

## **Agenda Item #10**

Consideration of Resolution 2021-60 approving the Final Plat for Gary and Rava Giles and Shawn Holste on the Cherry Wood Subdivision located southwest of the Cherry Grove Subdivision for the creation of forty-three (43) lots in the R-1-21 zone.

**GRANTSVILLE CITY  
RESOLUTION NO. 2021-60**

**A RESOLUTION APPROVING THE FINAL PLAT ON THE CHERRY WOOD  
SUBDIVISION, PHASE 1 FOR THE CREATION OF FORTY-THREE (43) SINGLE  
FAMILY LOTS IN THE RM-1-21 ZONE**

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

**WHEREAS**, Gary and Rava Giles and Shawn Holste submitted an application for a final subdivision plat for the Cherry Wood Subdivision, Phase 1, Grantsville City, Utah for the creation of 43 single family lots in the RM-1-21 zone;

**WHEREAS**, the proposed amendments of the subject property are permitted in the RM-1-21 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**, Gary and Rava Giles and Shawn Holste 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 Gary and Rava Giles and Shawn Holste at the Cherry Wood Subdivision, Phase 1 located in Grantsville City, Utah for the creation of 43 single family lots in the RM-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  
15<sup>th</sup> DAY OF SEPTEMBER, 2021.

BY ORDER OF THE  
GRANTSVILLE CITY COUNCIL

\_\_\_\_\_  
By Mayor Brent K. Marshall

ATTEST

\_\_\_\_\_  
City Recorder

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## MEMORANDUM

**DATE:** September 10, 2021  
**TO:** Christine Webb, City Recorder  
**FROM:** Kristy Clark, Zoning Administrator  
**RE:** **ZONING ITEMS UP FOR CONSIDERATION AT COUNCIL MEETING TO BE HELD SEPTEMBER 15, 2021**



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**City Council Agenda Item #10: Consideration of Resolution 2021-60 approving the Final Plat for Gary and Rava Giles and Shawn Holste on the Cherry Wood Subdivision located southwest of the Cherry Grove Subdivision for the creation of forty-three (43) lots in the R-1-21 zone.**

**The Planning Commission motioned to table this agenda item on August 5, 2021 with some discussion and the motion at the end of the discussion:**

Matt Wansguard was present for this agenda item. Gary still had issues with the plans and does not feel like it can be approved at this point. Dan advised that he talked about the storm drain design with Shay and Matt and is comfortable with the storm drain design for this project.

**Jaime made the motion to table the Final Plat for Gary and Rava Giles and Shawn Holste on the Cherry Wood Estates Subdivision located southwest of the Cherry Grove Subdivision for the creation of forty-three (43) lots in the R-1-21 zone. Erik seconded the motion. All voted in favor and the motion carried unanimously.**

**The Planning Commission motioned to recommend approval of this agenda item on August 19, 2021 with some discussion and the motion at the end of the discussion:**

Shawn Holste was present for this agenda item and stated to the Commission: There have been corrections made to the plans and should be good to go now. Gary said there are a couple of minor corrections that need to be addressed and that will bring the plans in good standing. Gary advised that unless there are other comments he is ready to make a motion.

**Gary made the motion to recommend approval of the Final Plat for Gary and Rava Giles and Shawn Holste on the Cherry Wood Estates Subdivision located southwest of the Cherry Grove Subdivision for the creation of forty-three (43) lots in the R-1-21 zone with the conditions the corrections are made to the plan and the City Engineer approves the corrections. Erik 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** July 30, 2021  
**CC**  
**Subject** Cherry Wood Estates Phase 1 – Final Plat – Planning Commission Memo

A handwritten signature in blue ink, appearing to read "Shay Stark", is written over the "CC" field of the memorandum header.

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A Preliminary application has been submitted to Grantsville City for the Cherry Wood Estates Subdivision (Project). The Project has been reviewed by City staff with multiple reviews, meetings and revisions conducted.

### Project Overview

Zoning: R-1-21

Lots: 43 single family residential lots.

Total Acreage: 29.33 acres

Density: 1.47 dwellings per acre.

### Technical Review Comments

This project has been through several reviews and has been heavily scrutinized. The main engineering concern has been with the design of the stormwater system.

This subdivision has two significant natural drainages that pass through the parcel. The design of the Phase 1 storm water facilities must serve the subdivision as well as pass the flow from these natural drainages through the subdivision. The system as proposed is designed for 100 year storms (high intensity) as well as 10 year storms (lower intensity long duration).

Run on flow from the natural drainages will pose the greatest challenge in high intensity storms. This is the case because the natural drainages flow from the mountains collecting water from a large area. Luckily, there is a duration of time that it takes for the bulk of the flow to reach the subdivision. By the time the peak flow reaches the subdivision the subdivision peak has already worked its way through the system. This works to the advantage of the development because the stormwater system does not need to be sized to accommodate both peak flows at once but can be sized to pass the largest volume flow which will be the run-on. The piping in the street is sized to transport the peak run-on flow to the stormwater basin.

The basin is designed not to release water until the water has reached a depth of three feet. This means that water from the more common 10 year storms may never go beyond the basin.

The water in the basin can then percolate into the ground and help recharge the aquifer that provides water to many wells.

When the volume in the basin exceeds the depth of three feet it is released into a buried storm water line under the street and sent to a manhole in Cherry Grove Phase 3 that has been used to catch the storm flow from the natural drainage prior to the construction of Cherrywood Estates. This manhole has been designed to bubble up into the street in situations where the flow exceeds the capacity of the underground lines. The street provides additional capacity which will either flow into the Cherry Grove basin on West Main Street or in extreme cases some flow will remain in the street and flow down West Main Street where there are additional catch basins that can pick it up and move it out of the street and under SR138 at the location this flow has historically crossed the highway.

The overall system has been designed recognizing that no single subdivision can contain all of the flow that is coming off the mountain. However, each subdivision does its part to chip away at the flow and control the flow. Each step of the way the question of what happens if we get a storm that exceeds reasonable design parameters is asked? For Cherrywood Estates this means that the basin has been designed to overflow into the street at a very specific location and underground piping out of the basin has been designed to minimize the potential for a plug or blockage that would cause the basin to overflow. Both of these features help to minimize the risk of property damage downstream as the water has been directed down a very specific path.

The other issues that have come up in previous reviews have also been addressed and the subdivision is ready for Planning Commission consideration. The City Engineer is still reviewing the calculations and other particulars and may have additional comments. Please ask if he is comfortable moving this phase forward at the meeting.

Recommendation:

Based upon a favorable recommendation from the City Engineer and favorable consideration by Planning Commission, it is recommended that the Planning Commission provide a recommendation to the City Council for the approval of Cherrywood Estates Subdivision Phase 1 Final Plat. Please state any specific requirements or guidance that Planning Commission would like addressed in the motion.

-END-

**DRC NOTES CHERRYWOOD ESTATES PH 1, 3<sup>RD</sup> STAFF – GARY PINKHAM – PLANNING & ZONING**

**GENERAL NOTES:**

All of the drawings showing utilities have the sewer laterals on the uphill side of the water laterals.

**SHEET NOTES:**

Sheet C6 – The 15" RCP outlet pipe for the pond is now being restricted with a 14.4 inch orifice plate. To get 13.3 cfs through the orifice it will require a velocity of nearly 11.8 fps. Can this be achieved with only 5' of head??? I still have my doubts. Nothing I have seen takes differential head for the system into account and it is directly tied to flow rates in the system.

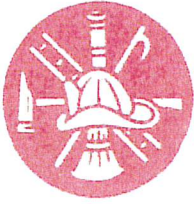
Sheet C6.2 – The pond calculation notes show the pond to be 10' deep. The contours and elevation data at the Northeast corner show that it is only 5' deep.

Sheet C6.4 – The storm drain coming in from the East needs to be sized. Previous submittal shows three 30" pipe feeding one 30" pipe. The engineer has stated that the pipe coming onto the project must be a 30" pipe to carry the incoming flows, but, it is then downsized to an 18" pipe in the street. This restriction will cause the 30" pipe to backup and the upstream pond will overflow onto the lots to the North or the lid to the manhole will be blown off creating a real safety hazard in the street and flooding the lots on the North side of the street. If a 30" pipe is required, it should not be down sized between the South side of the project and the retention pond on lot 109.

Sheet C2.1 – Lots 117, 118, 120, 121, and 122 are slightly smaller than the 21,780 sf required by code.

Sheets C6.2, C6.3, and C6.4 – The storm drain has been down sized from a 30" main to an 18". If the inlet end of the system must be 30" to handle the flow, how is it the system is being down sized to 18"?

Sheet D1 – Is the change to the water trench detail regarding the pipe zone material what we want? APWA 382 specifies base course in the entire pipe zone.



**Grantsville Volunteer Fire Department**

26 North Center Street  
P.O. Box 673  
Grantsville, Utah 84029  
Web Site: [www.grantsvillefd.com](http://www.grantsvillefd.com)  
Email: [gvfd@arcs.net](mailto:gvfd@arcs.net)

To: Kristy Clark

26 May, 2021

From: Brad Clayton FM

Ref: Cherry Wood phases 1&2 final

In reviewing the latest provided plans the fire hydrants, streets and temporary turn arounds appear adequate and compliant.

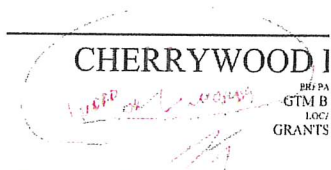


# Memorandum

**To:** Grantsville City  
**CC:** Shawn Holste  
**From:** Focus Engineering  
**Date:** 8/13/2021  
**Re:** Cherry Wood Estates Phase 1

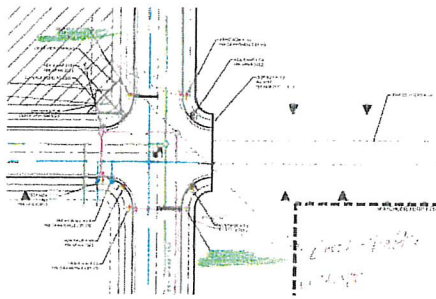
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## Cover Sheet

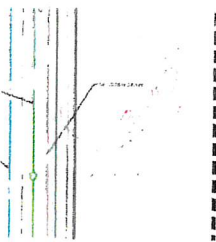


1. Name of subdivision has been updated to be two words on all sheets.

## Site Plan



2. Stop signs on Cherry Street have been removed. And w4-4p and "Cross traffic does not stop signs have been added.



3. Label has been updated to 36" storm drain.

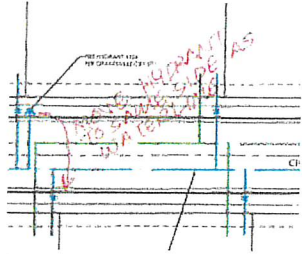
- 
4. 36" storm drain is correct.

- 
5. Stop signs on Cherry Orchard Lane have been removed. And w4-4p and "Cross traffic does not stop signs have been added.

5. PER NEW CITY CODE MAXIMUM DRIVEWAY WIDTHS ARE 30 FEET WIDE.
6. After checking with Shay no update is needed for 30' Driveways.

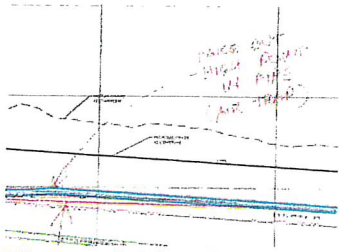
Water Plan

- 
7. 8" valve has been added to 90 bend.



8. Hydrant #106 has been moved to be on the same of Cherry Orchard Lane as water line.

PP02



9. High point has been removed.

ALL WATER SERVICES TO BE ROUNDED UNDER OR OVER THE STORM DRAIN WHENEVER CONFLICTS OCCUR.

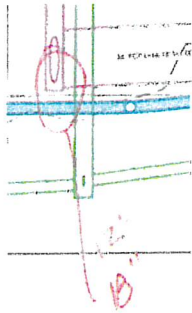
10. (UNDER ONLY)  
Note has been updated to have under as the only option for water laterals if conflicts occur. (all sheets)

PP03



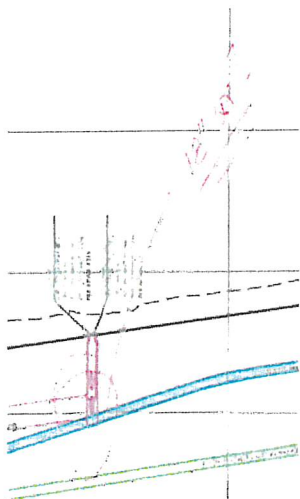
11. Waterline has been updated to avoid air trap.

PP04

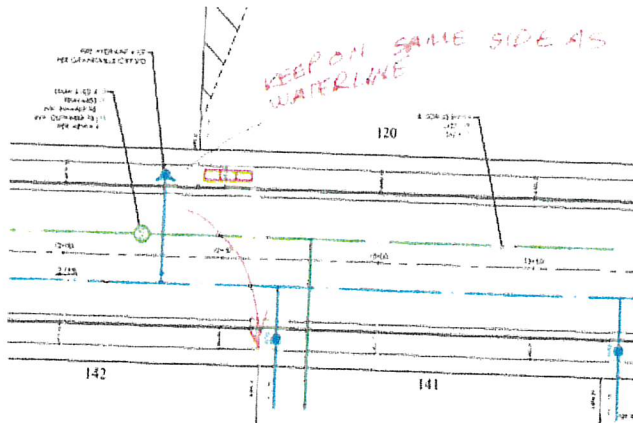


12. Water line has been updated to have 18" of clearance.

PP06

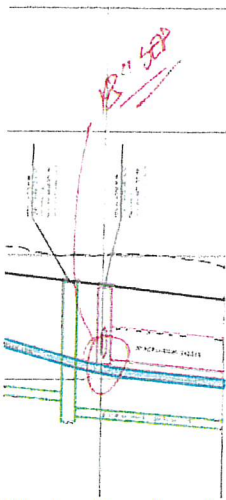


13. Water line has been updated to have 18" of clearance.



14. Hydrant 107 has been updated to be on the same side of Wild Cherry Way as waterline.

PP07



15. Water line has been updated to have 18" of clearance.

D2

- A. Base Course: Unstabilized base as a base course without ENG
- B. Expansion Joint Filler: 1/2" HD
- C. Concrete: 4500 Concrete
- D. Concrete Curing Agent: Clear in place at SPWA Section 02

16. All details and notes have been updated to have 4500 concrete.

GRANTSVILLE CITY  
ZONING DEPARTMENT

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

Final Plat Fees:

\$2000.00 - Plat Review  
\$125.00 per Lot 43

\$7375.00

(ALL FEES ARE SUBJECT TO CHANGE)

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FINAL PLAT APPLICATION

Date of Application 4-18-2021

Property Location South west of Cherry Grove

Property Owner(s) CG Grantsville

Owner Phone \_\_\_\_\_

Acting Agent Name Shawn Holste

Acting Agent Phone \_\_\_\_\_

Email Address Shawnholste@mc.com

Subdivision Name Cherry Wood Estates

Number of Acres in Subdivision ~~25~~ 56.07

Total Number Lots 43 Lot Sizes 1/2 acre

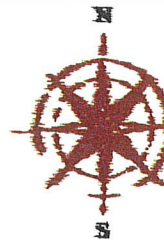
Current Zoning of Property R-1-12 Parcel Number 01-065-0013  
01-065-0027

  
\_\_\_\_\_  
Signature of Applicant or Agent

# CHERRY WOOD ESTATES SUBDIVISION

## PHASE 1 FINAL PLAT

LOCATED IN THE SE 1/4 SECTION 35, TOWNSHIP 2 SOUTH, RANGE 6 WEST,  
SALT LAKE BASE & MERIDIAN  
GRANTSVILLE CITY, TOOELE COUNTY, UTAH



GRAPHIC SCALE

(IN FEET)

1 inch = 100 ft.

### SURVEYOR'S CERTIFICATE

I, Evan J. Wood, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 183395 in accordance with Title 58, Chapter 22 of the Professional Engineers and Land Surveyors Act; I further certify that by authority of the owners I have completed a survey of the property described on this subdivision plat in accordance with Section 17-23-17, have verified all measurements and have subdivided said tract of land into lots, blocks, and streets, together with easements, and the same has, or will be correctly surveyed, and monumented on the ground as shown on this Plat, and that this Plat is true and correct.

Evan J. Wood  
Professional Land Surveyor  
Certificate No. 183395

Date

FOR REVIEW ONLY

### BOUNDARY DESCRIPTION

A tract of land located in the Southeast Quarter of Section 35, Township 2 South, Range 6 West, Salt Lake Base & Meridian, being a part of an entire parcel described by that certain Special Warranty Deed recorded September 4, 2014 as Entry No. 402847 in the Office of the Tooele County Recorder, identified by Tooele County as Parcel No. 01-065-0-0013, more particularly described as follows:

Beginning at the South 1/4 Corner of Section 35, T2S, R6W, SLB&M; running thence along the 1/4 Section line N00°21'18"W 23.06 feet; thence to and along the southerly line of a boundary, determined by that certain Warranty Deed recorded July 20, 2020 as Entry No. 515538 in the office of the Tooele County Recorder, N89°42'29"E 1,381.12 feet; thence S00°22'33"E 183.21 feet; thence along the arc of a curve to the left with a radius of 15.00 feet a distance of 23.54 feet through a central angle of 89°54'46" Chord: S45°19'56"E 21.20 feet; thence S00°24'56"E 66.00 feet; thence Southwesterly along the arc of a non-tangent curve to the left having a radius of 15.00 feet (radius bears: S00°17'19"E) a distance of 23.58 feet through a central angle of 90°05'14" Chord: S44°40'04"W 21.23 feet; thence S00°22'33"E 365.74 feet; thence along the arc of a curve to the left with a radius of 15.00 feet a distance of 23.54 feet through a central angle of 89°54'23" Chord: S45°19'45"E 21.20 feet; thence S00°25'06"E 66.00 feet; thence Southwesterly along the arc of a non-tangent curve to the left having a radius of 15.00 feet (radius bears: S00°16'56"E) a distance of 23.59 feet through a central angle of 90°05'37" Chord: S44°40'15"W 21.23 feet; thence S00°22'33"E 182.64 feet to the Section line; thence along the Section line S89°43'48"W 1,381.46 feet to the point of beginning.

Contains: 29.33 acres +/-  
43 Lots

### OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED ARE THE OWNERS OF THE HEREON DESCRIBED TRACT OF LAND AND HEREBY CAUSE THE SAME TO BE DIVIDED INTO LOTS, PARCELS AND STREETS TOGETHER WITH EASEMENTS AS SET FORTH HEREAFTER TO BE KNOWN AS

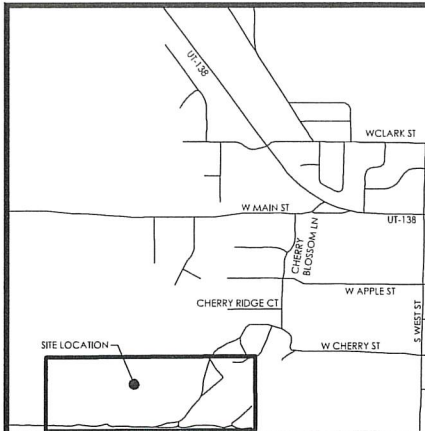
### CHERRY WOOD ESTATES SUBDIVISION PHASE 1 FINAL PLAT

THE UNDERSIGNED OWNERS HEREBY DEDICATE TO GRANTSVILLE CITY ALL THOSE TRACTS OF LAND DESIGNATED ON THIS PLAT AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY TO GRANTSVILLE CITY AND TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY AND DRAINAGE EASEMENTS SHOWN ON THIS PLAT, THE SAME TO BE USED FOR DRAINAGE AND THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY SERVICE LINES AND FACILITIES.

IN WITNESS WHEREOF \_\_\_\_\_ HAVE HEREUNTO SET  
HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_

### LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH  
S.S.  
COUNTY OF \_\_\_\_\_  
ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF \_\_\_\_\_ WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE \_\_\_\_\_ OF \_\_\_\_\_ L.L.C., A UTAH L.L.C. AND THAT HE/SHE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.  
MY COMMISSION EXPIRES: \_\_\_\_\_ A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN \_\_\_\_\_ COUNTY  
MY COMMISSION No. \_\_\_\_\_ PRINTED FULL NAME OF NOTARY



### VICINITY MAP

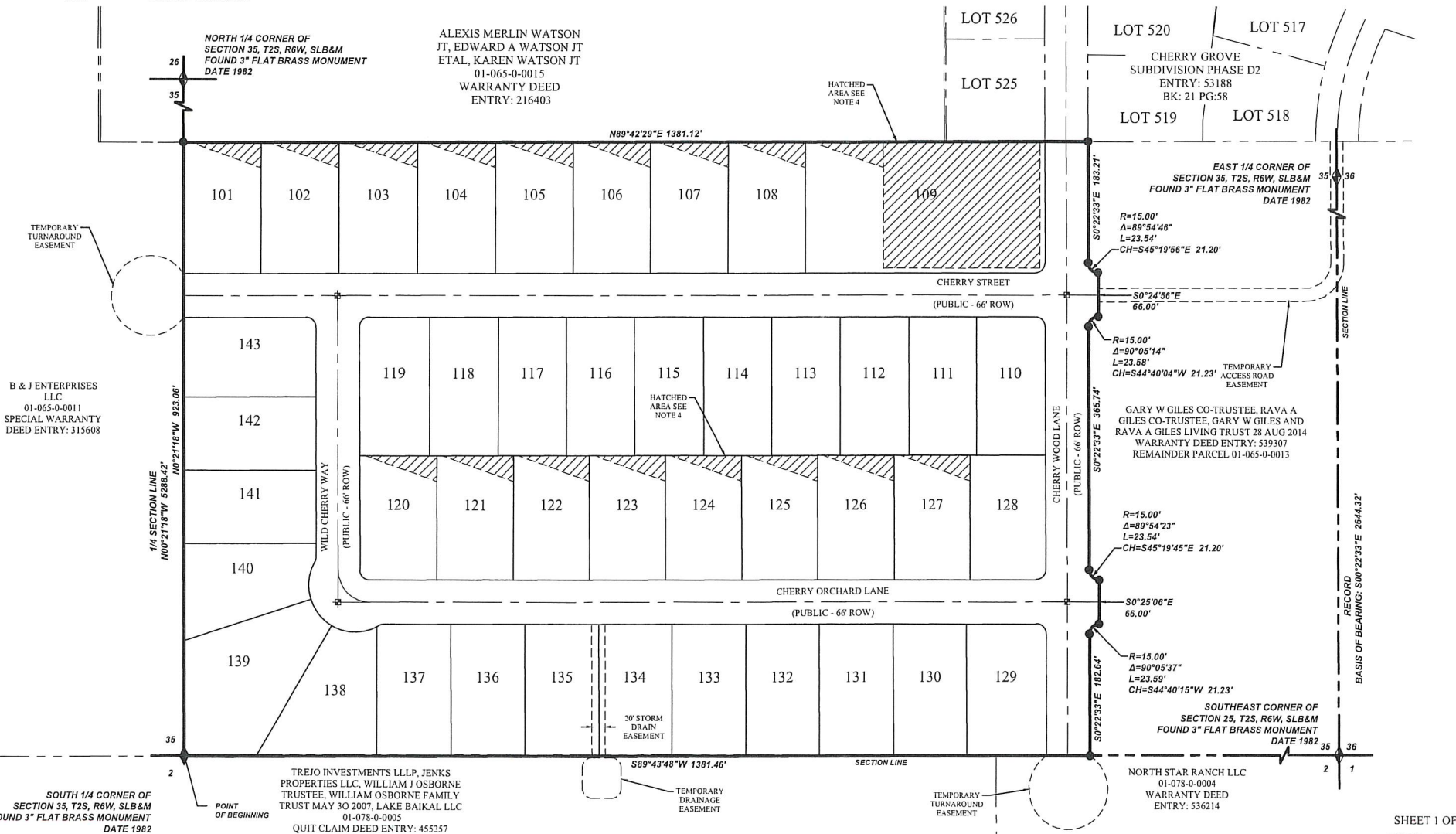
N.T.S.

### NOTES

- #5 REAR REBAR & CAP (FOCUS ENG) TO BE SET AT ALL LOT CORNERS. NAILS OR PLUGS TO BE SET IN TOP BACK OF CURB AT EXTENSION OF SIDE LOT LINES, IN LIEU OF REBAR AND CAPS AT FRONT LOT CORNERS.
- MAX DRIVEWAY WIDTH 30' WIDE
- NO VISUAL OBSTRUCTIONS SHALL BE PLACED IN SITE TRIANGLES AT INTERSECTIONS AND DRIVEWAY ENTRANCES.
- LOT 101 - 109, AND 120-127 PROPERTY OWNERS AGREE TO MAINTAIN THE RETENTION AREAS AS APPROVED BY THE CITY ENGINEER, AND CONSTRUCTED BY THE DEVELOPER/BUILDER, AND THAT THEY WILL NOT ALTER THE GRADING, NOR ALLOW ANY DRAINAGE TO DISCHARGE ON THE NEIGHBORING PROPERTIES, OR PUT ANY IMPERVIOUS SURFACES IN THE AREA SHOWN ON THE PLAT. THIS REQUIREMENT WILL RUN WITH PROPERTY AND APPLY TO ALL FUTURE PROPERTY OWNERS.

### LEGEND

- BOUNDARY
- SECTION LINE
- EASEMENT
- RIGHT-OF-WAY LINE
- CENTERLINE
- BUILDING SETBACK
- EXISTING PROPERTY LINE
- SECTION MONUMENT (FOUND)
- STREET MONUMENT (TO BE SET)
- BOUNDARY MARKERS
- MONUMENT TO MONUMENT
- BOUNDARY TO MONUMENT



SHEET 1 OF 2  
DATE: 07/26/21

PREPARED FOR OWNER/DEVELOPER GTM BUILDERS 1676 PROGRESS WAY TOOELE, UTAH 84074 (801) 301-8591 CONTACT: SHAWN HOLSTE	CITY ATTORNEY APPROVED AS TO FORM ON THIS _____ DAY OF _____ A.D. 20__ _____ GRANTSVILLE CITY ATTORNEY	TOOELE COUNTY TREASURER APPROVED THIS _____ DAY OF _____ A.D. 20__ BY THE TOOELE COUNTY TREASURER. PROPERTY TAXES DUE AND OWING HAVE BEEN PAID IN FULL. _____ TOOELE COUNTY TREASURER	CITY MAYOR APPROVED THIS _____ DAY OF _____ A.D. 20__ BY THE GRANTSVILLE CITY MAYOR. _____ ATTEST: CITY RECORDER _____ MAYOR	RECORD OF SURVEY PER STATE STATUTE 17-23-17, A SURVEY THAT INCLUDES THE LANDS SHOWN HEREON HAS BEEN COMPLETED AND FILED IN THE OFFICE OF THE TOOELE COUNTY SURVEYOR AND ASSIGNED FILE No. _____	CHERRY WOOD ESTATES SUBDIVISION PHASE 1 FINAL PLAT LOCATED IN THE SE 1/4 OF SECTION 35, T2S, R6W, SALT LAKE BASE & MERIDIAN GRANTSVILLE CITY, TOOELE COUNTY, UTAH