

**GRANTSVILLE
ORDINANCE 2021-09**

REPEALING MINOR SUBDIVISIONS

**AN ORDINANCE REPEALING MINOR SUBDIVISIONS AS AN OPTION FOR
SUBDIVIDING LAND IN THE CITY AND ADOPTING NEW RULES AND
REGULATIONS FOR THE EFFICIENT ADMINISTRATION OF SUBDIVISIONS
IN THE CITY**

WHEREAS, the City, from time to time, finds it necessary to update the Grantsville City Land Use Management and Development Code to adapt to current trends and abide by changing laws; and

WHEREAS, the City has previously permitted subdivisions of four lots or less to subdivide under a truncated subdivision process that promoted efficiency and promoted lower costs for those projects; and

WHEREAS, the City has found that these "minor subdivisions" were not in the best interest of the City, generally, and caused the City to expend the same or similar amount of resources as a typical subdivision; and

WHEREAS, the City Council hereby finds that repealing the rules and regulations for minor subdivisions is hereby necessary and in the City's best interest; and

WHEREAS, the City Council further finds that the additional amendments to the City's land use code, contained herein, promote the City's health, safety and welfare.

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

SECTION 1: **AMENDMENT** “21.3.3 Boundary Line Adjustments” of the Grantsville Land Use Ordinances is hereby *amended* as follows:

BEFORE AMENDMENT

21.3.3 Boundary Line Adjustments

AFTER AMENDMENT

21.3.3 ~~Boundary~~Lot Line Adjustments

SECTION 2: **AMENDMENT** “21.4 Major Subdivisions” of the Grantsville Land Use Ordinances is hereby *amended* as follows:

BEFORE AMENDMENT

21.4 Major Subdivisions

AFTER AMENDMENT

21.4 ~~Major~~ Subdivisions

SECTION 3: AMENDMENT “21.1.14 Use Of Open Space” of the Grantsville Land Use Ordinances is hereby *amended* as follows:

BEFORE AMENDMENT

21.1.14 Use Of Open Space

- (1) Open space is the portion of a subdivision or site that has been set aside for permanent protection. Activities within the open space shall be restricted in perpetuity through the use of an approved legal instrument.
- (2) Open space areas shall be protected in perpetuity from further development or unauthorized use by permanent restrictive covenant. Grantsville City reserves the right to enforce all restrictive covenants and conservation easements per Utah Code Ann. §57-1 8-6 (1985). Uses of open space may include the following:
 - (a) conservation of natural, archeological or historical resources;
 - (b) meadows, woodlands, wetlands, riparian zones, raptor nesting sites, wildlife corridors, game preserves, habitat for endangered or threatened species, critical wildlife habitat as identified by the State of Utah, Division of Wildlife Resources, or similar conservation-oriented areas;
 - (c) cemeteries, archaeological sites and burial grounds and other historic and/or archaeological sites as identified by the Grantsville City Historical Preservation Committee and Utah Division of State History, Utah State Historical Society;
 - (d) walking, equestrian, off-highway vehicle or bicycle trails;
 - (e) passive recreation areas, public and private, including pedestrian, bicycle and equestrian trails, picnic areas, community commons or greens, and similar areas;
 - (f) active recreation areas, public and private, to include parks, playing fields, and playgrounds, but recreation areas with impervious surfaces greater than 15% of the total open space such as streets and parking lots shall be excluded;
 - (g) agriculture, horticulture, silviculture or pasture uses, provided that all applicable best management practices are used to minimize environmental impacts;

- (h) landscaped storm water management facilities, community wastewater disposal systems and individual wastewater disposal systems located on soils particularly suited to such uses;
 - (i) problematic soils and the 100-year floodplain as identified by (FEMA Flood Map);
 - (j) existing slopes greater than 30% on average with a site area greater than 5,000 square feet identified as part of a site analysis conducted by a registered engineer, land surveyor or landscape architect and calculated using topographic maps;
 - (k) easements for drainage, access, and underground utility lines; and
 - (l) other conservation-oriented uses compatible with the purposes of this chapter.
- (3) As open space contributes to the overall character of the community, three underlying principles shall guide the siting and use of open space areas:
- (a) Open space shall be accessible to the public where practicable. Open space shall be accessible internally, connected to public streets and trails, and generally available for public use and enjoyment with the understanding that some uses may necessitate limited public access such as but not limited to: active agricultural uses, historic structures, and equestrian facilities.
 - (b) Open space shall be visible. Open space shall be located and configured so that a portion of the open space bounds or intersects with public right-of-way or other publicly accessed parcels.
 - (c) Open space shall preserve the community's character. Open space shall preserve existing features in the community and/or create new amenities that are in harmony with the existing characteristics of the overall community.

AFTER AMENDMENT

21.1.14 Use Of Open Space

- (1) Open space is the portion of a subdivision or site that has been set aside for permanent protection. Activities within the open space shall be restricted in perpetuity through the use of an approved legal instrument.
- (2) Open space areas shall be protected in perpetuity from further development or unauthorized use by permanent restrictive covenant. Grantsville City reserves the right to enforce all restrictive covenants and conservation easements per Utah Code Ann. §57-1 8-6 (1985). Uses of open space may include the following:
 - (a) conservation of natural, archeological or historical resources;
 - (b) meadows, woodlands, wetlands, riparian zones, raptor nesting sites, wildlife corridors, game preserves, habitat for endangered or threatened species, critical wildlife habitat as identified by the State of Utah, Division of Wildlife Resources, or similar conservation-oriented areas;

(c) cemeteries, archaeological sites and burial grounds and other historic and/or archaeological sites as identified by the Grantsville City Historical Preservation Committee and Utah Division of State History, Utah State Historical Society;

(d) walking, equestrian, off-highway vehicle or bicycle trails;

(e) passive recreation areas, public and private, including pedestrian, bicycle and equestrian trails, picnic areas, community commons or greens, and similar areas;

(f) active recreation areas, public and private, to include parks, playing fields, and playgrounds, but recreation areas with impervious surfaces greater than 15% of the total open space such as streets and parking lots shall be excluded;

(g) agriculture, horticulture, silviculture or pasture uses, provided that all applicable best management practices are used to minimize environmental impacts;~~(h) landscaped storm water management facilities, community wastewater disposal systems and individual wastewater disposal systems located on soils particularly suited to such uses;~~

~~(h)~~ (i) problematic soils and the 100-year floodplain as identified by (FEMA Flood Map);

~~(i)~~ (j) existing slopes greater than 30% on average with a site area greater than 5,000 square feet identified as part of a site analysis conducted by a registered engineer, land surveyor or landscape architect and calculated using topographic maps;~~(k) easements for drainage, access, and underground utility lines; and~~

~~(j)~~ (l) other conservation-oriented uses compatible with the purposes of this chapter.

(3) As open space contributes to the overall character of the community, three underlying principles shall guide the siting and use of open space areas:

(a) Open space shall be accessible to the public where practicable. Open space shall be accessible internally, connected to public streets and trails, and generally available for public use and enjoyment with the understanding that some uses may necessitate limited public access such as but not limited to: active agricultural uses, historic structures, and equestrian facilities.

(b) Open space shall be visible. Open space shall be located and configured so that a portion of the open space bounds or intersects with public right-of-way or other publicly accessed parcels.

(c) Open space shall preserve the community's character. Open space shall preserve existing features in the community and/or create new amenities that are in harmony with the existing characteristics of the overall community.

SECTION 4: AMENDMENT "21.2.6 Concept Plan Requirements" of the Grantsville Land Use Ordinances is hereby *amended* as follows:

BEFORE AMENDMENT

21.2.6 Concept Plan Requirements (Non-existent)

AFTER AMENDMENT

21.2.6 Concept Plan Requirements

The concept plan shall show:(1) the general location of the subdivision, the property boundaries and adjoining properties with ownership;(2) lot and road layout indicating general scaled dimensions;(3) county, township, range, section, quarter section, blocks, the number of lots, principal meridian and true north;(4) a vicinity map showing significant natural and man-made features off site with a scale of 1 inch = 2000 feet on the site;(5) the acreage of the entire tract and the acreage of the portion to be developed;(6) the area for which approval will be requested for the first phase of development except for minor, commercial and industrial subdivisions;(7) an area plan showing the total area on a single sheet for subdivisions requiring more than one sheet at the required scale;(8) the sites, if any, for multi-family dwellings, shopping centers, community facilities, commercial, industrial, or other uses exclusive of single-family dwellings;(9) total development area, the number of proposed dwelling units and the amount of open space.(10) easements and rights-of-way;(11) property boundaries;(12) all ponds, wetlands and other hydrologic features;(13) topographic contours;(14) all primary and secondary conservation areas labeled by type, as described in sections 21.1.18 and 21.1.110 of this chapter;(15) general vegetation characteristics;(16) general soil types;(17) the planned location of protected open space;(18) existing roads and structures;(19) potential connections with existing greenspace and trails.(20) parcels of land that will have a conservation easement or are to be dedicated for schools, roads, parks, or other public purposes; and(21) an approval signature block for the planning commission chair.

SECTION 5: AMENDMENT “21.2.10 Development Review Committee”
of the Grantsville Land Use Ordinances is hereby *amended* as follows:

BEFORE AMENDMENT

21.2.10 Development Review Committee

- (1) Each application for a subdivision shall be reviewed by the Development Review Committee (DRC) prior to its presentation to a public body.
- (2) The purpose of the DRC is to provide an opportunity for the city staff to review the application package and provide guidance to the applicant concerning revisions to the design of the proposed development and application documents that may be required for city approval.
- (3) The members of the DRC review the application for compliance with the General Plan, the

requirements of the impacts of the proposed action in benefit and costs to the community.

(4) The DRC consists of the zoning administrator, city planner, city public works director, city engineer, fire marshal, a planning commission representative, and the city attorney.

(5) The DRC shall be given 14 days to review the application package to a development review conference with the applicant.

(6) Upon submittal of revised drawings and documents as requested by the DRC, the revised application package shall be distributed to the DRC members for their review. If additional revisions are needed or the submitted items are incorrect or incomplete an additional design review conference may be held with the applicant and DRC.

(7) Only complete applications with the approval of the DRC will move forward for consideration by planning commission and city council.

AFTER AMENDMENT

21.2.10 Development Review Committee

(1) Each application for a subdivision shall be reviewed by the Development Review Committee (DRC) prior to its presentation to a public body.

(2) The purpose of the DRC is to provide an opportunity for the city staff to review the application package and provide guidance to the applicant concerning revisions to the design of the proposed development and application documents that may be required for city approval.

(3) The members of the DRC review the application for compliance with the General Plan, the requirements of the impacts of the proposed action in benefit and costs to the community.

(4) The DRC consists of the zoning administrator, city planner, city public works director, city engineer, fire marshal, a planning commission representative, and the city attorney.

(5) The DRC shall be given 14 days to review the application package to a development review conference with the applicant. A Development Review Conference will be held with the applicant and members of the DRC within 21 days of the submission of the application.

(6) Upon submittal of revised drawings and documents as requested by the DRC, the revised application package shall be distributed to the DRC members for their review. Within 14 days of the second submittal, the DRC will meet to discuss and verify that all changes were made. If additional revisions are needed or the submitted items are incorrect or incomplete an additional design review conference may be held with the applicant and DRC. All revised drawing submitted require a 14 day review by the DRC.

(7) Only complete applications with the approval of the DRC will move forward for consideration by planning commission and city council.

SECTION 6: AMENDMENT “21.4.1 Application” of the Grantsville Land Use Ordinances is hereby *amended* as follows:

BEFORE AMENDMENT

21.4.1 Application

A major subdivision is a division of land into five or more lots. A major subdivision of more than 25 lots shall be phased for development. Infrastructure and public facilities shall be dedicated as a part of the subdivision process.

AFTER AMENDMENT

21.4.1 Application

A ~~major~~ subdivision is a division of land into ~~five~~two (2) or more lots. ~~A major subdivision of more than 25 lots shall be phased for development.~~ Infrastructure and public facilities shall be dedicated as a part of the subdivision process.

SECTION 7: AMENDMENT “21.4.2 Approval Process” of the Grantsville Land Use Ordinances is hereby *amended* as follows:

BEFORE AMENDMENT

21.4.2 Approval Process

(1) A major subdivision shall be processed in three stages:

(a) The concept stage is a non-mandatory stage in which the developer may bring a development concept to the city for discussion with city staff and upon request planning commission and city council. This stage is provided solely for the benefit of the developer and any discussion is non-binding;

(b) the preliminary plat includes but may not be limited to; submittal of a complete Preliminary Plat application to the city containing the required documents detailed in section 21.4.5, review of the application by the DRC, after which the application will be placed on the planning commission public meeting agenda for a public hearing, discussion and recommendation. The planning commission recommendation of the approved preliminary plat application shall then be placed before city council in a public meeting for their consideration.

(c) the final plat, infrastructure and design drawings, includes but may not be limited to; submittal of a complete Final Plat application to the city containing the required documents detailed in section 21.4.7, review of the application by the DRC, which will be placed on the planning commission public meeting agenda where it shall make a recommendation to the city council.

(d) The city council shall review the final plat, infrastructure and design drawings, at a public meeting where it can approve or deny the plat and design drawings. If approved, the final plat shall be recorded within 365 days or it shall be void.

Amended 04-08, 06-09 Ordinance No. 2009-16

AFTER AMENDMENT

21.4.2 Approval Process

(1) A ~~major~~ subdivision shall be processed in three stages:

(a) The concept stage is a non-mandatory stage in which the developer may bring a development concept to the city for discussion with city staff and upon request planning commission and city council. This stage is provided solely for the benefit of the developer and any discussion is non-binding;

(b) the preliminary plat includes but may not be limited to; submittal of a complete Preliminary Plat application to the city containing the required documents detailed in section 21.4.5, review of the application by the DRC, after which the application will be placed on the planning commission public meeting agenda for a public hearing, discussion and recommendation. The planning commission recommendation of the approved preliminary plat application shall then be placed before city council in a public meeting for their consideration.

(c) the final plat, infrastructure and design drawings, includes but may not be limited to; submittal of a complete Final Plat application to the city containing the required documents detailed in section 21.4.7, review of the application by the DRC, which will be placed on the planning commission public meeting agenda where it shall make a recommendation to the city council.

(d) The city council shall review the final plat, infrastructure and design drawings, at a public meeting where it can approve or deny the plat and design drawings. If approved, the final plat shall be recorded within 365 days or it shall be void.

(e) A subdivision containing four (4) lots or less, and requiring no dedication of right-of-way or improvements other than water and sewer laterals, or a subdivision of ten (10) lots or less fronting an existing fully improved street and requiring no dedication of right-of-way improvements other than water and sewer laterals may be allowed to combine the Preliminary and Final approval process.

SECTION 8: **AMENDMENT** “21.4.3 Phase Development” of the Grantsville Land Use Ordinances is hereby *amended* as follows:

BEFORE AMENDMENT

21.4.3 Phase Development

(1) The final platting of subdivisions containing more than 25 lots shall be done in phases, except as provided in Subsection (3). Development shall be performed so that the phases will be contiguous, and the required improvements will be continuous.

(2) When off-site improvements are complete and approved by the city engineer, and the lots are 70 percent sold, the sub-divider may submit the next phase for final plat approval.

(3) A preliminary and final plat including more than 25 lots will be accepted only upon the submission of evidence indicating that the market absorption rate is such, and the financial ability of the subdivider is such that the off-site improvements for all lots in the final plat will be completed within two years. The City may accept phases including more than 25 lots, up to five lots greater per phase when the overall lot count of the subdivision contains fifteen or fewer lots beyond a number of lots divisible by 25, or where street or utility improvements must extend past five or fewer additional lots to connect onto existing improvements. The City reserves the right to consider other situations that might provide a public benefit and still allow for the completion of infrastructure and sale of 70% of the subdivided lots within the two-year expiration period. Any agreements between the City and Developer concerning phasing that allow greater than 25 lots per phase shall be included in the Development Agreement detailing the number of lots per each phase and a brief statement justifying the need for the additional lots in phases.

(4) Where it is prudent to engineer road or utility lines that extend into the next phase, such work may be done if shown in the prior phase.

AFTER AMENDMENT

21.4.3 Phase Development

(1) The final platting of subdivisions containing more than ~~25~~ **fifty (50)** lots shall be done in phases, except as provided in Subsection (3). Development shall be performed so that the phases will be contiguous, and the required improvements will be continuous.

(2) When off-site improvements are complete and approved by the city engineer, and the lots are 70 percent sold, the sub-divider may submit the next phase for final plat approval.

(3) ~~A preliminary and final plat including more than 25 lots will be accepted only upon the submission of evidence indicating that the market absorption rate is such, and the financial ability of the subdivider is such that the off-site improvements for all lots in the final plat will be completed within two years.~~ The City may accept phases including more than ~~fifty (50)~~²⁵ lots, up to ~~ten (10)~~^{five} lots greater per phase when the overall lot count of the subdivision contains fifteen or fewer lots beyond a number of lots divisible by ~~fifty (50)~~²⁵, or where street or utility improvements must extend past five or fewer additional lots to connect onto existing improvements. The City reserves the right to consider other situations that might provide a public benefit and still allow for the completion of infrastructure and sale of 70% of the subdivided lots within the two-year expiration period. Any agreements between the City and Developer concerning phasing that allow greater than ~~fifty (50)~~²⁵ lots per phase shall be included in the Development Agreement detailing the number of lots per each phase and a brief statement justifying the need for the additional lots in phases.

(4) Where it is prudent to engineer road or utility lines that extend into the next phase, such work may be done if shown in the prior phase.

SECTION 9: AMENDMENT “21.6.3 Streets” of the Grantsville Land Use Ordinances is hereby *amended* as follows:

BEFORE AMENDMENT

21.6.3 Streets

- (1) Roads shall be designed in accordance with standards adopted by Grantsville City.
- (2) Streets shall bear the names of existing aligned streets. There shall be no duplication of road names. All road names shall be approved by Grantsville City.
- (3) The arrangement on new streets in a development shall provide for the continuation of existing streets in adjoining areas at widths as designated by the street classification as found in the Grantsville City Street Master Plan and Grantsville City’s Street Technical Specifications and Standard Drawings. No subdivision street shall extend farther than 650 feet beyond its intersection with another street. (Amended 06/07)
- (4) The subdivider shall bear the cost of all road and public safety signs which shall be erected by the city public works.
- (5) Temporary road signs shall be installed by the developer with the road names approved on the plat.

(6) Temporary road signs shall be maintained by the developer until permanent road signs are installed by Grantsville City when the infrastructure is inspected and accepted.

(7) When allowed, dead-end stubbed streets shall be terminated with a cul-de-sac. A minimum radius of 70 feet is required for a cul-de-sac dedication for rural and residential rural streets, which shall include a minimum paved or concrete surface with a radius of 45 feet. All cul-de-sacs shall comply with the City's Technical specifications and Standard Drawings. (Amended 02-08)

(a) Cul-de-sac streets that terminate with a 60-foot radius bulb shall be designed with a maximum trip generation of 120 trips as calculated by the Institute of Transportation Engineers Trip Generation, current edition.

(b) Streets in commercial and industrial zoning districts shall be determined by the city engineer using the Institute of Transportation Engineers Trip Generation, current edition for road load and design for the transportation system.

(8) The dedication of half or partial streets in any subdivision or development is prohibited except along the streets adjacent to or bordering the subdivision.

(9) The arrangement of streets in a new subdivision or development shall provide for the continuation of existing streets in adjoining areas at widths designated by the street classification found in the Grantville Streets Master Plan and the City's design standards.

(10) Streets adjacent to a new subdivision or development shall be fully improved on the side of the street fronting the subdivision with a minimum paved travel surface width of 24 feet or half the pavement width per the street's classification, whichever is greater. All associated improvements such as sidewalk, curb, gutter, or alternate drainage shall also be construed to city standards on the side of the street fronting the subdivision. The developer shall also be required to improve, pursuant to the provisions of this subsection, the streets, sidewalks, curbs and gutters adjacent to lots and streets in a minor subdivision, when the minor subdivision lots and streets were created within the previous ten (10) years, from the parcel(s) that are proposed for the new subdivision or development. (Amended 08-07)

(11) No development shall be approved unless streets and associated infrastructure leading to the subdivision provide an adequate level of service for existing users while accommodating the new development. The developer shall be responsible to mitigate off site impacts. The traffic impact study shall be considered in the determination of any off site impact mitigation requirements. The level of mitigation of off-site impacts shall be determined by the planning commission upon recommendation by the city engineer in conformance with the City's general plan including associated plans and studies, adopted ordinances, specifications, standards, and considerations of public health and safety.

(12) All associated improvements such as sidewalk, curb, gutter, or alternate drainage shall also be constructed to city standards for a "Public Road, Standard Street Section" as specified in

Grantsville City's Technical Specifications and Standard Drawings, unless waived by the city council.

(13) No building permit shall be issued until such time as all of the required improvements and the installation of utilities have been completed or until a financial assurance has been filed with the City that complies with the requirements of Chapter 21, Section 7 of this Code. The City Council may also require that the subdivision improvements be guaranteed for two year after their installation, in a manner consistent with guarantees required for a standard subdivision.

(14) Subdivisions or developments having thirty or more lots or separate residential units and commercial developments having thirty or more separate commercial lots or proposed businesses shall be required to provide for more than one means of vehicular ingress and egress to the development. The timing of the installation of the alternate means of ingress and egress shall be determined by the City Council, after a recommendation from the Planning Commission. (Amended with Ordinance No. 2008-18)

(15) Improvement of Existing Boundary Streets: Existing streets fronting or bounding the development shall be improved to meet the classification and construction standards specified by the City for the street. These requirements shall include:

(a) Dedication of additional right-of-way width to meet half of the minimum width required for the particular street classification as measured from the centerline of the existing street right-of-way.

(b) Developer shall provide as part of preliminary plat application a survey of existing street improvements on existing street rights-of-way bounding the proposed subdivision and an assessment by a licensed Geotech assessing the condition of the existing concrete and bituminous pavement, base and subgrade materials and certifying whether or not the existing right-of-way improvements meet Grantsville City's current development and construction standards. The survey shall include topography, location and elevations of street crowns, edge of pavement, curb and gutter, sidewalk, utility boxes, manholes and any other permanent objects within the street right-of-way or adjacent to the street right-of-way that may be associated to the existing improvements or have bearing on potential future improvements associated with the proposed subdivision.

(c) In cases where the existing street improvements do not meet current city improvement standards, deficiencies shall be corrected to meet current standards. These corrections include any deficiencies in the right-of-way from the subdivision boundary to the centerline of the right-of-way. Additional repair and replacement may be required beyond the right-of-way centerline if construction of improvements for the subdivision such as trenching for utilities serving the subdivision or construction activities for the subdivision have damaged existing improvements or the design of the proposed improvements requires additional reconstruction to provide smooth transitions, maintain appropriate drainage and maintain the safe operation of

improvements.

(d) Improvements in the half width of the right-of-way as measured from the centerline of the existing street right-of-way shall meet the same construction finish standards required within the subdivision. Existing pavement surfaces to remain shall be milled down and overlain with a minimum of 1-inch bituminous surface course providing a continuous surface from street centerline to edge of pavement at lip of curb or shoulder.

(e) If the existing boundary street right-of-way is not paved, improvements to bring the street in compliance with current City standards shall include a paved surface width of a minimum of 24 feet for the full length of the subdivision boundary frontage or, in agreement with the City, full width improvements to the right-of-way for a distance proportional to the total length of subdivision boundary, as if partial improvement were completed.

AFTER AMENDMENT

21.6.3 Streets

(1) Roads shall be designed in accordance with standards adopted by Grantsville City.

(2) Streets shall bear the names of existing aligned streets. There shall be no duplication of road names. All road names shall be approved by Grantsville City.

(3) The arrangement on new streets in a development shall provide for the continuation of existing streets in adjoining areas at widths as designated by the street classification as found in the Grantsville City Street Master Plan and Grantsville City's Street Technical Specifications and Standard Drawings. No subdivision street shall extend farther than ~~6~~750 feet beyond its intersection with another street. (Amended 06/07)

(4) In addition to the City codes and standards, all subdivisions shall be designed to meet the applicable requirements in the current adopted edition of the International Fire Code.

(5) Subdivisions proposing one- or two-family dwellings comprising of greater than thirty (30) lots shall have at least two (2) access points to existing through streets outside of the proposed subdivision. Streets within the proposed subdivision shall be interconnected to the greatest extent possible. Subdivisions utilizing multi-family dwelling units, commercial, or industrial areas shall meet the more stringent requirements of the current adopted edition of the International Fire Code or applicable City ordinances and standards.

(6) The design of the road system shall provide for continuous circulation throughout the project. Cul-de-sacs and temporary dead end roads stubbed for future development must have approval by the Planning Commission and are only allowed where unusual conditions exist which cause interconnectivity of streets to be infeasible due to public safety, physical circumstance or ability to meet design standards.

(7) The maximum length of a cul-de-sac shall be 750 feet, as measured from the center line of the adjoining street to the center point of the turnaround, with no more than sixteen (16) single family dwelling units, or twenty four (24) multi-family dwelling units accessing the cul-de-sac.

(8) Each cul-de-sac shall be terminated with a turnaround or loop road of not less than 120' feet in diameter at the property line with minimum drivable surface (includes travel surface and gutter pans) of 96' feet in diameter. The City Engineer may require an increased diameter if design conditions necessitate increased diameter in order for large vehicles and emergency equipment to negotiate the turnaround or to meet the street design conditions such as park strip width and sidewalk width or additional widths due to center islands. In no case shall an exception be granted for a turnaround smaller than 120' foot minimum diameter.

(9) The design of streets in commercial and industrial zoning districts shall be determined by the City Engineer using the Institute of Transportation Engineers' Trip Generation, current edition for road load and design for the transportation system.

(10) Pedestrian access: All cul-de-sacs shall provide pedestrian connectivity to open space areas, public facilities, trails, or adjacent subdivisions.

(11) The subdivider shall bear the cost of all road and public safety signs which shall be erected by the city public works.

(12) Temporary road signs shall be installed by the developer with the road names approved on the plat.

(13) Temporary road signs shall be maintained by the developer until permanent road signs are installed by Grantsville City when the infrastructure is inspected and accepted.

~~(7) When allowed, dead-end stubbed streets shall be terminated with a cul-de-sac. A minimum radius of 70 feet is required for a cul-de-sac dedication for rural and residential rural streets, which shall include a minimum paved or concrete surface with a radius of 45 feet. All cul-de-sacs shall comply with the City's Technical specifications and Standard Drawings. (Amended 02-08)(a) Cul-de-sac streets that terminate with a 60-foot radius bulb shall be designed with a maximum trip generation of 120 trips as calculated by the Institute of Transportation Engineers Trip Generation, current edition. (b) Streets in commercial and industrial zoning districts shall be determined by the city engineer using the Institute of Transportation Engineers Trip Generation, current edition for road load and design for the transportation system. (8) The dedication of half or partial streets in any subdivision or development is prohibited except along the streets adjacent to or bordering the subdivision.~~ (14) The arrangement of streets in a new subdivision or development shall provide for the continuation of existing streets in adjoining areas at widths designated by the street classification found in the Grantville Streets Master Plan and the City's design standards.

~~(1015)~~ Streets adjacent to a new subdivision or development shall be fully improved on the side of the street fronting the subdivision with a minimum paved travel surface width of 264 feet or half the pavement width per the street's classification, whichever is greater. All associated improvements such as sidewalk, curb, gutter, shoulders, ditches, and/or side slopes so as to assure proper drainage, bank stability, and traffic safety ~~or alternate drainage~~ shall also be construed to city standards on the side of the street fronting the subdivision. The non-property line edge of street shall have installed a temporary ribbon-curb. ~~developer shall also be required to improve, pursuant to the provisions of this subsection, the streets, sidewalks, curbs and gutters adjacent to lots and streets in a minor subdivision, when the minor subdivision lots and streets were created within the previous ten (10) years, from the parcel(s) that are proposed for the new subdivision or development. (Amended 08-07)~~

~~(161)~~ No development shall be approved unless streets and associated infrastructure leading to the subdivision provide an adequate level of service for existing users while accommodating the new development. The developer shall be responsible to mitigate off site impacts. The traffic impact study shall be considered in the determination of any off site impact mitigation requirements. The level of mitigation of off-site impacts shall be determined by the planning commission upon recommendation by the city engineer in conformance with the City's general plan including associated plans and studies, adopted ordinances, specifications, standards, and considerations of public health and safety.

~~(172)~~ All associated improvements such as sidewalk, curb, gutter, or alternate drainage shall also be constructed to city standards for a "Public Road, Standard Street Section" as specified in Grantsville City's Technical Specifications and Standard Drawings, unless waived by the city council.

~~(183)~~ No building permit shall be issued until such time as all of the required improvements and the installation of utilities have been completed or until a financial assurance has been filed with the City that complies with the requirements of Chapter 21, Section 7 of this Code. The City Council may also require that the subdivision improvements be guaranteed for two year after their installation, in a manner consistent with guarantees required for a standard subdivision.

~~(194)~~ ~~Subdivisions or developments having thirty or more lots or separate residential units and~~ eCommercial developments having thirty (30) or more separate commercial lots or proposed businesses shall be required to provide for more than one means of vehicular ingress and egress to the development. The timing of the installation of the alternate means of ingress and egress shall be determined by the City Council, after a recommendation from the Planning Commission. ~~(Amended with Ordinance No. 2008-18)~~

(2015) Improvement of Existing Boundary Streets: Existing streets fronting or bounding the development shall be improved to meet the classification and construction standards specified by the City for the street. These requirements shall include:

(a) Dedication of additional right-of-way width to meet the greater of the half of the minimum width required for the particular street classification as measured from the centerline of the existing street right-of-way or the minimum width required to provide a 26' foot minimum pavement width meeting the International Fire Code access requirements.

(b) Developer shall provide as part of preliminary plat application a survey of existing street improvements on existing street rights-of-way bounding the proposed subdivision and an assessment by a licensed Geotech assessing the condition of the existing concrete and bituminous pavement, base and subgrade materials and certifying whether or not the existing right-of-way improvements meet Grantsville City's current development and construction standards. The survey shall include topography, location and elevations of street crowns, edge of pavement, curb and gutter, sidewalk, utility boxes, manholes and any other permanent objects within the street right-of-way or adjacent to the street right-of-way that may be associated to the existing improvements or have bearing on potential future improvements associated with the proposed subdivision.

(c) In cases where the existing street improvements do not meet current city improvement standards, deficiencies shall be corrected to meet current standards. These corrections include any deficiencies in the right-of-way from the subdivision boundary to the greater of the centerline of the right-of-way or edge of pavement beyond centerline to meet the minimum 26' foot minimum pavement width requirement. Additional repair and replacement may be required beyond the right-of-way centerline if construction of improvements for the subdivision such as trenching for utilities serving the subdivision or construction activities for the subdivision have damaged existing improvements or the design of the proposed improvements requires additional reconstruction to provide smooth transitions, maintain appropriate drainage and maintain the safe operation of improvements.

(d) Improvements in the half width of the right-of-way as measured from the centerline of the existing street right-of-way shall meet the same construction finish standards required within the subdivision. Existing pavement surfaces to remain shall be milled down and overlain with a minimum of 1-inch bituminous surface course providing a continuous surface from street centerline to edge of pavement at lip of curb or shoulder.

(e) If the existing boundary street right-of-way is not paved, improvements to bring the street in compliance with current City standards shall include a paved surface width of a minimum of 264 feet for the full length of the subdivision boundary frontage or, in agreement with the City, full width improvements to the right-of-way for a distance proportional to the total length of subdivision boundary, as if partial improvement were completed.

SECTION 10: **AMENDMENT** “21.6.5 Sidewalks, Curbs, And Gutters” of the Grantsville Land Use Ordinances is hereby *amended* as follows:

BEFORE AMENDMENT

21.6.5 Sidewalks, Curbs, And Gutters

- (1) Sidewalks, curbs and gutters shall be provided in accordance with the requirements of the zoning district or the planning commission.
- (2) Sidewalks, curbs and gutters shall be installed in accordance with standards adopted by Grantsville City.
- (3) The city maintenance director may also require a drainage plan and the installation of related flood control improvements and other city or private utilities as may be necessary.

AFTER AMENDMENT

21.6.5 Sidewalks, Curbs, And Gutters

- (1) Sidewalks, curbs and gutters shall be provided in accordance with the requirements of the zoning district or the planning commission.
- (2) Sidewalks, curbs and gutters shall be installed in accordance with standards adopted by Grantsville City.
- (3) The ~~city maintenance director~~ **City Engineer** may also require a drainage plan and the installation of related flood control improvements and other city or private utilities as may be necessary.

SECTION 11: **AMENDMENT** “21.6.12 Water Supply” of the Grantsville Land Use Ordinances is hereby *amended* as follows:

BEFORE AMENDMENT

21.6.12 Water Supply

- (1) Planned unit development subdivisions shall have a public water supply unless this requirement is waived by the city council.
- (2) The supply of water from a source other than an approved public water system may be approved only if proof of adequate water rights and proof of water availability, flow and quality meeting the Safe Drinking Water Standards by a water sample from wells on ten percent of the lots rounded up to the next whole number. In the concept stage, the subdivider

shall show possession of sufficient water rights to provide domestic use for the total number of dwellings being proposed for the entire development. The design stage for the first phase of development shall include the engineering for the water system for the entire development to include a fire flow calculation. If the subdivision is not being connected to the city public water supply, the county health department shall approve the location of the test wells prior to the subdivider drilling them. The samples shall be taken by, and have a complete chemical analysis performed and approved by the county health department. All non-public drinking water systems shall meet the standards of Tooele Health Department Regulation #5.

(3) Each development shall provide the details on the type of water system proposed, documentation of existing or proposed water rights and sources, historic water use, the estimated number of gallons per day of water system requirements for indoor and outdoor use, and a description of water storage requirements for daily fluctuations, irrigation, and fire suppression. The developer is required to provide dedicated or perpetual water rights or sources to meet the indoor and outdoor use requirements of all of the property in the development and the rights shall be sufficient to meet the total volume of water used and a rate of flow sufficient to meet peak demand. Culinary water rights shall include a conveyance to the City of a type which is perpetual in character and readily capable of use by the City. Outdoor water from a secondary (non-City) source may be obtained and provided from a private well or private water or irrigation company. The general requirement for outdoor water shall be one acre foot of water per one-third acre of net irrigated area. Net irrigated acreage shall be considered to be 64 percent of the total area of a lot of up to one-half acre and 60 percent of the total acreage of lots over one-half acre in size. All open spaces within a development shall generally be considered as irrigated acreage and one acre foot of outdoor water per one-third acre or any portion thereof shall be required, unless a different plan is proposed by the developer and is approved by the City. The exact amount of indoor and outdoor water rights to be provided should be based on reasonable assumptions with respect to projected use and demand and as reflected in Grantsville City's Capital Facilities Plan and Water Rights Impact Fee Study, as amended. The conveyance of water rights to Grantsville City should also take into account the uncertainty and time lag often required in securing approval from the State Engineer for a change of use of non-municipal water rights for municipal purposes and potential reductions in the quantity of water available during periods of drought.

(4) Amendments to existing platted subdivisions that require only up to a total of two acre feet of additional indoor water and only up to a total of eight acre feet of additional outdoor water for full development, may at the option of the owner or developer and in lieu of providing actual water rights to the City, pay at the time each building permit is issued for each lot, the applicable indoor and outdoor water rights acquisition impact fees as specified by Section 13-1-8 of the Grantsville City Code. Minor Subdivisions, small subdivisions and small planned unit developments which have a projected indoor and outdoor water usage comparable to four or fewer single family dwellings are also exempt from the foregoing requirements to provide indoor and outdoor water. A water acquisition impact fee will be charged pursuant to the provisions of Section 13-1-8 of the Grantsville City Code under such circumstances that the conveyance of water rights is waived.

(5) Notwithstanding anything to the contrary specified in this Chapter, property that is proposed for a subdivision or a minor subdivision that was originally included as a part of a parcel that was previously developed as a major platted subdivision, shall be required to convey culinary and secondary water rights to the city pursuant to subsection (3) above, even if the new proposed subdivision or minor subdivision has four or fewer lots. Any waiver of the requirement to provide secondary water rights to the city by this section, shall not apply to property that has had a secondary water right attached to it or has been irrigated with secondary water within the past five years, pursuant to Section 7-1-22 of the Grantsville City Code.

AFTER AMENDMENT

21.6.12 Water Supply

(1) ~~Planned-unit development~~All subdivisions shall have a public water supply unless this requirement is waived by the city council.

(2) The supply of water from a source other than an approved public water system may be approved only if proof of adequate water rights and proof of water availability, flow and quality meeting the Safe Drinking Water Standards by a water sample from wells on ten percent of the lots rounded up to the next whole number and approval of the system is granted through either the Tooele County Health Department or Utah State Drinking Water Board, as applicable. In the ~~concept~~preliminary stage, the subdivider shall show possession of sufficient water rights to provide domestic use for the total number of dwellings being proposed for the entire development. The design stage for the first phase of development shall include the engineering for the water system for the entire development to include a fire flow calculation. If the subdivision is not being connected to the city public water supply, the county health department shall approve the location of the test wells prior to the subdivider drilling them. The samples shall be taken by, and have a complete chemical analysis performed and approved by the county health department. All ~~non~~-public drinking water systems shall meet the standards of Tooele Health County Department Regulation #5 for non-public systems, or the Utah State Drinking Water Board, Utah Administrative Code R-309 for systems taht fall under the requirements of a public water system.

(3) Each development shall provide the details on the type of water system proposed, documentation of existing or proposed water rights and sources, historic water use, the estimated number of gallons per day of water system requirements for indoor and outdoor use, and a description of water storage requirements for daily fluctuations, irrigation, and fire suppression. The developer is required to provide dedicated or perpetual water rights or sources to meet the indoor and outdoor use requirements of all of the property in the development and the rights shall be sufficient to meet the total volume of water used and a rate of flow sufficient to meet peak demand. Culinary water rights shall include a conveyance to the City of a type which is perpetual in character and readily capable of use by the City. Outdoor water from a secondary (non-City) source may be obtained and provided from a private well or private water or irrigation company. The general requirement for outdoor water shall be one acre foot of water per one-third acre of net irrigated area. Net irrigated acreage shall be considered to be 64 percent of the total area of a lot of up to one-half acre and 60 percent of the total acreage of lots over one-half acre in size. All open spaces within a development shall generally be considered as irrigated acreage and one acre foot of outdoor water per one-third acre or any portion thereof shall be required, unless a different plan is proposed by the developer and is approved by the City. The exact amount of indoor and outdoor water rights to be provided should be based on reasonable assumptions with respect to projected use and demand and as reflected in Grantsville City's Capital Facilities Plan and Water Rights Impact Fee Study, as amended. The conveyance of water rights to Grantsville City should also take into account the uncertainty and time lag often required in securing approval from the State Engineer for a change of use of non-municipal water rights for municipal purposes and potential reductions in the quantity of water available during periods of drought.

(4) Amendments to existing platted subdivisions that require only up to a total of two acre feet of additional indoor water and only up to a total of eight acre feet of additional outdoor water for full development, may at the option of the owner or developer and in lieu of providing actual water rights to the City, pay at the time each building permit is issued for each lot, the applicable indoor and outdoor water rights acquisition impact fees as specified by Section 13-1-8 of the Grantsville City Code. Minor Subdivisions, small subdivisions and small planned unit developments which have a projected indoor and outdoor water usage comparable to four or fewer single family dwellings are also exempt from the foregoing requirements to provide indoor and outdoor water. A water acquisition impact fee will be charged pursuant to the provisions of Section 13-1-8 of the Grantsville City Code under such circumstances that the conveyance of water rights is waived.

(5) Notwithstanding anything to the contrary specified in this Chapter, property that is proposed for a subdivision ~~or a minor subdivision~~ that was originally included as a part of a parcel that was previously developed as a ~~major~~ platted subdivision, shall be required to convey culinary and secondary water rights to the city pursuant to subsection (3) above, even if the new proposed subdivision or minor subdivision has four or fewer lots. Any waiver of the requirement to provide secondary water rights to the city by this section, shall not apply to property that has had a secondary water right attached to it or has been irrigated with secondary water within the past five years, pursuant to Section 7-1-22 of the Grantsville City Code.

SECTION 12: AMENDMENT “21.6.14 Fugitive Dust Control” of the Grantsville Land Use Ordinances is hereby *amended* as follows:

BEFORE AMENDMENT

21.6.14 Fugitive Dust Control

Any developer or person engaging in clearing or leveling of land greater than one-quarter acre in size, earthmoving, excavation, or movement of trucks or construction equipment over cleared land greater than one-quarter acre in size or access haul roads shall take steps to minimize fugitive dust from such activities. Such control may include watering and chemical stabilization of potential fugitive dust sources or other equivalent methods or techniques. This section shall not apply to agricultural or horticultural activities.

AFTER AMENDMENT

21.6.14 Fugitive Dust Control

Any developer or person engaging in clearing or leveling of land greater than one-quarter acre in size, earthmoving, excavation, or movement of trucks or construction equipment over cleared land greater than one-quarter acre in size or access haul roads shall take steps to minimize fugitive dust from such activities. Such control may include watering and chemical stabilization of potential fugitive dust sources or other equivalent methods or techniques. A fugitive dust control plan shall be submitted to State of Utah DEQ, Division of Air Quality, within 30 days of the construction start-up. This section shall not apply to agricultural or horticultural activities.

SECTION 13: AMENDMENT “21.7.1 Improvement Installation Guarantee” of the Grantsville Land Use Ordinances is hereby *amended* as follows:

BEFORE AMENDMENT

21.7.1 Improvement Installation Guarantee

(1) In lieu of actual installation of off-site and common open space improvements required by this chapter, before recording a plat, the subdivider shall guarantee the installation of such improvements by executing a subdivision improvements agreement and by filing one or a combination of the following financial guarantee methods: a corporate surety bond, a deposit in escrow with an escrow holder or a letter of credit with a financial institution. The city council shall review the plat and may review the financial guarantee for the subdivision improvements at a public meeting where it can approve or deny the plat. If approved, the plat shall be recorded within ninety days or it shall be void. The city council may authorize the Mayor and city staff to review and approve the financial guarantee, the final conveyance of water rights and the title insurance for the culinary water after approval of the final plat, but prior to the final plat being recorded.

(2) The guarantee shall be in an amount equal to 110% of the projected costs of required improvements as estimated by a licensed engineer retained by the subdivider and approved by the city engineer. The subdivision improvements agreement and the financial guarantee shall both assure the actual construction of such improvements within two years immediately following the approval of the final plat by the city council and shall include a maintenance guarantee as required by Section 21.7.3 herein.

(3) The guarantee shall be filed with the city recorder.

(4) The subdivision improvements agreement shall be executed by the developer and shall be accompanied by a financial guarantee issued by a company duly and regularly authorized to do a general surety business in the State of Utah and either (i) named in the current U.S. Treasury Department's list of approved sureties (Department Circular 570) (as amended), or (ii) with a current "A-" rating and a financial size category rating of at least a "VII" or better in A.M. Best Co., Inc.'s Best Insurance Reports, Property and Casualty Edition. The improvements agreement and the guarantee shall be approved as to method, institution and form by the city attorney.

AFTER AMENDMENT

21.7.1 Improvement Installation Guarantee

(1) In lieu of actual installation of off-site and common open space improvements required by

this chapter, before recording a plat, the subdivider shall guarantee the installation of such improvements by executing a subdivision improvements agreement and by filing one or a combination of the following financial guarantee methods: a corporate surety bond, a deposit in escrow with an escrow holder or a letter of credit with a financial institution. The city council shall review the plat and may review the financial guarantee for the subdivision improvements at a public meeting where it can approve or deny the plat. If the financial guarantee and plat are approved, the plat shall be recorded within ninety days or it shall be void. The city council may authorize the Mayor and city staff to review and approve the financial guarantee, the final conveyance of water rights and the title insurance for the culinary water after approval of the final plat, but prior to the final plat being recorded.

(2) The guarantee shall be in an amount equal to 110% of the projected costs of required improvements as estimated by a licensed engineer retained by the subdivider and approved by the city engineer. The subdivision improvements agreement and the financial guarantee shall both assure the actual construction of such improvements within two years immediately following the approval of the final plat by the city council and shall include a maintenance guarantee as required by Section 21.7.3 herein.

(3) The guarantee shall be filed with the city recorder.

(4) The subdivision improvements agreement shall be executed by the developer and shall be accompanied by a financial guarantee issued by a company duly and regularly authorized to do a general surety business in the State of Utah and either (i) named in the current U.S. Treasury Department's list of approved sureties (Department Circular 570) (as amended), or (ii) with a current "A-" rating and a financial size category rating of at least a "VII" or better in A.M. Best Co., Inc.'s Best Insurance Reports, Property and Casualty Edition. The improvements agreement and the guarantee shall be approved as to method, institution and form by the city attorney.

SECTION 14: AMENDMENT "21.7.3 Maintenance Guarantee" of the Grantsville Land Use Ordinances is hereby *amended* as follows:

BEFORE AMENDMENT

21.7.3 Maintenance Guarantee

(1) The subdivider shall guarantee all off-site improvements will remain in good condition for a period of one year after the date of final acceptance by the city. The subdivider shall make all repairs to and maintain the improvements in good condition during that one-year period at no cost to the city. The city shall retain up to 10% of the guarantee for a surety to cover the maintenance period. The exact amount retained shall be determined per state law, in an amount the lesser of the municipal engineers original estimated cost of completion, or the applications reasonable proven cost of completion, by the city public works director.

The city may require that the improvement assurance warranty be in place for a period of two years following final acceptance by the city, if the city determines for good cause that a lesser period would be inadequate for the following reasons:

- (1) to protect the public health, safety and welfare,
- (2) has substantial evidence of prior poor performance of the sub-divider/,
- (3) developer; unstable soil conditions exist within the subdivision or development area,
- (4) or extreme fluctuations exist in climatic conditions that would render impracticable the discovery of substandard or defective performance within a one-year period.

The guarantee shall extend to and include, but shall not be limited to necessary utilities, the entire street, subgrade, base and surface and all pipes, joints, valves, backfill and compacting, trails, as well as the working surface, curbs, gutters, sidewalks, landscaping and other accessories that are, or may be, affected by construction operations.

(3) Identifying necessary repairs and maintenance rests with the city public works director, whose decision upon the matter shall be final and binding upon the subdivider/developer. The public works director shall use city standards and specifications, the preliminary plat and engineering drawings and information from the city engineer as the inspections standards for final acceptance of the required improvements. Whenever, in the judgment of the city public works director, the improvements shall need repairs, maintenance, or re-building, the city public works director shall cause a written notice to be mailed or given to the subdivider/developer. Upon receipt, the subdivider/developer shall undertake and complete such repairs, maintenance or re-building. If repairs are not completed within the specified time, the city shall have such repairs made and the cost of such repairs shall be paid by the subdivider/developer or by the city using the guarantee.

AFTER AMENDMENT

21.7.3 Maintenance Guarantee

(1) The subdivider shall guarantee all off-site improvements will remain in good condition for a period of one year after the date of final acceptance by the city. The subdivider shall make all repairs to and maintain the improvements in good condition during that one-year period at no cost to the city. The city shall retain up to 10% of the guarantee for a surety to cover the maintenance period. The exact amount retained shall be determined per state law, in an amount the lesser of the municipal engineers original estimated cost of completion, or the applications reasonable proven cost of completion, by the ~~city public works director~~ City Engineer.

The city may require that the improvement assurance warranty be in place for a period of two years following final acceptance by the city, if the city determines for good cause that a lesser period would be inadequate for the following reasons:

- (1) to protect the public health, safety and welfare,

- (2) has substantial evidence of prior poor performance of the sub-divider/,
- (3) developer; unstable soil conditions exist within the subdivision or development area,
- (4) or extreme fluctuations exist in climatic conditions that would render impracticable the discovery of substandard or defective performance within a one-year period.

The guarantee shall extend to and include, but shall not be limited to necessary utilities, the entire street, subgrade, base and surface and all pipes, joints, valves, backfill and compacting, trails, as well as the working surface, curbs, gutters, sidewalks, landscaping and other accessories that are, or may be, affected by construction operations.

(3) Identifying necessary repairs and maintenance rests with the city public works director, whose decision upon the matter shall be final and binding upon the subdivider/developer. The public works director shall use city standards and specifications, the preliminary plat and engineering drawings and information from the city engineer as the inspections standards for final acceptance of the required improvements. Whenever, in the judgment of the city public works director, the improvements shall need repairs, maintenance, or re-building, the city public works director shall cause a written notice to be mailed or given to the subdivider/developer. Upon receipt, the subdivider/developer shall undertake and complete such repairs, maintenance or re-building. If repairs are not completed within the specified time, the city shall have such repairs made and the cost of such repairs shall be paid by the subdivider/developer or by the city using the guarantee.

SECTION 15: AMENDMENT “21.7.5 Engineering Review And Inspection Fee” of the Grantsville Land Use Ordinances is hereby *amended* as follows:

BEFORE AMENDMENT

21.7.5 Engineering Review And Inspection Fee

In addition to the improvement and maintenance guarantee, the subdivider shall deposit with the city recorder a sum equal to five percent of the cost of the improvements to cover engineering review and public works inspection.

AFTER AMENDMENT

21.7.5 Engineering Review And Inspection Fee


In addition to the improvement and maintenance guarantee, the subdivider shall deposit with the city recorder a sum equal to the percentage five percent of the cost of the improvements as noted on the current adopted City fee schedule to cover engineering review and public works inspection.

PASSED AND ADOPTED BY THE GRANTSVILLE COUNCIL APRIL 28, 2021.


	AYE	NAY	ABSENT	ABSTAIN
Jewel Allen	_____	_____	_____	_____
Darrin Rowberry	_____	_____	_____	_____
Krista Sparks	_____	_____	_____	_____
Scott Stice	_____	_____	_____	_____
Jeff Hutchins	_____	_____	_____	_____

Presiding Officer

Attest



Brent K. Marshall, Mayor, Grantsville



Christine Webb, City Recorder
Grantsville

