

PUBLIC NOTICE

The Grantsville City Planning Commission will hold a Regular Meeting at 7:00 p.m. on Thursday, August 21, 2025 at 429 East Main Street, Grantsville, UT 84029. The agenda is as follows:

ROLL CALL

PUBLIC HEARING

- a) Consideration of an appeal by Tori McCurdy of the Zoning Administrator's denial of a request to keep three large animals at 1076 Windflower Lane, due to the proposed barn location does not meeting the required 100-foot setback from an adjacent residence.
- b) Consideration of a proposed amendment to Chapter 15 Residential and Multiple Residential Districts of the Grantsville City Land Use and Management Code, regarding front and side yard setback requirements.

AGENDA

1. Consideration of an appeal by Tori McCurdy of the Zoning Administrator's denial of a request to keep three large animals at 1076 Windflower Lane, due to the proposed barn location does not meeting the required 100-foot setback from an adjacent residence.
2. Consideration of a proposed amendment to Chapter 15 Residential and Multiple Residential Districts of the Grantsville City Land Use and Management Code, regarding front and side yard setback requirements
3. Approval of the minutes from the July 3, 2025 and the July 17, 2025 Planning Commission Regular Meetings.
4. Election of Planning Commission Officers.
5. Report from Zoning Administrator
6. Open Forum for Planning Commissioners.
7. Report from City Council.
8. 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/85260321176>

Meeting ID: 852 6032 1176

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

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



Grantsville City Planning Commission

August 21, 2025

Public Hearing

Consideration of an appeal by Tori McCurdy of the Zoning Administrator's denial of a request to keep three large animals at 1076 Windflower Lane, due to the proposed barn location does not meeting the required 100-foot setback from an adjacent residence.

Notice is hereby given that, in accordance with the provisions of Sections §10-9a-205 and §10-9a-502 of the Utah Code, the Grantsville Planning Commission will hold a discussion and public hearing **on August 21, 2025, at 7:00 p.m.** at Grantsville City Hall. The meeting will also be broadcast on Zoom. The discussion, public hearing, and meeting are to receive public input and consider action on **the consideration of an appeal by Tori McCurdy of the Zoning Administrator's denial of a request to keep three large animals at 1076 Windflower Lane, due to the proposed barn location does not meeting the required 100-foot setback from an adjacent residence.**

You can view a copy of the agenda and packet online by 5:00 p.m. on August 14, 2025, at the link below:

https://cms9.revize.com/revize/grantsvilleut/departments/community_economic_development/current_public_notices.php

Or by emailing pzcommission@grantsvilleut.gov. All comments and concerns must be sent in writing via email or mail and received no later than **12:00 p.m. on August 21, 2025.**

Dated this 8th day of August, 2025.



**BY ORDER OF THE GRANTSVILLE
PLANNING COMMISSION**

Shelby Moore
Zoning Administrator

Scan the QR code above or use the link below to join the Zoom meeting.

<https://us02web.zoom.us/j/85260321176>

Meeting ID: 852 6032 1176

AGENDA ITEM #1

Consideration of an appeal by Tori McCurdy of the Zoning Administrator's denial of a request to keep three large animals at 1076 Windflower Lane, due to the proposed barn location does not meeting the required 100-foot setback from an adjacent residence.



Staff Report Summary for the Consideration of an appeal by Tori McCurdy of the Zoning Administrator's denial of a request to keep three large animals at 1076 Windflower Lane, due to the proposed barn location does not meeting the required 100-foot setback from an adjacent residence.

Parcel ID(s): 23-030-0-0125

Property Address: 1076 N Windflower

Applicant Name: Tori McCurdy

Request: Appeal of the Zoning Administrators denial

Prepared By: Shelby Moore

Planning Staff Explanation:

Meeting Date: August 21, 2025

Public Hearing Date: August 21, 2025

Current Zone: RR-2.5

Tori McCurdy has appealed the Planning and Zoning Administrator's decision to deny her request to keep three large animals on the property at 1076 Windflower Lane. The denial was based on the proposed barn location not meeting the required 100-foot setback from the adjacent residential building.

Per Code 14.6 – Codes and Symbols, Use Table 14.1, the keeping of large, medium, and small animals for family food production is permitted in the RR-2.5 zone, provided setback requirements are met.

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



Notice of Decision - Conditional Use Permit Denial

07/30/2025

Tori McCurdy
3947 Marlis Circle
Taylorsville, UT 84129

Dear Tori,

After a thorough review of your Conditional Use Permit (CUP) application for three (3) large animals (two horses, and one mini horse) at 1076 N WINDFLOWER LN, the Planning and Zoning Administrator has determined that the application is denied based on the following Findings for Denial:

Per Land Use Ordinance 14.6 (Codes and Symbols) and Use Table 14.1, the following standard applies:

- No animal may be kept, corralled, penned, or raised within 100 feet of any pre-existing residential dwelling on an adjoining lot, measured from the nearest corner of the dwelling.

Based on the attached site plan, the proposed barn is currently located 72 feet from the front property line. However, in order to meet the required 100-foot setback from the residential dwelling located to the east of your property, the barn must be placed at least 133.8 feet back from the front property line.

Please refer to page 2 for the proposed site plan, and page 3 for the site plan showing the required 100-foot setback.

This decision is in accordance with the relevant City ordinances and is based on the information provided in your application.

You have the right to appeal this decision. Appeals must be submitted in writing and will be heard by the Grantsville City Planning Commission. To initiate an appeal, please notify us within 30 days from the date of this decision.

For any questions or to begin the appeal process, please contact us at nackman@grantsvilleut.gov or by phone at (435)884-1674.

Dated this 30th day of July.

Sincerely,

Shelby Moore

Shelby Moore
Zoning Administrator

27'6"

Across the back
including the
barn: Roughly
154 feet

From right side
to start of barn:
Roughly 72 feet

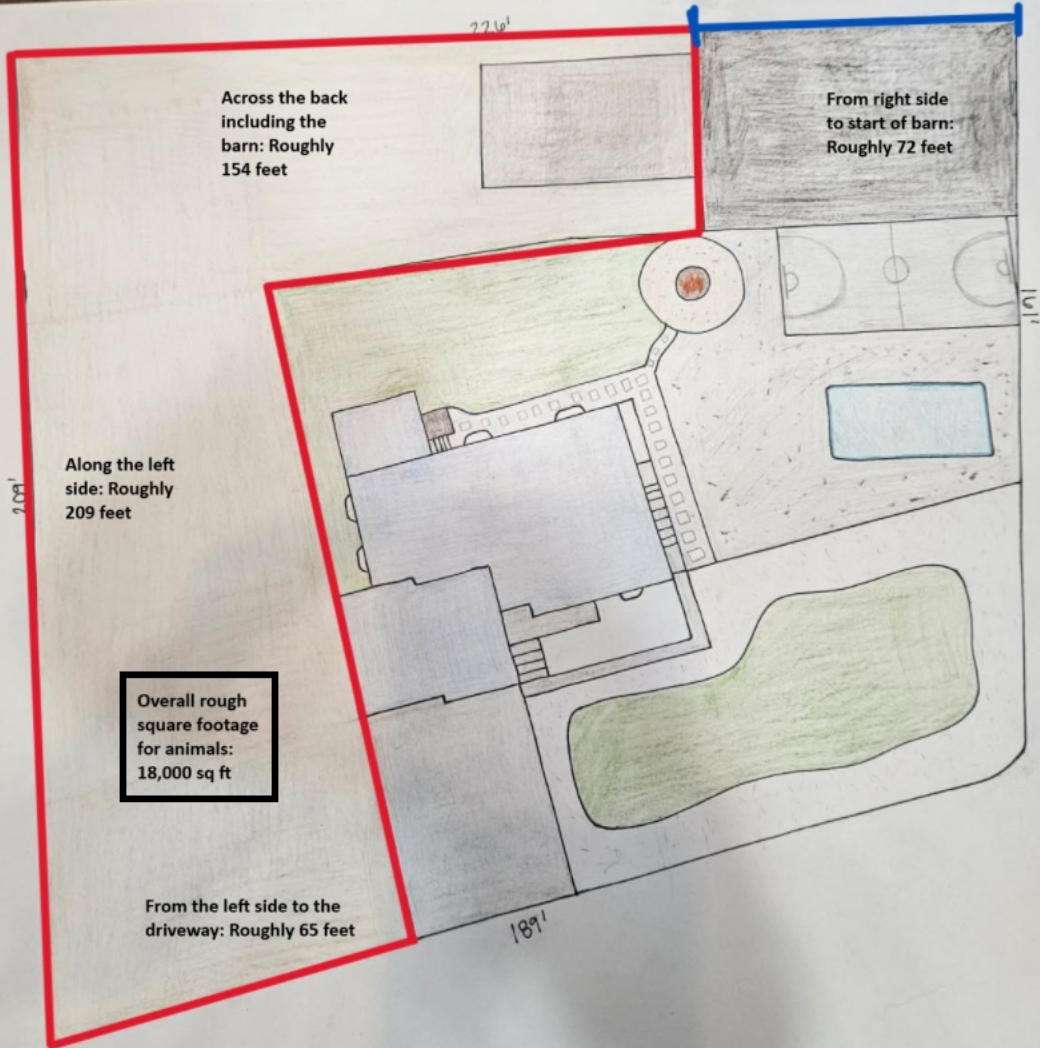
Along the left
side: Roughly
209 feet

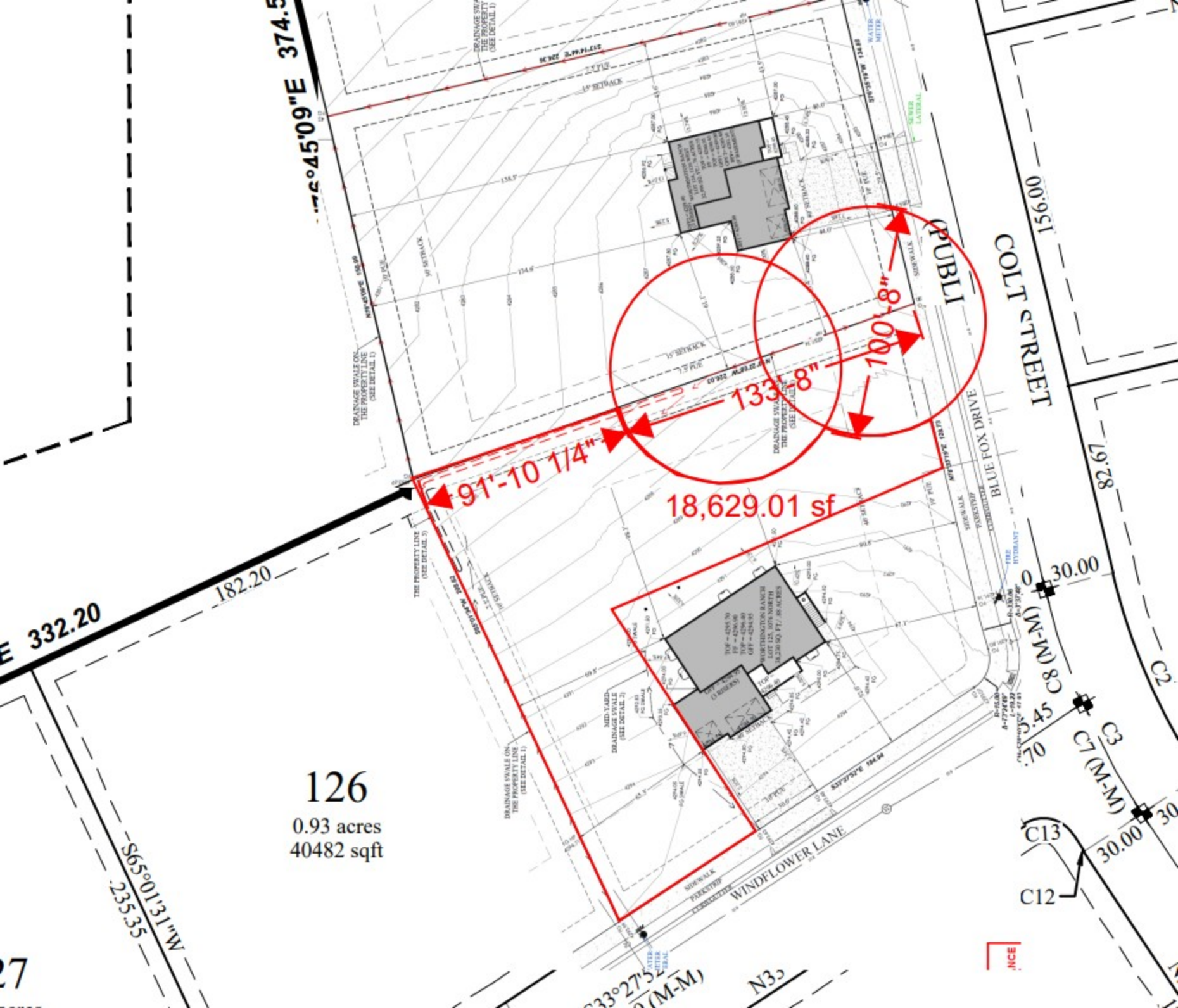
Overall rough
square footage
for animals:
18,000 sq ft

From the left side to the
driveway: Roughly 65 feet

189'

209'





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Family Food Production and the Raising of Large, Medium, and Small Animals. 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 medium sized animal (fully grown) shall have 4,000 sq ft of open area and each small sized animal (fully grown) shall have 500 sq ft of open area. 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.



Nicole Ackman <nackman@grantsvilleut.gov>

CUP Animal 2025122 Tori McCurdy

10 messages

Nicole Ackman <nackman@grantsvilleut.gov>

Wed, Jul 30, 2025 at 4:01 PM

To: Christy Montierth <cmontierth@grantsvilleut.gov>, Markus Seat <mseat@grantsvilleut.gov>, Gina Mecham <gmecham@grantsvilleut.gov>, Andy Jensen <ajensen@grantsvilleut.gov>, Grantsville Fire <grantsvillefire@grantsvilleut.gov>, Mark Lawrence <mlawrence@grantsvilleut.gov>, Robert Sager <rsager@grantsvilleut.gov>, Shelby Moore <smoore@grantsvilleut.gov>

Good afternoon,

Attached is a Conditional Use Permit (CUP) application for an animal permit to allow three large animals on the property located at **1076 Windflower Lane**.

Please review the application and site plan, and let me know if you have any concerns or comments.

Thank you!

Nicole Ackman

Planning and Zoning Administrative Assistant

435-884-1674

nackman@grantsvilleut.gov



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2 attachments



Site Plan Requested.jpg
173K



CUP Application.pdf
91K

Shelby Moore <smoore@grantsvilleut.gov>

Wed, Jul 30, 2025 at 4:39 PM

To: Nicole Ackman <nackman@grantsvilleut.gov>

Cc: Christy Montierth <cmontierth@grantsvilleut.gov>, Markus Seat <mseat@grantsvilleut.gov>, Gina Mecham <gmecham@grantsvilleut.gov>, Andy Jensen <ajensen@grantsvilleut.gov>, Grantsville Fire <grantsvillefire@grantsvilleut.gov>, Mark Lawrence <mlawrence@grantsvilleut.gov>, Robert Sager <rsager@grantsvilleut.gov>

Nicole,

As you are aware they have the space that is adequate for the 3 animals, but they are proposing the barn to close to the eastern resident and are not meeting the 100 ft. setback that is required. Please include the site plan that shows the measurements.



SHELBY MOORE

Planning & Zoning Administrator
Department of Public Works

Office: (435) 884-4604

Email: Smoore@Grantsvilleut.gov

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[Quoted text hidden]

Andy Jensen <ajensen@grantsvilleut.gov>
To: Nicole Ackman <nackman@grantsvilleut.gov>

Thu, Jul 31, 2025 at 7:59 AM

Nicole,

No concerns with animals on my end of things.

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

On Wed, Jul 30, 2025 at 4:02 PM Nicole Ackman <nackman@grantsvilleut.gov> wrote:

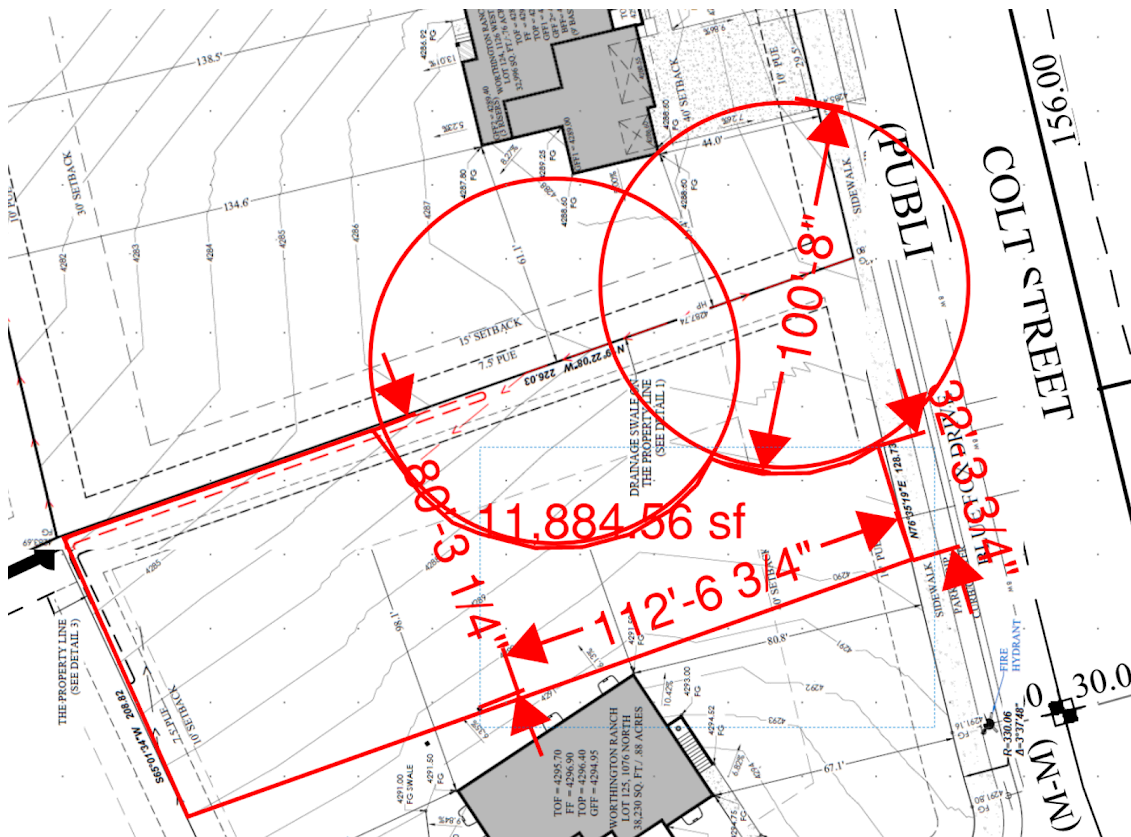
[Quoted text hidden]

Nicole Ackman <nackman@grantsvilleut.gov>
To: Shelby Moore <smoore@grantsvilleut.gov>
Cc: Christy Montierth <cmontierth@grantsvilleut.gov>, Markus Seat <mseat@grantsvilleut.gov>, Gina Mecham <gmecham@grantsvilleut.gov>, Andy Jensen <ajensen@grantsvilleut.gov>, Grantsville Fire <grantsvillefire@grantsvilleut.gov>, Mark Lawrence <mlawrence@grantsvilleut.gov>, Robert Sager <rsager@grantsvilleut.gov>

Thu, Jul 31, 2025 at 8:25 AM

Hello everyone,

To provide some background on this animal permit request: the applicant has adequate open space for three large animals, and the property is located in the RR-2.5 zoning district, where large animals are a permitted use and no conditional use permit is required. However, the proposed location of the barn does not meet the required 100-foot setback from the adjacent residential property to the east. While that neighboring property is still under construction, per Section 14.6 (Codes and Symbols) and Use Table 14.1 of the Grantsville Land Use Code, the 100-foot setback requirement applies once construction has started. Attached is a site plan that shows the required set back.



Please let me know if you have any questions or need additional information.

Best,

Nicole Ackman

Planning and Zoning Administrative Assistant

435-884-1674

nackman@grantsvilleut.gov



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[Quoted text hidden]

Nicole Ackman <nackman@grantsvilleut.gov>

To: Shelby Moore <smoore@grantsvilleut.gov>

Cc: Christy Montierth <cmontierth@grantsvilleut.gov>, Markus Seat <mseat@grantsvilleut.gov>, Gina Mecham <gmecham@grantsvilleut.gov>, Andy Jensen <ajensen@grantsvilleut.gov>, Grantsville Fire <grantsvillefire@grantsvilleut.gov>, Mark Lawrence <mlawrence@grantsvilleut.gov>, Robert Sager <rsager@grantsvilleut.gov>

Thu, Jul 31, 2025 at 11:19 AM

Per Animal Control Officer Mark Lawrence, the location of the proposed barn is too close to the house to the east, located at 1126 Blue Fox Drive.

Thank you,

Nicole Ackman

Planning and Zoning Administrative Assistant
435-884-1674
nackman@grantsvilleut.gov



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[Quoted text hidden]

Andy Jensen <ajensen@grantsvilleut.gov>

Thu, Jul 31, 2025 at 11:52 AM

To: Nicole Ackman <nackman@grantsvilleut.gov>

Cc: Shelby Moore <smoore@grantsvilleut.gov>, Christy Montierth <cmontierth@grantsvilleut.gov>, Markus Seat <mseat@grantsvilleut.gov>, Gina Mecham <gmecham@grantsvilleut.gov>, Grantsville Fire <grantsvillefire@grantsvilleut.gov>, Mark Lawrence <mlawrence@grantsvilleut.gov>, Robert Sager <rsager@grantsvilleut.gov>

Is this an application for animals, or a building? The ordinance allows a building to be as close as 1 foot from a property line.

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

[Quoted text hidden]

Nicole Ackman <nackman@grantsvilleut.gov>

Thu, Jul 31, 2025 at 12:10 PM

To: Andy Jensen <ajensen@grantsvilleut.gov>

Cc: Shelby Moore <smoore@grantsvilleut.gov>, Christy Montierth <cmontierth@grantsvilleut.gov>, Markus Seat <mseat@grantsvilleut.gov>, Gina Mecham <gmecham@grantsvilleut.gov>, Grantsville Fire <grantsvillefire@grantsvilleut.gov>, Mark Lawrence <mlawrence@grantsvilleut.gov>, Robert Sager <rsager@grantsvilleut.gov>

Andy,

This application pertains to the location where the applicant intends to house the animals. According to Definition (104) – Family Food Production in the Grantsville Land Use Code, no animal shall be allowed to come closer than 100 feet from any dwelling, excluding the applicant's own residence.

Since the submitted site plan does not meet the required 100-foot setback from an adjacent dwelling, the applicant is appealing the decision to the Planning Commission essentially requesting a variance from the code.

Thank you,

Nicole Ackman

Planning and Zoning Administrative Assistant
435-884-1674
nackman@grantsvilleut.gov



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[Quoted text hidden]

Gina Mecham <gmecham@grantsvilleut.gov>
To: Nicole Ackman <nackman@grantsvilleut.gov>

Fri, Aug 1, 2025 at 8:14 AM

Nicole,
No issues with **1076 Windflower Lane**.

Thanks

Gina Mecham
Administrative Assistant
435-884-1691



[Quoted text hidden]

Nicole Ackman <nackman@grantsvilleut.gov> Mon, Aug 4, 2025 at 9:30 AM
To: Christy Montierth <cmontierth@grantsvilleut.gov>, Robert Sager <rsager@grantsvilleut.gov>, Grantsville Fire <grantsvillefire@grantsvilleut.gov>, Andy Jensen <ajensen@grantsvilleut.gov>, Markus Seat <mseat@grantsvilleut.gov>
Cc: Shelby Moore <smoore@grantsvilleut.gov>

Good morning everyone,

I wanted to check in and see if you've had a chance to review this request. Please let me know if you have any questions or concerns.

Best,

Nicole Ackman

Planning and Zoning Administrative Assistant
435-884-1674
nackman@grantsvilleut.gov



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On Thu, Jul 31, 2025 at 8:25 AM Nicole Ackman <nackman@grantsvilleut.gov> wrote:

[Quoted text hidden]

Nicole Ackman <nackman@grantsvilleut.gov> Mon, Aug 11, 2025 at 9:38 AM
To: Christy Montierth <cmontierth@grantsvilleut.gov>, Robert Sager <rsager@grantsvilleut.gov>, Grantsville Fire <grantsvillefire@grantsvilleut.gov>, Markus Seat <mseat@grantsvilleut.gov>
Cc: Shelby Moore <smoore@grantsvilleut.gov>

Good morning everyone,

This is scheduled to go before the Planning Commission on the 21st however we have to complete the staff review and packet by this Friday. Please take a moment to review this application and let me know if you have any concerns.

Best,

Nicole Ackman

Planning and Zoning Administrative Assistant

435-884-1674

nackman@grantsvilleut.gov



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AGENDA ITEM #2

Consideration of a proposed amendment to Chapter 15 Residential and Multiple Residential Districts of the Grantsville City Land Use and Management Code, regarding front and side yard setback requirements.



STAFF REPORT

TO: Grantsville City Planning Commission

FROM: Community Development Department

DATE: 8/21/2025

SUBJECT: Consideration of the Proposed Amendments to Front and Side Yard Setbacks in 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 Chapter 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 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 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:

*** 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.



- **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 Chapter 15.
2. **Agreement on clarified side yard setback standards** for both primary structures.

*** 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.



Proposed Amendments

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

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. 2001-13 on 10/3/2001

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



Amended by Ord. 2022-14 on 8/3/2022
Amended by Ord. 2025-05 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 Yard40 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 Buildings4 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, whichever is greater

Maximum Building Height35 feet

Maximum Building Coverage20%

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. 2024-29 on 9/4/2024

Amended by Ord. 2025-05 on 1/30/2025

15.3 Residential District R-1-8

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(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 Buildings.4 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

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

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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 districts 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 Lots10,000 sq. feet
Additional lot area for each additional dwelling unit on the lot6,000 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 Yard25 feet

Rear Yard for Main Buildings20 feet

Rear Yard for Accessory Buildings1 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 Buildings4 feet*

Set backs for Accessory Buildings on a corner lot: On the interior side of the Main Building4 feet*

On the rear of the Main Building1 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 Height35 feet, or a basement and two (2) floors, whichever is less

Maximum Building Coverage35%

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

<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

Amended by Ord. 2025-05 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 Lots10,000 sq. feet
 Additional lot area for each additional dwelling unit on the lot4,000 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 Yard25 feet

Rear Yard for Main Buildings20 feet

Rear Yard for Accessory Buildings1 foot*

Side Yard for Main Buildings, Each Side7.5 feet

Side Yard for Accessory Buildings4 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 Height35 feet

Maximum Building Coverage of the lot area50%

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

HISTORY

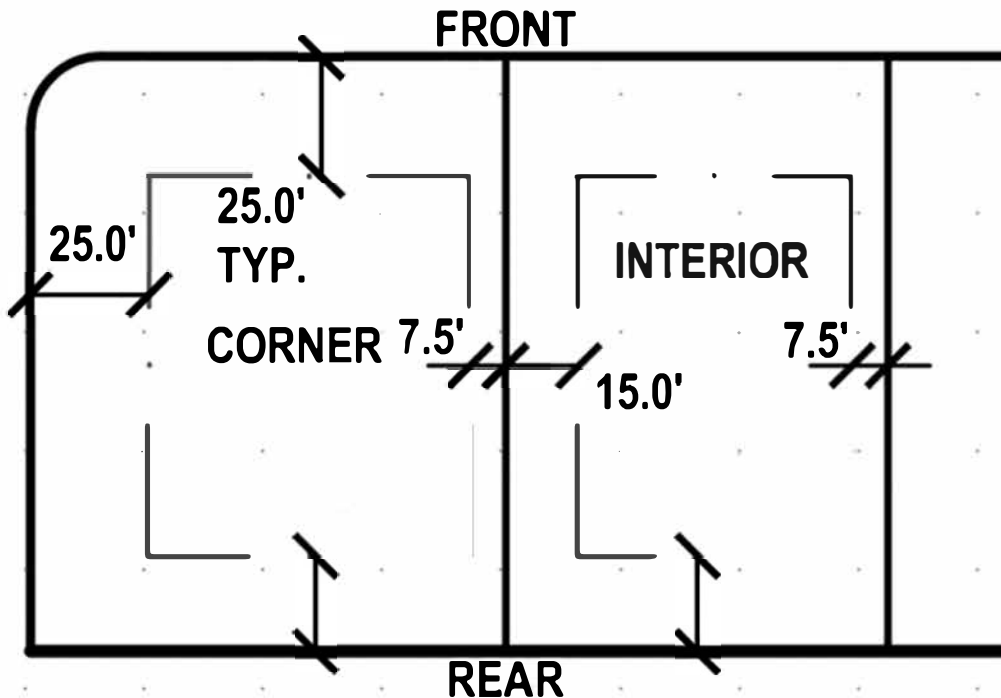
<i>Amended</i>	<i>by</i>	<i>Ord.</i>	<u>2022-14</u>	<i>on</i>	8/3/2022
<i>Amended</i>	<i>by</i>	<i>Ord.</i>	<u>2023-07</u>	<i>on</i>	7/19/2023
<i>Amended by Ord. <u>2025-05</u> on 1/30/2025</i>					

15.6 Repealed (Multiple Residential District RM-30)

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

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TYPICAL BUILDING SETBACKS

NOT TO SCALE

(SETBACK REQUIREMENTS PER
GRANTSVILLE CITY DEVELOPMENT CODE)

CHAPTER 15

AGENDA ITEM #3

Approval of the minutes from the July 3, 2025 and the July 17, 2025 Planning Commission Regular Meetings.

Action Summary:

Agenda Item	Item Description	Action
#1	Consideration of the proposed Conditional Use Permit for Falcon Collision and Customs / Greg Southwick to operate a car dealership at 110 North Highway 138, located in the MD zone.	Approved
#2	Proposed Conditional Use Permit for the operation of mineral extraction activities on the property located at 1831 North SR-138, within the MG-EX zone.	Approved
#3	Proposed Conditional Use Permit for Kara Allen and Audrey Durrant to own and operate Salt Mills, an event center to be located in the Barn on the property at 867 N Pheasant Run Ln., in the RR-5 zone.	Approved
#4	Proposed Conditional Use Permit for Patrick and Savannah Taylor to operate Taylor Traditions Farm, a home-based business at 553 E Nygreen Street in the RR-1 zone, including raising chickens and pigs for meat and selling eggs, produce, and packaged meat from an on-site farm stand.	Approved
#5	Consideration of the proposed Conditional Use Permit Amendment for Holly Jones / Beacon House LLC to extend the existing Conditional Use Permit issued for a group home offering residential recovery support at 159 Vine Street, zoned RM-7, to include the neighboring property at 149 W Vine Street.	Approved
#6	Approval of minutes from the January 16, 2025 Planning Commission Regular Minutes.	Approved
#7	Approval of minutes from the March 6, 2025 Planning Commission Regular Minutes.	Approved

#8	Approval of minutes from the March 20, 2025 Planning Commission Regular Meeting.	Approved
#9	Consideration of the Letter of Attestation for the Grantsville Infrastructure and Economic Development Project.	Approved

MINUTES OF THE GRANTSVILLE CITY PLANNING COMMISSION, HELD ON July 3, 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, City Attorney Tysen Barker, Planning and Zoning Administrative Assistant Nicole Ackman.

On Zoom: Aqua Consultant Shay Stark

Citizens and Guests Present: Mark Hartman, Danielle Antczack, Anthony Antczak, Christina Campbell, Kelly Unknown, Holly Jones, Chance Anderson, Jandi Carter, Hendrie Handerson, Charlee McNell, Eldon Reeder, Margaret Reeder, Jon Allen, Matt Broderick, Paige Allred, Tracy Begay, Harry Begay, Melanie McNeill, Unknown, Golden McNeill, Mackenzie McNeill, Ashton Bartley, Kara Allen, Amanda Reeder, Samantha Harris, Cody Harris, Aubrey Durrant, Jim Smith, Andrea Smith, Cory Unknown, Tara Sutton, Melissa Tucker, Brandon Durrant, Savannah Taylor, Patrick Taylor

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, July 3, 2025 at 429 East Main Street, Grantsville, UT 84029. The agenda is as follows:

ROLL CALL

PLEDGE OF ALLEGIANCE

PUBLIC HEARING

a) Proposed Conditional Use Permit for Kara Allen and Audrey Durrant to own and operate Salt Mills, an event center to be located in the Barn on the property at 867 N Pheasant Run Ln., in the RR-5 zone.

Email Received 06/30/2025

Dear Members of the City Council,

I am writing to you as a lifelong resident of Grantsville to express my strong support for granting a conditional use permit to the Allen Barns. Over the years, the Allen Barns has become a beloved venue within our community, serving as a gathering place that fosters connection, celebration, and joy among residents.

Kara Allen and her family have worked tirelessly to ensure that the barn meets all required licensing and permitting standards. Their dedication to maintaining a safe and welcoming environment has enabled countless community members to celebrate significant life events, from birthdays to family gatherings. It is truly a unique venue in our area, and its continued operation is vital as our city grows.

In my personal experience, I have hosted numerous events at the barn, and I can attest to the kindness and hospitality that the Allen family extends to everyone who visits. Their commitment to accommodating the needs of the community is commendable and deserves recognition and support.

As Grantsville continues to expand, it is essential that we have venues like the Allen Barns, which not only provide a space for celebration but also strengthen our community bonds. I urge the council to consider the positive impact that this venue has on our residents and to support the Allen family's efforts in securing the necessary permits to continue serving our community.

Thank you for considering my perspective. I hope you will support the Allen Barns in their quest to maintain this cherished community space.

Sincerely,

Janna Baird Jensen

Email Received 06/26/2025

I would just like to point out that there has been an Event Center that has been holding Events, Weddings, Funerals and many more events ever since this event center was denied a few years

ago. They had said they would only be doing it for friends and family and would not charge to get around the rules and regulations that were discussed previously.

This Event Center "The Barn at Allen Farms" held many Events that were charged, and the City was looking into and investigating it, but someone at the city put a stop to any and all investigations against the barn and turned a blind eye to it.

The reason I bring this up is, why will it be different now? Just because the name is changed and there is another influential person working with Kara Allen why is it okay to allow it to happen now. We are not in a commercial area. Who is going to monitor the rules and regulations?

The items that were brought up last time that postponed the Event Center from being fully allowed was lack of:

Bathrooms that are ADA compliant and would need more than one for male and female.

Paved roads, (people come from the north and south causing a lot of dust from the dirt roads-Are they going to pave the roads?)

lights in the parking lot,

lack of street lights,

noise control, (many vehicles, people, music)

sufficient paved parking, (many times people parked on both sides of the road making it hard to get past, if there was an emergency-emergency vehicles could not pass, would need paved parking spaces and be ADA compliant with handicap parking)

occupancy limitations, (who is going to monitor and enforce this?)

Fences for neighbors, (lack of privacy for a residential property, fencing from all of parking lot to the east to the back past the barn on the west side, lights, car noises and people can be a nuisance for neighbors.)

Safety concerns (they have a pool just west of the event center now- no idea if there is a fence around the area?) fire safety. (do they have a fire suppression system in the barn, they are on a shared well with 4 houses. There is not city water and there is a lack of a fire hydrant) no fire hydrant at all no city water.

This is not the area for this type of business. whether or not this is approved we would just like rules to be followed and enforced.

How many events are going to be allow each week? month? year? there has to be some sort of limitations to how many they can have

Thanks for your time I would also like all to think of how it would feel to live next to this type of Event Center.

Granted I think that both of these women are talented but it should be done on a commercial zoned area.

Thank you,

Douglas Farley

Email Received 06/26/2025 with 5 attachments

Hello,

My name is Flor Farley. I have information for the July 3rd meeting pertaining to the Salt Mills Event Center that Kara Allen and Aubrey Durrant are trying to get a conditional use permit for.

I don't want this to be read out loud during the meeting since it is long. I can send another email with a shorter comment.

A couple of years ago that same barn that they now call Salt Mills was called The Barn at Allen Farms and was run without city knowledge or permit for over a year. The barn is at our fence line (to the North) and their parking lot spans our front and back yard giving us no privacy. We are not in commercial zoning. We told the city and the city did not approve a conditional use for Kara's barn. She still uses it often for friends and family events.

On March 20th, 2025 Aubrey Durrant (our neighbor to the South) tried to get a conditional use permit for her barn to use for a reception and community center and it was also denied. Several neighbors submitted comments.

I have attached some documents below. It is a lot of reading but I think it provides a lot of clarity to the situation. The shipping containers were retaliation for us being opposed to their event center. They have since taken those down but they left them up for months. I have the following concerns:

- * Fencing. Tall cement, not see through fencing along the whole length dividing the business from a residential house so close should be required. Not shipping containers that they graffitti.

- * Water. This barn is on well water from a well that is shared by four houses. We do not have a fire hydrant on the street. How would a fire be put out efficiently? See attachment below about fireworks at a wedding. City water and a hydrant should be brought out for safety.

- * Pool. They have a pool right by the event barn. This would be a safety issue for event guests.

- * Road. This barn is on a dirt road. A business of this magnitude should be on a paved road for easier access to the public and emergency vehicles.
- * Fire code. A sprinkler system. My house is under 4,000 square feet and the city made us get a fire suppression system. This barn has a kitchen and a fire suppression system should be required.
- * Proper alcohol permits.
- * Parking lot- Should be paved with outlines of parking spaces and aisles so emergency vehicles can get through the parking lot. ADA rules with marked handicap parking spots. Proper lighting.
- * Bathrooms- more bathrooms we have had men urinating at the fence line because the facility only has one bathroom. ADA guidelines should be followed with a stall that can accommodate a wheelchair.
- * Crowd limits- the parking lot they have is not big enough for the events they will want to hold. In the past they were inviting everyone on the Tooele County 411 for certain events. Many times people had to park on the street.
- * Limit on how many events per month-having several events per month will be a nuisance.

Please uphold zoning regulations. I do not think our neighborhood is the correct location for a business of this magnitude. They need to buy commercial land for this. We are Rural Residential zoning and per Grantsville City Planning Commission 14.2 the definition of that is:

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.

Per Utah Code on conditional permits:

(c) If the reasonably anticipated detrimental effects of a proposed conditional use cannot be substantially mitigated by the proposal or the imposition of reasonable conditions to achieve compliance with applicable standards, the land use authority may deny the conditional use.

The city doesn't need to approve every proposal for a conditional use permit especially if the effects are detrimental. Wealth and popularity does not dictate what is right. As you can see from the attached documents this business owner doesn't follow rules and won't work well with us as neighbors.

Thank you for your time, Flor Farley

Email Received 07/02/2025

I'm concerned about the use of this road with all the traffic and non-locals coming up and down this road, they seem to have no care for the local residents. There are no guidelines, no safety signs for traffic to travel safely without causing potential injury to people walking up and down this road. Already we have to be careful with the traffic that speeds excessively down this unpaved road causing lots of dust and debris. I would love to see this addressed before a proposal is approved.

Reuben Wayman

Email Received 06/23/2025

To planning commission,

We are next door neighbors to the proposed business. We are happy to support it but, along with our support, would ask the city to pave the gravel road just in front of our homes from Vegas Street to 841 N. Pheasant Run Lane to mitigate the dust and noise from increased vehicle traffic back and forth in front of our home.

Thank you,

Will and Allison Schaerr

Charlie McNeil: Charlie McNeil was present to speak on this item. Mr. McNeil stated that he was speaking on behalf of Kara Allen. He described his background as the contractor who built Ms. Allen's home and the barn in question. He explained that, at the time of construction, the barn was intended solely for Kara's private use and for her to engage in hobbies related to a small business, such as making balloons, though he was not certain of all the details. Mr. McNeil further explained that Kara, out of the kindness of her heart, had allowed others to use the barn. He stated that, to his knowledge, she had hosted a variety of events, including a first-grade circus, scout gatherings, and other community activities. He said he believed this was a great thing she had provided. He shared that he was aware of the significant amount of money Kara spent on constructing the barn, and at first, she never charged anyone to use it, which he thought was commendable. On a personal note, Mr. McNeil shared that his son had received a kidney transplant about a year ago and needed a fundraiser. He stated that Kara graciously allowed them to use the barn for the event, and they were able to raise about thirty-five thousand dollars, which he said helped save his son's life. He shared that he had an emotional attachment to the barn because of that experience. Mr. McNeil explained that he had heard rumors that following the fundraiser event, Kara was fined a substantial amount for hosting it. He expressed disappointment, stating, "shame on Grantsville," and described the situation as unfortunate. Speaking from his perspective as a contractor, Mr. McNeil stated that he had met several times

with Andy Jensen, the Building Official, and the City Planner at the barn. He explained that they would come down and identify additional requirements for converting the barn into an event center. He gave examples, stating that first, they required a certain type of insulation, which Kara hired him to install. Afterward, they said the insulation needed to be painted, so they painted it. Then, they required the doors to be reversed, so they turned the doors around. Mr. McNeil stated that just two nights ago, they were at the barn until around midnight, and they also spent much of Sunday working on bringing the bathroom up to handicap standards and meeting other requirements. He stated that, in his opinion, Kara had done everything possible to comply with the city's requests. Mr. McNeil explained that despite all these efforts, Kara had been repeatedly turned down in her efforts to establish the barn as an event center. He urged the Planning Commission to consider the need for such a venue in Grantsville. He mentioned that he had recently built an identical barn in Erda, which was already booked for fifteen weddings at \$6,000 per night. He stated that venues like that generate money and business, and he believed Kara's barn had the same potential. He added that such revenue could help Kara recover some of her construction and maintenance costs. Mr. McNeil concluded by stating that he was speaking on Kara's behalf and hoped the Commission would give thoughtful consideration to these factors.

b) Proposed Conditional Use Permit for the operation of mineral extraction activities on the property located at 1831 North SR138, within the MG-EX zone.

Email Received 07/02/2025

In regards to the proposed operations. Located 1831 North SR-138. We the Reeders' want to make sure the prescriptive easement doesn't become blocked or damaged and stays open for our Reeder residence and for our mining claims. SITLA acknowledges that we own the right of way before they acquired the property in 1968.

Eldon Reeder

Eldon Reeder: Eldon Reeder was present to speak on this item. Mr. Reeder explained that he had a residence up in the canyon, along with a ranch and some cows. He described the access road going through the area where the operation would be taking place, noting that the road was approximately two miles in length coming off the highway. He explained that the applicants planned to put a crusher and gravel piles right next to his road. He stated that the road crossed their property but was a prescribed easement. Mr. Reeder clarified that he held the easement for the SITLA land the applicants were trying to cross from the highway. He explained that he was the first person to obtain the road right-of-way and that he had used it for most of his life, emphasizing that he was a lifelong resident of Grantsville who had been in the canyon his entire life. Mr. Reeder expressed concern that if the mining operation began, there was nothing preventing them from cutting the road out. He referenced another operation by Morgan Asphalt, stating that they had already excavated right up to the road, creating a potentially dangerous

situation where the road could slough off. He said it was not too bad yet, but it could become worse. He noted that the road crossed both Morgan Asphalt's property and Teancum property, who he believed was the landowner. Mr. Reeder stated that what he wanted was legal access to the two pieces of property and to the remainder of the road leading to his residence. He explained that he did not want the applicants going through his gate, which he had kept locked for at least 20 years. He said he did not want anyone coming through the gate until he could secure legal access and be assured that he would not lose his right-of-way. He explained that if he could get legal access to the road, they could make a trade and re-route the road in another direction, whatever the applicants wanted to do to work with him. However, he stressed that he needed to have that legal access first. Mr. Reeder requested that Grantsville City consider this matter. He said he had spoken with Shelby Moore about the issue and asked for help in securing his legal access. He stated that he had also spoken with the State of Utah, who, according to him, had been able to allow the applicants to mirror their access over the top of his. Mr. Reeder stated that he was the one who surveyed the road, installed all the markers, and established the route. He asserted that it was his access, and he should be required to sign before anyone else could come in. He made clear that he would not sign, and he would not remove the lock from his gate, until he had that legal access secured. He explained that he had surveyed the whole road, and that all the applicants needed to do was sign the papers. He said they would not have to pay anything for it, and they would then be able to cross their own property. He asked the City to address this matter before making a decision.

c) Proposed Conditional Use Permit for Patrick and Savannah Taylor to operate Taylor Traditions Farm, a home-based business at 553 E Nygreen Street in the RR-1 zone, including raising chickens and pigs for meat and selling eggs, produce, and packaged meat from an on-site farm stand.

No comments

d) Consideration of the proposed Conditional Use Permit Amendment for Holly Jones / Beacon House LLC to extend the existing Conditional Use Permit issued for a group home offering residential recovery support at 159 Vine Street, zoned RM7, to include the neighboring property at 149 W Vine Street.

Danielle Antczak: Danielle Antdzak was present to speak on this item. Ms. Antdzak stated that she was a lifelong resident of Grantsville. She expressed her full support for the Beacon House and everything it represented. She emphasized that supportive housing was a vital resource for individuals who were working to rebuild their lives and stated that what Holly was doing was truly amazing. Ms. Antdzak described the effort to create a safe, stable, and empowering environment for people in need as no small task. She stated that it was inspiring to see someone so committed to making a real difference. Ms. Antdzak concluded by saying that she was excited for the additional house, the Beacon House, because she believed the community needed it.

Mark Hartman: Mark Hartman was present to speak on this item. Mr. Hartman explained that he was present not only as a professional working in the field of behavioral health and recovery but also as someone whose roots were deeply tied to the Grantsville community. He shared that he grew up in Grantsville and came from a family touched by the struggles of addiction and alcohol abuse. He stated that his parents, close relatives, and even himself had all felt the weight of those battles. He expressed pride in sharing that he was four years sober. Mr. Hartman explained that his recovery journey did not start in Grantsville. He stated that he had to leave the community because, when he needed help the most, there were no services available for him. He emphasized that there was no safe place to turn to and no resources to reach out to in Grantsville at that time. Mr. Hartman stated that today, he worked for the Beacon House and explained that it had changed the lives of many individuals. He described how he had witnessed firsthand individuals who walked through the doors of the Beacon House coming from incarceration, homelessness, and deep despair. He explained that many of them had never before had the opportunity to be in recovery. He shared that they arrived with no understanding of how to reintegrate into society, how to apply for a job, or how to rebuild broken relationships. Mr. Hartman explained that, with support, compassion, and structure, these individuals began to heal. He described how they started to show up for themselves and for their communities. He shared that some held steady jobs for the first time in their lives, others returned to school, and some were reunifying with their children. He stated that nearly all of them rediscovered something they had lost to addiction, which was their dignity. Mr. Hartman concluded by stating that the Beacon House had proven to be an important resource for the community.

e) Consideration of the proposed Conditional Use Permit for Falcon Collision and Customs / Greg Southwick to operate a car dealership at 110 North Highway 138, located in the MD zone.

Charlie McNeil: Charlie McNeil was present to speak on this item. Mr. McNeil explained that, as he had stated before, he was a local contractor and had lived his whole life on the same street in Grantsville for 62 years. Mr. McNeil explained that Greg had contacted him to be the contractor for the expansion of his business. He stated that Greg's body shop was currently busting at the seams and that he had been forced to turn business away simply because there was no room to bring in additional work. Mr. McNeil shared his opinion that the business being turned away was instead going to Tooele, allowing that city to benefit from the tax dollars and revenue. Mr. McNeil described Greg as a great guy who wanted to expand his business and, in doing so, hoped to hire five additional body mechanics. He stated his belief that it would be a great opportunity to approve the expansion for Greg. He explained that the shop was located in the industrial area of Grantsville, which he believed was already established for this type of business. Mr. McNeil stated that they had drawn up a plan and were ready to proceed with it to make the expansion work. He explained that the City was working with them on the process and that they hoped the Commission would consider approving the project. He mentioned that Greg had hoped to already be finished with the expansion and operational but recognized that the

approval process took some time, which he understood. He stated that they were still working on the plans and other requirements.

AGENDA

1. Consideration of the proposed Conditional Use Permit for Falcon Collision and Customs / Greg Southwick to operate a car dealership at 110 North Highway 138, located in the MD zone.

Greg Southwick joined the meeting via Zoom to answer questions regarding his application. Zoning Administrator Shelby Moore provided background on the item, explaining that this was a new business requiring Planning Commission approval. She said the proposal would bring in additional business activity and sales tax revenue, which would be a positive opportunity for the city. She also noted that the applicant planned to obtain a dealer license as part of the operation.

Commissioner Stirling voiced his support, saying he had no concerns and that the location was well suited for this type of business. Commissioner Sarah Moore also expressed her support and had no objections.

Vice Chair Dalton asked whether any coordination with UDOT was necessary. Shelby explained that access to the site was already established, and no new entrance improvements were needed. She added that since the property had not been subdivided, it could not be sold off separately.

Vice Chair Dalton also asked how many vehicles would be on-site. Shelby said the applicant expected to sell around five to seven vehicles per year and would also store cars on-site for body shop repairs.

Sarah Moore made a motion to recommend the approval for the Conditional Use Permit for Falcon Collision and Customs, for Greg Southwick to operate a car dealership at 110 North Highway 138, located in the MD Zone, with the following conditions: Must be current with state licensing requirements at all times, must have a current business license at all times, must stay within the parameters of the application and may not expand the use without approval, applicant shall submit a revised site plan showing designated vehicle display areas, customer parking, and traffic circulation, all signage shall comply with city code and be approved through the proper permitting process, any exterior lighting for vehicle display shall be downward-shielded and compliant with city lighting standards, vehicles for sale shall be displayed only within approved on-site display areas and shall not encroach on public rights-of-way, this permit shall be periodically reviewed administratively by the Zoning Administrator and/or if any complaints are received. 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 Conditional Use Permit for the operation of mineral extraction activities on the property located at 1831 North SR-138, within the MG-EX zone.

Chance Anderson and Jandi Carter were present to answer questions on this item. Zoning Administrator Shelby Moore provided background on the request. She explained that the access road crosses SITLA land and that both Ashlock Enterprises and the Reeder family hold easements granted by SITLA. She noted that SITLA owns the road and allows access to multiple users.

Commissioner Stirling asked where Mr. Reeder's property was located in relation to the road. Shelby pointed it out on the map and explained that the Reeder family has a prescriptive easement. She also confirmed that a locked gate farther up the canyon is not controlled by the City. That issue, she said, is between SITLA, Ashlock, and the Reeder family. She added that the road is a public access route and should remain open.

Chance Anderson explained he had spoken with SITLA about the locked gate, and SITLA expressed concerns about blocking public access. He emphasized that he had no intention of limiting access and would keep the road open, noting that it is the only public access in the area.

Commissioner Stirling asked if the operation was the same as previously approved for Morgan Asphalt and Gravel Pit. Mr. Anderson confirmed that it was and said they were continuing with the same use. He also mentioned they were considering a slight shift in the road alignment to improve safety and reduce conflicts between mining operations and other users.

Commissioner Sarah Moore said that access disputes were a legal matter outside the Planning Commission's role and expressed no concerns about the project itself.

Vice Chair Dalton asked about project phasing. Mr. Anderson explained that the entire site covers about 170 acres, and they plan to develop in 50-acre phases. Depending on market demand, the full buildout could take between five and ten years. He also asked about the reclamation bond. Mr. Anderson said a \$50,000 bond would apply to each 50-acre phase, as required by City code.

Vice Chair Dalton asked how they planned to handle dust control. Mr. Anderson said they would haul water from the City's standpipe and store it on-site. Shelby Moore confirmed that, like other users, they would purchase the water directly from the City.

Trent Stirling made a motion to recommend the approval for the Conditional Use Permit for Falcon Collision and Customs, for Greg Southwick to operate a car dealership at 110 North Highway 138, located in the MD Zone, with the following conditions: Maintain an active reclamation bond in accordance with project phasing, submit proof of all applicable state and federal permits prior to commencement, operate in strict accordance with the dust control, traffic, and

safety plans submitted, submit quarterly operations and reclamation updates to the Planning Department, provide evidence to the Community Development Department of the necessary water rights and maintain adequate water onsite, maintain an all-weather, dustless road with year-round access off of SR-138, utilize the I-80 and SR-138 north route for equipment access to the project, notify the City if continued access of more than 24 hours is needed to travel through Grantsville City Main Street, limit the area of disturbance to fifty (50) acres at a time within the parcel boundary and reclaim the land before commencing the next fifty (50) acres, obtain all necessary building permits, maintain a current business license at all times, stay within the parameters of this application and site plan, not expand the use without approval, keep the location of the current access road and maintain the access road within the parcels unobstructed, ensure the gate to the access road remains unobstructed and available to all users, comply with a Planning Commission review of this permit every five (5) years, designate Grantsville City as the point of sale for sales tax. 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. Proposed Conditional Use Permit for Kara Allen and Aubrey Durrant to own and operate Salt Mills, an event center to be located in the Barn on the property at 867 N Pheasant Run Ln., in the RR-5 zone.

Kara Allen and Aubrey Durrant were present to answer questions. Commissioner Stirling asked if they had reviewed the proposed conditions. Kara said they had not. Zoning Administrator Shelby Moore clarified that the conditions were posted online and were the same ones discussed with Aubrey earlier in the year. Kara noted she had attended that meeting remotely.

Commissioner Stirling brought up Condition 1 regarding road improvements. Shelby explained that after discussions with Public Works, Planning and Zoning, and the City Attorney, the recommendation was to pave a 26-foot-wide section of road from Vegas Street to the barn. This was meant to address concerns about dust, maintenance, and increased traffic. Aubrey had also been asked to coordinate paving as part of her Conditional Use Permit.

Kara responded that this requirement had not been part of their original CUP process and only came up through Aubrey’s application. She explained that their driveway was already paved and the parking area had been professionally graded. She asked if the City expected them to pave the entire stretch from Vegas Street to their own driveway.

Vice Chair Dalton suggested pausing discussion on the road improvement condition to return to it later. Commissioner Stirling shared concerns about the cost and fairness of the requirement,

noting that the road served multiple properties. Kara agreed and said the burden should not fall only on their project.

Commissioner Sarah Moore asked about business hours and whether the operation would comply with the 10:00 p.m. noise restriction. Kara confirmed that most events ended well before that time. Commissioner Sarah Moore also asked about exterior lighting and its potential impact on neighbors. Kara explained that the barn sat about 215 feet from the closest home, was shielded by shipping containers, and they preferred to maintain a rural, dark-sky atmosphere. Lighting would only be added for safety, if needed. Commissioner Moore asked if any dark-sky requirements had been communicated, and Kara said they had not.

Vice Chair Dalton asked about prior code compliance issues. Kara said they had four fire inspections, reversed door swings, added extinguishers and exit signs, and received a final occupancy approval of 208 from Building Inspector Andy. They also installed an ADA-compliant bathroom and accessible parking.

Commissioner Sarah Moore asked about a previously mentioned 120-person limit. Shelby clarified that this number came from the original business description and would be updated to reflect the approved 208 occupancy, and was waiting on Andy to determine that. Kara stated that the occupancy sign of 208 was posted on the wall during the inspection.

Vice Chair Dalton raised questions about parking and whether cars might overflow onto the street. Kara said they had several parking areas they had rolled and road base put down, and there is an additional pasture area that could be converted for parking if needed. She estimated the main lot to be about 300 by 150 to 200 feet and said they would provide signage or staff to manage traffic at future events.

Vice Chair Dalton returned to the road issue and said applicants should not be held responsible for improvements that should have been addressed at the time of subdivision approval. Shelby referenced Note 4 on the recorded plat, which allows the City to request sidewalks, curb, gutter, or other specified improvements with 90 days' notice. She confirmed that no such notice had been given.

Kara questioned whether developers had originally accepted that responsibility and whether it was fair to require it now. Shelby clarified that each lot owner would be responsible for improvements along their own frontage. Kara pointed out that Aubrey's lot was not part of the same subdivision, so only a portion of the road would end up paved. She asked if the City would consider helping with the cost. Shelby said development records would need to be reviewed.

Vice Chair Dalton asked Attorney Barker for legal input on Condition 1. Attorney Barker explained that under CUP law, the City may impose conditions to address real, documented impacts like dust, traffic, or road damage, but those conditions must align with City policy and

be supported by facts. He said requiring paving or dustless surfaces could be appropriate if tied to the use, but enforcing the plat note was a separate issue that did not need to be part of the CUP conditions.

Commissioner Stirling asked if the plat's reference to sidewalks, curb, and gutter included paving. Attorney Barker said the phrase "other specified improvements" might allow that interpretation, but paving was not directly listed.

Kara expressed concern that the City had not maintained the gravel road and said it felt unreasonable to expect private owners to upgrade it. Vice Chair Dalton agreed and said he did not support the paving requirement, adding that the City should have addressed it nine years ago when the subdivision was approved.

Kara asked whether the City would apply that enforcement equally to all lots or on a case-by-case basis. Shelby said each lot would be responsible for improvements along their own frontage.

Commissioner Stirling asked about a pool on the property. Kara said it was covered and locked. Commissioner Sarah Moore supported removing the paving condition but reminded everyone that nuisance complaints could trigger permit reviews in the future and might affect others in the area.

Derek Dalton made a motion to recommend the approval for the Conditional Use Permit for Kara Allen and Aubrey Durrant to own and operate Salt Mills, an event center to be located in the Barn on the property at 867 N Pheasant Run Ln., in the RR-5 zone, with the following conditions: All events must conclude by 10:00 p.m. and comply with the City's noise ordinance at all times, the number of guests shall not exceed 208 persons at any given time, cleaning supplies shall be limited to residential-type chemicals not exceeding one gallon per substance and stored in a secured area, on-site parking must be maintained and kept clear of obstructions with adequate signage and lighting as needed to ensure orderly parking and egress, all parking shall meet ADA compliance, while no formal limit is placed on event frequency the City may revisit this permit if parking, traffic, or noise impacts exceed anticipated levels, the applicant shall obtain an approved inspection from the building department and fire department prior to commencing any further business, must have a current business license at all times, may not expand the use without approval, any complaints received by Grantsville City may result in a review of this Conditional Use Permit which could lead to revocation. Trent Stirling seconded the motion. The vote is as follows: Trent Stirling "Aye," Sarah Moore "Aye," Derek Dalton "Aye." The motion was carried unanimously.

4. Proposed Conditional Use Permit for Patrick and Savannah Taylor to operate Taylor Traditions Farm, a home-based business at 553 E Nygreen Street in the RR-1 zone,

including raising chickens and pigs for meat and selling eggs, produce, and packaged meat from an on-site farm stand.

Patrick and Savannah Taylor were present to answer questions on this item. Patrick Taylor explained that they planned to raise meat chickens and would follow USDA inspection requirements. Savannah Taylor added that they also intended to raise a small number of pasture pigs, keep a laying flock for eggs, and operate a U-pick garden under one acre in size. Some produce would be available for public picking, while other crops would be harvested and sold at the farm stand.

Vice Chair Dalton confirmed the location of the property and the field behind it. He asked how many animals they planned to have at one time. Patrick said they would have up to 75 laying hens and raise up to 200 meat chickens per year in rotating cycles. Savannah explained they would order 100 to 150 chicks at a time from a mobile poultry supplier and butcher. The chicks would be brooded in the barn for two weeks, then moved to chicken tractors in the pasture, which would be relocated daily.

Patrick also described their pasture pig operation. They had three sows that would produce litters for meat production. Commissioner Sarah Moore asked about USDA certification. Savannah responded that they were registered with both the USDA for poultry inspection and the Utah Department of Agriculture and Food (UDAF) for egg production. She said poultry would be processed on-site under USDA inspection, while pigs would be processed off-site at an approved facility.

Savannah noted that the farm stand would be a canopy-style structure placed in front of the garden area, just east of the old arena on the property. Vice Chair Dalton asked about parking and access from Nygreen Road. Savannah said there was space for several cars in front and additional parking behind the house.

Commissioner Stirling asked Zoning Administrator Shelby Moore about animal allowances for the lot. Shelby explained that under city code, the property could accommodate up to 240 full-grown chickens and four breeding pigs. She clarified that piglets under six months old were not counted toward the total. Because meat chickens would be processed before six months of age, they would not exceed the allowed animal unit count. Commissioner Stirling confirmed this meant they could raise up to 240 chickens at a time, depending on the cycle schedule.

He also asked about odor control. Patrick said that pasture-raised chickens housed in mobile tractors do not produce strong odors because their waste is naturally absorbed into the soil as the tractors are moved daily. Savannah added that the rotation system prevents waste buildup and essentially acts as a natural fertilization method. She also pointed out that neighboring properties already kept cows, contributing to the area's agricultural character.

Vice Chair Dalton commented that the area seemed well suited for this type of operation but noted that future changes to surrounding uses could affect compatibility. He asked how many chicken tractors they had and how many birds each could hold. Savannah said they had two to three tractors, each housing 50 to 100 birds, which allowed for sufficient space and easy movement. She explained the system was designed to make the most of the pasture and limit the need for supplemental feed. Patrick noted that they typically wrapped up poultry operations by late summer due to limited availability of processing, with most activity occurring between June and September.

Vice Chair Dalton asked if any public comments had been submitted. Shelby Moore confirmed there were none.

Commissioner Sarah Moore followed up on USDA inspections. Savannah said inspectors visit the site during the processing season to evaluate the birds' condition, their living environment, and storage practices. These inspections are repeated as necessary. She added that the pork would not be USDA inspected on-site because processing would occur at a licensed off-site facility.

Sarah Moore made a motion to recommend the approval for the conditional Use Permit for Patrick and Savannah Taylor to operate Taylor Traditions Farm, a home-based business at 553 E Nygreen Street in the RR-1 zone, including raising chickens and pigs for meat and selling eggs, produce, and packaged meat from an on-site farm stand with the following conditions: Compliance with Section 14.6 animal area requirements, the number of animals shall not exceed the parcel's capacity under current code, farm stand operations must not cause on-street parking issues, all products sold must comply with local and state health and food safety codes, no signage or lighting that disrupts the residential character of the area, applicant must obtain USDA and UDAF inspections and remain in compliance prior to selling any animal products or perishable items, all animals must be kept at least 100 feet from any structures including neighboring buildings, proper sanitation and management practices must be implemented to minimize fly populations and maintain a clean environment, must maintain a valid Business License, this permit shall be periodically reviewed administratively by the Zoning Administrator and/or if any complaints are received. The vote is as follows: Trent Stirling "Aye," Sarah Moore "Aye," Derek Dalton "Aye." The motion was carried unanimously.

5. Consideration of the proposed Conditional Use Permit Amendment for Holly Jones / Beacon House LLC to extend the existing Conditional Use Permit issued for a group home offering residential recovery support at 159 Vine Street, zoned RM-7, to include the neighboring property at 149 W Vine Street.

Holly Jones was present to answer questions on this item. She explained that 159 West Vine is currently operating as a supportive housing facility for women, providing permanent housing for those needing assistance to gain independence. She stated that the proposed expansion to the adjoining property at 149 West Vine would allow them to house up to 24 women total, 12 at each location.

Vice Chair Dalton asked Zoning Administrator Shelby Moore whether there had been any complaints or issues with the existing conditional use permit. Shelby confirmed there had been no complaints and noted she had checked with the police department. She also reported that one public comment had been received in support of the expansion.

Vice Chair Dalton asked Attorney Barker if the city's three-quarter mile separation requirement for group homes and transitional treatment facilities applied, given that the properties had separate addresses. Attorney Barker confirmed that the requirement did apply but explained that the applicant had submitted a request for a reasonable accommodation under the Fair Housing Act. He stated that the request was appropriate since the properties are adjacent and function as a unified campus.

Vice Chair Dalton said he had anticipated complaints when the original permit was issued and expressed his appreciation that the facility had been well received by the community. Holly Jones acknowledged that there had been significant opposition at the time of the original approval, largely due to stigma. However, she said that public perception had shifted thanks to education and positive interactions with the residents. She shared that some neighbors who were initially opposed had since become supportive and even apologized for their earlier concerns.

Commissioner Stirling said he had experience working in similar facilities and supported the proposed expansion. He asked if staff were on-site at all times. Holly confirmed that the facility is staffed 24 hours a day and employs licensed on-call therapists. She added that they serve individuals with a range of disabilities, including substance use disorders, autism, serious mental illness (SMI), and traumatic brain injuries (TBI).

Commissioner Sarah Moore asked about the applicant's involvement in addressing local homelessness. Holly confirmed that she serves on several local boards and works closely with the Tooele County Housing Authority. Commissioner Sarah Moore expressed her support and said she had no concerns.

Trent Stirling made a motion to recommend the approval Consideration of the proposed Conditional Use Permit Amendment for Holly Jones / Beacon House LLC to extend the existing Conditional Use Permit issued for a group home offering residential recovery support at 159 Vine Street, zoned RM-7, to include the neighboring property at 149 W Vine Street, with the following conditions: The use at 149 W Vine Street shall be limited to recovery support services consistent with

those approved for 159 Vine Street, the applicant shall maintain all required licenses and approvals from the Utah Department of Human Services or other applicable regulatory agencies, no exterior modifications to the residential character of the property may occur without prior review and approval, any increase in resident capacity or staffing levels that materially changes the scope of operations shall be brought back for review, on-site parking shall continue to meet city standards, the applicant shall meet the minimum square footage requirements governed by the Department of Health and Human Services (DHHS) Residential Support Programs (Rule R501-1). Sarah Moore seconded the motion. The vote is as follows: Trent Stirling “Aye,” Sarah Moore “Aye,” Derek Dalton “Aye.” The motion was carried unanimously.

6. Approval of minutes from the January 16, 2025 Planning Commission Regular Minutes.

Derek Dalton made a motion to approve the minutes from the January 16, 2025 Planning Commission Regular Meeting. Trent Stirling seconded the motion. The vote is as follows: Trent Stirling “Aye,” Sarah Moore “Aye,” Derek Dalton “Aye.” The motion was carried unanimously.

7. Approval of minutes from the March 6, 2025 Planning Commission Regular Minutes.

Derek Dalton made a motion to approve the minutes from the March 6, 2025 Planning Commission Regular Meeting. Trent Stirling seconded the motion. The vote is as follows: Trent Stirling “Aye,” Sarah Moore “Aye,” Derek Dalton “Aye.” The motion was carried unanimously.

8. Approval of minutes from the March 20, 2025 Planning Commission Regular Meeting.

Derek Dalton made a motion to approve the minutes from the March 20, 2025 Planning Commission Regular Meeting. Trent Stirling seconded the motion. The vote is as follows: Trent Stirling “Aye,” Sarah Moore “Aye,” Derek Dalton “Aye.” The motion was carried unanimously.

9. Consideration of the Letter of Attestation for the Grantsville Infrastructure and Economic Development Project.

Zoning Administrator Shelby Moore explained that the letter was a Planning Commission recommendation supporting the project at Matthews Lane and Durfee Street, which is required for the city’s grant application. She noted that the city was initially awarded \$320,000, which later increased to about \$345,000, and said the city plans to reapply this fall for an additional \$600,000. Commissioner Sarah Moore confirmed that the new funding would be in addition to the original award, and Shelby agreed.

Vice Chair Dalton asked about the next steps. Shelby confirmed that the item would go to the City Council and that he would need to sign the attestation.

Derek Dalton made a motion to recommend the approval for the Consideration of the Letter of Attestation for the Grantsville Infrastructure and Economic Development Project. Trent Stirling seconded the motion. The vote is as follows: Trent Stirling “Aye,” Sarah Moore “Aye,” Derek Dalton “Aye.” The motion was carried unanimously.

10. Report from Zoning Administrator

Nothing to report.

11. Open Forum for Planning Commissioners.

Nothing to report.

12. City Council

Nothing to report.

13. Adjourn.

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

Action Summary:

Agenda Item	Item Description	Action
#1	Consideration for the proposed deviation from the RM-7 maximum building coverage: a variance request to increase the allowable coverage from 20% to 25.35%, a difference of 642 sq. ft, for the property located at 43 South Mustang Way. The request also includes approval to construct a shed that encroaches upon a public easement.	Approved
#2	Approval of the Wells Crossing Phase 7 Final Plans	Approved
#3	Concept plan for the Arbon Acres Subdivision.	Discussed
#4	Approval of Planning Commission Regular Minutes a. April 3, 2025 b. April 17, 2025 c. May 1, 2025	Approved

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

Commission Members Present: Vice Chair Derek Dalton, Sarah Moore, Deborah Dwyer

On Zoom:

Commission Members Absent:

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

On Zoom: Shay Stark, consultant with Aqua Engineering

Citizens and Guests Present: Taylor Alvarez, Taylor Anderson, Todd castagno, Brad Orgill, Joseph Martinez

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, July 17, 2025 at 429 East Main Street, Grantsville, UT 84029. The agenda is as follows:

ROLL CALL

PLEDGE OF ALLEGIANCE

PUBLIC HEARING

AGENDA

1. Consideration for the proposed deviation from the RM-7 maximum building coverage: a variance request to increase the allowable coverage from 20% to 25.35%, a difference of 642 sq. ft, for the property located at 43 South Mustang Way. The request also includes approval to construct a shed that encroaches upon a public easement.

Jessica with Kong Sheds was present to answer questions on this item. Zoning Administrator Shelby Moore explained that the applicant was seeking two approvals for the property at 433 South Mustang Way: a variance to increase the maximum building coverage in the RM-7 zone from 20 percent to 25.35 percent (an increase of 642 square feet), and an appeal of the denial to build into the public utility easement. Shelby noted that all utility providers except Grantsville City Public Works had approved the easement encroachment. Public Works denied it in order to preserve long-term utility access. She clarified that the proposed encroachment was minor, at approximately one foot, but if approved, the homeowner would assume full responsibility if the area needed to be accessed in the future.

Vice Chair Dalton asked why the lot coverage limit was being exceeded. Shelby responded that the lot was small. Jessica explained that the neighboring property had a similar-sized shop and that they had already obtained encroachment waivers from all other utility companies. She said the shed could be reduced in size if needed, depending on final setback requirements. Shelby noted that lot coverage variances typically go to the Board of Adjustment, but both items were brought to the Planning Commission to streamline the review process.

Commissioner Sarah Moore acknowledged the tight lot but expressed concern about maintaining the north-side easement. Jessica confirmed they had spoken with Christy from Public Works and were willing to revise the shed design to avoid that easement. Jessica also clarified that an open-roof porch shown on the plan could be pulled back to comply. Commissioner Sarah Moore suggested allowing encroachment on the east side, where waivers had been granted, while preserving the required setback on the north. Shelby confirmed that a 7.5-foot setback applied to both the rear and side yards.

Commissioner Sarah Moore asked if there would be utilities ran to the shed. Jessica confirmed the shed would not include utilities and would be used strictly for storage. Vice Chair Dalton asked whether there were existing utilities in the easement. Shelby said there were not, but a neighboring structure already encroached into the same easement, which could create complications if service lines were ever needed. She noted that the layout made utility installation difficult due to the tight turns and limited space.

City Council Member Rhett Butler asked how far the proposed shed would be from the adjacent building. Jessica estimated about four feet. Mr. Butler raised a potential fire code concern, noting the close proximity. Vice Chair Dalton observed that a fire-rated wall was included in the design. Jessica confirmed that such walls are typically required when a structure is within five feet of a property line, but not necessarily when two buildings are close together. If they adhered to the 7.5-foot setback, a firewall would not be required.

Commissioner Dwyer said she was initially inclined to support the request given the absence of utilities and had no further questions. Commissioner Sarah Moore remarked that the neighboring garage appeared close to the property line and likely lacked a permit or fire-rated wall. Jessica estimated that structure was about three and a half feet from the rear property line and said the proposed shed, if revised, would be farther away.

Vice Chair Dalton stated he supported the variance and appeal, citing the small lot size and the low likelihood that the easement would be needed. Commissioner Sarah Moore recommended a minimum five-foot setback for fire safety. Shelby confirmed the current design showed a distance of 3.9 feet and that the applicant would need to scale back slightly. Jessica asked whether a firewall would still be required with a five-foot setback. Shelby stated that building code would determine that, but the Commission could impose the setback as a condition. Jessica added that the homeowner intended to use the outdoor covered porch area for smoking meat, rather than the interior of the shed.

Derek Dalton made a motion to recommend approval of the proposed deviation from the RM-7 maximum building coverage: a variance request to increase the allowable coverage from 20% to 25.35%, a difference of 642 square feet, for the property located at 43 South Mustang Way. The request also includes approval to construct a shed that encroaches upon a public easement, with the condition that the structure must be set back five feet from the property line. Sarah Moore seconded the motion. The vote was as follows: Sarah Moore “Aye,” Deborah Dwyer “Aye,” Derek Dalton “Aye.” The motion was carried unanimously.

2. Approval of the Wells Crossing Phase 7 Final Plans.

Zoning Administrator Shelby Moore explained that final plans are not typically reviewed by the Planning Commission, but due to four uniquely shaped lots in this phase, standard rear yard setbacks did not apply cleanly. She stated that during Development Review Committee (DRC) discussions, it was determined that Planning Commission approval would be necessary to adjust the interpretation of rear and side yard setbacks for those specific lots. Shelby displayed diagrams illustrating that the applicants were requesting to retain the required setback dimensions (30 feet for the rear yard and 15 feet for the side yard) but to switch the application of those setbacks to better align with the lot orientation. This adjustment would apply only to the four affected lots.

Vice Chair Dalton reviewed the diagrams and stated he saw no issue with the proposed adjustment. He acknowledged that the lots were difficult to work with and that, without the adjustment, they may not be usable. Commissioner Sarah Moore and Commissioner Dwyer also confirmed they had no concerns with the proposal.

Derek Dalton made a motion to recommend approval of the Wells Crossing Phase 7 Final Plans, with the following conditions: all structures must comply with the required setback dimensions as outlined in the zoning ordinance, and the final plat must clearly show building envelopes that reflect the approved orientation. Sarah Moore seconded the motion. The vote was as follows: Sarah Moore “Aye,” Deborah Dwyer “Aye,” Derek Dalton “Aye.” The motion was carried unanimously.

3. Concept plan for the Arbon Acres Subdivision..

Zoning Administrator Shelby Moore introduced a concept plan discussion for a proposed subdivision in the R-1-21 zone. She stated that the proposal met all zoning requirements, including minimum lot sizes, road widths, and other applicable development standards. She confirmed there were no deviations requested and no issues from a zoning standpoint.

Todd Castagno and Brad Orgill were present to answer questions on this item. Todd stated that they were not requesting any variances or exceptions and were presenting the concept plan to receive early feedback from the Planning Commission. He noted that the subdivision was intended to be straightforward and code-compliant, and that more detailed engineering would follow to ensure compliance with technical requirements.

Vice Chair Dalton asked where the driveway would be located for Lot 105. Shelby Moore pointed out the proposed location. Vice Chair Dalton then asked whether Cranberry Street would be extended through the property. Shelby clarified that it would not, as existing homes blocked that route. Instead, Lot 105 would be accessed via a small knuckle at the end of Cranberry Street.

Vice Chair Dalton confirmed that all widths and road standards were compliant. Todd reiterated that the site plan was conceptual, and final engineering would confirm slopes, angles, and utility

connections. Shelby added that curb, gutter, and sidewalk would be extended continuously along the subdivision frontage and around the corner.

Vice Chair Dalton asked whether a nearby gap parcel was part of the development. Todd responded that it was not and was owned separately. City Council Member Rhett Butler noted that the parcel had been discussed extensively by the City Council. Todd elaborated that the property's owner had passed away roughly five to six years ago and taxes had not been paid in the past three years. He anticipated that the parcel might go to tax sale in the fifth year, at which point it might be acquired by the city.

Todd confirmed they would proceed to engineering and continue working with city staff to prepare a final submittal. Vice Chair Dalton concluded the discussion by noting it was only a concept review and no formal action was needed.

Item discussed.

4. Approval of Planning Commission Regular Minutes

Sarah Moore made a motion to approve the Planning Commission Regular Meeting Minutes from April 3, 2025. Deborah Dwyer seconded the motion. The vote was as follows: Sarah Moore "Aye," Deborah Dwyer "Aye," Derek Dalton "Aye." The motion was carried unanimously.

Sarah Moore made a motion to approve the Planning Commission Regular Meeting Minutes from April 17, 2025. Deborah Dwyer seconded the motion. The vote was as follows: Sarah Moore "Aye," Deborah Dwyer "Aye," Derek Dalton "Aye." The motion was carried unanimously.

Sarah Moore made a motion to approve the Planning Commission Regular Meeting Minutes from May 1, 2025. Deborah Dwyer seconded the motion. The vote was as follows: Sarah Moore "Aye," Deborah Dwyer "Aye," Derek Dalton "Aye." The motion was carried unanimously.

5. Report from Zoning Administrator

Zoning Administrator Shelby Moore noted that the city's current code language regarding side yard setbacks, specifically the five- and fifteen-foot requirement, is vague and could lead to inconsistent interpretation. She explained that the code should be clarified to indicate whether one side must meet a specific setback, such as seven and a half feet on one side and fifteen on the other, or if the combined total simply needs to equal a certain amount. Shelby stated that a proposed clarification or revision would be brought forward in the near future.

6. Open Forum for Planning Commissioners.

Commissioner Sarah Moore stated she had nothing further to report. Commissioner Dwyer also confirmed she had no additional comments. Vice Chair Dalton welcomed Commissioner Dwyer to the Planning Commission and noted that a new alternate had also been appointed.

7. Report from City Council.

City Council Member Rhett Butler provided a recap of the recent special meeting held the previous Wednesday. He noted that the Planning Commission had denied the President's Park request, but the City Council approved a portion of it, including a reduction in driveway setbacks from 40 feet to 30 feet. He explained that although the Council did not approve the full proposal, they offered direction regarding the integration of single-family homes alongside rear-loaded and front-loaded townhomes. He acknowledged the Planning Commission's prior discussion about density concerns and said those comments helped shape the Council's decisions.

He also discussed the Council's approach to lot sizes within the development, clarifying that while the base minimum remains 14,500 square feet, the Council approved a 10% flexibility allowance within specific phases. This would help avoid oddly shaped or unusable lots like those seen in previous proposals.

Vice Chair Dalton commented that the Council's discussion was productive and brought in additional considerations not raised during Planning Commission review. He emphasized the importance of multiple reviewing bodies offering different perspectives and hoped the applicant would return with a revised plan that addressed everyone's concerns.

City Council Member Rhett Butler added that while the City Council technically has authority to overrule Planning Commission recommendations, their preference is to work collaboratively and ensure decisions are transparent and well-explained. He noted that only three council members were present during the recent vote and expressed discomfort making significant density decisions without full council participation.

8. Adjourn.

Deborah Dwyer made a motion to adjourn. Sarah Moore seconded the motion. The vote was as follows: Sarah Moore "Aye," Deborah Dwyer "Aye," Derek Dalton "Aye." The motion was carried unanimously. The meeting adjourned at 7:34 p.m.

AGENDA ITEM #4

Election of Planning Commission Officers.

AGENDA ITEM #5

Report from Zoning Administrator.

AGENDA ITEM #6

Open Forum for Planning Commissioners

AGENDA ITEM #7

Report from City Council.

AGENDA ITEM #8

Adjourn.