tooele** and is described as follows:

   See Attached Exhibit "A"

PROPERTY ADDRESS: 196 West Main Street, Grantsville, UT 84029

Order No. NTTO-119611

SCHEDULE B - SECTION 1

REQUIREMENTS

All of the following Requirements must be met:

1. The proposed insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the land. The Company may then make additional Requirements or Exceptions.

2. Pay the agreed amount for the estate or interest to be insured.

3. Pay the premiums, fees, and charges for the Policy to the Company.

4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be property authorized, executed, delivered and recorded in the Public Records.

In addition to the foregoing, the following requirements must be complied with, to-wit:

1. Verify that this property is free and clear of any debts and/or encumbrances of any kind.

2. Payoff delinquent taxes for the year 2020, 2021, disclosed by Schedule B Part 2.

3. Deed conveying title to the purchasers, executed by: Westland Properties, LLC.

4. The State Construction Registry filings will need to be cleared before a new Deed of Trust can be filed with the county recorder.

SCHEDULE B - PART 2

SPECIAL EXCEPTIONS:

1. Taxes for the year 2022 are now a lien not yet due or payable.
   Taxes for the year 2020 are DELINQUENT in the amount of $520.13, plus interest, penalty and costs.
   Tax Serial No. 01-094-0-0044

   Subsequent delinquency for the year 2021 in the principal amount of $503.61, plus interest, penalty and costs.

2. Taxes for the year 2022 are now a lien not yet due or payable.
   Taxes for the year 2021 are DELINQUENT in the amount of $349.73, plus interest, penalty and costs.
   Tax Serial No. 01-094-0-0067

3. Said property may be included within the taxing assessment district of Grantsville City and Tooele County Landfill and may be subject to the charges and assessments thereof. (Charges are current according to the information available from the county records.)

4. Any water rights or claims or title to water in or under the Land.

5. Mineral rights, claims or title to minerals in or under the land, including but not limited to metals, oil, gas, coal, or other hydrocarbons, sand, gravel or stone, and easements or other rights relating thereto, whether express, implied, recorded or unrecorded.

6. Subject to all existing roads, streets, alleys, fences, ditches, reservoirs, utilities, canals, pipelines, power, telephone, cable, fiber optic, sewer, gas, or water lines, and right of way and easements thereof.

7. NOTE: No Existing Deed of Trust appears of record. If this information is not correct, please notify Northern Title Company as soon as possible to provide information regarding an existing loan.

8. Vehicular access is limited to openings permitted by the Utah State Department of Transportation in accordance with Section 41-6a-714, Utah Code Annotated, as amended 2005.

9. Subject to any entities/individuals that have active filings for mechanic lien rights as disclosed by the Utah State Construction Registry. Said entities together with any other entities/individuals who have a valid lien right will be required to be paid at or prior to closing and a release/withdrawal be filed with the Utah State Construction Registry.

10. EASEMENT

Grantor:	Westland Properties, LLC
Grantee:	Sunland Holdings, LLC
Dated:	April 21, 2022
Recorded:	April 21, 2022
Entry No.:	571276

(continued)

Northern Title Company
January 1, 2017

We recognize and respect the privacy expectations of today's consumers and the requirements of applicable federal and state privacy laws. We believe that making you aware of how we use your non-public personal information ("Personal Information"), and to whom it is disclosed, will form the basis for a relationship of trust between us and the public that we serve. This Privacy Statement provides that explanation. We reserve the right to change this Privacy Statement from time to time consistent with applicable privacy laws.

In the course of our business, we may collect Personal Information about you from the following sources:

- From applications or other forms we receive from you or your authorized representative;
- From your transactions with, or from the services being performed by, us, our affiliates, or others;
- From our internet web sites;
- From the public records maintained by governmental entities that we either obtain directly from those entities, or from out affiliates or others; and
- From consumer or other reporting agencies.

Our Policies Regarding the Protection of the Confidentiality and Security of Your Personal Information

We maintain physical, electronic and procedural safeguards to protect your Personal Information from unauthorized access or intrusion. We limit access to the Personal Information only to those employees who need such access in connection with providing products or services to you or for other legitimate business purposes.

Our Policies and Practices Regarding the Sharing of Your Personal Information

We may share your Personal Information with our affiliates, such as insurance companies, agents, and other real estate settlement service providers. We also may disclose your Personal Information:

- To agents, brokers or representatives to provide you with services you have requested;
- To third-party contractors or service providers who provide services or perform marketing or other functions on our behalf; and
- To others with whom we enter into joint marketing agreements for products or services that we believe you may find of interest.

In addition, we will disclose your Personal Information when you direct or give us permission, when we are required by law to do so, or when we suspect fraudulent or criminal activities. We also may disclose you Personal Information when otherwise permitted by applicable privacy laws such as, for example, when disclosure is needed to enforce our rights arising out of any agreement, transaction or relationship with you.

One of the important responsibilities of some of our affiliated companies is to record documents in the public domain. Such documents may contain your Personal Information.

Rights to Access Your Personal Information and Ability to Correct Errors or Request Changes or Deletion

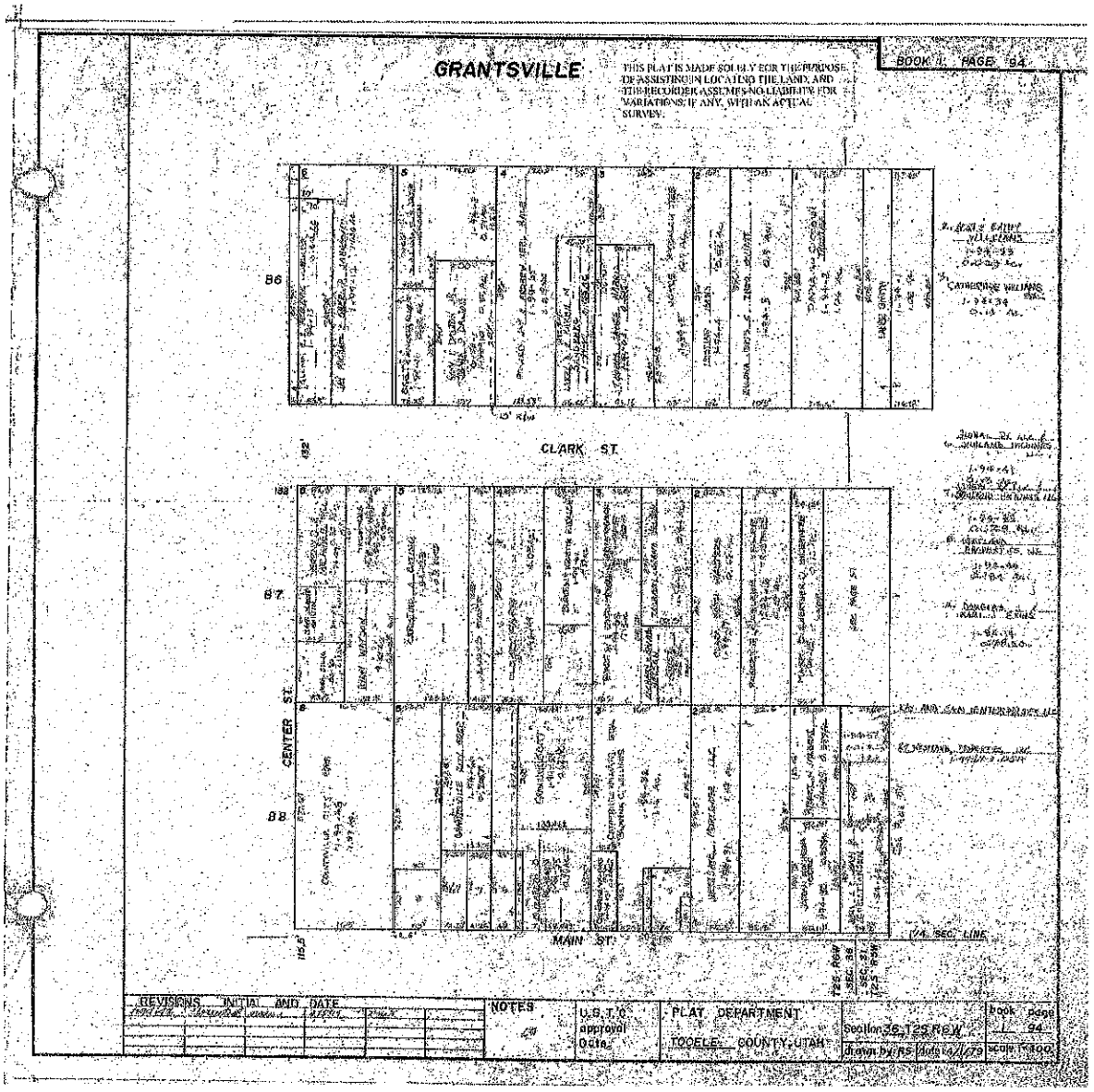
Certain states afford you the right to access your Personal Information and, under certain circumstances, to find out to whom your Personal Information has been disclosed. Also, certain states afford you the right to request correction, amendment or deletion of you Personal Information. We reserve the right, where permitted by law, to charge a reasonable fee to cover the costs incurred in responding to such requests.

All requests must be made in writing to the following address:

Northern Title Company
160 North Main Street
Logan, UT 84321

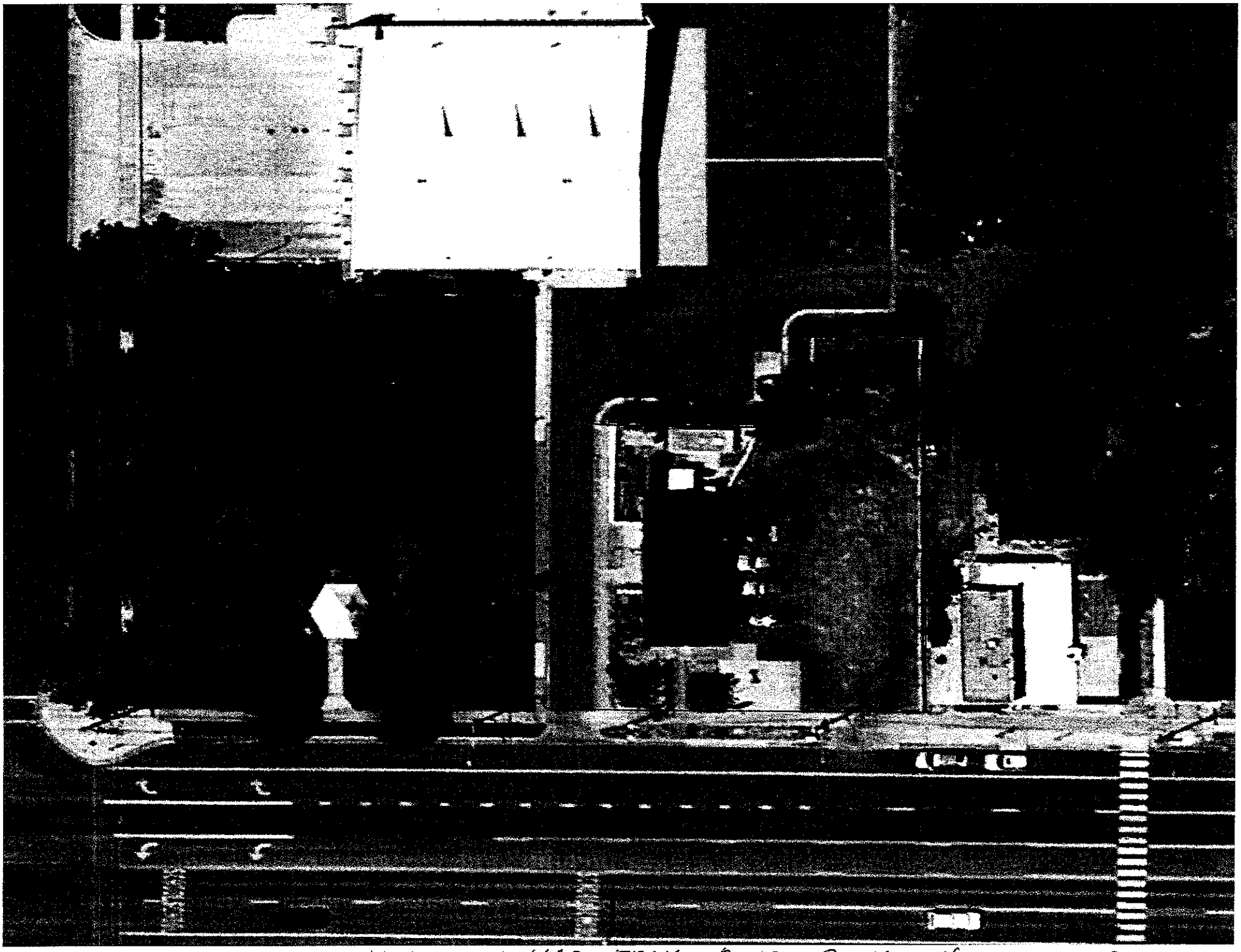
Multiple Products or Services

If we provide you with more than one financial product or service, you may receive more than one privacy notice from us. We apologize for any inconvenience this may cause you.


GRANTSVILLE
THIS PLAT IS MADE SOLELY FOR THE PURPOSE OF ASSISTING IN LOCATING THE LAND, AND THIS RECORDER ASSUMES NO LIABILITY FOR VARIATIONS IF ANY, WITH AN ACTUAL SURVEY.
BOOK J PAGE 94
86
87
88
CLARK ST.
CENTER ST.
MAIN ST.
1/4 SEC. LINE
CATHERINE WILLIAMS
REVISIONS INITIAL AND DATE
NOTES
U.S.T.C. approval Date
PLAT DEPARTMENT
TOOELE COUNTY, UTAH
Section 36 T2S R6W
Book J Page 94
Drawn by RS Date 4/1/79
Scale 1"=100'

Vicinity Map





VICINITY MAP FROM 2013 - RESTAURANT ON SITE

PAID

TOOELE COUNTY

RECORDER/SURVEYOR OFFICE

Request for Surrounding Property Owners

Property Information and Location

(All lines must be filled in)

Property Address: 196 W Main Street, Grantsville

Lot #_____ **Subdivision Name:** _____

Township 02S **Range** 06W **Section** 36

Parcel #01-094-0-0044

Please Choose one of the following

____ 300 Foot Radius includes Mailing labels / Maps

____ 400 Foot Radius Includes Mailing Labels /Maps

✓ Other 500 Foot Radius

FEE: **To be determined $** 15.00 Paid by phone, w/c.c. on 6/1/22 - BR. **(Basic charge is $10.00 – 4 to 30 labels including boundary map printed on an aerial base map) Completed by (initials)** BR **Date** 6-1-22

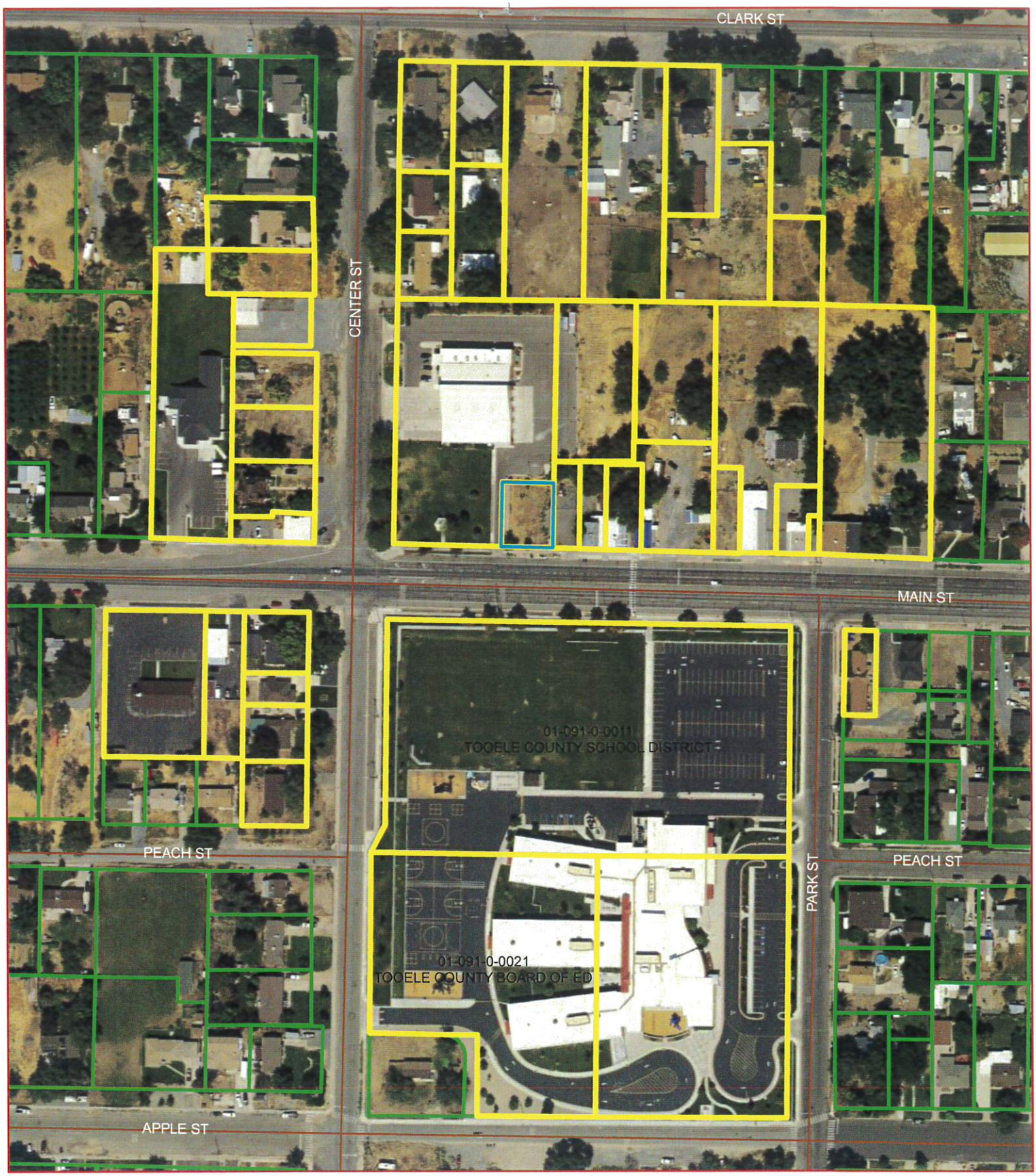
Name of person and contact information Requesting information

Name Kristi Smith **Date** 06/01/2022

Contact Number 801-597-5200

Please allow our Mapping Department 24 hours to complete request, you will be notified when they are ready to be picked up

Thank you



GIS Map Disclaimer:

TOOELE COUNTY

This is not an official map but for reference use only. The data was compiled from the best sources available, but various errors from the sources may be inherent on the map. All boundaries and features therein should be treated as such. For boundary information, the pertinent County Departments or Municipalities should be contacted. This map is a representation of ground features and is not a legal document of their locations. The scale represented is approximate, so this is NOT a Survey or Engineering grade map and should by no means be used as such. This map is not intended for all uses. Tooele County is not responsible or liable for any derivative or misuse of this map.

Kristi Smith
01-094-0-0044

0 75 150 300 450 600
Feet

N
W E
S

Date: 6/1/2022
blanca.rodriguez

AVERY 5960 | Easy Peel Address Labels Bend along line to expose Pop-up Edge | Go to avery.com/templates Use Avery Template 5160

WESTLAND PROPERTIES LLC
223 W BULLDOG BLVD #540
PROVO, UT 84604

CONNIE M SNOW JT
10623 S 1990 W
SOUTH JORDAN, UT 84095

124 WEST PROPERTIES, LLC
497 S. HALE STREET
GRANTSVILLE, UT 84029

ANDERSON CODY FRANK
48 S CENTER ST
GRANTSVILLE, UT 84029

LARRY GLEN BURTON
24 S CENTER ST
GRANTSVILLE, UT 84029

NEIL A CRITCHLOW TRUSTEE
P O BOX 984
GRANTSVILLE, UT 84029

FIRST BAPTIST CHURCH GRANTSVIL
PO BOX 357
GRANTSVILLE, UT 84029

SHEFFER QUINTEN RAY JT
36 S CENTER ST
GRANTSVILLE, UT 84029
Called.

LG & LC LLC
229 W MAIN ST
GRANTSVILLE, UT 84029

FERGUSON KADENE DITTMAR
54 NORTH CENTER STREET
GRANTSVILLE, UT 84029

SUNLAND HOLDINGS, LLC
223 W. COUGAR BLVD, #540
PROVO, UT 84604

FAWSON INVESTMENTS LLC
222 W MAIN ST
GRANTSVILLE, UT 84029

SALT LAKE COMMUNITY ACTION
PROGRAM
764 S 200 W
SALT LAKE CITY, UT 84101

EDWARD L TAYLOR JT
283 W VINE ST
GRANTSVILLE, UT 84029

GRANTSVILLE CITY CORPORATION
7 PARK ST
GRANTSVILLE, UT 84029

WILLIAMS WASELAND SCOTT
46 S. QUIRK STREET
GRANTSVILLE, UT 84029

CHRISTINE A CATINO
175 W CLARK ST
GRANTSVILLE, UT 84029

RONALD E NIELSEN TRUSTEE
185 W CLARK ST
GRANTSVILLE, UT 84029

RYAN WATSON
147 LAKEVIEW
TOOELE, UT 84074

JEREMY D HILL JT
90 N CENTER STREET
GRANTSVILLE, UT 84029

CRAWFORD MAKINDY JT
66 N. CENTER ST
GRANTSVILLE, UT 84029

GRANTSVILLE CITY CORP
7 PARK
GRANTSVILLE, UT 84029

LAWRENCE KRISTI JT
67 N CENTER ST
GRANTSVILLE, UT 84029

NELSON ZACHARY JT
119 W CLARK ST
GRANTSVILLE, UT 84029

CRITCHLOW NICHOLAS L JT
157 W CLARK ST
GRANTSVILLE, UT 84029

WESTGATE MORTGAGE LLC
94 W MAIN
GRANTSVILLE, UT 84029

SCOTT WILLIAMS JT
PO BOX 1217
GRANTSVILLE, UT 84029

ELIZABETH D PEHRSON
221 W CLARK ST
GRANTSVILLE, UT 84029

TOOELE COUNTY BOARD OF ED
92 Lodestone Way
TOOELE, UT 84074

TOOELE COUNTY SCHOOL DISTRICT
92 Lodestone Way
TOOELE, UT 84074

Pat: avery.com/patents | Étiquettes d'adresse Easy Peel Repliez à la hachure afin de révéler le rebord Pop-up | Allez à avery.ca/gabarits Utilisez le Gabarit Avery 5160

AVERY 5960
Easy Peel Address Labels
Bend along line to expose Pop-up Edge
Go to avery.com/templates
Use Avery Template 5160

K.A.T. PROPERTIES, LLC
497 S HALE ST
GRANTSVILLE, UT 84029

ORTEGON TYLER ERIC
141 W. CLARK ST
GRANTSVILLE, UT 84029

RASHER DERRICK A.
5 N CENTER ST
GRANTSVILLE, UT 84029

BUNDERSON BARRY
96 QUIRK ST.
GRANTSVILLE, UT 84029

Pat: avery.com/patents
Étiquettes d'adresse Easy Peel
Repliez à la hachure afin de révéler le rebord Pop-up
Allez à avery.ca/gabarits
Utilisez le Gabarit Avery 5160

AGENDA ITEM #13

Discussion to appropriate funds to contribute to Old Lincoln Highway wastewater collection line

Fwd: Willow Fields PUD - 12-inch Sewer Upsize Evaluation

1 message

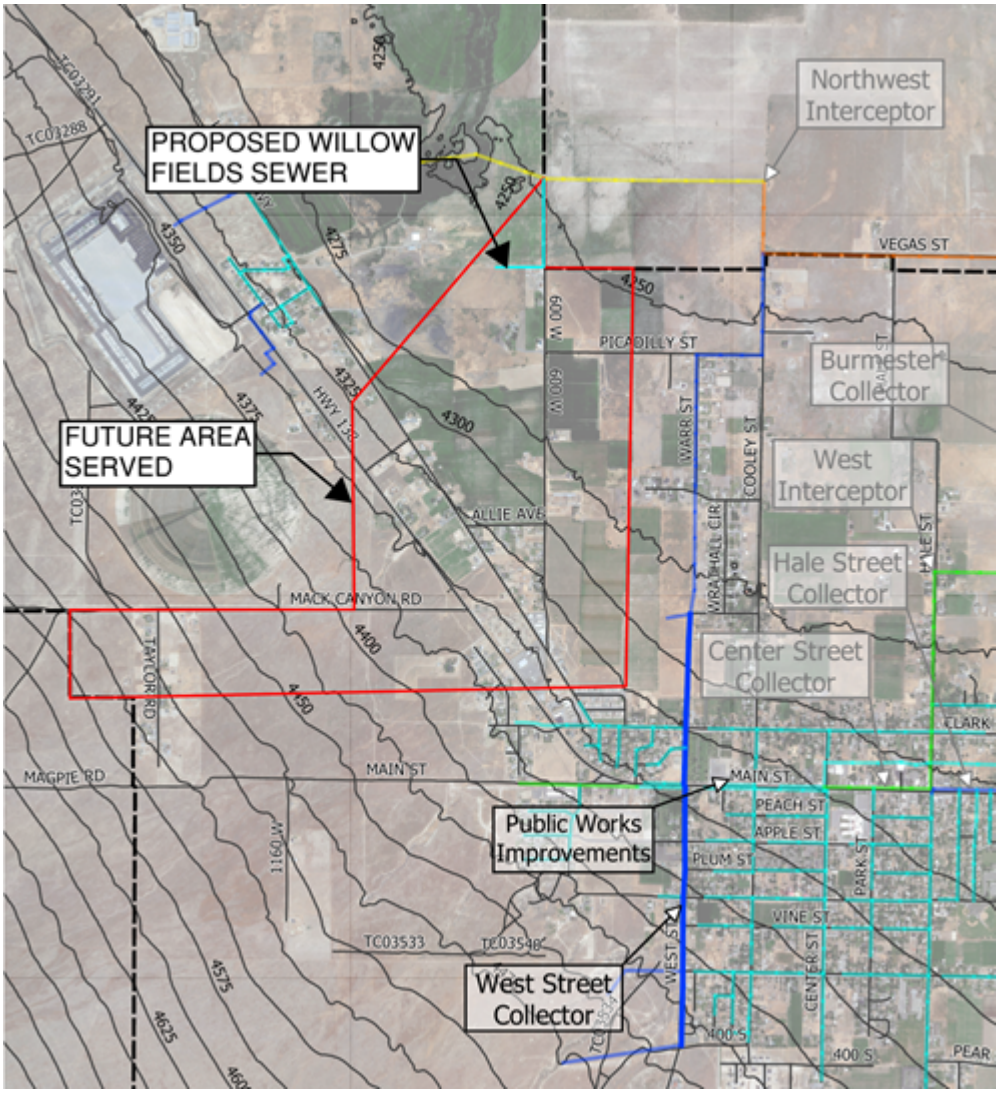
Sherrie Broadbent <sbroadbent@grantsvilleut.gov> Mon, Aug 1, 2022 at 12:47 PM
To: Braydee Baugh <bbaugh@grantsvilleut.gov>

---------- Forwarded message ---------
From: **Robert Rousselle** <rrousselle@ensignutah.com>
Date: Wed, Jul 27, 2022 at 1:25 PM
Subject: Willow Fields PUD - 12-inch Sewer Upsize Evaluation
To: Jesse Wilson <jwilson@grantsvilleut.gov>, Sherrie Broadbent <sbroadbent@grantsvilleut.gov>
Cc: Matthew Sanford <msanford@ensignutah.com>

Jesse and Sherrie,

Good afternoon. Ensign has reviewed the proposed upsize for the Willow Fields PUD and have determined that no impact fees can be charged for the upsize from an 8-inch to 12-inch line for the Willow Fields off-site sewer because the 8-inch has sufficient capacity for the projected development in the 10-year planning period. We also determined that a sewer line larger than 8-inch would be required for the estimated development at build-out.

The following image shows the sewer line and the area in red we estimated will connect to this line. Note that the results of this analysis do not account for any land outside the current City boundary that may be annexed in the future.



To calculate the projected ERCs by 2031, the CFP demographic projections by planning area were multiplied by the proportion that the sewer line service area covers (12.7% of the North Area and 8.3% of the West). To calculate the projected ERCs at build-out, the unit densities per land use established in the CFP were used. 1 ERC per unit was assumed for residential zones, and the mixed use zone was assumed to be 85% single family and 15% commercial as the scenario with the most sewage generation, which equals a weighted ERC per unit of 2.04. These projections and the associated peak day sewage generation are shown in the following table.

Description	Year 2031		Build-out	
	Projected ERCs	Sewage Generation (gpm)	Projected ERCs	Sewage Generation (gpm)
Willow Fields PUD	27	5.20	27	5.20
Future Sewer Connections	143	27.6	1,328	255.9
Totals	**170**	**32.8**	**1,355**	**261.1**

The next table shows the flow capacities of the 12-inch lines at the proposed slope we received from Barry Bunderson, see attached email. We used the State required minimum slope of 0.334% for the 8-inch capacity analysis. The tables show that an 8-inch line will have the capacity for the Willow Fields sewage plus the projected future development by 2031, therefore no impact fees can be charged at this time. It can also be seen that the capacity of the 8-inch line will be exceeded before build-out, based on the assumptions stated above.

Sewer Diameter (in)	Flow Capacity (gpm)	Total Sewage Generation (Year 2031) (gpm)	Total Sewage Generation (Build-out) (gpm)
8	249.6	32.8	261.1
12	592.0		

To summarize, the following was determined:

1. The upsize 8-inch diameter to 12-inch diameter ($37,176 per Barry's email) is not impact fee eligible as an 8-inch sanitary sewer line would have enough capacity in the 10-year planning period.
2. A sewer line larger in diameter than 8-inch will be required for buildout given our assumptions.

Please let us know if there are any questions. Thanks.

Robert Rousselle, P.E., LEED-AP | Associate

Main 801.255.0529 | Cell 801.859.4759
rrousselle@ensignutah.com | ensignutah.com

ENSIGN
THE STANDARD IN ENGINEERING

CONFIDENTIALITY NOTICE: The content of this e-mail is confidential and proprietary privileged. If you are not the intended recipient, please destroy it.

---------- Forwarded message ----------
From: Barry Bunderson <barry.bunderson@civilprojex.com>
To: <rrousselle@ensignutah.com>
Cc:
Bcc:
Date: Thu, 21 Jul 2022 15:48:24 -0600
Subject: Fwd: Willow Fields PUD

Robert,
Please find attached the following files:

1. The preliminary plan with the off-site sewer shown on CU-103 (page 4 of 5)
2. Kmz files of the project and off-site sewer route for a location reference

The off-site pricing has the assumption that native backfill would be allowed in the trench backfill zone and that dewatering wouldn't be required.

- The length of off-site pipe is approximately 1,700 LF.
- The unit pricing for the manholes and pipe are as follows:
- 4 ft diameter manhole = $4080
- 5 ft diameter manhole = $5,350
- 8-inch pvc sewer = $40.62 / LF
- 12-inch pvc sewer = $59.50 / LF

I determine the upsize cost at a minimum would be as follows:
4 ft diameter to 5 ft diameter manhole = 4 x $1270 => $5,080
8-inch to 12-inch pvc sewer pipe = 1700 x $18.88 => $32,096

At total of $37,176

Barry V. Bunderson, PE
CIVIL PROJ-EX, INC
96 Quirk Street
Grantsville, Utah 84029
801-618-5740
civilprojex.com

AGENDA ITEM #14

Discussion regarding Hydrant Use Policy for private Swimming Pools

Swimming Pool Fill Up - Hydrant Meter Use

Current Process:

A meter deposit of $1,600.00 is required and a prorated monthly field meter fee of $75.00 plus water usage of $6.00/1,000 gallons is charged to fill a pool. A fire hose is also borrowed from the fire department.

Current Issues:

The pricing fee structure was not intended for this type of usage. Meters can be easily broken and damage done to the system if hoses are run over by a vehicle. A trained employee or fire department member is needed to ensure safety of the equipment and our water system. Liability waivers are not currently being signed.

Option 1:

Charge a flat fee for filling pools. Have a City employee responsible for the meter and filling the pool. Charge enough to cover overtime cost of worker and water used. (Suggested fee of $75.00)

Pros: Simplified billing, homeowners know what to expect Cons: Pool sizes vary

Option 2:

Charge a flat fee plus usage cost. Have a City employee responsible for the meter and filling the pool. (Suggested fee of $50.00 plus $4.00/1,000 gallons used)

Pros: Charging for actual water used Cons: Homeowner will not know actual cost upfront

Option 3:

Do not allow the use of hydrants to fill pools. Citizens must use a hose from their house or use a company that fills pools (Company will have a City hydrant meter account using current fee schedule)

Pros: Will not use City resources Cons: Will be hard to find a company to do it.

Pricing Information Found on Web

> **It costs between $4 and $10 per 1000 gallons of water on average that is used in your home. When it comes to filling a swimming pool after installation, it could take just a few thousand to over 20,0000 gallons of water depending on your pool size. An empty swimming pool could cause a charge of anywhere between $75 to over $200 for an average size pool to be filled.**

AGENDA ITEM #15

Discussion to engage services of Legislative Executive Consulting, LLC to acquire ARPA Grant Funding

Braydee Baugh <bbaugh@grantsvilleut.gov>

Fwd: Contact Information and Follow Up

1 message

Jesse Wilson <jwilson@grantsvilleut.gov> Mon, Aug 1, 2022 at 10:07 AM
To: Braydee Baugh <bbaugh@grantsvilleut.gov>
Cc: Brett Coombs <bcoombs@grantsvilleut.gov>, Sherrie Broadbent <sbroadbent@grantsvilleut.gov>

Braydee,

This is David Stewart's info.

Jesse D. Wilson
Grantsville City Manager
429 E Main Street
Grantsville, UT 84029
(435) 884-4632
jwilson@grantsvilleut.gov

---------- Forwarded message ---------
From: **David Stewart**
Date: Fri, Jul 29, 2022 at 2:39 PM
Subject: Contact Information and Follow Up
To: <jwilson@grantsvilleut.gov>, <sbroadbent@grantsvillut.gov>, <dengland@grantsvilleut.gov>

Thank you all for taking the time to meet with Shawn and I this morning. It was great to meet you and learn a bit more about the needs of Grantsville. Please find my contact information below and feel free to reach out to me with any questions you might have. As we discussed my proposal would be for a one year retainer of $100,000 and for that retainer I would work to secure funding through the ARPA grant program likely in the $800,000 to $1,000,000. In addition I would work with the city on other water initiatives and working with DNR to identify potential programs that could benefit the city. Also within reason I would be able to help the city with any concerns during the 2023 Legislative General Session. As we discussed the timeliness of the need to move forward is being driven by the ARPA grant program which is currently scheduled to go live the middle of August. We need to begin working on the project sooner rather than later. Keep in mind the fee is covering others on my team beyond just me. I am very confident we will be successful and the city will see an even greater return than the obvious 10:1 (1,000,000 vs 100,000). Let me know if you need me to attend a city council meeting. Have a great weekend and thank you again for taking the time.

Thanks

David Stewart
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AGENDA ITEM #16

Council Reports

AGENDA ITEM #17

Closed Session (Personnel, Real Estate, Imminent Litigation)

AGENDA ITEM #18

Adjourn.