

PUBLIC NOTICE

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

ROLL CALL

PUBLIC HEARING

- a) Consideration of the proposed plat amendment for the Kenneth Fawson Subdivision.
- b) Consideration of the Proposed Preliminary Plat Application for Soelberg's Market, Located at East Durfee Street and Matthews Lane.
- c) Consideration of the Proposed Preliminary Plat Application for The Highlands Phase 7.

AGENDA

1. Consideration of the plat amendment for the Kenneth Fawson Minor Subdivision
2. Consideration of the Proposed Preliminary Plat Application for Soelberg's Market, Located at East Durfee Street and Matthews Lane.
3. Consideration of the Proposed Preliminary Plat Application for The Highlands Phase 7.
4. Discussion of Chapter 2, definitions (104), Chapter 14.6 Codes and Symbols and Use Table 14.1, Chapter 15.1 Codes and Symbols and Use Table 15.7 (Family Food Production).
5. Discussion of front setbacks and side yard setbacks for chapters 14 and 15.
6. Discussion of Light Ordinance.
7. Approval of minutes from the May 6, 2025 Special Meeting, and the May 22, 2025 and June 19, 2025 Planning Commission Regular Meetings
8. Report from Zoning Administrator
9. Open Forum for Planning Commissioners.
10. Report from City Council.
11. Adjourn.

Shelby Moore

Zoning Administrator

Grantsville City Community & Economic Development



Scan QR code
to join Zoom
meeting.

Join Zoom Meeting

<https://us02web.zoom.us/j/81975490553>

Meeting ID: 819 7549 0553

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

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

AGENDA ITEM #1

Consideration of the plat amendment for the
Kenneth Fawson Minor Subdivision

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



STAFF REPORT

To: Grantsville City Planning Commission

From: Shelby Moore

Meeting Date: 8/7/2025

Public Meeting Date: 8/7/2025

Subject: Consideration of Plat Amendment – Kenneth Fawson Minor Subdivision

Applicant:

Evan Neilson

Request:

The applicant is requesting approval of a plat amendment to the Kenneth Fawson Minor Subdivision. The amendment proposes the creation of one additional lot, approximately 0.50 acres in size, which complies with the zoning requirements of the R-1-21 Residential Zone.

Background:

The subject property is located within the R-1-21 zone, which requires a minimum lot size of 21,780 square feet. The proposed lot, at one-half acre (approximately 21,780 square feet), meets the minimum lot size and dimensional requirements set forth in the Grantsville City Land Use Code.

The amended plat includes a private lane that will serve the newly created lot. Per chapter 3 and 4.5, of the Grantsville City Code, the Planning Commission is the land use authority for the review and approval of private lanes and minor subdivision plat amendments.

Analysis:

- Zoning Compliance:**

The proposed lot meets the minimum lot size and frontage requirements for the R-1-21 zone.

- Private Lane:**

The amended plat includes the design and layout of a private lane to provide access to the newly created lot. The lane design is subject to review and approval by the Planning Commission per City Code. Staff has reviewed the lane configuration for compliance with applicable standards including width, access, and turnaround requirements.

*** 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.

Planning and Zoning
336 W. Main St.
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- **Utility Access:**
Utilities are available in the vicinity and are capable of serving the additional lot. Any necessary utility extensions or easements shall be recorded with the final plat.

Recommendation:

Staff recommends **approval** of the plat amendment for the Kenneth Fawson Minor Subdivision, subject to the following conditions:

1. The private lane shall meet all design and access standards of the City and any required fire department regulations.
2. All utility easements and access easements shall be recorded on the final plat.
3. Any outstanding engineering or staff review comments shall be addressed prior to recordation.
4. The applicant shall submit a mylar of the amended plat for City signatures and recording.

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COVER

KENNETH FAWSON SUBDIVISION, LOT 6, AMENDED NO. 2



Sheet List Table

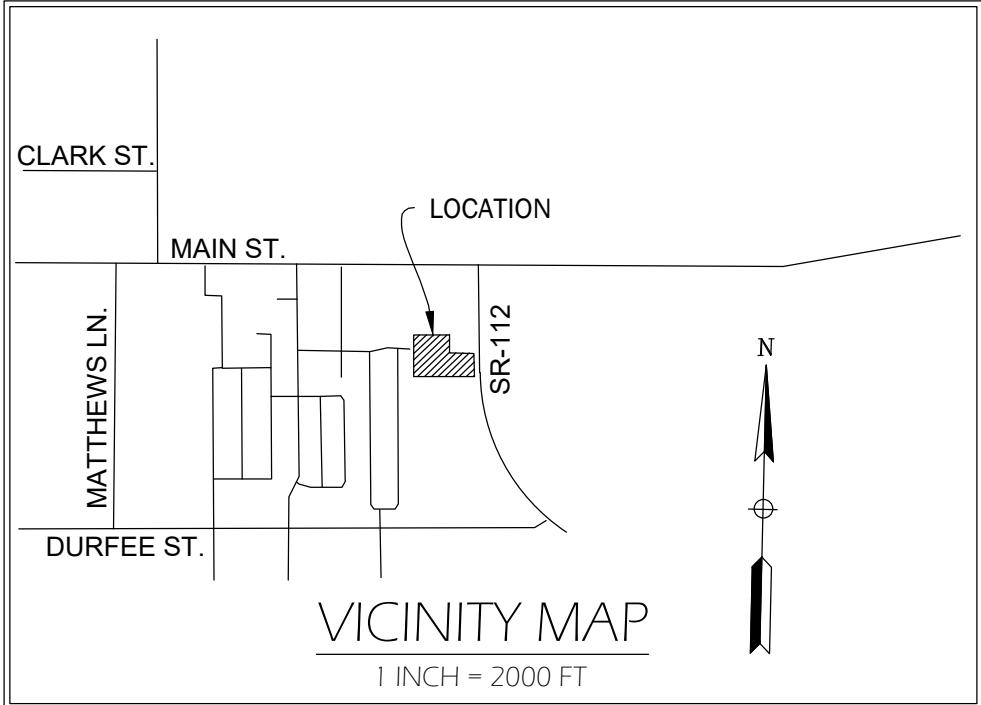
Sheet Number	Sheet Title
1	G-001 - COVER
2	G-002 - LEGENDS AND ABBREVIATIONS
3	ROS NELSON
4	V-101 - AMENDED PLAT
5	CS-101 - CIVIL SITE
6	CU-101 - CIVIL UTILITY
7	CG-101 - CIVIL GRADING
8	PP-01 - PLAN AND PROFILE
9	C-500 - CITY APWA MODIFICATIONS
8	C-501 - CIVIL DETAILS
9	C-561 - IRRIGATION DETAILS
10	C-580 - GRANTSVILLE CITY STANDARD NOTES

FOR REVIEW

Project Number	Designed By
25-45002	BBB

Drawn By Date Issued
By By 2025.07.21

KENNETH FAWSON SUBDIVISION, LOT 6, AMENDED No 2 GRANTSVILLE, UTAH



CONTACTS:

ENGINEER: CIVIL PROJ-EX 435-228-6736
SURVEYOR: CIVIL PROJ-EX 435-228-6736
OWNER REPRESENTATIVE: EVAN NELSON 435-225-4629

REQUIRED PRE-CONSTRUCTION MEETING DATE:

GRANTSVILLE CITY APPROVAL DATE:

PRIOR TO THE COMMENCEMENT OF ANY WORK, A PRE-CONSTRUCTION MEETING WILL BE HELD WITH THE PUBLIC WORKS DIRECTOR, CITY BUILDING OFFICIAL, CITY INSPECTORS, THE CONTRACTOR AND THE PROPERTY OWNER.

Utah Code 10-9a-509 (1) (g)
A municipality may not impose on a holder of an issued land use permit or a final, unexpired subdivision plat a requirement that is not expressed:

- (i) in a land use permit;
- (ii) on the subdivision plat;
- (iii) in a document on which the land use permit or subdivision plat is based;
- (iv) in the written record evidencing approval of the land use permit or subdivision plat;
- (v) in this chapter; or
- (vi) in a municipal ordinance.

GRANTSVILLE CITY ENGINEER

APPROVED BY CITY ENGINEER: GRANTSVILLE CITY, UTAH. FOR PUBLIC IMPROVEMENTS ONLY SHEETS
BY: _____ DATE: _____

GRANTSVILLE CITY ENGINEER

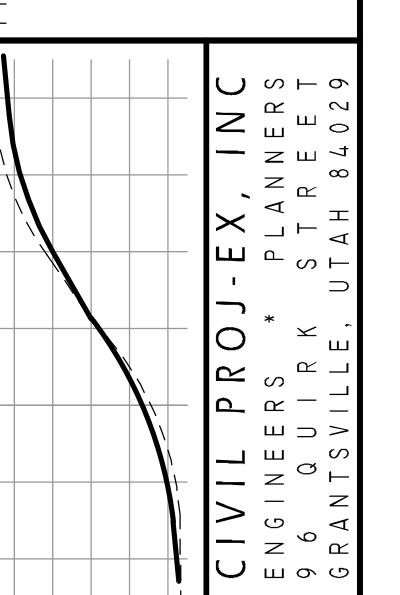
"Approval of these plans does not release the developer from responsibility for correction of mistakes, errors or omissions contained therein. If during the course of construction, the public interest requires a modification or a departure from the city specifications, or the approved plans, the city shall have the authority to require such modification or a departure, and to specify the manner in which the same is made."

GRANTSVILLE CITY PUBLIC WORKS

APPROVED FOR CONSTRUCTION
BY: _____ DATE: _____
GRANTSVILLE CITY PUBLIC WORKS DIRECTOR

GRANTSVILLE IRRIGATION COMPANY

APPROVED FOR CONSTRUCTION
BY: _____ DATE: _____
GRANTSVILLE IRRIGATION COMPANY



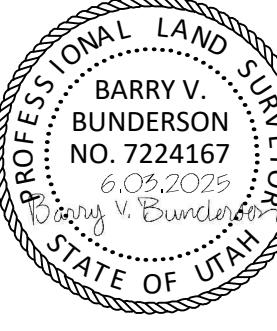
Sheet Name:
G-001

By Date

KENNETH FAWSON SUBDIVISION, LOT 6, AMENDED NO. 2

FOUND 2020 TOOELE COUNTY DEPENDENT RESURVEY
BRASS CAP MONUMENT, WITNESS TO THE WEST 1/4
CORNER OF SECTION 33, T2S, R5W, S.L.B.M.

(VACATING AND AMENDING LOTS 6 B AND 6 C OF THE KENNETH FAWSON SUBDIVISION, LOT 6, AMENDED)
LOCATED IN SW 1/4 OF SECTION 33, T2S, R5W SALT LAKE BASE AND MERIDIAN, GRANTSVILLE CITY, TOOELE COUNTY, UTAH



SURVEYOR'S CERTIFICATE

I, Barry V. Bunderson, do hereby certify that I am a Professional Land Surveyor, that I hold License No. 7224167 as prescribed by the laws of the State of Utah in accordance with Title 58, Chapter 22, Professional Land Surveyors Licensing Act; that I, as Vice President of CIVIL PROJ-EX, Inc., have completed a survey of the property depicted and described on this plat in accordance with Section 17-23-17, and have verified the measurements shown on this plat. I further certify that by authority of the owners, I have subdivided said tract of land into lots and streets, together with easements, hereafter to be known as KENNETH FAWSON SUBDIVISION, LOT 6 AMENDED NO. 2 and that the same has been monumented on the ground as represented on this plat.

BOUNDARY DESCRIPTION

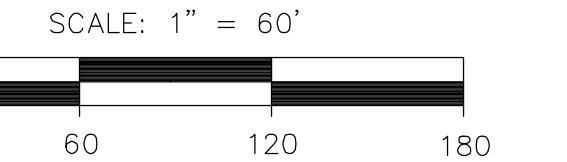
All of Lot 6 B and all of Lot 6 C, Kenneth Fawson Subdivision Lot 6 Amended, according to the official plat thereof found as Entry No. 210159 in the office of the Tooele County Recorder, more particularly described by metes and bounds as follows:

Beginning at the northwest corner of Lot 6 A, located South 0°05'22" West 726.177 feet along the Tooele County Dependent Resurvey Section line and South 89°57'00" East 406.05 feet from a 2020 Tooele County Dependent Resurvey monument, Witness Corner to the West Quarter Corner of Section 33, Township 2 South, Range 5 West, Salt Lake Meridian; thence along the Lot 6 A boundary the following (2) two courses: 1) South 1°39'12" West 174.79 feet; 2) North 89°21'37" East 254.50 feet; thence along the westerly boundary of SR-112 South 0°14'30" East 291.66 feet; thence South 88°44'00" West 662.00 feet; thence North 478.52 feet along the easterly boundary of Ranch Road Subdivision Phase 2, recorded as Entry No. 302183 in the office of the Tooele County Recorder; thence South 89°57'00" East 411.16 feet to the point of beginning.

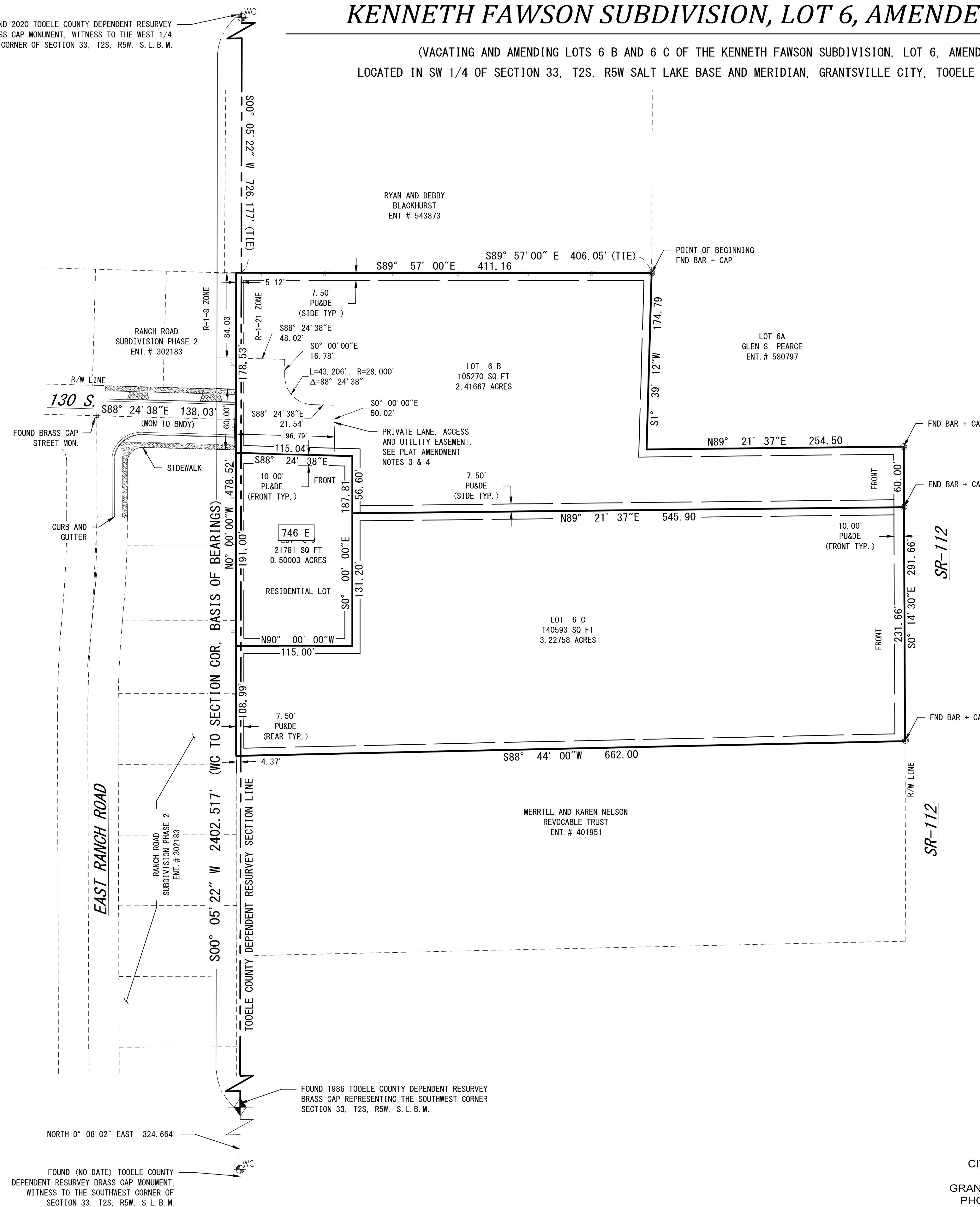
Containing 267,645 square feet or 6.14428 acres more or less.

LEGEND

- REBAR, 24 INCH LONG WITH PLASTIC CAP STAMPED "BV BUNDERSON PLS 7224167" TO BE SET.
- FOUND REBAR AND CAP
- ◆ SECTION MONUMENT
- ◆ WC WITNESS CORNER MONUMENT
- SECTION LINE
- PROPERTY LINE
- CENTERLINE



NORTH



AMENDMENT NOTES

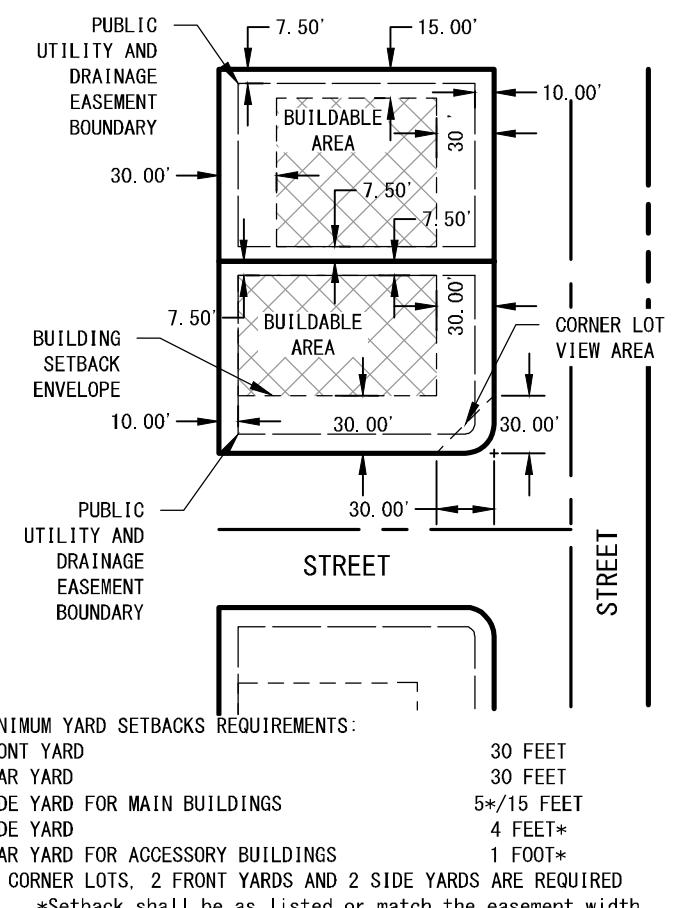
- The main purpose of this amended Plat is to vacate Lot 6 B and Lot 6 C of the Kenneth Fawson Subdivision, Lot 6, Amended and re-subdivide the land into 3 Lots including Lot 6 B, Lot 6 C and Lot 6 D
- Lot 6 D is responsible for the cost of or installation of curb and gutter and sidewalk across the length of its frontage on the south side of 130 South St. at the time that 130 South becomes a public road and is extended across the Lot 6 D frontage.
- Lot 6 D is granted access from 130 South Street through a private driveway and utility easement over Lot 6 B
- Lot 6 D is granted a utility easement over Lot 6 B for the use of utility service lateral installations, maintenance and replacement. The easement area is also a non-exclusive easement for Grantsville City Utilities and as a non-exclusive public utility easement.

CITY PLAT NOTES

- A 5/8" X 24" rebar and cap 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.
- This area is subject to the normal everyday sounds, odors, sights, equipment, facilities, and all other aspects associated with agricultural lifestyle. Future residents should also recognize the risks inherent with livestock.
- The approval of this amended minor subdivision was granted upon condition that the owner or owners of each lot in this subdivision will immediately install or pay for the installation of sidewalk, curb, gutter or other required and specified improvements, within ninety days of a written request of Grantsville City to complete said improvements. The requirement to install or pay for said improvements was an agreement of the original owner of this subdivision and is a covenant running with these lots and subsequent owners of these lots shall assume the same obligation when they acquire ownership to the same.

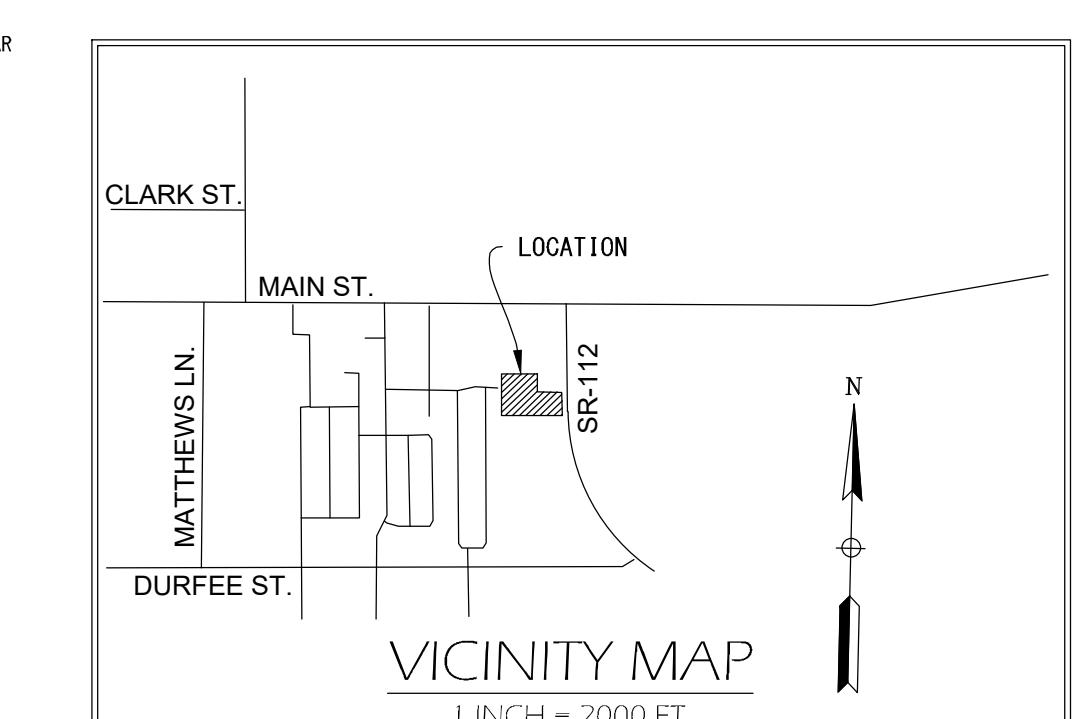
WATER DEDICATION NOTES

- Irrigation Certificate #3377 is associated with Lot 6 D



1 TYPICAL LOT SETBACKS

SCALE: NTS



VICINITY MAP

1 INCH = 2000 FT

GRANTSVILLE CITY ENGINEER

APPROVED THIS _____ DAY OF _____, 20_____
BY THE GRANTSVILLE CITY ENGINEER.
CITY ENGINEER

GRANTSVILLE CITY PUBLIC WORKS

APPROVED THIS _____ DAY OF _____, 20_____
BY THE GRANTSVILLE PUBLIC WORKS DEPARTMENT
GRANTSVILLE CITY PUBLIC WORKS DIRECTOR

PREPARED BY:
CIVIL PROJ-EX, INC.
96 QUIRK
GRANTSVILLE UTAH 84029
PHONE: (435) 228-6736

TOOELE COUNTY TREASURER

APPROVED THIS _____ DAY OF _____, 20_____
BY THE TOOELE COUNTY TREASURER.
TOOELE COUNTY TREASURER

TOOELE COUNTY SURVEYOR

I HEREBY CERTIFY THAT THIS OFFICE HAS
EXAMINED THIS PLAT AND IT IS CORRECT IN
ACCORDANCE WITH THE INFORMATION.
RECORD OF SURVEY FILE # 2025-_____

DATE: TOOELE COUNTY SURVEYOR

TOOELE COUNTY RECORDER

RECORDED # _____
STATE OF UTAH, COUNTY OF TOOELE, RECORDED AND FILED AT THE
REQUEST OF: _____
DATE: _____ TIME: _____ BOOK: _____ PAGE: _____
FEES: _____
TOOELE COUNTY RECORDER

PLANNING AND ZONING COMMISSION

APPROVED THIS _____ DAY OF _____, 20_____
BY THE GRANTSVILLE CITY PLANNING AND ZONING COMMISSION.

CHAIRPERSON, GRANTSVILLE CITY PLANNING AND ZONING

GRANTSVILLE CITY FIRE DEPARTMENT

APPROVED THIS _____ DAY OF _____, 20_____
BY THE GRANTSVILLE CITY FIRE DEPARTMENT

CHIEF, GRANTSVILLE CITY FIRE DEPARTMENT

GRANTSVILLE CITY ATTORNEY

APPROVED AS TO FORM THIS _____ DAY
OF _____, 20_____
BY THE GRANTSVILLE CITY ATTORNEY.

GRANTSVILLE CITY ATTORNEY

GRANTSVILLE CITY MAYOR

APPROVED THIS _____ DAY OF _____, 20_____
BY THE GRANTSVILLE CITY MAYOR.

MAYOR _____
ATTEST: CITY RECORDER

TOOELE COUNTY TREASURER

APPROVED THIS _____ DAY OF _____, 20_____
BY THE TOOELE COUNTY TREASURER.

TOOELE COUNTY TREASURER

V-101

NO. 1 OF 1

KENNETH FAWSON SUBDIVISION LOT 6, AMENDED No. 2

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 33,
TOWNSHIP 2 SOUTH, RANGE 5 WEST, SALT LAKE BASE AND MERIDIAN,
CITY OF GRANTSVILLE, TOOELE COUNTY, UTAH

Know all men by these presents that the undersigned owner(s) of the herein described tract of land, hereby cause the same to be subdivided into lots, parcels and streets, together with easements, hereafter known as the **KENNETH FAWSON SUBDIVISION, LOT 6, AMENDED No. 2**

and do hereby dedicate for the perpetual use of the public all roads and other areas shown on this plat as intended for public use. The undersigned owner(s) also hereby convey(s) to any and all public and private utility companies providing service to the herein described tract a perpetual, non-exclusive easement over the public utility and drainage easements shown on this plat, the same to be used for drainage and for the installation, maintenance and operation of public utility service lines and facilities.

In witness whereof I/we have hereunto set my/our hand(s) this _____ day of _____ A.D., 20_____.
In witness whereof I/we have hereunto set my/our hand(s) this _____ day of _____ A.D., 20_____.
By: Ben Nelson By:

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF TOOELE

On the _____ day of _____ A.D., 20_____.
personally appeared before me, the undersigned Notary public, in and for said County of _____ in State of Utah, who proved on the basis of satisfactory evidence to be the person(s) whose name(s) (is/are) subscribed to this instrument acknowledged to me that He/She/ They executed the same freely and voluntarily.

My commission expires _____
residing in _____ Notary Public

THE MERRILL AND KAREN NELSON REVOCABLE TRUST
435-225-4629
164 SOUTH 800 EAST
GRANTSVILLE, UT 84029

DRN: BVB DATE:2025.06.03 SCALE: AS SHOWN
DES: BVB DATE:2025.06.03
CKD: BVB DATE:2025.06.03 JOB # 25-45002

AGENDA ITEM #2

Consideration of the Proposed Preliminary Plat Application for Soelberg's Market, Located at East Durfee Street and Matthews Lane.

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



STAFF REPORT

To: Grantsville City Planning Commission

From: Shelby Moore

Meeting Date: 8/7/2025

Public Meeting Date: 8/7/2025

Subject: Consideration of Preliminary Plat – Soelberg’s Market

Location: Northeast corner of East Durfee Street and Matthews Lane

Zone: CG – General Commercial

Applicant:

Soelberg’s Market

Request:

The applicant is requesting approval of a **Preliminary Plat** for a commercial development located at the northeast corner of East Durfee Street and Matthews Lane. The site lies within the CG (General Commercial) zoning district and is proposed to accommodate the future development of a Soelberg’s Market and associated infrastructure.

Background:

The proposed development lies on a parcel zoned CG, which permits grocery and retail uses. The plat proposes a layout that includes commercial pad areas, drive aisles, parking areas, utility corridors, and associated right-of-way improvements.

The applicant has submitted the necessary preliminary plat documents including site layout, utility plans, and road alignment in accordance with Grantsville City Code. Staff has reviewed the application for compliance with applicable zoning and subdivision standards.

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



Analysis:

- **Zoning Compliance:**
The subject property is zoned CG – General Commercial. The preliminary plat reflects a development pattern that is consistent with the uses and dimensional standards allowed in the zone.
- **Infrastructure and Access:**
Access will be provided from both Durfee Street, Lookout Ridge, and Matthews Lane. Utility services (water, sewer, storm drain, power) are available and will be extended or improved as needed to serve the site.
- **Subdivision Design:**
The preliminary plat shows a layout that accommodates commercial development, internal circulation, and utility placement. No residential lots are included in the plat.

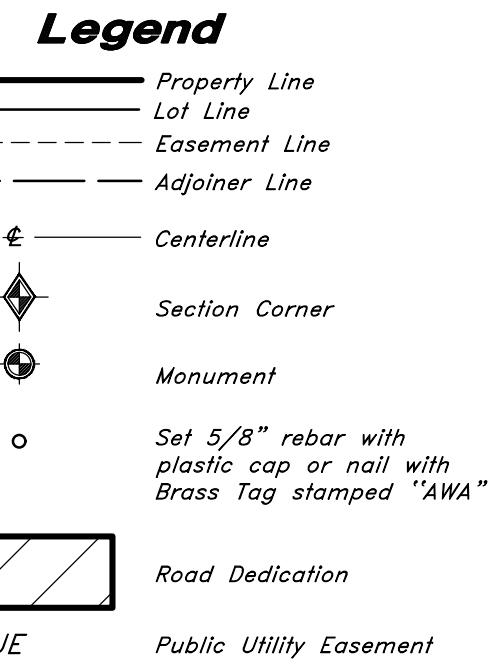
Staff Recommendation:

Staff recommends **approval** of the preliminary plat for Soelberg's Market, subject to the following conditions:

1. The final plat and construction plans shall be reviewed and approved by City staff prior to recordation and building permit issuance.
2. Any outstanding staff or engineering comments shall be addressed prior to approval of final construction drawings.

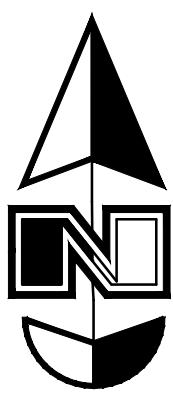
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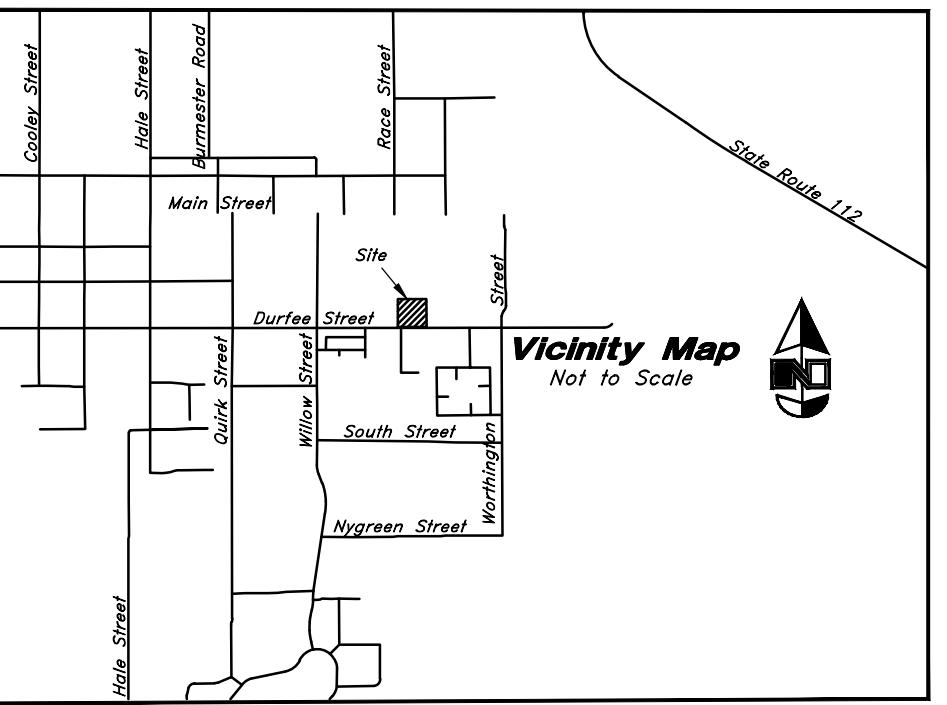
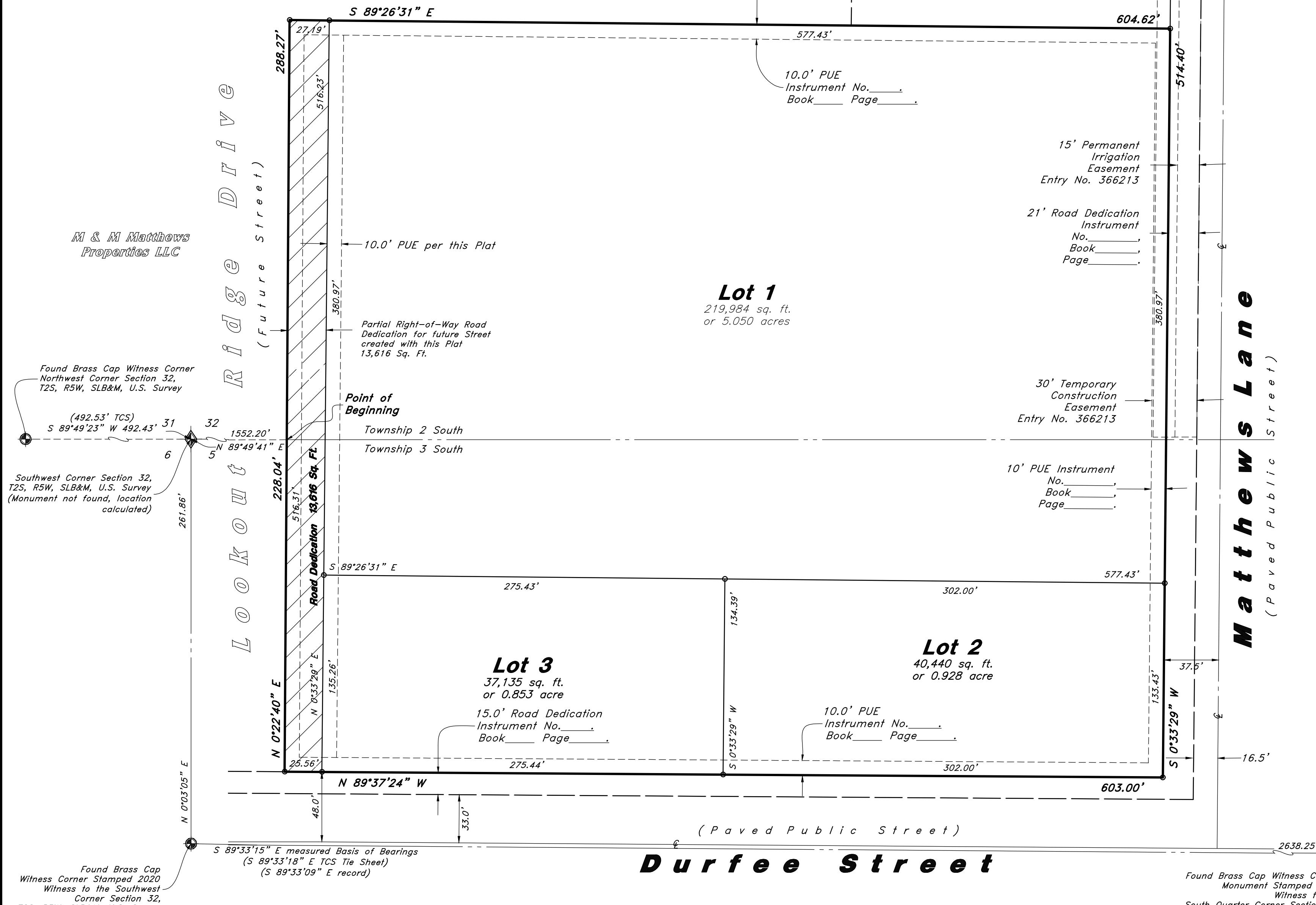
Soelberg's Grantsville Subdivision

A part of the Southwest Quarter of Section 32, Township 2 South, Range 5 West,
and the Northwest Quarter Corner of Section 5, Township 3 South, Range 5 West
Salt Lake Base and Meridian, U.S. Survey, Grantsville City, Tooele County, Utah
July 2025



Scale: 1" = 50'

50' 0' 50' 100'



Narrative

This Subdivision was requested by Soelberg's Market prerequisite to the development of this property.

This Survey retraces and honors a previous 2009 Record of Survey by Nolan Hethcock and Filed as Entry No. 09-0012, and the Lot 1 Boundary of Lot Line Adjustment Survey by Wilding Engineering filed as Tooele County ROS#.

A line between Witness Corner monuments found in Durfee Street for the Southwest corner and the South Quarter corner of Section 32 was assigned the NAD83 Utah Central State Plane bearing of South 89°33'15" East with reference to North as derived from the VRS Network. Which verifies the Tooele County Tie Sheet Bearing within ALTA Standards.

This Property is tied to the Southwest corner of Section 32 which is not in place and has been calculated by holding the record bearings from the two Witness corners as shown on the Tooele County Tie Sheet and the 1987 Dependent Resurvey of a portion of Township 3 South Range 5 West. The Witness corner for the Southwest corner of Section 32 found in Durfee Street is stamped 262.72 feet however the Tooele County Tie sheet and the 2009 Survey both report this as an error and report the distance as being 261.86 feet. The North-South distance of 261.86 feet was verified by holding the Tie sheet bearings from the Witness corners. The East-West distance shown on the Tooele County Tie sheet and Dependent Resurvey report a distance from the Witness corner in South Willow Streets to the Southwest corner of Section 32 as 492.53 feet however, when the two bearings are held the intersection of the two witness corners calculates an East-West distance of 492.43 feet.

Property Corners were placed with this Survey.

Found Brass Cap Witness Corner
Witness Corner Stamped 2020
Witness to the Southwest
Corner Section 32,
T2S, R5W, SLB&M, U.S. Survey

Enbridge Gas Utah

Questar Gas Company, dba Enbridge Gas Utah, hereby approves this plat solely for the purposes of confirming that the plat contains public utility easements. Enbridge Gas Utah may require additional easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligations or liabilities including prescriptive rights and other rights, obligations or liabilities provided by law or equity. This approval does not constitute acceptance, approval or acknowledgement of any terms contained in the plat, including those set forth in the Owner Dedication or in the Notes, and does not constitute a guarantee of particular terms or conditions of natural gas service. For further information please contact Enbridge Gas Utah's Right-of-Way Department at 800-366-8532.

Questar Gas Company
dba Enbridge Gas Utah
Approved this _____ day of _____, 20_____.
By: _____
Title: _____

Carol Jefferies
Soelberg's Market
213 E Main Street
Grantsville, UT 84029

County Surveyor
Approved this _____ Day of _____ A.D., 20_____.
by the Tooele County Survey Department
ROS# _____
Tooele County Survey Department

Grantsville City Attorney
Approved this _____ Day of _____ A.D., 20_____.
Grantsville City Attorney

County Treasurer
Approved this _____ Day of _____ A.D., 20_____.
by the Tooele County Treasurer
Tooele County Treasurer



Tooele County Health Department
Approved as to Form this _____ Day of _____ A.D., 20_____.
by the Tooele County Health Department
Tooele County Health

Grantsville City Engineer
Approved as to Form this _____ Day of _____ A.D., 20_____.
Grantsville City Engineer Director

Community Development
Approved as to Form this _____ Day of _____ A.D., 20_____.
Chair, Planning Commission

Planning Commission
Approved this _____ Day of _____ A.D., 20_____.
by the Tooele City Planning Commission
Attest: City Recorder

City Council
Approved this _____ Day of _____ A.D., 20_____.
by the Tooele City Council
Chair, Planning Commission

Tooele County Recorder
Recorded # _____
State of Utah, County of Tooele, Recorded and Filed at the Request of _____
Date _____ Time _____ Book _____ Page _____
Fee \$ _____ Tooele County Recorder

Surveyor's Certificate

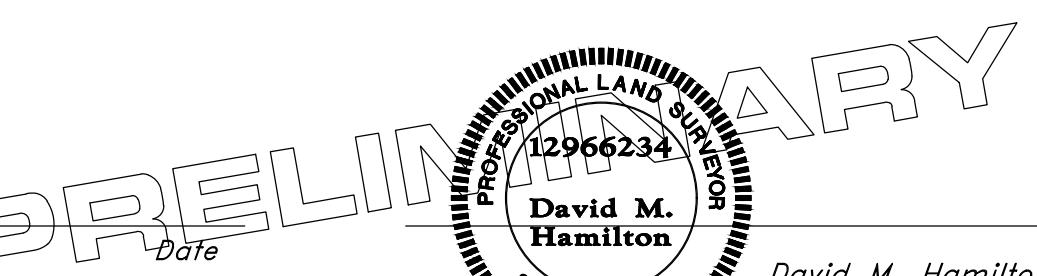
I, David M. Hamilton, do hereby certify that I am a Licensed Professional Land Surveyor in the State of Utah and that I hold Certificate No. 12966234 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Licensing Act. I further certify for, and on behalf of Anderson Wahlen & Associates that by authority of the owners have completed a survey of the property described on this Subdivision Plat in accordance with Section 17-23-17 and have verified all measurements; that the reference monuments shown on this plat are located as indicated and are sufficient to retrace or reestablish this plat; and that the information shown herein is sufficient to accurately establish the lateral boundaries of the herein described tract of real property; hereafter known as Soelberg's Grantsville Subdivision.

Boundary Description

All of Lot 1 of the Matthews Property Lot Line Adjustment filed as Tooele County Survey No. _____ located within the Southwest Quarter of Section 32, Township 2 South, Range 5 West, Salt Lake Base and Meridian and the Northwest Quarter of Section 5, Township 3 South Range 5 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point which bears North 89°49'41" East 1552.20 feet along the Township line from the Southwest corner of said Section 32; said Southwest corner bears 261.86 feet North 0°03'05" East from a Tooele County witness monument in Durfee Street, and 492.43 feet (492.53 feet record) North 89°49'23" East from a Tooele County witness monument in South Willow Street; and running thence North 0°22'40" East 288.27 feet; thence South 89°26'31" East 604.62 feet; thence South 0°33'29" West 514.40 feet; thence North 89°37'24" West 603.00 feet; thence North 0°22'40" East 228.04 feet to the Point of Beginning.

Contains 311,175 sq. ft.
or 7.144 acres
3 Lots



Owner's Dedication and Consent to Record
Know all men by these presents that the undersigned are the owners of the above described tract of land, and hereby cause the same to be divided into lots, together with easements as set forth to be hereby known as Soelberg's Grantsville Subdivision and do hereby dedicate to any and all public utility companies a perpetual, non-exclusive easement over the public utility easements shown on this plat, the same to be used for the installation, maintenance and operation of utility lines and facilities. Additionally Soelberg's Grantsville Subdivision does hereby dedicate for the perpetual use of the public, all streets and other property as reflected and shown on this plat to be dedicated for public use.

In witness hereof we have hereunto set our hands this _____, day of _____, A.D. 20_____.
Soelberg's Market

By: _____
Its: _____

Corporate Acknowledgment

State of _____ County of _____ ss

On the _____ day of _____, 20_____, personally appeared before me, the _____, who being by me duly sworn did say that they are the _____ of _____ and that the foregoing instrument was signed in behalf of said corporation by authority of its Board of Directors, and they acknowledged to me that said corporation executed the same.

Residing at: _____
Commission Expires: _____

Print Name _____ A Notary Public

Rocky Mountain Power

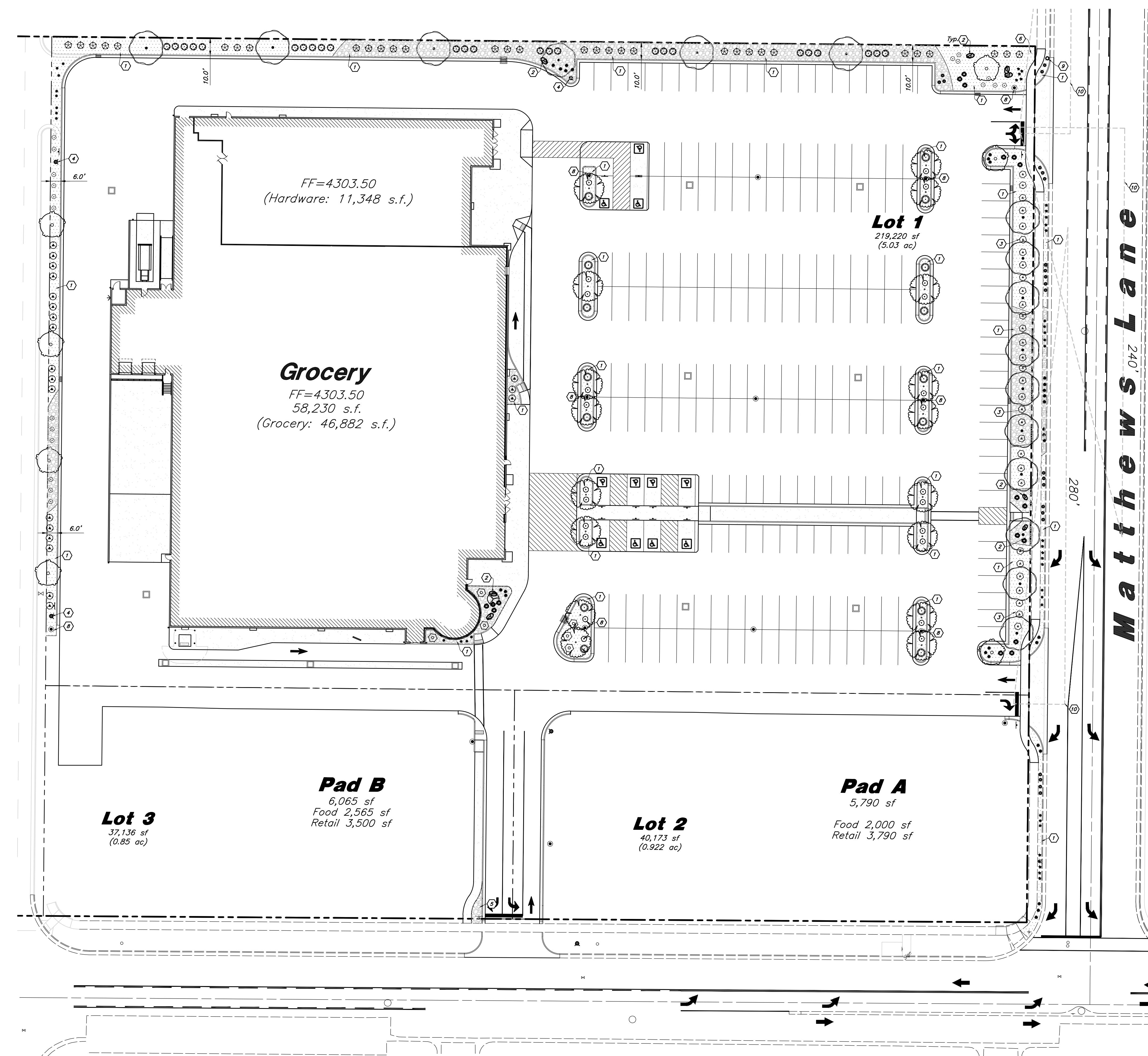
1. Pursuant to Utah Code Ann. 54-3-27 this plat conveys to the Owner(s) or operators of utility facilities a public utility easement along with all the rights and duties described therein.
2. Pursuant to Utah Code Ann. 10-9a-603 Rocky Mountain Power accepts delivery of the PUE as described in this plat and approves this plat solely for the purpose of confirming that the plat contains Public Utility Easements and approximates the location of the Public Utility Easements, but does not warrant their precise location. Rocky Mountain Power may require other easements in order to serve this development. This approval does not effect any right that Rocky Mountain Power has under:

- A recorded easement or Right-of-Way
- The law applicable to prescriptive rights
- Title 54, Chapter 8a, damage to underground utility facilities or
- Any other provision of law

Approved this _____ day of _____, 20_____.
Rocky Mountain Power Company
By: _____
Title: _____

Sheet 1 of 1

Soelberg's Grantsville Subdivision
A part of the Southwest Quarter of Section 32, Township 2 South, Range 5 West,
and the Northwest Quarter Corner of Section 5, Township 3 South, Range 5 West
Salt Lake Base and Meridian, U.S. Survey, Grantsville City, Tooele County, Utah
July 2025

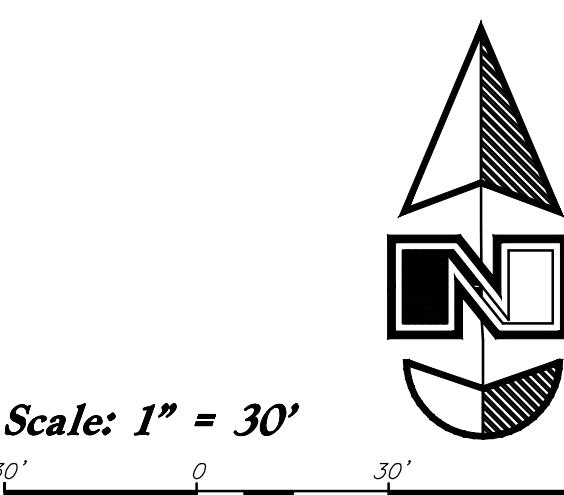


General Landscape Notes:

- Plant material quantities are provided for bidding purposes only. It is the contractors responsibility to verify all quantities listed on the plans. The contractor shall plant all areas and their specified sizes prior to submitting a bid. The contractor must notify the Landscape Architect prior to submitting a bid if the contractor determines a quantity is missing or out of spec. Any problem with specified quantities the contractor shall provide sufficient quantities of plants equal to the symbol count or to the quantities shown on the plans. The contractor shall provide sufficient quantities of plants to conform to the specified spacing. Plans take precedence over plant schedule quantities.
- Contractor shall call Blot Stabs before excavation for plant material.
- Prior to construction, the contractor shall be responsible for locating all underground utilities and shall avoid damage to all utilities during the course of the work. It shall be the responsibility of the contractor to repair any utility damage during the construction process and report any damage to utilities, structures, site appurtenances, etc. which occurs as a result of the landscape construction.
- The landscape contractor shall examine the site conditions and determine if the site can be used for construction. The general contractor in writing of unsatisfactory conditions. Do not proceed until conditions have been corrected.
- The contractor shall provide all materials, labor and equipment required for the proper completion of all landscape work as specified and shown on the drawings.
- See civil and architectural drawings for all structures, hardscape, grading, and drainage information.
- Contractor safety and cleanup must meet OSHA standards of all applicable codes. Contractors must have general liability insurance and public property damage insurance. Clean-up must be performed daily, and all hardscape areas must be washed free of dirt and mud on final cleanup. Construction must occur in a timely manner.
- All new plant material shall conform to the minimum guidelines established by the American Standard for Nursery Stock. Published by the American Association of Nurserymen, Inc. In addition, all new plant material shall be of specimen quality.
- The Landscape Architect has the right to reject any and all plant material not conforming to the plans and specifications.
- Any proposed substitutions of plant species shall be made with plants of equivalent overall form, height, branching habit, flower, leaf, color, fruit and culture only as approved by the Landscape Architect.
- It is the contractors responsibility to furnish all plant materials free of pests or plant diseases. It is the contractors obligation to maintain and warranty all plant materials.
- The contractor shall take all necessary scheduling and other precautions to avoid winter, climatic, wildlife, or other damage to plants. The contractor shall install the appropriate plants at the appropriate time to guarantee life of plants.
- The contractor shall install all landscape material per plan, notes and details.
- Plant names are abbreviated on the drawings, see plant key module for symbols, abbreviations, botanical, common names, sizes, estimated quantities and remarks.
- No grading or soil placement shall be undertaken when soils are wet or frozen.
- Existing topsoil shall be stripped and stockpiled for landscape use. Contractor shall verify existing topsoil amounts and quality with the general contractor. Import topsoil if needed. The landscape contractor shall be responsible for removing existing and imported topsoil and amend per soil test recommendations. Soil test to be done by certified soil testing agency. Provide new imported topsoil as needed from a local source. Imported
- Landscape material shall repair or replace plantings and accessories that fail in materials, workmanship, or growth within specified warranty period. Failures include, but are not limited to, the following: Death and unsatisfactory growth, except for defects resulting from abuse, lack of adequate maintenance, or neglect. One year or longer that any landscaper or installer of control. Warranty period shall be twelve (12) months and begin at date of final project acceptance.
- Topsoil shall be a premium quality dark sandy loam, free of rocks, clods, roots, and plant matter. Topsoil shall be installed in all landscaping areas.
- Prior to placement of topsoil in all landscaping areas, all surfaces shall be loosened by scuffing the soil to a depth of 6 inches in order to create a transition layer between existing and new soils.
- Provide a twelve (12) inch depth of stockpiled or imported topsoil in parking islands and an eight (8) inch depth in all other shrub areas.
- All plant material holes shall be dug twice the diameter of the root ball and 6 inches deeper. Excavated material shall be removed from the hole and replaced with plant backfill mixture. The top of the root ball, shall be planted flush with the finish grade.
- Plant backfill mix shall be composed of 3 parts topsoil to 1 part soil loam, and shall be mixed in the planting hole. Do not add any fertilizer to the backfill mix after planting. Add backfill mixture to depressions as needed.
- All new plants to be balled and burlapped or container grown, unless otherwise noted on plant schedule.
- Upon completion of planting operations, all shrub areas with trees, shrubs, and perennials, shall receive specified stone over Dewitt Pro5 Weed Barrier. Stone shall be evenly spread on a carpet base. The top of the stone shall be slightly below finish grade and concrete areas.
- All deciduous trees shall be double staked per tree staking detail. It is the contractors responsibility to remove tree staking in a timely manner once staked trees have taken root. Deciduous tree ties to be V.I.T. Cinch Ties #CT32.

PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE
DECIDUOUS TREES			
●	16	Ulmus parvifolia / Chinese Lacebark Elm	2" Caliper
○	17	Zelkova serrata 'Musashino' / Musashino Zelkova	2" Caliper
ORNAMENTAL TREES			
○	1	Cercis canadensis 'Ruby Falls' / Ruby Falls Weeping Eastern Redbud	1 1/2" Caliper
○	7	Syringa reticulata 'Ivory Silk' / Ivory Silk Japanese Tree Lilac*	1 1/2" Caliper
ORNAMENTAL GRASSES			
○	23	Bouteloua gracilis 'Blonde Ambition' / Blonde Ambition Blue Grama	1 gal
PERENNIALS			
○	20	Achillea x 'Moonshine' / Moonshine Yarrow	1 gal
○	29	Nepeta x faassenii 'Dropmore' / Catmint	1 gal
○	23	Penstemon eatonii / Firecracker Penstemon	1 gal
DECIDUOUS SHRUB			
○	19	Caryopteris x clandonensis 'Blue Mist' / Blue Mist Shrub	5 gal
○	20	Euonymus alatus 'Compactus' / Compact Burning Bush	5 gal
○	32	Physocarpus opulifolius 'Diablo' / Diablo Ninebark	5 gal
○	31	Prunus x cistena / Purple Leaf Sand Cherry	5 gal
○	17	Rosa Meidiland series 'Red' / Red Meidiland Rose	5 gal
○	23	Spiraea x bumalda 'Anthony Waterer' / Anthony Waterer Spiraea	5 gal
EVERGREEN SHRUB			
○	25	Fallugia paradoxa / Apache Plume	5 gal
○	15	Juniperus horizontalis 'Blue Chip' / Blue Chip Juniper	5 gal
○	6	Picea pungens 'Globosa' / Dwarf Globe Blue Spruce	5 gal



Landscape Data

Site Area = 219,220 s.f. (5.03 ac.)
 Onsite Landscape Area = 14,453 s.f. (6.69%)
 Offsite Landscape Area = 1,321 s.f.
 Park Stalls Provided = 200 Stalls
 Parking Lot Trees = 36 Trees
 Matthews Lane Frontage = 332 l.f. *
 Street Trees Required = 11 Trees (11 Provided)

* Frontage Calculation Doesn't Include
 Driveways; Street Trees Shall Be Added Along
 Other Road Frontages When Adjacent Pads
 Develop

Landscape Notes:

- All Landscape Shall be Irrigated by an Automatic Irrigation System. Point Source Drip Irrigation Shall be Used for Shrub Areas. See Sheet L2.1 for Layout and Sheet L3.1 for Details.
- See Sheet L3.1 for Details.
- All Areas that Are Disturbed by Construction that is Not Building and Hardscape Shall be Landscaped. Contact Landscape Architect With Areas in Question.
- Adjust Landscape as Needed to Accommodate New and Existing Utilities. Provide Easy Access to Utilities.
- Different Stone Colors and Sizes Shall Not be Separated by Edging but Shall Have a Defined Distinct Edge.

MATERIAL SCHEDULE

Decorative Stone #1 - Install a Four (4) inch depth over Dewitt Pro5 Weed Barrier. Stone Shall be Used in all Shrub Areas and Washed Prior to Installation; Remove all Soil From Washed Areas. Use Laying Stone 2" x 2" x 1" Diameter, Crushed, Gray with Hints of White Colored Stone From Geneva Rock Pelican Point Saratoga Springs; Provide Sample for Approval	Detail: 3/2.3.1
Decorative Stone #2 - Install over Dewitt Pro5 Weed Barrier and Make Sure it Covers Weed Barrier; Carefully Place Around Plant Material. Stone Shall be Used in all Shrub Areas and Washed Prior to Installation. Remove all Soil From Washed Areas. Use Laying Stone 2" x 2" x 1" Diameter Tan Color Stone From Staker Parsons Beef Hollow Pit or Approved Equal; Provide Sample for Approval	Detail: 3/2.3.1
Landscape Boulders - Boulders Shall be 2-3" in Diameter, and Match Proposed Stone #2 (Tan). Boulders Shall be Recessed into the Stone Two (2) inches and Not Set on Top of Stone; No Boulder Shall be Placed Adjacent to a Curb Where a Car Could Hit a Bumper; Wash Off Boulders Prior to Installation	Detail: 4/2.3.1
AASHO Sight Triangles - Verify the Area for AASHO Sight Triangles. Obstacles Such as Buildings, Fences, Parked Vehicles, Vegetation (Trees, Shrubs), or Terrain Features Between the Height of Three to Eight Feet; These Corners Within the Sight Triangle Shall be Lined up to 2 to Preserve Vision	

Landscape Installation Keynotes

- Install Shrub Area with Decorative Stone Over Weed Barrier - See Material Schedule for Type and Depth
- Install Landscape Boulder - See Material Schedule for More Detail
- Shrub Hedge to Screen Headlights From Adjacent Road
- New Fire Hydrant; Adjust Plant Material As Needed to Allow Access
- Material or Irrigation
- Approximate Location of Secondary Water Pressure Irrigation Connection - See Utility Plan for Exact Location
- New Elect. Transformer - See Site Elect. Plan; Adjust Plant Material as Need to Allow Access to Transformer
- New Light Pole - See Elect. Plans
- New Pressurized Secondary Irrigation Meter - See Utility Plan for More Detail
- AASHO Sight Triangles - Verify the Area for AASHO Sight Triangles. Obstacles Such as Buildings, Fences, Parked Vehicles, Vegetation (Trees, Shrubs), or Terrain Features Between the Height of Three to Eight Feet; These Corners Within the Sight Triangle Shall be Lined up to 2 to Preserve Vision

Landscape Plan

Soelberg's Market
 Street & Matthews Lane
 Grantsville, Utah

811
 07/23/2025

23 Jul, 2025

SHEET NO.

L1.1

Know what's below.
 Call before you dig.

2010 North Redwood Road, Salt Lake City, Utah 84116
 (801) 521-4529 - AIAEngineering.net

MATTHEWS LN

TER
LN

KIRK LAWRENCE MATTHEWS
01-055-0-0046
R031089

M&M MATTHEWS LLC
01-055-0-0045
R031088

HOINS MICHAEL R JT
01-055-0-0015
R004844

AJAX CATTLE COMPANY LLC
01-054-0-0005
R0220961

JOHNSON CODY JT
01-054-0-0043
R0220089

RICHARD R JOHNSON JT
01-054-0-0078
R032768

M & M MATTHEWS PROPERTIES LLC
01-055-0-0040
R029963

M & M MATTHEWS PROPERTIES LLC
01-070-0-0102
R029969

M & M MATTHEWS PROPERTIES LLC
01-070-0-0103
R029970

Durfee St

HAWKE JT
01-0002
R027861

TARAL JT
01-0001
R031835

DARCH JT
01-0002
R031836

GUARNICKY
01-015-0-0001
R030999

AGENDA ITEM #3

Consideration of the Proposed Preliminary
Plat Application for The Highlands Phase 7.

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



STAFF REPORT

TO: Grantsville City Planning Commission

FROM: Grantsville City Community Development Department

DATE: 8/7/2025

PUBLIC MEETING DATE: 8/7/2025

SUBJECT: Consideration of the Proposed Preliminary Plat Application for The Highlands Phase 7

APPLICATION INFORMATION:

- **Applicant:** Highlands Development Group]
- **Project Name:** The Highlands Phase 7
- **Location:** 01-062-0-0116 635 N Butte Lane
- **Zoning:** RM-7
- **Parcel Size:** 7,000 sq. ft.
- **Number of Lots:** 35
- **Proposed Use:** Single-Family Residential Subdivision (consistent with PUD standards)

BACKGROUND:

The Highlands Planned Unit Development (PUD) was approved in 2024 under the applicable state and local regulations at that time. No deviations from code were requested or granted during the original approval of the PUD. The proposed Phase 7 is a continuation of the previously approved master plan and complies with the original PUD approval.

Of particular note, at the time of PUD approval in 2024, Utah State Code allowed for residential local streets to have a minimum paved width of **32 feet**, which is consistent with the previous phases of the Highlands development. Phase 7 proposes to maintain this standard, ensuring continuity in design and infrastructure.

The Master Development Agreement (MDA), which includes Phase 7 within the overall Highlands project area, is scheduled for City Council consideration and approval on **August 6, 2025**.

*** 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.



STAFF ANALYSIS:

- **Conformance with Zoning:** The preliminary plat conforms with the zoning requirements of the PUD and aligns with the approved conceptual layout.
- **Street Widths & Infrastructure:** The proposed street cross-sections match the previously approved phases, with 32 feet of pavement width. These dimensions met state standards at the time of PUD approval and are consistent with the established neighborhood design.
- **Lot Configuration:** Lot sizes and configurations comply with the minimum lot standards set forth in the PUD approval and applicable subdivision ordinance.
- **Public Improvements – Trees:** In accordance with RM-7 zoning requirements, **shade trees are to be planted along all public streets**. This requirement is applicable to Phase 7 and must be shown on the final landscape or improvement plans.
- **Connectivity:** The phase continues logical street and pedestrian connectivity from prior phases of the development.

CONDITIONS:

Preliminary Plat for **The Highlands Phase 7**, subject to the following conditions:

1. The Master Development Agreement (MDA) must be approved by the City Council.
2. Final construction drawings and engineering plans must be reviewed and approved by City staff prior to final plat recording.
3. All infrastructure improvements shall be constructed in accordance with City standards.
4. **Shade trees shall be planted along all public streets in compliance with RM-7 zoning requirements**, and shown on the final landscape and/or improvement plans.

*** 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.

15.4 Multiple Residential District RM-7

Effective June 4, 1999 no application to extend, enlarge or re-zone property to a RM-7 zoning district designation will be considered by Grantsville City. Areas previously designated with a RM-7 zoning district designation may continue after June 4, 1999 and the uses in these district's may continue subject to the following regulations.

(1) The RM-7 Zoning District is intended to provide areas for medium density single family and multi-family residential with the opportunity for varied housing styles and character.

Minimum Lot Size (Lot Area): 7,000 sq. feet

Minimum Lot Size for Corner Lots 10,000 sq. feet

Additional lot area for each additional dwelling unit on the lot 6,000 sq. feet

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

All Attached Dwelling Unit residential development shall comply with GLUMDC 4.34 (Multi-Unit Residential Development)

Minimum Frontage (along curb face on a public street or an approved private street) 60 feet.

Minimum Yard Setback Requirements: (Amended 2000, 9/01)

Front Yard 25 feet.

Rear Yard for Main Buildings 20 feet

Rear Yard for Accessory Buildings 1 foot, or match the easement width, whichever is greater

Side Yard for Main Building, Each Side 5*/15 feet

Side Yard for Accessory Buildings 4 feet*

Set backs for Accessory Buildings on a corner lot:

On the interior side of the Main Building 4 feet*

On the rear of the Main Building 1 foot*

In order to maintain an adequate site triangle, there shall be a minimum setback on corner lots as follows: 25 feet on each side fronting a street.

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

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

Maximum Building Coverage 35%

Required Improvements:

Street grading

Street base

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

Surface drainage facilities Curb, Gutter, Sidewalk, Culinary water facilities, Waste water disposal, Street name signs, Four hydrants, Street monuments, Shade trees (along public streets), and Street lights

HISTORY

Amended by Ord. [2022-14](#) on 8/3/2022

Amended by Ord. [2023-07](#) on 7/19/2023

Amended by Ord. [2025-05](#) on 1/30/2025

(5) (a) A municipality may not, as part of an infrastructure improvement, require the installation of pavement on a residential roadway at a width in excess of 32 feet.

(b) Subsection (5)(a) does not apply if a municipality requires the installation of pavement in excess of 32 feet:

- (i) in a vehicle turnaround area;
- (ii) in a cul-de-sac;
- (iii) to address specific traffic flow constraints at an intersection, mid-block crossings, or other areas;
- (iv) to address an applicable general or master plan improvement, including transportation, bicycle lanes, trails, or other similar improvements that are not included within an impact fee area;
- (v) to address traffic flow constraints for service to or abutting higher density developments or uses that generate higher traffic volumes, including community centers, schools, and other similar uses;
- (vi) as needed for the installation or location of a utility which is maintained by the municipality and is considered a transmission line or requires additional roadway width;
- (vii) for third-party utility lines that have an easement preventing the installation of utilities maintained by the municipality within the roadway;
- (viii) for utilities over 12 feet in depth;
- (ix) for roadways with a design speed that exceeds 25 miles per hour;
- (x) as needed for flood and stormwater routing;
- (xi) as needed to meet fire code requirements for parking and hydrants; or
- (xii) as needed to accommodate street parking.

(c) Nothing in this section shall be construed to prevent a municipality from approving a road cross section with a pavement width less than 32 feet.

(d) (i) A land use applicant may appeal a municipal requirement for pavement in excess of 32 feet on a residential roadway.

(ii) A land use applicant that has appealed a municipal specification for a residential roadway pavement width in excess of 32 feet may request that the municipality assemble a panel of qualified experts to serve as the appeal authority for purposes of determining the technical aspects of the appeal.

(iii) Unless otherwise agreed by the applicant and the municipality, the panel described in Subsection (5)(d)(ii) shall consist of the following three experts:

- (A) one licensed engineer, designated by the municipality;
- (B) one licensed engineer, designated by the land use applicant; and
- (C) one licensed engineer, agreed upon and designated by the two designated engineers under Subsections (5)(d)(iii)(A) and (B).

(iv) A member of the panel assembled by the municipality under Subsection (5)(d)(ii) may not have an interest in the application that is the subject of the appeal.

(v) The land use applicant shall pay:

- (A) 50% of the cost of the panel; and
- (B) the municipality's published appeal fee.

(vi) The decision of the panel is a final decision, subject to a petition for review under Subsection (5)(d)(vii).

(vii) Pursuant to Section [10-9a-801](#), a land use applicant or the municipality may file a petition for review of the decision with the district court within 30 days after the date that the decision is final.



Area	Acres	Land Use	Commercial Square Feet	Common Open Space Acres	Density DU/Acre	No. of Lots/Units
1	8.31	Commercial	108,600			
2	11.61	Multi-Family Residential			5.16	15.0
3	12.96	Multi-Family Residential			6.49	15.0
4	20.53	Condominiums			10.43	13.5
5	4.53	Townhomes			0.46	7.1
6	6.52	Twin Homes				7.7
7	16.07	Condominiums			6.59	10.6
8	29.92	Townhomes			1.34	8.1
9	14.79	Townhomes				134
10	12.52	Townhomes			2.43	5.4
11	40.91	SFD-7000				161
12	34.92	SFD-7000				148
13	26.90	SFD-7000				97
14	38.62	SFD-7000 (Existing Subdivision)				141
279.11		Subtotals	108,600	32.90		1,887
20.50		Arterial/Collector Streets				
299.47		Totals	108,600	32.90	6.3	1,887
				10.99%		

The Highlands
Master Planned Community
Grantsville, UT



Stephen G. McCullchan
Land & Community Planner
PO Box 382 Draper, UT 84020
(801) 557-6945
stevenplan@gmail.com

March 29, 2024



BENCHMARK
SOUTHWEST CORNER OF SECTION 26,
TOWNSHIP 2 SOUTH, RANGE 6 WEST,
SALT LAKE BASE AND MERIDIAN
ELEV = 4463.77'

HIGHLAND SUBDIVISION

PHASE 7

HIGHWAY 138
GRANTSVILLE, UTAH

INDEX OF DRAWINGS

- 1-1 SUBDIVISION PLAT
- C-001 GENERAL NOTES
- C-002 GRANTSVILLE CITY GENERAL NOTES
- C-003 GRANTSVILLE CITY GENERAL NOTES
- C-004 PRE CONSTRUCTION GENERAL NOTES
- C-100 SITE PLAN
- C-101 OFF-SITE UTILITY PLAN
- C-200 GRADING AND DRAINAGE PLAN
- C-201 DRAINAGE CALCULATIONS
- C-300 UTILITY PLAN
- C-400 EROSION CONTROL PLAN
- C-500 DETAILS
- C-501 DETAILS
- C-502 DETAILS
- C-503 DETAILS

DATE PRINTED
July 24, 2025

NOTICE TO CONTRACTOR

ALL CONTRACTORS AND SUBCONTRACTORS PERFORMING WORK SHOWN ON OR RELATED TO THESE PLANS SHALL CONDUCT THEIR OPERATIONS SO THAT ALL EMPLOYEES ARE PROVIDED A SAFE PLACE TO WORK AND THE PUBLIC IS PROTECTED. ALL CONTRACTORS AND SUBCONTRACTORS SHALL COMPLY WITH THE "OCCUPATIONAL SAFETY AND HEALTH REGULATIONS OF THE U.S. DEPARTMENT OF LABOR AND THE STATE OF UTAH DEPARTMENT OF INDUSTRIAL RELATIONS CONSTRUCTION SAFETY ORDERS." THE CIVIL ENGINEER SHALL NOT BE RESPONSIBLE IN ANY WAY FOR THE CONTRACTORS AND SUBCONTRACTORS COMPLIANCE WITH SAID REGULATIONS AND ORDERS.

CONTRACTOR FURTHER AGREES TO 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 OWNER AND THE CIVIL 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 ENGINEER.

NOTICE TO DEVELOPER/ CONTRACTOR

UNAPPROVED DRAWINGS REPRESENT WORK IN PROGRESS, ARE SUBJECT TO CHANGE, AND DO NOT CONSTITUTE A FINISHED ENGINEERING PRODUCT. ANY WORK UNDERTAKEN BY DEVELOPER OR CONTRACTOR BEFORE PLANS ARE APPROVED IS UNDERTAKEN AT THE SOLE RISK OF THE DEVELOPER, INCLUDING BUT NOT LIMITED TO BIDS, ESTIMATION, FINANCING, BONDING, SITE CLEARING, GRADING, INFRASTRUCTURE CONSTRUCTION, ETC.

UTILITY DISCLAIMER

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND / OR ELEVATIONS OF EXISTING UTILITIES, AS SHOWN ON THESE PLANS, IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

VICINITY MAP



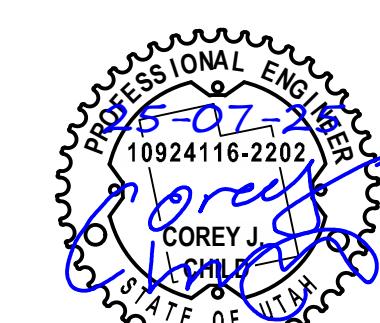
GENERAL NOTES

1. ALL WORK SHALL CONFORM TO GRANTSVILLE CITY STANDARDS & SPECIFICATIONS.
2. CALL BLUE STAKES AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.
3. BENCHMARK ELEVATION = SOUTHWEST CORNER SECTION 26, T2S, R6W SALT LAKE BASE & MERIDIAN ELEV. = 4463.77'.

NOTES:
- APPROVED BY CITY STAFF ON: _____
- PRE-CONSTRUCTION MEETING DATE: _____

APPROVED FOR CONSTRUCTION ON THIS _____ DAY OF _____
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 MISTAKES, 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.



COVER

PROJECT NUMBER 10590C PRINT DATE 2025-07-24

PROJECT MANAGER C. CHILD DESIGNED BY C. CARPENTER

C-000

HWY 138
GRANTSVILLE, UTAH

HIGHLAND SUBDIVISION
PHASE 7

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AGENDA ITEM #4

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).

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



STAFF REPORT

TO: Grantsville City Planning Commission
FROM: Community Development Department

DATE: 8/7/2025

SUBJECT: Discussion of Proposed Amendments to Chapter 2 – Definitions (Section 104), Chapter 14.6 & Use Table 14.1, and Chapter 15.1 & Use Table 15.7 regarding Family Food Production

SUMMARY:

The purpose of this discussion is to review proposed amendments to various sections of the Land Use Code related to **Family Food Production**, including updated definitions, revised animal space requirements, and changes to the permitted use tables in residential and agricultural zones. These updates are intended to provide clearer guidance, respond to community concerns, and allow for practical, small-scale animal husbandry within appropriate areas of the City.

CHAPTER 2 – DEFINITIONS (SECTION 104):

- **Updated the definition of "Family Food Production"** to better align with language used in the zoning use tables and to clarify what activities and animals are included under this term.
- **Revised animal space requirements** for consistency across code chapters:
 - **Medium animals** (e.g., goats, sheep): Reduced from 4,000 sq. ft. per animal to **1,000 sq. ft. per animal**. A maximum of **6 medium animals per ½ acre** is allowed.
 - **Small animals** (e.g., chickens, ducks, rabbits, turkeys): Reduced from 500 sq. ft. to **100 sq. ft. per animal**, with a **limit of 6 small animals in any combination per ½ acre**.

CHAPTER 14.6 – CODES AND SYMBOLS & USE TABLE 14.1 (RESIDENTIAL ZONES):

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- Revised use table entry for **Family Food Production**, clarifying animal types and quantities permitted by zone.
- Added new language specifying:
 - No more than **six (6) animals total** (small or medium, in any combination) per **½ acre**.
 - **One Roosters** is allowed on lot sizes of 2.5 acres and larger.

CHAPTER 15.1 – CODES AND SYMBOLS & USE TABLE 15.7 (AGRICULTURAL ZONES):

- Amended use table to reflect same animal limitations for consistency:
 - No more than six (6) animals per **½ acre**.
 - Medium animal spacing set at 1,000 sq. ft. per animal.
 - Small animal spacing set at 100 sq. ft. per animal.

POLICE DEPARTMENT COMMENTARY:

The **Grantsville Police Department** expressed concerns regarding the allowance of **roosters** in residential or near-residential settings, citing potential **noise complaints**, enforcement challenges, and impacts on neighboring properties.

In response to these concerns, **Jolene Jenkins** proposed the following compromise:

Allow one (1) rooster only on parcels 2.5 acres or larger.

This approach balances the needs of residents practicing small-scale agriculture with the need to maintain peace and compatibility in residential environments.

STAFF RECOMMENDATION:

Staff recommends the Planning Commission **discuss the proposed amendments** and provide feedback and direction on the following key points:

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1. **Support for updated definitions and animal spacing requirements** to make urban agriculture more accessible while maintaining standards.
2. **Confirmation of consistency across Chapters 2, 14.6, and 15.1**, particularly regarding animal limits.
3. **Inclusion of the rooster limitation**, allowing 1 rooster on parcels 2.5 acres or larger only.

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(104) FAMILY FOOD PRODUCTION. The raising of animals for family food production, and horses, on adequate sized lots in appropriate locations. At least 10,000 square feet shall be provided for each large animal (horse, cow, etc.) At least 4,000 square feet shall be provided for each medium sized animal (pig, sheep, etc.). At least 500 square feet shall be provided for each small animal (rabbits, poultry, etc.). No animal shall be allowed to come closer than 100 feet from any dwelling. Not to include applicant dwelling, gross land area to be used.

(104) FAMILY FOOD PRODUCTION. The raising of large, medium, and small animals for family food production, and horses, on adequately sized lots in appropriate locations. One Roosters is allowed on lot sizes of 2.5 acres of larger.

(105) At least 10,000 square feet shall be provided for the first large animal, (horse, cow, etc.) each additional large animal shall have an additional 2,000 sq ft of open area.

(106) At least 1,000 square feet shall be provided for each medium sized animal (pig, sheep, etc.) not to exceed more than 6 medium animals per half acre.

(107) At least 100 square feet shall be provided for each small animal (rabbits, poultry, etc.) not to exceed more than six (6) small animals in any combination per half acre.

(108) No animal shall be allowed to come closer than 100 feet from any dwelling. Not to include applicant dwelling, gross land area to be used.

14.6 Codes And Symbols, Use Table 14.1

In the following sections of this chapter, uses of land or buildings which are allowed in various districts are shown as "permitted uses," indicated by a "P" in the appropriate column, or as a "conditional use," indicated by a "C" in the appropriate column. If a use is not allowed in a given district, it is either not named in the use list or it is indicated in the appropriate column by a dash, "-." If a regulation applies in a given district, it is indicated in the appropriate column by a numeral to show the linear or square feet required, or by the letter "A." If the regulation does not apply, it is indicated in the appropriate column by a dash, "-." No building, structure or land shall be used and no building or structure shall be hereafter erected, structurally altered, enlarged, or maintained in the multiple use, agricultural, or rural residential districts except as provided in this Code.

Table 14.1 Use Regulations Amended 04/02 by Ordinance 2002-05, 08/02 by Ordinance 2002-15, 02/09 by Ordinance 2008-44, 11/10 by Ordinance 2010-23, 06/11 by Ordinance 2011-18, 03/15 by Ordinance 2015-05

USE	A	RR-5	RR-2.5	RR-1
Accessory buildings & uses incidental to permitted ag uses (except for the keeping of animals). Said uses shall be kept a minimum of 100' from the property line on which the primary building fronts and 100' from any pre-existing dwelling. If these accessory buildings and uses have been kept prior to the construction of a residential dwelling on an adjoining parcel, said	P	P	P	P



uses need not be kept 100' away from the new dwelling, but may be maintained. (Amended 2008,2009)				
Accessory buildings and uses customarily incidental to permitted uses other than those listed above.	P	P	P	P
Accessory buildings and uses customarily incidental to conditional uses	C	C	C	C
Accessory buildings for the housing of animals customarily incidental to permitted ag uses, including pens, corrals and pastures for the keeping of animals. Such accessory buildings and uses shall not be allowed closer than 100' from any pre-existing residential dwelling on an adjoining parcel. If these accessory buildings and uses have been kept, prior to the construction of a residential dwelling, but may be maintained subject to the terms of any required conditional use permit. (Amended 2008, 2009)	P	C	C	C
<p>Family Food Production and the Raising of Large, Medium, and Small Animals.</p> <p>The first large animal (fully grown) shall have 10,000 sq ft of open area, each additional large animal shall have an additional 2,000 sq ft of open area;</p> <p>each-Each medium sized animal (fully grown) shall have 4,000 1,000 sq ft of open area and not to exceed more than 6 medium animals per half acre.</p> <p>each-Each small sized animal (fully grown) shall have 500 100 sq ft of open area, not to exceed more than six (6) small animals in any combination per half acre.</p> <p>The area of stables, barns and pens accessible to regulate animals may count towards the open area requirements.</p> <p>No animal shall be kept, corralled, penned, or raised within 100' from any pre-existing residential dwelling located on an adjoining lot measured at the nearest corner. There is no setback requirement from neighboring residential dwellings if a C.U.P. has been issued prior to the start of construction of a residential dwelling on an adjoining lot measured at the nearest corner.</p>				

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Class "A" Kennel (4-15 animals only). No animal shall be kept, penned, or raised within 100' from any preexisting residential dwelling located on an adjoining lot measured at the nearest corner and it must have 4,000 sq ft for each additional animal over 5.	C	C	C	C
Sportsman's Permit for 4-6 dogs. No dog shall be kept, penned, or raised within 100' of an adjoining residence or dwelling measured at the nearest corner.	C	C	C	C
Raising of Rabbits, Ducks, Chickens (hens only), or Turkeys with not more than six (6) such animals in any combination per half acre. At least 100 square feet shall be provided for each small animal.	P	P	P	P
Temporary buildings for uses incidental to construction work, including living quarters for guard or night watchman, which buildings must be removed upon completion or abandonment of the construction work.	C	C	C	C
Mobile Homes for temporary living quarters and such other temporary uses found appropriately by the Planning Commission.	C	C	C	C
Agriculture, including grazing and pasturing of animals.	P	C	C	C
Agricultural Industry (Amended 2010)	C	C	C	-
Fruit/Vegetable Stand	P	C	C	C
Farm (Amendment 8/21/02, complete addition of term)	P	P	P	C
Accessory Farm Employee Housing. Each accessory farm employee housing unit must be located on a contiguous parcel that contains at least 10 acres or more for each such unit and which must have at least 10 additional acres if it is located on the same property as the primary residential dwelling. (Amended 8/21/02, complete addition of term)	C	C	C	C
Farms devoted to raising and marketing chickens, turkeys or other fowl or poultry, fish or frogs, mink, rabbits, including	P	C	-	-

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wholesale and retail sale (does not include family food production).				
Forestry and forest industry, such as a saw mill, wood products, plants, or others	C	-	-	-
Apiary	P	C	C	C
Aviary	P	P	P	P
Public Stable, riding academy or riding ring, horse show barns or facilities	C	C	C	C
<u>RESIDENTIAL</u>	A	RR-5	RR-2.5	RR-1
Single-Family Dwellings Detached	P	P	P	P
Single-Family Attached Dwellings	P	P	P	P
Two-Family Dwellings	P	P	P	P
Twin Home Dwellings	-	C	C	C
Congregate Care Facility	-	-	C	C
Nursing Care Facility	C	C	C	C
Group Home, Small	C	C	C	C
Group Home, Large	C	C	-C	C-
Transitional Treatment Home, Small	C	C	C	C
Transitional Treatment Home, Large	C	C	C	C
Residential facilities for handicapped or elderly	P	P	P	P

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Home Occupation	C	C	C	C
Household Pets, other than a sportsman permit	P	P	P	P
<u>INSTITUTIONAL</u>	A	RR-5	RR-2.5	RR-1
Adult Day Care Center	C	C	C	C
Child Day Care Center	C	C	C	C
Places of Worship (Amended 7/98)	-	-	C	C
Schools, professional and vocational	C	C	C	C
Kennel	P	C	C	C
Mine, Quarry, Gravel Pit, Rock Crusher, Concrete Batching Plant, or Asphalt Plant, Oil Wells or Steam Wells, Land Excavations	C	-	-	-
<u>POWER GENERATION</u> (Primary Power for on-site use)	A	RR-5	RR-2.5	RR-1
Solar	P	P	P	P
Wind driven under 5.9 KVA output	P	P	P	P
Auxiliary, temporary, and/or wind, with more than 6 KVA, but less than 150 KVA output	P	C	C	C
Steam, hydro, or reciprocating engine with more than 10.05 KVA, but less than 150 kVA output	C	C	C	C

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<u>RECREATION, CULTURAL & ENTERTAINMENT</u>	A	RR-5	RR-2.5	RR-1
Dude Ranch; Family Vacation Ranch	C	-	-	-
Natural Open Space & Conservation Areas	P	P	P	P
Parks and Playgrounds, Public and Private, Less than one acre in size	C	P	P	P
Community & Recreations Centers	C	C	C	C
Pedestrian Pathways, Trails & Greenways	P	P	P	P
Community Gardens	-	C	C	C
Commercial Outdoor Recreation (amended 6/11)	C	-	-	-
<u>MISCELLANEOUS</u>	A	RR-5	RR-2.5	RR-1
Personal Wireless Telecommunication Facilities (Amended 4/01)	C	-	-	-
Public/private Utility Transmission Wires, Line, Pipes, and Poles	P	P	P	P
Public/Private Utility Buildings and Structures	C	C	C	C
Veterinary Offices	P	P	P	P
Governmental Uses and Facilities	C	C	C	C
Municipal Service Uses, Including City Utility Uses, Police and Fire Stations	C	C	C	C



Correctional Facility, Detention Center, Jail, Penitentiary, Prison, Penal Institution (1 - 249 Beds)	-	-	-	-
Correctional Facility, Detention Center, Jail, Penitentiary, Prison, Penal Institution (250 or more Beds)	-	-	-	-

15.7 Codes And Symbols And Use Table 15.1

(1) In the following sections of this chapter, uses of land or buildings which are allowed in various districts are shown as "permitted uses," indicated by a "P" in the appropriate column, or as a "conditional use," indicated by a "C" in the appropriate column. If a use is not allowed in a given district, it is either not named in the use list or it is indicated in the appropriate column by a dash, "-." If a regulation applies in a given district, it is indicated in the appropriate column by a numeral to show the linear or square feet required, or by the letter "A." If the regulation does not apply, it is indicated in the appropriate column by a dash, "-." No building, structure or land shall be used and no building or structure shall be hereafter erected, structurally altered, enlarged or maintained in the multiple use, agricultural, or rural residential districts except as provided in this Code.

Table 15.1 Use Regulations

USE	R-1-8	R-1-12	R-1-21	RM-7	RM-15
Accessory buildings and uses customarily incidental to permitted residential uses, when the residential use has been previously established or is constructed simultaneously with the residential use.	P	P	P	P	P
Accessory buildings and uses customarily incidental to permitted uses, when the residential use has not previously been established.	C	C	C	C	C
Accessory buildings and uses customarily incidental to conditional uses.	C	C	C	C	C
The tilling of the soil, the raising of crops, horticulture and home gardening.	P	P	P	P	P
Fruit/Vegetable Stand	-	C	C	-	C



Farm	R-1-8	R-1-12	R-1-21	RM-7	RM-15
Accessory Farm Employee Housing. Each accessory farm employee housing unit must be located on a contiguous parcel that contains at least 10 acres or more for each such unit and which must have at least 10 additional acres if it is located on the same property as the primary residential dwelling.	-	C	C	C	-
Family Food Production and the Raising of Horses. The first large animal (fully grown) shall have 10,000 sq ft of open area, each additional large animal shall have an additional 2,000 sq ft of open area;. each Each medium sized animal (fully grown) shall have 4,000 1,000 sq ft of open area and not to exceed more than 6 medium animals per half acre. each Each small sized animal (fully grown) shall have 500 100 sq ft of open area, not to exceed more than six (6) small animals in any combination per half acre. The area of stables, barns and pens accessible to regulate animals may count towards the open area requirements. No animal shall be kept, corralled, penned, or raised within 100' from any pre-existing residential dwelling located on an adjoining lot measured at the nearest corner. There is no setback requirement from neighboring residential dwellings if a C.U.P. has been issued prior to the start of construction of a residential dwelling on an adjoining lot measured at the nearest corner.					



Class "A" Kennel (4-15 animals only). No animal shall be kept, penned, or raised within 100' from any pre-existing residential dwelling located on an lot measured at residence the nearest corner. Each animal shall have a minimum area of 1,000 sq. ft. and must have 4,000 sq ft for each additional animal over 5.	-	C	C	C	-
Sportsman's Permit for 4-6 dogs. No dog shall be kept, penned, or raised within 100' from any pre-existing residential dwelling located on an adjoining lot measured at the nearest corner. Each animal shall have a minimum area of 1,000 sq. ft..	-	C	C	C	C
Raising of Rabbits, Ducks, Chickens (hens only), or Turkeys with not more than six (6) such animals in any combination, provided that appropriate cages, pens, coops, houses, etc. shall be provided for when these animals are kept outdoors. At least 100 square feet shall be provided for each small animal.	P	P	P	P	P
(Amended 04/11, 02/13)					
<u>RESIDENTIAL</u>	R-1-8	R-1-12	R-1-21	RM-7	RM-15
Single-Family Dwellings Detached	P	P	P	P	P
Single-Family Attached Dwellings	P	P	P	P	P
Two-Family Dwelling (Amended 5/97)	-	C	C	P	P
Twin Home Dwellings (Amended 5/97)	-	C	C	C	C
Multiple Family Dwellings	-	-	-	C	C
Congregate Care Facility	-	-	C	C	C
Nursing Care Facility	C	C	C	C	C
Group Home, Small	C	C	C	C	C
Group Home, Large	C	C	C	C	C

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

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years in age, at any one time, for a period not to exceed four hours)					
Private educational institution having a curriculum similar to the public schools, grades K-12	C	C	C	C	C
Schools of higher education, community colleges, off campus facilities	-	-	C	-	C
Schools, professional and vocational	-	-	C	-	-
<u>POWER GENERATION</u>	R-1-8	R-1-12	R-1-21	RM-7	RM-15
Solar	P	P	P	P	P
<u>RECREATION, CULTURAL & ENTERTAINMENT</u>					
Private Recreational Grounds and Facilities not open to the public, in which no admission charge is made	C	C	C	C	C
Natural Open Space Areas	P	P	P	P	P
Community & Recreation Centers	C	C	C	C	C
Parks and Playgrounds, Public and Private	P	P	P	P	P
Pedestrian Pathways, Trails & Greenways	P	P	P	P	P
Community Gardens	P	P	P	P	P
<u>MISCELLANEOUS</u>	R-1-8	R-1-12	R-1-21	RM-7	RM-15
Public/Private Utility Transmission Wires, Lines, Pipes and Poles	P	P	P	P	P
Public/Private Utility Buildings and Structures	C	C	C	C	C
Cemetery	C	C	C	C	C
Golf Course	C	C	C	C	C
Government Uses and Facilities	C	C	C	C	C
Municipal Service Uses, including City utility uses, Police and Fire Stations	C	C	C	C	C

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Temporary Buildings for uses incidental to construction work, including living quarters for guard or night watchman, which buildings must be removed upon completion or abandonment of the construction work	C	C	C	C	C
Correctional Facility, Detention Center, Jail, Penitentiary, Prison, Penal Institution (1 -249 beds)	-	-	-	-	-
Correctional Facility, Detention Center, Jail, Penitentiary, Prison, Penal Institution (250 or more beds)	-	-	-	-	-

Amended 08/02 by Ord. 2002-15, 10/02 by Ord. 2002-20, 02/09 by Ord. 2008-43, 02/11 by Ord. 2010-27, 04/11 by Ord. 2011-14, 08/11 by Ord. 2011-26, 09/11 by Ord. 2011-30, 09/11 by Ord. 2011-31, 09/12 by Ord. 2012-16, 03/15 by Ord. 2015-05

HISTORY

Amended by Ord. [2022-14](#) on 8/3/2022

Amended by Ord. [2025-05](#) on 1/30/2025

AGENDA ITEM #5

Discussion of front setbacks and side yard setbacks for chapters 14 and 15.

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STAFF REPORT

TO: Grantsville City Planning Commission
FROM: Community Development Department
DATE: 8/7/2025
SUBJECT: Discussion of Proposed Amendments to Front and Side Yard Setbacks in Chapter 14 and Chapter 15.

PURPOSE:

The purpose of this item is to initiate a discussion on proposed amendments to the **front and side yard setback requirements** in Chapters 14 and 15 of the Grantsville Land Use Code. The changes aim to establish a consistent and simplified standard for front yard setbacks and to clarify side yard requirements in agricultural zones.

PROPOSED CHANGES:

Front Yard Setbacks (Chapter 14 & 15):

- **Current Situation:**
Front yard setback standards vary between zoning districts.
- **Proposed Update:**
Establish a **uniform front yard setback of 25 feet** across all residential and agricultural zones for primary structures.

Note: Exceptions may still apply for specific overlays or planned unit developments (PUDs) where alternative standards have been approved.

Side Yard Setbacks (Chapter 15 –):

- **Current Situation:**
Side yard setback requirements in zones are not clearly defined or are inconsistently applied based on lot width or accessory use types.
- **Proposed Update:**
Clarify and standardize side yard setbacks as follows:

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- **Primary Structures:**
 - Minimum **7.5 ft on one side and 15 ft on the opposite side** yard setback on each side.
- **Corner Lots:**
 - The side yard abutting a street will continue to follow the front yard setback standard (25 feet).

RATIONALE FOR CHANGES:

- A standardized **25-foot front setback** provides consistency and predictability for residents, builders, and staff.
- Clarifying side yard setbacks aligns with the development patterns while protecting adjacent property owners.
- These changes aim to **streamline development review** and ensure compatibility across similar zone types.

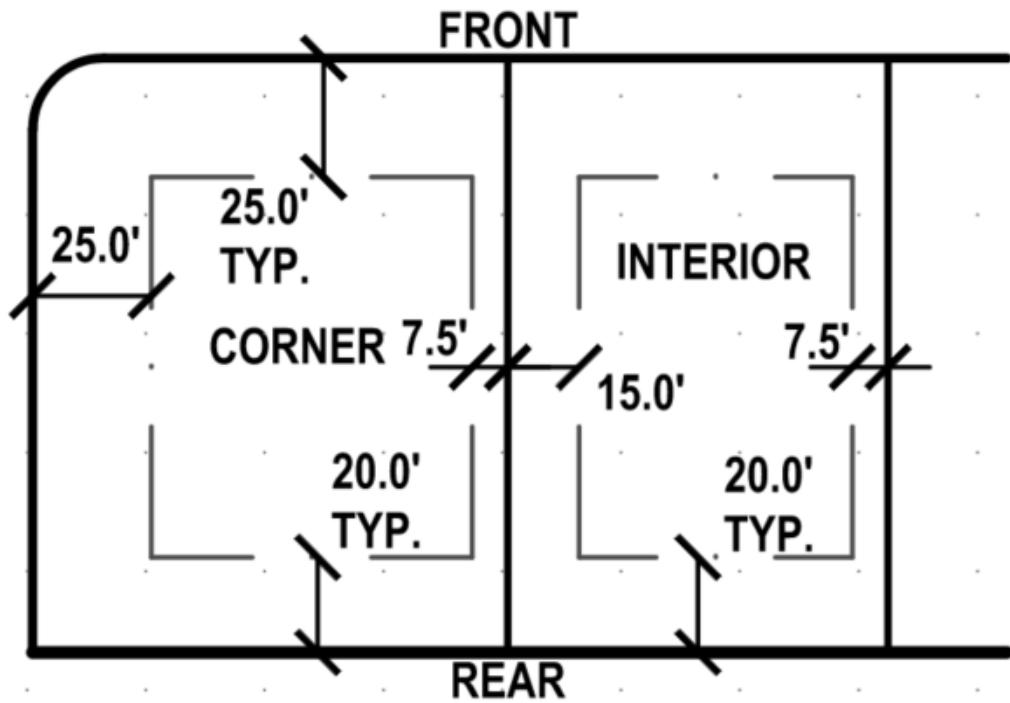
DISCUSSION ITEMS:

Staff requests feedback and discussion from the Planning Commission on the following:

1. **Support for establishing a uniform 25-foot front yard setback** across Chapters 14 and 15.
2. **Agreement on clarified side yard setback standards** for both primary structures.

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TYPICAL BUILDING SETBACKS

NOT TO SCALE

(SETBACK REQUIREMENTS FOR RM-7 ZONE
PER GRANTSVILLE CITY DEVELOPMENT CODE
CHAPTER 15, SECTION 15.4)



Proposed Amendments

14.1 Agricultural Districts - A

The purposes of providing an agriculture district are to promote and preserve in appropriate areas conditions favorable to agriculture and to maintain greenbelt spaces. These districts are intended to include activities normally and necessarily related to the conduct of agriculture and to protect the district from the intrusion of uses inimical to the continuance of agricultural activity.

(1) Minimum Lot Size:10 acres.
(2) Minimum Width at Front and Rear Setback165 feet.
(3) Minimum Frontage (at the property line on a public street or an approved private street)100 feet.
(4) Minimum Yard Setback Requirements: (Amended 9/01)

Front Yard**40 25** feet

Rear Yard60 feet

Side Yards20 feet

Rear Yard for Accessory Buildings7.5 feet

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

(5) Maximum Building Height45 feet

(6) Required Improvements:

Street grading Street base

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

Surface drainage facilities Waste water disposal Culinary water facilities Street name signs

HISTORY

Amended by Ord. 2022-14 on 8/3/2022

14.2 Purpose Of Rural Residential Districts - RR

The purposes of providing a rural residential district are to promote and preserve in appropriate areas and conditions favorable to large-lot family life, maintain a rural atmosphere, the keeping of limited numbers of animals and fowl, and reduced requirements for public utilities, services, and infrastructure. These districts are intended to be primarily residential in character and protected from encroachment by commercial and industrial uses.

Amended 04/04 by Ordinance 2004-08

14.3 RR-5 Development Restrictions

The development restrictions in RR-5 zoning districts are as follows:

(1) Minimum Lot Size5 acres.

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(2) Minimum Width at Front and Rear Setback165 feet.
(3) Minimum Frontage (at the property line on a public street or an approved private street)70 feet.

(4) Minimum Yard Setback Requirements:

Front Yard	40 25 feet
Rear Yard	50 feet
Side Yard	20 feet

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

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

(6) Maximum Building Coverage10%

(7) Required Improvements:

Street grading Street base

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

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

HISTORY

Amended by Ord. 2022-14 on 8/3/2022

14.4 RR-2.5 Development Restrictions

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

(1) Minimum Lot Size2.5 acres
(2) Minimum Width at Front and Rear Setback165 feet
(3) Minimum Frontage (at the property line on a public street or an approved private street)70 feet

(4) Minimum Yard Setback Requirements:

Front Yard	40 25 feet
Rear Yard for Main Structures	30 feet
Rear Yard for Accessory Bldg	7.5 feet
Side Yard	15 feet
Total Width of Both Side Yards	40 feet

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

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

(6) Maximum Bldg Coverage 20%

(7) Required Improvements:

Street grading Street base

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

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

HISTORY

Amended by Ord. 2022-14 on 8/3/2022

14.5 RR-1 Development Restrictions

The development restrictions in the RR-1 zoning districts are as follows:

(1) Minimum Lot size 1 acre

(2) Minimum Width at Front and Rear Setback 125 feet

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

(4) Minimum yard Setbacks Requirements

Front Yard ~~40~~ 25 feet

Rear Yard for Main Structures 30 feet

Rear Yard for Accessory Bldg 2 feet*

Side Yard for Accessory Buildings 4 feet*

Side Yard for Main Structures 15 feet

Total width of both Side Yards 40 feet

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

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

(6) Maximum Bldg Coverage 20%

(7) Required Improvements:

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Street grading Street base

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

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

Amended 06/11 by Ordinance 2011-20

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 Yard~~30~~ 25 feet

Rear Yard30 feet

Side Yard for Main Buildings~~5*~~15 7.5 ft on one side and 15 ft on the opposite side.

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

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

Surface drainage facilities, Curb, Gutter, Sidewalk, Culinary water facilities, Waste water disposal, Street name signs, Four hydrants, Street monuments, Shade trees (along public streets), and Street lights

HISTORY

Approved	by	Ord.	<u>2001-13</u>	on	10/3/2001
Amended	by	Ord.	<u>2022-14</u>	on	8/3/2022
Amended by Ord. <u>2025-05</u> on 1/30/2025					

15.2 Residential District R-1-12

(1) The purpose of the R-1-12 district is to promote environmentally sensitive and visually compatible development of lots not less than 12,000 square feet in size, suitable for urban 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. To provide areas for low density, single-family residential neighborhoods of spacious and uncrowded character.

Minimum Lot Size: 12,000 sq. feet

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 Yard ~~30~~ 25 feet

Rear Yard 40 feet

Yard for Main Buildings Each Side ~~5*~~¹⁵ 7.5 ft on one side and 15 ft on the opposite side.

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 Height 35 feet

Maximum Building Coverage 20%

Required Improvements:

Street grading Street base

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

Surface drainage facilities Curb, Gutter, Sidewalk, Culinary water facilities, Waste water disposal, Street name signs, Four hydrants, Street monuments, Shade trees (along public streets), and Street lights

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HISTORY

Amended	by	Ord.	<u>2022-14</u>	on	8/3/2022
Amended	by	Ord.	<u>2024-29</u>	on	9/4/2024
<i>Amended by Ord. <u>2025-05</u> on 1/30/2025</i>					

15.3 Residential District R-1-8

(1) Effective July 10, 1999 no application to extend, enlarge or re-zone property to a R-1 -8 zoning district designation will be considered by Grantsville City. Areas previously designated with a R-1 -8 zoning district designation may continue after July 9, 1999 and the uses in existing R-1 -8 districts may continue subject to the regulations applicable to this District.

Minimum Lot Size:8,000 sq. feet
Minimum Lot Size for Corner Lots10,000 sq. feet

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)60 feet

Minimum Yard Setback Requirements:

Front Yard~~30~~ 25 feet

Rear Yard for Main Buildings25 feet

Rear Yard for Accessory Buildings1 foot*

Side Yard for Main Buildings Each Side~~5*~~15 7.5 ft on one side and 15 ft on the opposite side.

Side Yard for Accessory Buildings on a Corner Lot10 feet

Side Yard for Accessory Buildings4 feet*

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, or a basement and two (2) floors, whichever is less

Maximum Building Coverage35%

Required Improvements:

Street grading Street base

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

Surface drainage facilities Curb, Gutter, Sidewalk, Culinary water facilities, Waste water disposal, Street name signs, Four hydrants, Street , Shade trees (along public streets), and Street lights

Amended 11/13 by Ordinance 2013-23

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HISTORY

Amended *by* *Ord.* 2022-14 *on* 8/3/2022
Amended by *Ord. 2025-05* on 1/30/2025

15.4 Multiple Residential District RM-7

Effective June 4, 1999 no application to extend, enlarge or re-zone property to a RM-7 zoning district designation will be considered by Grantsville City. Areas previously designated with a RM-7 zoning district designation may continue after June 4, 1999 and the uses in these district's may continue subject to the following regulations.

(1) The RM-7 Zoning District is intended to provide areas for medium density single family and multi-family residential with the opportunity for varied housing styles and character.

Minimum Lot Size (Lot Area): 7,000 sq. feet
Minimum Lot Size for Corner Lots 10,000 sq. feet
Additional lot area for each additional dwelling unit on the lot 6,000 sq. feet

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

All Attached Dwelling Unit residential development shall comply with GLUMDC 4.34 (Multi-Unit Residential Development)

Minimum Frontage (along curb face on a public street or an approved private street) 60 feet.

Minimum Yard Setback Requirements: (Amended 2000, 9/01)

Front Yard 25 feet

Rear Yard for Main Buildings 20 feet

Rear Yard for Accessory Buildings 1 foot, or match the easement width, whichever is greater

Side Yard for Main Building, Each Side ~~5*/15~~ 7.5 ft on one side and 15 ft on the opposite side.

Side Yard for Accessory Buildings 4 feet*

Set backs for Accessory Buildings on a corner lot: On the interior side of the Main Building 4 feet*

On the rear of the Main Building 1 foot*

In order to maintain an adequate site triangle, there shall be a minimum setback on corner lots as follows: 25 feet on each side fronting a street.

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

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

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Maximum Building Coverage 35%

Required Improvements:

Street grading Street base

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

Surface drainage facilities Curb, Gutter, Sidewalk, Culinary water facilities, Waste water disposal, Street name signs, Four hydrants, Street monuments, Shade trees (along public streets), and Street lights

HISTORY

Amended	by	Ord.	<u>2022-14</u>	on	8/3/2022
Amended	by	Ord.	<u>2023-07</u>	on	7/19/2023
Amended by Ord. <u>2025-05</u> on 1/30/2025					

15.5 Multiple Residential District RM-15

(1) To provide areas for medium high density residential with the opportunity for varied housing styles and character, including apartment and condominiums.

Minimum Lot Size (Lot Area): 8,000 sq. feet
Minimum Lot Size for Corner Lots 10,000 sq. feet
Additional lot area for each additional dwelling unit on the lot 4,000 sq. feet of the lot area.

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

All multi-use Attached Dwelling Unit residential development shall comply with GLUMDC 4.34 (Multi-Use Unit Residential Development)

Minimum Frontage (at the property line on a public street or an approved private street) 60 feet
Minimum Yard Setback Requirements:

Front Yard 25 feet

Rear Yard for Main Buildings 20 feet

Rear Yard for Accessory Buildings 1 foot*

Side Yard for Main Buildings, Each Side 7.5 feet

Side Yard for Accessory Buildings 4 feet*

In order to maintain an adequate site triangle, there shall be a street minimum setback on corner lots as follows:

25 feet on each side fronting a street.

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

Maximum Building Height 35 feet

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Maximum Building Coverage of the lot area50%

Required Improvements:

Street grading Street base

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

Surface drainage facilities Curb and Gutter Sidewalk Culinary Water facilities Waste water disposal Street name signs Four hydrants Street monuments Shade trees (along public streets) Street lights

HISTORY

<i>Amended</i>	<i>by</i>	<i>Ord.</i>	<u>2022-14</u>	<i>on</i>	8/3/2022
<i>Amended</i>	<i>by</i>	<i>Ord.</i>	<u>2023-07</u>	<i>on</i>	7/19/2023
<i>Amended by Ord. <u>2025-05</u> on 1/30/2025</i>					

15.6 Repealed (Multiple Residential District RM-30)

This zone was repealed 9/00 by Ordinance 2000-23.

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AGENDA ITEM #6

Discussion of the proposed amendment to the Grantsville City Land Use and Management Code Chapter 11 (Site Plan Review) to modify the Lighting Ordinance in section 11.5.

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336 W. Main St.
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STAFF REPORT

TO: Grantsville City Planning Commission
FROM: Community Development Department

DATE: 8/7/2025

SUBJECT: Discussion of Proposed Amendment to Chapter 11 (Site Plan Review) – Section 11.5 Lighting Ordinance to Establish Dark Sky Requirements

PURPOSE:

The purpose of this discussion item is to review a proposed amendment to **Chapter 11 of the Grantsville City Land Use and Management Code**, specifically **Section 11.5 – Lighting Ordinance**, to introduce **dark sky compliance standards** for all new development projects subject to site plan review.

BACKGROUND:

The current lighting ordinance in Section 11.5 provides general requirements related to safety, visibility, and shielding. However, it lacks specific language related to **light pollution, light trespass, and dark sky protection**.

In response to increasing concerns from residents about **glare, nighttime brightness, and the impact of lighting on neighboring properties, wildlife, and sky visibility**, staff is proposing a revision to modernize the lighting ordinance and promote responsible outdoor lighting practices in line with **Dark Sky principles**.

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11.5 LIGHTING ORDINANCE

(1) All development shall provide adequate lighting so as to assure safety and security. Lighting installations shall not have an adverse impact on traffic safety or on the surrounding area. Light sources shall be shielded, and shall not shine onto adjacent properties. The site plan must reflect compliance with this requirement.

11.5.1 PURPOSE

(1) The purpose of this Ordinance is to provide regulations for outdoor lighting that will:

- a) Permit the use of outdoor lighting that does not exceed the minimum levels specified in IES recommended practices for nighttime safety, utility, security, productivity, enjoyment, and commerce.
- b) Minimize adverse offsite impacts of lighting such as light trespass, and obtrusive light.
- c) Curtail light pollution, reduce skyglow and improve the nighttime environment for astronomy.
- d) Help protect the natural environment from the adverse effects of night lighting from gas or electric sources.
- e) Conserve energy and resources to the greatest extent possible.

11.5.2 DEFINITIONS

- (1) **ABSOLUTE PHOTOMETRY:** Photometric measurements (usually of a solid-state luminaire) that directly measures the footprint of the luminaire. Reference Standard IES LM-79
- (2) **ARCHITECTURAL LIGHTING:** Lighting designed to reveal architectural beauty, shape and/or form and for which lighting for any other purpose is incidental.
- (3) **AUTHORITY:** The adopting municipality, agency or other governing body.
- (4) **ASTRONOMIC TIME SWITCH:** An automatic lighting control device that switches outdoor lighting relative to time of solar day with time of year correction
- (5) **BACKLIGHT:** For an exterior luminaire, lumens emitted in the quarter sphere below horizontal and in the opposite direction of the

intended orientation of the luminaire. For luminaires with symmetric distribution, backlight will be the same as front light.

- (6) B.U.G.: A luminaire classification system that classifies backlight (B), uplight (U) and glare (G).
- (7) CANOPY: A covered, unconditioned structure with at least one side open for pedestrian and/or vehicular access. (An unconditioned structure is one that may be open to the elements and has no heat or air conditioning.)
- (8) COMMON OUTDOOR AREAS: One or more of the following: a parking lot; a parking structure or covered vehicular entrance; a common entrance or public space shared by all occupants of the domiciles.
- (9) CURFEW: A time defined by the authority when outdoor lighting is reduced or extinguished.
- (10) EMERGENCY CONDITIONS: Generally, lighting that is only energized during an emergency; lighting fed from a backup power source; or lighting for illuminating the path of egress solely during a fire or other emergency situation; or, lighting for security purposes used solely during an alarm.
- (11) FOOTCANDLE: The unit of measure expressing the quantity of light received on a surface. One footcandle is the illuminance produced by a candle on a surface one-foot square from a distance of one foot.
- (12) FORWARD LIGHT: For an exterior luminaire, lumens emitted in the quarter sphere below horizontal and in the direction of the intended orientation of the luminaire
- (13) FULLY SHIELDED LUMINAIRE: A luminaire constructed and installed in such a manner that all light emitted by the luminaire, either directly from the lamp or a diffusing element, or indirectly by reflection or re- fraction from any part of the luminaire, is projected below the horizontal plane through the luminaire's lowest light-emitting part.
- (14) GLARE: Lighting entering the eye directly from luminaires or indirectly from reflective surfaces that causes visual discomfort or reduced visibility.
- (15) HARDSCAPE: Permanent hardscape improvements to the site including parking lots, drives, entrances, curbs, ramps, stairs, steps, medians, walkways and non-vegetated landscaping that is 10 feet or less in width. Materials may include concrete, asphalt, stone, gravel, etc.
- (16) HARDSCAPE AREA: The area measured in square feet of all hard- scape. It is used to calculate the Total Site Lumen Limit in both the Prescriptive Method and Performance Methods. Refer to Hardscape definition.
- (17) HARDSCAPE PERIMETER: The perimeter measured in linear feet is used to calculate the Total Site Lumen Limit in the Performance Method. Refer to Hardscape definition.

- (18) I.D.A.: International Dark-Sky Association.
- (19) I.E.S.N.A.: Illuminating Engineering Society of North America.
- (20) IMPERVIOUS MATERIAL: Sealed to severely restrict water entry and movement
- (21) INDUSTRY STANDARD LIGHTING SOFTWARE: Lighting software that calculates point-by- point illuminance that includes reflected light using either ray-tracing or radiosity methods.
- (22) LAMP: A generic term for a source of optical radiation (i.e. “light”), often called a “bulb” or “tube”. Examples include incandescent, fluorescent, high-intensity discharge (HID) lamps, and low pressure sodium (LPS) lamps, as well as light-emitting diode (LED) modules and arrays.
- (23) LANDSCAPE LIGHTING: Lighting of trees, shrubs, or other plant material as well as ponds and other landscape features.
- (24) L.E.D.: Light Emitting Diode.
- (25) LIGHT POLLUTION: Any adverse effect of artificial light including, but not limited to, glare, light trespass, sky- glow, energy waste, compromised safety and security, and impacts on the nocturnal environment.
- (26) LIGHT TRESPASS: Light that falls beyond the property it is intended to illuminate.
- (27) LIGHTING: “Electric” or “man-made” or “artificial” lighting. See “lighting equipment”.
- (28) LIGHTING EQUIPMENT: Equipment specifically intended to provide gas or electric illumination, including but not limited to, lamp(s), luminaire(s), ballast(s), poles, posts, lens(s), and related structures, electrical wiring, and other necessary or auxiliary components.
- (29) LIGHTING ZONE: An overlay zoning system establishing legal limits for lighting for particular parcels, areas, or districts in a community.
- (30) LOW VOLTAGE LANDSCAPE LIGHTING: Landscape lighting powered at less than 15 volts and limited to luminaires having a rated initial luminaire lumen output of 525 lumens or less.
- (31) LUMEN: The unit of measure used to quantify the amount of light produced by a lamp or emitted from a luminaire (as distinct from “watt,” a measure of power consumption).
- (32) LUMINAIRE: The complete lighting unit (fixture), consisting of a lamp, or lamps and ballast(s) (when applicable), together with the parts designed to distribute the light (reflector, lens, diffuser), to position and protect the lamps, and to connect the lamps to the power supply.

- (33) LUMINAIRE LUMENS: For luminaires with relative photometry per IES, it is calculated as the sum of the initial lamp lumens for all lamps within an individual luminaire, multiplied by the luminaire efficiency. If the efficiency is not known for a residential luminaire, assume 70%. For luminaires with absolute photometry per IES LM-79, it is the total luminaire lumens. The lumen rating of a luminaire assumes the lamp or luminaire is new and has not depreciated in light output.
- (34) LUX: The SI unit of illuminance. One lux is one lumen per square meter. 1 Lux is a unit of incident illuminance approximately equal to 1/10 footcandle.
- (35) MOUNTING HEIGHT: The height of the photometric center of a luminaire above grade level.
- (36) NEW LIGHTING: Lighting for areas not previously illuminated; newly installed lighting of any type except for replacement lighting or lighting repairs.
- (37) OBJECT: A permanent structure located on a site. Objects may include statues or artwork, garages or canopies, outbuildings, etc.
- (38) OBJECT HEIGHT: The highest point of an entity, but shall not include antennas or similar structures.
- (39) ORNAMENTAL LIGHTING: Lighting that does not impact the function and safety of an area but is purely decorative, or used to illuminate architecture and/or land- scaping, and installed for aesthetic effect.
- (40) ORNAMENTAL STREET LIGHTING: A luminaire intended for illuminating streets that serves a decorative function in addition to providing optics that effectively deliver street lighting. It has a historical period appearance or decorative appearance, and has the following design characteristics: designed to mount on a pole using an arm, pendant, or vertical tenon; opaque or translucent top and/or sides; an optical aperture that is either open or enclosed with a flat, sag or drop lens; mounted in a fixed position; and with its photometric output measured using Type C photometry per IESNA LM-75-01.
- (41) OUTDOOR LIGHTING: Lighting equipment installed within the property line and outside the building envelopes, whether attached to poles, building structures, the earth, or any other location; and any associated lighting control equipment.
- (42) PARTLY SHIELDED LUMINAIRE: A luminaire with opaque top and translucent or perforated sides, designed to emit most light downward.
- (43) PEDESTRIAN HARDSCAPE: Stone, brick, concrete, asphalt or other similar finished surfaces intended primarily for walking, such as sidewalks and pathways.
- (44) PHOTOELECTRIC SWITCH: A control device employing a photocell or photodiode to detect daylight and automatically switch lights off when sufficient daylight is available.
- (45) PROPERTY LINE: The edges of the legally-defined extent of privately owned property.

- (46) RELATILVE PHOTOMETRY: Photometric measurements made of the lamp plus luminaire, and adjusted to allow for light loss due to reflection or absorption within the luminaire. Reference standard: IES LM-63.
- (47) REPAIR(S): The reconstruction or renewal of any part of an existing luminaire for the purpose of its on- going operation, other than re-lamping or replacement of components including capacitor, ballast or photocell. Note that retrofitting a luminaire with new lamp and/or ballast technology is not considered a repair and for the purposes of this ordinance the luminaire shall be treated as if new. “Repair” does not include normal re-lamping or replacement of components including capacitor, ballast or photocell.
- (48) REPLACEMENT LIGHTING: Lighting installed specifically to replace existing lighting that is sufficiently broken to be beyond repair.
- (49) SALES AREA: Uncovered area used for sales of retail goods and materials, including but not limited to automobiles, boats, tractors and other farm equipment, building supplies, and gardening and nursery products.
- (50) SEASONAL LIGHTING: Temporary lighting installed and operated in connection with holidays or traditions.
- (51) SHIELDED DIRECTIONAL LUMINAIRE: A luminaire that includes an adjustable mounting device allowing aiming in any direction and contains a shield, louver, or baffle to reduce direct view of the lamp.
- (52) SIGN: Advertising, directional or other outdoor promotional display of art, words and/or pictures.
- (53) SKY GLOW: The brightening of the nighttime sky that results from scattering and reflection of artificial light by moisture and dust particles in the atmosphere. Skyglow is caused by light directed or reflected upwards or sideways and reduces one's ability to view the night sky
- (54) TEMPORARY LIGHTING: Lighting installed and operated for periods not to exceed 60 days, completely removed and not operated again for at least 30 days.
- (55) THIRD PARTY: A party contracted to provide lighting, such as a utility company.
- (56) TIME SWITCH: An automatic lighting control device that switches lights according to time of day.
- (57) TRANSLUSCENT: Allowing light to pass through, diffusing it so that objects beyond cannot be seen clearly (not transparent or clear).
- (58) UNSHIEDLED LUMINAIRE: A luminaire capable of emitting light in any direction including downwards.
- (59) UPLIGHT: For an exterior luminaire, flux radiated in the hemisphere at or above the horizontal plane.
- (60) VERTICAL ILLUMINANCE: Illuminance measured or calculated in a plane perpendicular to the site boundary or property line.

11.5.3 LIGHTING ZONES

(1) LZ0: No ambient lighting – Wilderness areas, parks and preserves, and undeveloped rural areas.

- a) Areas where the natural environment will be seriously and adversely affected by lighting. Impacts include disturbing the biological cycles of flora and fauna and/or detracting from human enjoyment and appreciation of the natural environment. Human activity is subordinate in importance to nature. The vision of human residents and users is adapted to the darkness, and they expect to see little or no lighting. When not needed, lighting should be extinguished.
- a) LZ1: Low ambient lighting - Rural and low-density residential areas.
- b) Zoning Designations – Multiple Use, Agriculture, and Rural Residential Districts.
- c) Areas where lighting might adversely affect flora and fauna or disturb the character of the area. The vision of human residents and users is adapted to low light levels. Lighting may be used for safety and convenience but it is not necessarily uniform or continuous. After curfew, most lighting should be extinguished or reduced as activity levels decline.

(2) LZ2: Moderate ambient lighting – Light commercial business district and high density or mixed use residential districts.

- a) Zoning Designation - Mixed Use, C-N, C-S, C-G, R-1-21 and R-1-12
- b) Areas of human activity where the vision of human residents and users is adapted to moderate light levels. Lighting may typically be used for safety and convenience but it is not necessarily uniform or continuous. After curfew, lighting may be extinguished or reduced as activity levels decline.

(3) LZ3: Moderately high ambient lighting – Large cities' business districts.

- a) Zoning Designations –
- b) Residential Zones R-1-8, RM-7, and RM-15.
 - a. Commercial Zones, CN, CS, CG, and CD.
 - b. Downton Commercial Districts
- c) Areas of human activity where the vision of human residents and users is adapted to moderately high light levels. Lighting is generally desired for safety, security and/or convenience and it is often uniform and/or continuous. After curfew, lighting may be extinguished or reduced in most areas as activity levels decline.

(4) LZ4: High ambient lighting – High intensity business or industrial zone district.

- a) Zoning Designations – Commercial and Industrial Districts
- b) Areas of human activity where the vision of human residents and users is adapted to high light levels. Lighting is generally considered necessary for safety, security and/or convenience and it is mostly uniform and/or continuous. After curfew, lighting may be extinguished or reduced in some areas as activity levels decline.

11.5.4 GENERAL REQUIREMENTS

(1) Conformance with All Applicable Codes

- a) All outdoor lighting shall be installed in conformance with the provisions of this Ordinance, applicable Electrical and Energy Codes, and applicable sections of the Building Code.

(2) Applicability

- a) Except as described below, all outdoor lighting installed after the date of effect of this Ordinance shall comply with these requirements. This includes, but is not limited to, new lighting, replacement lighting, or any other lighting whether attached to structures, poles, the earth, or any other location, including lighting installed by any third party.

Exemptions from 11.5.4 (2) The following are not regulated by this Ordinance

- a) Lighting within the public right-of-way or easement for the principal purpose of illuminating roads and highways. No exemption shall apply to any street lighting and to any lighting within the public right of way or easement when the purpose of the luminaire is to illuminate areas outside of the public right of way or easement.
- b) Lighting for public monuments and statuary.
- c) Lighting solely for signs (lighting for signs is regulated by the Sign Ordinance).
- d) Repairs to existing luminaires not exceeding 25% of total installed luminaires.
- e) Temporary lighting for theatrical, television, performance areas and construction sites;
- f) Underwater lighting in swimming pools and other water features
- g) Temporary lighting and seasonal lighting provided that individual lamps are less than 10 watts and 70 lumens.

- h) Lighting that is only used under emergency conditions.
- i) In lighting zones 2, 3 and 4, low voltage landscape lighting controlled by an automatic device that is set to turn the lights off at one hour after the site is closed to the public or at a time established by the authority.

Exceptions to 11.5.4 (2) All lighting shall follow provisions in this ordinance; however, any special requirements for lighting listed in a) and b) below shall take precedence.

- a) Lighting specified or identified in a specific use permit.
- b) Lighting required by federal, state, territorial, commonwealth or provincial laws or regulations

(3) Lighting Control Requirements:

a) Automatic Switching Requirements:

- Controls shall be provided that automatically extinguish all outdoor lighting when sufficient daylight is available using a control device or system such as a photoelectric switch, astronomic time switch or equivalent functions from a programmable lighting controller, building automation system or lighting energy management system, all with battery or similar backup power or device.

Exceptions to 11.5.4 (3) a) Automatic lighting controls are not required for the following:

- Lighting under canopies.
- Lighting for tunnels, parking garages, garage entrances, and similar conditions.

(4) Automatic Lighting Reduction Requirements:

- c) The Authority shall establish curfew time(s) after which total outdoor lighting lumens shall be reduced by at least 30% or extinguished.
- d) Curfew: 11:00 pm – 5:00 am

(5) Exceptions to 11.5.4 (4) a) Lighting reductions are not required for any of the following:

- a) With the exception of landscape lighting, lighting for residential properties including multiple residential properties not having common areas.
- b) When the outdoor lighting consists of only one luminaire.

- c) Code required lighting for steps, stairs, walkways, and building entrances.
- d) When in the opinion of the Authority, lighting levels must be maintained.
- e) Motion activated lighting.
- f) Lighting governed by special use permit in which times of operation are specifically identified.
- g) Businesses that operate on a 24 hour basis.

11.5.5 NON-RESIDENTIAL LIGHTING

For all non-residential properties, and for multiple residential properties of seven domiciles or more and having common outdoor areal, all outdoor lighting shell comply either with Part A or Part B of this section.

(1) Prescriptive Method:

An outdoor lighting installation complies with this section if it meets the requirements of subsections a) and b), below.

a) Total Site Lumen Limit:

- The total installed initial luminaire lumens of all outdoor lighting shall not exceed the total site lumen limit. The total site lumen limit shall be determined using either the Parking Space Method (Table A) or the Hardscape Area Method (Table B). Only one method shall be used per permit application, and for sites with existing lighting, existing lighting shall be included in the calculation of total installed lumens. The total installed initial luminaire lumens is calculated as the sum of the initial luminaire lumens for all luminaires.

Table A - Allowed Total Initial Luminaire Lumens per Site for Non-residential Outdoor Lighting, Per Parking Space Method

May only be applied to properties up to 10 parking spaces (including handicapped accessible spaces).

LZ 0	LZ 1	LZ 2	LZ 3	LZ 4
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350 lumens per space	490 lumens per space	630 lumens per space	840 lumens per space	1,050 lumens per space
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LZ: Lighting Zone

Table B - Allowed Total Initial Lumens per Site for Non- residential Outdoor Lighting, Hardscape Area Method

May be used for any project. When lighting intersections of site drives and public streets or road, a total of 600 square feet for each intersection may be added to the actual site hardscape area to provide for intersection lighting.

LZ 0	LZ 1	LZ 2	LZ 3	LZ 4
Base Allowance				
0.5 lumens per SF of Hardscape	1.25 lumens per SF of Hardscape	2.5 lumens per SF of Hardscape	5.0 lumens per SF of Hardscape	7.5 lumens per SF of Hardscape

LZ: Lighting Zone

SF: Square Foot

	LZ 0	LZ 1	LZ 2	LZ 3	LZ 4
Outdoor Sales Lots. This allowance is lumens per square foot of un- covered sales lots used exclusively for the display of vehicles or other merchandise for sale, and may not include driveways, parking or other non-sales areas. To use this allowance, luminaires must be within 2 mounting heights of sales lot area.	0	4 lumens per SF	8 lumens per SF	16 lumens per SF	16 lumens per SF

Outdoor Sales Frontage. This allowance is for lineal feet of sales frontage immediately adjacent to the principal viewing location(s) and unobstructed for its viewing length. A corner sales lot may include two adjacent sides provided that a different principal viewing location exists for each side. In order to use this allowance, luminaires must be located between the principal viewing location and the frontage outdoor sales area.	0	0	1,000 per LF	1,500 per LF	2,000 per LF
Drive Up windows. In order to use this allowance, luminaires must be within 20 feet horizontal distance of the center of the window.	0	2,000 lumens per drive-up window	4,000 lumens per drive-up window	8,000 lumens per drive-up window	8,000 lumens per drive-up window
Vehicle Service Stations. This allowance is lumens per installed fuel pump.	0	4,000 lumens per pump (passed on 5 FC on horizontal)	8,000 lumens per pump (passed on 10 FC on horizontal)	16,000 lumens per pump (passed on 20 FC on horizontal)	24,000 lumens per pump (passed on 20 FC on horizontal)

LZ: Lighting Zone

SF: Square Foot

FC: Footcandle

b) Limits to Off Site Impacts:

- All luminaires shall be rated and installed according to Table C.

c) Light Shielding for Parking Lot Illumination:

- All parking lot lighting shall have no light emitted above 90 degrees.
- Exception:

Ornamental parking lighting shall be permitted by special permit only, and shall meet the requirements of Table C-1 for Backlight, Table C-2 for Uplight, and Table C-3 for Glare, without the need for external field added modifications.

Table C - Maximum Allowable Backlight, Uplight and Glare (BUG) Ratings

May be used for any project. A luminaire may be used if it is rated for the lighting zone of the site or lower in number for all ratings B, U and G. Luminaires equipped with adjustable mounting devices permitting alteration of luminaire aiming in the field shall not be permitted.

TABLE C-1	LZ 0	LZ 1	LZ 2	LZ 3	LZ 4
Allowed Backlight Rating*					
Greater than 2 mounting heights from property line	B1	B3	B4	B5	B5
1 to less than 2 mounting heights from property line and ideally oriented**	B1	B2	B3	B4	B4
0.5 to 1 mounting heights from property line and ideally oriented**	B0	B1	B2	B3	B3
Less than 0.5 mounting height to property line and properly oriented**	B0	B0	B0	B1	B2

LZ: Lighting Zone

*For property lines that abut public walkways, bikeways, plazas, and parking lots, the property line may be considered to be 5 feet beyond the actual property line for purpose of determining compliance with this section. For property lines that abut public roadways and public transit corridors, the property line may be considered to be the center-line of the public roadway or public transit corridor for the purpose of determining compliance with this section. NOTE: This adjustment is relative to Table C-1 and C-3 only and shall not be used to increase the lighting area of the site.

** To be considered 'ideally oriented', the luminaire must be mounted with the backlight portion of the light output oriented perpendicular and towards the property line of concern.

Table C - 2 Maximum Allowable Uplight (BUG) Ratings - Continued

TABLE C-2	LZ 0	LZ 1	LZ 2	LZ 3	LZ 4

Allowed Uplight Rating	U0	U1	U2	U3	U4
Allowed % light emission above 90° for street or Area lighting	0%	0%	0%	0%	0%

LZ: Lighting Zone

Table C - 3 Maximum Allowable Glare (BUG) Ratings - Continued

TABLE C-3	LZ 0	LZ 1	LZ 2	LZ 3	LZ 4
Allowed Glare Rating	G0	G1	G2	G3	G4
Any luminaire not ideally oriented*** with 1 to less than 2 mounting heights to any property line of concern	G0	G0	G1	G1	G2
Any luminaire not ideally oriented*** with 0.5 to 1 mounting heights to any property line of concern	G0	G0	G0	G1	G1
Any luminaire not ideally oriented*** with less than 0.5 mounting heights to any property line of concern	G0	G0	G0	G0	G1

LZ: Lighting Zone

*** Any luminaire that cannot be mounted with its backlight perpendicular to any property line within 2X the mounting heights of the luminaire location shall meet the reduced Allowed Glare Rating in Table C-3.

(2) Performance Method:

a) Total Site Lumen Limit:

- The total installed initial luminaire lumens of all lighting systems on the site shall not exceed the allowed total initial site lumens. The allowed total initial site lumens shall be determined using Tables D and E. For sites with existing lighting, existing lighting shall be included in the calculation of total installed lumens.
- The total installed initial luminaire lumens of all is calculated as the sum of the initial luminaire lumens for all luminaires.

Table D - Performance Method Allowed Total Initial Site Lumens (May be used on any project.)

Lighting Zone	LZ 0	LZ 1	LZ 2	LZ 3	LZ 4
Allowed Lumens Per SF	0.5	1.25	2.5	5.0	7.5
Allowed Base Lumens Per Site	0	3,500	7,000	14,000	21,000

LZ: Lighting Zone

Table E – Performance Method Additional Initial Luminaire Lumen Allowances. All of the following are “use it or lose it” allowances.

All area and distance measurements in plain view unless otherwise noted.

LZ: Lighting Zone

SF: Square Foot

Lighting Application	LZ 0	LZ 1	LZ 2	LZ 3	LZ 4
Additional Lumens Allowances for All Buildings except service stations and outdoor sales facilities. A maximum of three (3) allowances are permitted. These allowances are “use it or lose it”.					
Building Entrances or Exits. This allowance is per door. In order to use this allowance, luminaires must be within 20 feet of the door.	400	1,000	2,000	4,000	6,000
Building Facades. This allowance is lumens per unit area of building façade that are illuminated. To use this allowance, luminaires must be aimed at the façade and capable of illuminating it without obstruction.	0	0	8 per SF	16 per SF	24 per SF

Lighting Application	LZ 0	LZ 1	LZ 2	LZ 3	LZ 4
Sales or Non-sales Canopies. This allowance is lumens per unit area for the total area within the drip line of the canopy. In order to qualify for this allowance, luminaires must be located under the canopy.	0	3 per SF	6 per SF	12 per SF	18 per SF

Guard Stations. This allowance is lumens per unit area of guardhouse plus 2000 SF per vehicle lane. In order to use this allowance, luminaires must be within 2 mounting heights of a vehicle lane or the guardhouse.	0	6 per SF	12 per SF	24 per SF	36 per SF
Outdoor Dining. This allowance is lumens per unit area for the total illuminated hardscape of outdoor dining. In order to use this allowance, luminaires must be within 2 mounting heights of the hardscape area of outdoor dining	0	1 per SF	5 per SF	10 per SF	15 per SF
Drive Up Windows. This allowance is lumens per window. In order to use this allowance, luminaires must be within 20 feet of the center of the window.	0	2,000 lumens per drive-up window	4,000 lumens per drive-up window	8,000 lumens per drive-up window	8,000 lumens per drive-up window
Additional Lumens Allowances for Service Stations only. Service stations may not use any other additional allowances.					
Vehicle Service Station Hardscape. This allowance is lumens per unit area for the total illuminated hardscape area less area of buildings, area under canopies, area off property, or areas obstructed by signs or structures. In order to use this allowance, luminaires must be illuminating the hardscape area and must not be within a building below a canopy, beyond property lines, or obstructed by a sign or other structure.	0	4 per SF	8 per SF	16 per SF	24 per SF

Vehicle Service Station Canopies. This allowance is lumens per unit area for the total area within the drip line of the canopy. In order to use this allowance, luminaires must be located under the canopy.	0	8 per SF	16 per SF	32 per SF	32 per SF
Additional Lumens Allowances for Outdoor Sales facilities only. Outdoor Sales facilities may not use any other additional allowances. NOTICE: lighting permitted by these allowances shall employ controls extinguishing this lighting after a curfew time to be determined by the Authority.					
Outdoor Sales Lots. This allowance is lumens per square foot of uncovered sales lots used exclusively for the display of vehicles or other merchandise for sale, and may not include driveways, parking or other non-sales areas and shall not exceed 25% of the total hardscape area. To use this allowance, Luminaires must be within 2 mounting heights of the sales lot area.	0	4 per SF	8 per SF	12 per SF	18 per SF

LZ: Lighting Zone

SF: Square Foot

b) Limits to Off Site Impacts:

- All luminaires shall be rated and installed using either Option A or Option B. Only one option may be used per permit application.
- Option A: All luminaires shall be rated and installed according to Table C.

Table C - Maximum Allowable Backlight, Uplight and Glare (BUG) Ratings

May be used for any project. A luminaire may be used if it is rated for the lighting zone of the site or lower in number for all ratings B,

U and G. Luminaires equipped with adjustable mounting devices permitting alteration of luminaire aiming in the field shall not be permitted.

TABLE C-1	LZ 0	LZ 1	LZ 2	LZ 3	LZ 4
Allowed Backlight Rating*					
Greater than 2 mounting heights from property line	B1	B3	B4	B5	B5
1 to less than 2 mounting heights from property line and ideally oriented**	B1	B2	B3	B4	B4
0.5 to 1 mounting heights from property line and ideally oriented**	B0	B1	B2	B3	B3
Less than 0.5 mounting height to property line and properly oriented**	B0	B0	B0	B1	B2

LZ: Lighting Zone

*For property lines that abut public walkways, bikeways, plazas, and parking lots, the property line may be considered to be 5 feet beyond the actual property line for purpose of determining compliance with this section. For property lines that abut public roadways and public transit corridors, the property line may be considered to be the center-line of the public roadway or public transit corridor for the purpose of determining compliance with this section. NOTE: This adjustment is relative to Table C-1 and C-3 only and shall not be used to increase the lighting area of the site.

** To be considered 'ideally oriented', the luminaire must be mounted with the backlight portion of the light output oriented perpendicular and towards the property line of concern.

Table C - 2 Maximum Allowable Uplight (BUG) Ratings - Continued

TABLE C-2	LZ 0	LZ 1	LZ 2	LZ 3	LZ 4
Allowed Uplight Rating	U0	U1	U2	U3	U4

Allowed % light emission above 90° for street or Area lighting	0%	0%	0%	0%	0%
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LZ: Lighting Zone

Table C - 3 Maximum Allowable Glare (BUG) Ratings - Continued

TABLE C-3	LZ 0	LZ 1	LZ 2	LZ 3	LZ 4
Allowed Glare Rating	G0	G1	G2	G3	G4
Any luminaire not ideally oriented*** with 1 to less than 2 mounting heights to any property line of concern	G0	G0	G1	G1	G2
Any luminaire not ideally oriented*** with 0.5 to 1 mounting heights to any property line of concern	G0	G0	G0	G1	G1
Any luminaire not ideally oriented*** with less than 0.5 mounting heights to any property line of concern	G0	G0	G0	G0	G1

LZ: Lighting Zone

*** Any luminaire that cannot be mounted with its backlight perpendicular to any property line within 2X the mounting heights of the luminaire location shall meet the reduced Allowed Glare Rating in Table C-3.

- Option B: The entire outdoor lighting design shall be analyzed using industry standard lighting software including inter-reflections in the following manner:
 - Input data shall describe the lighting system including luminaire locations, mounting heights, aiming directions, and employing photometric data tested in accordance with IES guidelines. Buildings or other physical objects on the site within three object heights of the property line must be included in the calculations.

- Analysis shall utilize an enclosure comprised of calculation planes with zero reflectance values around the perimeter of the site. The top of the enclosure shall be no less than 33 feet (10 meters) above the tallest luminaire. Calculations shall include total lumens upon the inside surfaces of the box top and vertical sides and maximum vertical illuminance (footcandles and/or lux) on the sides of the enclosure.

The design complies if:

- a) The total lumens on the inside surfaces of the virtual enclosure are less than 15% of the total site lumen limit; and
- b) The maximum vertical illuminance on any vertical surface is less than the allowed maximum illuminance per Table F.

Table F - Maximum Vertical Illuminance at any point in the plane of the property line

LZ 0	LZ 1	LZ 2	LZ 3	LZ 4
0.05 FC or 0.5 LUX	0.1 FC or 1.0 LUX	0.3 FC or 3.0 LUX	0.8 FC or 8.0 LUX	1.5 FC or 15.0 LUX

LZ: Lighting Zone

FC: Footcandle

LUX: The SI unit of illuminance

11.5.6 RESIDENTIAL LIGHTING

(1) General Requirements:

For residential properties including multiple residential properties not having common areas, all outdoor luminaires shall be fully shielded and shall not exceed the allowed lumen output in Table G, row 2.

Exceptions

- a) One partly shielded or unshielded luminaire at the main entry, not exceeding the allowed lumen output in Table G row 1.
- b) Any other partly shielded or unshielded luminaires not exceeding the allowed lumen output in Table G row 3.
- c) Low voltage landscape lighting aimed away from adjacent properties and not exceeding the allowed lumen output in Table G

row 4.

- d) Shielded directional flood lighting aimed so that direct glare is not visible from adjacent properties and not exceeding the allowed lumen output in Table G row 5.
- e) Open flame gas lamps.
- f) Lighting installed with a vacancy sensor, where the sensor extinguishes the lights no more than 15 minutes after the area is vacated.
- g) Lighting exempt per Section 11.5.4 (2).

(2) Requirements for Residential Landscape Lighting

- a) Shall comply with Table G.
- b) not be aimed onto adjacent properties.

Table G – Residential Lighting Limits

Lighting Application	LZ 0	LZ 1	LZ 2	LZ 3	LZ 4
Row 1 Maximum Allowed Luminaire Lumens* for Unshielded Luminaires at one entry only	Not allowed	420 lumens	630 lumens	630 lumens	630 lumens
Row 2 Maximum Allowed Luminaire Lumens* for each Fully Shielded	630 lumens	1,260 lumens	1,260 lumens	1,260 lumens	1,260 lumens

Luminaire					
Row 3 Maximum Allowed Luminaire Lumens* for each Unshielded Luminaire excluding main entry	Not allowed	315 lumens	315 lumens	315 lumens	315 lumens
Row 4 Maximum Allowed Luminaire Lumens* for each Landscape Lighting	Not allowed	Not allowed	1,050 lumens	2,100 lumens	2,100 lumens
Row 5 Maximum Allowed Luminaire Lumens* for each Shielded Directional Flood Lighting	Not allowed	Not allowed	1,260 lumens	2,100 lumens	2,100 lumens
Row 6 Maximum Allowed Luminaire Lumens* for each Low Voltage Landscape Lighting	Not allowed	Not allowed	525 lumens	525 lumens	525 lumens

LZ: Lighting Zone

11.5.7 LIGHTING BY SPECIAL PERMIT ONLY

(1) High Intensity and Special Purpose Lighting:

The following lighting systems are prohibited from being installed or used except by special use permit:

- a) Temporary lighting in which any single luminaire exceeds 20,000 initial luminaire lumens or the total lighting load exceeds 160,000 lumens.
- b) Aerial Lasers.
- c) Searchlights.

- d) Bother very intense lighting defined as having a light source exceeding 200,000 initial luminaire lumens or an intensity in any direction of more than 2,000,000 candelas.

(2) Complex and Non-Conforming Uses:

Upon special permit issued by the Authority, lighting not complying with the technical requirements of this ordinance but consistent with its intent may be installed for complex sites or uses or special uses including, but not limited to, the following applications:

- a) Sports facilities, including but not limited to unconditioned rinks, open courts, fields, and stadiums.
- b) Construction lighting.
- c) Lighting for industrial sites having special requirements, such as petrochemical manufacturing or storage, shipping piers, etc.
- d) Parking structures.
- e) Urban parks
- f) Ornamental and architectural lighting of bridges, public monuments, statuary and public buildings.
- g) Theme and amusement parks.
- h) Correctional facilities.

To obtain such a permit, applicants shall demonstrate that the proposed lighting installation:

- a) Has sustained every reasonable effort to mitigate the effects of light on the environment and surrounding properties, supported by a signed statement describing the mitigation measures. Such statement shall be accompanied by the calculations required for the Performance Method.
- b) Employs lighting controls to reduce lighting at a Project Specific Curfew (“Curfew”) time to be established in the Permit. Complies with the Performance Method after Curfew.
- c) Complies with the Performance Method after Curfew.

The Authority shall review each such application. A permit may be granted if, upon review, the Authority believes that the proposed lighting will not create unwarranted glare, sky glow, or light trespass.

11.5.8 EXISTING LIGHTING

Lighting installed prior to the effective date of this ordinance shall comply with the following:

(1) Amortization

On or before [amortization date], all outdoor lighting shall comply with this Code.

(2) New Uses or Structures, or Change of Use:

Whenever there is a new use of a property (zoning or variance change) or the use on the property is changed, all outdoor lighting on the property shall be brought into compliance with this Ordinance before the new or changed use commences.

(3) Additions or Alterations:

a) Major Additions:

- If a major addition occurs on a property, lighting for the entire property shall comply with the requirements of this Code. For purposes of this section, the following are considered to be major additions:
 - Additions of 25 percent or more in terms of additional dwelling units, gross floor area, seating capacity, or parking spaces, either with a single addition or with cumulative additions after the effective date of this Ordinance.
 - Single or cumulative additions, modification or replacement of 25 percent or more of installed outdoor lighting luminaires existing as of the effective date of this Ordinance.

b) Minor Modifications, Additions, or New Lighting Fixtures for Non-residential and Multiple Dwellings:

- For non-residential and multiple dwellings, all additions, modifications, or replacement of more than 25 percent of outdoor lighting fixtures existing as of the effective date of this Ordinance shall require the submission of a complete inventory and site plan detailing all existing and any proposed new outdoor lighting.
- Any new lighting shall meet the requirements of this Ordinance.

c) Resumption of Use after Abandonment:

- If a property with non-conforming lighting is abandoned for a period of six months or more, then all outdoor lighting shall be brought into compliance with this Ordinance before any further use of the property occurs.

AGENDA ITEM #7

Approval of minutes from the May 6, 2025 Special Meeting, and the May 22, 2025 and June 19, 2025 Planning Commission Regular Meetings

Action Summary:

Agenda Item	Item Description	Action
#1	Consideration of the proposed amendments to the Capital Facilities Plans (CFPs), Impact Fee Facilities Plans (IFFPs), and Impact Fee Analyses (IFAs) for Grantsville City.	Approved

MINUTES OF THE GRANTSVILLE CITY PLANNING COMMISSION, HELD ON May 6, 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: Vice-Chair Derek Dalton, Trent Stirling, Isaac Potter, Sarah Moore

On Zoom:

Commission Members Absent: Chairman Rick Barchers

Appointed Officers and Employees Present: Zoning Administrator Shelby Moore, Robert Rouselle, Ensign Engineering Consultant, Finance Director Sherrie Broadbent, City Manager Michael Resare, Mayor Neil Crithow, Planning and Zoning Administrative Assistant Nicole Ackman.

On Zoom:**Citizens and Guests Present:****Citizens and Guests Present on Zoom:**

Commission Vice-Chairman Derek Dalton called the meeting to order at 7:00 PM.

PUBLIC NOTICE

The Grantsville City Planning Commission will hold a Special Meeting at 7:00 p.m. on Tuesday, May 6, 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 the Capital Facilities Plans (CFPs), Impact Fee Facilities Plans (IFFPs), and Impact Fee Analyses (IFAs) for Grantsville City.

No comment

AGENDA

1. Consideration of the proposed amendments to the Capital Facilities Plans (CFPs), Impact Fee Facilities Plans (IFFPs), and Impact Fee Analyses (IFAs) for Grantsville City.

Robert Rousselle, consultant with Ensign Engineering, was present to answer questions about the item. He explained that while Capital Facilities Plans (CFPs) and Impact Fee Facilities Plans (IFFPs) are required to be reviewed every three years, annual updates help make impact fee assessments more accurate and responsive to current conditions.

Mr. Rousselle stated that impact fees apply to growth-related expenses, including design, bonding, surveying, and administrative costs. He noted that any newly adopted fees would take effect 90 days after approval by the City Council.

The projected growth rate for the city was set at five percent, despite actual rates between 2020 and 2024 ranging from 5.2 to 5.98 percent based on impact fee collections and residential water connections. Mr. Rousselle explained that past projections had sometimes overestimated growth, particularly in 2022, and that the current estimate was meant to be more conservative and historically grounded. Finance Director Sherrie Broadbent added that while many developments have been approved, only about 300 homes are expected to be completed and occupied this year. Mayor Critchlow agreed and said the estimate was a better reflection of current market conditions.

Commissioner Sarah Moore asked about the basis for the five percent growth rate, citing an estimate of 2,000 new units, primarily townhomes, which could suggest faster growth in the near term. Mr. Rousselle acknowledged that possibility but emphasized the importance of using long-term trends for infrastructure planning.

He also reported that drinking water impact fees had decreased because a developer-funded project had been removed from the city's project priority list. In contrast, wastewater impact fees had increased from \$32 million to \$40 million due to inflation and updated cost estimates for the new wastewater treatment plant and the Northwest Interceptor.

Updates to public safety projections were made after consulting with police and fire officials. The police staffing model was updated from officers per capita to total personnel. Future renovations at the Justice Center were also discussed, including the possibility of relocating the courts to allow the police department to expand into that space.

Vice Chair Dalton asked why non-residential impact fees had decreased. Mr. Rousselle suggested it was likely due to limitations on how certain costs could be allocated to commercial development, but said he would follow up to confirm. Mayor Critchlow added that the shift could reflect Grantsville's development pattern, where residential growth generates more service demand while businesses contribute more revenue.

Regarding parks, Mr. Rousselle explained that the update includes the addition of West Street Park, which is intended as a low-impact space with minimal infrastructure, and revisions to the Scenic Slopes Park concept. Zoning Administrator Shelby Moore confirmed that the updated park proposal was scheduled for City Council review the following day.

Commissioners briefly discussed whether adding more parks might affect public safety demands. Mr. Rousselle noted that such impacts would be better assessed by the police department.

Fees for acquiring water rights were also adjusted to reflect current market rates, which are now approximately \$29,000 per acre-foot. Storm drainage improvements remain excluded from impact fees because they are typically constructed by developers, and the city cannot charge impact fees to address existing deficiencies.

Transportation impact fees were revised based on updated trip generation data for Sheep Lane. Mr. Rousselle explained that a previous overestimate had been corrected after it was determined that about 59 percent of the traffic on Sheep Lane originates outside city limits. This adjustment lowered the city's share of cost responsibility. Mayor Critchlow noted that an updated traffic study would be important for securing future grant funding. Vice Chair Dalton and Commissioner Stirling also expressed concern about ongoing congestion in the area.

Shelby Moore stated that she has been working with UDOT and is preparing to present the city's connectivity study to both the Planning Commission and City Council. The study evaluates regional growth and long-term road network impacts. Mayor Critchlow added that the city is pursuing state and federal partnerships to fund a new bypass road through the depot area, which could help alleviate local traffic pressure.

Trent Stirling made a motion for the approval of the proposed amendments to the Capital Facilities Plans (CFPs), Impact Fee Facilities Plans (IFFPs), and Impact Fee Analyses (IFAs) for Grantsville City with the following conditions that table 1-14 in the executive summary is updated. Isaac Potter 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.

2. Adjourn.

Isaac made a motion to adjourn. Derek Dalton seconded the motion. The vote is as follows: Trent Stirling “Aye,” Isaac Potter “Aye,” Sarah Moore “Aye,” Derek Dalton “Aye.”. The meeting adjourned at 8:08 P.M.

Action Summary:

Agenda Item	Item Description	Action
#1	Consideration for the proposed Preliminary Plat application for Townhomes on Willow, located at approximately 132 S. Willow St.	Approved
#2	Consideration of the proposed amendments to Chapter 12 Planned Unit Developments (PUD) of the Grantsville City Land Use Management Code.	Approved
#3	Consideration of the proposed conforming, technical, and related changes to sections of Chapters 3, 4, 6, 8, 11, 16, 19a, and 21. These are amendments to the Grantsville City Land Use Management Code in relation to Chapter 12 Planned Unit Developments (PUD).	Approved
#4	Consideration of the amendments to the GLUMDC for chapter 2.	Approved
#5	Consideration of the amendments to the GLUMDC for chapter 4.	Approved
#6	Consideration of the amendments to the GLUMDC for chapter 7.	Tabled
#7	Consideration of the amendments to the GLUMDC for chapter 8.	Approved

MINUTES OF THE GRANTSVILLE CITY PLANNING COMMISSION, HELD ON May 22, 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, Isaac Potter, Sarah Moore

On Zoom:

Commission Members Absent: Trent Stirling

Appointed Officers and Employees Present: Zoning Administrator Shelby Moore, Jay Springer Attorney with Smith Hartvigsen, City Attorney Tysen Barker, City Manager Michael Resare, Mayor Critchlow, Planning and Zoning Administrative Assistant Nicole Ackman

On Zoom: Shay Stark, consultant with Aqua Engineering

Citizens and Guests Present: Gary Pinkham, Todd Castagno, Joe White

Citizens and Guests Present on Zoom: 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, May 22, 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 12 Planned Unit Developments (PUD) of the Grantsville City Land Use Management Code, along with conforming, technical, and related changes to sections of Chapters 2, 3, 4, 6, 8, 11, 16, 19a, and 21.**

Emailed Received 05/20/25:

In reviewing the proposed PUD code there are several comments I would like to make. First is the text contained in 12.1(2)(a) and (b) cannot be quantitatively or qualitatively defined or assessed. Both are strictly opinion based items and they cannot be evaluated in a way that will not result in some conflict. For instance, the developer will say “more density, less open space, narrower roads, no sidewalks, etc. will give me more profit and is a much more desirable environment than what the Code would have me do”. The public will say “more open space, less density, wider roads, more parking, etc. will give a much more desirable environment”. From either point of view, they are correct and meet the Code’s purpose and intent. The same opposing positions can be said about the pleasing environment issue.

The Code needs to be very clear, concise, and void of this type of non-specific wording or it will only promote contention. This proposed wording will only create a situation where the Planning Commission and City Council will be required to be a referee in the middle of these opposing positions and subject the City to potential legal action from the losing party.

Second is the setback specified in 12.4(2)(a) for the front setback. The 20’ dimension will not accommodate a full-sized pickup, a service van such as a plumber or carpet cleaner, or a package delivery van. Anything larger than a compact passenger car will block the sidewalk or encroach into the street. This should not be less than 25’ to permit sufficient room for these types of larger vehicles. Blocking sidewalks or encroaching into the street will violate numerous Federal and State Codes and laws.

Third is the frontage width in 12.4(3)(a) may not meet the visitor parking requirements of the Utah State Code, 10.9a(1)(c)(ii), that requires the residential street provide two parking spaces per residential unit. The minimum frontage width with a 20’ driveway

and two parking spaces is 70'. Less width will impact the parking requirements of the Code and reducing parking is not allowed by the Code. A standard 20' driveway with standard flared approach is 26' wide leaving only 14' of curbline and zero parking. 40' is not legal under the Utah State Code.

Forth is in the first sentence of 12.4(11) there is a statement regarding a reduction in the moderate income housing requirements for developments that are not asking for an increase in density. The second sentence only applies the moderate-income housing requirement to developments that are asking for an increase in density. If the requirement only applies to those developments asking for an increase in density, what does the first sentence mean when it offers to reduce something that is not being required of them?

Fifth is in 12.6(1) where the wording "standards at approval" may need to be revised the read "standards as approved".

Sixth is in 12.6(3) and (4) where the expiration issues seem to contradict what is said in each of these sections. In (3) the PUD will expire if work is not proceeding while (4) says the PUD will never expire. Which condition is going to be enforced?

Gary Pinkham

Gary Pinkham: **Gary Pinkham** was present to speak on this item. Gary stated that he had never been a big fan of the PUD process, as it had historically been too loosely managed. In most cases, it had not followed the step-by-step procedures outlined in the code. He noted that developers typically submitted a preliminary plan first, bypassing conditional use issues entirely. He said he had a couple of items to discuss. Referring to the text under section 12.1.2, which dealt with goals, he pointed out that they had essentially copied content from the old code stating a desire to make developments more appealing or desirable. In his experience, he explained, when it came to specifications, codes, standards, and laws, anything written in vague or subjective terms was impossible to enforce. What one person found appealing or desirable might not be the same for another. He emphasized that if the code could not provide specific criteria, then it needed to be corrected to do so. He argued that vague phrases like "shiny and pretty" were meaningless, and that developers typically aimed to maximize density for financial gain, while the public often wanted less density, more open space, wider streets, and parks. He stated that neither party was wrong, which meant the commission—and ultimately the city's lawyers—would have to referee disputes, potentially through referendums or appeals. He stressed that the code needed clearer standards so applicants could present a concrete justification, rather than vague claims that something would be nice or smell like roses. He moved on to the next item, section 12.4, paragraph 2A, which addressed a 20-foot front setback. He stated that there were vehicles in the parking lot longer than 20 feet, including plumbing or carpet-cleaning vans and full-size pickups. He said these

vehicles would not fit on a 20-foot driveway, citing his own two-door standard Ford pickup, which measured 20 feet without an extended cab. Most vehicles today, he added, were closer to 22–23 feet. He argued that to avoid encroaching on the sidewalk, a 25-foot driveway was necessary. He had raised this point before and shared that a year prior, he spoke to someone from Magna City, where short driveways had led to sidewalk encroachments and pedestrian injuries. The city was being sued because the injuries occurred on city property, which was governed by city code. He stated that Tyson could not defend the city in such cases and recommended reverting to the 25-foot driveway standard previously adopted. The third item he addressed was in section 12.4, paragraph 3A, which concerned minimum lot width and parking. He cited Utah State Code 10.9A-1(c)(ii), which required residential streets to provide at least two vehicle parking spaces per unit. He explained that a 40-foot lot with a 20-foot driveway and APWA flares would leave only 14 feet of curb, which could barely fit a Mini Cooper. He asserted that 40-foot wide lots violated state law and had been raising this issue for years. He noted that developments like Phase 10, located on the hill across from the Tradition District, had approved 40-foot lots in violation of state law. He reminded the commission that the 70-foot minimum lot width had been adopted specifically to comply with state requirements and argued that anything less would not meet the law. Moving to a fourth item, he referenced section 12.4, paragraph 11, which included a statement about reducing moderate income requirements when no increased density was requested. He found this confusing, asking why the city would offer relief from a requirement that did not apply in the first place. He questioned the purpose of that language. He then addressed section 12.6, paragraph 1. In its first sentence, it used the phrase “at approval,” which he felt should instead be “as approved.” He argued that the sentence, as written, did not make sense. Finally, he discussed sections 12.6, paragraphs 3 and 4. One statement said the PDD could be revoked for certain failures by the developer, while another said it could not be revoked for any reason. He pointed out that these two statements contradicted each other and would be impossible to enforce. He warned that any decision based on that language would again fall to Tyson to defend legally. He urged the commission to clarify whether developers would be required to meet timelines or face revocation, or whether they would be granted permits with indefinite deadlines.

b) Consideration of the amendments to the GLUMDC for chapter 4.

No comment

c) Consideration of the amendments to the GLUMDC for chapter 7.

No comment

d) Consideration of the amendments to the GLUMDC for chapter 8.

No comment

e) Consideration for the proposed Preliminary Plat application for Townhomes on Willow, located at approximately 132 S. Willow St.

Emailed Received 05/20/25:

The package for this project has several sections that pertain to the issue of corner lot setback, driveway length, and sight distance.

Shay Stark with Aqua Engineering had some comments regarding this and said that setting speed limits in this development as low as 10 miles per hour may be necessary to accommodate the extremely short setbacks for corner lots at the street intersections. He also included a deviation table, shown on pages 15 and 20 of the packet, that showed a front setback of 9' 9" and a side setback of 25'. The front setback of 9' 9" would barely accommodate a motorcycle and no car made will fit in this short of a space/driveway. These setbacks will have full sized vehicles encroaching onto the sidewalk and into the street forcing children on their way to school to walk in the middle of the street.

On page 21 of the packet a different deviation table is included that shows the front setback to be 15' and the side setback to be 15'. The 15' front setback is still 10' short of providing adequate space for full sized vehicles and will again force pedestrians into the street.

In neither of these cases will the front setback accommodate the minimum length of driveway shown in the tables and on the plans of 25'.

If you look back at the comments and drawings I gave each of you two months ago, you will see that the setback must be at least 30' for each side of the corner lots facing a street to meet the sight triangle dimensions in the Code. The Code does not permit the Planning Commission or the City Council to consider anything less as it violates the public safety standards of the Code.

Your action in that meeting where you recommended approval of the 15' setbacks violated the code that prohibits you from considering deviations that impact public safety or reduce the minimum sight triangle dimensions in the Code.

These setbacks need to be corrected to match the minimum dimensions in the City's Code.

The other issue I see in the plans is the gross shortage of visitor parking spaces and the violation of the 250' distance from the parking lots to the furthest unit served by the parking lot. The parking spaces serving the housing units should total at least 52 spaces per the City's Code. There are only 26 including the handicap spaces. More parking must be provided and it must be distributed around the units to be within the 250' distance from the furthest unit served. This is another public safety issue you cannot waive or give in to the developers on. Each parking lot should have at least one handicap parking space.

Back to the issue of setting unrealistically low speed limits for the developer's

convenience/profit, this is not even a realistic idea. Nobody will obey a 10 mile per hour limit and the City's police force will not enforce such a limit. Any officer writing a ticket for 11 mph in a 10 mph speed zone will be laughed out of town if not shot.

Gary Pinkham

Gary Pinkham: Gary Pinkham was present to speak on this item. Gary Pinkham questioned how a speed limit greater than zero could realistically be set as low as 10 miles per hour, as referenced in some handouts. He stated that no one in town drives that slowly—not even himself. He recalled testing his speed the previous day while driving through the Lucky parking lot after grocery shopping and observed that he was going 12 miles per hour. He continued by noting that in any subdivision or residential street in town, the posted speed limit was 25 miles per hour, but in practice, drivers typically traveled at 30 to 35 miles per hour. He explained that when the 30-foot sight triangle standard was adopted, it was based on the expectation of actual driving behaviors, not idealized limits. He argued that it was impractical to expect enforcement of 11-mile-per-hour tickets for minor violations, and it was unreasonable to design for behavior that the public would not follow. Pinkham warned that if corner designs were made too small and speed limits were set too low, it would result in accidents and injuries. He pointed out that in situations like kids skateboarding into intersections, they were unlikely to stop or look for traffic, and such oversights led to fatalities. He estimated that in Utah, 20 to 25 people were killed annually in similar circumstances. Transitioning to the parking issue, he stated that the residential section only had 26 parking lots, while the code required 52. He anticipated that the developer would claim that the parking lot next to the recreation building could be counted toward that total. However, he insisted that the lot was designated for the rec building and not for residential use. If it were counted toward residential parking, it would violate the code's 250-foot maximum distance requirement between parking and residential units. He said that parking would need to be expanded to meet the 52 required spaces. Furthermore, he recommended that each parking area include at least one handicap stall. He emphasized that it was unacceptable to place a single handicapped space so far away that someone would have to travel 1,000 feet, possibly pushing a wheelchair, to access it. He concluded by advising that before moving forward, the commission should review the deviation tables, resolve the corner setback issue, ensure designs were reasonable, consult the police for safety input, and avoid exposing the city's legal department to liability. He reminded them that meeting the code's parking requirements was not a provision they were allowed to alter under the model ordinance.

AGENDA

1. Consideration for the proposed Preliminary Plat application for Townhomes on Willow, located at approximately 132 S. Willow St,

Joseph White and Todd Castagno were present to answer questions about the project. Zoning Administrator Shelby Moore stated that the preliminary plans matched what had previously been reviewed as part of the Planned Unit Development (PUD) packet.

Shay Stark, consultant with Aqua Engineering, discussed the submitted traffic study. He explained that the study showed the roadway had sufficient capacity, although he initially had concerns about the traffic counts. After further review, the engineering firm confirmed that the data followed the Institute of Transportation Engineers (ITE) Manual, which is the standard used both nationally and locally. Since the city does not have its own adopted standard, the ITE guidelines apply by default.

Vice Chair Dalton asked whether the applicant had coordinated with the adjacent Aronson property. Joseph White confirmed they had reached out and that the property owner preferred a six-foot tan vinyl fence in place of a concrete barrier. The Master Development Agreement (MDA) will be updated to reflect that change at a future City Council meeting.

Commissioner Sarah Moore asked whether the traffic study used data from 2021 or 2024. Mr. Stark clarified that the 2024 study relied on 2021 traffic counts, which is why the numbers were reviewed by two additional traffic engineers. He noted that one concern with the original study was that it did not fully evaluate intersections. Given the amount of new development since 2021, the city requested further analysis to better understand current impacts on Willow Street.

Commissioner Sarah Moore also asked about the project's proximity to the future Solberg building and the potential for increased traffic. Joseph White responded that Cherry Street may eventually help distribute traffic more evenly, although part of the road remains privately owned, limiting access for now.

Chairman Barchers asked whether the city had taken any steps to address long-standing traffic issues on Willow Street. Mayor Critchlow said the city is pursuing a grant to widen the sewer line in that area and expects most traffic from the development to exit via Durfee Street rather than Willow. Zoning Administrator Shelby Moore added that improving Willow Street would require the city to purchase additional land, which cannot be the developer's responsibility alone.

Commissioner Sarah Moore pointed out that traffic studies are typically valid for up to ten years but expressed concern that the 2021 data may be outdated by the time the project is completed, especially since it is already mid-2025.

Vice Chair Dalton asked for confirmation on the width of internal streets. Joseph White confirmed that all internal roads would meet current city standards.

The Commission then discussed parking. Shay Stark stated that the project complies with the parking requirements that were in place when the application was submitted. These include

garage and driveway spaces measuring 9 by 18 feet each, in addition to clubhouse parking and limited on-street parking. He explained that state code currently requires two off-street parking spaces per unit. However, recent legislative changes have created inconsistencies, particularly related to moderate income housing. He emphasized that the plans were reviewed under the standards in effect at the time and met all required parking regulations.

Commissioner Sarah Moore referenced the deviation table discussed at the January 7, 2025 meeting and asked whether outstanding items had been addressed. Shelby Moore confirmed that the updated file resolved the earlier concerns and clarified that any confusion was likely due to an outdated staff memo.

Derek Dalton made a motion to approve the proposed Preliminary Plat application for Townhomes on Willow, located at approximately 132 S. Willow Street. Rick Barchers seconded the motion. The vote is as follows: Rick Barchers “Aye”, Isaac Potter “Aye,” Sarah Moore “Aye,” Derek Dalton “Aye.” The motion was carried unanimously.

2. Consideration of the proposed amendments to Chapter 12 Planned Unit Developments (PUD) of the Grantsville City Land Use Management Code.

Attorney Jay Springer of Smith Hartvigsen was present to answer questions on this item he began by explaining that Chapter 12 contains most of the major revisions, while the remaining chapters include more technical and clean-up updates. He noted that much of the content had already been reviewed during a previous public meeting and asked whether the Commission would prefer to go through each section again or focus only on new changes. The Commission chose to review the ordinance section by section.

Attorney Springer explained that Section 12.1 outlines the purpose of the ordinance, using aspirational language that is not intended to be binding. He emphasized that the ordinance is designed to preserve local control while encouraging flexibility in the planning process.

In response to public comment, Mr. Springer clarified that the PUD overlay applies to existing zoning and defaults to the most restrictive development standards unless otherwise proposed. This can result in fewer homes, larger lots, or stricter setbacks unless an applicant specifically requests modifications. He also noted that a PUD may span multiple zones, and any conflicting or mixed uses would be addressed through a customized use table.

In Sections 12.2 and 12.3, Attorney Springer discussed the requirements for single ownership and mixed-use development standards. He explained that applicants must submit a detailed land use table and identify any proposed changes from the base zoning. In Section 12.4, he reiterated that the starting point is the most restrictive development standard—such as the largest setbacks or lowest densities—unless a deviation is requested and approved.

Chairman Barchers and Attorney Springer emphasized the importance of a Development Agreement (DA) under Section 12.5. Mr. Springer explained that a PUD cannot be approved without a DA, as state law limits the City's ability to enforce certain terms unless they are contractually documented. Chairman Barchers added that any commitments made during the approval process must be written into the DA to ensure the final development reflects what was approved.

Mr. Springer also noted that significant changes to an application could trigger additional public input, even after a hearing has already occurred. Because PUD approvals are legislative actions, all entitlements including the development plan and phasing must be recorded and attached to the property.

The discussion turned to Subsection 12.6(3), which had generated confusion during public comment. Attorney Springer explained that once a developer obtains approvals such as a building permit, site plan, or subdivision approval, the one-year expiration period pauses. Chairman Barchers raised a concern that developers might pull permits simply to delay expiration. Zoning Administrator Shelby Moore explained that building permits expire after six months if not acted upon. Mr. Springer acknowledged that possibility but said prolonged inactivity would typically result in expiration regardless.

Commissioner Sarah Moore emphasized the importance of clearly defining action items in the ordinance. Mr. Springer agreed and referenced Subsection 12.6(5), which allows staff to consider the status of other active PUD applications when reviewing new ones. He also noted that Section 12.7 outlines the appeals process, which would be handled by a land use hearing officer appointed by the City Council.

Chairman Barchers asked if any changes were being proposed based on the current meeting. Attorney Springer said the only recommended revision was a clarification to Section 12.6(1), along with minor typo corrections in Section 12.5. Vice Chair Dalton asked how the term "most restrictive" would apply across different zones, such as A-10. Mr. Springer explained that the least dense or most limiting standard would apply unless an alternative is proposed. He added that for larger, multi-use developments, the City expects a use table and accompanying land use map to help clarify intent and ensure consistency across zoning types.

Chairman Barchers and Vice Chair Dalton both acknowledged that while the flexibility of the PUD process is valuable, clear standards are essential to promote fairness and transparency. Attorney Springer concluded by confirming that aside from the clarification to Section 12.6(1), no additional major revisions were recommended.

Isaac Potter made a motion to approve the proposed amendments to Chapter 12 – Planned Unit Developments (PUD) of the Grantsville City Land Use Management Code, with the following conditions: clarification of Section 12.6.1 and correction of

any grammatical errors. Derek Dalton seconded the motion. The vote is as follows: Rick Barchers “Aye,” Isaac Potter “Aye,” Sarah Moore “Aye,” Derek Dalton “Aye.” The motion was carried unanimously.

3. Consideration of the proposed conforming, technical, and related changes to sections of Chapters 3, 4, 6, 8, 11, 16, 19a, and 21. These are amendments to the Grantsville City Land Use Management Code in relation to Chapter 12 Planned Unit Developments (PUD).

Attorney Jay Springer of Smith Hartvigsen was present to answer questions about this item. He explained that while these amendments were not included in previous work sessions, they were anticipated as part of the broader land use code update. Most of the proposed changes are minor and intended to ensure consistency throughout the code. Many of the edits involve removing outdated or unnecessary references to PUDs in areas where those references either caused confusion or no longer align with the updated code structure.

In Chapter 3, updates were made to clarify how ex parte communication is handled, strengthen the pre-submission review process under Section 3.8, and formalize criteria for PUD-related rezonings in Section 3.18. Mr. Springer noted that phrases like “except in a PUD” were removed where flexibility for PUDs was already built into the process. These edits were made to eliminate redundancy and improve clarity.

Vice Chair Dalton asked about Section 3.6, which addresses ex parte contact. He shared an example where a resident emailed him about an application, and he forwarded the message to Zoning Administrator Shelby Moore without replying or engaging further. He asked whether that type of interaction could disqualify him from voting under the revised language. Mr. Springer clarified that the revisions did not change the basic requirements but aimed to clarify what counts as prohibited communication. He explained that simply forwarding an inquiry without engaging or offering input does not constitute participation. Attorney Tysen Barker added that receiving communication alone does not disqualify a commissioner, but it is still good practice to disclose it during a meeting.

Chairman Barchers pointed out a potential inconsistency in Subsection 3.6.3, which states that members who have had this type of contact may not participate or vote. He noted that Subsection 3.6.2 references both Planning Commission and City Council members, while 3.6.3 refers only to Planning Commission members. Mr. Springer agreed that the language could cause confusion and recommended removing “City Council members” from Section 3.6.2 for consistency.

The Commission briefly reviewed several smaller revisions in other chapters. Mr. Springer highlighted a clarification in Chapter 19A, where the phrase “with a total aggregated development” was updated to read “with a total aggregate development acreage of less than.” He also explained that some language was removed in areas where it repeated rights already granted by the code. For example, since applicants already have the right to submit a development plan,

restating that right was unnecessary unless the process was being modified. In other places, additional language was added to confirm that if a project is approved under a PUD, the terms of that approval would take precedence over general zoning standards.

Mr. Springer emphasized that all of the proposed changes are closely tied to the PUD framework adopted in Chapter 12. Since the revisions are primarily technical—focused on clarifying language, correcting minor errors, and removing inconsistencies—he recommended that the Commission approve the amendments in a single motion.

Rick Barchers made a motion for the approval of the items listed in agenda item number 3 to conform with the chapter 12 PUD developments, with the following conditions: removal of the phrase “or City Council members” under Section 3.62, and correction of grammatical errors in Chapter 21. Isaac Potter seconded the motion. The vote is as follows: Rick Barchers “Aye”, Isaac Potter “Aye,” Sarah Moore “Aye,” Derek Dalton “Aye.” The motion was carried unanimously.

4. Consideration of the amendments to the GLUMDC for chapter 2.

Attorney Jay Springer of Smith Hartvigsen was present to explain and answer questions about this item. He said the purpose of the changes was to resolve recurring ambiguities and conflicts in several key definitions that frequently arise in Planned Unit Developments (PUDs), subdivision reviews, and general land use applications.

Attorney Springer highlighted the definition of “net developable acreage” as one of the primary focus areas. He explained that under current practice, developers often calculate allowable density using the total site acreage, then subtract roads, open space, and infrastructure later during the platting process. This often leads to mismatches between the initial assumptions and the final lot layout, creating pressure to fit more units into a smaller area. The updated definition is intended to address that issue by establishing a clear and enforceable standard from the beginning, giving the city a more objective way to evaluate density proposals.

Vice Chair Dalton expressed strong support for the change and said it was long overdue. He asked how open space requirements would be calculated going forward, specifically whether the required percentage would be based on total site acreage or only the net developable portion.

Attorney Springer responded that net developable acreage excludes land that cannot be built on, such as steep slopes, wetlands, and other non-buildable areas. He clarified that open space would still be calculated using the total site acreage, since open space itself is not part of the net developable calculation.

Commissioner Potter noted that in some cases, legal or contractual limitations, such as covenants or temporary restrictions, can make parts of a property undevelopable. He asked whether that

type of land would still count toward density calculations. Attorney Springer confirmed that it would not. He explained that the updated definition excludes both physical and legal constraints, such as easements or deed restrictions. Any land that cannot be developed due to a binding limitation would not be included when calculating the total number of units allowed.

Rick Barchers made a motion to recommend the amendments to the GLUMDC for Chapter 2, including the addition of subsection 1B which clarifies that public open space including that used as buffers. Derek Dalton seconded the motion. The vote is as follows: Rick Barchers “Aye”, Isaac Potter “Aye,” Sarah Moore “Aye,” Derek Dalton “Aye.” The motion was carried unanimously.

5. Consideration of the amendments to the GLUMDC for chapter 4.

Zoning Administrator Shelby Moore was present to answer questions about fencing regulations. She explained that this topic had been discussed previously and clarified that, based on input from the Building Department and City Engineer Robert Rousselle, fences are allowed to be built up to seven feet tall. This standard was set due to safety and site considerations.

Commissioner Potter raised a concern about the wording in Subsection B of the fence regulations, which currently states that any fence taller than six feet requires additional review. He recommended updating the language to reflect the actual seven-foot standard used by the Building Department.

Shelby Moore acknowledged the inconsistency and agreed that the reference to six feet should be corrected to align with current city policy. She said that if the Commission were ready to move forward, a formal motion would be needed.

Isaac Potter made a motion to recommend the approval of the amendments to the GLUMDC for chapter 4 with the change to remove the 6 to a 7. Sarah Moore seconded the motion. The vote is as follows: Rick Barchers “Aye”, Isaac Potter “Aye,” Sarah Moore “Aye,” Derek Dalton “Aye.” The motion was carried unanimously.

6. Consideration of the amendments to the GLUMDC for chapter 7.

Zoning Administrator Shelby Moore was present to answer questions about the item. She recommended that the Planning Commission table the proposed amendments to Chapter 7 due to the recent passage of Senate Bill 179 (SB 179).

Shelby explained that the new state law changes how cities must evaluate business types that are not explicitly listed in the land use code. Under SB 179, municipalities are required to adopt a clear process for reviewing and approving these uses. Because the city has not yet developed that process, she said it would be premature to move forward with any amendments at this time.

Derek Dalton made a motion to table the consideration of the amendments to the GLUMDC for chapter 7. Isaac Potter seconded the motion. The vote is as follows: Rick Barchers “Aye”, Isaac Potter “Aye,” Sarah Moore “Aye,” Derek Dalton “Aye.” This item was tabled.

7. Consideration of the amendments to the GLUMDC for chapter 8.

Zoning Administrator Shelby Moore was present to answer questions about this item. She explained that while the city’s use table currently lists facilities for individuals with disabilities as a conditional use, the code does not provide clear guidelines for reviewing those types of applications.

To address this gap, and following a recommendation from Attorney Tysen Barker, the proposed amendment clarifies that all such facilities must follow the same permitting process and standards as group homes, which are also reviewed as conditional uses. This change helps ensure consistency in how similar types of facilities are handled under city code.

Sarah Moore made a motion to recommend the approval of the amendments to the GLUMDC for chapter 8 , Isaac Potter seconded the motion. The vote is as follows: Rick Barchers “Aye”, Isaac Potter “Aye,” Sarah Moore “Aye,” Derek Dalton “Aye.” The motion was carried unanimously.

8. Report from Zoning Administrator

The Commission was introduced to the new City Manager, Michael Resare.

Zoning Administrator Shelby Moore also noted that the City Council had officially approved the Deseret Overlay.

9. Open Forum for Planning Commissioners.

Joylnn Peterson has been appointed as the new alternate member of the Planning Commission.

10. Report from City Council.

Nothing to report

11. Adjourn.

Isaac Potter made a motion to adjourn. Rick Barchers seconded the motion. The vote is as follows: Rick Barchers “Aye”, Isaac Potter “Aye,” Sarah Moore “Aye,” Derek Dalton “Aye.” The motion carried unanimously. The meeting ended at 9:46pm

Action Summary:

Agenda Item	Item Description	Action
#1	Proposed Conditional Use Permit for Green Wheel Tire Recycling / Humberto Miranda to operate a tire recycling collection station with temporary outdoor storage in trailers, for resale at wholesale or repurposing for other uses, on the property located at 167 Old Lincoln Hwy in the MD zone.	Approved
#2	Proposed Rezone from zoning designation R-1-21 to zoning designation CD, located at approximately 830 E Main St.	Approved
#3	Consideration of the proposed amendments to the Grantsville City Land Use and Management Code Chapter 2 definitions.	Tabled

MINUTES OF THE GRANTSVILLE CITY PLANNING COMMISSION, HELD ON JUNE 19, 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: Vice-Chair Derek Dalton, Trent Stirling, Sarah Moore

On Zoom:

Commission Members Absent:

Appointed Officers and Employees Present: Zoning Administrator Shelby Moore, Mayor Neil Critchlow, City Attorney Tysen Barker, City Council Member Rhett Butler, Planning and Zoning Administrative Assistant Nicole Ackman.

On Zoom: Aqua Consultant Shay Stark

Citizens and Guests Present: Eduardo Duarte, Humberto Miranda, Fred Swedin, Rosario Swedin, Debbie Dywer, Jill Thomas, Travis Warr

Citizens and Guests Present on Zoom: Unknowns

Commission Vice-Chairman Derek Dalton 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, June 19, 2025 at 429 East Main Street, Grantsville, UT 84029. The agenda is as follows:

ROLL CALL

PLEDGE OF ALLEGIANCE

TRAINING

1. Training with the Property Rights Ombudsman.

PUBLIC HEARING

a) Consideration of the proposed amendments to the Grantsville City Land Use and Management Code Chapter 2 definitions.

No comments

b) Proposed Conditional Use Permit for Green Wheel Tire Recycling / Humberto Miranda to operate a tire recycling collection station with temporary outdoor storage in trailers, for resale at wholesale or repurposing for other uses, on the property located at 167 Old Lincoln Hwy in the MD zone.

No comments

c) Proposed Rezone from zoning designation R-1-21 to zoning designation CD, located at approximately 830 E Main St.

No comments

AGENDA

1. Proposed Conditional Use Permit for Green Wheel Tire Recycling / Humberto Miranda to operate a tire recycling collection station with temporary outdoor storage in trailers, for resale at wholesale or repurposing for other uses, on the property located at 167 Old Lincoln Hwy in the MD zone.

Humberto Miranda was present to answer questions about the conditional use application. Zoning Administrator Shelby Moore confirmed that the proposed use was compatible with the surrounding area and said she had consulted with Attorney Tysen Barker, who agreed that it was appropriate for the Planning Commission to review the request.

Shelby gave a brief overview of the site, noting that access would be from Old Lincoln Highway and identifying the specific building proposed for use. She explained that storage would occur in enclosed trailers.

Mr. Miranda clarified that tire processing, including shredding, would take place outdoors. Shelby confirmed that detail and added that all department heads had reviewed the application and raised no objections. She concluded by stating that the request was ready for Planning Commission consideration.

Sarah Moore made a motion to recommend the approval of the proposed Conditional Use Permit for Green Wheel Tire Recycling / Humberto Miranda to operate a tire recycling collection station with temporary outdoor storage in trailers, for resale at wholesale or repurposing for other uses, on the property located at 167 Old Lincoln Hwy in the MD zone. With the following conditions: Tire storage must be limited to trailers and not accumulate on the ground; trailers must be parked on designated surfaces and not block driveways or fire lanes; no hazardous materials beyond standard truck maintenance products may be stored on-site; signage and lighting will require separate permitting and review; and the operation must remain compliant with all local regulations. Trent Stirling seconded the motion. The vote is as follows: Trent Stirling “Aye,” Sarah Moore “Aye,” Derek Dalton “Aye.” The motion was carried unanimously.

2. Proposed Rezone from zoning designation R-1-21 to zoning designation CD, located at approximately 830 E Main St.

Jill Warr was present to answer questions about the request. Zoning Administrator Shelby Moore explained that the proposed zoning change was consistent with the surrounding area and aligned with the City's General Plan. She noted that the change supports the City's long-term vision for commercial development along Main Street.

Commissioner Stirling expressed full support and had no questions. Vice Chair Dalton asked whether the public notice requirements had been met. Shelby Moore confirmed that all required notices had been completed and no public comments were received.

Trent Stirling made a motion to recommend the approval to the Proposed Rezone from zoning designation R-1-21 to zoning designation CD, located at approximately 830 E Main St. Sarah Moore seconded the motion. The vote is as follows: Trent Stirling “Aye,” Sarah Moore “Aye,” Derek Dalton “Aye.” The motion was carried unanimously.

3. Consideration of the proposed amendments to the Grantsville City Land Use and Management Code Chapter 2 definitions.

Zoning Administrator Shelby Moore presented a proposed amendment to Chapter 2 of the Grantsville City Land Use and Management Code, which included a new definition for “front door.” She explained that the Mayor specifically requested this addition to clarify access points

for rear-loaded townhomes. The intent was to define the “front door” as the main entrance of a residence, typically the side of the home intended to face a street, open space, or common area and the side where emergency access would be expected.

Commissioner Stirling questioned whether the proposed definition needed to be as detailed as written. Shelby responded that the language was intended to address ongoing confusion with rear-loaded townhomes, where it is often unclear which side should be treated as the front for setback and orientation purposes.

Vice Chair Dalton asked whether the new definition would fully resolve the long-standing confusion around front versus rear yard orientation. City Council Member Rhett Butler expressed doubt, saying the language still seemed vague and did not fully address the core issue. Vice Chair Dalton agreed and questioned the need to move forward if the proposal did not actually solve the problem.

Shay Stark, consultant with Aqua Engineering explained that the purpose of the definition was to provide clarity for emergency services and addressing. He emphasized that the front door should be clearly visible and accessible by a walkway or path, allowing emergency personnel to reach the entrance without obstruction.

City Council Member Rhett Butler raised a procedural concern, noting that the revisions made during the meeting might be substantial enough to require reposting the item in accordance with public notice requirements.

Derek Dalton made a motion to table the consideration of the proposed amendments to the Grantsville City Land Use and Management Code Chapter 2 definitions, to allow staff additional time to refine the definitions and potentially repost the amended language for further public review. Trent Stirling seconded the motion. The vote is as follows: Trent Stirling “Aye,” Sarah Moore “Aye,” Derek Dalton “Aye.” The motion was tabled unanimously.

4. Report from Zoning Administrator.

Zoning Administrator Shelby Moore asked whether the Commission was interested in revisiting the lighting ordinance that had originally been discussed in February in connection with the Sky City development. She explained that the item had been tabled at the time due to unclear guidelines but offered to bring it back if the Commission wanted to pursue it further.

Vice Chair Dalton asked whether the issue was being driven by widespread concern or just a few residents. Shelby clarified that it was not based on complaints but was instead a proactive effort to help preserve the city’s dark sky status, especially in light of the recent approval of a 7,000-unit development.

Commissioner Stirling acknowledged the importance of the topic but said he was unsure whether there was enough momentum or staff capacity to move it forward at this time.

5. Open Forum for Planning Commissioners.

The Commission agreed to postpone the appointment of a new Chair until a full quorum is present. Zoning Administrator Shelby Moore introduced Debra Dwyer as the newest member of the Planning Commission.

6. Report from City Council.

City Council Member Rhett Butler reported that the City Council approved the budget, which includes funding for a new Community Development Director to oversee the zoning, building, and infrastructure departments. He noted that the first round of interviews for the position has been completed, with a second round to follow.

7. Adjourn.

Trent Stirling made a motion to adjourn. Derek Dalton seconded the motion. The vote is as follows: Trent Stirling “Aye,” Sarah Moore “Aye,” Derek Dalton “Aye.” The meeting adjourned at 9:24 P.M.

AGENDA ITEM #8

Report from Zoning Administrator.

AGENDA ITEM #9

Open Forum for Planning Commissioners

AGENDA ITEM #10

Report from City Council.

AGENDA ITEM #11

Adjourn.