

AGENDA ITEM # 1

Consideration of an appeal by John Lanser regarding the Planning and Zoning Administrator's decision to deny a request to construct a shed encroaching into the Public Utility Easement. The applicant is also requesting a deviation from the RM-7 zone's maximum building coverage, seeking a variance to increase the allowable coverage from 20% to 25.35%—an increase of 642 square feet—at the property located at 43 South Mustang Way.

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



Staff Report Summary for the Consideration of an appeal by John Lanser regarding the Planning and Zoning Administrator's decision to deny a request to construct a shed encroaching into the Public Utility Easement. The applicant is also requesting a deviation from the RM-7 zone's maximum building coverage, seeking a variance to increase the allowable coverage from 20% to 25.35%—an increase of 642 square feet—at the property located at 43 South Mustang Way.

Parcel ID(s): 20-018-0-0124
Property Address: 43 South Mustang Ridge
Applicant Name: John Lanser
Request: Appeal of the Zoning Administrators denial
Prepared By: Shelby Moore

Meeting Date: July 17, 2025
Public Hearing Date: July 17, 2025

Current Zone: RM-7

Planning Staff Explanation:

John Lanser has appealed the Planning and Zoning Administrator's decision to deny his request to build a shed that encroaches into the Public Utility Easement (PUE). The denial was based on the requirement that all utility companies must approve the encroachment, and Grantsville City Public Works did not grant approval and the structure is permanent. The existing encroachment process applies only to non-permanent structures of 200 square feet or less, whereas the proposed garage is a permanent structure. While all other utility companies approved the request, the objection from Grantsville City PW remains a determining factor in the denial.

Mr. Lanser is also requesting a deviation from the RM-7 zone's maximum building coverage, seeking a variance to increase the allowable coverage from 20% to 25.35% an increase of 642 square feet.

The Planning Commission is now tasked with reviewing the appeal and determining whether to uphold or overturn the Administrator's decision.

15.4 RESIDENTIAL DISTRICT - RM-7.

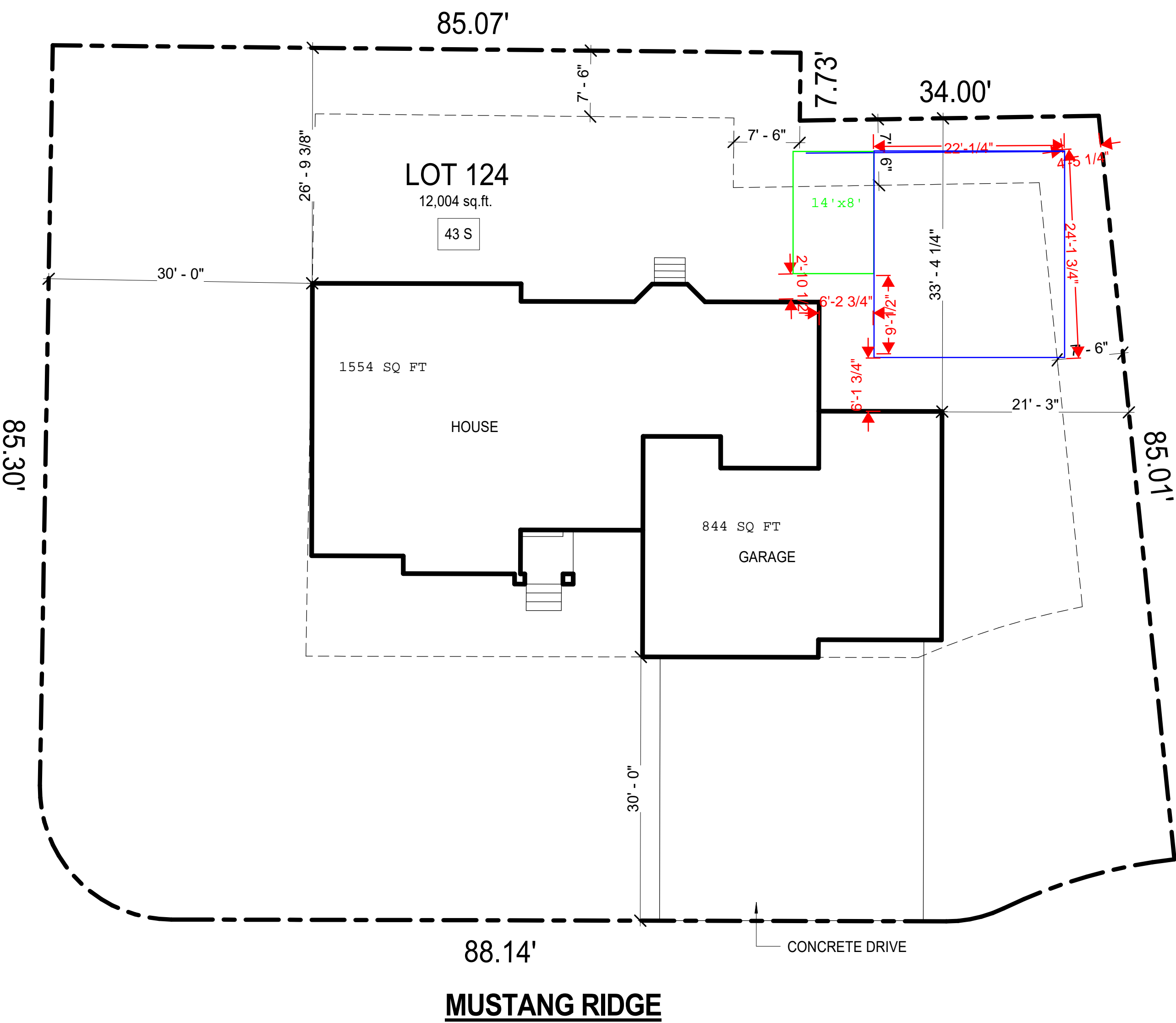
LOT 12004 X 20%=	2400.80
BASEMENT	- 1554
GARAGE	- 884
TOTAL LEFT	(-37.20)

Minimum Yard Setback Requirements:

- Front Yard for All Buildings.....25 feet.
- Rear Yard for All Buildings.....20 feet.
- Side Yard for Main Building, Each Side.....7.5 feet.
- Side Yard for Accessory Buildings.....4 feet.
- Rear Yard for Accessory Buildings.....1 foot.
- On Corner Lots, 2 front yards and 2 side yards are required.

*Setback shall be as listed or match the easement, whichever is greater

- Maximum Building Height35 feet
- Maximum Building Coverage20%



GENERAL NOTES

1. LOADING

RISK CAT.: 1

SNOW: 36 PSF

Ct = 1.2

WIND: 105 MPH (ULTIMATE) - EXPOSURE C

ROOF DEAD: 15 PSF

WALL DEAD: 10 PSF

SEISMIC: SDC D
2. ALL CONSTRUCTION TO BE PER THE 2021 INTERNATIONAL BUILDING CODE (IBC) U.N.O.
3. WOOD FRAMING

A. ALL FRAMING MEMBERS SHALL BE D.F. STUD GRADE OR BETTER WITH THE FOLLOWING DESIGN VALUES (U.N.O.):

F_b= 700 PSI

F_v= 450 PSI

F_v= 180 PSI

F_c= 850 PSI PARALLEL

E= 1,400 KSI

B. ROOF SHEATHING SHALL BE PER SCHEDULE. STAGGER LAYOUT (APA COND. 1)

C. EXTERIOR WALL SHEATHING SHALL BE FASTENED TO FRAMING PER SW1 OF THE STANDARD GARAGE ROOF & WALL SHEATHING NAILING SCHEDULE U.N.O.

D. NAILING SCHEDULE:

STUD TO TOP PLATE (2) 16d

STUD TO SILL PLATE (2) 16d TO END

DBL. PLATE SPLICE 16d AT 16" O.C.

DBL. HEADER 16d STAGGERED AT 16" O.C. (TWO ROWS)

HEADER TO STUD (6) 8d

E. EACH SILL PLATE MEMBER TO HAVE A MINIMUM OF (2) ANCHOR BOLTS.
4. FOOTING

A. ALL CONCRETE FOR FOOTINGS & SLABS TO HAVE MIN. COMPRESSIVE STRENGTH OF 2500 PSI.
5. ROOFING

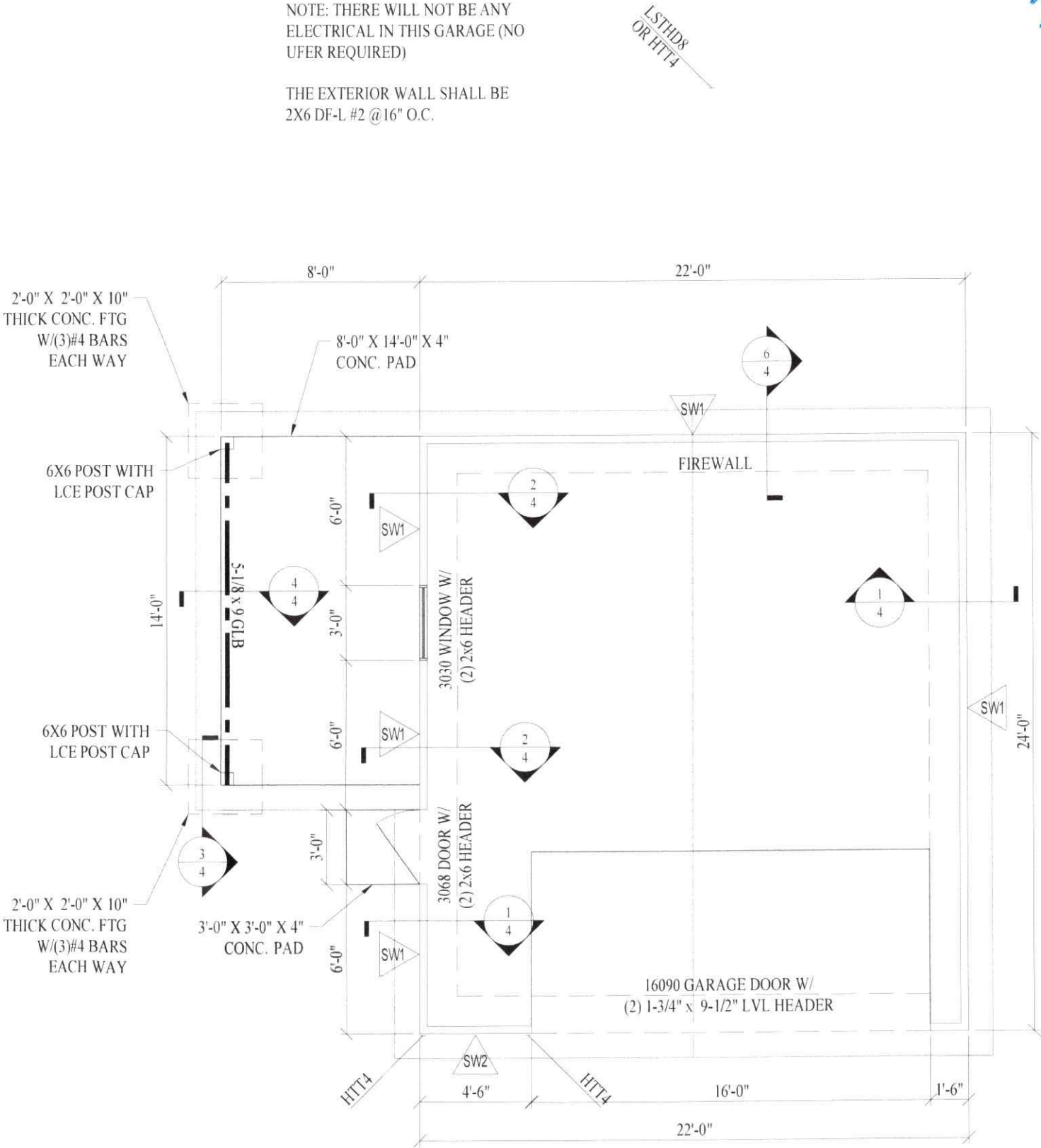
A. CLASS A FIBERGLASS SHINGLES

B. 15 LB. ROOFING FELT

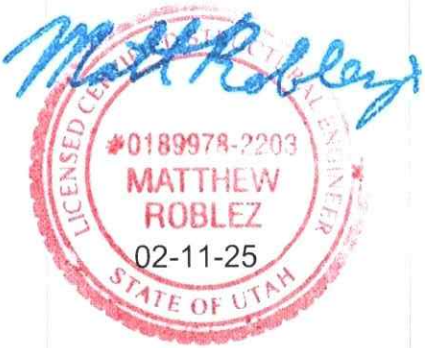
C. TYPE D METAL FLASHING AND DRIP EDGES REQUIRED ALL SIDES.
6. GENERAL

A. ERECTION PROCEDURES SHALL CONFORM TO OSHA STANDARDS. BUILDER SHALL PROTECT ALL ADJACENT PROPERTY, STRUCTURES, STREETS, UTILITIES, ETC.

B. BUILDER IS RESPONSIBLE FOR SAFETY OF BUILDING DURING CONSTRUCTION. PROVIDE ALL SHORING OR BRACING AS REQUIRED AND PER GOVERNING REGULATIONS.



1 GARAGE PLAN
3/16"=1'-0"



McNEIL ENGINEERING STRUCTURAL L.C.

8610 SOUTH SANDY PARKWAY • SANDY, UTAH 84070
(801) 255-7700 • FAX (801) 255-8071

CIVIL, STRUCTURAL ENGINEERING & LAND SURVEYING
PAVEMENT & ROOF CONSULTING

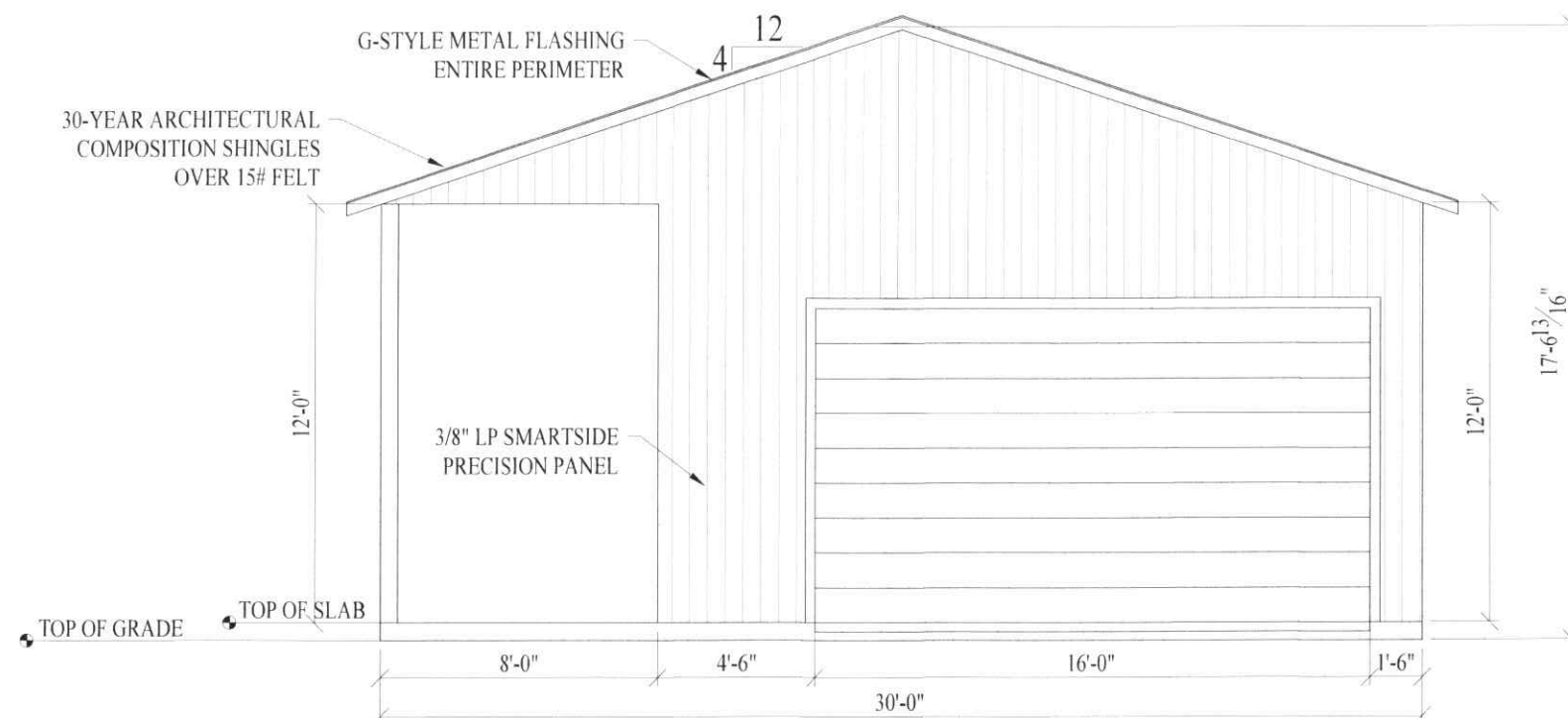
JOHN LANSEER - DETACHED GARAGE
RANCH STYLE GARAGE - END OPENING
43 S MUSTANG RIDGE RD GRANTSVILLE, UT

PROJECT

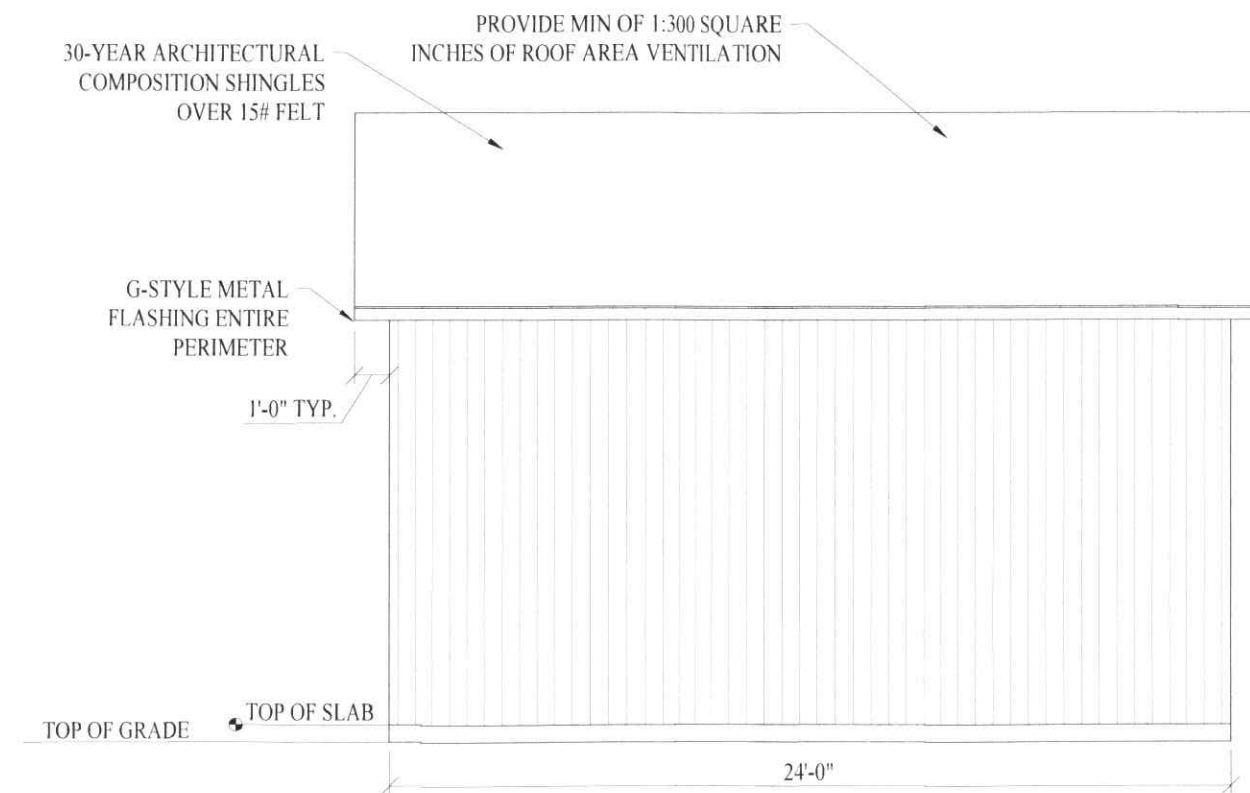
PROJECT NO.	DATE	DESIGNED BY
25010.001	02/07/2025	TAL
PAGE NO.	1	OF 5

1. NAILS FOR SW WALLS MAY BE BOX NAILS. NAILS FOR FLOOR AND ROOF TO BE COMMON TYPE.
2. WHERE NAIL SPACING IS 3" O.C. OR LESS, ALL FRAMING MEMBERS RECEIVING EDGE NAILING FROM ABUTTING PANELS SHALL NOT BE LESS THAN A 3" NOMINAL MEMBER OR DOUBLE 2x MEMBER. STITCH NAIL DOUBLE MEMBER WITH TWO ROWS OF 10d COMMON NAILS AT 4" OC. A 3x OR DOUBLE 2x MEMBER IS NOT REQUIRED FOR SILL PLATES, U.N.O. ON THE PLANS
3. WHERE OSB/CDX IS DESIRED IN LIEU OF LP SMARTSIDE PANELS, USE 7/16" SHEATHING W/ THE SAME NAILING PATTERN AND SPAN RATING SHOWN IN THE TABLE ABOVE.
4. WHEN SHEATHING IS APPLIED OVER GYPSUM, USE 10d COMMON NAILS IN LIEU OF 8d COMMON NAILS.

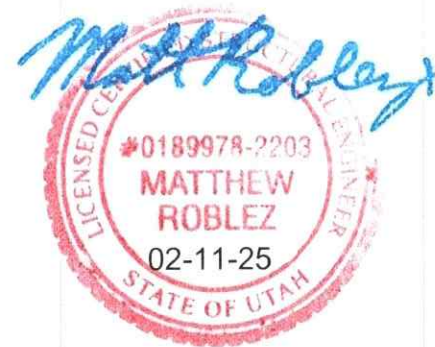
SHEATHING NAILING SCHEDULE							
MARK	TYPE	THICKNESS	SPAN RATING	NAILING			
				SIZE	BLOCKED	EDGE	FIELD
SW1	LP SMARTSIDE	3/8"	32/16	8d	YES	6	6
SW2	LP SMARTSIDE	3/8"	32/16	8d	YES	4	6
SW3	LP SMARTSIDE	3/8"	32/16	8d	YES	3	6
SW4	LP SMARTSIDE	3/8"	32/16	8d	YES	2	6
PF	SEE PORTAL FRAME DETAIL WHEN APPLICABLE						
ROOF	OSB/CDX	7/16"	32/16	8d	NO	6	12
FLOOR	OSB/CDX	3/4"	48/24	8d	NO	6	12



1 FRONT WALL ELEVATION
3/16"=1'-0"



2 RIGHT WALL ELEVATION
3/16"=1'-0"



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8610 SOUTH SANDY PARKWAY • SANDY, UTAH 84070
(801) 255-7700 • FAX (801) 255-8071

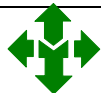
JOHN LANSER - DETACHED GARAGE
RANCH STYLE GARAGE - END OPENING
43 S MUSTANG RIDGE RD GRANTSVILLE, UT

PROJECT

CIVIL, STRUCTURAL ENGINEERING &
LAND SURVEYING
PAVEMENT & ROOF CONSULTING

PROJECT NO. 25010.001 DATE 02/07/2025
PAGE NO. DESIGNED BY

2 OF 5 TAL



McNEIL ENGINEERING STRUCTURAL, L.C.

8610 S. SANDY PARKWAY, SUITE 200 • SANDY, UTAH 84070
(801) 255-7700 • FAX (801) 255-8071

CIVIL, STRUCTURAL ENGINEERING & LAND SURVEYING
PAVEMENT & ROOF CONSULTING

PROJECT

Eric Jacobsmeyer
Detached Garage
43 S Mustang Ridge Rd Grantsville UT

DATE

February, 25

DESIGNED BY

T A L

SHEET

7

PROJECT NO.

25010.001

LOCATION AND INFORMATION





3/19/2025

Re: Utility easement at 43 S Mustang Ridge Road

Dear Resident:

We have received your request for a variance to build a permanent structure within the designated utility easement on your property. After careful review, Grantsville City is unable to grant this variance and will not release the utility easement as it must remain as originally designed on the recorded plat.

Utility easements are critical for public infrastructure, providing necessary access for utilities such as water, sewer, storm drainage, power, and telecommunications. Allowing a permanent structure within this area could interfere with current and future utility maintenance, repairs, or upgrades, potentially leading to service disruptions and increased costs.

We understand that this may be disappointing, and we appreciate your cooperation in maintaining the integrity of the City's utility infrastructure.

Sincerely,

Christy Montierth
Public Works Director
cmontierth@grantsvilleut.gov
435-884-0627

2/20/25

LUMEN[®]

ATTN: Jessica R.
Via Email: kongsheds@gmail.com

NO OBJECTION

SUBJECT: Encroachment P864586
43 S. Mustang Ridge Rd.
Grantsville, UT 84029

DESCRIPTION: Encroachment into the PUE in the northeastern corner of the property for the purpose of a garage structure. APN 20-018-0-0124, Lot 124 in Mustang Ridge Subdivision Phase 1

To Whom It May Concern:

Qwest Corporation d/b/a CENTURYLINK QC has reviewed the request for the subject encroachment and has determined that CenturyLink does not have facilities within the subject public right of way, and therefore agrees to the encroachment. Please forward this letter of approval as you see fit.

It is the intent and understanding of CenturyLink that this encroachment shall not reduce our rights to any existing easement or rights we have on this site or in the area.

Sincerely,

/s/

CenturyLink Right of Way Team

Space above for County Recorder's use
PARCEL I.D.# 20-018-0-0124

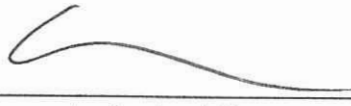
DISCLAIMER OF UTILITY EASEMENT

The undersigned, QUESTAR GAS COMPANY dba Dominion Energy Utah, Grantor, hereby disclaims and releases any rights, title or interest which it may have in and to the following-described real property in Tooele County, Utah, to-wit:

All public utility easements, excepting the easement(s) or portion of easement(s) running adjacent and parallel to the street(s), located within Lot 124, Mustang Ridge Subdivision, located in the Southeast quarter of Section 32, Township 2 South, Range 5 West, Salt Lake Base and Meridian, Tooele County, Utah; said Subdivision recorded in the Office of the County Recorder for Tooele County, Utah.

IN WITNESS WHEREOF, this disclaimer and release of any right, title or interest has been duly executed on December 10, 2024.

QUESTAR GAS COMPANY
Dba Dominion Energy Utah

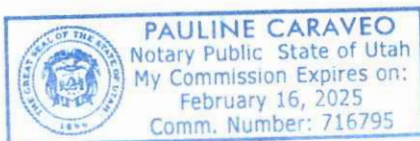
By: 
Authorized Representative

STATE OF UTAH)
) ss.
COUNTY OF SALT LAKE)

On December 10, 2024, personally appeared before me Caroline King, who, being duly sworn, did say that (s)he is an Authorized Representative for QUESTAR GAS COMPANY dba Dominion Energy Utah, and that the foregoing instrument was signed on behalf of said corporation pursuant to a Delegation of Authority.



Notary Public





Comcast Cable Communications, Inc.
1350 E. Miller Ave.
Salt Lake City, Utah 84106
801-401-3041 Tel
801-255-2711 Fax

December 9, 2024

Jessica R.
Kong Sheds
2995 South 460 West
Salt Lake City, UT 84115

To whom it may concern,

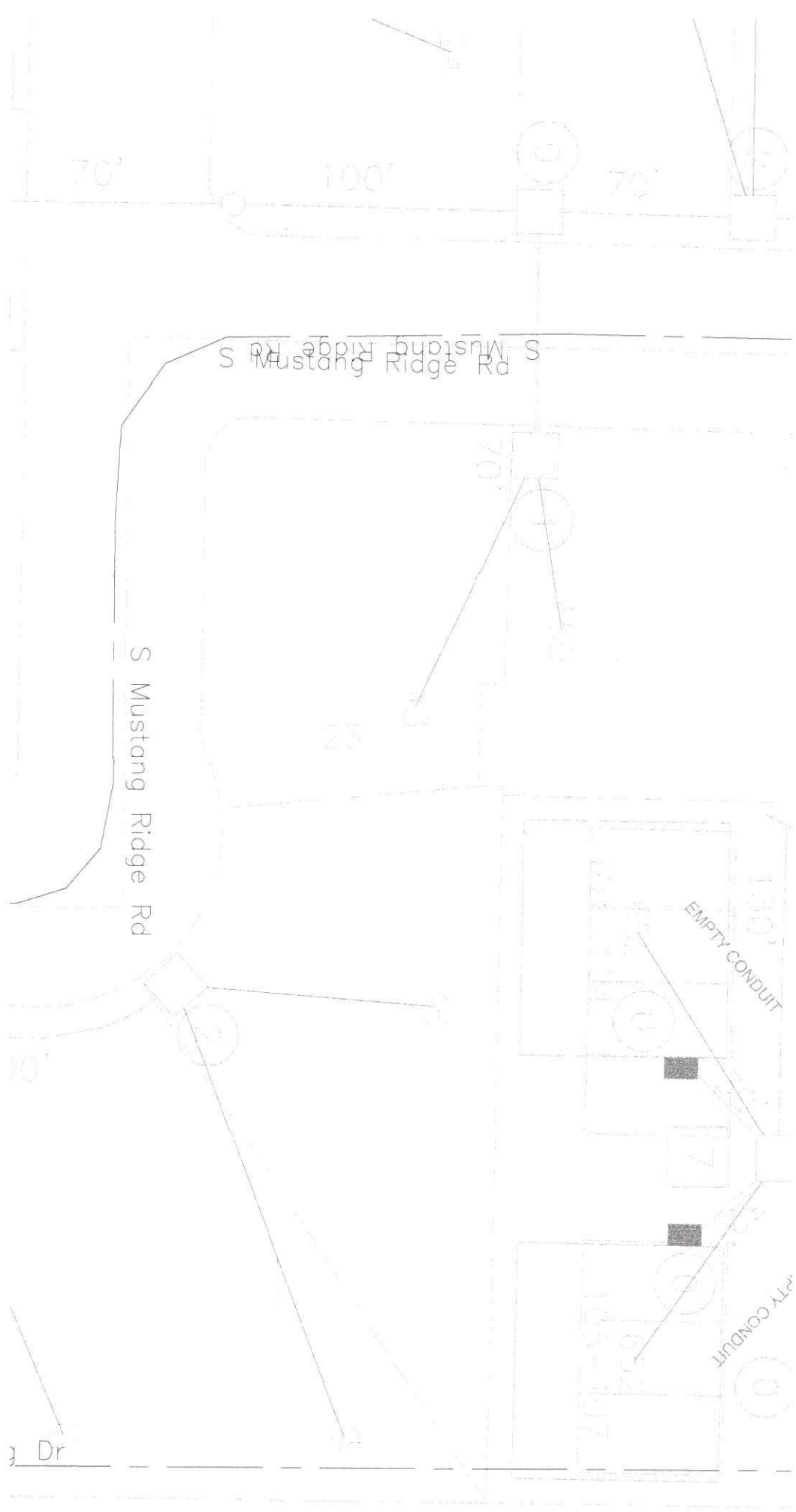
Comcast of Utah II grants permission to encroach upon the existing utility easements, which exists along the North and East property lines of 43 South Mustang Ridge Road, Grantsville, UT, as long as it does not interfere with or deny access to our existing facilities (poles, cable, conduits, pedestal, electronics). Three feet of clearance must be maintained around all pedestals.

If you need our facilities to be moved, it can be done at your expense. If any damage is incurred to our facilities due to your encroachment, repairs will be done at your expense. Be sure to contact Blue Stakes to locate all utility services at least 48 hours before digging.

Sincerely,

Annette Harm

Annette Harm
Authorized Representative



February 26th, 2025

Re: Request 7377126 43 S MUSTANG RIDGE RD, GRANTSVILLE, UT

To Whom it May Concern:

As you requested, Rocky Mountain Power hereby consents to an encroachment into the utility easements on the NORTHEAST corner of the property, staying at least 10' from front of lot, located at 43 S MUSTANG RIDGE RD, GRANTSVILLE, UT 84029 to build a shed.

However, this consent does not waive or relinquish any rights necessary to the operation, maintenance, renewal, construction, repair, or removal of Power Company lines, conduit, or other power facilities, which are or may be located on said easement. Also, all clearances must be maintained from Power Company lines.

As consideration for the Power Company granting you permission to encroach upon said easement, it will be necessary for you to hold the Power company harmless from any and all claims for personal injuries or damages to property when such injuries or damages, directly or indirectly, arise out of the existence, construction, installation, maintenance, condition, use or presence of your structures upon said easement. Rocky Mountain Power shall not be responsible for any damages to structures or property located on said easement.

Sincerely,

Austin Veater

Austin Veater
Estimating Department
435-833-7946

AGENDA ITEM #2

Approval of Wells Crossing Phase 7 Final Plat.



Grantsville City Planning Commission
Staff Report: Wells Crossing – Phase 7 Final Plat Approval
July 17, 2025

Request:

Final Plat Approval – **Wells Crossing Phase 7**, including Planning Commission interpretation of setbacks for lots 706, 707, 719, and 720.

Background:

Wells Crossing Phase 7 is the final phase of the larger Wells Crossing subdivision. This phase proposes 28 new residential lot. Due to the unique geometry of four lots, standard setback interpretations render them technically unbuildable according to the current zoning definitions and layout.

The Development Review Committee (DRC) reviewed the final plat and determined it could not administratively approve the plat due to the way the side and rear yard setbacks are interpreted under current code. Therefore, the application is being referred to the Planning Commission for interpretation and direction.

Issue:

The four proposed lots at the end of each cul-de-sac are wedge-shaped and irregular, which complicates the application of rear and side yard setback requirements defined in Grantsville City Code. Specifically:

- **Side Yard Setback (Section 277):**
“That part of a lot that adjoins another lot, between the side line of the building and the side lot line, and extending from the front yard setback to the rear yard setback.”
 - The setback must be measured from the lot line to the closest portion of the structure (eaves or wall line).
- **Rear Yard Setback (Section 258):**
“That part of a lot that adjoins another lot, alley, street, road or highway, which does not

*** 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.



provide the main access to the lot... between the rear line of the building and the rear lot line..."

- Similar to the side yard, the rear setback is measured from the rear lot line to the closest portion of the structure.

Developer Request:

The applicant is seeking Planning Commission approval to interpret the orientation of the homes and allow the proposed setback placements based on practical building orientation rather than a literal geometric application of the definitions. Without this interpretation, the building envelope is significantly restricted or potentially eliminated entirely, resulting in lots that are not feasible to develop.

Staff Analysis:

- These types of lot configurations are common in cul-de-sac designs and frequently require contextual interpretation of setbacks.
- The code does not directly address irregular or pie-shaped lots and therefore lacks clarity in how to assign side vs. rear setbacks in these situations.
- Granting the interpretation requested does not change the required setback distances, but rather clarifies *which* property lines should be considered “rear” vs. “side” based on building orientation and access.
- The interpretation is consistent with past approvals for similar cul-de-sac developments in the city.

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



Recommendation:

Staff recommends that the Planning Commission:

1. **Approve the Final Plat for Wells Crossing Phase 7**, contingent upon the following:
 - All structures must still comply with the required setback dimensions as per the zoning ordinance.
 - The final plat must show clear building envelopes reflective of the approved orientation.

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15.1 Residential District R-1-21

(1) The purpose of the R-1-21 district is to promote environmentally sensitive and visually compatible development of lots not less than 21,780 square feet in size, suitable for rural locations. The district is intended to minimize flooding, erosion, and other environmental hazards; to protect the natural scenic character; to promote the safety, and well-being of present and future residents; and ensure the efficient expenditure of public funds.

Minimum Lot Size:21,780 sq. feet (1/2 acre)

Lots shall comply with Chapter 4: Supplementary and Qualifying Regulations – Section 4.5: Lots Standards and Street Frontage.

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

Minimum Yard Setback Requirements:

Front Yard30 feet.

Rear Yard30 feet

Side Yard for Main Buildings5*/15 feet

Side Yard (Amended 4/98)4 feet*

Rear Yard for Accessory Buildings1 foot*

On corner lots, 2 front yards and 2 side yards are required.

*Setback shall be as listed or match the easement width, whichever is greater

Maximum Building Height35 feet, or a basement and two (2) floors, whichever is less

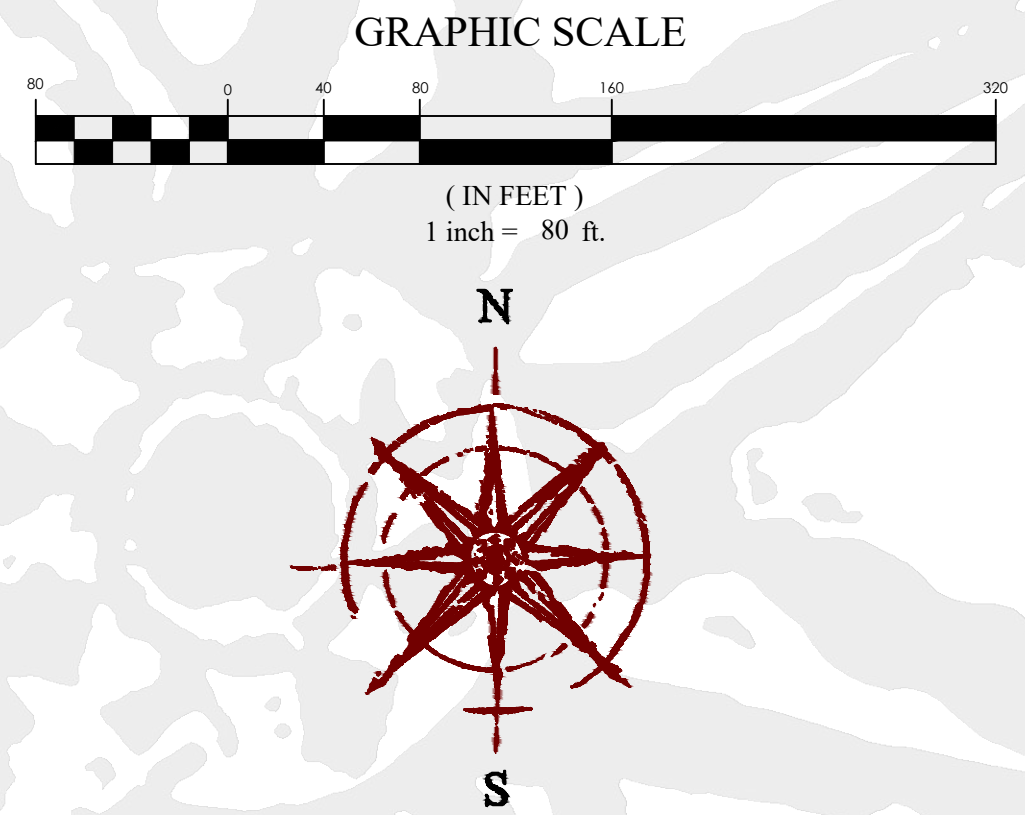
Maximum Building Coverage20%

Required Improvements:

Street grading

Street base

Sheet List Table	
Sheet Number	Sheet Title
C1	COVER SHEET
C2	FINAL PLAT
C2.1	FINAL PLAT
C3	SITE PLAN
C3.1	EXISTING CONDITIONS
C4	OVERALL GRADING SHEET
C4.1	GRADING PLAN
C4.2	GRADING PLAN
C4.3	GRADING PLAN
C4.4	GRADING PLAN
C4.5	GRADING PLAN
C4.6	GRADING PLAN
C4.7	GRADING PLAN
C4.8	GRADING PLAN
C5.1	DRAINAGE PLAN
C5.2	DRAINAGE PLAN
C5.3	DRAINAGE PLAN
C5.4	DRAINAGE PLAN
C5.5	DRAINAGE PLAN
C5.6	DRAINAGE PLAN
C5.7	DRAINAGE PLAN CALCS
C6	SEWER PLAN
C7	WATER PLAN
C8	EROSION CONTROL PLAN
C8.1	OFFSITE EROSION CONTROL
PP1	McKAY DRIVE
PP2	McKAY DRIVE
PP3	RIGDON STREET & CIRCLE
PP4	RIGDON STREET & CIRCLE
PP5	EMMA STREET & CIRCLE
PP6	EMMA STREET & CIRCLE
PP7	MORMON TRAIL TBC
PP8	MORMON TRAIL TBC
PP9	MORMON TRAIL TBC
PP10	MORMON TRAIL TBC
PP11	MORMON TRAIL TBC
PP12	MORMON TRAIL TBC
D1	DETAILS
D2	DETAILS
D3	DETAILS
D4	DETAILS
D5	DETAILS
D6	DETAILS
D7	DETAILS
D8	DETAILS
D9	NOTES
D10	NOTES
D11	NOTES



GENERAL NOTES

- CONTRACTOR TO FIELD VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION, AND REPORT ANY DISCREPANCIES TO THE ENGINEER.
 - ANY AND ALL DISCREPANCIES IN THESE PLANS ARE TO BE BROUGHT TO THE ENGINEER'S ATTENTION PRIOR TO COMMENCEMENT OF CONSTRUCTION.
 - ALL CONSTRUCTION SHALL ADHERE TO GRANTSVILLE CITY AND APWA STANDARD PLANS AND SPECIFICATIONS. SEE GRANTSVILLE CITY STANDARD NOTES, SHEET D9.
 - ALL UTILITIES AND ROAD IMPROVEMENTS SHOWN ON THE PLANS HEREIN SHALL BE CONSTRUCTED USING REFERENCE TO SURVEY CONSTRUCTION STAKES PLACED UNDER THE SUPERVISION OF A PROFESSIONAL LICENSED SURVEYOR WITH A CURRENT LICENSE ISSUED BY THE STATE OF UTAH. ANY IMPROVEMENTS INSTALLED BY ANY OTHER VERTICAL OR HORIZONTAL REFERENCE WILL NOT BE ACCEPTED OR CERTIFIED BY THE ENGINEER OF RECORD.
 - THIS DRAWING SET IS SCALED TO BE PRINTED ON A 24" X 36" SIZE OF PAPER (ARCH. D). IF PRINTED ON A SMALLER PAPER SIZE, THE DRAWING WILL NOT BE TO SCALE AND SHOULD NOT BE USED TO SCALE MEASUREMENTS FROM THE PAPER DRAWING. ALSO USE CAUTION, AS THERE MAY BE TEXT OR DETAIL THAT MAY BE OVERLOOKED DUE TO THE SMALL SIZE OF THE DRAWING.
- NOTICE**
- BEFORE PROCEEDING WITH THIS WORK, THE CONTRACTOR SHALL CAREFULLY CHECK AND VERIFY ALL CONDITIONS, QUANTITIES, DIMENSIONS, AND GRADE ELEVATIONS, AND SHALL REPORT ALL DISCREPANCIES TO THE ENGINEER.

WELLS CROSSING PHASE 7

PREPARED FOR:
MOUNTAIN VISTA DEVELOPMENT
GRANTSVILLE CITY



SITE MAP

ENGINEER'S NOTES TO CONTRACTOR

- THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS, TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN ON THESE DRAWINGS. THE CONTRACTOR FURTHER ASSUMES ALL LIABILITY AND RESPONSIBILITY FOR THE UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN OR NOT SHOWN ON THESE DRAWINGS. IF UTILITY LINES ARE ENCOUNTERED DURING CONSTRUCTION THAT ARE NOT IDENTIFIED BY THESE PLANS, CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY.
- CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE CITY, THE OWNER, AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.
- UNAUTHORIZED CHANGES & USES: THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.
- ALL CONTOUR LINES SHOWN ON THE PLANS ARE AN INTERPRETATION BY CAD SOFTWARE OF FIELD SURVEY WORK PERFORMED BY A LICENSED SURVEYOR. DUE TO THE POTENTIAL DIFFERENCES IN INTERPRETATION OF CONTOURS BY VARIOUS TYPES OF GRADING SOFTWARE BY OTHER ENGINEERS OR CONTRACTORS, FOCUS DOES NOT GUARANTEE OR WARRANTY THE ACCURACY OF SUCH LINework. FOR THIS REASON, FOCUS WILL NOT PROVIDE ANY GRADING CONTOURS IN CAD FOR ANY TYPE OF USE BY THE CONTRACTOR. SPOT ELEVATIONS AND PROFILE ELEVATIONS SHOWN IN THE DESIGN DRAWINGS GOVERN ALL DESIGN INFORMATION ILLUSTRATED ON THE APPROVED CONSTRUCTION SET. CONSTRUCTION EXPERTISE AND JUDGMENT BY THE CONTRACTOR IS ANTICIPATED BY THE ENGINEER TO COMPLETE BUILD-OUT OF THE INTENDED IMPROVEMENTS.

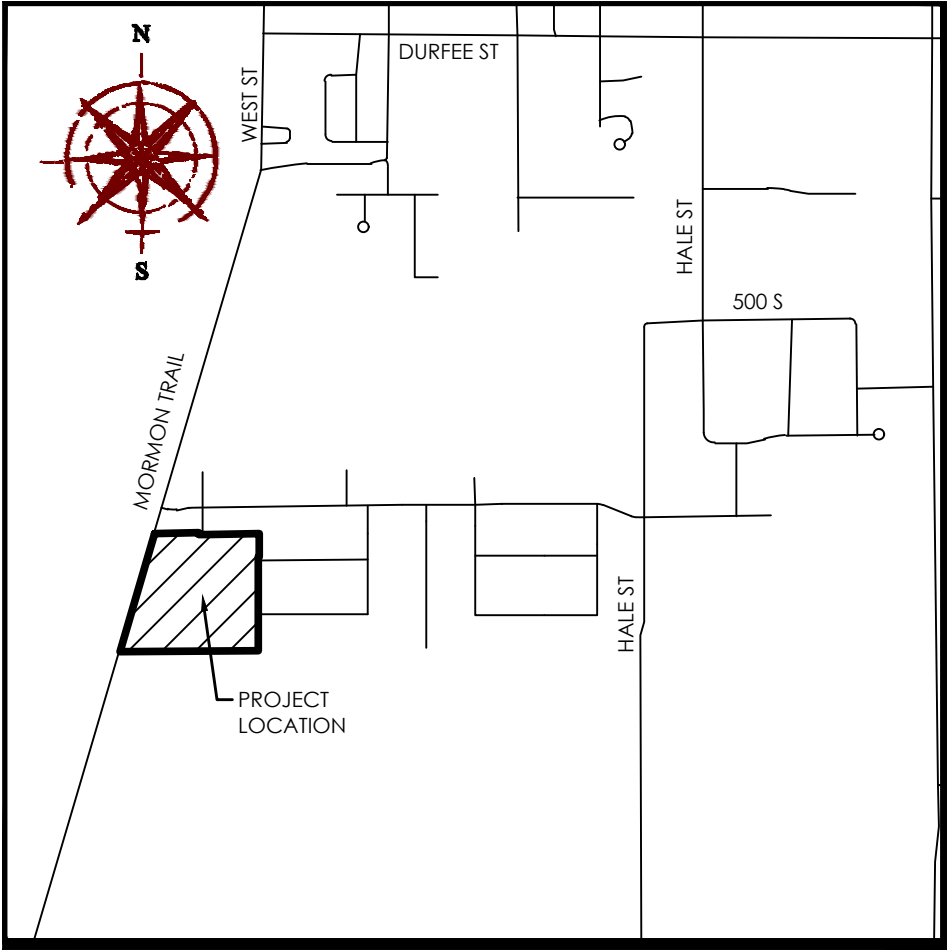
BENCHMARK

TOOELE COUNTY BENCHMARK TC-49
ELEV: 4295.04
DATUM: NAVD88

CONTACTS

ENGINEER & SURVEYOR
FOCUS ENGINEERING & SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047
(801) 352-0075
PROJECT MANAGER: MATT CHRISTENSEN
SURVEY MANAGER: EVAN WOOD

OWNER/DEVELOPER
COLE WEST
1222 WEST LEGACY CROSSING BLVD,
STE 6
CENTERVILLE, UTAH 84104
(801) 677-3810
CONTACT: CHASE FREBERAIN



VICINITY MAP

QUANTITIES	
PHASE 7	
818,252.05	SQ FT +/-
18.78	AC +/-
100%	
IMPERVIOUS AREA	
437,230	SQ FT +/-
10.04	AC +/-
53%	
LOT BUILDING AREA	
279,004	SQ FT +/-
6.41	AC +/-
34%	
LANDSCAPE AREA	
381,022.16	SQ FT +/-
8.75	AC +/-
47%	
ROW AREA	
202,088.60	SQ FT +/-
4.64	AC +/-
25%	
TOTAL NUMBER OF LOTS = 28	
616,369.73	SQ FT +/-
14.15	AC +/-
75%	

NOTES:

-APPROVED BY THE CITY ON: _____
-PRE CONSTRUCTION MEETING DATE: _____

APPROVED FOR CONSTRUCTION ON THIS _____ DAY OF _____, 20____

GRANTSVILLE CITY PUBLIC WORKS DIRECTOR

APPROVED BY CITY ENGINEER: GRANTSVILLE CITY, UTAH
FOR PUBLIC IMPROVEMENTS ONLY (SHEETS _____)

CITY ENGINEER _____ DATE _____

APPROVAL OF THESE PLANS DOES NOT RELEASE THE DEVELOPER FROM RESPONSIBILITY FOR CORRECTION OF MISTAKE, ERRORS OR OMISSIONS CONTAINED THEREIN. IF DURING THE COURSE OF CONSTRUCTION THE PUBLIC INTEREST REQUIRES A MODIFICATION OR A DEPARTURE FROM THE CITY SPECIFICATIONS, OR THE APPROVED PLANS, THE CITY SHALL HAVE THE AUTHORITY TO REQUIRE SUCH MODIFICATION OR A DEPARTURE, AND TO SPECIFY THE MANNER WHICH THE SAME IS MADE.



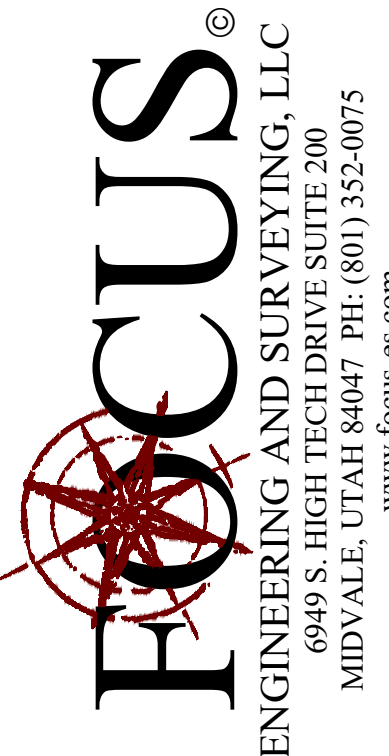
WELLS CROSSING PHASE 7

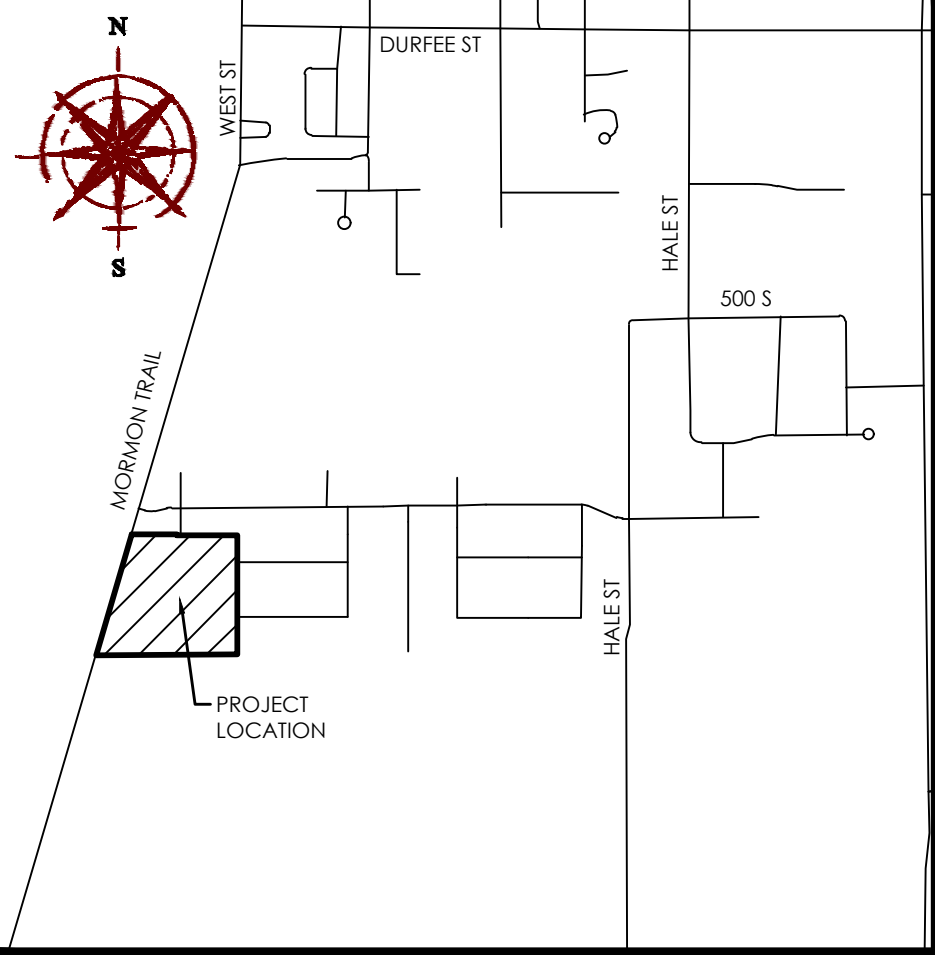
GRANTSVILLE CITY
COVER SHEET

REVISION BLOCK	
#	DESCRIPTION
1	03/18/24 LOWERED ROADS
2	04/10/24 MOVED STORM DRAIN PONDS
3	----
4	----
5	----
6	----

COVER SHEET

Scale: 1"=80' Drawn: MEC
Date: 07/08/25 Job #: 20-0593
Sheet: C1





VICINITY MAP
N.T.S.

LEGEND

- BOUNDARY
- SECTION LINE
- EASEMENT
- INGRESS AND EGRESS EASEMENT
- RIGHT-OF-WAY LINE
- CENTER LINE
- EXISTING PROPERTY LINE
- BOUNDARY MARKERS
- EXISTING STREET MONUMENT
- SECTION MONUMENT (FOUND)
- STREET MONUMENT (TO BE SET)
- MONUMENT TO MONUMENT
- MONUMENT TO BOUNDARY
- EASEMENT LABELS
- STATE PLANE COORDINATE POINT
- PRIVATE DRAINAGE AREA
- NYGREEN STREET AREA DEDICATED TO TOOELE COUNTY AS PUBLIC RIGHT-OF-WAY (46,850 SQFT OR 1.08 ACRES)
- MORMON TRAIL ROAD AREA DEDICATED TO TOOELE COUNTY AS PUBLIC RIGHT-OF-WAY (11,215 SQFT OR 0.26 ACRES)

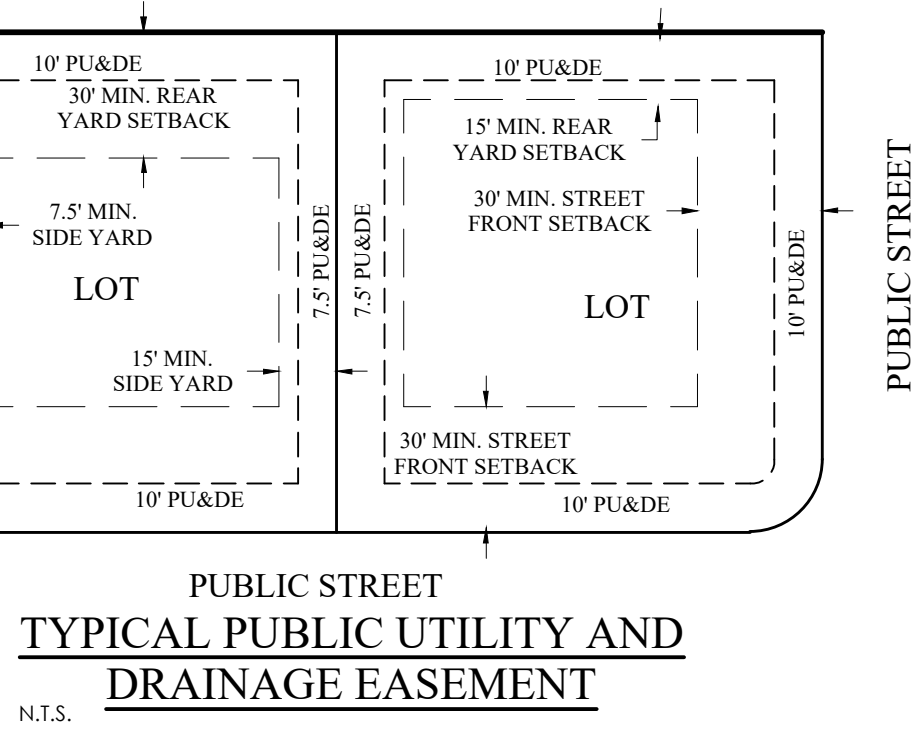
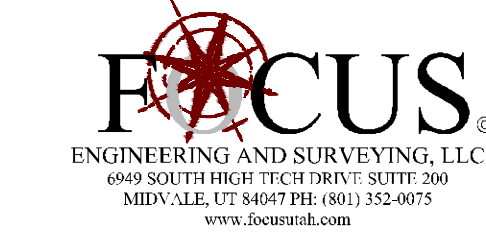
NOTES

- #5 X 24" 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.
- LOTS 701-703, 705-706, 713-715, & 717-718 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 THE PROPERTY AND APPLY TO ALL FUTURE PROPERTY OWNERS.
- LOTS 720-728 SHALL NOT HAVE ACCESS TO NYGREEN STREET.
- LOTS 706, 707, 719 & 720 SHALL NOT HAVE ACCESS TO MORMON TRAIL ROAD.
- AT NO TIME SHALL GRANTOR PLACE, USE OR PERMIT ANY EQUIPMENT OR MATERIAL OF ANY KIND THAT EXCEEDS TWELVE (12) FEET IN HEIGHT, LIGHT ANY FIRES, PLACE OR STORE ANY FLAMMABLE MATERIALS (OTHER THAN AGRICULTURAL CROPS), OR ON WITHIN THE BOUNDARIES OF THE RIGHT OF WAY. SUBJECT TO THE FOREGOING LIMITATIONS, THE SURFACE OF THE RIGHT OF WAY MAY BE USED FOR AGRICULTURAL CROPS AND OTHER PURPOSES NOT INCONSISTENT, AS DETERMINED BY GRANTEE, WITH THE PURPOSES FOR WHICH THE EASEMENT HAS BEEN GRANTED.

SHEET 2 OF 2

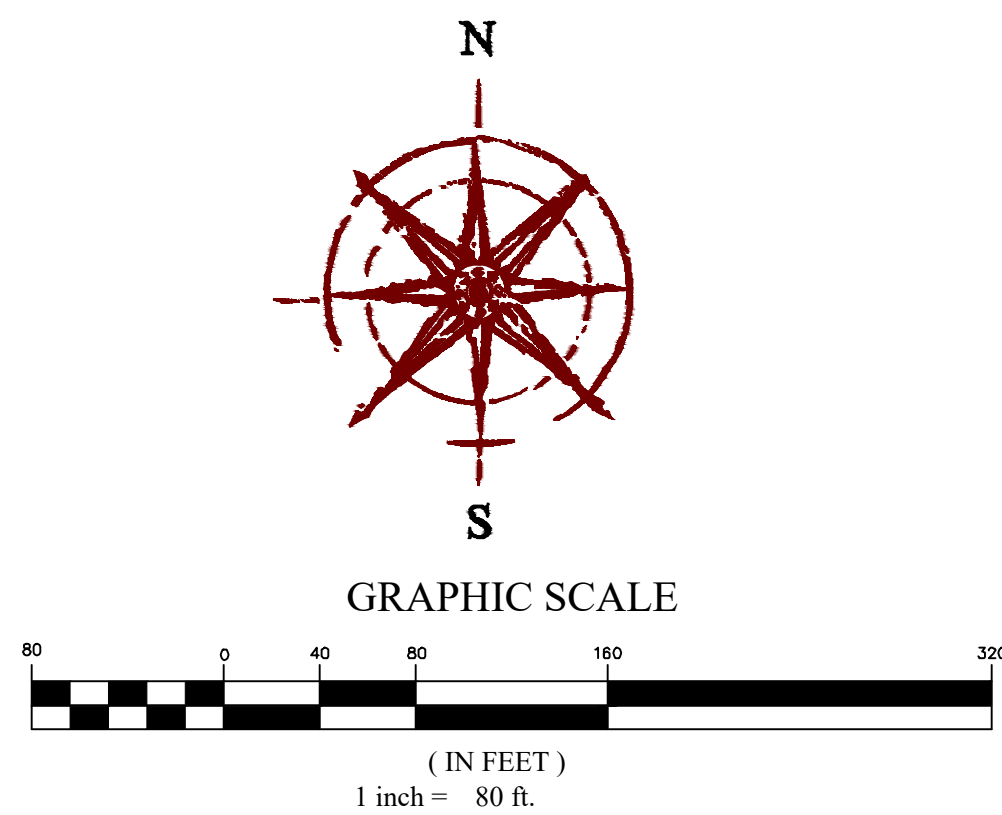
PREPARED FOR
OWNER/DEVELOPER
CW LAND COMPANY
1222 WEST LEGACY CROSSING BLVD.
STE 6
CENTERVILLE, UTAH 84104
(801) 677-3810
CONTACT: GREG DAY

PREPARED BY



WELLS CROSSING SUBDIVISION PHASE 7 FINAL PLAT

LOCATED IN THE SW 1/4 OF SECTION 1 AND THE NW 1/4 OF SECTION 12,
TOWNSHIP 3 SOUTH, RANGE 6 WEST,
SALT LAKE BASE & MERIDIAN
GRANTSVILLE CITY, TOOELE COUNTY, UTAH



PARCEL NO
01-078-0-0034
AS PER RECORD
#569904
LAKE BAIKAL, LLC, AN ARIZONA
LIMITED LIABILITY COMPANY, AS
TO AN UNDIVIDED 7.60% INTEREST,
TREJO INVESTMENTS, LLLP, AN
ARIZONA LIMITED LIABILITY
LIMITED PARTNERSHIP, AS TO AN
UNDIVIDED 6.3% INTEREST, AND
DMGT, LLC, AN ARIZONA LIMITED
LIABILITY COMPANY, AS TO AN
UNDIVIDED 6.21% INTEREST
ENTRY: 550587

PARCEL NO
01-078-0-0032
AS PER RECORD
#587590
IMG GRANTSVILLE
HOLDINGS, LLC

SOUTHWEST CORNER
SECTION 1, T3S, R6W, SLB&M
(FND. TOOELE CO. BRASS CAP)
DATE 1989

N89°51'40"E 2627.49 MEASURED
(N89°52'18"E 2627.44 RECORD)
AS SHOWN ON RECORD OF SURVEY 2018-0082

N89°52'18"E 2627.44 RECORD

S81°53'44"E 43.60' (M-M)

S89°44'51"W 1049.01'

GRANTSVILLE SOIL CONSERVATION DIST
ENTRY: 302195

S0°15'09"E 35.78' (TIE)
POINT
OF BEGINNING

RMP EASEMENT
ENTRY #242331

SOUTHWEST CORNER
SECTION 1, T3S, R6W, SLB&M
(FND. TOOELE CO. BRASS CAP)
DATE 1989

S89°51'40"W 681.06' (TIE)
BASIS OF BEARING
S89°52'18"W 2627.49 MEASURED
(2627.44 RECORD)

Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	15.00	50°12'29"	13.14	N64°49'36"E	12.73
C2	60.00	280°24'59"	293.65	S00°04'09"E	76.80
C3	15.00	50°12'29"	13.14	N64°57'54"W	12.73
C4	15.00	89°57'04"	23.55	S44°57'19"W	21.20
C5	15.00	90°02'56"	23.57	S45°02'41"E	21.22
C6	15.00	50°12'29"	13.14	N64°49'36"E	12.73
C7	60.00	280°24'59"	293.65	S00°04'09"E	76.80
C8	15.00	50°12'29"	13.14	N64°57'54"W	12.73
C9	15.00	89°57'04"	23.55	S44°57'19"W	21.20
C10	15.00	90°02'56"	23.57	S45°02'41"E	21.22
C11	15.00	89°57'04"	23.55	S44°57'19"W	21.20
C12	15.00	90°02'56"	23.57	S45°02'41"E	21.22
C13	105.00	16°42'42"	30.63	S81°53'48"E	30.52
C14	150.00	16°42'42"	43.75	S81°53'48"E	43.60
C15	15.00	90°00'00"	23.56	S28°32'27"E	21.21
C16	60.00	47°58'02"	50.23	S29°44'01"W	48.78
C17	60.00	86°25'19"	90.50	N83°04'19"W	82.16
C18	60.00	97°15'09"	101.84	N88°20'56"E	90.05
C19	60.00	48°46'29"	51.08	S18°38'15"E	49.55
C20	15.00	14°39'12"	3.84	N47°02'58"E	3.83
C21	60.00	66°54'01"	70.06	N73°18'40"W	66.15
C22	60.00	70°26'31"	73.77	S38°01'04"W	69.21
C23	15.00	40°24'09"	10.58	S69°43'46"W	10.36
C24	150.00	26°49'22"	70.22	N86°57'08"W	69.58
C25	60.00	51°12'02"	53.62	S22°48'12"E	51.85
C26	60.00	75°29'33"	79.06	S86°09'00"E	73.46
C27	200.00	9°45'02"	34.04	S84°30'42"W	34.00
C28	60.00	16°22'52"	17.15	N47°54'47"E	17.10

Line Table		
LINE	DIRECTION	LENGTH
L1	S73°32'27"E	52.97
L2	S73°32'27"E	25.97

State Plane Point Table		
Point #	Northing	Easting
1	7380789.5930	1369509.1550
2	7380783.2220	1366881.6740
3	7380795.4780	1372136.5780
4	7383436.2860	1372149.7960
5	7380752.1589	1368828.2559
6	7380747.5360	1367779.2563
7	7381644.5605	1368044.2718
8	7381646.5009	1368377.7034
9	7381636.8619	1368377.7615
10	7381636.8852	1368443.7615
11	7381639.1495	1368832.8375
12	7381468.7374	1368833.8293
13	7381468.7317	1368829.1762
14	7381232.9585	1368829.4609
15	7381063.1680	1368829.6640
16	7381063.1659	1368827.9074
17	7380997.1660	1368827.9871
18	7380797.1585	1368828.0576

SOUTHWEST CORNER
SECTION 1, T3S, R6W, SLB&M
(FND. TOOELE CO. BRASS CAP)
DATE 1986

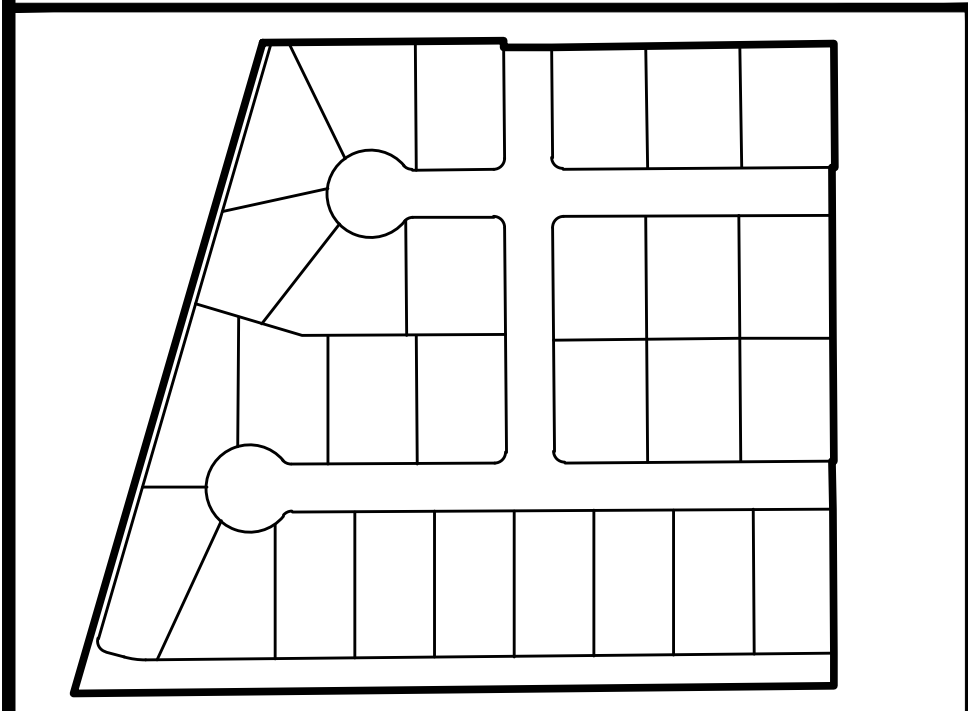
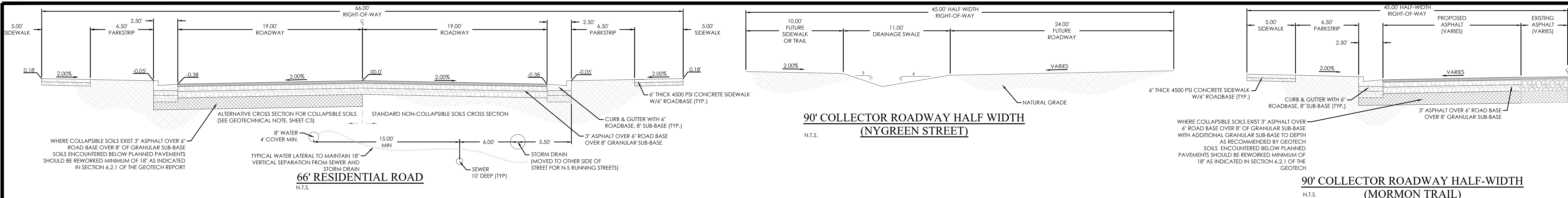
TOOELE COUNTY RECORDER

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

FEE \$

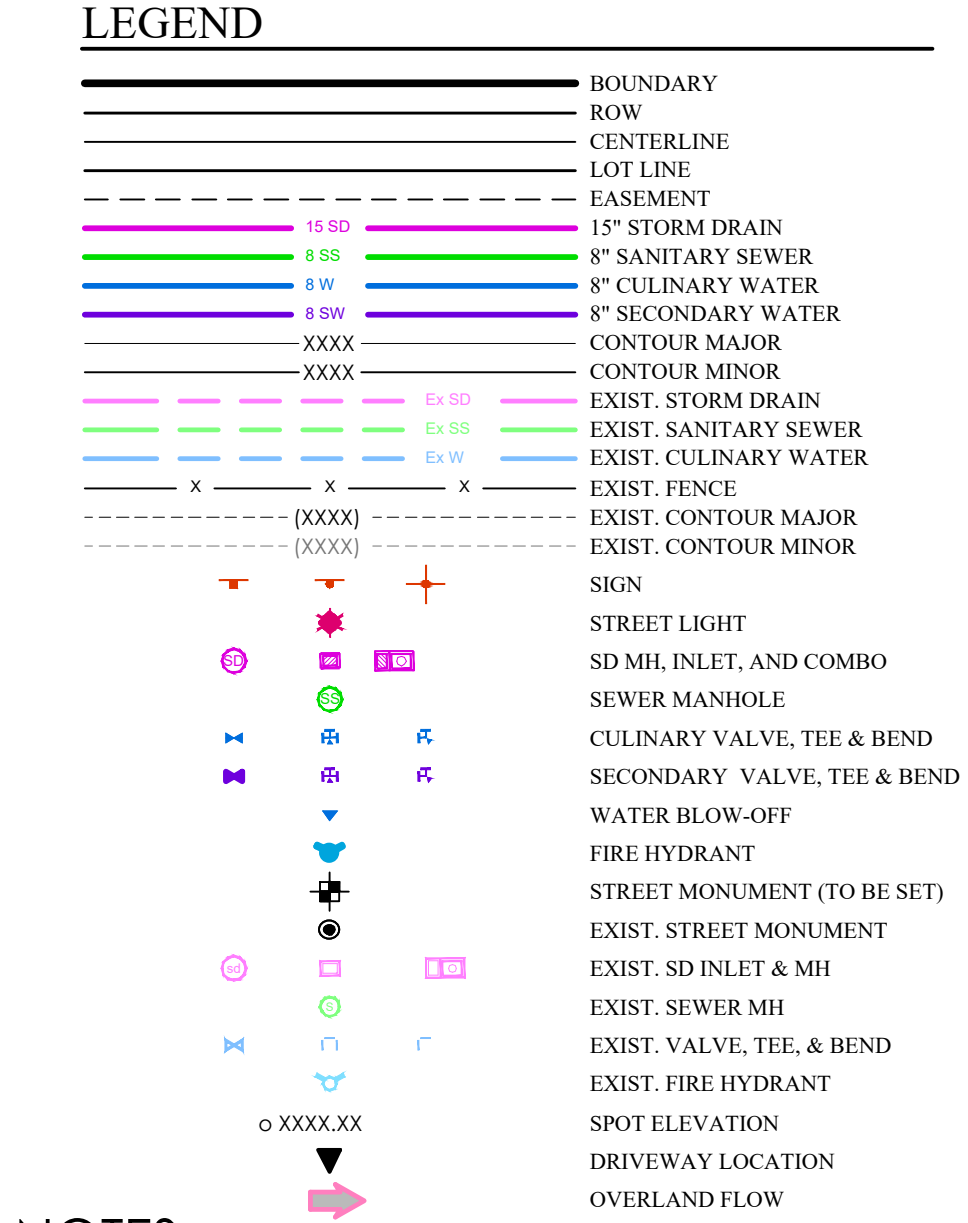
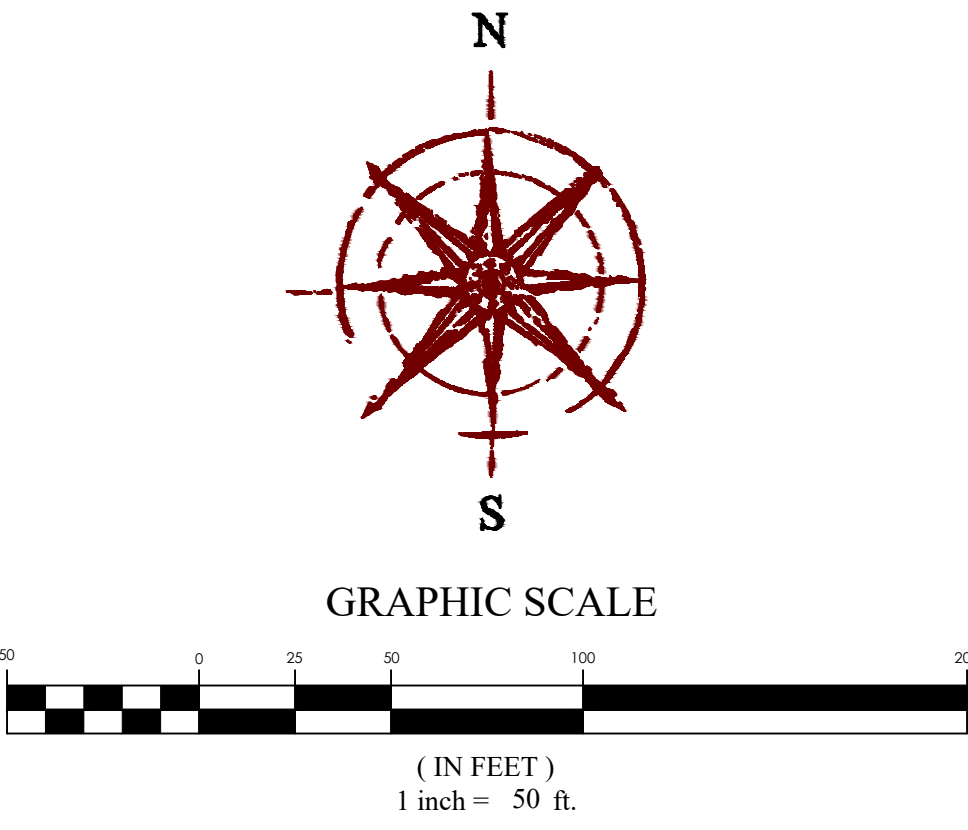
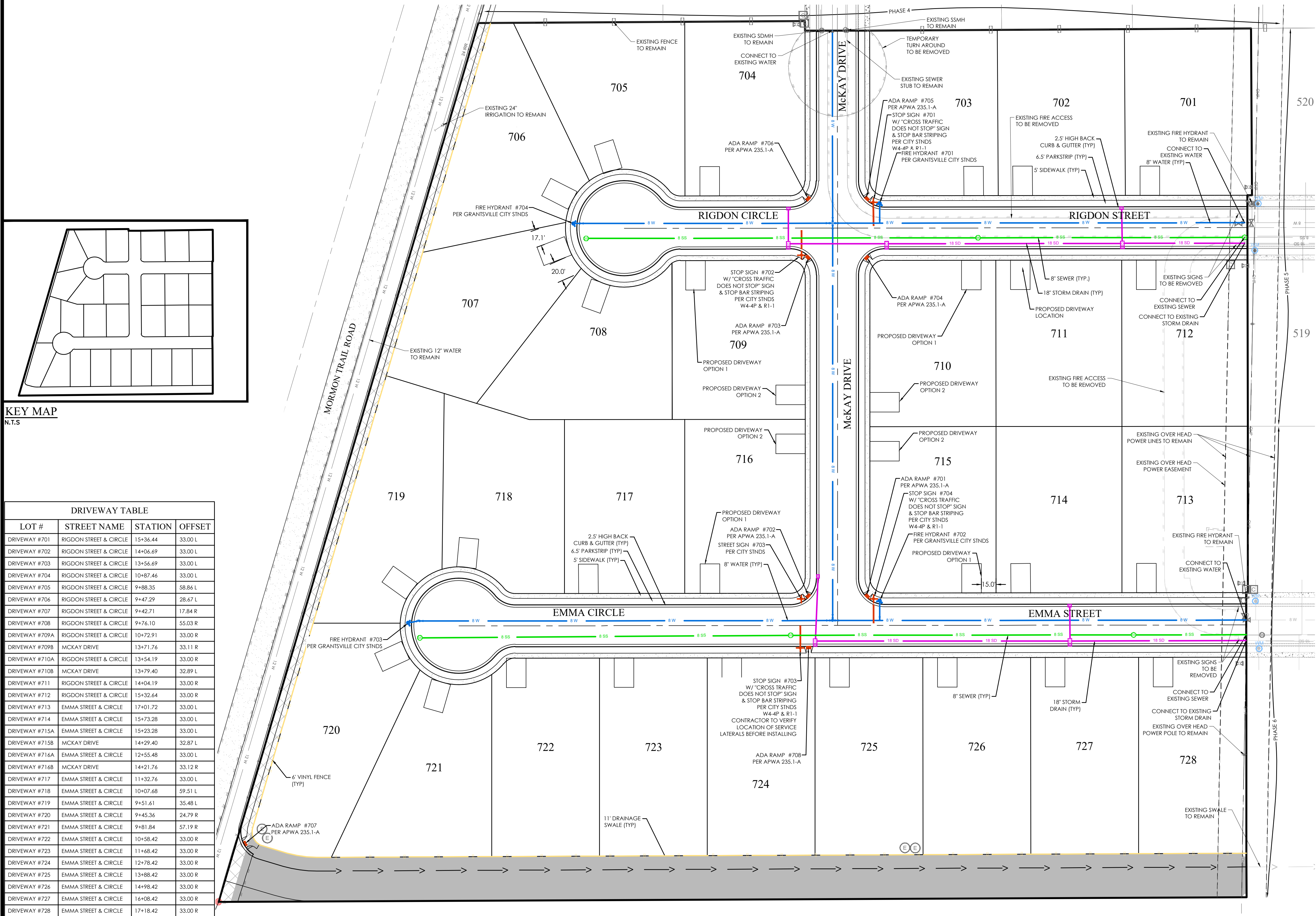
TOOELE COUNTY RECORDER

DATE: 7/10/2025



KEY MAP
N.T.S.

DRIVEWAY TABLE				
LOT #	STREET NAME	STATION	OFFSET	
DRIVEWAY #701	RIGDON STREET & CIRCLE	15+36.44	33.00 L	
DRIVEWAY #702	RIGDON STREET & CIRCLE	14+06.69	33.00 L	
DRIVEWAY #703	RIGDON STREET & CIRCLE	13+56.69	33.00 L	
DRIVEWAY #704	RIGDON STREET & CIRCLE	10+87.46	33.00 L	
DRIVEWAY #705	RIGDON STREET & CIRCLE	9+88.35	58.86 L	
DRIVEWAY #706	RIGDON STREET & CIRCLE	9+47.29	28.67 L	
DRIVEWAY #707	RIGDON STREET & CIRCLE	9+42.71	17.84 R	
DRIVEWAY #708	RIGDON STREET & CIRCLE	9+76.10	55.03 R	
DRIVEWAY #709A	RIGDON STREET & CIRCLE	10+72.91	33.00 R	
DRIVEWAY #709B	MCKAY DRIVE	13+71.76	33.11 R	
DRIVEWAY #710A	RIGDON STREET & CIRCLE	13+54.19	33.00 R	
DRIVEWAY #710B	MCKAY DRIVE	13+79.40	32.89 L	
DRIVEWAY #711	RIGDON STREET & CIRCLE	14+04.19	33.00 R	
DRIVEWAY #712	RIGDON STREET & CIRCLE	15+32.64	33.00 R	
DRIVEWAY #713	EMMA STREET & CIRCLE	17+01.72	33.00 L	
DRIVEWAY #714	EMMA STREET & CIRCLE	15+73.28	33.00 L	
DRIVEWAY #715A	EMMA STREET & CIRCLE	15+23.28	33.00 L	
DRIVEWAY #715B	MCKAY DRIVE	14+29.40	32.87 L	
DRIVEWAY #716A	EMMA STREET & CIRCLE	12+55.48	33.00 L	
DRIVEWAY #716B	MCKAY DRIVE	14+21.76	33.12 R	
DRIVEWAY #717	EMMA STREET & CIRCLE	11+32.76	33.00 L	
DRIVEWAY #718	EMMA STREET & CIRCLE	10+07.68	59.51 L	
DRIVEWAY #719	EMMA STREET & CIRCLE	9+51.61	35.48 L	
DRIVEWAY #720	EMMA STREET & CIRCLE	9+45.36	24.79 R	
DRIVEWAY #721	EMMA STREET & CIRCLE	9+81.84	57.19 R	
DRIVEWAY #722	EMMA STREET & CIRCLE	10+58.42	33.00 R	
DRIVEWAY #723	EMMA STREET & CIRCLE	11+68.42	33.00 R	
DRIVEWAY #724	EMMA STREET & CIRCLE	12+78.42	33.00 R	
DRIVEWAY #725	EMMA STREET & CIRCLE	13+88.42	33.00 R	
DRIVEWAY #726	EMMA STREET & CIRCLE	14+98.42	33.00 R	
DRIVEWAY #727	EMMA STREET & CIRCLE	16+08.42	33.00 R	
DRIVEWAY #728	EMMA STREET & CIRCLE	17+18.42	33.00 R	



- NOTES:
- ALL STOP SIGNS TO HAVE YELLOW RETROGRADE "CROSS TRAFFIC DOES NOT STOP" SIGN MOUNTED BELOW THE "STOP" SIGN
 - STREET SIGNS TO HAVE STREET NAME AND STREET NUMBER PRINTED ON SIGN
 - STREET SIGNS TO HAVE NEW GRANTSVILLE CITY LOGO, NAME, AND COORDINATES
 - A RIGHT-OF-WAY ENCROACHMENT PERMIT MUST BE OBTAINED (FROM THE CITY OF GRANTSVILLE FOR LOCAL STREETS, AND FROM UDOT FOR STATE ROADS) PRIOR TO DOING ANY WORK IN THE EXISTING RIGHT-OF-WAY
 - DRIVEWAYS WILL NOT BE LOCATED OVER ANY SERVICE LATERALS
 - DRIVEWAY LOCATIONS SHOWN ON PLANS AND IN TABLE ARE APPROXIMATE. HOME BUILDER TO ENSURE THAT DRIVEWAYS MEET ALL APPLICABLE STANDARDS.

GEOTECHNICAL SUPERVISION REQUIRED:

A QUALIFIED GEO-TECH SHALL MONITOR THE EXCAVATION AND DETERMINE THE LOCATIONS THAT REQUIRE ADDITIONAL GRANULAR SUB-BASE AND SPECIFY THE DEPTH REQUIRED.



FOCUS
ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE, SUITE 200
MIDVALE, UTAH 84047 PH: (801) 552-0075
www.focus-es.com



WELLS CROSSING PHASE 7

GRANTSVILLE CITY

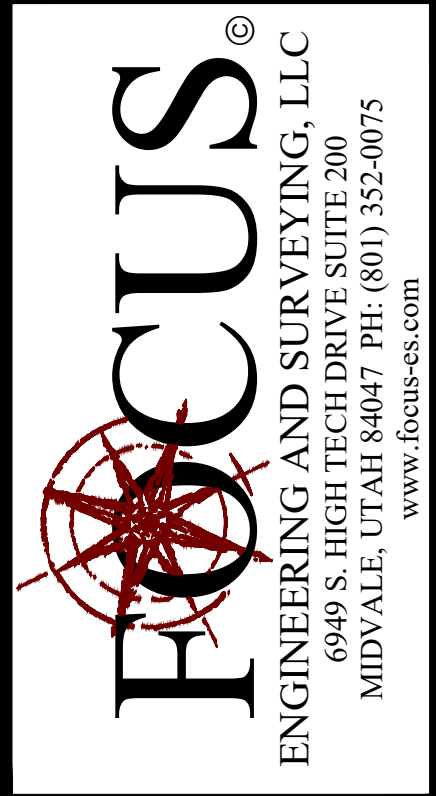
SITE PLAN

REVISION BLOCK		DESCRIPTION
#	DATE	
1	03/18/24	LOWERED ROADS
2	04/02/24	MOVED STORM DRAIN PONDS
3		
4		
5		
6		

SITE PLAN

Scale: 1"=50'
Date: 07/08/25
Sheet: C3

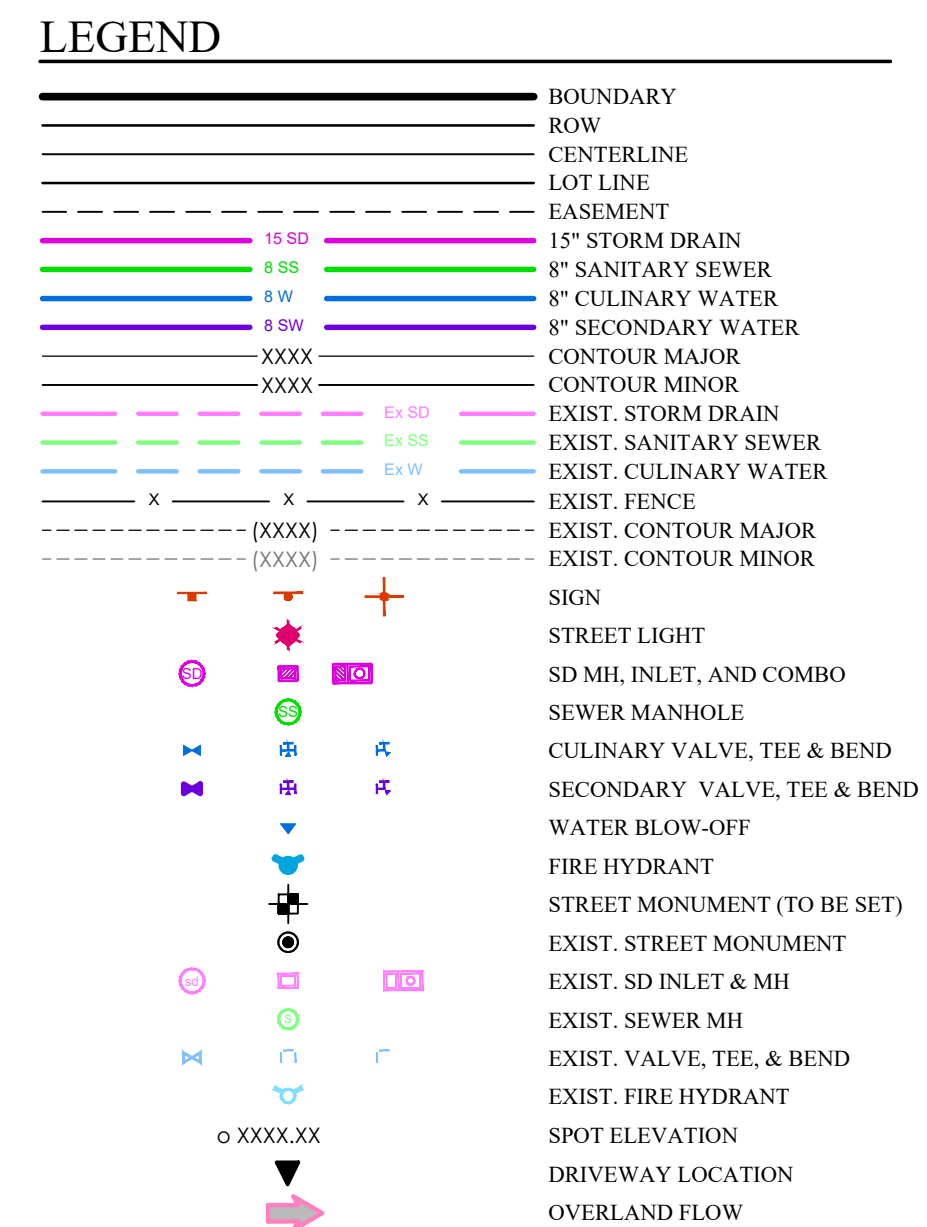
Drawn: MEC
Job #: 20-0593



WELLS CROSSING PHASE 7

GRANTSVILLE CITY

SITE PLAN



GEOTECHNICAL SUPERVISION REQUIRED:

A QUALIFIED GEO-TECH SHALL MONITOR THE EXCAVATION AND DETERMINE THE LOCATIONS THAT REQUIRE ADDITIONAL GRANULAR SUB-BASE AND SPECIFY THE DEPTH REQUIRED.

QUANTITIES OF ROADWAY		
PAYEMENT	115,986.68	SQ FT +/-
UNTREATED BASE	147,413.14	SQ FT +/-
COURSE		
GRANULAR		
BORROW	121,629.68	SQ FT +/-
CURB & GUTTER	5,643.00	FT +/-
SIDEWALK	5,156.60	FT +/-
DRIVE		
APPROACHES	28	EACH
ADA RAMPS	7	EACH
MONUMENTS	6	EACH



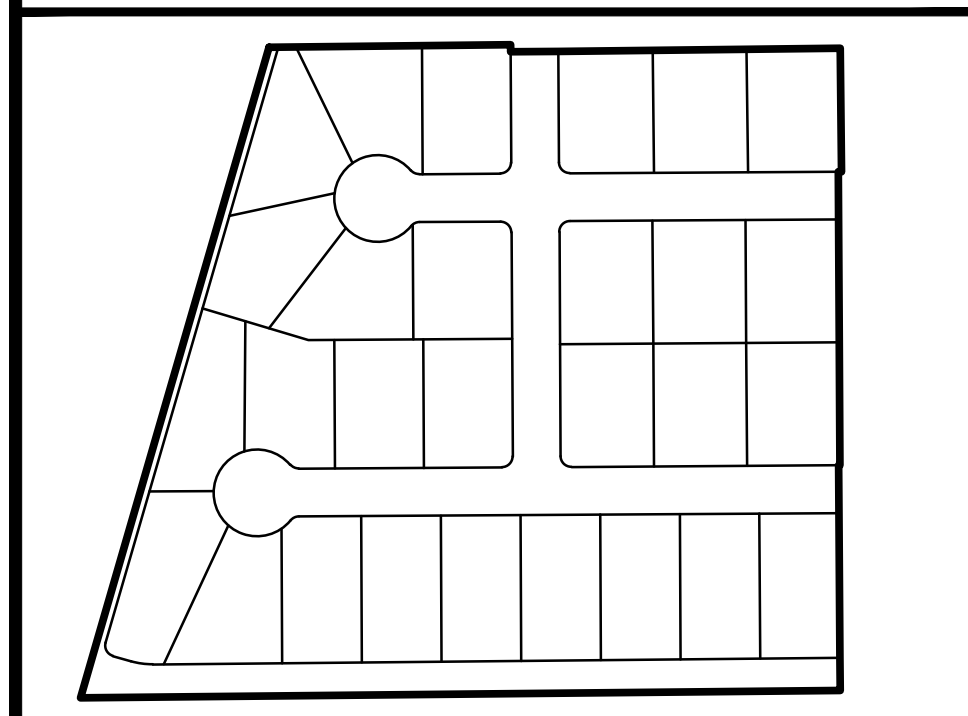
REVISION BLOCK		
#	DATE	DESCRIPTION
1	03/18/24	LOWERED ROADS
2	04/02/24	MOVED STORM DRAIN PONDS
3	04/02/24	*****
4	04/02/24	*****
5	04/02/24	*****
6	04/02/24	*****

SITE PLAN

Scale: 1"=50'	Drawn: MEC
Date: 05/07/25	Job #: 20-0593

C3

DRIVEWAY TABLE			
LOT #	STREET NAME	STATION	OFFSET
DRIVEWAY #701	RIGDON STREET & CIRCLE	15+36.44	33.00 L
DRIVEWAY #702	RIGDON STREET & CIRCLE	14+06.69	33.00 L
DRIVEWAY #703	RIGDON STREET & CIRCLE	13+56.69	33.00 L
DRIVEWAY #704	RIGDON STREET & CIRCLE	10+67.46	33.00 L
DRIVEWAY #705	RIGDON STREET & CIRCLE	+888.35	58.86 L
DRIVEWAY #706	RIGDON STREET & CIRCLE	9+47.29	28.67 L
DRIVEWAY #707	RIGDON STREET & CIRCLE	+42.71	17.84 R
DRIVEWAY #708	RIGDON STREET & CIRCLE	+976.10	55.03 R
DRIVEWAY #709A	RIGDON STREET & CIRCLE	10+72.91	33.00 R
DRIVEWAY #709B	MCKAY DRIVE	13+71.76	33.11 R
DRIVEWAY #710A	RIGDON STREET & CIRCLE	13+54.19	33.00 R
DRIVEWAY #710B	MCKAY DRIVE	13+79.40	32.89 L
DRIVEWAY #711	RIGDON STREET & CIRCLE	14+04.19	33.00 R
DRIVEWAY #712	RIGDON STREET & CIRCLE	15+32.64	33.00 R
DRIVEWAY #713	EMMA STREET & CIRCLE	17+01.72	33.00 L
DRIVEWAY #714	EMMA STREET & CIRCLE	15+73.28	33.00 L
DRIVEWAY #715A	EMMA STREET & CIRCLE	15+23.28	33.00 L
DRIVEWAY #715B	MCKAY DRIVE	14+29.40	32.87 L
DRIVEWAY #716A	EMMA STREET & CIRCLE	12+55.48	33.00 R
DRIVEWAY #716B	MCKAY DRIVE	14+21.76	33.12 R
DRIVEWAY #717	EMMA STREET & CIRCLE	11+32.76	33.00 L
DRIVEWAY #718	EMMA STREET & CIRCLE	10+07.68	59.51 L
DRIVEWAY #719	EMMA STREET & CIRCLE	+951.61	35.48 L
DRIVEWAY #720	EMMA STREET & CIRCLE	+945.36	24.79 R
DRIVEWAY #721	EMMA STREET & CIRCLE	+961.84	57.19 R
DRIVEWAY #722	EMMA STREET & CIRCLE	10+58.42	33.00 R
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DRIVEWAY #727	EMMA STREET & CIRCLE	16+08.42	33.00 R
DRIVEWAY #728	EMMA STREET & CIRCLE	17+18.42	33.00 R



KEY MAP
N.T.S

AGENDA ITEM #3

Concept plan for the Arbon Acres
Subdivision, located at 495 S. Hale Street.



Concept Plan Application

Date: 05/13/2025

Developer / Engineer

Developer Name: The Coassolo Group
Address: P.O. Box 190
City, State, Zip: Grantsville
Phone: 4358491485
Email: todd@thecoassologroup.com

Engineer Name: Ensign Engineering
Address:
City, State, Zip:
Phone: 4358433590
Email: cchild@ensignutah.com

Owner Information

Owner Name: Arbon Family Trust
Address:
City, State, Zip:

Phone:
Email:

Location

Contact Type: Developer
Permit Type: Concept Plan
Development Type: Major
Site Address: 495 S. Hale Street
City, State, Zip:
Site Parcel #: 01-073-0-0027

Development: Arbon Acres Subdivision
of Acres: 5.00
Total Lots: 10
Lot Sizes: .50
Current Zoning:

Project Description:

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.

Todd Castagno
Name

05/13/2025
Date

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



Permit # 225095

**Staff Report Summary for
A concept plan for Arbon Acres Subdivision**

Parcel ID(s): 01-073-0-0027

Property Address: 495 S Hale St.

Applicant Name: The Coassolo Group

Request: Concept Plan

Prepared By: Shelby Moore

Meeting Date: 07/17/2025

Public Hearing Date:

Current Zone: R-1-21

Acres: 5.38

Planning Staff Explanation and Recommendation: The applicant, The Coassolo Group, is requesting to subdivide the property located at 495 S. Hale Street. The current zoning is R-1-21, and no rezoning or deviations from code requirements are being proposed.

The subdivision would result in lots that comply with the R-1-21 zoning standard, which requires a minimum lot size of ½ acre.

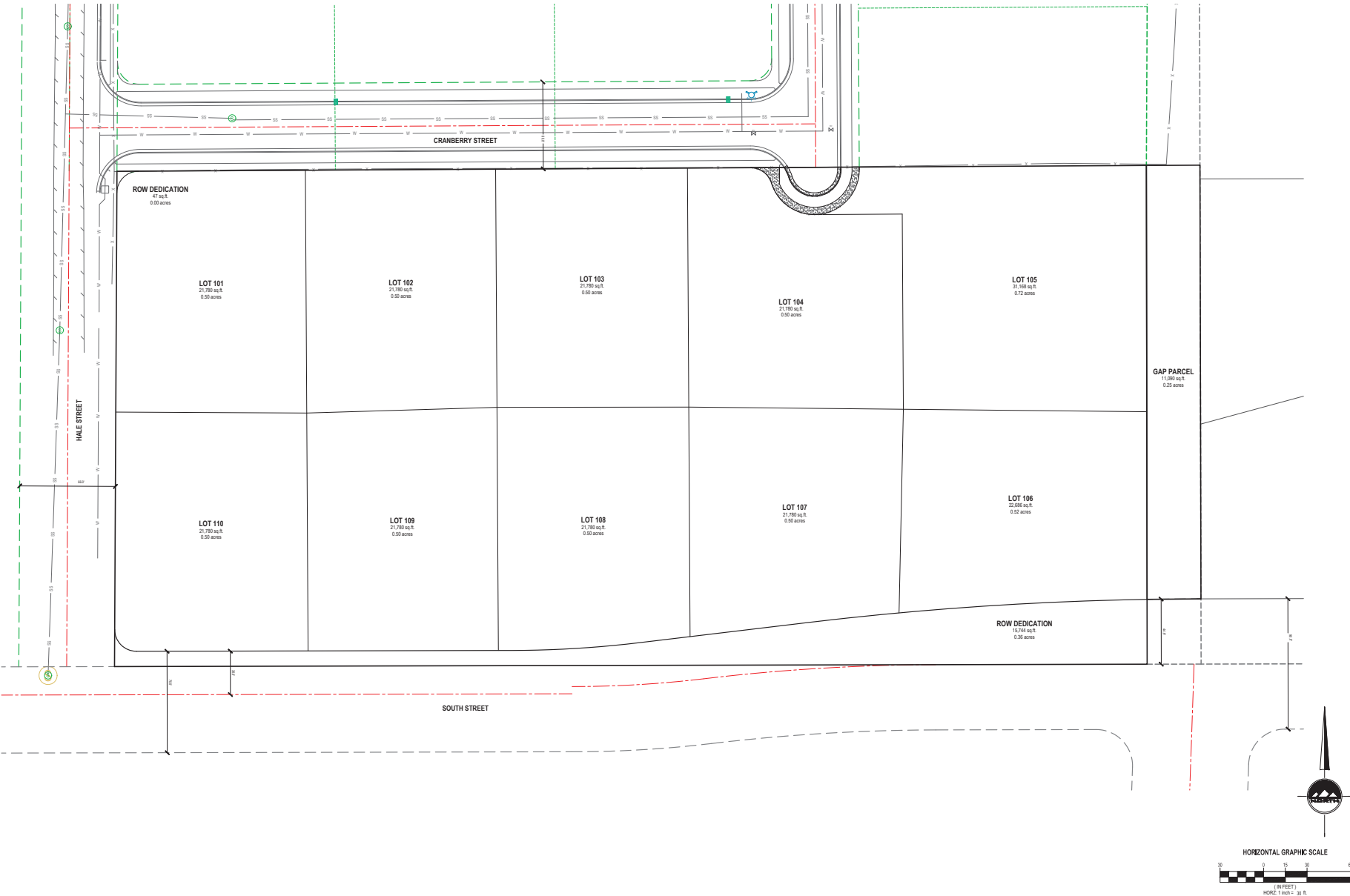
*** Disclaimer: Please be advised that at no point should the comments and conclusions made by The City staff or the conclusions drawn from them be quoted, misconstrued, or interpreted as recommendations. These inputs are intended solely for the legislative body to interpret as deemed appropriate.*

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.



CALL BLUEPRINTS
@ 811 AT LEAST 48 HOURS
PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION.

Remember to call,
Call before you dig.





THE STANDARD IN ENGINEERING

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

SALT LAKE CITY
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

CEDAR CITY
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ARBON ACRES
CONCEPT LAYOUT
HALES STREET AND SOUTH STREET
GRANTSVILLE, UTAH

CONCEPT 1

PROJECT NUMBER	PRINT DATE
110270	
DRAWN BY: C. CHLD	CHECKED BY: C. CHLD
PROJECT MANAGER: C. CHLD	

C-1

AGENDA ITEM #4

Approval of Planning Commission Regular Minutes.

- a. April 3, 2025
- b. April 17, 2025
- c. May 1, 2025

Action Summary:

Agenda Item	Item Description	Action
#1	Consideration of the proposed rezone for Robyn Dodge to go from RR-5 to RR-2.5	Approved
#2	Consideration of the appeal by Mike Wahlin, regarding the Planning and Zoning Administrator decision to deny the request to build a garage that encroaches 2.5 feet into the Public Utility Easement, located at approximately 212 N Hatchet Ranch	Denied
#3	Consideration of the proposed plat amendment for Matthews Meadows. The amendment seeks to adjust lot setbacks and separate the retention basin from lot 116.	Tabled
#4	Consideration of Chapter 4.16 amendments.	Tabled
#5	Discussion of Chapter 2 Definitions	Discussed
#6	Approval of minutes from the January 02, 2025 Planning Commission Regular Minutes.	Approved
#7	Approval of minutes from the February 20, 2025 Planning Commission Work Meeting Minutes.	Tabled

MINUTES OF THE GRANTSVILLE CITY PLANNING COMMISSION, HELD ON JANUARY 2, 2025 AT THE GRANTSVILLE CITY HALL, 429 EAST MAIN STREET, GRANTSVILLE, UTAH AND ON ZOOM. THE MEETING BEGAN AT 7:00 P.M.

Commission Members Present: Chair Rick Barchers, Vice-Chair Derek Dalton, Trent Stirling, Sarah Moore

On Zoom:

Commission Members Absent: Isacc Potter

Appointed Officers and Employees Present: Zoning Administrator Shelby Moore, Deputy, City Council Member Rhett Butler,

On Zoom: Shay Stark, Consultant Aqua Engineering, Robert Rousselle, Consultant Ensign Engineering

Citizens and Guests Present: Robyn Doge, Keith Dodge, Gary Pinkham, Joy Wahlin, Michael Wahlin, Unknown, Matthew Perry, Patrick Unknown

Citizens and Guests Present on Zoom: Kevin Hall, Shawn Holste

Commission Chairman Barchers called the meeting to order at 7:00 PM.

PUBLIC NOTICE

The Grantsville City Planning Commission will hold a Regular Meeting at 7:00 p.m. on Thursday, January 2, 2025 at 429 East Main Street, Grantsville, UT 84029. The agenda is as follows:

ROLL CALL

PLEDGE OF ALLEGIANCE

PUBLIC HEARING

- a) **Consideration of the proposed amendment to the Grantsville City Land Use and Management Code, Chapter 4.16 (Clear view of Intersection Streets).**

Gary Pinkham: Gary Pinkham was present to speak on this item. He's concerned about the recent rewrite, specifically the insertion of a new paragraph B, which references an AASHTO standard. He noted that this standard was not included in the packet, leaving both the public and potentially the commission unclear about its implications. He stated that the packet was therefore incomplete. He went on to say he believed the purpose of that paragraph may have been to address a comment made by Shay during the previous month's meeting—about reducing the speed limit in the Willow townhomes area to 10 miles per hour due to limited sight distance. Pinkham argued that no one present would consider that a reasonable solution. He emphasized that drivers in subdivisions typically travel at 20 to 30 miles per hour, regardless of posted speed limits, because that's what they feel comfortable with. He added that the city does not have the police force necessary to enforce such a low speed limit and doubted any local politician would want to deal with the public backlash from attempting to do so. He continued by explaining that at 30 miles per hour, a vehicle travels 40 feet per second. In his view, by the time a driver sees a problem, recognizes it, decides on a response, and begins braking, the vehicle has already covered a substantial distance. He argued that with current 30-foot sight triangles, a driver may not even have time to begin braking before entering the intersection, posing a danger to pedestrians and cyclists. He warned against reducing the existing requirements. Gary Pinkham also pointed out a conflict between the new reference to an AASHTO standard and Paragraph D of the same section, which outlines specific sight distance dimensions. He stated that a mix of fixed and variable standards would be contradictory and unenforceable by staff. He concluded by expressing his belief

that these changes were being proposed to benefit developers' bottom lines at the expense of public safety.

b) Consideration of the proposed plat amendment for Matthews Meadows. The amendment seeks to adjust lot setbacks and separate the retention basin from lot 116.

Matthew Perry: Matthew Perry was present to speak on this item. He stated that he resides at 449 Durfee Street, directly across from the retention basin. He expressed concerns about the lack of available information regarding the engineering of the basin. While he acknowledged and thanked a member of staff for speaking with him previously, he emphasized that he still could not find any engineering documentation related to the basin. He explained that his main concern was watershed flowing into their property. He noted that Durfee Street had been raised multiple times, resulting in about a four-and-a-half-foot drop into their driveway. With no outlet pipe currently on the retention basin—only an inlet—and the area being situated in groundwater, he worried about future flooding. He recalled that in past years, including the winter of 2023 to 2024, they had received substantial snowfall—up to ten feet in some years—which had already caused water issues in their garage. Perry clarified that his concern was not with setbacks, stating he had no objection if they allowed for larger backyards. His concern was solely with the basin and how it would function. He appreciated the call he received with some information but emphasized the need for clearer details about what would happen with the basin, especially given that discussions with the construction company appeared to be ongoing. He requested that neighbors be included in the conversation moving forward, stressing that the outcome would directly affect his parents, who own the home. As someone with 30 years of experience in building, he stated that the grades and layout of the project did not make sense to him. Specifically, he pointed out that the property was graded from north to south, but the retention basin was located on the north end rather than the south, raising further concerns for him. Perry added that the potential for Durfee Street to be raised again in the future would only worsen the situation. He invited the commission to visit the property, noting that the location of the fire hydrant shows just how much the road has already been elevated—about four and a half feet from where it originally sat. He stated that he and his neighbors—particularly the five homes stretching from his property to Ernie Matthews' house—felt disregarded. He stated that the change in road grade is visibly noticeable and that the basin could pose a serious issue for their homes, especially his own, which sits directly across from it. He reiterated the need for more information to ensure his parents' property is protected from flooding. He also mentioned that he had recently gone down to the planning or building department and

noticed that on the building, the fascia and stone were coming off. He expressed concern that the condition posed a serious safety hazard and could potentially injure someone.

Gary Pinkham: Gary Pinkham was present to speak on this item. He began by stating that he had two concerns regarding the proposal. First, he noted that he believed the lot in question had already been sold and had a house on it. He clarified that this appeared to be a subdivision of an existing lot and questioned the absence of a designated lot number or a named owner for the new lot being created. Pinkham then raised concerns about the maintenance of the pond associated with the property. He stated that the application did not include any information about who would be responsible for its upkeep. He questioned whether a homeowners association (HOA) would be formed for that purpose or if the intention was to transfer the responsibility and liability to the city. He emphasized that the packet was vague and lacked sufficient information. His second concern involved the proposal to eliminate the 15-foot side setback requirement on the lot. Pinkham explained that the 15-foot setback was originally implemented to provide space for motorhomes, camp trailers, work trailers, and similar vehicles in residential subdivisions. He noted that several homes in the area had already sold, and at least a couple of RVs were currently parked on those lots. One RV, in particular, had been parked in front of the house, which he believed was a violation of city code. He added that under existing code, driveways have a clear zone requirement, and parking an RV next to a driveway violates that standard. By removing the 15-foot setback behind homes, he warned that the city would be forcing trailers either to the front of homes or into the street—both of which would also violate city code. Pinkham concluded by stating that approving the change would create an enforcement issue the city was ill-equipped to handle, especially given limited police and staff resources. He strongly recommended against eliminating the 15-foot setback, arguing that it should be retained to keep RVs, motorhomes, four-wheelers, and other large vehicles off the streets and out of front yards and driveway clear zones.

AGENDA

1. Consideration of the proposed rezone for Robyn Dodge to go from RR-5 to RR-2.5.

Zoning Administrator Shelby Moore presented the proposed rezone request submitted by Robin Dodge, seeking to change the zoning designation from RR-5 to RR-2.5 for property located at approximately 596 Moore Street. Shelby Moore provided background on the request and referenced previous plats to show the surrounding lot patterns. She noted that a quitclaim deed included in the packet was brought up during review, which states that the property cannot be subdivided; however, she clarified that the referenced parcel number in that deed does not apply to the applicant's property.

Shelby Moore emphasized that this application is solely for rezoning and not for subdivision, which would require a separate application process.

Chairman Barchers asked for clarification regarding the lot descriptions and whether they were part of the Dodge property. Shelby Moore explained that the Dodge property was constructed in 2007, while the parcels referenced in the deed predate it and are located to the north. She provided a map with parcel numbers for Commission review.

Commissioner Sarah Moore had no questions. Vice-Chair Dalton thanked Shelby Moore for the additional research and stated that the proposed rezone was consistent with surrounding lot sizes. Commissioner Stirling also expressed appreciation for the preparation and supported the request.

Chairman Barchers acknowledged the effort required to compile the background information and stated he felt more confident making a decision with the additional context provided.

Derek Dalton made a motion to recommend the approval for the consideration of the proposed rezone for Robyn Dodge to go from RR-5 to RR-2.5. Trent Stirling seconded the motion. The vote is as follows: Trent Stirling “Aye,” Sarah Moore “Aye,” Derek Dalton “Aye,” Rick Barchers “Aye” The motion passed unanimously.

2. Consideration of the appeal by Mike Wahlin, regarding the Planning and Zoning Administrator decision to deny the request to build a garage that encroaches 2.5 feet into the Public Utility Easement, located at approximately 212 N Hatchet Ranch.

Mike Wahlin was present to answer questions regarding the request. Zoning Administrator Shelby Moore provided background information, explaining that Mike Wallen had submitted an encroachment permit request to build a garage that would extend two and a half feet into the public utility easement (PUE). Shelby Moore stated that she was required to deny the request because the proposed structure exceeds 200 square feet, is not movable, and encroaches into an easement, which is prohibited under current standards. All utility providers except Public Works had approved the encroachment; Public Works opposed it to preserve future access.

Mike Wallen explained that his existing garage is not large enough to accommodate his vehicle, prompting the request for a larger detached garage. He noted that while the subdivision is fully developed and utilities are in place, he understood the risks associated with building in the easement, including the possibility of utility-related damage. He added that due to engineering requirements, reducing the garage width would increase construction costs.

Commissioners discussed concerns about long-term utility access, the implications of approving permanent encroachments, and the precedent it could set. Commissioner Stirling expressed strong reservations, citing a pattern of increasing encroachment requests and potential impacts on future utility needs. Vice-Chair Dalton was more supportive, stating he believed the subdivision

was unlikely to require future utility access in that location and appreciated that Wallen had secured approvals from most utility providers.

Commissioner Sarah Moore raised questions about footing depth, concrete placement, and garage separation distance. She also questioned whether the garage could be relocated or reduced to avoid the easement. Shelby Moore clarified that fire separation requirements limit how close the structure can be moved toward the home.

Chairman Barchers raised a concern about whether the proposed garage would require a driveway expansion that might exceed the City's allowable curb cut width. Shelby Moore clarified that while the applicant's current driveway approach is approximately 20 feet wide, city code allows for a maximum driveway width of 30 feet, subject to a required 12-foot separation from the side property line. She noted that the applicant's frontage may not be wide enough to accommodate a full secondary access.

Mike Wallen confirmed that he had reviewed the code and intended to request a 10-foot increase in his drive approach to provide better access to the new garage bay. He acknowledged that without the expansion, he would be forced to cross in front of his existing garage bays to reach the new structure. Shelby Moore reiterated that any proposed driveway widening would still need to comply with the City's spacing and frontage standards and would be subject to staff review during the building permit process.

Chairman Barchers reiterated his opposition to permanent structures in utility easements based on past experience and stated that while he sympathized with the applicant's situation, he believed Shelby Moore's denial aligned with the city's code and purpose. He emphasized that easements exist to allow access for equipment and utility infrastructure, and encroaching could present long-term issues for both the City and the property owner.

Derek Dalton made a motion to recommend approval of the appeal submitted by Mike Wahlin, thereby overturning the Planning and Zoning Administrator's decision to deny the request to construct a garage encroaching 2.5 feet into the Public Utility Easement, located at approximately 212 N Hatchet Ranch. Sarah Moore seconded the motion. The vote is as follows: Derek Dalton "Aye," Sarah Moore "Aye," Trent Stirling "Nye," Rick Barchers "Nye" The motion to overturn Zoning Administrator Shelby Moore's original decision was denied due to it not receiving majority approval.

3. Consideration of the proposed plat amendment for Matthews Meadows. The amendment seeks to adjust lot setbacks and separate the retention basin from lot 116.

Shawn Holste was present via zoom to answer questions regarding this item. Zoning Administrator Shelby Moore presented a proposed plat amendment for Matthew Meadows Lane,

which included adjusting lot setbacks and separating the retention basin from Lot 116. She explained that the developer approached her with a request to modify the setbacks, and that due to ongoing City discussions about converting the basin into a park, she recommended separating the basin from the model home lot. She also noted that developers are now required to include irrigation certificates on plats for proper tracking of water shares.

Chairman Barchers asked about the status of the park proposal. Shelby Moore stated that the City Council had requested the developer to consider a park with amenities such as pickleball courts, and further discussions were scheduled for May. Vice-Chair Dalton expressed concern about proceeding with the separation before the City Council's decision, noting that Public Works had voiced reluctance to maintain a small park. He stressed the risk of the area becoming neglected if the developer sold the homes and left.

Shelby Moore clarified that the developer would remain responsible for maintenance unless and until the City formally accepted the parcel, and that city ordinances allow for enforcement if maintenance is not performed.

Chairman Barchers suggested making the lot separation contingent on the City Council's acceptance of the property. Commissioner Stirling asked if an HOA would be responsible; Shelby Moore confirmed there is no HOA. Council Member Rhett Butler added that Public Works would maintain the area only if it becomes City property.

Commissioners discussed the feasibility of using the retention basin as a park, particularly given its depth of approximately 6–8 feet. Chairman Barchers expressed concern about standing water and long-term maintenance, requesting that these issues be noted for City Council review.

Regarding the proposed setback adjustments, Chairman Barchers noted the developer was seeking to modify previously approved plans, which could allow for larger homes. He questioned the public benefit and expressed concern about housing affordability. He supported maintaining the current rear and side setbacks but was open to allowing a 30-foot front setback.

Shelby Moore confirmed that the 30-foot front setback was consistent with larger zoning districts and supported keeping the rear setback at 30 feet and the 15-foot side setback to accommodate parking needs. Commissioner Sarah Moore agreed, noting that a 40-foot front yard can be difficult to maintain and that side yard space is often fully utilized.

Commissioner Stirling supported the front setback adjustment, citing unchanged lot coverage and the needs of the likely RV-owning clientele. He also supported separating Lot 116 with the condition that City Council approves the transfer. Vice-Chair Dalton agreed, emphasizing the need for clear City ownership and maintenance responsibilities.

Council Member Butler supported keeping the 15-foot setback on the garage side and potentially reducing the opposite side to 10 feet. He also noted the balance between larger homes and affordability, supporting the front setback change and the conditional parcel separation.

The Commission noted that issues related to stormwater retention, access, and maintenance should be forwarded to the City Council for consideration. Concerns were also raised about whether the basin is effectively located to capture runoff. Chairman Barchers stated that the City Engineer would address grading and stormwater concerns during final DRC review.

Rick Barchers made a motion to recommend the approval for the proposed plat amendment for Matthews Meadows to separate the retention basin from lot 116. With the condition that it is donated to the city only and the city agrees to receive it. In regards to adjusting lot setbacks approval is only recommended for 30' front set back only. Trent Stirling seconded the motion. The vote is as follows: Trent Stirling "Aye," Sarah Moore "Aye," Derek Dalton "Aye," Rick Barchers "Aye" The motion passed unanimously

4. Consideration of Chapter 4.16 amendments.

Zoning Administrator Shelby Moore presented proposed amendments to Chapter 4.16 regarding clear view requirements at intersections. She explained that the update was prompted by recommendations from the City Engineer and based on AASHTO (American Association of State Highway and Transportation Officials) guidelines, commonly known as the "Green Book." These standards are already used by both engineering consultants and City inspectors when designing and verifying infrastructure. Because AASHTO materials must be purchased, Shelby Moore provided excerpts for reference after extensive research.

She noted that the City's current intersection designs often do not provide adequate visibility. In many cases, vehicles must stop at a stop sign and then pull forward to see oncoming traffic, which creates a safety hazard. AASHTO guidelines account for variable speeds, requiring larger sight triangles at higher speeds. Since most of Grantsville's public streets are posted at 25 miles per hour, she emphasized that current standards are insufficient.

Chairman Barchers requested a visual reference and directed staff to pull up a Google Street View of the intersection at West Main Street and North Wayne Way to illustrate how cars parked in the sight triangle create safety issues. He noted that this example demonstrated a clear deficiency in existing standards and suggested that if anything, the City's regulations should be more restrictive. He expressed preference for retaining the current 35-foot sight triangle, or even increasing it.

Commissioner Stirling reviewed AASHTO's stopping sight distance tables and pointed out that at 25 mph, the required stopping distance is approximately 60 feet—double what the City's

current 30-foot sight triangle allows. He raised concerns that in order to fully comply with AASHTO, speed limits citywide would need to be reduced below 20 mph. Chairman Barchers and other commissioners agreed that such a reduction was not practical, reinforcing the need for revised sight triangle dimensions.

Shelby Moore reiterated that adopting AASHTO guidelines would create consistency across departments and align Grantsville's standards with national engineering practices.

Chairman Barchers emphasized that the code should assume that vehicles are parked up to the edge of the pavement—not just the sidewalk—when calculating sight triangles. Commissioner Stirling agreed and clarified that the discussion was not about specific code wording, but about adopting a consistent and widely accepted set of standards for roadway safety, similar to how cities adopt the fire code.

Council Member Rhett Butler supported the proposal and stated that visibility issues exist throughout the city. He estimated that over 100 intersections in Grantsville suffer from poor visibility and expressed support for a standard that would give staff clear direction during plat review, regardless of developer proposals.

While expressing general support for adopting AASHTO standards, Chairman Barchers stated that he wanted input from the City Engineer before proceeding. Due to audio issues with the engineers attending via Zoom, he recommended tabling the item until they could fully participate in the discussion.

Rick Barchers made a motion to recommend to table the consideration of Chapter 4.16 amendments, to hear from city engineers before making a decision. Derek Dalton seconded the motion. The vote is as follows: Trent Stirling "Aye," Sarah Moore "Aye," Derek Dalton "Aye," Rick Barchers "Aye" this item was tabled.

5. Discussion of Chapter 2 Definitions.

Chairman Rick Barchers introduced proposed code language for several definitions, including "front yard," "inherent access," and "parking." He referenced draft language pulled from Wikipedia for the front yard definition, which he proposed modifying to clarify that front yards must abut a public or private street right-of-way and must not create a flag lot. He emphasized that common areas should not count as front yards and asked for feedback before proceeding further.

Zoning Administrator Shelby Moore raised concerns about unintended consequences, cautioning that the proposed language could restrict certain housing types, such as rear-loaded homes, or conflict with state law. She advised the Commission to avoid language that might limit development flexibility or reflect personal preferences.

Chairman Barchers clarified that his intent was not to limit housing options but to ensure clear definitions. He suggested specifying that single-family homes—excluding multifamily buildings like apartments and condos—must abut a public or private right-of-way. Commissioner Sarah Moore proposed narrowing the term further to “single-family detached homes” and cited a previous case involving an ADU that did not abut a public street. She questioned how such language would apply in similar situations.

Commissioner Stirling noted that the current code allows the house orientation to define setback locations, which creates confusion. He recommended defining setbacks based on the lot orientation instead, to prevent discriminatory impacts and ensure consistency. Chairman Barchers agreed and introduced the concept of “inherent access,” meaning a property that abuts a right-of-way has legal access. He proposed requiring all residential properties—excluding multifamily developments—to abut a public or private right-of-way, which would preserve space for utilities and emergency service access.

Commissioner Stirling asked what problem the new definition aimed to solve. Chairman Barchers explained that recent developments have lacked proper street connections, leading to narrow roads, limited parking, and congestion. Without code limitations, such substandard configurations could continue. He emphasized the importance of preserving rights-of-way for utility and emergency vehicle access.

The Commission then discussed parking requirements. Chairman Barchers expressed concern that some current garage designs are too shallow to count as valid parking spaces. He proposed that only exterior, fully exposed spaces—excluding most garages—be counted, except for multi-level buildings with structured parking. Commissioner Stirling noted that state law now prohibits cities from excluding garages from parking counts, but cities may increase the number of required spaces. Shelby Moore confirmed that garages must be counted toward required parking and that garages cannot be required for moderate-income housing. She noted the city currently aims for approximately 3.5 spaces per unit. Shelby Moore and Commissioner Stirling clarified that a standard parking space measures 10 feet by 19 feet, and garages must meet that interior depth to qualify.

Vice-Chair Dalton suggested using driveway access to help define the front yard, particularly in rear-loaded homes where the driveway serves as the functional front. Chairman Barchers agreed and emphasized the need for driveways to connect to public or private streets, with a minimum length of 25 feet.

Council Member Rhett Butler presented a visual example from Washington, Utah, via Google Earth. He described rear-loaded townhomes with four-foot driveways and 19-foot alleys, raising concerns about emergency access, garbage collection, and parking. He emphasized how limited street width and shallow driveways create practical and safety issues. Chairman Barchers and

City Council Member Rhett Butler agreed that these designs appear to avoid street dedication and reduce backyard space, ultimately creating long-term problems for residents and the city.

Chairman Barchers concluded that rather than arguing the semantics of “front yard” versus “rear yard,” the code should define front setbacks based on the direction of access from a public or private street. This would simplify enforcement and remove ambiguity. Council Member Butler and other commissioners expressed support for that approach.

Chairman Barchers also proposed a clarification that only fully exposed, standard-size parking spaces count toward the requirement, unless otherwise allowed for structured parking in multi-family developments.

He concluded with a clarification: “Front setback is defined by the street width and the right-of-way of a public or private street.”

This item was discussed.

6. Approval of minutes from the January 02, 2025 Planning Commission Regular Minutes.

Chairman Barchers mentioned that he had no problem with the content, but one paragraph in the summary mistakenly had some points attributed to him. Although he thought those points were great, they were actually made by others and should be credited to the right people. He added that comments made during meetings should be correctly recorded and attributed.

Derek Dalton made a motion to approve the minutes from the January 02, 2025 Planning Commission Regular Minutes. Rick Barchers seconded the motion. The vote is as follows: The vote is as follows: Derek Dalton “Aye,” Sarah Moore “Aye,” Trent Stirling “Aye,” Rick Barchers “Aye” The motion carried unanimously.

7. Approval of minutes from the February 20, 2025 Planning Commission Work Meeting Minutes.

Minutes were not included in the packet.

Derek Dalton made a motion to table the minutes from the February 20, 2025 Planning Commission Work Meeting Minutes. Trent Stirling seconded the motion. The vote is as follows: Derek Dalton “Aye,” Sarah Moore “Aye,” Trent Stirling “Aye,” Rick Barchers “Aye” The motion carried unanimously.

8. Report from Zoning Administrator.

Zoning Administrator Shelby Moore provided an overview of recent legislative changes, noting that 25 bills were passed during the session. Among them was House Bill 3068, a comprehensive land use reform package. The bill includes revisions to annexation laws and numerous

adjustments to municipal land use regulations, comprising approximately 2,500 lines of legislative text—400 of which specifically pertain to municipal land use law.

Shelby stressed the importance of increased city involvement at the state level during legislative processes. She emphasized the need for municipalities to actively communicate with state representatives to ensure local interests and concerns are adequately represented.

Shay Stark, a consultant with Aqua Engineering, clarified that most of the new ordinances will take effect on May 7, 2025. However, he noted that certain provisions—such as those related to high-density zones and the density bonus program—have a longer implementation timeline of up to three years.

Chairman Barchers expressed concern about the accelerated deadlines, pointing out the challenges cities may face in meeting new requirements without additional training or guidance.

The discussion then turned to House Bill 368 and whether the state has the authority to rescind or restrict powers granted to municipalities regarding land use. Shay confirmed that although municipalities derive their authority from the state constitution, the state retains the ability to revise or revoke that authority at any time.

Shelby Moore also addressed the city's current regulations concerning backyard chickens. She noted that the existing code may not be appropriate for all lot sizes and expressed an interest in revising the ordinance to create more practical and equitable standards across different property types.

9. Open Forum for Planning Commissioners.

Commissioner Stirling reported on a recent discussion with Jay regarding updates to the Planned Unit Development (PUD) zoning language. He acknowledged that while the shift away from traditional conditional use permitting was initially challenging to conceptualize, the proposed changes appear to be both innovative and promising.

Vice-Chair Dalton expressed agreement, stating that the new approach seems more effective than previous methods and could provide the city with greater oversight and control over future development.

Chairman Barchers raised concerns about the city's existing conditional use provisions, particularly their allowance of high-density housing types—such as townhomes—on lots that may not meet minimum size or development standards. He suggested revising the code to require that any Conditional Use Permit (CUP) involving residential uses demonstrate adequate land area to meet all other applicable requirements. In addition, he recommended adding a buffering provision, such as requiring one row of similar housing types between developments of differing densities, to improve compatibility and promote smoother transitions within neighborhoods.

Commissioner Sarah Moore asked for clarification regarding Grantsville's designation within the Utah League of Cities and Towns—specifically, whether the city is classified as rural, resort, or rapid growth. Council Member Rhett Butler responded that “rapid growth” is currently the most accurate classification, based on the city's ongoing development trends.

10. Report from City Council.

Council Member Rhett Butler reported that the City Council recently approved revisions to the Off-Highway Vehicle (OHV) ordinance. While he viewed the changes as a positive step forward, he acknowledged that further adjustments may be necessary in the future.

He also provided an update on the Brentwood development. In response to concerns raised by the city, the developer has modified the site plan to increase parking—adding 67 centrally located stalls and several additional stalls near the retention basin—and has reduced the total number of residential units by seven. Additionally, the project area has expanded from 13.1 to 14.9 acres, due to the acquisition of an easement from an adjacent property owner.

Regarding access, Mr. Butler explained that the Utah Department of Transportation (UDOT) will construct an emergency-only access road equipped with a crash gate. However, both the city and the developer hope this can be converted into a full-access road as surrounding properties develop. Chairman Barchers emphasized the importance of long-term planning, noting that future developments may also depend on access from this location.

Mr. Butler noted that changes in city administration are anticipated and confirmed two upcoming joint work sessions between the City Council and Planning Commission, scheduled for April 23 and April 30 at 6:00 p.m.

Chairman Barchers inquired about the timeline for reviewing the updated Planned Unit Development (PUD) language. Zoning Administrator Shelby Moore responded that commissioners would first receive a draft version for initial review and feedback, followed by a clean version for formal discussion.

Commissioner Sarah Moore asked how the status of approved developments is tracked. Shelby Moore confirmed that she maintains a spreadsheet with progress updates and agreed to share it with the Commission. Commissioner Sarah Moore also expressed interest in identifying vacant storefronts along Main Street. Shelby Moore responded that business license records may assist with this task but cautioned that such records may not always accurately reflect current vacancies.

11. Adjourn.

Derek Dalton made a motion to adjourn. Trent Stirling seconded the motion. The vote is as follows: Derek Dalton “Aye,” Sarah Moore “Aye,” Trent Stirling “Aye,” Rick Barchers “Aye” The meeting adjourned at 9:58PM.

Action Summary:

Agenda Item	Item Description	Action
#1	Discussion regarding the property located at 867 E Main Street, in the RM-7 zone.	Discussed
#2	Consideration of the Matthews Lane Rezone to go from Multi Use zoning to General Commercial District (C-G) for the commercial lots fronting Matthews Lane	Approved
#3	Consideration of the Proposed Sportsman Permit for Jerrick Neria to have up to four dogs on the residential property located at 345 Belair Circle, in the R-1-21 zone.	Approved
#4	Considers of the order to show cause letter sent to Dustin Marazzito, regarding a conditional use permit for animals, located at 611 S. Woodruff Way in the R-1-21 zone	In Compliance
#5	Consideration of the proposed Overlay District for Deseret located at approximately 1300 W Mack Canyon Road.	Approved
#6	Consideration of the proposed amendment to the Grantsville City Land Use and Management Code, Chapter 4.16 (Clear view of Intersection Streets).	Approved
#7	Consideration of the proposed amendment to the Grantsville City Land Use and Management Code Chapter 2 definition (104), Chapter 14.6 Codes and Symbols and Use Table 14.1, and Chapter 15.7 Codes and Symbols and Use Table 15.1 (Family Food Production).	Tabled
#8	Approval of minutes from the February 20, 2025 Planning Commission Work Meeting Minutes.	Approved
#9	Approval of minutes from the February 20, 2025 Planning Commission Regular Meeting Minutes.	Approved

MINUTES OF THE GRANTSVILLE CITY PLANNING COMMISSION, HELD ON April 17, 2025 AT THE GRANTSVILLE CITY HALL, 429 EAST MAIN STREET, GRANTSVILLE, UTAH AND ON ZOOM. THE MEETING BEGAN AT 7:00 P.M.

Commission Members Present: Chair Rick Barchers, Vice-Chair Derek Dalton, Trent Stirling, Isaac Potter

On Zoom: Sarah Moore

Commission Members Absent:

Appointed Officers and Employees Present: Zoning Administrator Shelby Moore, City Attorney Tysen Barker, City Council Member Rhett Butler, Planning and Zoning Administrative Assistant Nicole Ackman, Chief Robert Sager

On Zoom: Aqua Consultant Shay Stark, Ensign Engineering Consultant Robert Rousselle

Citizens and Guests Present: Layla Rosales, Jana Hale, Roger Hale, Cheri Leavitt, Jeremy Leavitt, Ron Perry, Mary Chappell, Shaun Johnson, Jerrick Neria, Holly Neria, Dillon Hutchins, Ashli Marazzito, Dustin Marazzito, Patty Marazzito, David Cummings, Marlo Meno, Monique Babcock, Jason Smith, Tiffany Guindon, Joe Guindon, Mike Colson, Matthew Perry

Citizens and Guests Present on Zoom: Mark Unknown, Wyatt Unknown, Conrad Unknown, Tom Clark, Heidi Unknown, Mike Hodgson, Paige Allred, Darwin Fielding, Necole Anderson, Sheri Unknown, Cody Unknown, Nelda Eggett, Kevin Unknown, Tiffany Hawke, Carlene Schultz, Other Unknowns

Commission: Chairman Barchers called the meeting to order at 7:00 PM.

PUBLIC NOTICE

The Grantsville City Planning Commission will hold a Regular Meeting at 7:00 p.m. on Thursday, April 17, 2025 at 429 East Main Street, Grantsville, UT 84029. The agenda is as follows:

ROLL CALL

PLEDGE OF ALLEGIANCE

PUBLIC HEARING

- a) **Consideration of the Proposed Sportsman Permit for Jerrick Neria to have up to four dogs on the residential property located at 345 Belair Circle, in the R-1-21 zone.**

No Comments

- b) **Consideration of the proposed amendment to the Grantsville City Land Use and Management Code Chapter 2 definition (104), Chapter 14.6 Codes and Symbols and Use Table 14.1, and Chapter 15.7 Codes and Symbols and Use Table 15.1 (Family Food Production).**

No Comments

c) Consideration of the Matthews Lane Rezone to go from Multi Use (MU) zoning to General Commercial District (C-G) for the commercial lots fronting Matthews Lane.

Roger Hale: Roger Hale was present to speak on the agenda item. He expressed concern about traffic impacts related to a proposed commercial rezone on Matthews Lane. He asked whether a traffic study had been conducted, who had reviewed it, and whether it was available for public review. After being reminded that the format did not allow for a question-and-answer exchange, he concluded by stating that he strongly felt a traffic study should be done.

AGENDA

1. Discussion regarding the property located at 867 E Main Street, in the RM-7 zone.

Wyatt Labrum was present to answer questions regarding the item. Zoning Administrator Shelby Moore explained that Mr. Labrum was seeking guidance on whether he should pursue a rezoning or a conditional use permit (CUP) for a proposed full-service car dealership.

Commissioner Stirling asked how the business could resemble a home occupation, to which Mr. Wyatt responded that it would operate as a full-service dealership. Commissioner Stirling also inquired about the number of vehicles that would be on site at any given time, and Mr. Wyatt estimated approximately 20 to 25 vehicles.

Commission Stirling, Chairman Barchers, Vice-Chair Dalton , and Commissioner Potter all agreed that a rezoning would be required.

Vice-Chair Dalton asked about the existing house on the property, and Mr. Labrum stated that it would be converted into an office, with the entire site being used strictly for commercial purposes. Vice-Chair Dalton also asked if Mr. Laybrum owned other dealerships in the county, and Mr. Labrum confirmed that he did.

Chairman Barchers inquired about the future land use designation of the property, and Zoning Administrator Shelby Moore stated that it is classified as Mixed Use. Chairman Barchers noted that if the future land use is designated as MU (Mixed Use), the property could be rezoned for commercial use or used strictly as commercial. All Commissioners that a conditional use permit would not be applicable in this case. City Council Member Rhett Butler also recommended a rezoning.

Vice-Chair Dalton inquired whether a discussion with UDOT would be necessary. Shelby Moore confirmed that she has a meeting scheduled with UDOT and will bring up the matter during that discussion.

Item closed

2. Consideration of the Matthews Lane Rezone to go from Multi Use zoning to General Commercial District (C-G) for the commercial lots fronting Matthews Lane.

Mary Chappell and Marlo Meno were present to answer questions. Chairman Barchers clarified that the item under discussion was solely for consideration of the rezone. He noted that grievances related to the existing development agreement for the Matthews Lane Resort had already been resolved under that agreement. Any new or additional concerns should be directed to the City Council via email.

Zoning Administrator Shelby Moore explained that while a development agreement approved last year already designates the commercial lots, the zoning maps still show MU, which does not highlight the intended commercial use. Rezoning is recommended to help establish a clear commercial corridor, providing more control and consistency, even if staff changes or the agreement is modified later on.

Commissioner Stirling expressed support, thanking the developers for honoring their commitments and aligning with the city's planning expectations. The developers affirmed their intention to benefit the community and noted that if circumstances change, the city would retain control to reconsider the zoning.

Vice-Chair Dalton raised questions about the financial impact of the rezoning, specifically regarding property tax rates. Shelby Moore clarified that residential properties are taxed at 45% of their value, while commercial properties are taxed at 100%, which benefits the city's tax base and helps recoup infrastructure investments.

Chairman Barchers inquired about the potential impact of the rezoning on the existing development agreement, with a specific focus on open space. He noted that the rezoning might affect approximately 1.7 acres of open space. The commission agreed that no significant changes were anticipated as a result of the rezoning.

The developers reassured the commission that the development agreement had been thoroughly reviewed to avoid any unintended consequences, confirming that the proposed rezoning remained consistent with the original intentions and commitments. They emphasized that the review process was designed to preserve the integrity of the development plan while supporting the transition to a general commercial district.

Derek Dalton made a motion to recommend the approval of the proposed Matthews Lane Rezone to go from Multi Use zoning to General Commercial District (C-G) for the commercial lots fronting Matthews Lane. Rick Barchers seconded the motion. The vote is as follows: Rick Barchers "Aye," Trent Stirling "Aye," Isaac Potter "Aye," Sarah Moore "Aye," Derek Dalton "Aye." The motion was carried unanimously

3. Consideration of the Proposed Sportsman Permit for Jerrick Neria to have up to four dogs on the residential property located at 345 Belair Circle, in the R-1-21 zone.

Jerrick Neria was present to answer questions related to the request. Zoning Administrator Shelby Moore explained that, according to City Code, the required 100-foot separation distance for more than three dogs is not available on the property. Additionally, there is insufficient space to accommodate the number of dogs requested, so she was unable to approve the application administratively.

Chairman Rick Barchers asked whether the city's regulations on the number of dogs permitted per property align with county code. He expressed concern that approving more than three dogs might conflict with county standards. Attorney Tysen Barker clarified that while the city's ordinance currently mirrors the county's, the city has the authority to adopt its own regulations.

Commissioner Potter inquired about the reason for requesting a fourth dog. Mr. Neria explained that they took in a dog belonging to a close friend who had passed away. The dog is the mother of another dog they currently own, and they wanted to prevent it from being sent to a shelter. Mr. Neria stated the intent is to temporarily house four dogs until the older one passes away, after which they would comply with the three-dog limit. He also noted plans to install a six-foot privacy fence, confirmed that the dogs are small breeds and primarily kept indoors, and stated there have been no complaints at their current residence.

When asked about the age of the oldest dog, Mr. Neria responded that she is 12 years old. He further clarified that the property meets the required standards for three dogs and that the 100-foot separation requirement only applies when requesting a fourth.

Commissioner Potter asked whether neighboring residents had been contacted. Mr. Neria stated he had spoken with nearby neighbors, all of whom are dog-friendly. Vice-Chair Dalton asked about the breeds, and Mr. Neria identified them as two golden doodles, one mini Australian shepherd, and one mixed breed.

In response to a question about residency, Mr. Neria stated they are currently in the process of purchasing the home. Vice-Chair Dalton, noting his familiarity with the breeds and their potential for being vocal, asked if there had been any noise complaints at their current location. Mr. Neria confirmed there had been none and emphasized that their oldest dog is spayed, 12 years old, and has a calm disposition.

Zoning Administrator Shelby Moore concluded by stating that no public comments had been received regarding the request.

Rick Barchers made a motion to recommend the approval of the proposed Sportsman Permit for Jerrick Neria to have up to four dogs on the residential

property located at 345 Belair Circle, in the R-1-21 zone. With the following conditions: The fencing is installed prior to the dogs being put in the backyard. Once a dog is expired, it goes back to three. The dogs must be registered with the city. City staff is to inspect in two months to verify the fence, and city staff is to review within two years to make sure that there's not an additional dog. Derek Dalton seconded the motion. The vote is as follows: Rick Barchers "Aye" Trent Stirling "Aye," Isaac Potter "Aye," Sarah Moore "Aye," Derek Dalton "Aye." The motion was carried unanimously

4. Consider the order to show cause letter sent to Dustin Marazzito, regarding a conditional use permit for animals, located at 611 S. Woodruff Way in the R-1-21 zone. 36mins-

Dustin Marazzito was present to respond to questions regarding the show cause hearing. Zoning Administrator Shelby Moore began by addressing the issue of noncompliance. She clarified that although Mr. Marazzito had not previously appeared before the Planning Commission, she had conducted two site inspections following complaints. Both inspections had resulted in written notices of noncompliance, which were included in the staff report.

Chairman Barchers asked whether Mr. Marazzito had received any prior notice of noncompliance. Mr. Marazzito responded that he had never received such notifications. Shelby clarified that while he had not previously been brought before the Commission, she had conducted two formal inspections, both of which led to documented letters outlining the violations.

Commissioner Potter asked whether Mr. Marazzito needed to be sworn in for the hearing. Attorney Tysen Barker explained that if Mr. Marazzito intended to present evidence or testimony in his own defense, he would need to be placed under oath to ensure the integrity of the proceedings. Mr. Marazzito stated he was willing to be sworn in.

Before administering the oath, Chairman Barchers asked Shelby Moore to explain the basis of the noncompliance. Shelby reported that during the first inspection on January 24, 2025, the property contained seven horses, seven goats, one pig, and multiple chickens. While the animals appeared healthy and the pens were clean, the number of goats exceeded the four allowed, and the presence of a pig was not permitted under the existing conditional use permit. Additionally, the required square footage for the number of animals present was 60,000 square feet, but only 29,406 square feet was available on the property. Shelby had instructed Mr. Marazzito to reduce the number of animals, remove debris from the drainage area, and maintain overall cleanliness.

She stated that during the second inspection, the drainage issue had been corrected, and the number of goats had been reduced to four. However, the pig remained, and the total required square footage for the animals was still approximately 45,000 square feet—exceeding the available area.

Chairman Barchers asked Mr. Marazzito if he disputed any part of Shelby's statements. Attorney Barker stated that if Dustin Marazzito wishes to present any evidence on his behalf, he would need to be put under oath. Mr. Marazzito requested to be sworn in. Chairman Barchers asked for his full name, to which he replied, "Dustin Joseph Marazzito." Chairman Barchers administered the oath.

Once sworn in, Mr. Marazzito stated that his original conditional use permit, granted four years earlier, allowed for eight large animals and four pygmy goats. He reported having seven horses, four pygmy goats, one pig, and six chickens—consistent with the original terms. He argued that the city's calculation of square footage was incorrect and that chickens should not be included in the total, as the city allows any resident to keep six chickens without a conditional use permit. He stated that he had approximately 43,000 square feet of usable space and that the area housing the animals was more than 100 feet from neighboring homes.

Mr. Marazzito alleged that the enforcement efforts were driven by personal conflicts with neighbors who were intentionally targeting him and his family. He listed several nearby properties within three-tenths of a mile that also had livestock but were not facing similar enforcement.

Regarding complaints of odors, flies, mosquitoes, and pollution, Mr. Marazzito stated that manure is removed routinely and mosquito abatement is performed every three weeks. He cited studies showing that urban fertilizer—not livestock—is the leading source of nitrate pollution in groundwater. He also disputed a claim that the retention basin was 80% full, stating that it had never exceeded 50% capacity, even during a 100-year storm event. He argued that the presence of animals in the basin area actually improves its condition.

Commissioner Stirling asked about the permit's six-month review condition, noting that the CUP required a review either after six months or sooner if complaints were received. Mr. Marazzito stated that he had contacted the city at the six-month mark and was told that he remained in compliance and did not need to appear before the Commission.

Commissioner Potter asked for clarification on the current animal count. Mr. Marazzito confirmed he had seven horses, four pygmy goats, one pig, and six chickens. Shelby explained that the pig is considered a medium animal and requires 4,000 square feet. She also stated that chickens require 500 square feet each unless exempt. Commissioners discussed whether the chickens should be counted under the CUP. Chairman Barchers agreed that Mr. Marazzito was not in violation with regard to the chickens, noting that the city code allows up to six without a permit and sufficient space was available.

Chairman Barchers acknowledged that although the property had been out of compliance at the time of the first inspection, the issues had been resolved within the 30-day correction period. Mr. Marazzito confirmed that he had removed the extra goats and followed the directions provided

by staff. Chairman Barchers expressed support for upholding the original permit now that the property is in compliance.

The discussion then turned to the retention basin. Mr. Marazzito explained that city staff had previously told him that horses could be used on the basin slopes for grading and weed control. He reiterated that the basin had never exceeded half capacity and that the animals had contributed to maintaining the area. Chairman Barchers stated that as long as there were no grading or drainage issues, he had no objection to the horses' use of the area.

Commissioner Stirling asked for clarification on the source of the original complaint. Mr. Marazzito referenced a police report, which he said found no violations of city ordinances and closed the case. The report confirmed that the use of horses and inclusion of the retention pond area were consistent with the original conditional use permit.

Rick Barchers made a motion that we find Dustin Marazzito is in compliance with his original conditional use permit after being cited once and correcting the issue within 30 days. Sarah Moore, seconded the motion. The vote is as follows: Rick Barchers "Aye", Trent Stirling "Aye," Isaac Potter "Aye," Sarah Moore "Aye," Derek Dalton "Aye." The motion was carried unanimously.

5. Consideration of the proposed Overlay District for Deseret located at approximately 1300 W Mack Canyon Road.

Layla Rosales and Shaun Johnson were present to answer questions regarding the item. They had no new information to present but welcomed questions from the Commission.

Chairman Barchers suggested another work meeting for review; Mr. Johnson noted they had already participated in three and preferred to move forward.

Chairman Barchers introduced the Deseret Development zoning overlay proposal near 1300 West Mack Canyon Road. Shaun Johnson and Layla Rosales, representing the applicant, indicated they were prepared to proceed after multiple work sessions with city staff and officials.

Commissioner Stirling asked for clarification on phasing. Johnson explained that phase one included land with current access, while phase two would not proceed without a secondary access. Although UDOT approval was pending, the spacing met state standards. Chairman Barchers expressed concern that the proposal still reflected a 7,000-unit buildout despite limited access. Johnson responded that the overlay applied only to land currently owned by the applicant and was intended as a land use framework, not a plat.

Commissioner Potter inquired about flexibility in planning areas and the possibility of commercial flex space converting to residential. Johnson and Rosales confirmed that only 30

acres in Planning Area 21 could convert to high-density residential. Rosales added that other flex areas would follow city code for permitted uses.

Commissioner Stirling raised concerns about future zoning decisions. Rosales and Johnson explained that use types were tied to city code, and zoning would be clarified at the time of platting. Vice Chair Dalton emphasized the need to formalize commitments in the Master Development Agreement (MDA).

Chairman Barchers questioned whether 7,000 homes and the associated density were appropriate, citing strain on infrastructure. Johnson stated the development was part of UDOT's West Bench study and that Mack Canyon Road was identified as a future collector.

Chairman Barchers then raised concerns about the proposed deviations from city code, specifically reductions to rear and side setbacks. He argued that allowing smaller setbacks could lead to larger homes occupying most of the lot, which would increase construction costs and ultimately raise housing prices—undermining the project's stated goal of promoting affordability. He estimated that the added buildable area could increase home size by several hundred square feet and potentially raise costs by up to 50%.

In response, Layla Rosales clarified that the proposal maintained a minimum lot size of 4,500 square feet—larger than the city's current 4,000-square-foot minimum—and that the lots were deeper, providing flexibility for various architectural styles, including single-story homes. She explained that the reduced setbacks would allow for front porches and articulation without pushing garages forward.

Shaun Johnson added that the development was designed to provide a mix of housing types and sizes, not uniform layouts, and that home sizes would ultimately vary based on lot configuration and buyer preferences to better serve a diverse range of residents.

On moderate-income housing, Commissioner Stirling proposed increasing the allocation from 20 to 25 acres and requiring it be dispersed throughout the site. Johnson and Rosales agreed to include that in the MDA. Commissioner Sarah Moore explained the distinction between affordable and moderate-income housing under state law, and Vice Chair Dalton clarified that the city's 50% affordability rule did not apply here.

Chairman Barchers expressed concern that the rear-loaded and cottage-style homes lacked direct frontage on public or private streets, which he felt did not align with the city's definition of single-family dwellings. Rosales responded that the proposed layouts, which used alleys and private lanes for access, were consistent with current city code. Fire Chief Jason Smith confirmed that the design met International Fire Code standards, including maximum alley lengths and secondary access requirements, and that he had no safety concerns with the proposed configuration.

Vice Chair Dalton asked Attorney Barker to clarify the scope of the Commission's vote. Attorney Barker confirmed that the overlay, if approved, would include all proposed standards, variances, and product types. The proposal would move to City Council in substantially the same form.

Chairman Barchers and Commissioner Stirling expressed concern that the overlay created a second zoning system. Johnson responded that it was intended as a long-term, flexible tool consistent with the city's general plan.

Trent Stirling made a motion to recommend approval of the proposed overlay district at approximately 1300 West Mack Canyon Road. With the following conditions: That 25 acres be dedicated to moderate income housing and defined in the MDA. That commercial areas be rezoned when businesses are introduced, and limit building to 1,000 units until a second UDOT access is solidified. Isaac Potter seconded the motion. The vote is as follows: Rick Barchers "Nye", Trent Stirling "Aye," Isaac Potter "Aye," Sarah Moore "Aye," Derek Dalton "Nye." The motion was approved 3 to 2.

6. Consideration of the proposed amendment to the Grantsville City Land Use and Management Code, Chapter 4.16 (Clear view of Intersection Streets).

Robert Rouselle, consultant for Ensign Engineering, was present to answer questions. He provided exhibits (in the packet) comparing the current code requirements with what APSCO would actually require. Mr. Rouselle explained that the request was based on established engineering standards and aimed to formally incorporate these standards into the city code to avoid future disputes about code requirements. He described how they reviewed four different intersections throughout the city to illustrate the difference between a "clear view" setup and a "side triangle" formation.

Chairman Barchers stated that clear view requirements should be based on a minimum assumed speed of 30 mph, even if posted limits are lower. He explained that drivers often exceed speed limits by approximately 5 mph, so using 30 mph as a baseline better supports public safety. He referenced the AASHTO table to support this approach, noting it should apply even in areas with posted limits as low as 20 mph.

He also expressed concern about assumptions used in sight triangle calculations, emphasizing that they should account for a vehicle parked in the driveway. He noted that developers often provide plans showing empty driveways, which do not reflect real-world conditions. Citing past photographic evidence, he stressed that driveways are frequently occupied and questioned the feasibility of enforcing speed limits below 25 mph.

Regarding stopping distances, Chairman Barchers questioned whether the parameters assumed a loaded gravel truck pulling a pup trailer, reflecting actual conditions in Grantsville. Mr. Rouselle confirmed that the AASHTO tables provide different requirements for various vehicle types, including larger combination trucks, and clarified that the tables are not his but are from AASHTO.

Chairman Barchers expressed concern that if the AASHTO tables were strictly adopted, sight triangles could be designed for oversized vehicles, potentially leading to impractical requirements for homeowners, such as needing to move their houses if vehicle types changed. Mr. Rouselle clarified that the standards are based on the types of vehicles expected and that the requirements are speed-based.

Attorney Barker stated that the highway authority is responsible for setting road speeds, which can vary depending on whether the road is under city, state, or federal jurisdiction. He confirmed that the city's minimum speed limit is 25 mph, but on private streets, developers could propose lower limits, such as 15 mph, though the city is not obligated to accept those roads. Chairman Barchers mentioned seeing a private street with a 15 mph limit but emphasized that for public roads, a minimum of 25 mph should apply and that design standards should assume a common travel speed of 30 mph, as it is unrealistic to expect drivers to adhere to very low speed limits.

Vice-Chair Dalton supported the proposed changes to the clear view requirements but emphasized that enforcement is the primary concern. He cited a dangerous intersection at Cork and Main in Grantsville, where an overgrown tree severely limited visibility, and stressed that without consistent enforcement, the purpose of the code would be undermined. Vice-Chair Dalton noted that past ordinances have not always been enforced and that effective enforcement is necessary for ordinances to be effective.

Derek Dalton made a motion for the approval of Consideration of the proposed amendment to the Grantsville City Land Use and Management Code, Chapter 4.16 (Clear view of Intersection Streets). Trent Stirling seconded the motion. The vote is as follows: Trent Stirling "Aye," Isaac Potter "Aye," Sarah Moore "Aye," Derek Dalton "Aye." The motion was carried unanimously.

7. Consideration of the proposed amendment to the Grantsville City Land Use and Management Code Chapter 2 definition (104), Chapter 14.6 Codes and Symbols and Use Table 14.1, and Chapter 15.7 Codes and Symbols and Use Table 15.1 (Family Food Production).

Zoning Administrator Shelby Moore presented the draft changes, clarifying that the code would now limit medium-sized animals—such as goats, pigs, and sheep—to no more than six per half acre, based on a standard of 1,000 square feet per animal. Small animals like rabbits and poultry

would also be limited to six in any combination per half acre, with a minimum of 100 square feet per animal.

She also noted the need to prohibit roosters explicitly, explaining that rooster-related complaints were frequent and that the city lacked a specific ordinance addressing them. Vice-Chair Dalton asked how many complaints were received, and Shelby replied she was currently handling a case involving 12 roosters.

Chairman Barchers confirmed with Shelby that the proposed amendment did not change any conditional or permitted use categories, and she clarified that she had not touched those sections. There was general agreement that the amendment was a solid improvement, though Shelby reiterated that some language needed correction to align with the definitions section. Chairman Barchers suggested that any substantive changes would require reposting for public notice, and Shelby agreed.

Vice-Chair Dalton raised a concern about how square footage requirements apply to small animals kept in confined aviaries, such as pigeons. Zoning Administrator Shelby Moore explained that these animals fall under a separate category in the code, such as aviaries or the raising of pheasants.

Vice-Chair Dalton also questioned whether the classifications of large, medium, and small animals needed clearer definitions, suggesting the use of size or weight thresholds. Shelby responded that the current method categorizes animals based on examples listed in the code. Commissioner Potter agreed, referencing a prior discussion on whether a pig qualified as medium-sized. Shelby clarified that pigs are explicitly listed as medium animals, and goats—including pygmy goats—are classified the same due to their size being comparable to a large dog.

Chairman Barchers noted that the code should specify “exterior” space when referencing the half-acre requirement, to avoid confusion with interior areas.

Isaac Potter made a motion to table the proposed amendment to the Grantsville City Land Use and Management Code Chapter 2 definition (104), Chapter 14.6 Codes and Symbols and Use Table 14.1, and Chapter 15.7 Codes and Symbols and Use Table 15.1 (Family Food Production). Pending finalization of the revised language. Sarah Moore seconded the motion. The vote is as follows: Rick Barchers “Aye,” Trent Stirling “Aye,” Isaac Potter “Aye,” Sarah Moore “Aye,” Derek Dalton “Aye.” The motion was tabled unanimously.

8. Approval of minutes from the February 20, 2025 Planning Commission Work Meeting Minutes. Rick / Isaac all in favor

Rick Barchers made a motion for the approval of minutes from the February 20, 2025 Planning Commission Work Meeting , Isaac Potter seconded the motion. The vote is as follows: Rick Barchers “Aye”, Trent Stirling “Aye,” Isaac Potter “Aye,” Sarah Moore “Aye,” Derek Dalton “Aye.” The motion was passed unanimously.

9. Approval of minutes from the February 20, 2025 Planning Commission Regular Meeting Minutes

Chairman Barchers suggested that, to avoid confusion, Sarah Moore should be referred to as “Commissioner Sarah Moore” rather than just “Commissioner Moore,” to distinguish her from Zoning Administrator Shelby Moore. Commissioner Stirling noted that his name was misspelled in the minutes and requested that it be corrected.

Trent Stirling made a motion Approval of minutes from the February 20, 2025 Planning Commission Regular Meeting Minutes. With the following conditions: That his last name be spelled with an i instead of an e, and that the Moore’s be distinguished from each other by Commissioner or Zoning Administrator. Rick Barchers seconded the motion. The vote is as follows: Rick Barchers “Aye”, Trent Stirling “Aye,” Isaac Potter “Aye,” Sarah Moore “Aye,” Derek Dalton “Aye.” The motion was passed unanimously.

10. Report from Zoning Administrator

Zoning Administrator Shelby Moore reminded the commission of upcoming joint work meetings scheduled for April 23rd and April 30th, both at 6:00 p.m. She noted that the April 23rd meeting would focus on the Capital Facilities Plan, while the April 30th meeting would cover the presentation for the Tooele County Housing Authority and discussion on PUD language. She confirmed that everyone was on board with the schedule, and added that she would like to invite the Ombudsman’s Office to one of the joint work meetings to provide an update on the 2025 legislative session.

The discussion turned to Chapter 4, where Zoning Administrator Shelby Moore noted that the current minimum width for townhomes is 30 feet. She mentioned there had been suggestions to reduce the minimum to 25 feet. Chairman Barcher proposed that this reduced width could be permitted if the project meets moderate income housing standards.

11. Open Forum for Planning Commissioners.

Commissioner Stirling reported that he had nothing to bring up. Chairman Barcher also had no additional items but mentioned that the definition changes discussed in the previous meeting were expected to be included on the next agenda. He stated he would work on the language and clarified there had been some uncertainty around the process due to recent changes.

Commissioner Sarah Moore reported on a recent conference she attended, where she met the new state auditor and forwarded the auditor's business card to the mayor. She informed the Commission that new legislation requires all cities to undergo audits of their privacy practices, policies, and procedures. Training will be conducted over the next six months, followed by statewide audits of cities, towns, and counties.

12. Report from City Council.

City Council Member Rhett Butler stated he had nothing to report.

13. Adjourn.

Vice-Chair Dalton made a motion to adjourn. Isaac Potter seconded the motion. The vote is as follows: Rick Barchers "Aye," Derek Dalton "Aye," Trent Stirling "Aye," Isaac Potter "Aye," Sarah Moore "Aye." The meeting ended at 10:25pm

Action Summary:

Agenda Item	Item Description	Action
#1	Proposed conditional use permit for Travis Mulford to have two cows on his property located at 862 Silver Spur Rd.	Approved
#2	Discussion regarding Ch. 7 conditional use permits, and Ch 2 definitions	Discussed
#3	Discussion of the amendments to the GLUMDC for chapters 4.	Discussed
#4	Consideration of the proposed amendments to Chapter 2 definition, and Chapters 14 and 15 of the Grantsville City Land Use and Management Code.	Tabled however Approved - Allowing 1 Rooster per resident

MINUTES OF THE GRANTSVILLE CITY PLANNING COMMISSION, HELD ON May 1, 2025 AT THE GRANTSVILLE CITY HALL, 429 EAST MAIN STREET, GRANTSVILLE, UTAH AND ON ZOOM. THE MEETING BEGAN AT 7:00 P.M.

Commission Members Present: Chair Rick Barchers, Vice-Chair Derek Dalton, Trent Stirling, Sarah Moore

On Zoom: Commissioner Isaac Potter

Commission Members Absent:

Appointed Officers and Employees Present: Zoning Administrator Shelby Moore, City Attorney Tysen Barker, Mayor Niel Crieuwshaw, Planning and Zoning Administrative Assistant Nicole Ackman.

On Zoom: Shay Stark, consultant with Aqua Engineering

Citizens and Guests Present: Dawn Pentico, Jolene Mulford, Travis Mulford, Todd Memmott, Jenny Memmott, Adam Boyd, Cynthia Boyd, Kris Garcia, Mike Unknown, Gary Merrill

Citizens and Guests Present on Zoom: Unknowns

Chairman Barchers called the meeting to order at 7:00 PM.

PUBLIC NOTICE

The Grantsville City Planning Commission will hold a Regular Meeting at 7:00 p.m. on Thursday, January 2, 2025 at 429 East Main Street, Grantsville, UT 84029. The agenda is as follows:

ROLL CALL

PLEDGE OF ALLEGIANCE

PUBLIC HEARING

- a) **Consideration of the proposed amendments to Chapter 2 definition, and Chapters 14 and 15 of the Grantsville City Land Use and Management Code.**

No Comment

- b) **Proposed conditional use permit for Travis Mulford to have two cows on his property located at 862 Silver Spur Rd.**

Adam Boyd: Adam Boyd was present to speak on this item. He stated that he lives at the property directly south of the Milfords and expressed opposition to the cows being kept on that property. Mr. Boyd noted that he has lived in Grantsville for 12 years and, while he is aware it is a farming community, one reason he and his family chose their home in Anderson Ranch seven years ago was because it is part of an HOA with rules and regulations. He explained that they appreciated the controlled environment and the expectation that certain standards would be upheld. Mr. Boyd pointed out that while there are horse properties in the area, the corrals on those properties are set back away from the roadway. In contrast, the current request would allow a corral directly along the sidewalk, spanning over 300 feet of frontage road. He stated that there had been no discussion about the type of fencing to be installed, how the cows would be contained, how issues such as smell, flies, and pests would be mitigated, or whether there would be insurance coverage in case the cows escaped. He expressed concern that the proposal would negatively impact the curb appeal of nearby homes, making them less attractive to potential buyers. Mr. Boyd emphasized that the animals would not be hidden but would be placed directly adjacent to the roadway. He also raised safety concerns for children walking along the sidewalk, noting the potential for children to reach into the fence line and be harmed. Mr. Boyd concluded by stating that he and his family had invested tens of thousands of dollars into their backyard to make it a pleasant space, and that the presence of cows would disrupt that enjoyment. He added that it is a quiet neighborhood, and they would like to keep it that way.

Dawn Pentico: Dawn Pentico was present to speak on this item. She stated that she lives directly south of Adam Boyd, just one house down from the Mulfords' property, and expressed her opposition to allowing cows on the property. Ms. Pentico shared concerns

regarding the potential increase in flies and noted that she, like her neighbor, had invested tens of thousands of dollars into creating a backyard space where her family could relax. She reiterated her concerns about the smell, pests, and overall impact that cows might bring, acknowledging that horses can also contribute to such issues. However, she emphasized the proximity of the proposed corral to the fence line and questioned the maintenance of the property along the Gold Dust Road side, stating it had not always been well maintained. Ms. Pentico expressed worry about how the introduction of cows would affect the nearby homes, particularly those in close proximity. She shared that she has lived in Grantsville for 10 years and appreciates the farming community but does not support the idea of having backyard cows. She believed that cows require a large area to graze and raised further concerns about fencing, feed storage, and the potential for additional pests being attracted to the supplies and conditions on the property. She concluded by reiterating her concerns about the overall impact and thanked the commission.

Gary Merrill: Gary Merrill was present to speak on this item. He began by apologizing for speaking out of turn and stated that he lives in Grantsville. Mr. Merrill spoke in support of the proposal, sharing that he has known Travis since they were young and grew up together in West Valley. He said he has lived in Grantsville for almost nine years and recalled that when Travis purchased the property, it was with the intent of bringing livestock onto it. He acknowledged that some neighbors were upset about the potential presence of a cow but emphasized that they had moved next to a property where such use is permitted. Mr. Merrill mentioned that he has had multiple conversations with Travis over the past six months about the plan and noted that Travis had been working to determine fence setbacks and how to properly corral the animals. He explained that Travis operates a farm in Grover, Utah, and has experience with livestock care and management. Mr. Merrill stated that if anyone would do this the right way and in an upstanding manner, it would be Travis. He acknowledged that his comments might not be popular but reiterated that the property is zoned for livestock, and that includes animals like goats or horses.

Jennifer Memmott: Jennifer Memmott was present to speak on this item. She stated that she and her husband live directly southeast of the Mulfords, right on Gold Dust, and that they have lived in Grantsville for 30 years. She explained that they chose to purchase a home in Anderson Ranch because it is a neighborhood community with an HOA that enforces maintenance standards, such as weed control and parking restrictions. Ms. Memmott emphasized that cows are very different from goats or chickens, describing them as invasive animals that often push down fences and get out. She stated that anyone who lives in Grantsville is familiar with this issue. She shared that they have spent tens of thousands of dollars on their front yard and expressed concern that if the cows escape and damage her landscaping, she wants to know who will be responsible for the repairs. She

pointed out that they are directly across from where the cows are expected to be and that the animals would only have about ten feet of roadway separating them from her yard. Ms. Memmott stressed that Anderson Ranch is a community where residents maintain their homes and yards, and while she acknowledged that the property owners have rights, she noted that no one else in the neighborhood has cows. She mentioned that there are a few well-kept horses, but only on two or three properties. She expressed that while cows might be more appropriate on larger properties, such as two to three acres, the area is a neighborhood with many children. She raised safety concerns about cows escaping when children are playing outside during the summer and potentially getting hurt. Ms. Memmott concluded by stating that all the neighbors share the same concerns, echoing Adam's comments about flies, odor, and the general impact of cows in the area. She thanked the commission.

Chris Garcia: Chris Garcia was present to speak on this item. He introduced himself and mentioned that he lives with Mike Mead at 619 Gold Dust, directly next to Todd and Jen. Mr. Garcia stated that they share the same concerns as others regarding the potential for cows to break down fences. While they are new to Grantsville, he noted that they are lifelong residents of Tooele County and are familiar with local rules and regulations. He expressed particular concern for the safety of his two-year-old grandson who enjoys playing outside, and mentioned a neighbor who runs a daycare at the corner, though she was not present to speak. Mr. Garcia questioned what would happen if the cows were to get loose, sharing that he had recently encountered loose cows on another road in a more rural farming area. He voiced total opposition to the proposal and reiterated concerns about flies, smell, and property upkeep, adding that the maintenance of the applicant's yard has not been ideal over the past seven years. He also supported Adam's earlier statement that the proposed fencing would be placed directly along the sidewalk, an area used by schoolchildren and a bus stop. He pointed out that many residents regularly walk through the neighborhood with their pets and questioned the impact of the cows on that activity. Mr. Garcia concluded by stating that those were his concerns and thanked the commission.

AGENDA

1. Proposed conditional use permit for Travis Mulford to have two cows on his property located at 862 Silver Spur Rd.

Travis Mulford and Joelen Mulford were present to answer questions on this item. Zoning Administrator Shelby Moore stated that although the subdivision is governed by an HOA, it has historically allowed livestock such as horses and cattle. Under city code, cows are permitted as a conditional use with specific open space requirements: 10,000 square feet for the first large animal and 2,000 square feet for each additional animal. The Mulfords have over 20,000 square

feet of open area, including a 100-foot buffer from adjacent neighbors, meeting the requirement for two cows.

Shelby Moore clarified that fencing standards are governed by the HOA, and the city had confirmed with the HOA that livestock is permitted. While the HOA had previously followed Tooele County standards, they had agreed to follow Grantsville City's Land Use Ordinance moving forward.

Travis Mulford described his long-standing experience with cattle and fencing. He shared that his family manages approximately 300 acres and regularly handles cattle operations, including containment, branding, and fencing. He emphasized that their livestock are insured with liability coverage and that their fencing would be built to meet both HOA and city standards using strong, durable materials.

Chairman Barchers noted that the 100-foot setback would result in fencing running through part of the yard, including a basketball court. Mr. Mulford acknowledged this and said he was prepared to work with the HOA and adjust as needed for safety. He stated that the cows would be contained in a corral and not allowed to roam freely across the lot.

Vice Chair Dalton expressed support for the proposal and recommended placing the fencing as far from the road as possible. Mr. Mulford agreed and reiterated that the purpose was not free-range use but to securely contain a limited number of animals.

Commissioner Sarah Moore emphasized the need to manage potential nuisances such as odor, flies, and waste. She recommended clear plans for waste disposal and fencing, and encouraged open communication with neighbors to resolve any issues directly. She also noted that if a nuisance did arise, the city had the ability to revoke the permit upon review.

Chairman Barchers confirmed that "Lot B," a parcel in question, had been legally transferred to the Mulfords and verified by the HOA. He also clarified that while the city enforces zoning code, HOA rules may be more restrictive and take precedence if properly enforced by the association.

Commissioner Potter asked for clarification on CC&R language and the type of animals permitted. Joelen Mulford read the relevant section, which allowed livestock such as horses, cattle, pigs, sheep, and other outdoor farm animals on lots one acre or larger. Commissioner Potter also confirmed that the applicant carried liability insurance and reminded them that the conditional use permit would be subject to conditions and possible revocation if those conditions were not met.

Shelby Moore confirmed that the conditional use would remain valid unless the property is sold or the use became noncompliant.

Trent Stirling made a motion for the approval of the proposed conditional use permit for Travis Mulford to have two cows on his property located at 862 Silver Spur Rd. With the following conditions: The applicant must remain within the parameters outlined in the approved application and may not expand the use without prior approval. Cows shall not be kept within 100 feet of any pre-existing residential dwelling located on an adjoining lot. The operation must comply with all applicable local, state, and federal animal welfare regulations. Proper waste disposal and manure management must be maintained at all times. No cows may be kept on the property until fencing has been installed. Fencing and shelter must be properly maintained to ensure both animal containment and welfare. This permit is subject to periodic administrative review by the Zoning Administrator and may be reviewed sooner if any complaints are received. Rick Barchers seconded the motion. The vote is as follows: The vote is as follows: Rick Barchers “Aye”, Trent Stirling “Aye,” Isaac Potter “Aye,” Sarah Moore “Aye,” Derek Dalton “Aye.” The motion was carried unanimously.

2. Discussion regarding Ch. 7 conditional use permits, and Ch 2 definitions

Zoning Administrator Shelby Moore presented proposed changes to the conditional use permit process, recommending a two-tier system to improve efficiency and reduce unnecessary Planning Commission hearings. Under the proposal, Level 1 permits—such as home occupations and low-impact uses—could be approved administratively. Level 2 permits, including new construction or higher-impact uses, would still go before the Commission. Staff could also elevate any Level 1 application if needed.

Chairman Barchers supported the idea but asked for clearer criteria for Level 1 uses, especially home occupations. Shelby Moore said she would coordinate with Attorney Barker to ensure consistency with state code.

The Commission discussed how public input should affect the process. Shelby Moore suggested five comments might trigger a Planning Commission hearing, however Attorney Barker advised that even a single objection should require review. The Commission agreed.

Regarding commercial CUPs, Shelby initially proposed using traffic impact, but commissioners preferred tying the determination to road classifications in the city’s transportation plan. They agreed that commercial uses in existing buildings with no exterior changes could qualify for Level 1, while new construction or site modifications would require Level 2.

Commissioner Isaac Potter asked that group homes be clearly listed in the CUP table. Moore confirmed they already qualify as conditional uses but agreed the list could be clarified. Barchers noted the table is a guide, not a strict list, since some cases depend on site specifics.

The Commission reviewed proposed updates to Chapter 2 definitions, focusing on “primary access,” “parent access,” and “front yard.” The intent was to clarify how these apply to rear-loaded lots and prevent flag-lot-style configurations.

Shelby Moore said some developers were designing homes that face green space but access alleys, creating setbacks issues under current definitions. The revised language would require each lot to abut a public or private street and meet front yard setback rules on that access side. She noted the language must be clear but flexible.

Chairman Barchers agreed and emphasized that all lots must connect to a right-of-way for fire, utility, and service access, regardless of home orientation.

Commissioner Sarah Moore raised concerns with a separate proposal that required buffering with similar housing types. She questioned whether this could be a regulatory taking on small parcels. Chairman Barchers agreed and said the requirement may be reasonable for large developments but too restrictive for small ones. The Commission agreed to remove the language and instead require buffering to be evaluated case by case.

Commissioner Potter added that forcing similar housing could conflict with zoning allowances and supported focusing on compatibility instead.

Commissioner Sarah Moore shared an example of a subdivision with homes fronting a green court and alley-fed garages. She said as long as one side meets front yard setbacks and connects to a street, the code should be met. Chairman Barchers agreed.

The Commission supported refining Chapter 2 definitions to accommodate modern layouts while maintaining access, setback, and service standards. Staff will revise the language and return with an updated draft.

Item Discussed

3. Discussion of the amendments to the GLUMDC for chapters 4.

Zoning Administrator Shelby Moore was present to represent this item. The Planning Commission reviewed proposed amendments to Chapter 4 of the GLUMDC, focusing primarily on a potential reduction of the minimum lot depth for townhomes from 30 feet to 25 feet. Shelby reported that she had contacted other cities to compare parking standards. Based on the feedback received, front-loaded townhomes typically accommodate two vehicles, while rear-loaded units with a 22-foot depth can often accommodate three vehicles.

Vice-Chair Dalton opposed the proposed change, stating that it appeared to be a concession to developers. Commissioner Potter agreed in part, expressing reluctance to adjust the code solely for developer benefit but acknowledged that the modification could help the city meet moderate-income housing (MIH) goals. Chairman Barchers stated that if the 25-foot depth were allowed, it should be limited to moderate-income housing developments.

Commissioner Stirling suggested using the 30-foot depth as a negotiation point rather than a fixed requirement. Chairman Barchers noted that developers often request multiple concessions and emphasized that the city cannot grant all such requests. Commissioner Potter agreed with this position.

Commissioner Sarah Moore highlighted the rising cost of land—now around \$175,000 per acre—as a barrier to affordability. She later asked whether Chairman Barchers would consider allowing a 25-foot lot depth while keeping existing setback standards. Chairman Barchers responded that permitting 25 feet would only encourage developers to later ask for 20 feet. Commissioner Sarah Moore acknowledged this concern but emphasized the need for flexibility when appropriate.

Mayor Critchlow commented that a 10-foot separation between buildings would be sufficient for MIH developments. He added that a 25-foot lot depth was not unreasonable and pointed out that developers are aware of code requirements before purchasing land. Commissioner Sarah Moore agreed and stated that the change could incentivize more moderate-income development.

Chairman Barchers proposed requiring 25% of any project with 25-foot lot depths to be designated as affordable housing. Commissioner Potter expressed support for the proposal. Shelby Moore cautioned that developers might assert that their market rate already meets affordability, potentially undermining the requirement. Chairman Barchers suggested that the city use deed restrictions to enforce true affordability.

Vice-Chair Dalton preferred using the 25-foot allowance as a negotiation tool rather than adopting it as a rule. Commissioner Stirling pointed out that even with the proposed reduction, the city may still fall short of MIH targets. Attorney Tysen Barker added that combining a bonus density for 25-foot lots with MIH obligations presents a mathematical challenge.

The commissioners discussed the proposed amendment to Chapter 4.18 of the City Code, which pertains to the maximum height of fences, walls, and hedges. The amendment seeks to increase the allowable height from six feet to seven feet, aligning with Section 105.2 of the State-adopted building code, which exempts fences under seven feet from requiring a permit. Commissioners expressed general support for the change, acknowledging its consistency with state standards and the practical need for flexibility in certain cases—particularly on sloped lots, near busy roadways, or where enhanced privacy is needed. Chairman Barchers noted that while six-foot fences are typically adequate, he recognized that unique site conditions may justify taller

fencing. He emphasized that any increase beyond the standard height should still be reviewed by engineering staff to ensure it does not create conflicts with drainage, infrastructure, or visibility. He concluded that he had no objection to the amendment, provided engineering has no concerns.

Item Discussed

4. Consideration of the proposed amendments to Chapter 2 definition, and Chapters 14 and 15 of the Grantsville City Land Use and Management Code.

Zoning Administrator Shelby Moore presented proposed amendments to Chapters 2, 14, and 15 of the Land Use and Management Code addressing regulations for animal keeping and family food production. The changes included introducing square footage requirements based on animal size: 1,000 square feet of open space per medium-sized animal, with a maximum of six per half-acre, and 100 square feet per small animal, also capped at six per half-acre. These updates are intended to align animal capacity with available acreage and provide flexibility for both small and large residential lots.

The provision prohibiting roosters was discussed, Vice-Chair Dalton asked how often rooster complaints are received. Shelby Moore confirmed that such complaints were common, referencing a current case involving twelve roosters. Shelby noted that the current code references only “hens,” necessitating clarification, and that square footage standards for small animals like rabbits, ducks, and chickens had not previously existed.

The Commission discussed whether allowing one rooster per property would be more reasonable than a total ban. Vice-Chair Dalton and Mayor Critchlow supported permitting one rooster, provided it remained a hard limit.

Commissioner Potter expressed concern that the 100-square-foot minimum might prevent residents with smaller yards from keeping animals such as rabbits. Shelby clarified that the requirement applies to overall open space—not cage size—meaning residents could still use smaller enclosures if they had adequate yard space.

Commissioner Potter also asked whether keeping six chickens would restrict property owners from adding other animals like goats. Shelby Moore responded that combinations of chickens, ducks, and rabbits would be allowed under the draft language, but the code could benefit from additional clarification. Chairman Barchers supported the overall revisions but requested updates to definitions and terminology for better consistency throughout the code.

Vice-Chair Dalton raised a question about whether small birds such as pigeons would fall under the 100-square-foot requirement. Shelby Moore clarified that those would be regulated separately under provisions for aviaries.

Commissioner Potter asked how animal sizes would be classified. Shelby explained that the city uses general size categories, drawing comparisons to familiar animals like dogs. Attorney Barker added that conditional use allowances in RM-7 and RM-15 zones would not override the open space requirements and clarified that keeping chickens on townhouse patios without adequate open space would not be permitted.

Attorney Barker also addressed the difference between family food production and pet ownership. He stated that all animal-related uses must comply with open space and sanitation regulations and that violations could be enforced under the city's animal cruelty ordinance, which allows for penalties, including removal of animals or prohibition of future ownership.

Chairman Barchers expressed concern over sanitary conditions at a local property housing five goats and asked whether stronger language could be introduced to ensure cleanliness. Shelby Moore noted that such conditions are typically addressed through conditional use permits, while Attorney Barker confirmed that the existing animal cruelty ordinance already provides enforcement tools for such situations.

Isaac Potter made a motion to table the proposed amendment to the Grantsville City Land Use and Management Code Chapter 2 definition (104), Chapter 14.6 Codes and Symbols and Use Table 14.1, and Chapter 15.7 Codes and Symbols and Use Table 15.1 (Family Food Production). Until language could be corrected and finalized. Derek Dalton seconded the motion. The vote is as follows: Trent Stirling seconded the motion. The vote is as follows: Rick Barchers "Aye", Trent Stirling "Aye," Isaac Potter "Aye," Sarah Moore "Aye," Derek Dalton "Aye." The motion was tabled unanimously.

Derek Dalton made a motion to recommend the approval to the proposed amendment to the Grantsville City Land Use and Management Code Chapter 2 definition (104), Chapter 14.6 Codes and Symbols and Use Table 14.1, and Chapter 15.7 Codes and Symbols and Use Table 15.1 (Family Food Production), with the amendment that we allow one rooster per residents. Sarah Moore seconded the motion. The vote is as follows: Trent Stirling seconded the motion. The vote is as follows: Rick Barchers "Aye", Trent Stirling "Aye," Isaac Potter "Aye," Sarah Moore "Aye," Derek Dalton "Aye." The motion was carried unanimously.

5. Report from Zoning Administrator.

Shelby Moore proposed combining the June 19, 2025 meeting with required ombudsman training. Commissioner Potter noted he would be absent. Mayor Critchlow recommended proceeding with the meeting. A quorum was confirmed.

Commissioners were also reminded to submit progress summaries for moderate-income housing goals by June 1.

6. Open Forum for Planning Commissioners.

Commissioner Stirling inquired about the recent email regarding Moderate-Income Housing (MIH) reporting and what was required. Zoning Administrator Shelby Moore explained that each commissioner should submit a brief summary of accomplishments in their respective focus areas, with submissions due by June 1st. Shelby also confirmed that the follow-up meeting for Capital Facilities Plans (CFPs) and impact fees is scheduled for May 6th at 7:00 p.m. Attendance is mandatory, with May 15th designated as the backup date.

7. Report from City Council.

Mayor Critchlow announced that the new City Manager would begin on Monday and emphasized the importance of holding developers accountable to the agreements they make with the City. He also noted a significant uptick in development activity and stressed the need for consistent oversight.

8. Adjourn.

Sarah Moore made a motion to adjourn, Trent Stirling seconded the motion. The vote is as follows: Trent Stirling “Aye,” Isaac Potter “Aye,” Sarah Moore “Aye,” Rick Barchers “Aye,” Derek Dalton “Aye.” Meeting was adjourned at 9:35pm

AGENDA ITEM #5

Report from Zoning Administrator.

AGENDA ITEM #6

Open Forum for Planning Commissioners

AGENDA ITEM #7

Report from City Council.

AGENDA ITEM #8

Adjourn.