

## **AGENDA ITEM #12**

Consideration of Resolution 22021-49 amending the master development agreement for the Parkinson Meadows Subdivision.

**GRANTSVILLE CITY  
RESOLUTION NUMBER 2021-49**

**A RESOLUTION AMENDING THE MASTER DEVELOPMENT AGREEMENT FOR  
PARKINSON MEADOWS SUBDIVISION.**

**WHEREAS**, the City Council previously approved a Master Development Agreement for the Parkinson Meadows Subdivision; and

**WHEREAS**, an Amendment to the Agreement is necessary; and

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

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

**Section 1. Development Agreement.** The City of Grantsville approves the Amendment to the Master Development Agreement provided in Exhibit A, otherwise known as the Master Development Agreement for the Parkinson Meadows Subdivision. The Amendment will replace Addendum No. 1.

**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 7<sup>th</sup> DAY OF JULY, 2021.

BY ORDER OF THE

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By Mayor Brent K. Marshall

ATTEST

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Christine Webb, City Recorder

## ADDENDUM NO.1

### TERMS

1. **Definitions.** The capitalized terms used in this Addendum No. 1 shall have the meanings set forth in the MDA unless otherwise specified herein.
2. **Modifications to GLUDMA and Other City Standards.** The City has agreed to the following exceptions to the GLUDMA and Grantsville City Construction Standards and Specifications:
  - a. The Development complies with GLUDMA and other City Standards.
3. **Offsite Improvements:**
  - a. Street Improvements: The Developer shall provide Grantsville City a payment-in-leu totaling \$33,137.39 in place of developing the subdivision street frontage adjacent to Quirk Street. The approved Cost Estimate detailing the payment-in-leu calculation is attached.
  - b. Grantsville City shall credit the property owners of lots 127 and 128 for their portion of the cost of improvement of Quirk Street at the time the street improvements occur due to the Developer's payment-in-leu.
4. **Open Space:**
  - a. The Developer shall provide Grantsville City a fee-in-leu for the raw ground (undeveloped) value of 2.31 acres also described as 10% of the total parcel acreage at a value of \$ 184,800 The funds shall be deposited with Grantsville City at an equivalent of \$ 5,280 per lot per phase (\$ 184,800 divided by 35 lots) prior to recording of each phase.
  - b. Grantsville City shall utilize the fee in leu open space funds provided by the Developer for procurement and/or improvement of open space, parks, and/or trails within ½ mile of the proposed development.
  - c. Grantsville City shall utilize the fee in leu open space funds provided by the Developer for procurement and/or improvement of open space, parks, and/or trails within ½ mile of the proposed development.
5. **Offsite Sewer Connections:**
  - a. Lots 128, 129, 130 & 131 have been approved with rear facing sewer connections to an offsite sewer main.
6. **Construction Coordination:**
  - a. The Developer shall provide the City 48 hours' notice to coordinate with the City prior to working on or around existing City water and sewer infrastructure.
  - b. All connections to City water and sewer infrastructure shall be inspected by the City prior to back-filling.
  - c. The Developer shall request inspections at least 48 hours prior to the day the Contractor desires the inspection to occur.
  - d. The Developer shall request disinfection testing at least 48 hours prior to the day the Contractor desires the testing to occur.