

AGENDA ITEM #6

Consideration of Resolution 2021-43 approving the final plat on the Northstar Ranch P.U.D. Subdivision, Phase 7 at approximately 500 West Durfee Street for the creation of eighteen single-family lots in the R-1-21 zone.

**GRANTSVILLE CITY
RESOLUTION NO. 2021-43**

**A RESOLUTION APPROVING THE FINAL PLAT ON THE NORTHSTAR RANCH
P.U.D. SUBDIVISION, PHASE 7 AT APPROXIMATELY 500 WEST DURFEE STREET
FOR THE CREATION OF 18 SINGLE FAMILY LOTS IN THE R-1-21 ZONE**

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

WHEREAS, Northstar, LLC and Travis Taylor submitted an application for a final subdivision plat for the Northstar Ranch P.U.D. Subdivision, Phase 7, Grantsville City, Utah for the creation of 18 single family lots in the R-1-21 zone;

WHEREAS, the proposed amendments of the subject property are permitted in the R-R-21 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, Northstar, LLC and Travis Taylor 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 Northstar, LLC and Travis Taylor at the Northstar Ranch P.U.D. Subdivision, Phase 7 located in Grantsville City, Utah for the creation of 18 single family lots in the R-1-21 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
7th DAY OF JULY, 2021.

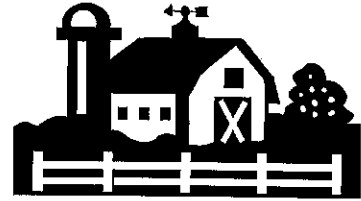
BY ORDER OF THE
GRANTSVILLE CITY COUNCIL

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 2, 2021**

City Council Agenda Item #7: Consideration of Resolution 2021-43 approving the final plat on the Northstar Ranch P.U.D. Subdivision, Phase 7 at approximately 500 West Durfee Street for the creation of eighteen single-family lots in the R-1-21 zone.

The Planning Commission motioned to recommend approval of this agenda item on June 10, 2021 with some discussion and the motions are at the end of the discussion:

Mr. Taylor was present for this item.

Travis Taylor stated: This is the second to the last of the plats in the area that was kind of re-planned so it just adds on to the one that was just approved by the City Council.

Jaime stated: I don't have any issues. I was expecting some from Gary on the final plat, but I don't have any.

Kristy Clark stated: This is in the old processes, so this is all we would get is the final plat.


Brian stated: So maybe just a question for Shay. Just to confirm, you and the staff everything is good with this?

Shay stated: Yes. We reviewed the construction drawings for 6,7,8 a few months ago in the planning commission. This is just a continuation of that.

Erik made the motion to recommend approval of the Final Plat for Northstar Ranch, LLC and Travis Taylor for the Northstar Ranch Subdivision P.U.D. - Phase 7 located at approximately 500 W Durfee Street for the creation of eighteen (18) lots in the R-1-21 zone. Jaime 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 June 4, 2021
CC 
Subject Northstar Ranch Subdivision Phase 7 – Final Plat Application (Old Process) – Planning Commission Memo

A Final Plat Application for Phase 7 has been submitted to Grantsville City for the Northstar Ranch Subdivision (Project). The Project has been reviewed by City staff with multiple reviews, meetings and revisions.

Project Overview

- Zoning: R-1-21 Part of Northstar Special Planning District
- Phase 7 Total Acreage: 8.28 acres
- Phase 7 Open Space Acreage: 0.38 acres
- Phase 7 Lots: 18
- Phase 7 Density: 2.17 dwellings per acre

Technical Review Comments

The final plat for Phase 7 meets the Land Use ordinance requirements. As this is in the old process the construction drawings were approved previously and the consideration is for the plat itself.

Development Agreement

There are no amendments to the Development Agreement necessary at this time.

Recommendation

With a favorable discussion by the Planning Commission the staff recommends the Planning Commission approve the Northstar Ranch Subdivision Phase 7 Final Plat. Please state any specific requirements or guidance that Planning Commission would like addressed in the motion.

-END-

**GRANTSVILLE CITY
ZONING DEPARTMENT**

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

Final Plat Fees:
~~\$200.00 for Plat
\$95.00 per Lot~~

FINAL PLAT APPLICATION

Date of Application 8/6/20

Subdivision Name Northstar Ranch - Phase ~~A~~ 7

Property Owner(s) / Agent's Name Northstar Ranch, LLC / Travis Taylor

Mailing Address 1950 N 2200 W - Suite 9, Salt Lake City, UT 84116

Email of Contact Person ttaylor@westcollic.com

Owner Phone 801-383-3252 Agent Phone 801-694-5202

Number of Acres in Subdivision ~~7.94~~ 8,279

Total Number of Lots on Plat ~~24~~ 18

Range of Lot Sizes approximately ^{14,981} 44,900 sf to ^{19,179} 48,768 sf

Current Zoning of Property R-1-21 PUD



Signature of Owner or Agent

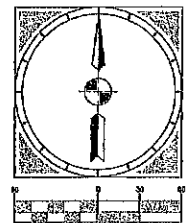
NORTHSTAR RANCH SUBDIVISION PHASE 7 PLAT

LOCATED IN THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 6 WEST, SLB&M, GRANTSVILLE, TOOELE COUNTY, UTAH ROS # 2007-0054

FINAL PLAT

01-065-0-0013 GARY W. & RAYVA A. GILES

01-065-0-0027 GARY W. & RAYVA A. GILES

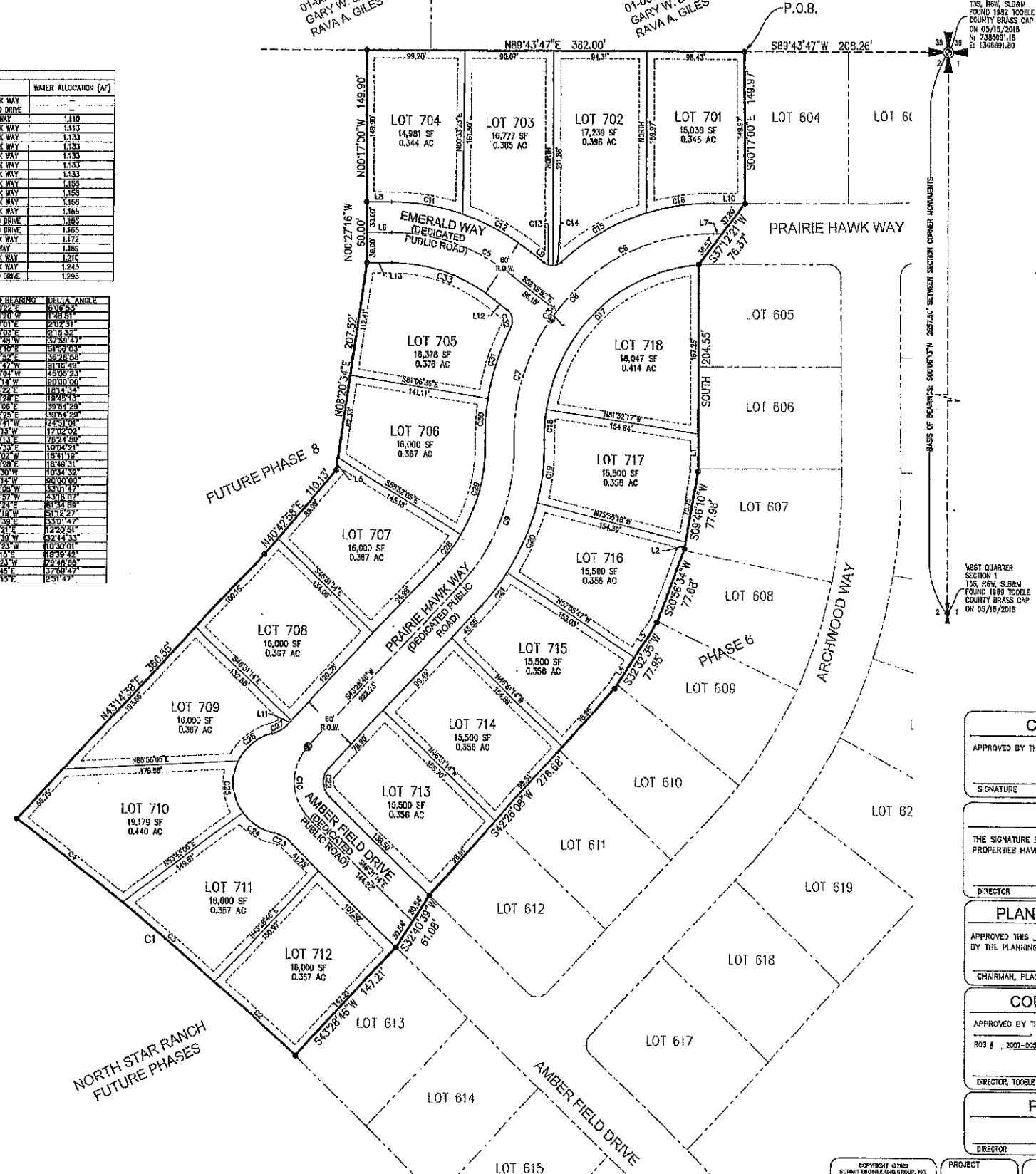
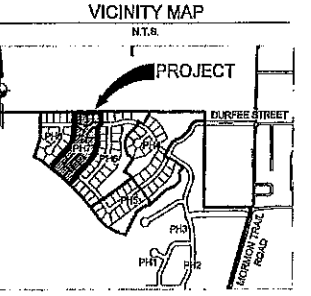


PHASE 7 ADDRESSES table with columns: LOT NO., AREA (SF), AREA (AC), ADDRESS, WATER ALLOCATION (AF)

Table with columns: CURVE, RADII, CHORD LENGTH, ARC LENGTH, CHORD BEARING, HELIX ANGLE

Table with columns: LINE, BEARING, DISTANCE

LEGEND table with symbols for boundary, lot/row line, P.U.M.E., adjacent property line, center line, section lines, boundary angle point, survey monument, existing survey monument



- PLAT NOTES: 1. ACREAGE - 8.279 AC - 18 BLDG LOTS, 2. PUBLIC UTILITY EASEMENTS...

SOIL NOTES: ACCORDING TO THE NATIONAL COOPERATIVE SOIL SURVEY (NCSS), ALL SOIL IN THE PROJECT AREA IS COMPOSED PRIMARILY OF MEDIUM FINE SANDY LOAM, SALINE...

CITY ATTORNEY APPROVAL: APPROVED BY THE CITY ATTORNEY OF GRANTSVILLE CITY.

COUNTY TREASURER: THE SIGNATURE BELOW INDICATES THAT THE PROPERTY TAXES FOR THE AFFECTED PROPERTIES HAVE BEEN PAID IN FULL.

PLANNING COMMISSION APPROVAL: APPROVED THIS DAY OF BY THE PLANNING COMMISSION OF GRANTSVILLE CITY.

COUNTY SURVEY DEPARTMENT: APPROVED BY THE TOOELE COUNTY SURVEY DEPARTMENT THIS DAY OF 20, ROS # 2007-0054.

PUBLIC WORKS APPROVAL: APPROVED BY THE TOOELE COUNTY PUBLIC WORKS DEPARTMENT THIS DAY OF 20, ROS # 2007-0054.

COPYRIGHT 2009, PROJECT C20-007, SHEET 1, ISSUE DATE 3/29/2021, CHAIRMAN PLANNING COMMISSION, COUNTY SURVEY DEPARTMENT, PUBLIC WORKS APPROVAL, OWNER INFORMATION J. THOMAS HOMES, LLC, PROFESSIONAL LAND SURVEYOR BRIAN M. BULLS, SUMMIT ENGINEERING GROUP, INC.

BOUNDARY DESCRIPTION

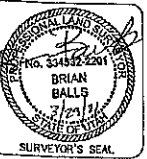
A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 6 WEST, SALT LAKE BASE AND MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 589'43'47'' W 208.26 FEET ALONG THE WEST SECTION LINE FROM THE NORTHWEST CORNER OF SECTION 1...

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY WAS ESTABLISHED AS SOUTH 00°06'13'' WEST BETWEEN THE NORTHWEST CORNER AND THE WEST ONE-QUARTER CORNER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 6 WEST, SALT LAKE BASE AND MERIDIAN.

SURVEYOR'S CERTIFICATE

I, BRIAN M. BULLS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 334532, IN ACCORDANCE WITH TITLE 66, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT...



OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS THAT (HE) THE UNDERSIGNED ARE THE OWNER(S) OF THE ABOVE DESCRIBED TRACT(S) OF LAND, AND HEREBY CAUSE THE SAME TO BE DIVIDED INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS...

THE UNDERSIGNED OWNER(S) HEREBY DEDICATE TO GRANTSVILLE CITY THOSE PARTS OR PORTIONS OF SAID PLAT DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER...

NORTHSTAR RANCH, LLC BY: [Signature] ITS: MANAGER

ACKNOWLEDGEMENT

STATE OF _____ COUNTY OF _____, ss. ON THIS DAY OF 20, PERSONALLY APPEARED BEFORE ME, STAN T. ROWLAN, WHO PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THIS DOCUMENT...

ON THIS DAY OF 20, PERSONALLY APPEARED BEFORE ME, STAN T. ROWLAN, WHO PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THIS DOCUMENT...

NOTARY PUBLIC: _____

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF GRANTSVILLE CITY, TOOELE COUNTY, UTAH, APPROVES THIS SUBDIVISION SUBJECT TO THE CONDITIONS AND RESTRICTIONS STATED HEREIN, AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS DAY OF 20.

MAYOR: _____ DATE: _____

CITY ENGINEER APPROVAL

CITY ENGINEER: _____ DATE: _____

CITY FIRE DEPARTMENT

SIGNATURE: _____ DATE: _____

COUNTY RECORDER

STATE OF UTAH COUNTY OF TOOELE THIS IS TO CERTIFY THAT THIS PLAT WAS FILED FOR RECORDING AT THE REQUEST OF IN THE TOOELE COUNTY RECORDERS OFFICE ON THE DAY OF 20 AT AND IS DULY RECORDED. FILING NO. _____ FEE _____ COUNTY RECORDER