



Sept 21, 2023

**Planning Commission
Meeting**

Information Packet

PLEDGE OF ALLEGIANCE

ROLL CALL

- a) 68.70 acres located on the east side of Cooley between Wrathall Drive and Wrathall Lane, and at 445 North Hale Street to go from A-10 designation to RR-1 designation.
- b) 15.11 acres located on the east side of Cooley near Wrathall Lane to go from A-10 designation to RR-1 designation.

AGENDA:

1. Consideration to recommend approval of Preliminary Plan for Heritage Farms Subdivision
2. Discussion of Preliminary Plan for Desert Edge PUD Development
3. Discussion of Justin Linares Rezone of 63.70 acres from A-10 to RR-1
4. Discussion of Paul Cook Rezone of 15.11 acres from A-10 to RR-1
5. Discussion of Final Plan for Alington Subdivision PUD
6. Presentation of Concept Plan for Durfee Property
7. Presentation of Concept Matthews Lane Development
8. Presentation of Concept Plan for Elk Ridge Estates
9. Approval of minutes from the Aug 17 and Sept 7, 2023 P&Z meetings
10. Report from City Council liaison Mayor Critchlow
11. Adjourn

AGENDA ITEM #1

Consideration to recommend approval of
Preliminary Plan for Heritage Farms
Subdivision



Planning and Zoning

336 W. Main Street • Grantsville, UT 84029

Phone: (435) 884-1674 • Fax: (435) 884-0426

File# 2023076

Heritage Farms Subdivision Preliminary Plan Summary and Recommendation

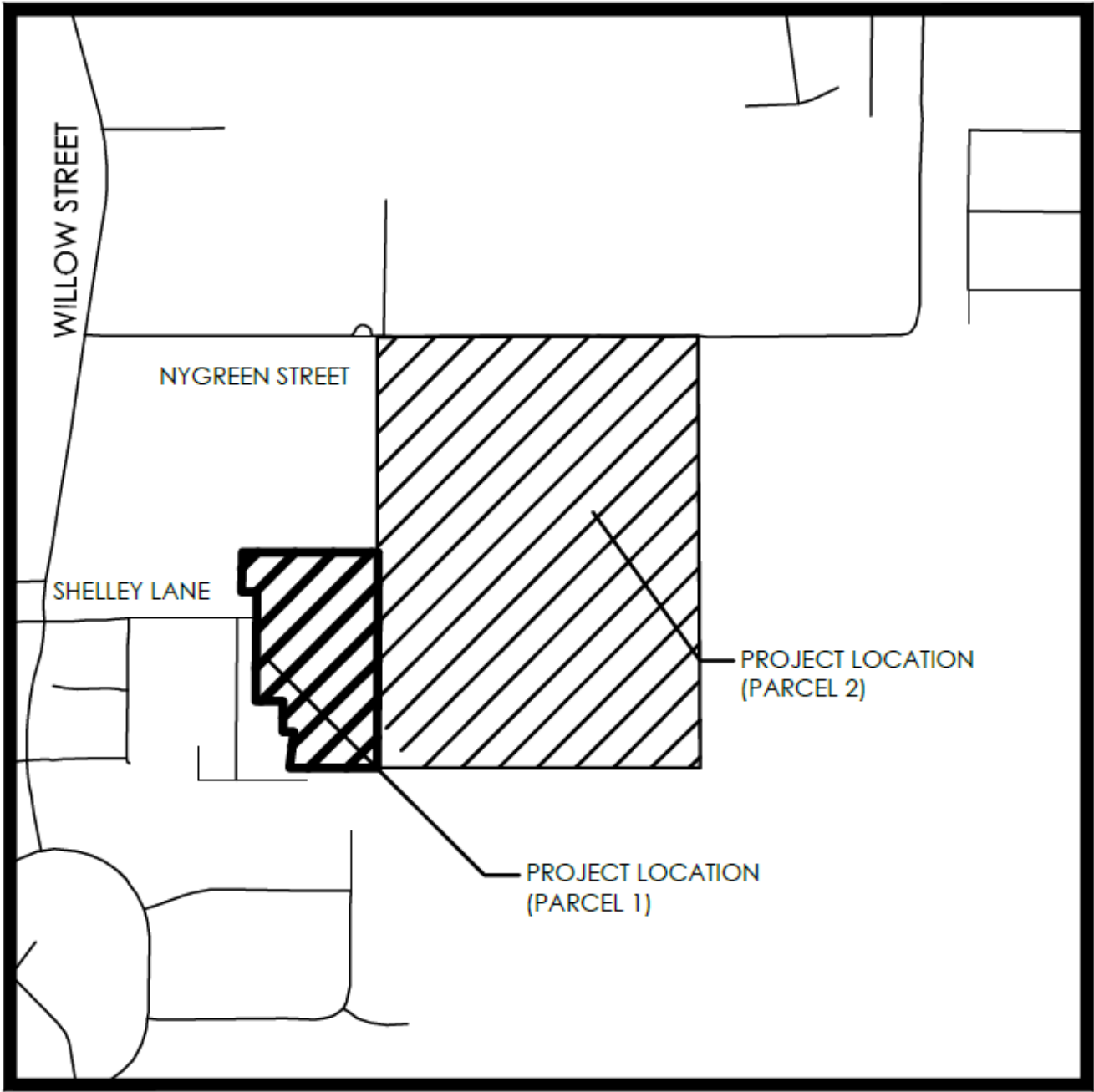
Parcel ID:	01-075-0-0026	Meeting Date:	Sept. 21 2023
Property Address:	550 E. Nygreen	Current Zone/Proposed Zone	R-1-21
Applicant Name:	Shawn Holste		
Request:	Preliminary Plan Approval		
Prepared by:	Cavett Eaton		
Planning Staff Recommendation:	City Staff recommends approval of this Preliminary Plan.		

PROJECT DESCRIPTION

The Heritage Farms Subdivision consists of 134 one-half acre lots to be built on 105 acres, located on the south side of Nygreen between 500 and 600 East, zoned R-1-21. This subdivision is just West of Presidents Park.

The Grantsville City Master Transportation Plan routes an arterial road south through this subdivision.

SITE & VICINITY

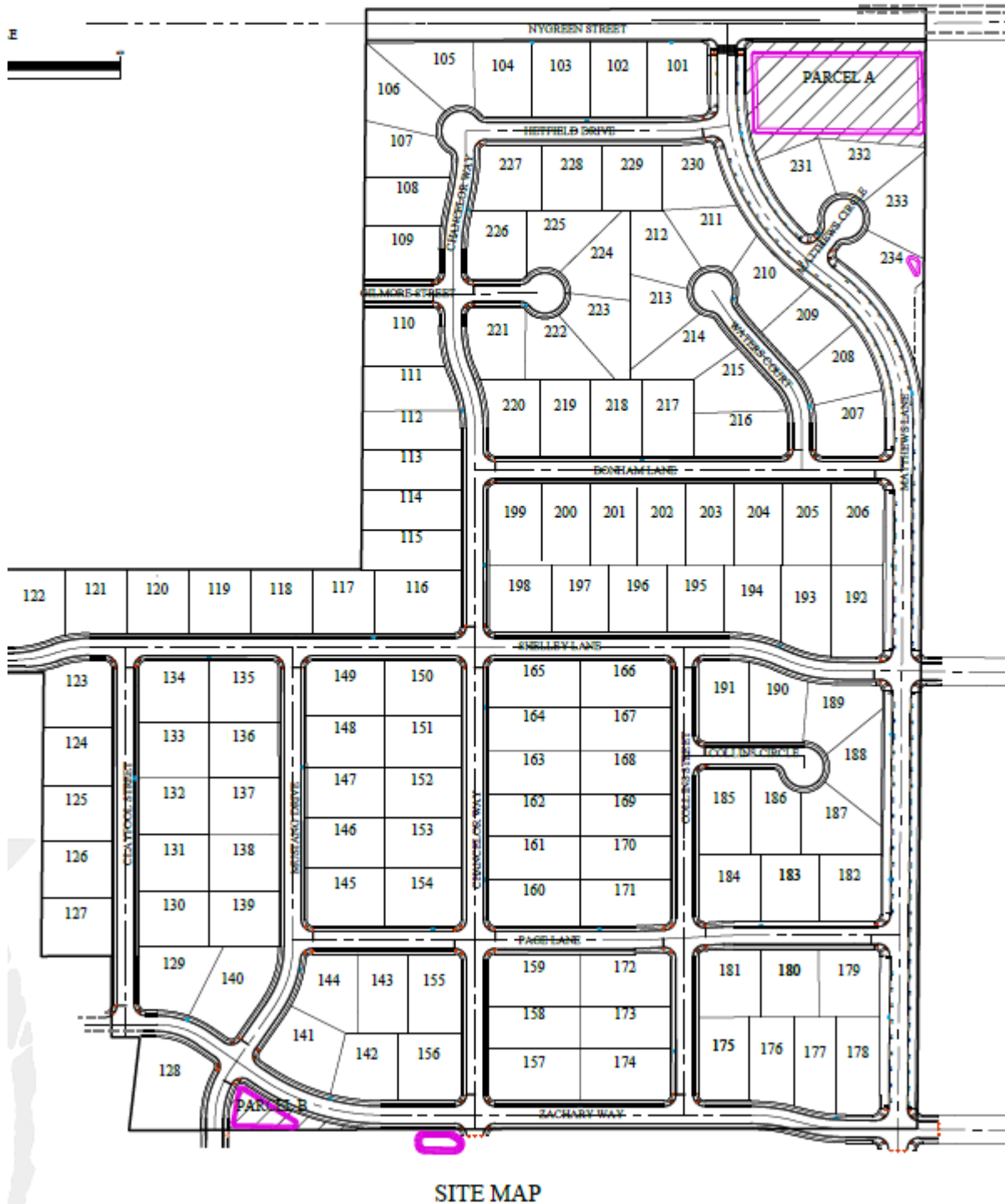


VICINITY MAP

NTS

HERITAGE FARMS

PREPARED FOR:
GTM BUILDERS
LOCATED IN:
GRANTSVILLE



SITE MAP

GENERAL PLAN CONSIDERATIONS

City Staff has determined that the Heritage Farms Subdivision Preliminary Plat complies with the General Plan.

NEIGHBORHOOD RESPONSE

Public Hearing concerns:

1. Mustang Drive as South Willow's horse trails currently cross the public road.
2. increased traffic in South Willow subdivision

PLANNING COMMISSION RESPONSE

Discussion was held at the Sept. 7, 2023 meeting

PLANNING STAFF ANALYSIS

The Preliminary Plat for Heritage Farms Subdivision was submitted for approval on 6/17/22 and has gone through a number of Plan Reviews by our Development Review Committee.

City Staff is comfortable with the Preliminary Plat as presented.

As informed by City Attorney, Brett Coombs, preliminary plat approval only vests the developer in general lot layout and density. Other details and discrepancies will be addressed in the final plat approval for the phase being approved.

PLANNING STAFF RECOMMENDATION

City Staff recommends approval of this Preliminary Plan.

AGENDA ITEM #2

Discussion of Preliminary Plan for Desert Edge
PUD Development



Planning and Zoning

336 W. Main Street • Grantsville, UT 84029

Phone: (435) 884-1674 • Fax: (435) 884-0426

Permit # 23044

Desert Edge Subdivision PUD Summary, Review and Recommendation

Parcel ID:	01-115-0-0003, 01-115-0-0019, 16-031-0-0002, 01-040-A-0019, 01-040-A-0020, part of 01-115-0017 & 01-040-A-0010	Meeting Date:	Sept. 21, 2023
Property Address:	SR 138 & Old Lincoln Hwy.	Current Zone	MU (Mixed Use), CD

Applicant Name: LGI Homes - Utah

Request: Subdivision PUD

Prepared by: Cavett Eaton / Shay Stark

Planning Staff Recommendation: This Preliminary application was submitted on 3/6/23 and reviews have been ongoing concurrent with the PUD application. Public Hearing held at Planning Commission Meeting on Aug 3rd. Concerns about traffic and speed on Old Lincoln highway were expressed.

The application for a PUD was approved on September 7th, 2023 by the Grantsville City Planning Commission. The preliminary application now meets the requirements of the General Plan, City Ordinances, and Construction Standards with the conditions granted by the Planning Commission through the PUD approval.

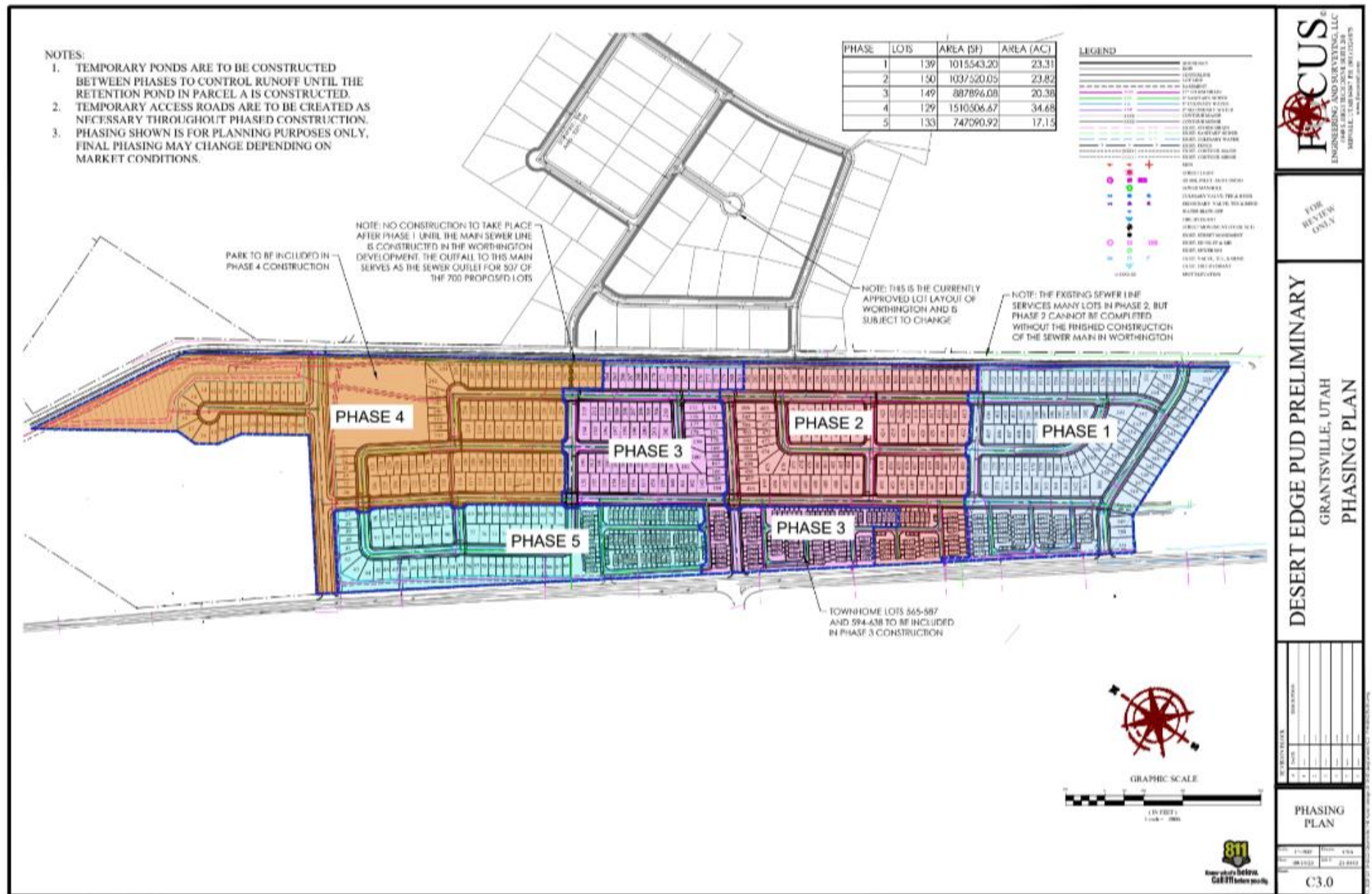
The application that is presented to the Planning Commission takes into account the conditions of the PUD approval and staff is comfortable recommending approval of the Preliminary Application.

If the Planning Commission finds this application acceptable, Staff recommends moving this item to an action item.

PROJECT DESCRIPTION

Located between Old Lincoln Highway and SR 138. Subdivision Proposal – 148 Total Acres. Residential Acreage – 118.9 Acres. Commercial Acreage – 28.9 Acres. Four Phases. Total Units - 700. Total Density – 5.9 Units/Acre. Open Space 15.9 Acres (13.4%). Retention Area – 5.3 Acres





Summary of Approved Deviations from Code and Standards

1. Minimum lot size was reduced to 1000 sq. ft. for townhomes (building footprint)
2. Setbacks were amended and approved
3. Lot frontage approved to 30 ft. wide frontage in cul-de-sacs and bends, this was approved with an agreement to narrow the driveways to 16 ft. in the apron.
4. Planning Commission approved the 26 ft. right-of-way serving the rear loaded garages on the townhouses.
5. Driveways spacing for single family homes on corner lots was settled at 10 feet spacing.
6. The public streets were permitted to extend beyond 750 ft. in length because there is access on both ends of the streets. An additional access was created in the private streets to allow emergency access at a distance of less than 750 ft.
7. Fire sprinklers are being added to the homes on the long cul-de-sac allowing the number of units to increase to 30.
8. 5 ft. side easements were granted with no window wells and a STRONG recommendation that the cooling units to be located in the rear of the dwellings.
9. Applicant agreed to meet the minimum sight triangle requirements. On the 40 ft. wide corner lots the applicant agreed to either set back the homes to 25 ft. or reconfigure the driveways with a narrower entry that clears the sight triangle.
10. The applicant is allowed to apply for 150 units per phase in the final plan. They will construct the necessary utility infrastructure for all 150 units and record a plat for 50 units at a time with the subsequent plat being recorded after 70% of the previous plat's units have been sold to homeowners.

GENERAL PLAN CONSIDERATIONS
The Desert Edge property is currently zoned MU (Multi Use) with 29 acres of commercial. This zoning meets the designation of the property on the Future Land Use Map.

AGENDA ITEM #3

Discussion of Justin Linares Rezone of 63.70
acres from A-10 to RR-1



Planning and Zoning

336 W. Main Street • Grantsville, UT 84029

Phone: (435) 884-1674 • Fax: (435) 884-0426

Permit # 2023114

Rezone of 68.70 acres Summary

Parcel ID:	01-061-0-0033, 01-061-0-0036, 01-061-0-0088	Meeting Date:	Sept. 21, 2023
Property Address:	North Cooley & 445 N Hale	Current Zone/Proposed Zone	A-10
Applicant Name:	Justin Linares		
Request:	Rezone from A-10 to RR-1		
Prepared by:	Cavett Eaton		
Planning Staff Recommendation:			

PROJECT DESCRIPTION

Much of the property around these parcels has been rezoned to RR-1. Justin wishes to rezone his three parcels (68.70 acres) so that in the future he can subdivide lots for his children.

SITE & VICINITY DESCRIPTION



AGENDA ITEM #4

Discussion of Paul Cook Rezone of 15.11 acres
from A-10 to RR-1



Planning and Zoning

336 W. Main Street • Grantsville, UT 84029

Phone: (435) 884-1674 • Fax: (435) 884-0426

File# 2023115

Rezone of 15.11 acres Summary

Parcel ID:	01-061-0-0032	Meeting Date:	Sept. 21, 2023
Property Address:	400 N Cooley	Current Zone/Proposed Zone	A-10 to RR-1
Applicant Name:	Paul Cook		
Request:	Rezone from A-10 to RR-1		
Prepared by:	Cavett Eaton		
Planning Staff Recommendation:			

PROJECT DESCRIPTION

Much of the property around these parcels have been rezoned to RR-1. The Cooks wish to rezone their parcel (15.11 acres) so that in the future it can be subdivided into 1 acre lots.

SITE & VICINITY DESCRIPTION



AGENDA ITEM #5

Discussion of Final Plat for Alington
Subdivision PUD



Community and Economic Development

336 W. Main Street • Grantsville, UT 84029

Phone: (435) 884-1674 • Fax: (435) 884-0426

File#23014

Alington Subdivision PUD Final Plat Phase 1 Application Summary and Recommendation

Parcel ID: 05-065-0-0015

Property Address: 900 E Main St

Meeting Date:

Sept. 21, 2023

Current Zone/Proposed Zone

Multi Use (MU)

Applicant Name: Todd Castagno

Request: Final Subdivision PUD

Prepared by: Cavett Eaton, Dan England

Staff Recommendation: The final plat application was submitted on 2/28/23. The project has been through several reviews and is ready for Planning Commission consideration.

Staff recommends approval of the Alington Subdivision PUD Final Plat Phase 1.

PROJECT DESCRIPTION

Alington Subdivision consisting of 70 lots to be built at approximately 900 E. Main Street, zoned Multi Use (MU). Front 2 lots are for commercial

MU Zone requires a P.U.D. Application

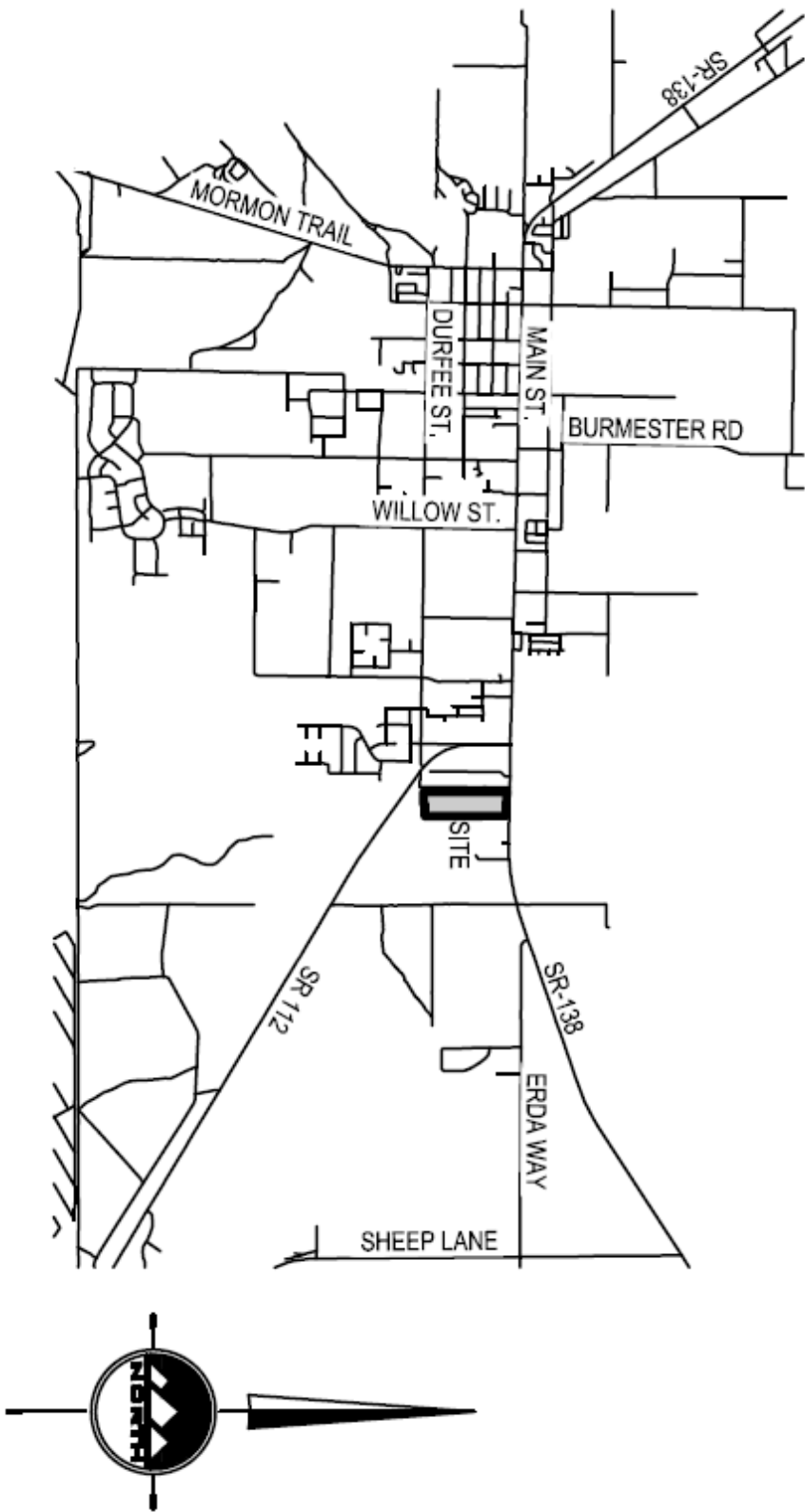
Alington will provide a mix of single-family homes on lots ranging from .19 acres up to .50 acres – MU zone allows for a minimum of 4,000 square foot lots or .09 acres. .50 acre lots along the western boundary more compatible with Sun Valley Drive.

Alington will provide 2 commercial lots: 1.38 acres and 2.07 acres.

Propose to pay a fee in lieu of open space to contribute to a regional city park.

Preliminary Plans approved at PC meeting 12/1/22

SITE & VICINITY DESCRIPTION



MAIN STREET (SR 138)

ALINGTON WAY

LOT 139

LOT 138

LOT 137

LOT 136

LOT 135

LOT 134

LOT 133

MACÉE LANE

BROWN STREET

LOT 132

LOT 131

LOT 130

LOT 129

LOT 128

LOT 127

KYLE WAY

LOT 126

LOT 125

LOT 124

LOT 123

LOT 122

LOT 121

LOT 120

GORDON STREET

COOK DRIVE

LOT 119

LOT 118

LOT 117

LOT 116

LOT 115

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LOT 112

LOT 111

ALYXA WAY

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NEIGHBORHOOD RESPONSE

None at the time of this report.

PLANNING COMMISSION RESPONSE

The Preliminary Plans were approved at the PC meeting on Dec. 1, 2022.

STAFF ANALYSIS

The final plat application was submitted on 2/28/23. The project has been through several reviews and is ready for Planning Commission consideration.

On the map to be recorded the City Engineer would like a 15-foot drainage easement on the east side.

STAFF RECOMMENDATION

Staff recommends approval of the Alington Subdivision PUD Final Plat Phase 1.

811

Know what's below.
Call before you dig.

CALL BLUESTAKES
@ 811 AT LEAST 48 HOURS
PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION.

BENCHMARK

SOUTH QUARTER CORNER OF SECTION 33,
TOWNSHIP 2 SOUTH, RANGE 5 WEST
SALT LAKE BASE AND MERIDIAN (FOUND
BRASS MONUMENT)

ELEV = 4601.53

ALINGTON SUBDIVISION PUD

PHASE 1

MAIN STREET

GRANTSVILLE, UTAH

INDEX OF DRAWINGS

1-3	FINAL PLAT PHASE 1	C-203	GRADING AND DRAINAGE PLAN	PP-1	PLAN AND PROFILE MAIN STREET
2-3	FINAL PLAT PHASE 1	C-300	OVERALL UTILITY PLAN	PP-2	PLAN AND PROFILE MAIN STREET
3-3	FINAL PLAT PHASE 1	C-301	UTILITY PLAN	PP-3	PLAN AND PROFILE ALINGTON WAY
C-001	GENERAL NOTES	C-302	UTILITY PLAN	PP-4	PLAN AND PROFILE MACEE LANE
C-002	PRE-CONSTRUCTION GENERAL NOTES	C-303	UTILITY PLAN	PP-5	PLAN AND PROFILE ALYEXA DRIVE
C-100	OVERALL SITE PLAN	C-304	UTILITY PLAN	PP-6	PLAN AND PROFILE ALYEXA DRIVE
C-101	SITE PLAN	C-400	EROSION CONTROL PLAN	PP-7	PLAN AND PROFILE ALYEXA DRIVE
C-102	GRADING AND DRAINAGE PLAN	C-500	DETAILS	PP-8	PLAN AND PROFILE ALYEXA DRIVE
C-103	UTILITY PLAN	C-501	DETAILS	PP-9	PLAN AND PROFILE GORDON STREET
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C-201	GRADING AND DRAINAGE PLAN	C-503	DETAILS	PP-11	PLAN AND PROFILE BROWN STREET
C-202	GRADING AND DRAINAGE PLAN	PP-0	PLAN AND PROFILE KEY MAP	PP-12	PLAN AND PROFILE KYLE WAY

NOTICE TO CONTRACTOR

ALL CONTRACTORS AND SUBCONTRACTORS PERFORMING WORK SHOWN ON OR RELATED TO THESE PLANS SHALL CONDUCT THEIR OPERATIONS SO THAT ALL EMPLOYEES ARE PROVIDED A SAFE PLACE TO WORK AND THE PUBLIC IS PROTECTED. ALL CONTRACTORS AND SUBCONTRACTORS SHALL COMPLY WITH THE "OCCUPATIONAL SAFETY AND HEALTH REGULATIONS OF THE U.S. DEPARTMENT OF LABOR AND THE STATE OF UTAH DEPARTMENT OF INDUSTRIAL RELATIONS CONSTRUCTION SAFETY ORDERS." THE CIVIL ENGINEER SHALL NOT BE RESPONSIBLE IN ANY WAY FOR THE CONTRACTORS AND SUBCONTRACTORS COMPLIANCE WITH SAID REGULATIONS AND ORDERS.

CONTRACTOR FURTHER AGREES TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB-SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE CIVIL ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.

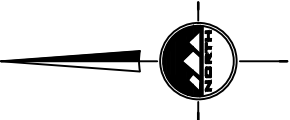
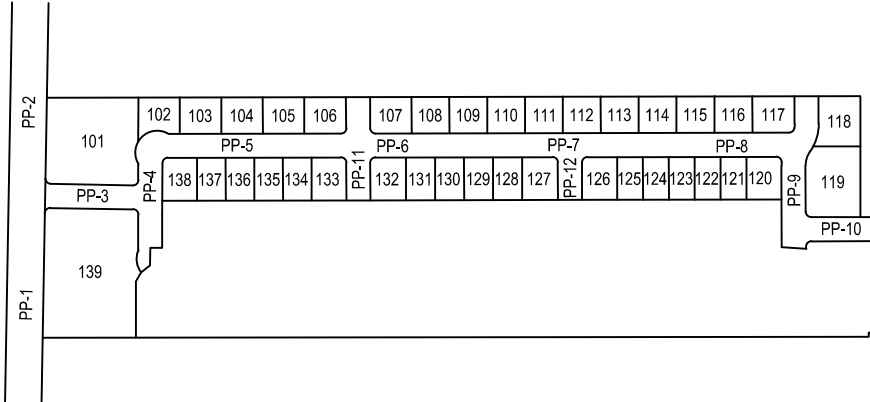
NOTICE TO DEVELOPER/ CONTRACTOR

UNAPPROVED DRAWINGS REPRESENT WORK IN PROGRESS, ARE SUBJECT TO CHANGE, AND DO NOT CONSTITUTE A FINISHED ENGINEERING PRODUCT. ANY WORK UNDERTAKEN BY DEVELOPER OR CONTRACTOR BEFORE PLANS ARE APPROVED IS UNDERTAKEN AT THE SOLE RISK OF THE DEVELOPER, INCLUDING BUT NOT LIMITED TO BIDS, ESTIMATION, FINANCING, BONDING, SITE CLEARING, GRADING, INFRASTRUCTURE CONSTRUCTION, ETC.

UTILITY DISCLAIMER

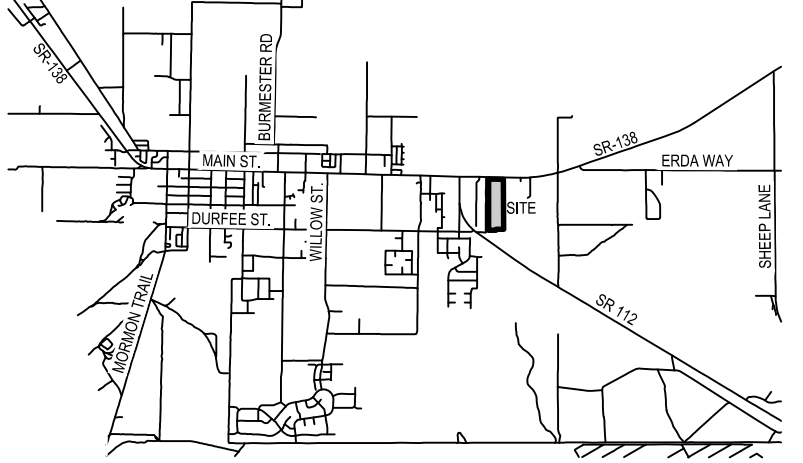
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND / OR ELEVATIONS OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

KEY MAP



NO SCALE

VICINITY MAP



NO SCALE

GENERAL NOTES

- ALL WORK SHALL CONFORM TO GRANTSVILLE CITY STANDARDS & SPECIFICATIONS.
- CALL BLUE STAKES AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.

NOTES:

- APPROVED BY CITY COUNCIL ON: _____
- PRE-CONSTRUCTION MEETING DATE: _____

APPROVED FOR CONSTRUCTION ON THIS _____ DAY OF _____, 20____

GRANTSVILLE CITY PUBLIC WORKS DIRECTOR

APPROVED BY CITY ENGINEER, GRANTSVILLE CITY, UTAH
FOR PUBLIC IMPROVEMENTS ONLY (SHEETS _____)

CITY ENGINEER _____ DATE _____

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.



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

SALT LAKE CITY
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

CEDAR CITY
Phone: 435.866.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
IRONWOOD REAL ESTATE LLC,
1392 PASSS CANYON ROAD
ERDA, UTAH 84074

CONTACT:
JOE WHITE
PHONE: 435-830-3642

ALINGTON SUBDIVISION PUD
PHASE 1 FINAL
MAIN STREET
GRANTSVILLE, UTAH



FINAL

COVER

PROJECT NUMBER
T1265K
PRINT DATE
2023-07-14
DRAWN BY
J.CID
CHECKED BY
J. CLEGG
PROJECT MANAGER
J. CLEGG

C-000

811

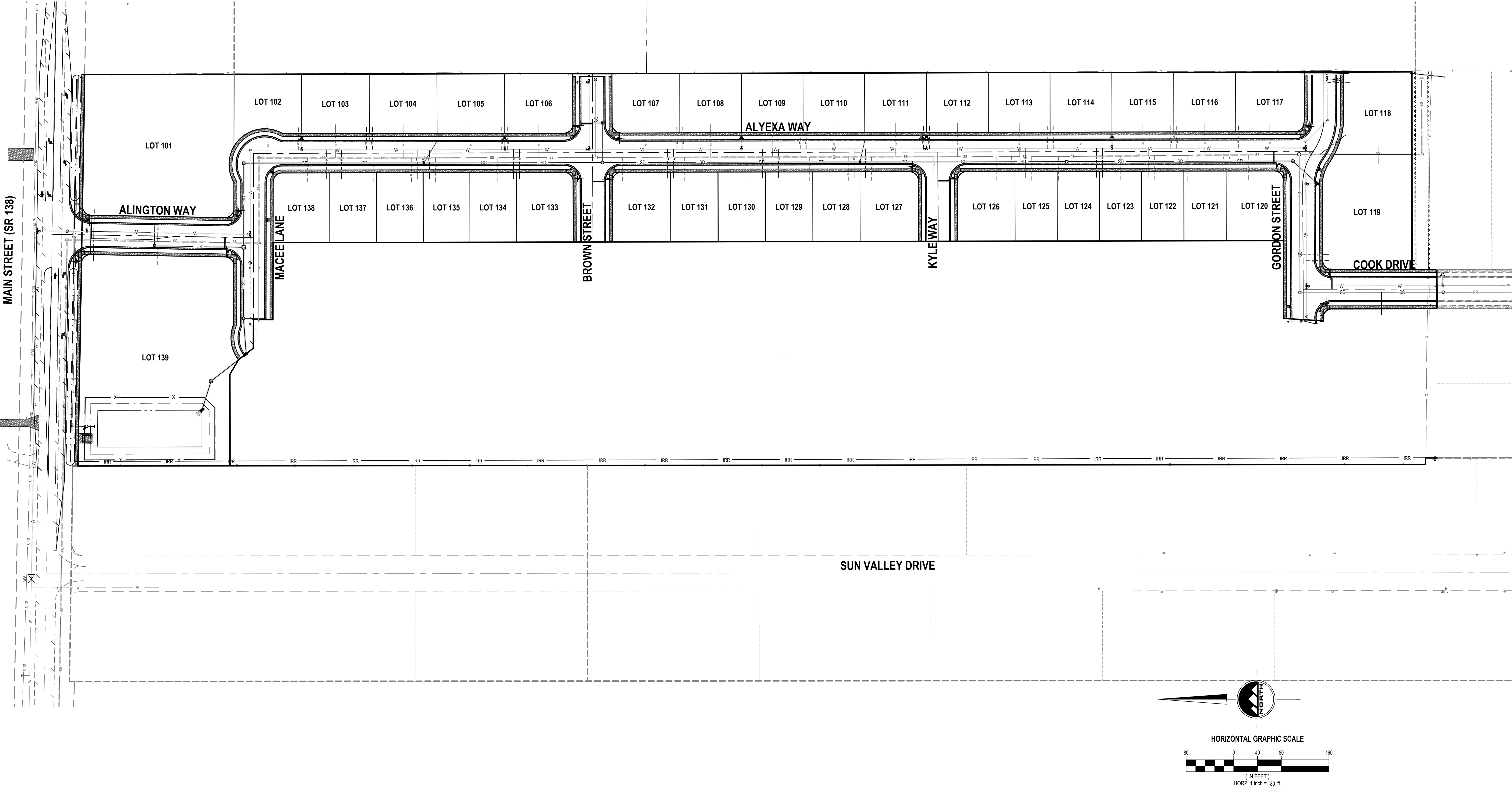
Know what's below.
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BENCHMARK

SOUTH QUARTER CORNER OF SECTION 33,
TOWNSHIP 2 SOUTH, RANGE 5 WEST
SALT LAKE BASE AND MERIDIAN (FOUND
BRASS MONUMENT)

ELEV = 4601.53



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

EN SIGN

THE STANDARD IN ENGINEERING

TOOELE

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

SALT LAKE CITY

Phone: 801.255.0529

LAYTON

Phone: 801.547.1100

CEDAR CITY

Phone: 435.866.1453

RICHFIELD

Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
IRONWOOD REAL ESTATE LLC,
1392 PASSS CANYON ROAD
ERDA, UTAH 84074
CONTACT:
JOE WHITE
PHONE: 435-830-3642

ALINGTON SUBDIVISION PUD
PHASE 1 FINAL
MAIN STREET
GRANTSVILLE, UTAH

OVERALL UTILITY PLAN

PROJECT NUMBER
T1265K
PRINT DATE
2023-07-14
DRAWN BY
J.CID
CHECKED BY
J. CLEGG
PROJECT MANAGER
J. CLEGG

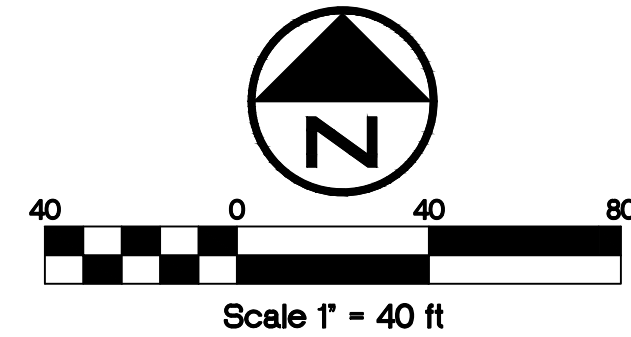
C-300

AGENDA ITEM #6

Presentation of Concept Plan for 1350 W Main
Street Development

AGENDA ITEM #7

Presentation of Concept Matthews Lane
Development





WILDING

ENGINEERING

14721 SOUTH HERITAGE DREST WAY
BLUFFDALE, UTAH 84065
801.553.8112
WWW.WILDINGENGINEERING.COM

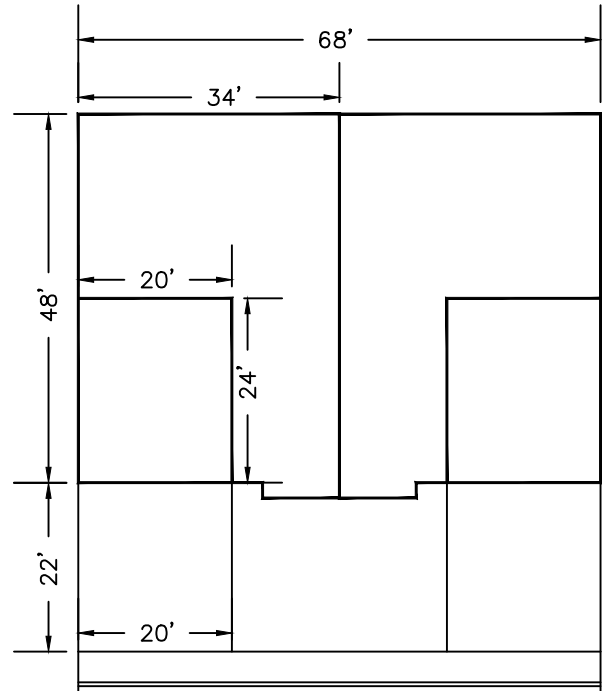
PHASE NOTES:
COMMUNITY DESIGNED FOR 55 AND OLDER RESIDENTS

PHASE AREA = 9.3 ACRES
% OPEN SPACE = 39.3%
TOTAL UNITS = 62
MINIMUM UNIT SIZE = 1500 SF
ROADWAY WIDTH = 29' CURB TO CURB

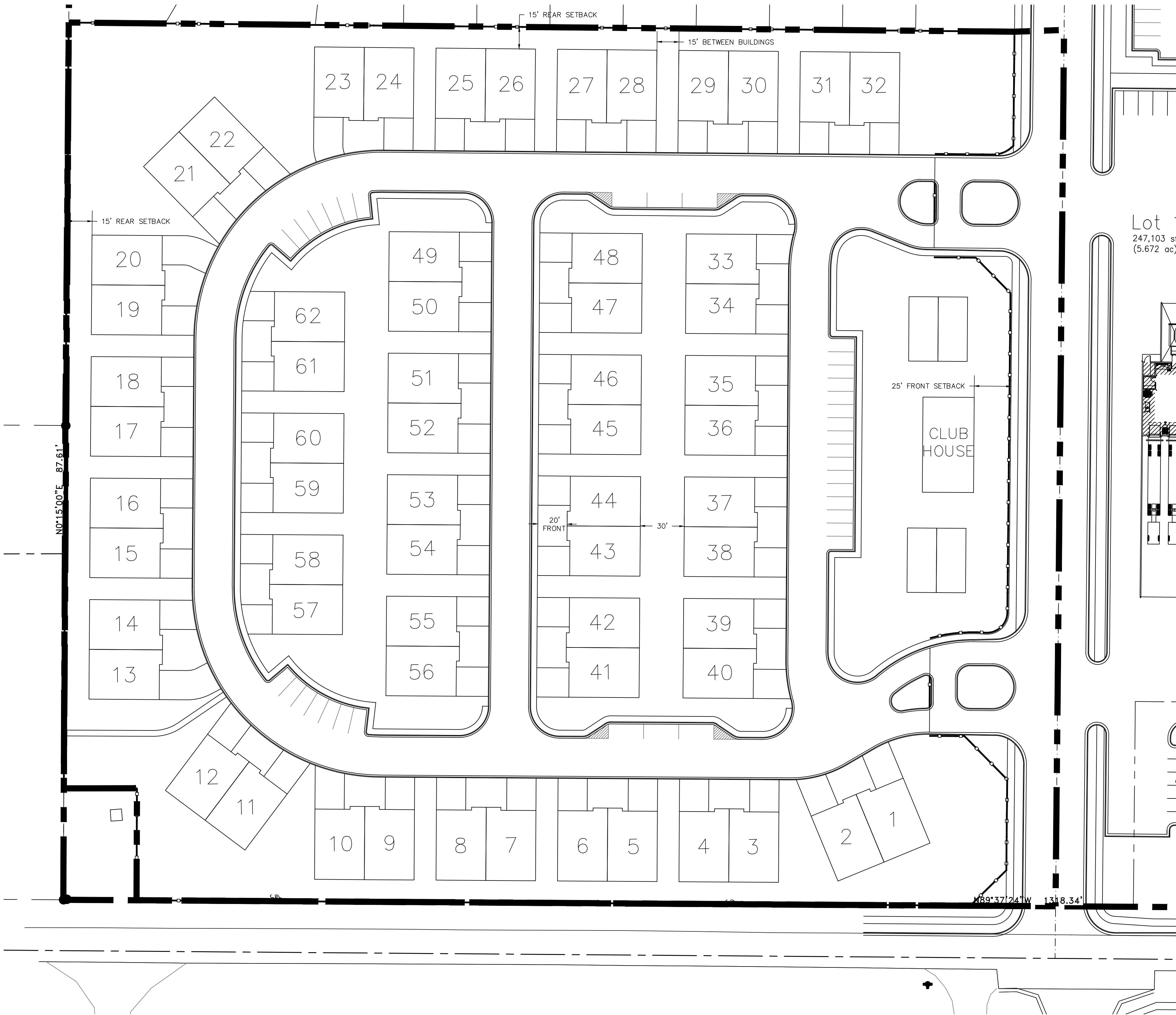
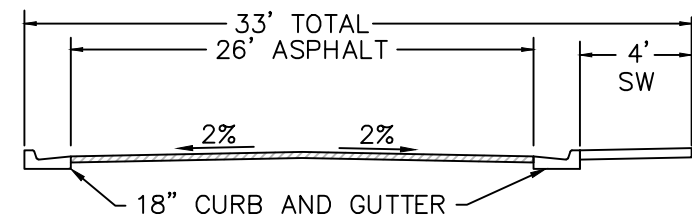
- AMENITIES:
- 2 CAR GARAGE PER UNIT
 - 2 CAR PARKING PER DRIVEWAY
 - CLUB HOUSE
 - PICKLEBALL COURTS
 - COMMUNITY WALKWAY
 - COMMUNITY LANDSCAPING
 - ENTRANCE GATES
 - VISITOR PARKING STALLS = 36
 - SOLID PERIMETER FENCE

- SETBACKS:
- FRONT = 20 FT
 - REAR = 15 FT
 - BETWEEN BUILDINGS = 15 FT TOTAL

BUILDING DETAIL
POTENTIAL BUILDING FOOTPRINT



33' PRIVATE STREET



S:\DATA\23167 Matthews Property\dwg\23167 Concept Plan (Block2).dwg
PLOT DATE: Aug 23, 2023

NO.	REVISION	DATE

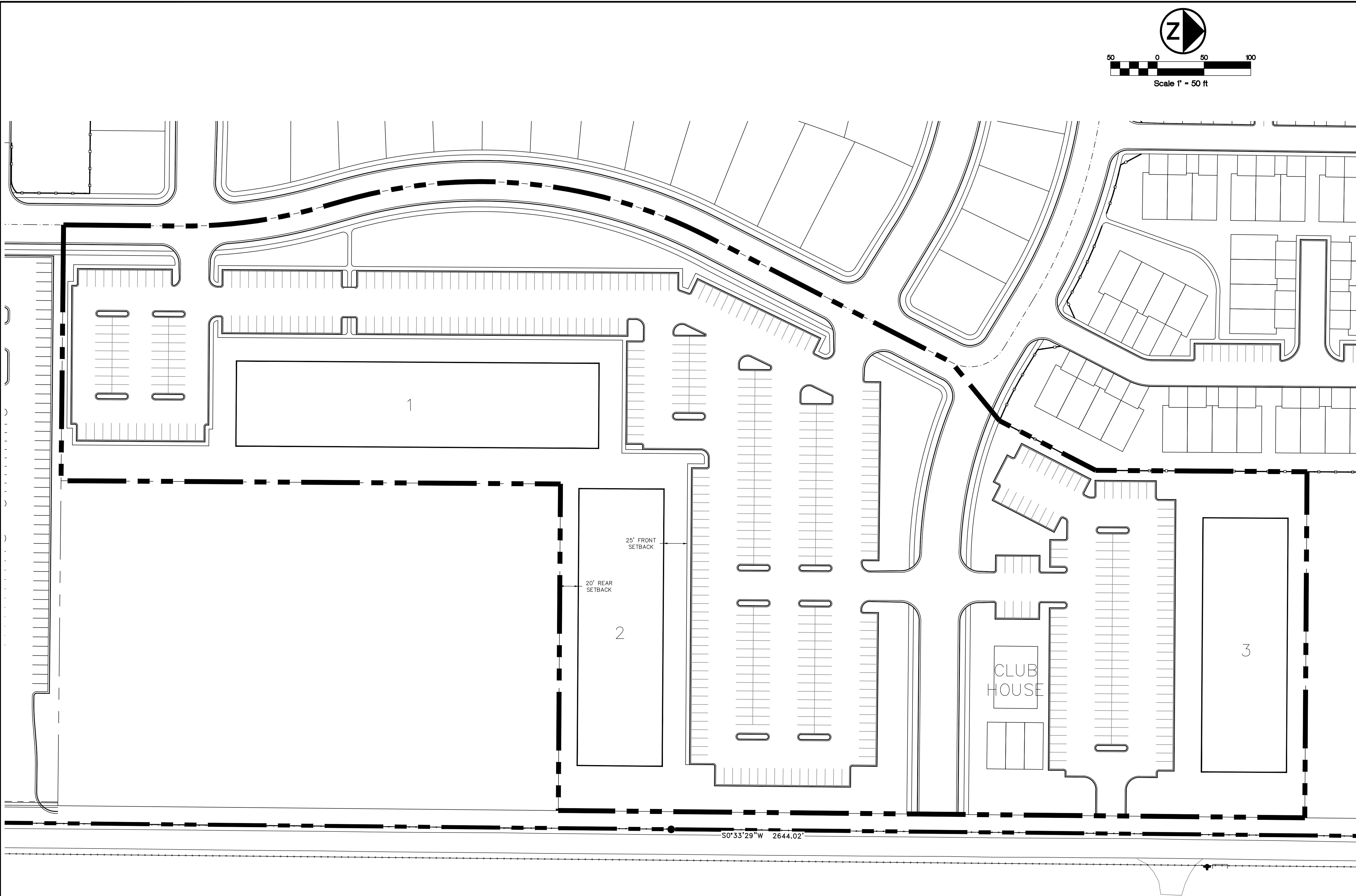
PROJECT INFORMATION

MATTHEWS PROPERTY

55+ COMMUNITY

MATTHEWS LANE & DURFEE ST.
GRANTSVILLE, UTAH

DRAWN KCW	CHECKED	PROJECT # 23167
DATE 8/29/2023		
SCALE 1" = 40'		
SHEET C102		
ENGINEER'S STAMP		





WILDING

ENGINEERING

14721 SOUTH HERITAGE CREST WAY
BLUFFDALE, UTAH 84065
801.553.8112
WWW.WILDINGENGINEERING.COM

- PHASE NOTES:
APARTMENT COMPLEX COMMUNITY
- PHASE AREA = 12.6 ACRES
% OPEN SPACE = 28.0%
- TOTAL UNITS = 275
TOTAL BUILDINGS = 3
3 STORY BUILDINGS
MINIMUM UNIT SIZE = 900 SF
- AMENITIES:
- CLUB HOUSE
 - POOL
 - PICKLEBALL COURTS
 - COMPLEX LANDSCAPING
 - RESIDENT & VISITOR PARKING = 578 STALLS
 - PARKING CALCULATIONS = 275UNITS*2 = 550 REQUIRED STALLS
- SETBACKS:
- FRONT = 25 FT TO SIDEWALK
 - REAR = 20 FT
 - BETWEEN BUILDINGS = 15 FT MIN

S:\DATA\23167 Matthews Property\dwg\23167 Concept Plan (Block2).dwg
PLOT DATE: Aug 23, 2023

NO.	REVISION	DATE

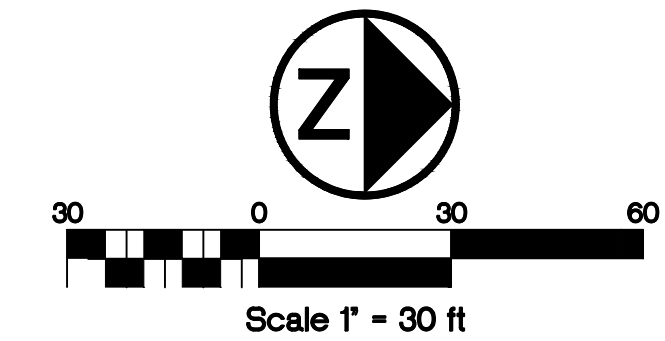
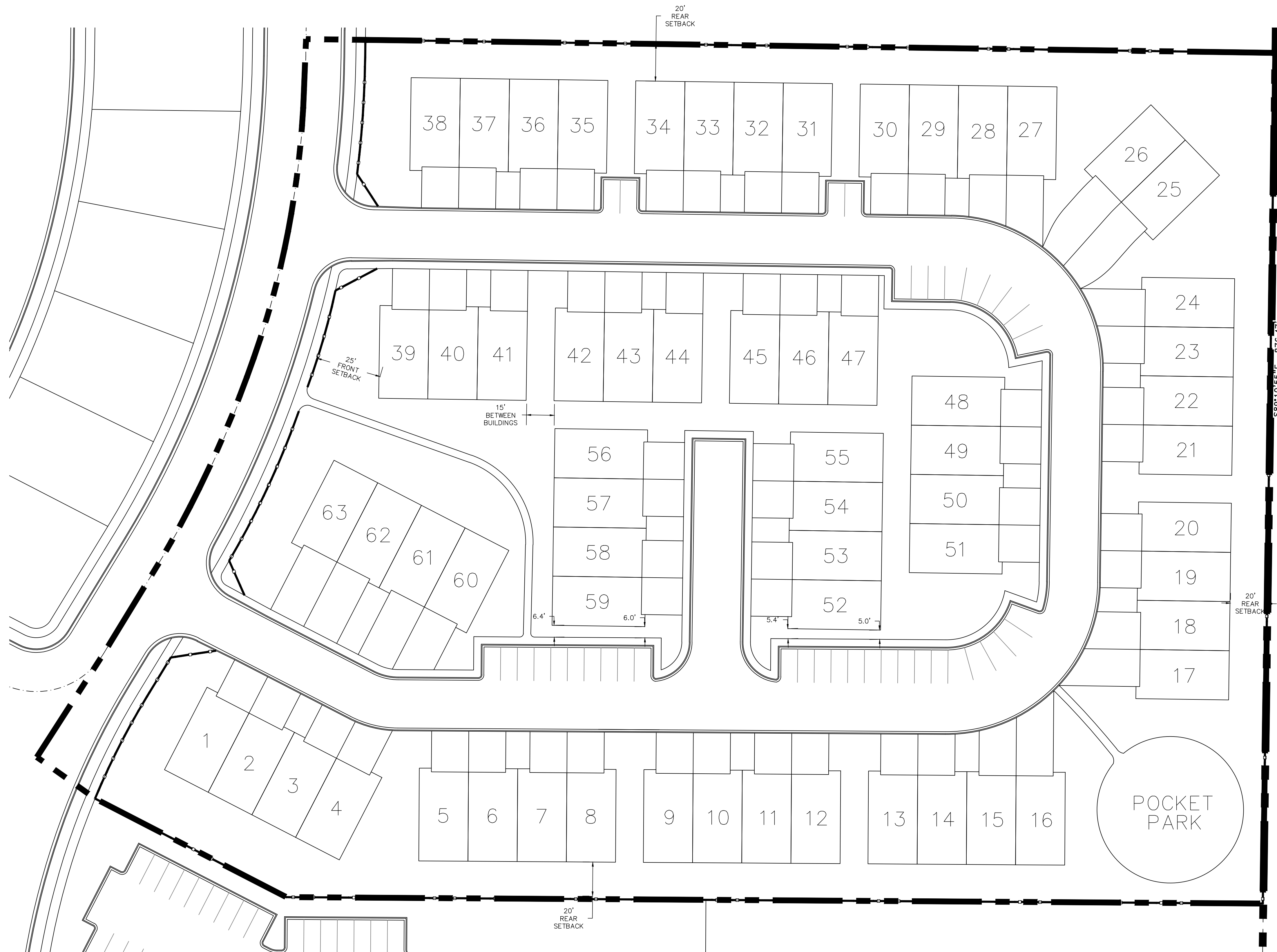
PROJECT INFORMATION

MATTHEWS PROPERTY

APARTMENT COMPLEX

MATTHEWS LANE & DURFEE ST.
GRANTSVILLE, UTAH

DRAWN KCW	CHECKED	PROJECT # 23167
ENGINEER'S STAMP		DATE 8/29/2023
		SCALE 1" = 50'
		SHEET C103



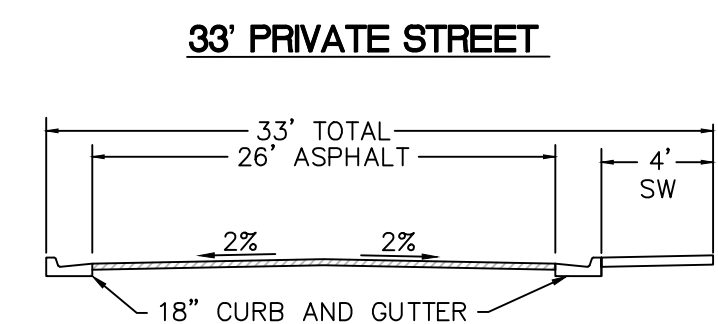
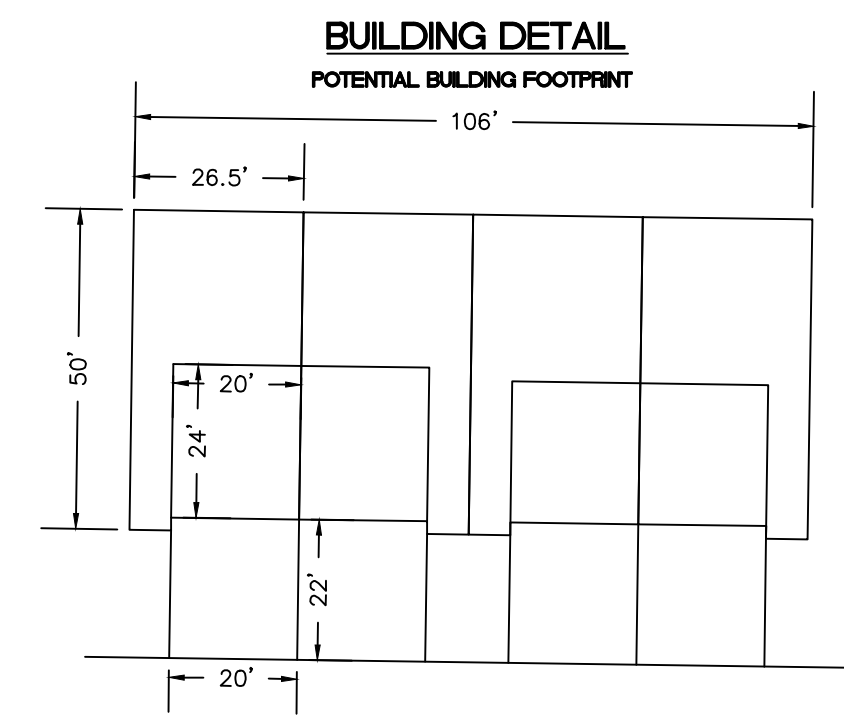


WILDING

ENGINEERING

14721 SOUTH HERITAGE CREST WAY
BLUFFDALE, UTAH 84065
801.553.8112
WWW.WILDINGENGINEERING.COM

- PHASE NOTES:
TOWN HOME COMMUNITY
PHASE AREA = 6.1 ACRES
% OPEN SPACE = 33.9%
TOTAL UNITS = 63
MINIMUM UNIT SIZE = 1200 SF
ROADWAY WIDTH = 29 FT CURB TO CURB
- AMENITIES:
- 2 CAR GARAGE PER UNIT
 - 2 CAR PARKING PER DRIVEWAY
 - COMMUNITY TRAIL
 - COMMUNITY LANDSCAPING
 - POCKET PARK
 - SOLID PERIMETER FENCE
 - VISITOR PARKING STALLS = 38
- SETBACKS:
- FRONT = 20 FT
 - REAR = 20 FT
 - BETWEEN BUILDINGS = 15 FT



NO.	REVISION	DATE

PROJECT INFORMATION

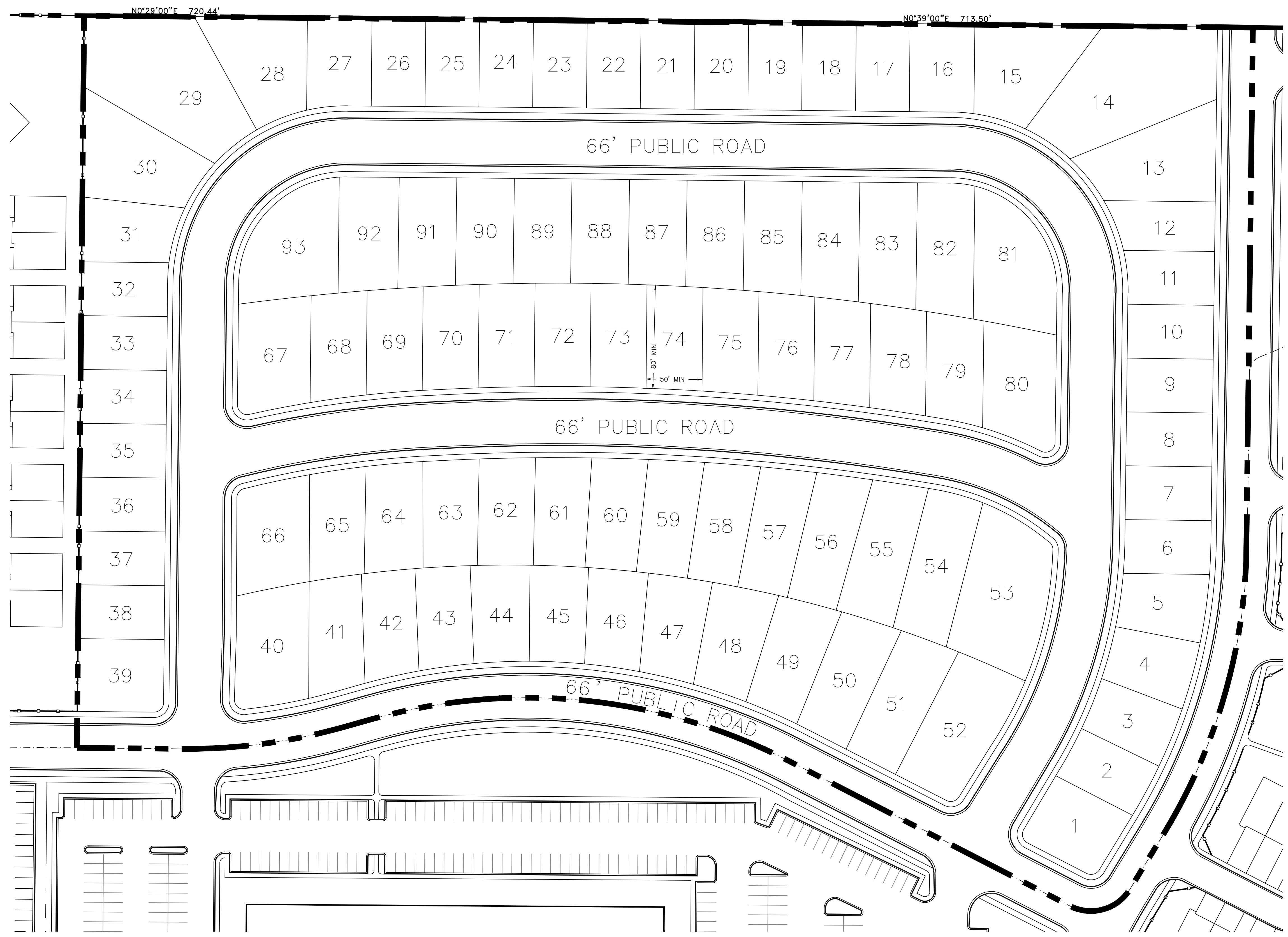
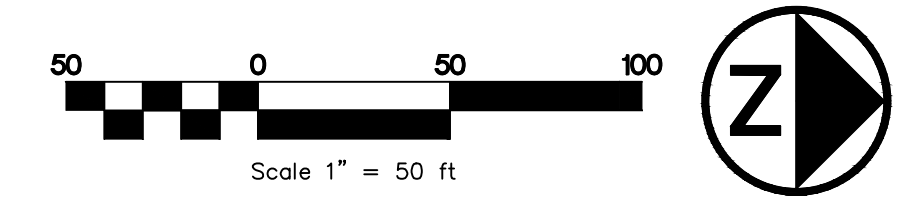
MATTHEWS PROPERTY

TOWN HOMES

MATTHEWS LANE & DURFEE ST.
GRANTSVILLE, UTAH

DRAWN BDA	CHECKED	PROJECT # 23167
ENGINEER'S STAMP	DATE 8/29/2023	
	SCALE 1" = 30'	
	SHEET C104	

G:\DATA\23167 Matthews Property\Drawings\23167 Concept Plan (Block2).dwg
PLOT DATE: Aug 29, 2023



WILDING

ENGINEERING

14721 SOUTH HERITAGE CREST WAY
BLUFFDALE, UTAH 84065
801.553.8112
WWW.WILDINGENGINEERING.COM

PHASE NOTES:
SINGLE FAMILY LOTS
PHASE AREA = 17.2 ACRES
TOTAL LOTS = 93
LOT SIZE = 4000 SF MIN

AMENITIES:
- ROADWAY WIDTH = GRANTSVILLE STANDARD 66 FT ROW

SETBACKS:
- FRONT = 25 FT
- REAR = 20 FT
- SIDES = 7.5/10 FT
- CORNER LOTS = 25 FT FRONTING STREET & 20 FT SIDE STREET
- REAR = 20 FT WHEN ADJACENT TO STREET

NO.	REVISION	DATE

PROJECT INFORMATION

MATTHEWS PROPERTY

SINGLE FAMILY LOTS

MATTHEWS LANE & DURFEE ST.
GRANTSVILLE, UTAH

DRAWN
BDA

CHECKED

PROJECT #
23167

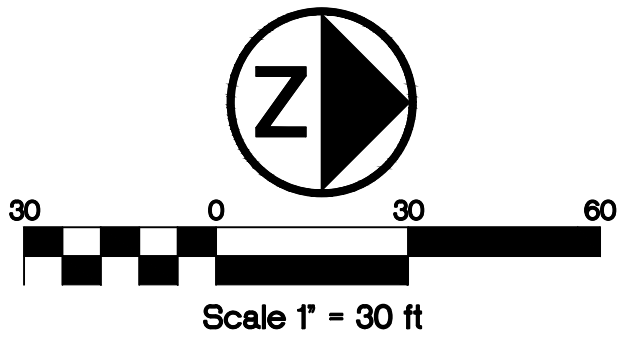
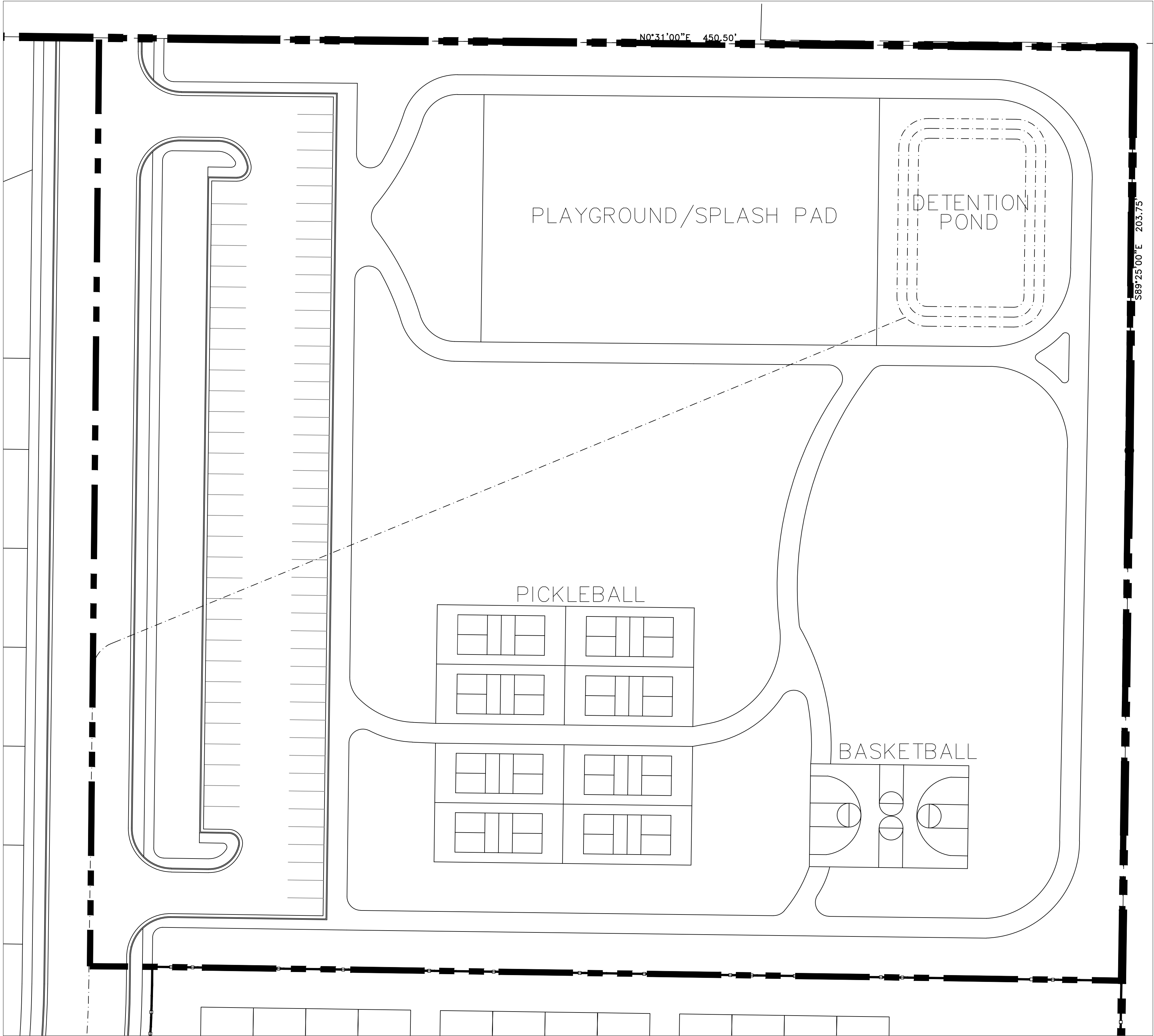
DATE
8/29/2023

SCALE
1" = 50'

SHEET
C105

ENGINEER'S STAMP

S:\DATA\23167 Matthews Property\dwg\23167 Concept Plan (Block2).dwg
PLOT DATE: Aug 23, 2023





WILDING

ENGINEERING

14721 SOUTH HERITAGE CREST WAY
BLUFFDALE, UTAH 84065
801.553.8112
WWW.WILDINGENGINEERING.COM

PHASE NOTES:
COMMUNITY PARK
PHASE AREA = 5.6 ACRES
AMENITIES:
- PICKLEBALL COURTS
- BASKETBALL COURTS
- PLAYGROUND
- SPLASHPAD
- PARKING STALLS = 77

NO.	REVISION	DATE

PROJECT INFORMATION

MATTHEWS PROPERTY

COMMUNITY PARK

MATTHEWS LANE & DURFEE ST.
GRANTSVILLE, UTAH

DRAWN
BDA

CHECKED

PROJECT #
23167

DATE
8/29/2023

SCALE
1" = 30'

SHEET
C106

ENGINEER'S STAMP

S:\DATA\23167 Matthews Property\dwg\23167 Concept Plan (Brook2).dwg
PLOT DATE: Aug 29, 2023

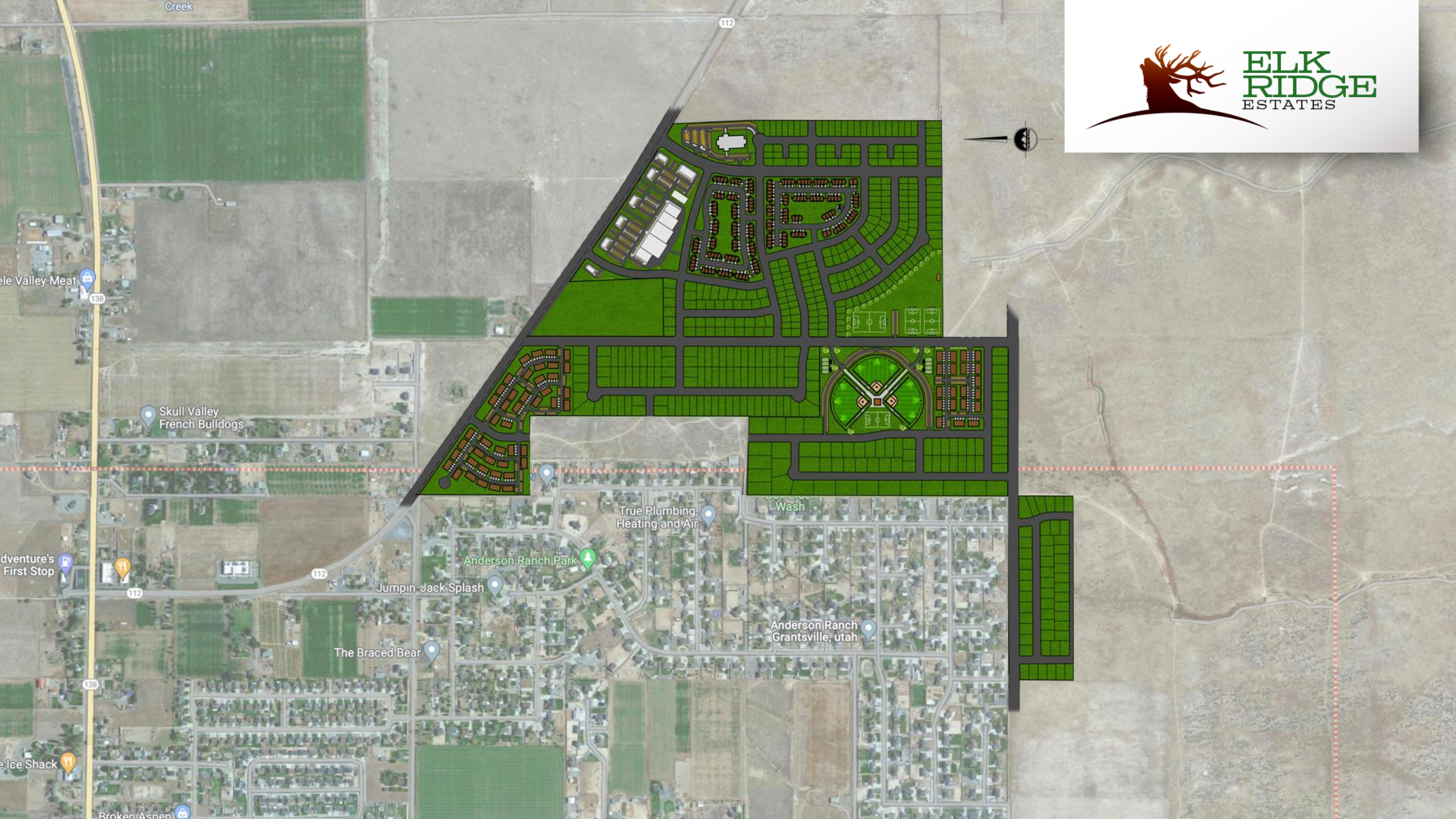
AGENDA ITEM #8

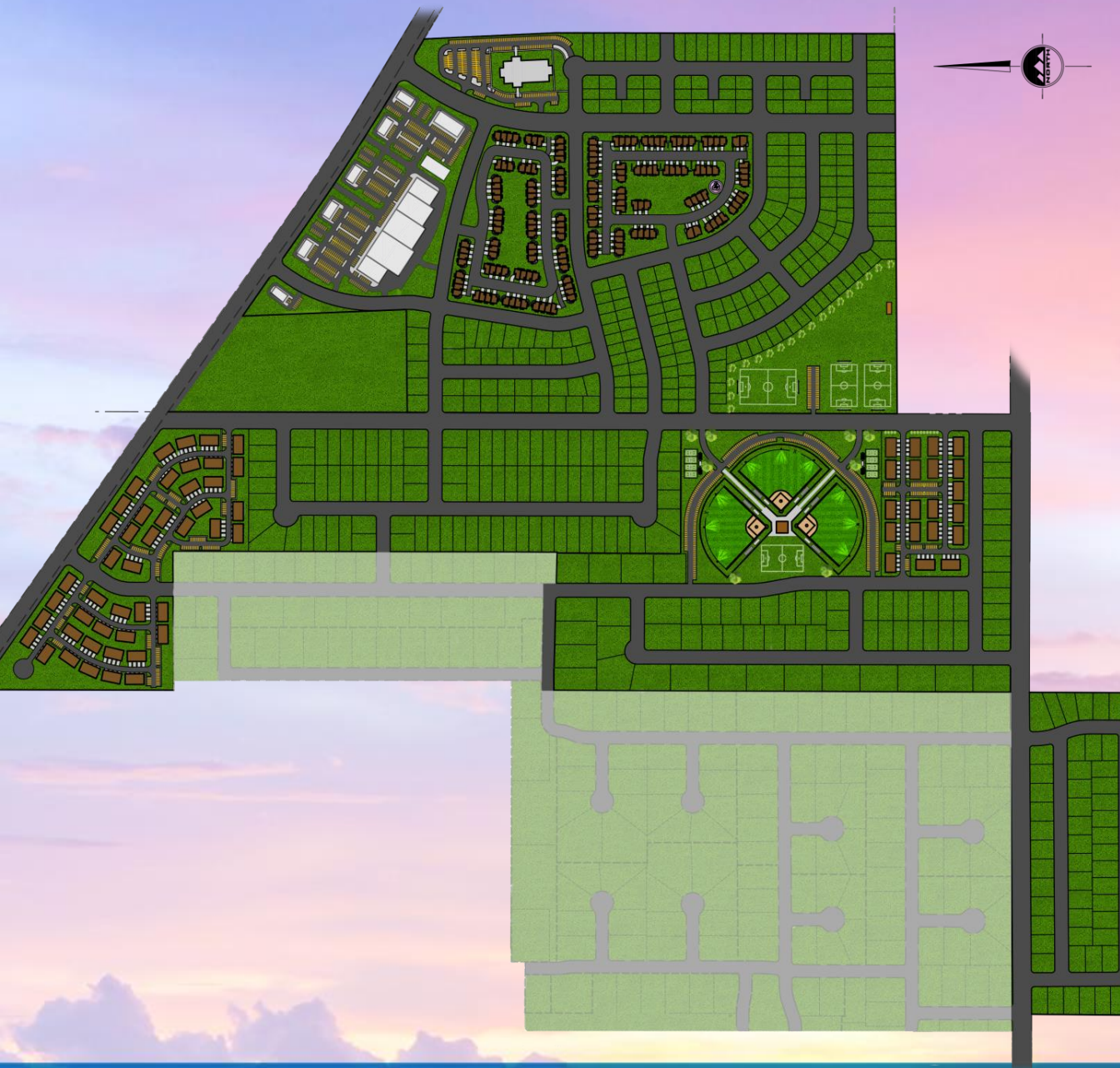
Presentation of Concept Plan for Elk Ridge
Estates



GRANTSVILLE, UT







245 Acre Subdivision



PRIORITY BUILDERS, LLC



245 Acre Subdivision

Townhomes

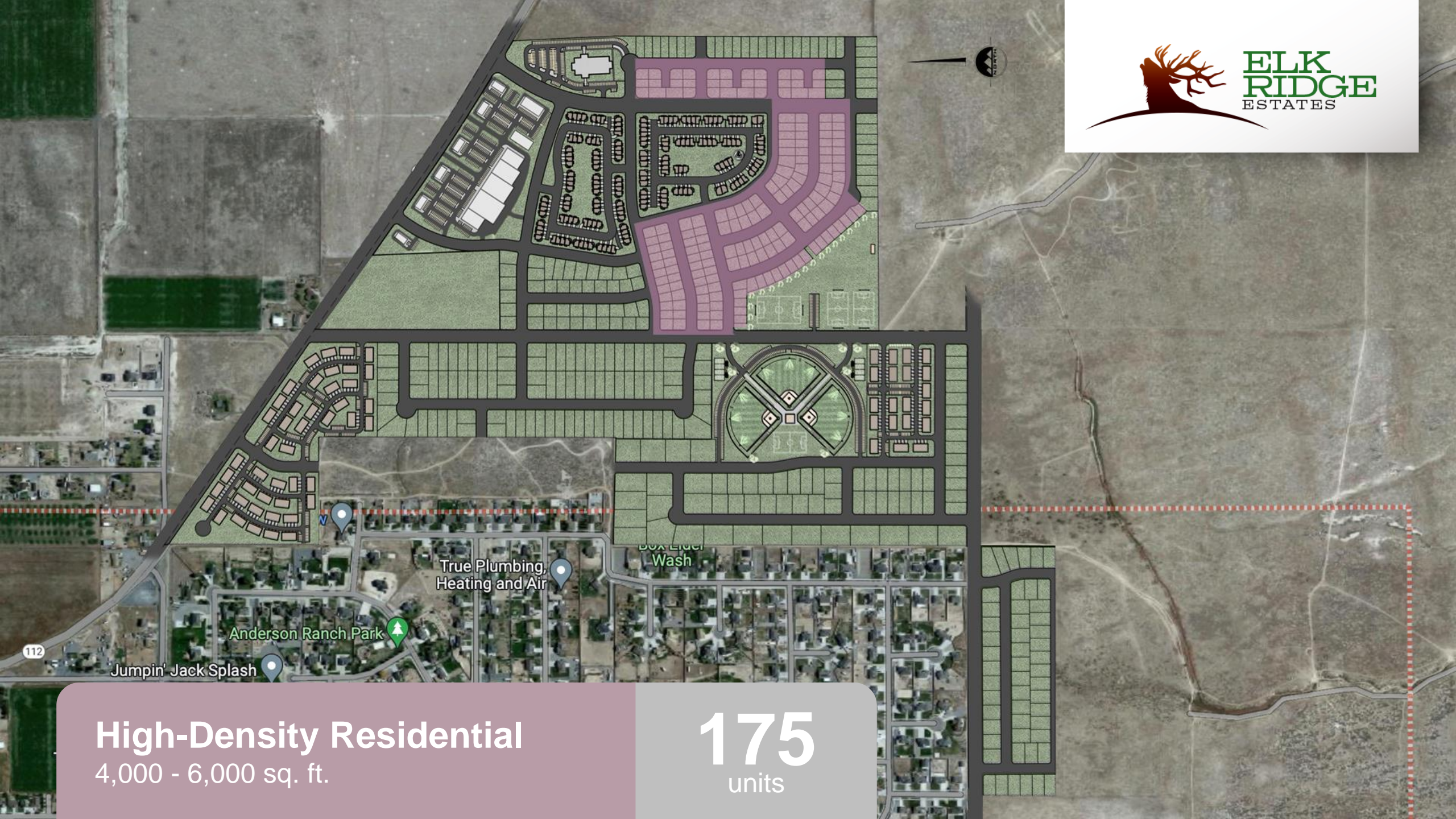
Single Family Homes

**Entry-Level
Single Family Homes
Priced under \$450,000
that will allow for usage
of Utah SB 240**

Lot sizes for Single Family Homes from 4,000 sq ft to 0.5 acre

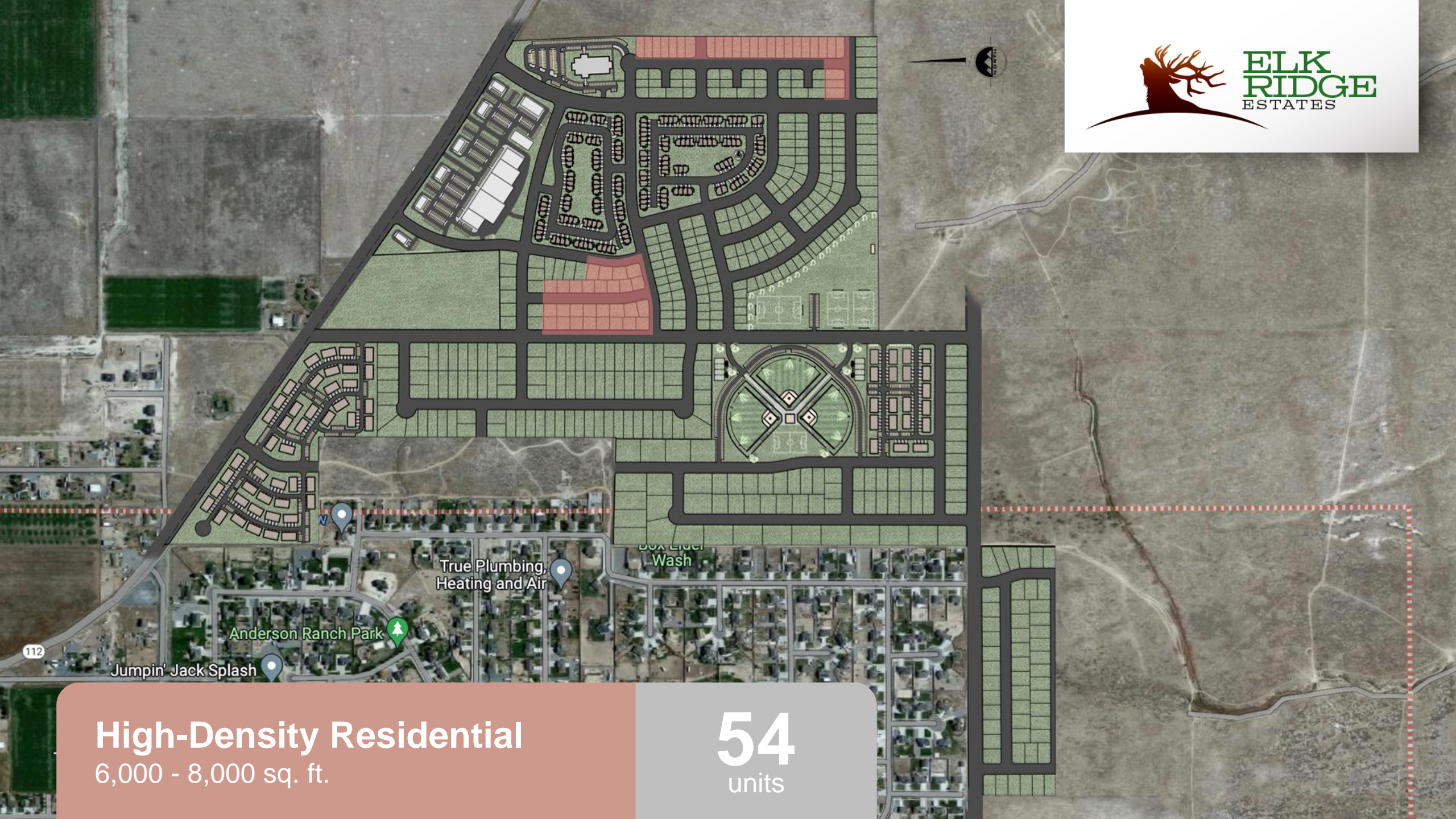


PRIORITY BUILDERS, LLC



High-Density Residential
4,000 - 6,000 sq. ft.

175
units



High-Density Residential
6,000 - 8,000 sq. ft.

54
units



112

Jumpin' Jack Splash

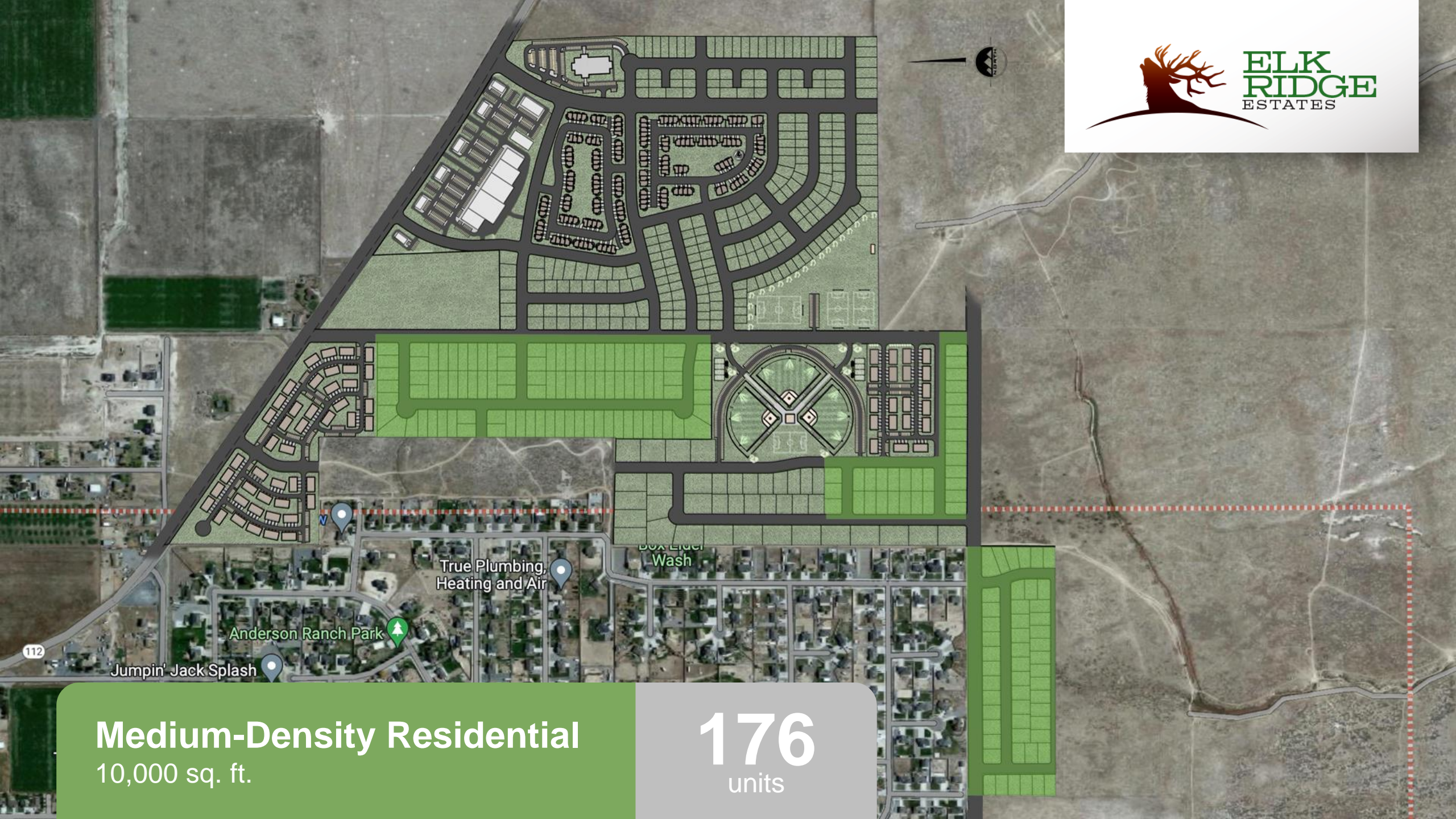
Anderson Ranch Park

True Plumbing,
Heating and Air

Box Elder
Wash

Medium-Density Residential
8,000 - 10,000 sq. ft.

30
units



Medium-Density Residential
10,000 sq. ft.

176
units



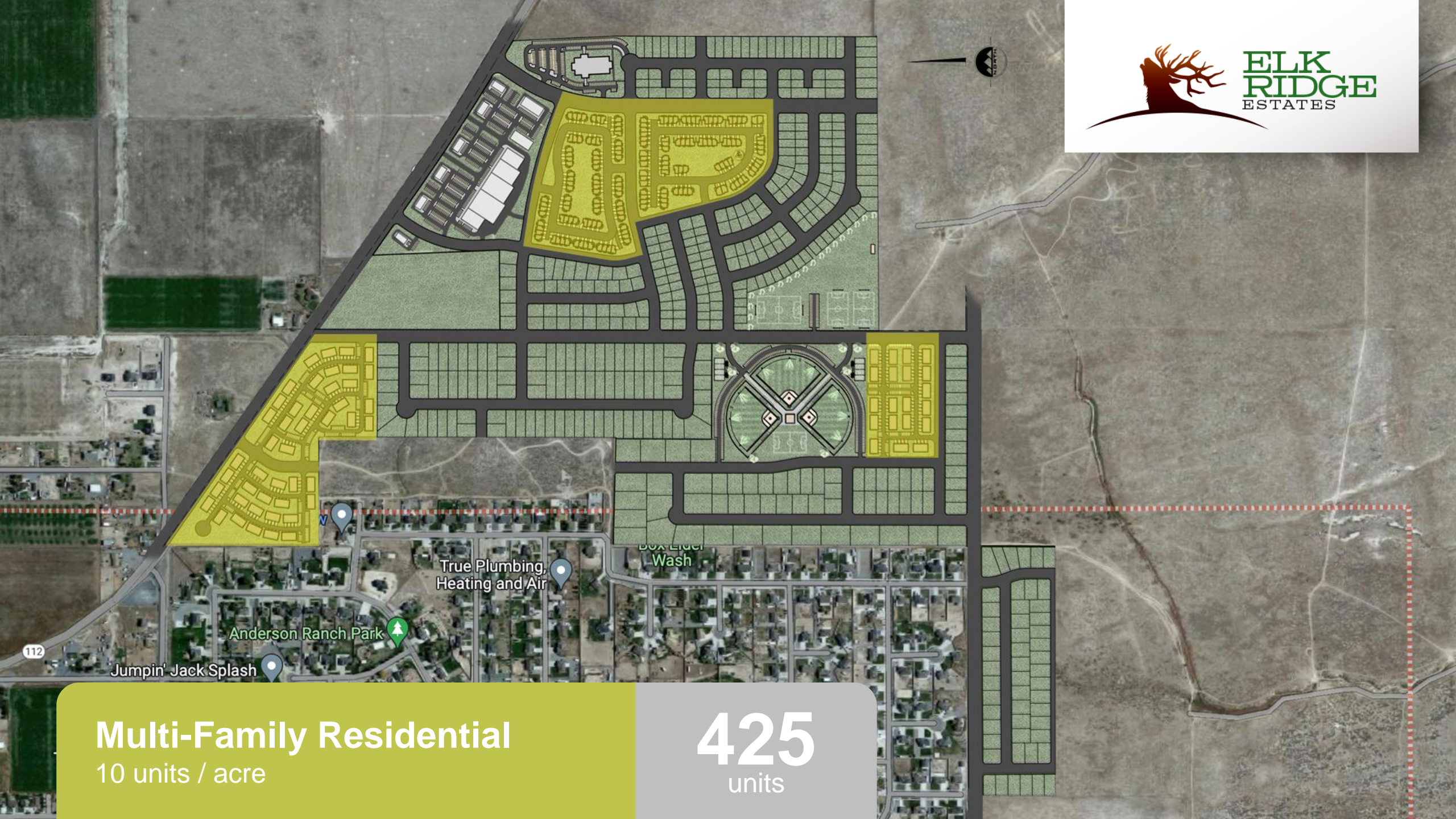
Low-Density Residential
12,000 sq. ft.

15
units



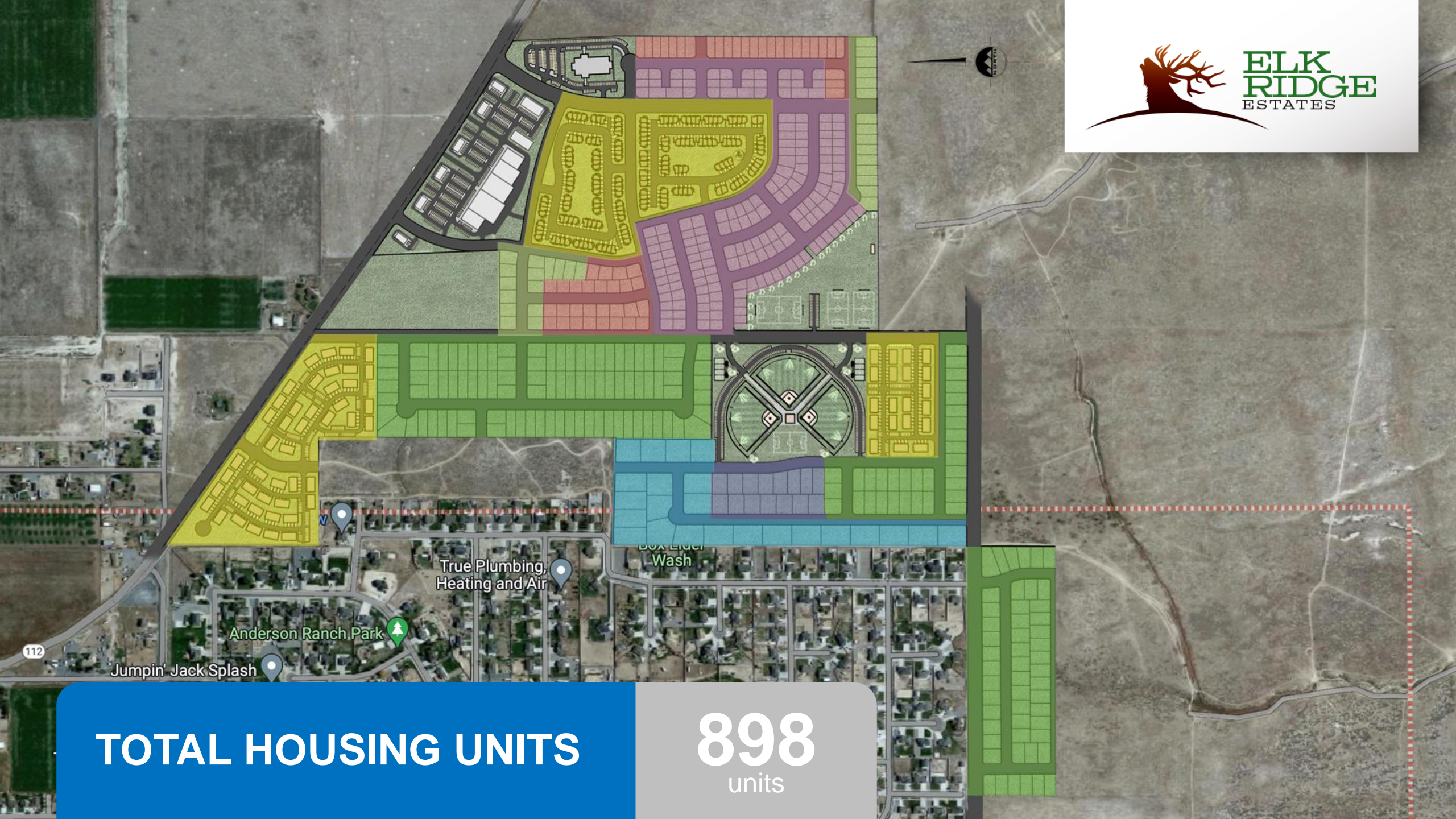
Low-Density Residential
21,780 sq. ft.

23
units



Multi-Family Residential
10 units / acre

425
units



TOTAL HOUSING UNITS

898
units

26+ Acre Grantsville City Sports Park



26+ Acre Grantsville City Sports Park



**A fully completed and operational
26+ acre Sports Park for ALL
residents in Grantsville that will be
GIVEN to the City.**





26+ Acre Grantsville City Sports Park

The Sports Park will include:

Pickleball Courts

Scoreboard

**Three (3) Interchangeable
Football and Soccer Fields**





26+ Acre Grantsville City Sports Park

Three (3) **Baseball Fields** with the following amenities:

Interchangeable
Bases for each
level/type of play

Irrigation system for
efficient and effective
watering of all the areas





26+ Acre Grantsville City Sports Park

Three (3) **Baseball Fields** with the following amenities:

Girls Softball,
Under 14 yr. old Baseball,
Over 14 yr. old Baseball

Lighted fields

Fencing





26+ Acre Grantsville City Sports Park

Three (3) **Baseball Fields** with the following amenities:

Stands for
spectators
to watch
the games

A well-lit, large Concessions and
Bathroom building in the middle of
the baseball fields, complete with
water fountains





26+ Acre Grantsville City Sports Park

Three (3) **Baseball Fields** with the following amenities:

Maintenance Building for
storage of Lawn mowers and
other types of equipment
needed (Parks and Rec)

Ample Parking





26+ Acre Grantsville City Sports Park

Three (3) **Baseball Fields** with the following amenities:

Opportunity to expand the City's local Little League program, as well as any other sports programs you may have

Opportunity to raise funds by increasing the enrollment into the various leagues the City will be able to offer



26+ Acre Grantsville City Sports Park



The City will be able to host larger events like a **Town Days weekend** to celebrate 4th of July and host a **fireworks** show with **music**, **food**, and a number of **sporting-type events** for the children



PRIORITY BUILDERS, LLC

26+ Acre Grantsville City Sports Park



Potential to expand all types of opportunities for putting on events that will engage the residents of Grantsville and pull the community together





Infrastructure Enhancements



PRIORITY BUILDERS, LLC



Skull Valley
French Bulldogs

112

Jumpin' Jack Splash

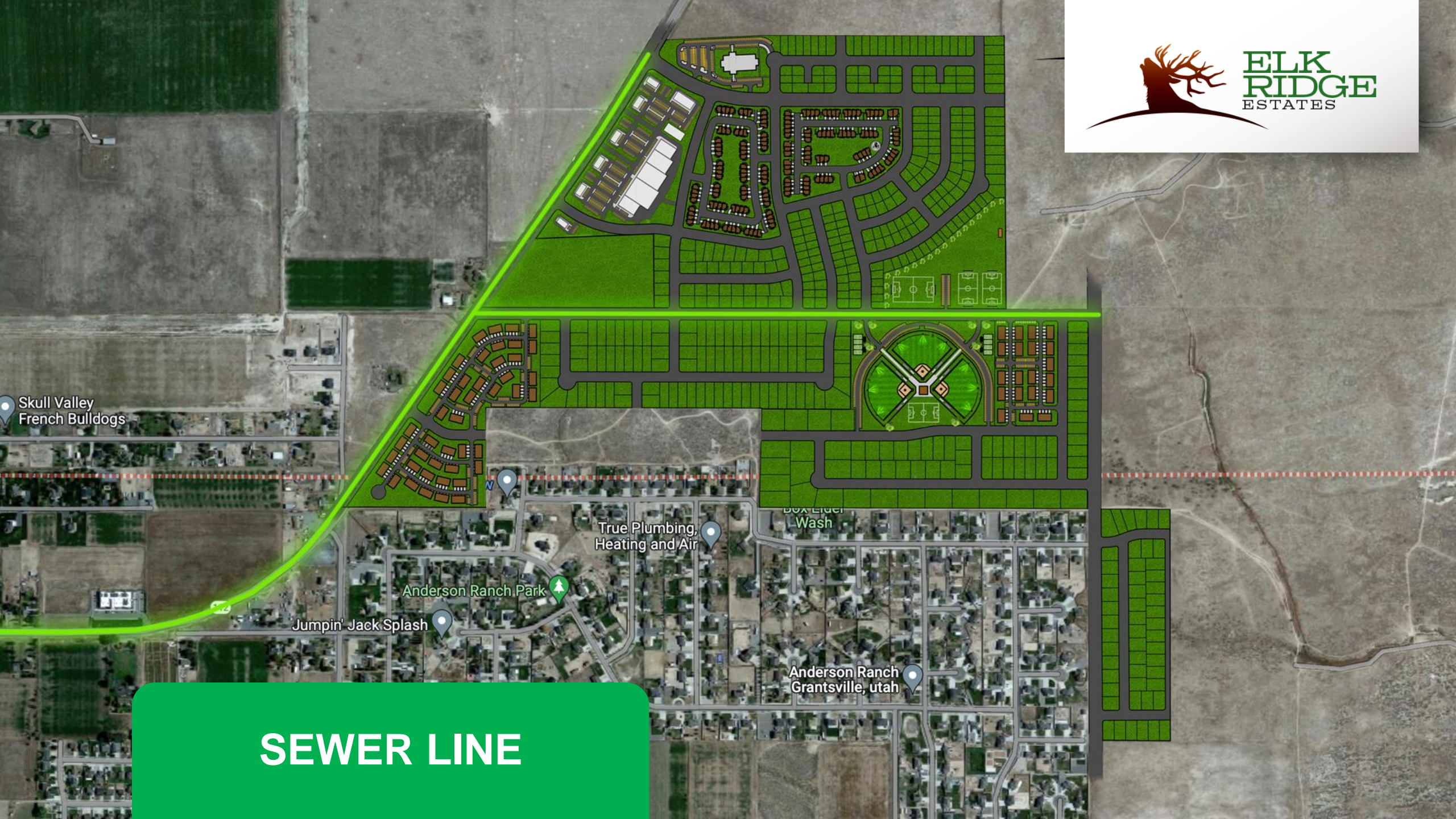
Anderson Ranch Park

True Plumbing,
Heating and Air

Box Elder
Wash

Anderson Ranch
Grantsville, Utah

WATER LINE



Skull Valley
French Bulldogs

True Plumbing,
Heating and Air

Box Elder
Wash

Anderson Ranch Park

Jumpin' Jack Splash

Anderson Ranch
Grantsville, Utah

SEWER LINE



Value to Grantsville



PRIORITY BUILDERS, LLC



Value to Grantsville

Water Line

\$1.34 million



PRIORITY BUILDERS, LLC



Value to Grantsville

Sewer Line

\$1.765 million

Water Line

\$1.34 million



PRIORITY BUILDERS, LLC



Value to Grantsville

Grantsville City Sports Park

\$14.6 million

Water Line

\$1.34 million

Sewer Line

\$1.765 million



PRIORITY BUILDERS, LLC



Value to Grantsville

Land Value of the Park

\$2.6 million

Water Line	\$1.34 million
Sewer Line	\$1.765 million
Sports Park	\$14.6 million





Value to Grantsville

TOTAL VALUE
given to the City

\$20.305 million

Water Line	\$1.34 million
Sewer Line	\$1.765 million
Sports Park	\$14.6 million
Park Land Value	\$2.6 million





AGENDA ITEM #9

Approval of minutes from the Aug. 17 & Sept 7, 2023 Planning Commission meetings

AGENDA ITEM #10

Report from City Council Liaison, Mayor
Critchlow

AGENDA ITEM #11

Adjourn