

PUBLIC NOTICE

The Grantsville City Planning Commission will hold a Regular Meeting at 7:00 p.m. on Thursday, January 16, 2025 at 429 East Main Street, Grantsville, UT 84029. The agenda is as follows:

ROLL CALL

PUBLIC HEARING

- a) Proposed amendment to the conditional use permit for USA RV & Storage to expand the storage and equipment rentals from 3 acres to 7.72 acre at 1361 N. Old Lincoln Hwy, in the MD zone.

AGENDA

1. Determination of the Planning Commission Chair as outline in Chapter 8-3-2 (c) of the Grantsville Municipal Code.
2. Determination of the Planning Commission Vice Chair as outline in Chapter 8-3-2 (c) of the Grantsville Municipal Code.
3. Proposed Concept of 2 lots in the RR-5 Zoning Designation, located at approximately 1379 N. Warm Springs Rd.
4. Consideration of the expansion of USA RV & Storage Conditional Use Permit.
5. Consideration of the proposed conditional use permit for Kaidon Elmer to own and operate Elmer Automotive LLC, a general automotive repair and maintenance business, on 0.32 acre at 23 W. Clark St. in the RM-7 zone.
6. Report from Zoning Administrator
7. Open Forum for Planning Commissioners.
8. Report from City Council.
9. Adjourn.

Shelby Moore
Zoning Administrator
Grantsville City Community & Economic Development



**Scan QR code
to join Zoom
meeting.**

Join Zoom Meeting

[https://us02web.zoom.us/j/868 7273 4725](https://us02web.zoom.us/j/86872734725)

Meeting ID: 868 7273 4725

In compliance with the Americans with Disability Act, Grantsville City will accommodate reasonable requests to assist persons with disabilities to participate in meetings. Requests for assistance may be made by calling City Hall (435) 884-3411 at least 3 days in advance of a meeting.

CERTIFICATE OF POSTING: This agenda was posted on the Grantsville City Hall Notice Boards, the State Public Notice website at www.utah.gov/pmn/index.html, and the Grantsville City website at www.grantsvilleut.gov. Notification was sent to the Tooele Transcript Bulletin.



Grantsville City Planning Commission

**January 16, 2025
Public Hearing**

Proposed amendment to the conditional use permit for USA RV & Storage to expand the storage and equipment rentals on 7.72 acre at 1361 N. Old Lincoln Hwy, in the MD zone.

Notice is hereby given that in accordance with the provisions of Section §10-9A-205 and §10-9a-502 of the Utah Code, the Grantsville Planning Commission will hold a discussion and public hearing on **January 16, 2024 at 7:00 p.m.** at Grantsville City Hall. The meeting will also be broadcast on Zoom. The discussion, public hearing and meeting are to receive public input and consider action on the **Public Hearing of the proposed amendment to the conditional use permit for USA RV & Storage to expand the storage and equipment rentals on 7.72 acre at 1361 N. Old Lincoln Hwy. in the MD zone.**

You can view a copy of the agenda and packet online by 5:00pm on January 10, 2025 at the link below:

https://grantsvilleut.gov/departments/community__economic_development/planning_commission.php

Or by emailing pzcommission@grantsvilleut.gov. All comments and concerns need to be sent in writing through email or mail and received no later than 12:00pm on January 14, 2025.

Dated this 6th day of January, 2025

**BY ORDER OF THE GRANTSVILLE
PLANNING COMMISSION**

Shelby Moore
Zoning Administrator



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<https://us02web.zoom.us/j/86872734725>

Meeting ID: 868 7273 4725

AGENDA ITEM #1

Determination of the Planning Commission Chair as outline in Chapter 8-3-2 (c) of the Grantsville Municipal Code.

AGENDA ITEM #2

Determination of the Planning Commission Vice Chair as outline in Chapter 8-3-2 (c) of the Grantsville Municipal Code.

AGENDA ITEM #3

Proposed Concept Plan for Warm Springs Ranches in zoning designation RR-5, located at approximately 1379 N. Warm Springs Rd.

Planning and Zoning
336 W. Main St.
Grantsville, UT 84029
Phone: (435) 884-1674



Permit # 2024118

**Staff Report Summary for A
concept plan in the RR-5
zoning.**

Parcel ID(s): 20-023-0-0001

Property Address: 1379 N Warm Springs Road

Applicant Name: Manjinder Singh

Request: Concept Plan

Prepared By: Shelby Moore

Meeting Date: 1/16/2024

Public Hearing Date: 12/05/2024

Current Zone: RR-5

Acres: 9.55

Proposed: 2 Lots

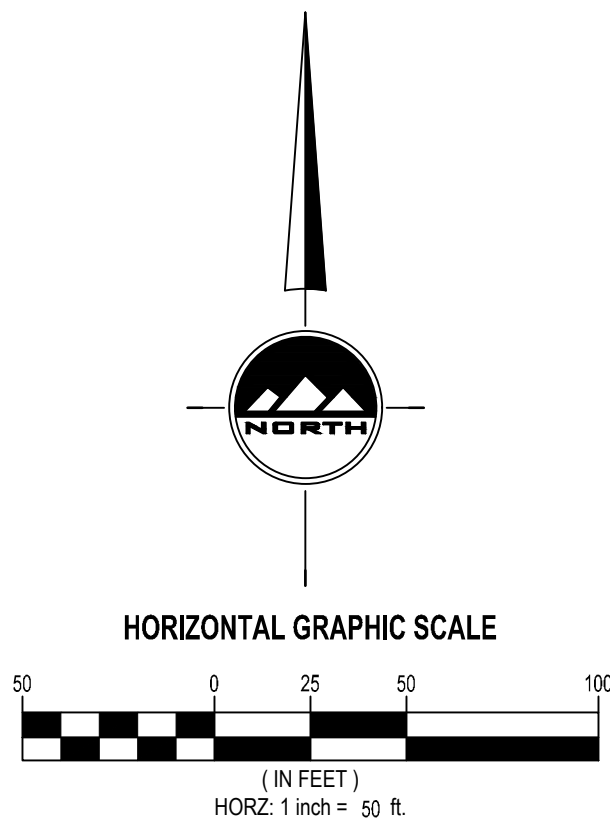
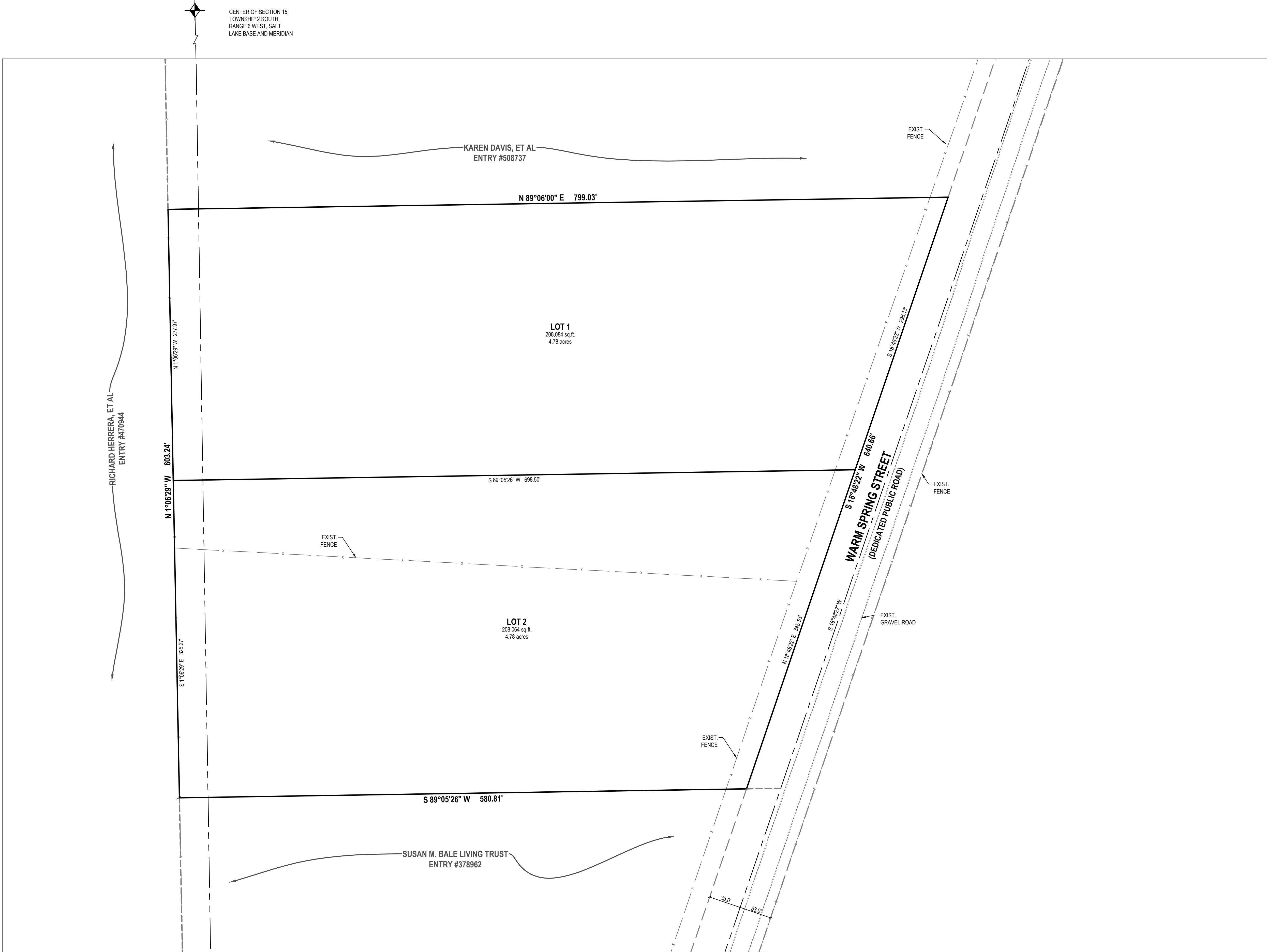
Planning Staff Explanation and Recommendation: Discussion of the Warm Springs Road Proposed Concept Plan for Warm Springs Ranches in zoning designation RR-5, located at approximately 1379 N. Warm Springs Rd.

PLANNING STAFF ANALYSIS AND COMMENTS

It was suggested by Planning Commission that the application submit a proposed concept plan.

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The information provided is purely for the legislative body to interpret in their own right and context. It is crucial to maintain the integrity and context of the information shared, as it is meant to assist in the decision-making process without implying any endorsement or directive, but it is essential that it is understood within the appropriate scope.



LOCATED IN THE SOUTHEAST QUARTER
OF SECTION 15
TOWNSHIP 2 SOUTH, RANGE 6 WEST
SALT LAKE BASE AND MERIDIAN
GRANTSVILLE CITY, UTAH

ENSIGN
THE STANDARD IN ENGINEERING

TOOELE
169 N. Main St, Unit 1
Tooele, UT 84074
Phone: 435.843.3590

SANDY
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
SINGH MANJINDER
3443 WEST 10305 SOUTH
SOUTH JORDAN, UT 84095

CONTACT:
SINGH MANJINDER
PHONE: 630-432-3434

CONCEPT 6

1379 NORTH WARM SPRINGS ROAD
GRANTSVILLE CITY, UTAH 84029



CONCEPT

PROJECT NUMBER: 80205
PRINT DATE: 2024-12-19
PROJECT MANAGER: D. KINSMAN
DESIGNED BY: D. THACKER

14.4 RR-2.5 Development Restrictions

The development restrictions in the RR-2.5 zoning districts are as follows:

(1) Minimum Lot Size 2.5 acres

(2) Minimum Width at Front and Rear Setback 165 feet

(3) Minimum Frontage (at the property line on a public street or an approved private street) 70 feet

(4) Minimum Yard Setback Requirements:

Front Yard 40 feet Rear Yard for Main Structures 30 feet Rear Yard for Accessory Bldg 7.5 feet Side Yard 15 feet Total Width of Both Side Yards 40 feet On corner lots, 2 front yards and 2 rear yards are required.

(5) Maximum Bldg Height 35 feet, or a basement and two (2) floors, whichever is less

(6) Maximum Bldg Coverage 20 %

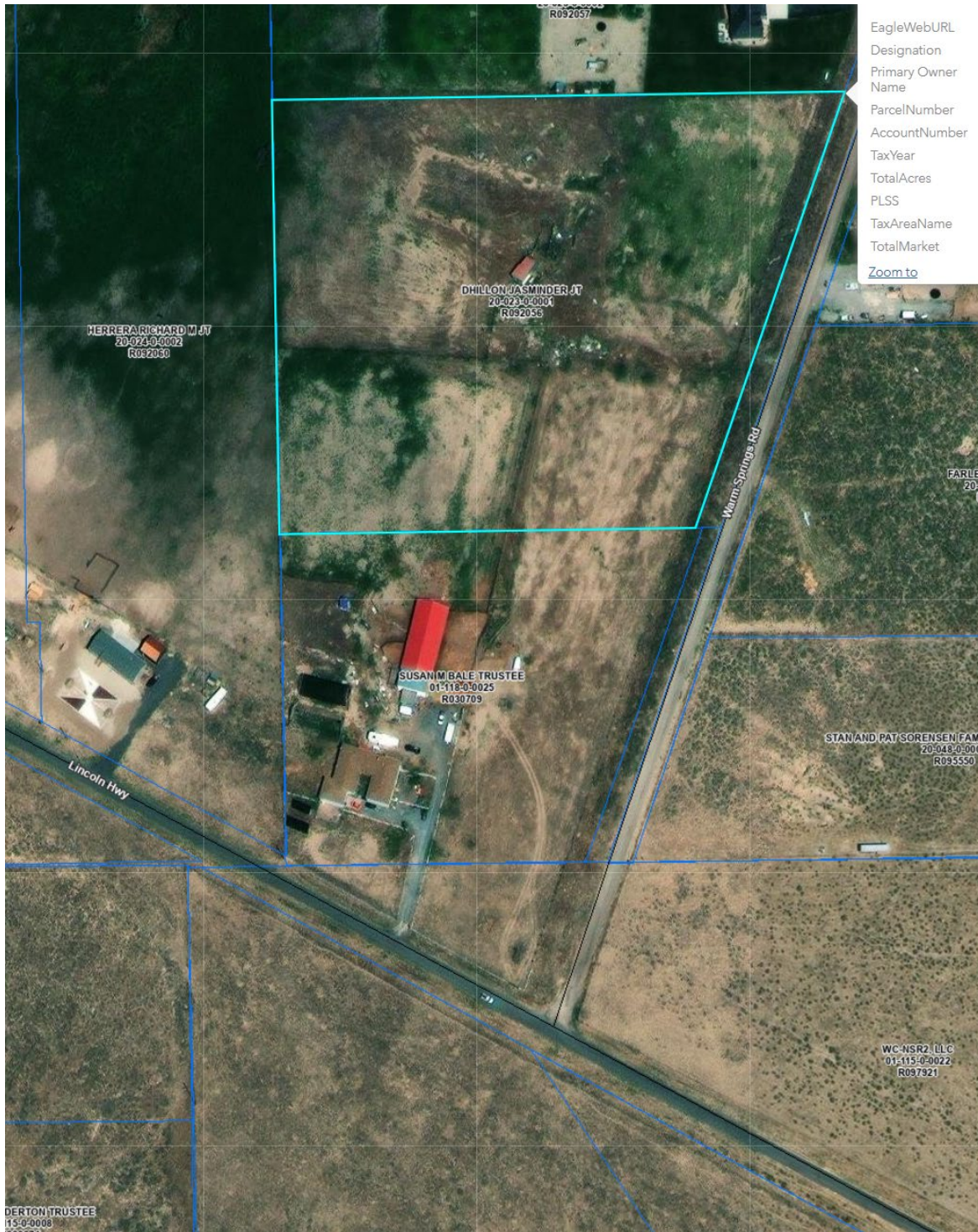
(7) Required Improvements:

Street grading Street base

Street Pavement to centerline or minimum paved width (per GLUMDC 21.6.3), whichever is greater

Surface drainage facilities Waste water disposal Culinary water facilities Street name signs Four hydrants Street monuments





AGENDA ITEM #4

Consideration of the amendment to the USA
RV & Storage Conditional Use Permit,
located at 1361 N. Old Lincoln Hwy.



Grantsville City Planning Commission

**January 16, 2025
Public Hearing**

Proposed amendment to the conditional use permit for USA RV & Storage to expand the storage and equipment rentals on 7.72 acre at 1361 N. Old Lincoln Hwy, in the MD zone.

Notice is hereby given that in accordance with the provisions of Section §10-9A-205 and §10-9a-502 of the Utah Code, the Grantsville Planning Commission will hold a discussion and public hearing on **January 16, 2024 at 7:00 p.m.** at Grantsville City Hall. The meeting will also be broadcast on Zoom. The discussion, public hearing and meeting are to receive public input and consider action on the **Public Hearing of the proposed amendment to the conditional use permit for USA RV & Storage to expand the storage and equipment rentals on 7.72 acre at 1361 N. Old Lincoln Hwy. in the MD zone.**

You can view a copy of the agenda and packet online by 5:00pm on January 10, 2025 at the link below:

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Or by emailing pzcommission@grantsvilleut.gov. All comments and concerns need to be sent in writing through email or mail and received no later than 12:00pm on January 14, 2025.

Dated this 6th day of January, 2025

**BY ORDER OF THE GRANTSVILLE
PLANNING COMMISSION**



Shelby Moore
Zoning Administrator

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Meeting ID: 868 7273 4725

Planning and Zoning
336 W. Main St.
Grantsville, UT 84029
Phone: (435) 884-1674



Permit # 2024138

**Staff Report Summary for
The amendment to the Conditional Use Permit to allow self-storage, shipping containers,
RV parking, and U-Haul rentals.**

Parcel ID(s): 01-118-0-0036

Property Address: 1361 N. Old Lincoln Hwy

Applicant Name: Andrei Popa and Trenton Homer

Request: Trenton Homer

Prepared By: Shelby Moore

Meeting Date: 01/16/2024

Public Hearing Date: 01/16/2024

Current Zone: M-D

Acres: 7.72

Planning Staff Explanation and Recommendation:

December of 2020 Andrei Popa went through the process of rezoning the property to the M-D zoning. He obtained a CUP for 3 acres on May 5, 2021. Mr. Popa was required to install a privacy fence with slats on Old Lincoln Hwy.

September 20, 2024 a complaint was received and a violation letter was sent to the applicant. After 15 days the applicant did not respond. Once contact information was obtained for Mr. Popa, the Zoning Administrator contacted the applicant notifying them of the letter and that all work must stop until an amendment is made to the CUP.

The applicant notified the Zoning Administrator of an email chain from Grantsville Employees regarding allowed uses in the M-D zoning. The email outlined a process to amend the original CUP in 2022. The process outlined amending the original Conditional Use Permit to include renting space inside the storage containers. After reviewing the email chain, it was noted on September 12, 2022 that the applicant would not need a conditional use permit for the uses requested in the amendment.

November 30, 2024 the applicant applied to amend the CUP as requested to allow for self-storage, shipping containers, RV parking, and U-Haul rentals on the entire 7.72 acres.

December 18, 2024 Councilmen Butler asked the Police Chief if he could inspect the property as he has received complaints regarding the CUP being out of compliance. December 19, 2024 Chief Sager and the Zoning Administrator inspected the property on 1361 N Old Lincoln Hwy. It was noted that there were multiple violations outside of the allowed use of the Conditional Use Permit.

December 27, 2024 a violation letter was delivered to Trenton Homer by the Grantsville Police Department and an email was sent to both Trenton Homer and Andrei Popa notifying them of the out of compliance with the attached violation letter.

Mr. Homer responded to the email notifying the Zoning Administrator that he will drop of notice envelopers to be sent out prior to the January 16th Planning Commission Meeting.

The following uses are uses in the zoning.

1. Heavy Equipment Rentals which are permitted
2. Moving and storage is permitted
3. Outdoor storage is permitted
4. Commercial Parking Garage or Lot is Conditional
5. Commercial Storage Units is Conditional

The applicant has a mixed service of bother permitted and conditional uses.

CONDITIONS & CONCLUSIONS

Conditions of Approval:

- 1) Extend the privacy fence along around the perimeter of the property.
- 2) Allow for two access.
- 3) Hours of pickup and drop off the storage containers are from 8:00 am to 4:00 pm.
- 4) Must have a current business license at all times.

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Conditional Use Permit – Commercial Application

Date: 11/30/2024

Applicant / Owner

Applicant Name: Trenton Homer

Address: [REDACTED]

City, State, Zip: [REDACTED]

Phone: 8 [REDACTED]

Email: [REDACTED]

Own Property: No

Owner Name:

Andrei Popa

Address:

City, State, Zip:

Phone: [REDACTED]

Email: [REDACTED]

Location Information

Permit Type: Conditional Use Permit – Commercial

Site Address: 1361 N. Old Lincoln Hwy

Site Parcel: 01-118-0-0036

Development: USA RV and Storage

of Acres: 7.72

Current Zoning: M-D

Complete Description: Amending existing CUP. Self-Storage with Shipping Containers and RV parking

I (We) understand that the Planning Commission shall not authorize a CUP / PUD unless the evidence presented is such as to establish that such use will not, under the circumstances of the particular case, be detrimental to the health, safety or general welfare of persons residing or working in the vicinity, and the proposed use will comply with the regulations and conditions specified in the Grantsville City zoning ordinance for such use.

Trenton Homer

Name

11/30/2024

Date

2024138 USA RV and Storage CUP

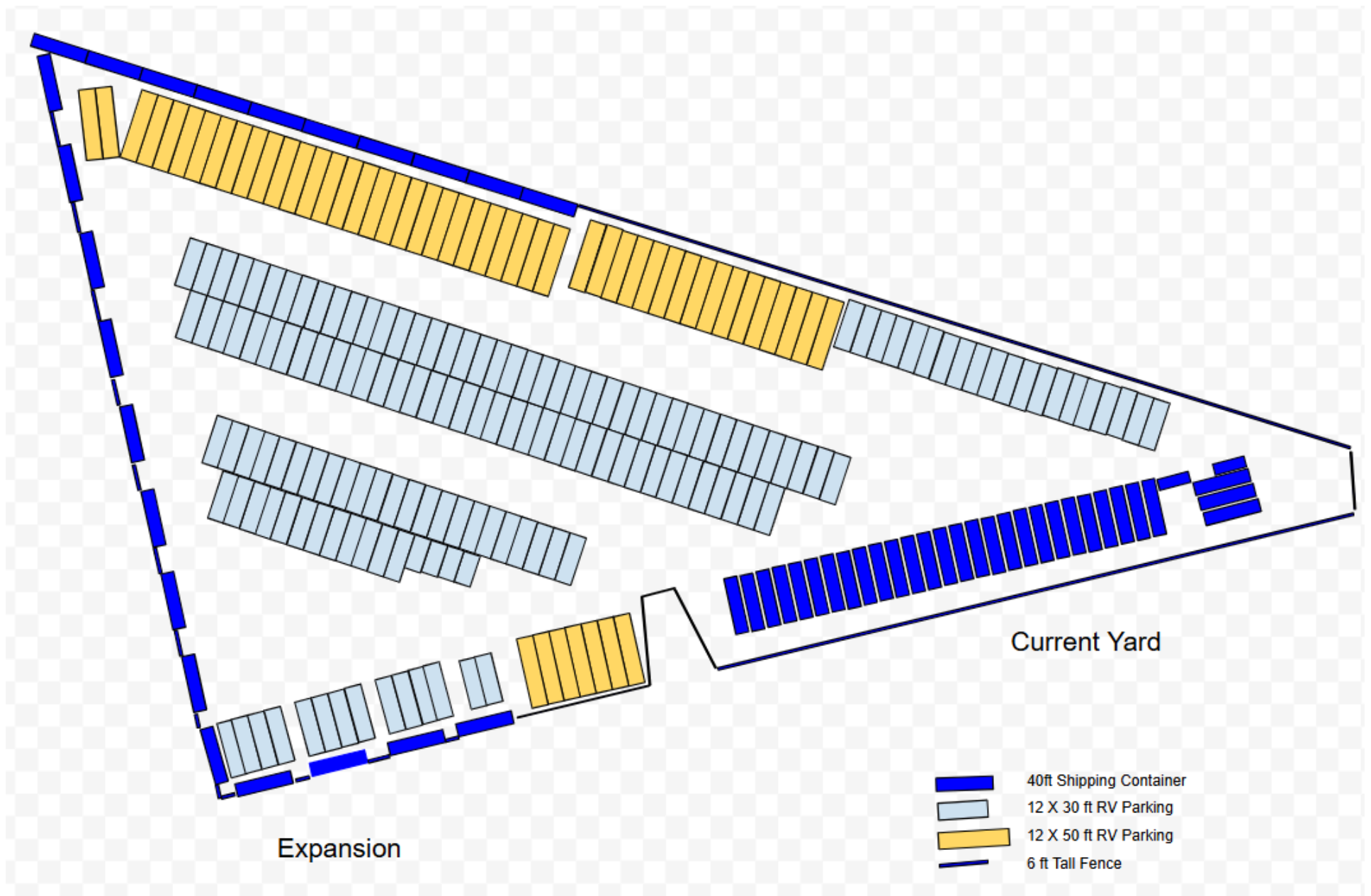
This is an amendment of permit 21-28-1409.

Notes from applicant:

- The operational hours changed slightly however, the business hasn't changed from what we have done for the past two years since acquiring our business license. RV parking and self-storage was approved two years ago on September 12th 2022 from Braydee Baugh, Cavett Eaton and Kristy Clark previous to us acquiring our business license.
- We are expanding the area we are using. We are not expanding the uses of the land at this time. We were already approved for RV parking and self-storage 2 years ago on September 12th 2022 from Braydee Baugh, Cavett Eaton and Kayla Clark . We are planning on using the full parcel of land and not just some of it. The business will be located on the complete parcel of land. The section that is currently not fenced will have all the sagebrush removed with the ground finished to allow RV and shipping container storage. Hopefully this photo illustrates this properly.

Business Details:

- Business includes self-storage shipping containers, RV parking, U-Haul truck rentals, and U-Haul trailer rentals.
 - The shipping containers serve as storage units on this property only.
 - The RV parking is for storage purposes only. Customers are able to pick up and drop off or access their RV's anytime 7:00am-9:00pm. We do not provide RV's to rent, we only store RV's.
- Hours of operation will be 7:00am to 9:00pm.
- There will be two access points for trucks to pick up and drop off the storage containers.
- Most of this property is currently fenced but not all of it. The section that is fenced is where the ground appears darker in the photo you provided. We are planning on placing shipping containers around the perimeter of the section that is not currently fenced and in some places placing a 6ft fence in between the containers creating secure parking for our customers. These shipping containers will not be moved, and will remain permanent structures and barriers in that location.





Shelby Moore <smoore@grantsvilleut.gov>

CUP Application 2024138

8 messages

Jaina Bassett <jbassett@grantsvilleut.gov>

Wed, Dec 11, 2024 at 4:51 PM

To: Shelby Moore <smoore@grantsvilleut.gov>, Christy Montierth <cmontierth@grantsvilleut.gov>, Markus Seat <mseat@grantsvilleut.gov>, Andy Jensen <ajensen@grantsvilleut.gov>, Grantsville Fire Marshal <firemarshal@grantsvilleut.gov>

Good afternoon,

Attached is an application for a CUP amendment, to expand the area for the current uses of U-Haul truck and trailer rentals (permitted), commercial storage units with shipping containers (conditional, approved with original CUP), and a commercial parking lot for RV parking (conditional, applicant claims this was approved with original CUP but it is not listed on it). Please review and provide any feedback or concerns.

Thank you and have a great day!

Jaina Bassett

Community Development Administrative Assistant

Grantsville City Corporation

Phone: (435) 884-1674

Email: jbassett@grantsvilleut.gov

5 attachments



2024138 Satellite View.png

1696K



2024138 Application.pdf

90K



2024138 Business Details.docx

15K

 **2024138 Site Plan.pdf**
201K

 **FACTS & FINDINGS - Andrei Popa - 1361 N Old Lincoln Hwy.doc**
54K

Shelby Moore <smoore@grantsvilleut.gov>

Thu, Dec 12, 2024 at 8:23 AM

To: Jaina Bassett <jbassett@grantsvilleut.gov>

Cc: Christy Montierth <cmontierth@grantsvilleut.gov>, Markus Seat <mseat@grantsvilleut.gov>, Andy Jensen <ajensen@grantsvilleut.gov>, Grantsville Fire Marshal <firemarshal@grantsvilleut.gov>

Jaina,

The shipping containers as the fence concerns me, not only as potential to restrict access to a fire, but crime rate significantly going up. I would suggest that we get Police Chief Robert's input.



SHELBY MOORE
Planning & Zoning Administrator
Department of Public Works
Office: (435) 884-4604
Email: smoore@grantsvilleut.gov

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[Quoted text hidden]

Andy Jensen <ajensen@grantsvilleut.gov>

Thu, Dec 12, 2024 at 8:37 AM

To: Jaina Bassett <jbassett@grantsvilleut.gov>

Cc: Shelby Moore <smoore@grantsvilleut.gov>, Christy Montierth <cmontierth@grantsvilleut.gov>, Markus Seat <mseat@grantsvilleut.gov>, Grantsville Fire Marshal <firemarshal@grantsvilleut.gov>

The building code doesn't regulate what is parked on a property.

Andy Jensen
Grantsville Building Official
ajensen@grantsvilleut.gov
435-884-4617

On Wed, Dec 11, 2024 at 4:52 PM Jaina Bassett <jbassett@grantsvilleut.gov> wrote:

[Quoted text hidden]

Jaina Bassett <jbassett@grantsvilleut.gov>

Thu, Dec 12, 2024 at 8:45 AM

To: Andy Jensen <ajensen@grantsvilleut.gov>

Cc: Shelby Moore <smoore@grantsvilleut.gov>, Christy Montierth <cmontierth@grantsvilleut.gov>, Markus Seat <mseat@grantsvilleut.gov>, Grantsville Fire Marshal <firemarshal@grantsvilleut.gov>

Shelby, thank you, I will reach out to Chief Sager.

Andy, thank you.

[Quoted text hidden]

Christy Montierth <cmontierth@grantsvilleut.gov>

Thu, Dec 12, 2024 at 10:17 AM

To: Jaina Bassett <jbassett@grantsvilleut.gov>

Cc: Andy Jensen <ajensen@grantsvilleut.gov>, Shelby Moore <smoore@grantsvilleut.gov>, Markus Seat <mseat@grantsvilleut.gov>, Grantsville Fire Marshal <firemarshal@grantsvilleut.gov>

No comments for public works.

[Quoted text hidden]

Jaina Bassett <jbassett@grantsvilleut.gov>

Thu, Dec 12, 2024 at 3:06 PM

To: Christy Montierth <cmontierth@grantsvilleut.gov>

Cc: Andy Jensen <ajensen@grantsvilleut.gov>, Shelby Moore <smoore@grantsvilleut.gov>, Markus Seat <mseat@grantsvilleut.gov>, Grantsville Fire Marshal <firemarshal@grantsvilleut.gov>

Thanks Christy!

[Quoted text hidden]

Grantsville Fire Marshal <firemarshal@grantsvilleut.gov>

Mon, Dec 16, 2024 at 11:06 AM

To: Jaina Bassett <jbassett@grantsvilleut.gov>

Cc: Christy Montierth <cmontierth@grantsvilleut.gov>, Andy Jensen <ajensen@grantsvilleut.gov>, Shelby Moore <smoore@grantsvilleut.gov>, Markus Seat <mseat@grantsvilleut.gov>

Jaina,

No concerns for fire.

Jason E. Smith

Fire Chief/Fire Marshal

Grantsville Fire Department



Cell: (801) 598-7049

firemarshal@grantsvilleut.gov

[Quoted text hidden]

Jaina Bassett <jbassett@grantsvilleut.gov>

Mon, Dec 16, 2024 at 11:42 AM

To: Grantsville Fire Marshal <firemarshal@grantsvilleut.gov>

Cc: Christy Montierth <cmontierth@grantsvilleut.gov>, Andy Jensen <ajensen@grantsvilleut.gov>, Shelby Moore <smoore@grantsvilleut.gov>, Markus Seat <mseat@grantsvilleut.gov>

Thanks Jason!

[Quoted text hidden]















Approved

**MINUTES OF THE REGULAR MEETING OF THE GRANTSVILLE CITY COUNCIL,
HELD ON MAY 5, 2021 AT THE GRANTSVILLE CITY HALL, 429 EAST MAIN
STREET, GRANTSVILLE, UTAH AND ON ZOOM. THE MEETING BEGAN AT 7:00
P.M.**

Mayor and Council Members Present:

Mayor Brent Marshall

Scott Stice

Jeff Hutchins

Jewel Allen

Darrin Rowberry

Krista Sparks, excused

Appointed Officers and Employees Present:

Christine Webb, City Recorder

Brett Coombs, City Attorney

Sherrie Broadbent, Finance Director

Jesse Wilson, Treasurer/Human Resources

Jacob Enslen, Police Chief

Kristy Clark, Zoning Administrator

Citizens and Guests Present:

Thomas Koester

Yancy Koester

Jason Smith

Travis Daniels

Sherrie Broadbent

Jesse Wilson

Travis Taylor

Josh Romney

Anton Stauffer

There were many members of the community who attended the meeting through Zoom.

Mayor Marshall asked Councilman Hutchins to lead the Pledge of Allegiance.

AGENDA:

1. Public Hearing:

- a. Proposed 2021-2022 tentative budget.

Mayor Marshall asked if anyone wished to make a comment. No comments were offered. Neither Mayor Marshall nor Christine Webb received comments by email.

2. Public Comments.

Mayor Marshall asked if there were any comments from the public. No comments were offered. And no comments were received by email.

3. Summary Action Items.

- a. Approval of Minutes from the April 28, 2021 Regular Meeting.
- b. Approval of Bills for the amount of \$259,374.71.

Councilman Hutchins suggested Jesse Wilson provide the policy on reimbursements to all City employees and officials.

Motion: Councilman Stice made a motion to approve the summary action items.

Second: Councilman Hutchins seconded the motion.

Vote: The vote was as follows: Councilman Rowberry, “Aye”, Councilwoman Allen, “Aye”, Councilman Hutchins, “Aye”, and Councilman Stice, “Aye”. The motion carried.

4. Consideration of Resolution 2021-04 approving the final plat amendment on the Cook Corner Subdivision located at approximately 935 East Durfee Street in the RR-1 zone.

Shawn Perkins was present. He reported they removed one of the lots. There are now four lots instead of five lots. They eliminated the section of land that goes into the Lewis property. Councilman Stice commented the road is labeled Lot 7. Mr. Perkins confirmed Lot 7 will not be sold or built on, but is a road. The Council discussed the temporary turn around.

Motion: Councilman Hutchins made a motion to approve Resolution 2021-04 approving the final plat amendment on the Cook Corner Subdivision located at approximately 935 East Durfee Street in the RR-1 zone.

Second: Councilman Rowberry seconded the motion.

Discussion: Councilman Hutchins asked if the easement has been settled on Durfee Street. There were no issues with the easement.

Vote: The vote was as follows: Councilman Rowberry, “Aye”, Councilwoman Allen, “Aye”, Councilman Hutchins, “Aye”, and Councilman Stice, “Aye”. The motion carried.

Mayor Marshall pointed out what Lawrence Bros. Inc. did with their property in this area. He reported that the majority of property owners have an RR-5 except for a piece that was done by the County and another piece off Cooley Street that has a two and a half acre zone. Mr. Wayman stated the zoning of his property is A-10 but the property is not quite eight acres so it is zoned bigger than the property.

Councilman Stice stated he drove by the property recently. He asked if there is a house on it already. Mr. Wayman answered no that is his pump house. Mayor Marshall commented some of the residents from that area would like it to stay five acre lots. One of the other property owners suggested an RR-2.5 zone. Mr. Wayman stated he is requesting this zone so he can have four two-acre lots but he cannot get a two acre zoning.

Councilman Stice commented that the Council let a motion die earlier on this agenda. He reported there was a long discussion about this area the night before in the work meeting. They would like to have all of the property owners get together to discuss the future of this area. Mr. Wayman explained that he still needs to get this to where he has a buildable lot. He requested they approve him for the two and a half acre zoning instead of the RR-1. He stated he had spoken with all of his neighbors about this. Mayor Marshall reported he heard from some of the neighbors and they were not excited about having one acre lots. Kristy Clark and Brett Coombs agreed that since Mr. Wayman was requesting to create a greater density, the City Council could amend the ordinance now. Councilman Stice stated he would be in favor of approving the RR-2.5 zone. He pointed out the discussion on the previous agenda item about the road would apply to Mr. Wayman as well.

Motion: Councilman Stice made a motion to approve Ordinance 2021-18 amending the official zoning map of Grantsville City, Utah to rezone 7.98 acres for Reuben Wayman located at approximately 767 North Hale Street to go from an A-10 zone to an RR-2.5 zone.

Second: Councilman Rowberry seconded the motion.

Vote: The vote was as follows: Councilman Rowberry, “Aye”, Councilwoman Allen, “Aye”, Councilman Hutchins, “Aye”, and Councilman Stice, “Aye”. The motion carried.

11. Consideration of Resolution 2021-25 approving the Commercial Conditional Use Permit for Andrei Popa to operate an intermodal conex box-sales and storage business at approximately Highway 138 and Old Lincoln Highway.

Andrei Popa was present. He explained in December 2020 he was looking for some property in Tooele County that he could put shipping containers on. He found this property in Grantsville and asked if it fit with the General Plan. He went through the process to have it rezoned and then purchased it. After the property was rezoned he believed that he could start doing business and began putting the containers on the

property. He later found out that he needed to get a conditional use permit. He stopped doing everything he was doing. He explained he owns thirteen acres but only plans to work on about three acres.

Councilwoman Allen asked if Mr. Popa had operated this business somewhere else. Mr. Popa answered that he had operated his business in Salt Lake City where he rented a place. He did not wish to commute there every day because he lives in Tooele County. Mayor Marshall asked if the shipping containers on the property are Mr. Popa's. Mr. Popa answered yes, they were his. Mayor Marshall stated Mr. Popa will need to get a business license. He reported many of the neighbors were very upset. Mr. Popa explained that he had made a mistake and as soon as he was made aware of it, he stopped his operation.

Councilman Stice commented that the fence does not look like it will be going to a point on the corner of Old Lincoln Highway and SR138. He asked if it was back far enough. Mr. Popa believed that it was back 120 feet. The gate will be on Old Lincoln Highway. Mayor Marshall thought the concern was the visibility on the turn. Mr. Popa reported he has a plan for one entrance for the trucks to enter the property and a separate one for them to leave the property. Councilman Stice asked about staffing. Mr. Popa answered there will not be any staff there.

Mayor Marshall shared his concerns about the privacy fencing. He recommended that Mr. Popa install the slats in the chain-link fence. He believed the proposed privacy material would be damaged with the wind and then become unsightly. Mr. Popa reported that he would prefer to have a cement or concrete fence but cannot afford it at this time. He explained the current proposed fencing has increased in price by about three times since he started looking at it. Mayor Marshall pointed out the neighbors have complained about the business already. He did not feel that requiring a privacy fence was too much to ask. Councilman Stice stated he thought the privacy fence would only need to be installed on the Old Lincoln Highway side of the property. He believed that people would be able to look down into the property from SR138 and so that side would not need the fence.

Councilman Stice asked if the boxes were clean when Mr. Popa bought them or if he would be cleaning them out on the property. Mr. Popa answered they will be coming empty. They will be coming from Long Beach, California with freight to Salt Lake City and will be emptied out and then moved here.

Councilwoman Allen inquired about the policy on transportation impact. She commented that one of the neighbors had complained about the trucks unloading cargo at inappropriate times. Mr. Coombs explained the conditional use permit the Council was considering specifically limits the hours of operation to 8:00 am to 4:00 pm. Hours outside of that time would be a violation of the conditional use permit. Mr. Waltz stated L-Tab with Utah State University has the capability to set up a travel log that deciphers personnel vehicles and the type of vehicles if that was something the Council would be

interested in. Mayor Marshall stated he is in this area regularly and he has not seen anyone there late at night. The Council discussed and agreed that this should be reviewed in six months to make sure Mr. Popa is complying with the conditional use permit.

Motion: Councilman Stice made a motion to approve Resolution 2021-25 approving the Commercial Conditional Use Permit for Andrei Popa to operate an intermodal conex box-sales and storage business at approximately Highway 138 and Old Lincoln Highway with a review in six months where Mr. Popa will bring a log of when the trucks arrive and leave the property. Mr. Popa will also be required to install a privacy fence with slats on Old Lincoln Hwy side of the property.

Second: Councilman Hutchins seconded the motion.

Vote: The vote was as follows: Councilman Rowberry, “Aye”, Councilwoman Allen, “Aye”, Councilman Hutchins, “Aye”, and Councilman Stice, “Aye”. The motion carried.

12. Consideration of Resolution 2021-26 approving the final plat on the Northstar Ranch P.U.D. Subdivision, Phase 6 at approximately 500 West Durfee Street for the creation of twenty-five (25) single family lots in the R-1-21 zone.

Travis Taylor was present. He reported this is the last phase approved with the concept plan. Mayor Marshall commented there were no outstanding issues. There are no lots smaller than one-third of an acre.

Motion: Councilman Hutchins made a motion to approve Resolution 2021-26 approving the final plat on the Northstar Ranch P.U.D. Subdivision, Phase 6 at approximately 500 West Durfee Street for the creation of twenty-five (25) single family lots in the R-1-21 zone.

Second: Councilman Rowberry seconded the motion.

Discussion: Councilman Rowberry stated people have asked him when the trails will be coming. Mr. Taylor answered they are putting a plan together for the next water zone which is several hundred lots. One of the exhibits will have the trails and connectivity.

Vote: The vote was as follows: Councilman Rowberry, “Aye”, Councilwoman Allen, “Aye”, Councilman Hutchins, “Aye”, and Councilman Stice, “Aye”. The motion carried.

13. Consideration of Ordinance 2021-19 amending Grantsville City Code 6-1-13 regulating the placement of grave markers.

Mayor Marshall stated this was a correction. He explained the section with the infant burials needs to have a three inch mow strip otherwise you just have concrete to concrete and no room between them. He went over the other correction.



Jaina Bassett <jbassett@grantsvilleut.gov>

Fwd: USA Containers LLC / 1361 Old Lincoln Hwy

1 message

Shelby Moore <smoore@grantsvilleut.gov>
To: Jaina Bassett <jbassett@grantsvilleut.gov>

Thu, Nov 7, 2024 at 8:47 AM

This is the email chain I have for the storage containers on Old Lincoln HWY.

It appears that Braydee said he did not need to extend his permit.



SHELBY MOORE

Planning & Zoning Administrator
Department of Public Works

Office: (435) 884-4604

Email: Smooore@Grantsvilleut.gov

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----- Forwarded message -----

From: **Andrei Popa** [REDACTED]
Date: Thu, Nov 7, 2024 at 8:33 AM
Subject: Fwd: USA Containers LLC / 1361 Old Lincoln Hwy
To: <smoore@grantsvilleut.gov>

Respectfully,
Andrei Popa | Chairman



5 Years of USA Containers | Thank you for your business!



----- Forwarded message -----

From: **Andrei Popa** <andrei@usacontainers.co>

Date: Mon, Sep 12, 2022 at 4:57 PM
Subject: Re: USA Containers LLC / 1361 Old Lincoln Hwy
To: Braydee Baugh <bbaugh@grantsvilleut.gov>

Thank you

It has been submitted

On Mon, Sep 12, 2022 at 4:44 PM Braydee Baugh <bbaugh@grantsvilleut.gov> wrote:

It is online. Here is the link to fill out and submit. https://cms9.revize.com/revize/grantsvilleut/departments/business_licensing/index.php

On Mon, Sep 12, 2022 at 4:41 PM Andrei Popa [REDACTED] wrote:

Awesome!

Those are amazing news!

Would you be so kind and send me the link or PDF to apply for the new business license?

On Mon, Sep 12, 2022 at 3:26 PM Braydee Baugh <bbaugh@grantsvilleut.gov> wrote:

Mr. Popa,

I apologize for not getting back to you sooner. I am hoping Cavett has reached out to you. After further research it was determined a Conditional Use is not required for this project. You would need to complete a new business license application and submit that to us. Thank you for your patience while we navigate this process.

On Fri, Sep 9, 2022 at 12:12 AM Andrei Popa [REDACTED] wrote:

Hello,

Is there a problem with my request?

I was supposed to get a phone call today.

On Thu, Sep 8, 2022 at 10:42 AM Andrei Popa [REDACTED] wrote:

Yes please

725-229-2697 is my number

On Thu, Sep 8, 2022 at 10:41 AM Cavett Eaton <ceaton@grantsvilleut.gov> wrote:

Hi Andrei,

I am Cavett Eaton, and I am the new planning and Zoning Administrator. Your request has been on my desk, and my mind! I will follow up with a phone call right after lunch. Would that be OK?

Thanks and have a great day,

Cavett

On Thu, Sep 8, 2022 at 11:39 AM Andrei Popa [REDACTED] wrote:

Following up on my email from 2 days ago

On Tue, Sep 6, 2022 at 10:11 AM Andrei Popa [REDACTED] wrote:

Braydee,

I think I am ready with everything:

Can you tell me if you need anything else?

- Permit application filled out
- Location Map (I sent it actually in a previous email)
- Detailed description is on the application
- Radius report of 500 feet with self sealing envelopes and first class stamps

Can you tell me if I am missing anything?

Even though our property is on hwy 138, our gates are on Old Lincoln so I don't think we need a UDOT permit as we are not accessing a state highway

Respectfully,
Andrei Popa | President
USA Containers

[REDACTED]
[REDACTED]
RESPECT TRUCKERS | MEMBER OF THE NPSA



**National Portable
Storage Association**

Romanian blood with American spirit

On Tue, Aug 30, 2022 at 9:51 AM Andrei Popa [REDACTED] wrote:
Good to talk with you Braydee!

Thaks for the message.

Yes, we will go through the application.

I was just checking with you guys first to see if that graph is enough.

I will get back to you with all other information.

YOU GUYS ROCK

Respectfully,
Andrei Popa | President
USA Containers

[REDACTED]
[REDACTED]
RESPECT TRUCKERS | MEMBER OF THE NPSA



**National Portable
Storage Association**

Romanian blood with American spirit

On Tue, Aug 30, 2022 at 9:49 AM Braydee Baugh <bbaugh@grantsvilleut.gov> wrote:
Mr. Popa,

Thank you for reaching out. Libra is no longer with the City, but myself and our new Planning Administrator Cavett Eaton will be able to assist you with this project. After speaking with our Attorney, he advised you needing to go through the Conditional Use Permitting process separately due to the nature of your business changing so much (allowing people to access the storage units etc changes the traffic and impact to the neighboring community) I am unsure of what information Libra provided you, so I am not sure if that is the direction you are already headed. As far as the site plan that you provided, it looks good. Again, we would need to review the application to

determine what information you have and how to proceed with this application. Let me know how you would like to proceed.

On Tue, Aug 30, 2022 at 8:28 AM Andrei Popa [REDACTED] wrote:
Libra,

We are basically done with all those tasks.

Before I submit everything I just want to make sure we are all on the same page.

Our attorneys did some research and we believe we have everything we need however I want to ask you as well.

See attach our plan.

We already have a business permit and business license to store and sell containers on our lot.

We want to add shipping containers for self storage for customers. They are called "Self Storage Units" in the graph below. They are portable containers. No foundation. No construction.

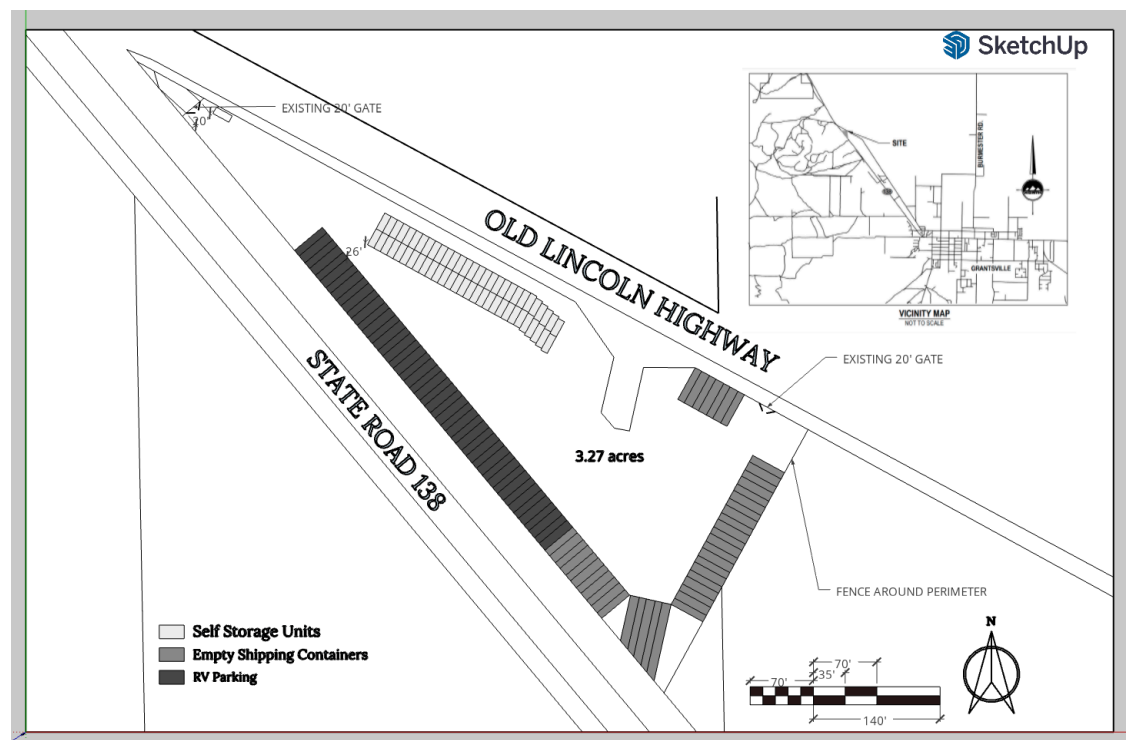
The "empty shipping containers" are what I've been doing for last 1-2 years already.

"RV Parking" is just purely an empty lot where people can park their RVs/trailers/boats.

Please can you take a look if this map is what you need?

I believe this map I have attached will complete the first 2 requirements from your application.

Looking forward to hearing from you



Respectfully,
Andrei Popa | President
USA Containers

[REDACTED]



Romanian blood with American spirit

On Thu, Jul 21, 2022 at 2:51 PM Libra Wood <lwood@grantsvilleut.gov> wrote:
Awesome! If I can be of assistance let me know.

On Thu, Jul 21, 2022 at 2:49 PM Andrei Popa [REDACTED] wrote:
Thanks. Will get working on this

Respectfully,
Andrei Popa | President
USA Containers

[REDACTED]
[REDACTED]
RESPECT TRUCKERS | MEMBER OF THE NPSA



Romanian blood with American spirit

On Thu, Jul 21, 2022 at 1:44 PM Libra Wood <lwood@grantsvilleut.gov> wrote:
You fill it out, get the required items together and email me to make an appt. Then we turn it all in to make sure it's completed and start that process.

On Thu, Jul 21, 2022 at 2:28 PM Andrei Popa [REDACTED] wrote:
Do I fill this out and email it back to you?

On Thu, Jul 21, 2022 at 1:23 PM Libra Wood <lwood@grantsvilleut.gov> wrote:

On Thu, Jul 21, 2022 at 2:22 PM Libra Wood [REDACTED] wrote:
I believe that to be a Commercial Conditional use permit. Let me verify.

On Thu, Jul 21, 2022 at 1:54 PM Andrei Popa <andrei@usacontainers.co> wrote:
I don't live there.

Yes we already have a conditional use permit for storing containers.

We need another one for the same property.

On Thu, Jul 21, 2022 at 12:52 PM Libra Wood <lwood@grantsvilleut.gov> wrote:
I am assuming you live at this address? Do you have a Conditional Use permit and are looking for a second for a second business out of this property?

On Thu, Jul 21, 2022 at 11:40 AM Andrei Popa <[REDACTED]> wrote:
Hello Libra,

My name is Andrei and I am the owner of the business and property in the subject line.

I don't think we've ever met.

I used to work with Kristy and Braydee in the past. We know Kristy is no longer there so I reached out to Braydee.

Braydee informed me I need to reach out to you. So here I am.

We currently have a business permit for our storage lot however we need another business permit for another business we are opening.

What would you need me to give you to get this business permit?

My personal phone number is 725-229-2697 if you want to speak on the phone.

Respectfully,
Andrei Popa | President
USA Containers



RESPECT TRUCKERS | MEMBER OF THE NPSA



Romanian blood with American spirit

--

Libra M Wood
Community Development Administrative Assistant
lwood@grantsvilleut.gov
435-884-3411 Ext. 674

--

Sent from my phone.
Please excuse any typos.

--

Libra M Wood
Community Development Administrative Assistant
lwood@grantsvilleut.gov
435-884-3411 Ext. 674

--

Libra M Wood
Community Development Administrative Assistant
lwood@grantsvilleut.gov
435-884-3411 Ext. 674

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Sent from my phone.
Please excuse any typos.

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Libra M Wood
Community Development Administrative Assistant
lwood@grantsvilleut.gov
435-884-3411 Ext. 674

--

Libra M Wood
Community Development Administrative Assistant
lwood@grantsvilleut.gov
435-884-3411 Ext. 674

--

Thank you and have a great day

Braydee N. Baugh
City Recorder
429 East Main Street
Grantsville City
(435) 884-4603

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Sent from my phone.
Please excuse any typos.

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Cavett Eaton
City Planning and Zoning Administrator
Grantsville City
[336 W Main Street](#)
[Grantsville, UT 84029](#)
435-884-4604

--

—

Sent from my phone.
Please excuse any typos.

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Sent from my phone.
Please excuse any typos.

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Thank you and have a great day

Braydee N. Baugh
City Recorder
429 East Main Street
Grantsville City
(435) 884-4603

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Thank you and have a great day

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Sent from my phone.
Please excuse any typos.



Conditional Use Permit 21-28-1409

September 27, 2024

Andrei Popa
772 N. Main St. #253
Tooele, UT 84074

Dear Andrei,

Our department received complaints regarding violations of your conditional use permit and the Grantsville City Code, at your property located at 1361 N. Old Lincoln Hwy. The complaints include Conex storage containers or equipment being stored outside of the fenced area, and RVs and U-Hauls being stored on/ rented from the property. The purpose of this letter is to notify you that Conex storage containers or equipment being stored outside of the fenced area, is a violation of your Conditional Use Permit #21-28-1409. The storage and rental of RVs and U-hauls is a violation of the Grantsville City Land Use and Management Code, which prohibits Automobile Sales/ Rental and Service and Boat/ Recreational Vehicle Sales and Service in your zoning designation.

You have fifteen (15) days from the date of this notice to remove the RVs and U-hauls from the residential property, move all Conex storage containers or equipment to be within the fenced area, and to provide us a response to these allegations. Please email your written response to jbassett@grantsvilleut.gov. Upon receiving your response, our department will review your permit and determine if it should be continued or revoked.

If you have any questions regarding this notice, please contact our department at (435) 884-1674.

Thank you,

Shelby Moore
Zoning Administrator



Conditional Use Permit 2024138
December 27, 2024

Andrei Popa
1361 N. Old Lincoln Hwy
Grantsville, UT 84029

Dear Andrei,

After speaking with Shelby, the Zoning Administrator November 7th, it was determined that you wanted to expand your conditional use permit. Shelby then spoke with Trenton Homer regarding the steps required to apply for a conditional use permit. Trenton also purposed that it was preferred to use Conex storage containers as the fence.

Our department has continued to receive complaints regarding violations of your conditional use permit and the Grantsville City Code, at your property located at 1361 N. Old Lincoln Hwy. The complaints include Conex storage containers or equipment being stored outside of the fenced area, and RVs and U-Hauls being stored on/ rented from the property. The purpose of this letter is to notify you that Conex storage containers or equipment being stored outside of the fenced area, is a violation of your Conditional Use Permit #21-28-1409. The storage and rental of RVs and U-hauls is a violation of the Grantsville City Land Use and Management Code, which prohibits Automobile Sales/ Rental and Service and Boat/ Recreational Vehicle Sales and Service in your zoning designation.

Thursday, December 19th the Police Chief and the Zoning Administrator inspected your property after receiving further complaints. It was noted that Connex storage containers were placed outside the fence, the second access was blocked, and that you were still in violation of your Conditional Use Permit. It was then noted Friday, December 20th that you had a crane moving storage containers to the perimeter of your property, essentially building a fence with the containers, which has not been approved.

The Zoning Administrator called Trenton December 23rd, notifying him that the expansion of the current conditional use permit has not been approved and that all work needs to stop until further notice.

You have fifteen (15) days from the date of this notice to stop all work on the property and to provide us a response to these allegations. Please email your written response to Smoores@grantsvilleut.gov.

Your Conditional Use Permit has been placed on the Planning Commission agenda for consideration, January 16th, 2025 at Grantsville City Hall, located at 429 East Main St. The meeting will begin at 7:00 pm. Please have attend in person or have a representative attend for you.

If you have any questions regarding this notice, please contact our department at (435) 884-4604.

Thank you,

Shelby Moore
Zoning Administrator



Shelby Moore <smoore@grantsvilleut.gov>

Re: Business on Old Lincoln Hwy

1 message

Robert Sager <rsager@grantsvilleut.gov>

Fri, Dec 27, 2024 at 12:54 PM

To: Rhett Butler <rbutler@grantsvilleut.gov>

Cc: Neil Critchlow <ncritchlow@grantsvilleut.gov>, Shelby Moore <smoore@grantsvilleut.gov>, Tysen Barker <tbarker@grantsvilleut.gov>

Good afternoon Councilman Butler,

This is being handled through the Planning and Zoning Administrator. There is an administrative process that needs to go through the Planning and Zoning Administrator and the Planning Commission. If the issue cannot be handled administratively, we can pursue criminal violations, if appropriate. Skipping through that process and reporting directly to the City Council can create issues with the appeal process. The City Council is the appeal authority for issues like this.

Here is an update to the process since the last council meeting where this issue was mentioned. I have spoken with the City Attorney about this issue and proper process. Also, the Planning and Zoning Administrator and I looked at the property the day after the last council meeting. The process to start correcting the issue has started. Shelby and the PD are following the policy outlined in our ordinances to help resolve this complaint. Shelby has drafted a letter to the owner that the PD will serve. I have attached the land use code with some highlights. We are in the service part of the letter drafted by Shelby. Any non-compliance issues that continue will then be handled through the Planning Commission and then any appeal by the City Council.

Tysen, I believe Rob Jaterka is a member of the Planning Commission. As this process moves forward there is a potential conflict of interest that needs to be revealed.

Respectfully,

CHIEF ROBERT SAGER

RSAGER@GRANTSVILLEUT.GOV WORK: (435) 884-6881



GRANTSVILLE CITY POLICE DEPARTMENT

ROBERT SAGER ★ CHIEF OF POLICE

50 North Bowery St. Grantsville, UT 84029

Emergency 9-1-1 ★ Non-Emergency (435)882-5600 ★ Office (435)884-6881



On Fri, Dec 27, 2024 at 10:48 AM Rhett Butler <rbutler@grantsvilleut.gov> wrote:
Chief Sager,

Would you please address this concern with the owner/operator of the property and report back to us?

Thanks!

----- Forwarded message -----

From: **ROB JOEI JATERKA** <[REDACTED]>
Date: Mon, Dec 23, 2024 at 6:44 AM
Subject: Business on Old Lincoln Hwy
To: rbutler@grantsvilleut.gov <rbutler@grantsvilleut.gov>

Hello

I am very sorry to keep bugging you about this but I am just wanting to know if you could tell me who I need to contact. More containers were dropped off on Friday at the property but they are once again out of the fenced area and right on the edge of the road. Again, sorry for the inconvenience I just don't know who to contact since I got nowhere with zoning and planning.

Thank you
Joei Jaterka
[REDACTED]

Sent from my Verizon, Samsung Galaxy smartphone
Get [Outlook for Android](#)

 **Conditional use.pdf**
2109K



Shelby Moore <smoore@grantsvilleut.gov>

Violation Letter

3 messages

Shelby Moore <smoore@grantsvilleut.gov>
To: Robert Sager <rsager@grantsvilleut.gov>
Cc: Melanie Langford <mlangford@grantsvilleut.gov>

Fri, Dec 27, 2024 at 8:17 AM

Chief,

Do you have anyone who can assist in dropping off a violation letter for the storage containers located off Old Lincoln Highway? I would like to have someone there to verify that I dropped the letter off.



SHELBY MOORE
Planning & Zoning Administrator
Department of Public Works
Office: (435) 884-4604
Email: Smooore@Grantsvilleut.gov

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Robert Sager <rsager@grantsvilleut.gov>
To: Shelby Moore <smoore@grantsvilleut.gov>
Cc: Melanie Langford <mlangford@grantsvilleut.gov>, Tysen Barker <tbarker@grantsvilleut.gov>

Fri, Dec 27, 2024 at 9:21 AM

Yes we can, or certified mail can be sent if we know the address. If there is a time restraint then we can try to deliver. If there is not, the certified mail option is a great option. Tysen may have a preference on the delivery/service.

CHIEF ROBERT SAGER

RSAGER@GRANTSVILLEUT.GOV WORK: (435) 884-6881



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50 North Bowery St. Grantsville, UT 84029

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[Quoted text hidden]

Tysen Barker <tbarker@grantsvilleut.gov>
To: Robert Sager <rsager@grantsvilleut.gov>
Cc: Shelby Moore <smoore@grantsvilleut.gov>, Melanie Langford <mlangford@grantsvilleut.gov>

Fri, Dec 27, 2024 at 9:58 AM

Hand delivery is best from an evidentiary standpoint but certified mail is perfectly fine if you decide to go that route.
Thanks,

Sent from my iPhone

On Dec 27, 2024, at 9:22 AM, Robert Sager <rsager@grantsvilleut.gov> wrote:

[Quoted text hidden]



Shelby Moore <smoore@grantsvilleut.gov>

Violation Letter

9 messages

Shelby Moore <smoore@grantsvilleut.gov>
To: Robert Sager <rsager@grantsvilleut.gov>
Cc: Melanie Langford <mlangford@grantsvilleut.gov>

Fri, Dec 27, 2024 at 8:17 AM

Chief,

Do you have anyone who can assist in dropping off a violation letter for the storage containers located off Old Lincoln Highway? I would like to have someone there to verify that I dropped the letter off.



SHELBY MOORE
Planning & Zoning Administrator
Department of Public Works
Office: (435) 884-4604
Email: Smooore@Grantsvilleut.gov

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Robert Sager <rsager@grantsvilleut.gov>
To: Shelby Moore <smoore@grantsvilleut.gov>
Cc: Melanie Langford <mlangford@grantsvilleut.gov>, Tysen Barker <tbarker@grantsvilleut.gov>

Fri, Dec 27, 2024 at 9:21 AM

Yes we can, or certified mail can be sent if we know the address. If there is a time restraint then we can try to deliver. If there is not, the certified mail option is a great option. Tysen may have a preference on the delivery/service.

CHIEF ROBERT SAGER

RSAGER@GRANTSVILLEUT.GOV WORK: (435) 884-6881



GRANTSVILLE CITY POLICE DEPARTMENT

ROBERT SAGER ★ CHIEF OF POLICE

50 North Bowery St. Grantsville, UT 84029

Emergency 9-1-1 ★ [Non-Emergency](#) (435)882-5600 ★ Office (435)884-6881



[Quoted text hidden]

Tysen Barker <tbarker@grantsvilleut.gov>
To: Robert Sager <rsager@grantsvilleut.gov>
Cc: Shelby Moore <smoore@grantsvilleut.gov>, Melanie Langford <mlangford@grantsvilleut.gov>

Fri, Dec 27, 2024 at 9:58 AM

Hand delivery is best from an evidentiary standpoint but certified mail is perfectly fine if you decide to go that route.
Thanks,

Sent from my iPhone

On Dec 27, 2024, at 9:22 AM, Robert Sager <rsager@grantsvilleut.gov> wrote:

[Quoted text hidden]

Robert Sager <rsager@grantsvilleut.gov>

Fri, Dec 27, 2024 at 10:46 AM

To: Tysen Barker <tbarker@grantsvilleut.gov>

Cc: Shelby Moore <smoore@grantsvilleut.gov>, Melanie Langford <mlangford@grantsvilleut.gov>

Shelby,

Please send over the letter and I will have an officer serve it. We will create a police report, record the service on a body camera, and attempt to obtain a signature.

CHIEF ROBERT SAGER

RSAGER@GRANTSVILLEUT.GOV WORK: (435) 884-6881



GRANTSVILLE CITY POLICE DEPARTMENT

ROBERT SAGER ★ CHIEF OF POLICE

50 North Bowery St. Grantsville, UT 84029

Emergency 9-1-1 ★ Non-Emergency (435)882-5600 ★ Office (435)884-6881



[Quoted text hidden]

Shelby Moore <smoore@grantsvilleut.gov>

Fri, Dec 27, 2024 at 1:10 PM

To: Robert Sager <rsager@grantsvilleut.gov>

Cc: Tysen Barker <tbarker@grantsvilleut.gov>, Melanie Langford <mlangford@grantsvilleut.gov>

Robert,

Attached is the CUP violation letter for USA RV & Storage. This letter will need to be placed in the mailbox located at 1361 N. Old Lincoln Hwy. I am happy to meet an office at the RV Storage location.

I am out of the office, If you need anything feel free to reach out to my cell. 435-962-3957



SHELBY MOORE

Planning & Zoning Administrator

Department of Public Works

Office: (435) 884-4604

Email: Smoores@Grantsvilleut.gov

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[Quoted text hidden]



Robert Sager <rsager@grantsvilleut.gov>

Fri, Dec 27, 2024 at 1:29 PM

To: Shelby Moore <smoore@grantsvilleut.gov>

Cc: Tysen Barker <tbarker@grantsvilleut.gov>, Melanie Langford <mlangford@grantsvilleut.gov>

We will put a copy in the mailbox, but also attempt to serve the individual on the CUO application in person at their home address.

CHIEF ROBERT SAGER

RSAGER@GRANTSVILLEUT.GOV WORK: (435) 884-6881



GRANTSVILLE CITY POLICE DEPARTMENT

ROBERT SAGER ★ CHIEF OF POLICE

50 North Bowery St. Grantsville, UT 84029

Emergency 9-1-1 ★ [Non-Emergency](#) (435)882-5600 ★ Office (435)884-6881



[Quoted text hidden]

Robert Sager <rsager@grantsvilleut.gov>

Fri, Dec 27, 2024 at 1:31 PM

To: Shelby Moore <smoore@grantsvilleut.gov>

Cc: Tysen Barker <tbarker@grantsvilleut.gov>, Melanie Langford <mlangford@grantsvilleut.gov>

If you have an email for the owner I would send the letter via email and request a read receipt. I will let you know when the service is done.

CHIEF ROBERT SAGER

RSAGER@GRANTSVILLEUT.GOV WORK: (435) 884-6881



GRANTSVILLE CITY POLICE DEPARTMENT

ROBERT SAGER ★ CHIEF OF POLICE

50 North Bowery St. Grantsville, UT 84029

Emergency 9-1-1 ★ [Non-Emergency](#) (435)882-5600 ★ Office (435)884-6881



[Quoted text hidden]

Shelby Moore <smoore@grantsvilleut.gov>

Fri, Dec 27, 2024 at 1:46 PM

To: Robert Sager <rsager@grantsvilleut.gov>

Robert,

Attached is the updated letter that is addressed to both applicants.

As we discussed you will place a letter in the mailbox on Old Lincoln Hwy and hand deliver the letter to the applicants.

Thank you for your help in this matter.



SHELBY MOORE

Planning & Zoning Administrator
Department of Public Works

Office: (435) 884-4604

Email: smoore@grantsvilleut.gov

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[Quoted text hidden]



CUP Violation Letter 12-27-2024.doc

60K

Robert Sager <rsager@grantsvilleut.gov>

Fri, Dec 27, 2024 at 3:46 PM

To: Shelby Moore <smoore@grantsvilleut.gov>

Cc: Tysen Barker <tbarker@grantsvilleut.gov>, Melanie Langford <mlangford@grantsvilleut.gov>

Shelby,

Trenton was served in person at his residence by Officer McNeill. McNeill attempted to serve Andrei, but was advised he moved to [REDACTED]. McNeill tried to call Andrie, but could not reach anyone or leave a message because the voicemail was full, phone number used [REDACTED]. We cannot confirm the address for Andrie, but McNeill delivered a copy of the letter to the business address in Grantsville by placing it in the mailbox.

McNeill will complete a police report, case number [REDACTED]. I will provide you the original signed copy of the letter from Trenton, but a digital copy is attached. Please let Mel know if you need a copy of the police report, body camera ect.

Thank you,

CHIEF ROBERT SAGER

RSAGER@GRANTSVILLEUT.GOV WORK: (435) 884-6881



GRANTSVILLE CITY POLICE DEPARTMENT

ROBERT SAGER ★ CHIEF OF POLICE

50 North Bowery St. Grantsville, UT 84029

Emergency 9-1-1 ★ [Non-Emergency](#) (435)882-5600 ★ Office (435)884-6881



[Quoted text hidden]

2 attachments



Andrei- Attempted service.pdf

441K



Trenton- Service 12-27-2024.pdf

419K

AGENDA ITEM #5

Consideration of the proposed conditional use permit for Kaidon Elmer to own and operate Elmer Automotive LLC, a general automotive repair and maintenance business, on 0.32 acre at 23 W. Clark St. in the RM-7 zone.



Conditional Use Permit – Commercial Application

Date: 08/27/2024

Applicant / Owner

Applicant Name: Kaidon Elmer
Address: 23 W Clark St
City, State, Zip: Grantsville, UT 84029
Phone: [REDACTED]
Email: [REDACTED]
Own Property: Yes

Owner Name: Kaidon Elmer
Address:
City, State, Zip:
Phone: [REDACTED]
Email: [REDACTED]

Location Information

Permit Type: Conditional Use Permit – Commercial
Site Address: 23 W Clark St.
Site Parcel: 01-051-0-0018

Development: Elmer Automotive LLC
of Acres: .32
Current Zoning: RM-7

Complete Description: General Automotive Repair and maintenance

I (We) understand that the Planning Commission shall not authorize a CUP / PUD unless the evidence presented is such as to establish that such use will not, under the circumstances of the particular case, be detrimental to the health, safety or general welfare of persons residing or working in the vicinity, and the proposed use will comply with the regulations and conditions specified in the Grantsville City zoning ordinance for such use.

Kaidon Elmer

Name

08/27/2024

Date

Planning and Zoning
336 W. Main St.
Grantsville, UT 84029
Phone: (435) 884-1674



Permit # 2024094

Staff Report Summary for the Proposed conditional use permit for Kaidon Elmer to own and operate Elmer Automotive LLC, a general automotive repair and maintenance business, on 0.32 acre at 23 W. Clark St. in the RM-7 zone.

Parcel ID(s): 01-051-0-0018
Property Address: 23 W Clark St.
Applicant Name: Kaidon Elmer
Request: CUP
Prepared By: Shelby Moore

Meeting Date: 1/16/2024
Public Hearing Date: 12/05/2024
Current Zone: RM-7
Acres: 0.32

Planning Staff Explanation and Recommendation: Consideration of the Proposed conditional use permit for Kaidon Elmer to own and operate Elmer Automotive LLC, a general automotive repair and maintenance business, on 0.32 acre at 23 W. Clark St. in the RM-7 zone.

PLANNING STAFF ANALYSIS AND COMMENTS

This use was first determined to not be allowed in the zoning, but, after further review and discussion with the attorney, it was determined that this is a Home Occupation as defined in chapter 2 and chapter 8 of the GLUMDC.

Staff does not see an issue with this use as long as customers are by appointment only to reduce parking issues and the storage of chemicals are kept to a minimum and used oils are properly disposed of on a weekly basis.

*** Disclaimer: Please be advised that at no point should the comments and conclusions made by The City staff or the conclusions drawn from them be quoted, misconstrued, or interpreted as recommendations. These inputs are intended solely for the legislative body to interpret as deemed appropriate.*

The information provided is purely for the legislative body to interpret in their own right and context. It is crucial to maintain the integrity and context of the information shared, as it is meant to assist in the decision-making process without implying any endorsement or directive, but it is essential that it is understood within the appropriate scope.

(135) **DISABLED PERSON.** A person who has a severe, chronic disability attributable to a mental or physical impairment, or to a combination of mental and physical impairments, that is likely to continue indefinitely and that results in a substantial functional limitation in three or more of the following areas of major life activity; self-care, receptive and expressive language, learning, mobility, self-direction or sequence of special economic self-sufficiency; and, requires a combination or sequence of special interdisciplinary or generic care, treatment, or other services that are individually planned and coordinated to allow the person to function in, and contribute to a residential neighborhood.

(136) **HANDICAPPED RESIDENTIAL FACILITIES.** A single family dwelling or multiple- family dwelling unit that meets the requirements of Part 6 and any ordinance adopted under authority of that part.

(137) **HEIGHT (of a Sign).** The vertical distance measured from the highest point of the sign, excluding decorative embellishment, to the grade of the adjacent street or the surface grade beneath the sign, whichever is less. (cf. "Clearance")

(138) **HOME OCCUPATION.** (Amended 7/97) A secondary use conducted upon property used primarily for residential occupancy, which is carried on by persons residing thereon. Such a use must be clearly incidental and secondary to the use of the property for residential purposes and that does not change the character thereof. A home occupation shall not be authorized to use advertising, except as otherwise permitted herein. No public display related to a home occupation shall be authorized and no noise may be created which is audible at the boundaries of the premises. The intent of this definition is that the conditional use permit approving any home occupation shall assure that the character of the premises and of the neighborhood will remain in harmony with the general intent of the zoning district and that, where uncertainty exists, neighborhood residential values shall be considered paramount.

(139) **HOSPITAL.** An institution providing health services, primarily for in-patients, and medical or surgical care of the sick or injured, including as an integral part of the institution such related facilities as laboratories, out-patient departments, training facilities, central service facilities, and staff offices.

(140) **HOTEL.** A building designed for or occupied as the more or less temporary abiding place of 16 or more individuals who are lodged for compensation, with or without meals.

(141) **HOUSEHOLD PETS.** Animals or fowl ordinarily permitted in the house and kept for company or pleasure, such as dogs, cats, and canaries, but not normally dangerous animals, such as lions or tigers. This definition shall not include a sufficient number of dogs as to constitute a kennel as defined in this code.

Twin Home Dwellings (Amended 5/97)	-	C	C	C	C
Multiple Family Dwellings	-	-	-	C	C
Congregate Care Facility	-	-	C	C	C
Nursing Care Facility	-	-	C	C	C
Group Home, Small	-	-	P	P	P
Group Home, Large	-	-	-	-	P
Transitional Treatment Home, Small	-	-	C	C	C
Mobile Home Parks	-	-	-	C	C
Mobile Home Subdivisions	C	C	C	C	C
Residential facilities for handicapped or elderly	P	P	P	P	P
HOME OCCUPATION	C	C	C	C	C
Household pets, other than Sportsman Permit	P	P	P	P	P
<u>INSTITUTIONAL</u>	R-1-8	R-1-12	R-1-21	RM-7	RM-15
Adult Day Care Center	-	-	C	C	P
Child Day Care Center (in a home, no more than 12 children at any one time with 1 provider and up to 16 with 2 providers, including those residing in the home with no more than 2 children under the age of two)	C	C	C	C	C
Commercial Day Care Center (not in a home) no more than 20 children at any one time	-	C	C	-	P
Child Day Care Facility (a commercial operation, not in a home, no more than 100 children at any one time)	-	-	C	-	P
Hospital	-	-	-	-	C
Medical or dental clinic	-	C	C	-	C
Nursing Care Facility	-	-	-	-	C
Places of Worship	C	C	C	C	C
Preschool (in a home, no more than 10 children from the ages of 4 to 6 years in age, including those residing in the home, with a maximum length of four hours for those who do not reside there)	C	C	C	C	C
Preschool (a commercial operation, not in a home, no more than 20 children from the ages of 4 to 6 years in age, at any one time, for a period not to exceed four hours)	-	-	C	-	C

Chapter 8 Regulation Of General Applicability

8.1 Home Occupations

8.2 Congregate Care Facilities

8.3 Nursing Care Facilities

8.4 Group Homes

8.5 Transitional Treatment Homes

8.6 Municipal Ordinances Governing Elderly Residential Facilities

8.7 Municipal Ordinances Governing Residential Facilities For Handicapped Persons

8.8 City Council Review And Approval Of Certain Developments Required

8.9 Essential Utilities And Infrastructure To Be Completed Prior To Issuance Of Building Permits

8.1 Home Occupations

(1) All home occupations whether allowed as a permitted use, or as a conditional use, shall comply with the following standards:

(a) The home occupation must be clearly incidental and secondary to the primary use of the dwelling for residential purposes;

(b) Under appropriate circumstances up to fifty percent of the usable floor space of a residence may be used for a home occupation, provided said home occupation does not change the character or primary use of the dwelling for residential purposes;

(c) A home occupation is generally intended to involve persons residing at the location where a home occupation is conducted. Non-residents may be allowed to participate in a home occupation when deemed appropriate by the Planning Commission as a part of a conditional use permit. The character of the home occupation and the neighborhood in which it is located shall be considered in granting any such conditional use permit. Appropriate conditions shall insure that any impacts upon the neighborhood are mitigated, which conditions may include adequate off-street parking. (Amended 1/99)

(d) The residence must be the principal residence of the applicant;

(e) Tools, items, equipment or occupations which are offensive or noxious by reason of the emission of odor, smoke, gas, vibration, magnetic interference or noise are prohibited;

(f) Stock in trade, inventory or other merchandise shall be allowed to be kept only in one room of the dwelling and limited to 100 square feet of floor space;

(g) Except for home occupation businesses authorized by a conditional use permit, no clients or customers shall come to the home nor shall any additional vehicular traffic or parking needs be generated.

(h) The home shall not require any internal alterations other than those necessary for a home occupation approved as a conditional use, nor any external alterations to the residence, nor provide any visible evidence from the exterior that the building is being used for any other purpose than that of a residence;

(i) Only one non-illuminated name plate, not exceeding two hundred square inches, and mounted flat against building; and

(j) Except for home occupations authorized by a conditional use permit, no advertising by any method shall identify the home address.

(2) The following activities shall be permitted as home occupations that only require the approval of the Zoning Administrator and one City Council member:

- (a) Artists, illustrators, writers, photographers, editors, drafters, publishers;
- (b) Consultants, private investigators, field representatives and other similar activities where the entire work of the business, except for record keeping and telephone, are conducted off of the premises; and
- (c) Bookkeeping and other similar computer activities.
- (d) Home occupations that require a client to come to the home for service including barbers, beauticians, tax accountants, home instruction of musical instruments, voice and educational subjects and similar or professional services. Physicians, therapists or other health care providers must obtain approval of a home occupation permit from the Planning Commission. (Amended 5/02)

(3) Repealed (Reserved for Future Use). (Amended 5/02)

(4) Applications for home occupation permits shall be filed with the Zoning Administrator. The applications shall include the following information:

- (a) The names and addresses of all residents within an three hundred (300) foot radius of the property (exclusive of intervening streets and alleys) and their signatures, when possible, stating whether they support or oppose the home occupation proposed;
- (b) The expected number of clients per day; (Amended 6/00)
- (c) A description of the type of business proposed;
- (d) A listing of the individuals at the home who will be working on the business;
- (e) The expected hours of operation of the business; and
- (f) If the business is conducted in an apartment, the application must also be approved by the apartment management.

(5) Upon receipt of an application for a home occupation, the Zoning Administrator shall make a determination of the completeness. If the application is determined to be complete, the Zoning Administrator shall approve or deny the application, or forward it to the Planning Commission for a conditional use permit.

(6) The Zoning Administrator shall issue a permit for the home occupation if he finds that the:

- (a) provisions of this Ordinance are satisfied;
- (b) proposed home occupation will be in keeping with the character of the neighborhood and will not adversely affect the desirability or stability of the neighborhood;
- (c) proposed home occupation does not diminish the use and enjoyment of adjacent properties or create an adverse traffic or parking impact on adjacent streets or properties;
- (d) proposed home occupation will not negatively impact the future use of the property as a residence;
- (e) proposed home occupation will not adversely affect the public health, safety or welfare; and

(f) proposed home occupation conforms with all fire, building, plumbing, electrical and health codes.

(7) If the application is forwarded to the Planning Commission for special consideration before issuing a conditional use permit, the Planning Commission shall consider the application and approve, approve with conditions or deny the application in accordance with the procedures and standards set forth in chapter 7, Conditional Use Permits.

(8) The Planning Commission, or the City Council member and Zoning Administrator, in the case of home occupations authorized by this chapter, may terminate any permit for a home occupation use upon making findings that support either or both of the following conclusions:

(a) any of the required licenses or permits necessary for the operation of the business have been revoked or suspended;

(b) violation or disregard of any condition issued in approval of the permit; or

(c) violation of any of the provisions of this Ordinance anywhere on the property.

(9) Any termination of a home occupation conditional use permit may be appealed to the Board of Adjustment if such appeal is made 30 days following the date of termination. Any person adversely affected by the denial or issuance of a home occupation conditional use permit may appeal that decision to the Board of Adjustment pursuant to chapter 3.23.

(10) Existing licenses for home occupations which were legal under the prior ordinance regulating home occupations but which are not permitted under this Ordinance may be kept and reissued for subsequent years.

(11) Home occupation conditional use permits issued under this Ordinance are personal to the applicant, non-transferable and do not run with the land.

Amended 05/02 by Ordinance 2002-06, 01/03 by Ordinance 2003-02

8.2 Congregate Care Facilities

A congregate care facility shall be permitted as a conditional use in all residential zoning districts provided it complies with all of the requirements of the particular zoning district, all applicable requirements of this Ordinance and the Grantsville City Code, including business licensing requirements.

8.3 Nursing Care Facilities

A nursing care facility shall be permitted as a conditional use in the RM-7 and RM-1 5 zoning districts provided that it complies with all of the requirements of that particular zoning district, all applicable requirements of this Ordinance and the Grantsville City Code, including business licensing requirements.

8.4 Group Homes

(1) The purpose of this chapter is to permit the establishment of group homes for the disabled subject to licensing procedures and, where appropriate, conditional use standards. No group home for the disabled, shall be established, operated or maintained within the City without a valid license issued by the Board of Health.

(2) Small group homes (four to six residents) shall be permitted upon the issuance of a license in the RR-5, RR-1, R1-1 0, R1-12, RM-7, and RM-1 1 zoning districts, provided that no small group home shall be located within eight hundred feet of another group home or a transitional treatment home.

Effective 5/5/2021

10-9a-507 Conditional uses.

- (1)
 - (a) A municipality may adopt a land use ordinance that includes conditional uses and provisions for conditional uses that require compliance with objective standards set forth in an applicable ordinance.
 - (b) A municipality may not impose a requirement or standard on a conditional use that conflicts with a provision of this chapter or other state or federal law.
- (2)
 - (a)
 - (i) A land use authority shall approve a conditional use if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with applicable standards.
 - (ii) The requirement described in Subsection (2)(a)(i) to reasonably mitigate anticipated detrimental effects of the proposed conditional use does not require elimination of the detrimental effects.
 - (b) If a land use authority proposes reasonable conditions on a proposed conditional use, the land use authority shall ensure that the conditions are stated on the record and reasonably relate to mitigating the anticipated detrimental effects of the proposed use.
 - (c) If the reasonably anticipated detrimental effects of a proposed conditional use cannot be substantially mitigated by the proposal or the imposition of reasonable conditions to achieve compliance with applicable standards, the land use authority may deny the conditional use.
- (3) A land use authority's decision to approve or deny conditional use is an administrative land use decision.
- (4) A legislative body shall classify any use that a land use regulation allows in a zoning district as either a permitted or conditional use under this chapter.

Amended by Chapter 385, 2021 General Session

Elmer Automotive L.L.C.

Section 1: Kaidon Elmer, 23 W Clark St, [REDACTED], Owner of business/property

Section 2: See section one.

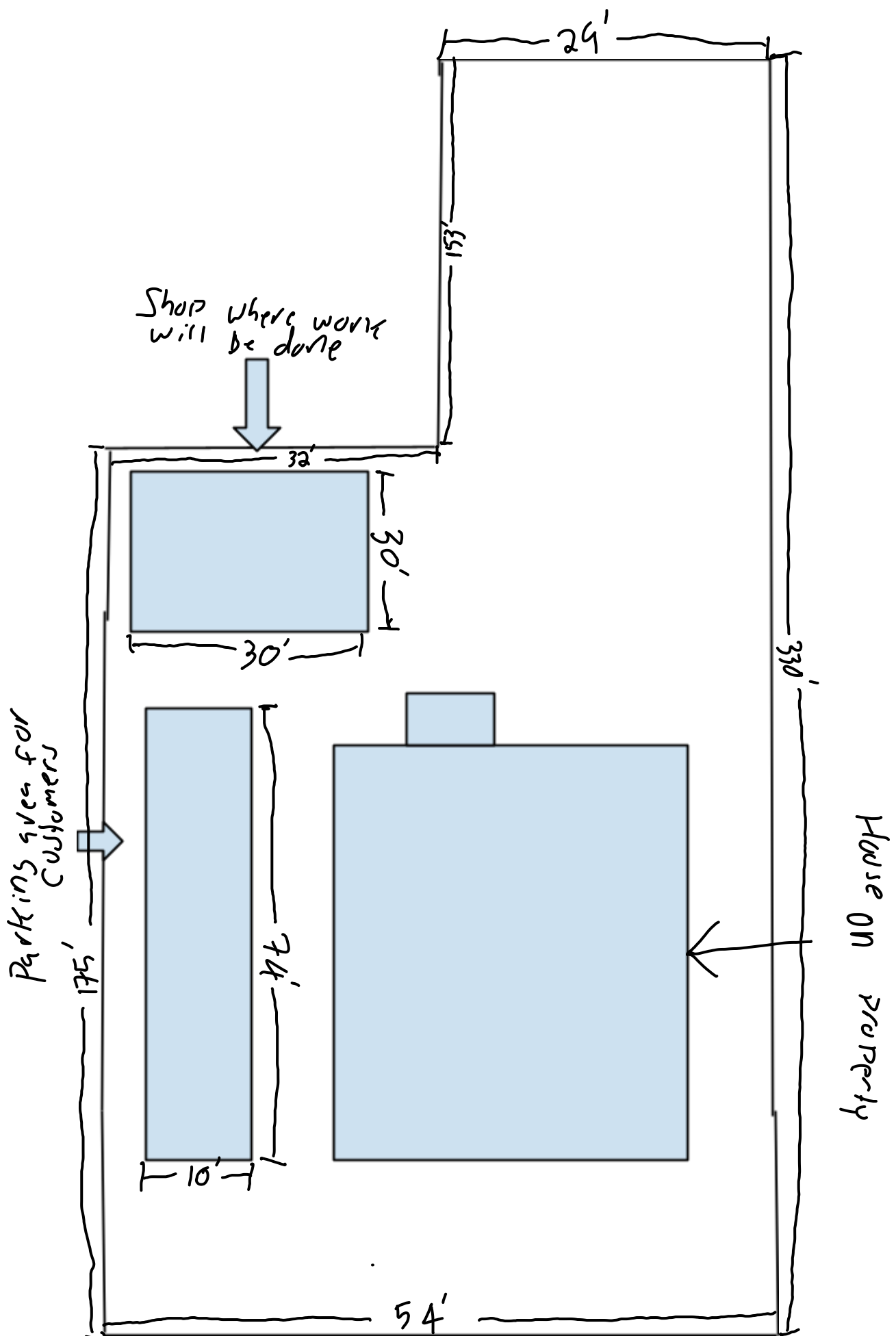
Section 3: 23 West Clark Street Grantsville UTAH, 84029

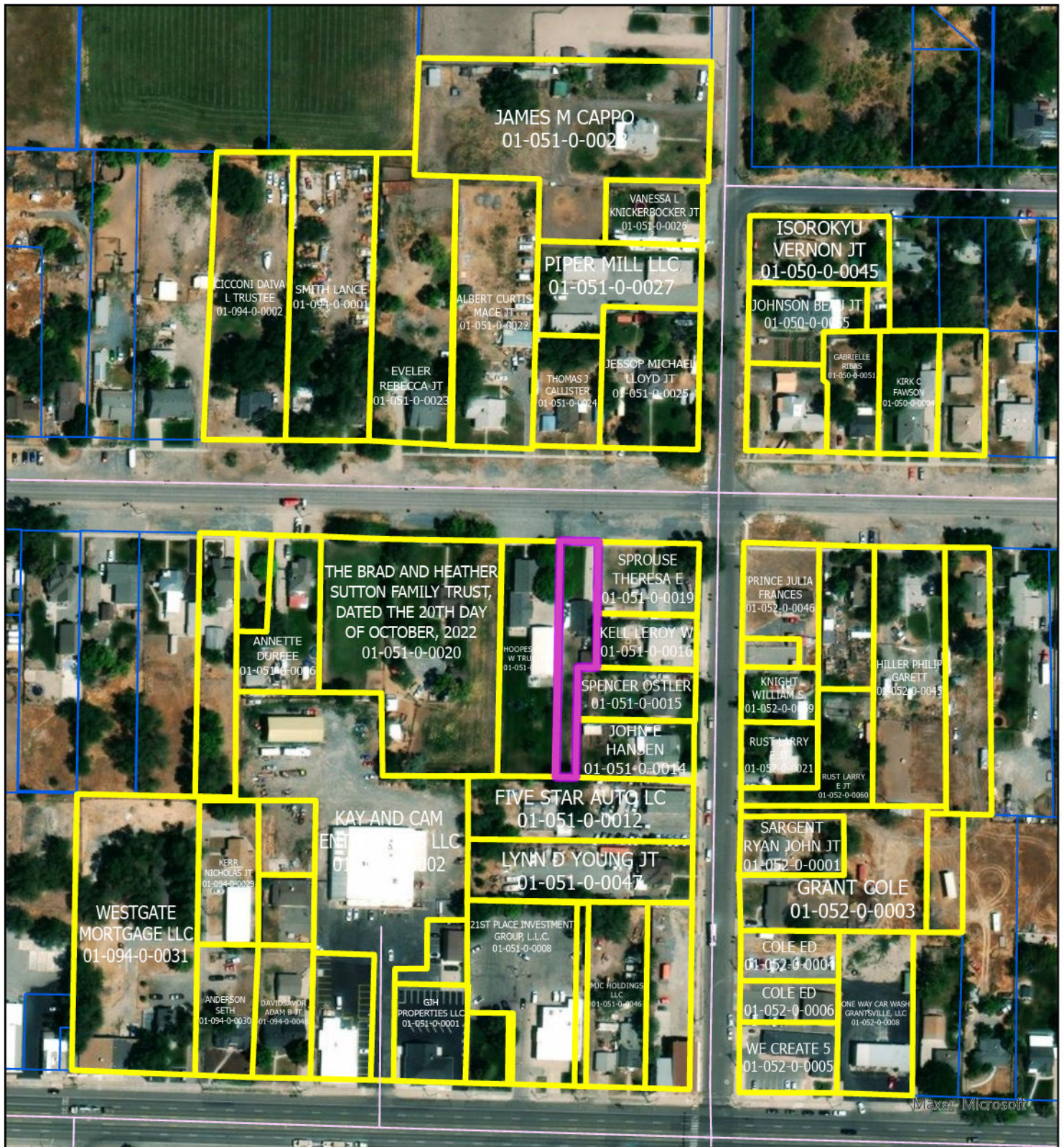
Section 4:

1. Business will be conducted on the preexisting detached garage on the property (See drawing for reference).
2. Kaidon Elmer will be conducting the day to day operations.
3. Our hours are from 07:00-19:00 hours for only 14 days a month (which are different every week) that include weekdays and weekends.
4. Max Customers in a single day would be 3.
5. Equipment used is standard shop tools (wrenches, ratchets, drills, impacts, jacks, etc), we have no lifts or tire equipment.
6. Chemicals to be used would consist of penetrating fluid (WD40), and Brake clean in an aerosol can (4-8 cans of each at one time) All of these will be stored in the southwest corner of the garage on a storage shelf. Will also have automotive fluids on sight as well on an as needed basis.

Section 5:

Please see attached drawing for this.





RADIUS REPORT

KAIDON ELMER
01-051-0-0018



GIS Map Disclaimer: **TOOELE COUNTY**
This is not an official map but for reference use only. The data was compiled from the best sources available, but various errors from the sources may be inherent on the map. All boundaries and features therein should be treated as such. For boundary information, the pertinent County Departments or Municipalities should be contacted. This map is a representation of ground features and is not a legal document of their locations. The scale represented is approximate, so this is NOT a Survey or Engineering grade map and should by no means be used as such. This map is not intended for all uses. Tooele County is not responsible or liable for any derivative or misuse of this map.

0 100 200 400 US Feet



Jaina Bassett <jbassett@grantsvilleut.gov>

CUP Application 2024094- Elmer

6 messages

Jaina Bassett <jbassett@grantsvilleut.gov>

Wed, Nov 20, 2024 at 12:18 PM

To: Shelby Moore <smoore@grantsvilleut.gov>, Christy Montierth <cmontierth@grantsvilleut.gov>, Markus Seat <mseat@grantsvilleut.gov>, Andy Jensen <ajensen@grantsvilleut.gov>, Grantsville Fire Marshal <firemarshal@grantsvilleut.gov>

Good afternoon,

Attached is an application for a CUP, to operate a general automotive repair and maintenance business on the residential property. This permit was initially denied by staff because automobile service is not a permitted use in the RM-7 zone. However, the applicant has requested to appeal this decision to the Planning Commission. Please review and provide any feedback or concerns.

Thank you and have a great day!

Jaina Bassett

Community Development Administrative Assistant

Grantsville City Corporation

Phone: (435) 884-1674

Email: jbassett@grantsvilleut.gov



2024094 Combined Application Documents.pdf
1053K

Andy Jensen <ajensen@grantsvilleut.gov>

Wed, Nov 20, 2024 at 1:41 PM

To: Jaina Bassett <jbassett@grantsvilleut.gov>

Cc: Shelby Moore <smoore@grantsvilleut.gov>, Christy Montierth <cmontierth@grantsvilleut.gov>, Markus Seat <mseat@grantsvilleut.gov>, Grantsville Fire Marshal <firemarshal@grantsvilleut.gov>

The 900 square feet of building is well under any building code triggers for additional code requirements to be needed. So no concerns.

Andy Jensen
Grantsville Building Official
ajensen@grantsvilleut.gov
435-884-4617

[Quoted text hidden]

Christy Montierth <cmontierth@grantsvilleut.gov>

Wed, Nov 20, 2024 at 2:08 PM

To: Andy Jensen <ajensen@grantsvilleut.gov>

Cc: Jaina Bassett <jbassett@grantsvilleut.gov>, Shelby Moore <smoore@grantsvilleut.gov>, Markus Seat <mseat@grantsvilleut.gov>, Grantsville Fire Marshal <firemarshal@grantsvilleut.gov>

If parking is off the street as shown, no concern for public works.

[Quoted text hidden]

--

Christy Montierth

Grantsville City
Public Works Director
336 West Main Street

Grantsville, UT 84029
cmontierth@grantsvilleut.gov
Office: (435) 884-0627
Cell: (435) 830-6540

Jaina Bassett <jbassett@grantsvilleut.gov>

Wed, Nov 20, 2024 at 3:06 PM

To: Christy Montierth <cmontierth@grantsvilleut.gov>

Cc: Andy Jensen <ajensen@grantsvilleut.gov>, Shelby Moore <smoore@grantsvilleut.gov>, Markus Seat <mseat@grantsvilleut.gov>, Grantsville Fire Marshal <firemarshal@grantsvilleut.gov>

Thanks Andy and Christy!

[Quoted text hidden]

Grantsville Fire Marshal <firemarshal@grantsvilleut.gov>

Fri, Nov 22, 2024 at 7:32 PM

To: Jaina Bassett <jbassett@grantsvilleut.gov>

Cc: Christy Montierth <cmontierth@grantsvilleut.gov>, Andy Jensen <ajensen@grantsvilleut.gov>, Shelby Moore <smoore@grantsvilleut.gov>, Markus Seat <mseat@grantsvilleut.gov>

Jaina,

No concerns for fire.

Jason E. Smith
Fire Chief/Fire Marshal
Grantsville Fire Department



Cell: (801) 598-7049
firemarshal@grantsvilleut.gov

[Quoted text hidden]

Jaina Bassett <jbassett@grantsvilleut.gov>

Mon, Nov 25, 2024 at 12:47 PM

To: Grantsville Fire Marshal <firemarshal@grantsvilleut.gov>

Cc: Christy Montierth <cmontierth@grantsvilleut.gov>, Andy Jensen <ajensen@grantsvilleut.gov>, Shelby Moore <smoore@grantsvilleut.gov>, Markus Seat <mseat@grantsvilleut.gov>

Thanks Jason!

[Quoted text hidden]

AGENDA ITEM #6

Report from Zoning Administrator.

AGENDA ITEM #7

Open Forum for Planning Commissioners

AGENDA ITEM #8

Report from City Council.

AGENDA ITEM #9

Adjourn.