

AGENDA ITEM #6

Consideration of Resolution 2021-32 approving the final plat for Mountain Vista Development and Monte Kingston on the Worthington Ranch Subdivision, Phase 1 for the creation of thirty (30) single-family lots in the RR-2.5 zone.

**GRANTSVILLE CITY
RESOLUTION NO. 2021-32**

**A RESOLUTION APPROVING THE FINAL PLAT ON THE WORTHINGTON RANCH
SUBDIVISION, PHASE 1 AT APPROXIMATELY FOR THE CREATION OF 30 SINGLE
FAMILY LOTS IN THE RR-2.5 ZONE**

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

WHEREAS, Mountain Vista Development, Inc. and Monte Kingston submitted an application for a final subdivision plat for the Worthington Ranch Subdivision, Phase 1, Grantsville City, Utah for the creation of 30 single family lots in the RR-2.5 zone;

WHEREAS, the proposed amendments of the subject property are permitted in the RR-2.5 zone as indicated in the Grantsville City Land Use Management and Development Code (GLUMDC);

WHEREAS, the Grantsville City Planning and Zoning Commission reviewed the final plat in a regularly scheduled public meeting for compliance with the requirements of the pertinent Grantsville City code requirements, and found that the proposed final plat has met or can meet the requirements of GLUMDC;

WHEREAS, Mountain Vista Development, Inc. and Monte Kingston are required to construct certain public improvements;

WHEREAS, the Grantsville City Council hereby determines that it is in the best interest of the City to approve the final subdivision plat for Mountain Vista Development, Inc. and Monte Kingston at the Parkinson Meadows Subdivision, Phase 1 located in Grantsville City, Utah for the creation of 30 single family lots in the RR-2.5 zone.

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

Section 1. Final Plat. The City of Grantsville approves the Final Plat Amendment provided in Exhibit A.

Section 2. Severability Clause. If any part or provision of this Resolution is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Resolution and all provisions, clauses and words of this Resolution shall be severable.

ADOPTED AND PASSED BY THE CITY COUNCIL OF GRANTSVILLE CITY,
THIS 16th DAY OF JUNE, 2021.

BY ORDER OF THE
GRANTSVILLE CITY COUNCIL

By Mayor Brent K. Marshall

ATTEST

Christine Webb, City Recorder

MEMORANDUM

DATE: May 26, 2021
TO: Christine Webb, City Recorder
FROM: Kristy Clark, Zoning Administrator
RE: **ZONING ITEMS UP FOR CONSIDERATION AT COUNCIL MEETING TO BE HELD JUNE 16, 2021**



City Council Agenda Item #6: Consideration of Resolution 2021-32 approving the final plat for Mountain Vista Development and Monte Kingston on the Worthington Ranch Subdivision, Phase 1 for the creation of thirty (30) lots in the RR-2.5 zone.

The Planning Commission motioned to recommend approval of this agenda item on May 13, 2021 with some discussion and the motions are at the end of the discussion:

Monte Kingston and Derek Ellis were present for this agenda item and stated to the Commission: We're here to get the first phase of our Worthington Ranch final plat approved. Got 30 lots here that we are going to do in the first phase in, and the balance of lots, 32, in the second phase. One thing that we did not get on the notes on the plat is we're kind of working with the city on the amount of water that we're going to provide for this project. We're trying to come in with a water-friendly community. We've talked to Shay and I know the city's looking at the required water use in the future. So, we're hoping to work that out here before we meet with City Council. We'll give them plenty of information on that. So, we've done a fair amount of research on what other cities are requiring for water and what is being used, being reported at the state level for water use. With lots this big, can't afford to have, with the lack of water and the scarcity of water, we can't afford to really have people irrigating three quarter acre lots. So, a lot of them are going to be out, they're going to have animals anyway. So, we anticipate that's what we'll use for the back of their lot. These are going to be expensive homes. They may have the money to put in their basketball court and a big play area and those won't be taking up water in that area as well. As you recall on the preliminary plat, one of the things that's also saving water is we've eliminated a walking path on one side of the street. So, the other side doesn't have a park strip. So that's going to save on wasted water on driveways and the street and the sidewalk.

Gary Pinkham stated, I had a lot of issues upfront. I don't think any of them got resolved. The street trail sidewalk issue is one. I think we're still not getting the city street. The other one was the sewer down on that south or that northeast corner, the sewer up above all the other utilities which is violation of our city construction notes. How did that get worked out?

Monte Kingston stated, we thought they had all those red lines addressed. So, we'll revisit.

Gary Pinkham stated, one of the issues that I raised because it was a violation of our city construction code, and then there was a detail showed up miraculously that said we could do it in the last month or two. We're in the process, I thought, of throwing that detail out because it referenced somewhere in Arizona or Michigan or something. It had miraculously showed up to make what these guys were doing okay in spite of the fact of the city construction note specifically states that it isn't allowed.

Erik Stromberg asked, when we say that this is in the old process is that why we have 60-foot roads?

Kristy Clark answered, yes.

Shay Stark stated, I'm looking at the profiles and what I'm seeing is the water is above the sanitary sewer. There are points where it's probably only two to three feet above the sanitary sewer, but it maintains above the sanitary sewer. The storm drain line, that's another story. But the water and the sanitary sewer, there is a vertical separation along with the horizontal separation. From what I can see going through here, I don't see anywhere where the sanitary sewer is above the water. I'm looking in some other locations, too, just in case I'm missing or forgotten that.


Gary Pinkham stated, then that's been changed since we had our DRC meeting. We're good to go ahead with this then.

Erik made the motion to recommend approval the Final Plat for Mountain Vista Development and Monte Kingston on the Worthington Ranch Subdivision Phase 1 located at approximately 1050 North Old Lincoln Hwy for the creation of thirty (30) lots in the RR-2.5 zone. Gary seconded the motion. All voted in favor and the motion carried unanimously.



Project Memorandum

To Kristy Clark, Grantsville City Planning and Zoning Administrator
From Shay Stark, Contract City Planner
Date May 6, 2021
CC
Subject Worthington Ranch Subdivision Phase 1 – Final Plat Application (Old Process) - Planning Commission Memo



A Final Plat application has been submitted to Grantsville City for Worthington Ranch Subdivision Phase 1 (Project). The project was submitted April 16, 2021 and has been reviewed by City Staff. This project is under the old process, so the review was only for the Final Plat. Planning Commission approved the Preliminary Plans (Construction Drawings) for Phase 1 March 11, 2021.

Project Overview

Zoning: RR-2.5

Project Total Acreage: 159.07 acres

Total Number of Single-Family Residential Lots: 62 lots for a gross density of 0.38 dwellings per acre.

Technical Review Comments

The plat looks to be complete as changes had been made as suggested in the Preliminary application.

Development Agreement

- No amendments to the Development Agreement are necessary with this Phase.

Recommendation

With a favorable discussion by the Planning Commission the staff recommends the Planning Commission provide a recommendation to the City Council for the approval of the Worthington Ranch Subdivision Phase 1 Final Plat Application. Please state any specific requirements or guidance that Planning Commission would like addressed in the motion. The motion will be added to the supporting documentation for the City Councils consideration.

-END-

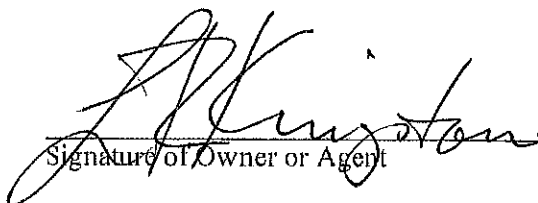
GRANTSVILLE CITY
ZONING DEPARTMENT

429 EAST MAIN STREET
GRANTSVILLE, UTAH 84029
PHONE (435) 884-3411
FAX (435) 884-0426

Final Plat Fees:
\$2000.00 for Plat
\$10500 per Lot

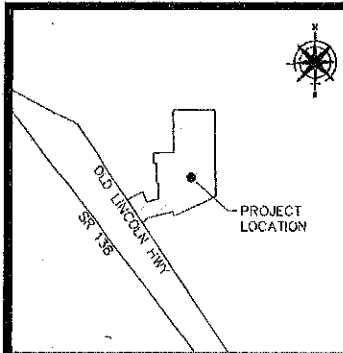
FINAL PLAT APPLICATION

Date of Application April 12, 2021
Subdivision Name WORTHINGTON RANCH
Property Owner(s) / Agent's Name MOUNTAIN VISTA DEVELOPMENT, INC.
Mailing Address 668 E. 12225 S. #104
DRAPER, UT 84020
Email of Contact Person LRKINGSTON@ME.COM
Owner Phone _____ Agent Phone _____
Number of Acres in Subdivision 158.49
Total Number of Lots on Plat 30
Range of Lot Sizes 32,055 - 63,806 S.F.
Current Zoning of Property RR 2.5

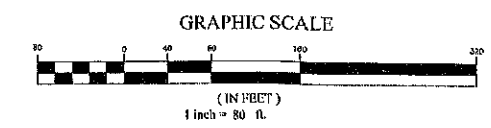
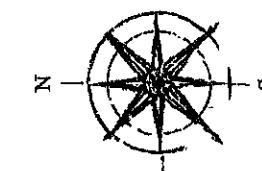

Signature of Owner or Agent

WORTHINGTON RANCH

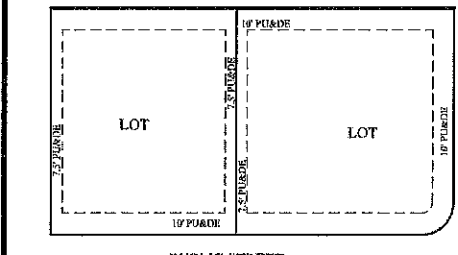
PHASE 1
SUBDIVISION
FINAL PLAT
LOCATED IN THE SW1/4 & NW1/4 OF
SECTION 23, T2S, R6W,
SALT LAKE BASE & MERIDIAN
GRANTSVILLE CITY, TOOELE COUNTY, UTAH



VICINITY MAP
1:2000



- LEGEND**
- BOUNDARY
 - - - SECTION LINE
 - - - EASEMENT
 - - - RIGHT-OF-WAY LINE
 - - - CENTERLINE
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 - - - PROPOSED BOUNDARY MARKER
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 - ⊕ SECTION MONUMENT (CALCULATED)
 - ⊕ STREET MONUMENT (TO BE SET)



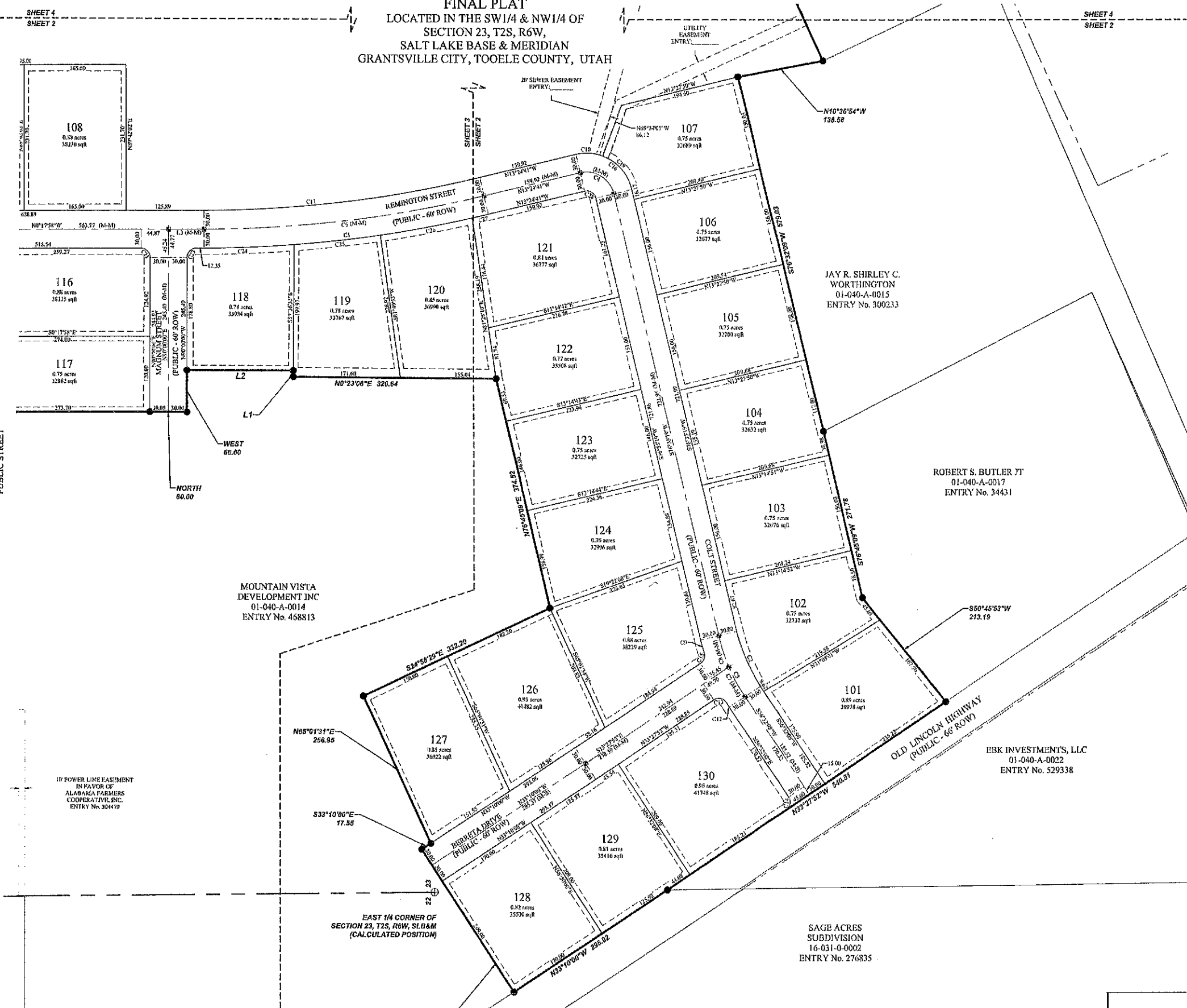
TYPICAL BUILDING EASEMENTS
N.T.S.

- NOTES**
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 - PARCEL B IS OWNED AND MAINTAINED BY GRANTSVILLE CITY.

DATE: 4/6/21 PAGE: 2 OF 4

PREPARED FOR
OWNER/DEVELOPER
MOUNTAIN VISTA DEVELOPMENT, INC.
668 E 1225 S, SUITE 201
DRAPER, UTAH 84020
(801) 523-0400
CONTACT: DERHK K. ELLIS

PREPARED BY
FOCUS
ENGINEERING AND SURVEYING, LLC
690 HIGHTOWER DRIVE
MIDVALE, UTAH 84047 PH: (801) 523-0693
www.focusllc.com



Curve Table

CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	200.00	13°06'32"	464.53	S66°31'20"W	463.54
C2	270.00	50°13'01"	95.37	S69°38'39"W	94.78
C3	300.00	20°13'01"	105.36	S66°38'39"W	105.31
C4	45.00	90°00'00"	70.00	S31°23'10"W	63.64
C5	2000.00	13°05'42"	457.69	N00°11'20"W	456.60
C6	45.00	89°57'24"	70.65	N45°16'40"W	63.62
C7	300.00	10°16'10"	51.77	N61°40'11"E	51.70
C8	300.00	9°50'51"	52.08	N71°46'04"E	52.00
C9	330.00	1°18'18"	19.03	N78°48'27"E	19.03
C10	75.00	33°40'23"	44.21	N03°28'33"E	43.57
C11	1970.00	13°06'42"	458.82	S06°51'20"W	459.84
C12	330.00	1°24'23"	8.12	N57°14'24"E	8.12
C13	15.00	91°24'33"	23.43	N12°14'24"E	21.47
C14	15.00	90°00'00"	23.56	S78°22'52"E	21.21
C15	15.00	73°24'48"	19.22	S70°10'16"E	17.93
C16	75.00	90°00'00"	117.81	S31°25'19"W	106.07
C17	75.00	51°58'40"	68.04	S64°36'02"E	65.73
C18	75.00	37°58'43"	49.71	S19°17'20"E	48.81
C19	75.00	59°13'35"	73.60	S48°29'32"W	70.68
C20	15.00	89°57'24"	23.55	N45°16'40"W	21.27
C21	15.00	90°17'58"	23.64	N44°51'01"E	21.27
C22	75.00	89°57'24"	117.75	N45°16'40"W	106.03
C23	15.00	89°42'02"	23.48	N43°48'59"W	21.36
C24	300.00	4°09'22"	147.25	N02°22'40"W	147.22
C25	200.00	3°54'43"	135.60	N00°24'42"W	138.57
C26	200.00	4°17'08"	151.84	N10°30'35"W	151.81
C27	200.00	0°49'28"	25.85	N13°07'50"W	26.85
C28	15.00	90°00'00"	23.56	N31°23'19"E	21.21

Line Table

LINE	DIRECTION	LENGTH
L3	N00°17'58"W	57.11

Boundary Line Table

LINE	DIRECTION	LENGTH
L1	EAST	10.00
L2	NORTH	173.00

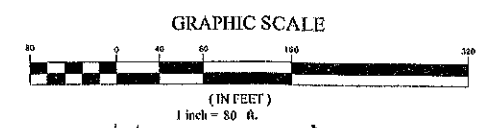
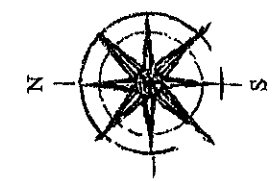
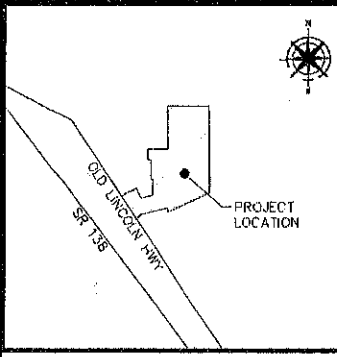


TOOELE COUNTY RECORDER
NO. _____
STATE OF UTAH, COUNTY OF TOOELE, RECORDED & FILED AT THE
REQUEST OF _____
DATE _____ TIME _____ BOOK _____ PAGE _____
FEB 5 _____
TOOELE COUNTY RECORDER

2025 UAS-228 WORTHINGTON GRANTSVILLE DESIGN 18-228-0003 SHEET 2 OF 4 PHASE 1 FINAL SHEETS 2021 FINAL PLATTING

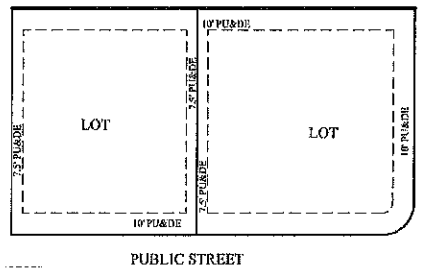
WORTHINGTON RANCH

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PRESTON O. & WENDY D. SHEPARD
01-040-A-0018
ENTRY No. 502115

Line Table

LINE	DIRECTION	LENGTH
L3	N00°17'58"W	57.11

Boundary Line Table

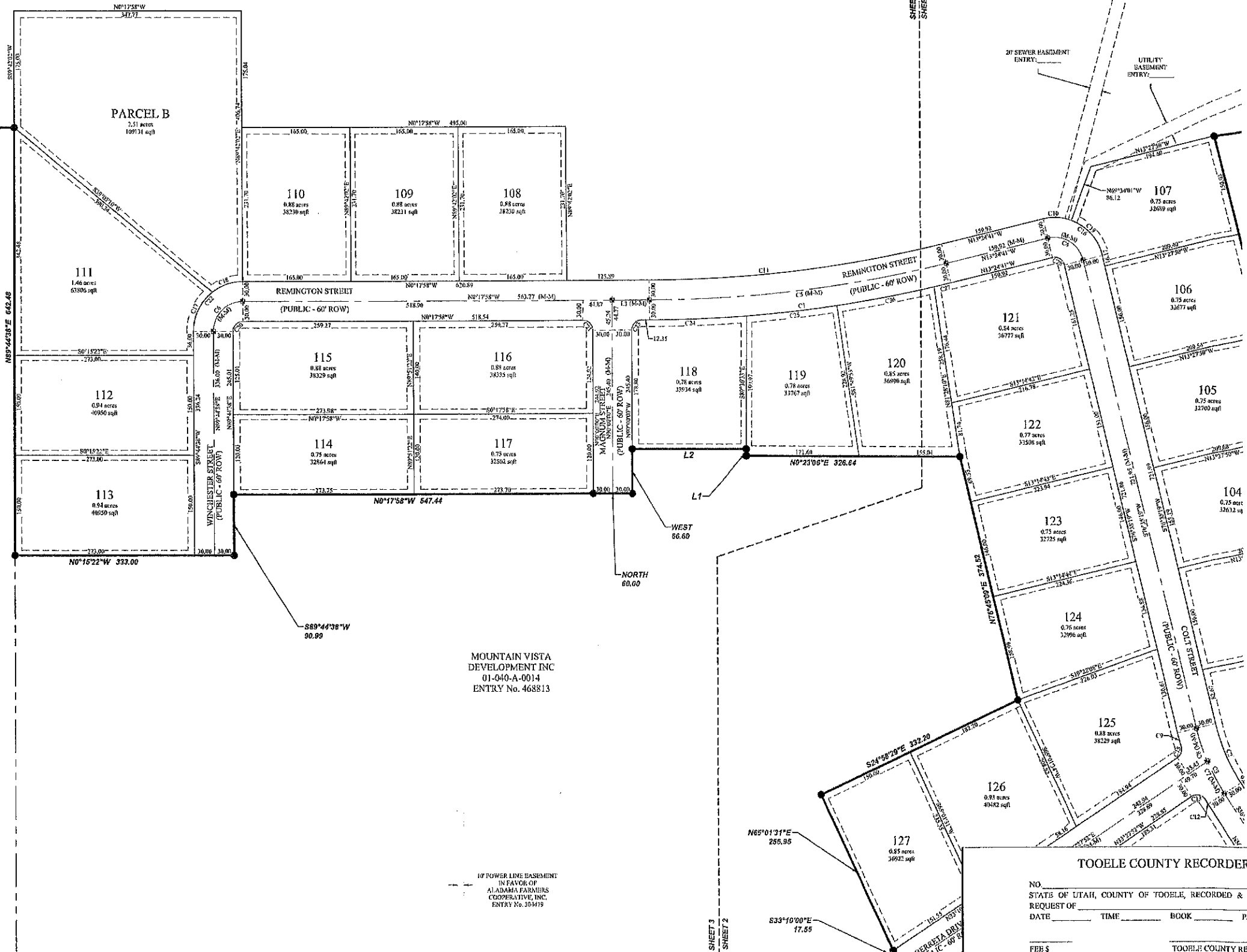
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C3	3044.06	20°11'01"	105.86	S66°38'59"W	105.31
C4	45.00	90°00'00"	70.69	S11°33'19"W	63.64
C5	2803.00	13°06'42"	457.69	S00°51'20"W	456.49
C6	45.00	89°57'24"	70.65	S45°16'40"W	63.62
C7	3004.00	10°16'10"	53.77	N61°40'13"E	53.70
C8	3004.00	9°56'51"	52.08	N73°46'44"E	52.02
C9	330.00	3°18'18"	19.03	N34°46'27"E	19.03
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DATE: 4/6/21 PAGE: 3 OF 4

PREPARED FOR
OWNER/DEVELOPER
MOUNTAIN VISTA DEVELOPMENT, INC.
608 E 12325 S, SUITE 201
DRAPER, UTAH 84020
(801) 523-0400
CONTACT: DEREK K. ELLIS



MOUNTAIN VISTA DEVELOPMENT INC
01-040-A-0014
ENTRY No. 468813

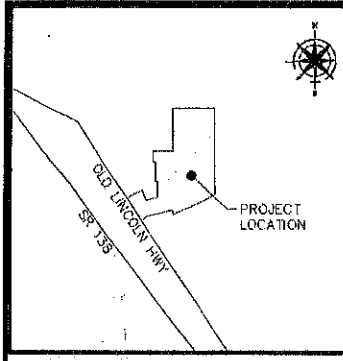


TOOELE COUNTY RECORDER

NO. _____
STATE OF UTAH, COUNTY OF TOOELE, RECORDED & FILED AT THE
REQUEST OF _____ TIME _____ BOOK _____ PAGE _____
DATE _____

FEE \$ _____ TOOELE COUNTY RECORDER

2016 U.S. - 228 WORTHINGTON GRANTSVILLE DESIGN 16-228 UDSW SHEET 15 PHASE 1 FINAL SHEET 15 OF 22 FINAL PLAT.DWG



VICINITY MAP
1:2000

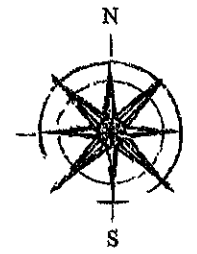
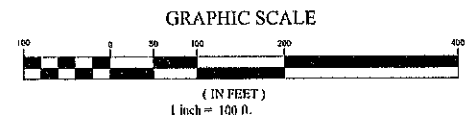
LEGEND

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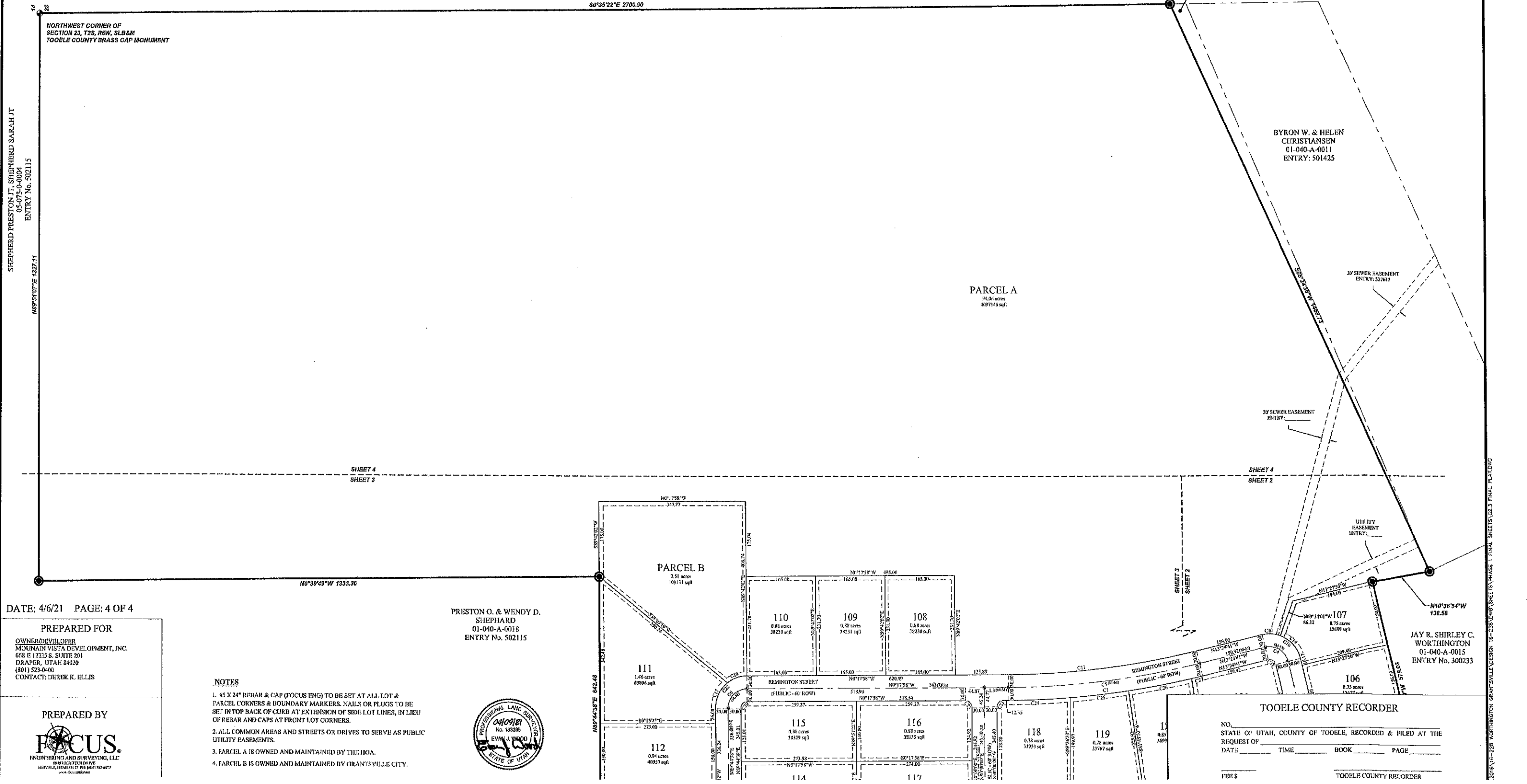
WORTHINGTON RANCH

PHASE 1 SUBDIVISION FINAL PLAT

LOCATED IN THE SW 1/4 & NW 1/4 OF
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SALT LAKE BASE & MERIDIAN
GRANTSVILLE CITY, TOOELE COUNTY, UTAH



GRANTSVILLE, LLC
01-040-A-0021
ENTRY: 126102



SHEPHERD PRESTON J.T. SHEPHERD SARAH J.T.
05-073-0-0004
ENTRY No. 502115
ASPS 07'E 1227.41

NORTHWEST CORNER OF SECTION 23, T2S, R6W, SLB&M TOOELE COUNTY BRASS CAP MONUMENT

SHEET 4
SHEET 2

SHEET 4
SHEET 2

DATE: 4/6/21 PAGE: 4 OF 4

PREPARED FOR
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CONTACT: DEREK K. ELLIS

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804107100 DRIVE
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TOOELE COUNTY RECORDER

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FEE \$ _____ TOOELE COUNTY RECORDER

2018-06-28 WORTHINGTON GRANTSVILLE DESIGN 18-228 LDWG SHEET 4 OF 4 PHASE 1 FINAL SHEETS (C2, 3) FINAL PLAT.DWG