

PUBLIC NOTICE

The Grantsville City Planning Commission will hold a Regular Meeting at 7:00 p.m. on Thursday, September 4, 2025 at 429 East Main Street, Grantsville, UT 84029. The agenda is as follows:

ROLL CALL

PLEDGE OF ALLEGEANCE

PUBLIC HEARING

- a) Consideration of a proposed Conditional Use Permit for Spencer Ostler to own and operate Spence Rents, an equipment rental business located at 40 E Main Street in the CS zone.

AGENDA

1. Consideration of a proposed Conditional Use Permit for Spencer Ostler to own and operate Spence Rents, an equipment rental business located at 40 E Main Street in the CS zone.
2. Consideration of the appeal by Enrich Christley regarding the Planning and Zoning Administrator's decision to deny the request to build a garage that encroaches into the Public Utility & Drainage Easement (PU&DE), located at approximately 58 N Barbed Wire Circle, in the RM-7 (Residential Multi-Family) zone.
3. Approval of minutes from the August 7, 2025, and the August 21, 2025 Planning Commission Regular Meetings.
4. Election of the 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



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meeting.**

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<https://us02web.zoom.us/j/87478721752>

Meeting ID: 874 7872 1752

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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

September 4, 2025

Public Hearing

Consideration of a proposed Conditional Use Permit for Spencer Ostler to own and operate Spence Rents, an equipment rental business located at 40 E Main Street in the CS zone.

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 September 4, 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 a proposed Conditional Use Permit for Spencer Ostler to own and operate Spence Rents, an equipment rental business located at 40 E Main Street in the CS zone.**

You can view a copy of the agenda and packet online by 5:00 p.m. on August 28, 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 September 3, 2025.**

Dated this 22nd day of August, 2025.



**BY ORDER OF THE GRANTSVILLE
PLANNING COMMISSION**

Shelby Moore
Zoning Administrator

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Grantsville City Planning Commission

September 4, 2025

Public Hearing

Consideration of the appeal by Enrich Christely regarding the Planning and Zoning Administrator's decision to deny the request to build a garage that encroaches into the Public Utility Easement, located at approximately 58 N. Barbed Wire Circle in the RM-7 zone.

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 September 4, 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 the appeal by Enrich Christely regarding the Planning and Zoning Administrator's decision to deny the request to build a garage that encroaches into the Public Utility Easement, located at approximately 58 N. Barbed Wire Circle in the RM-7 zone.**

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AGENDA ITEM #1

Consideration of a proposed Conditional Use Permit for Spencer Ostler to own and operate Spence Rents, an equipment rental business located at 40 E. Main Street in the CS zone.



Grantsville City Staff Report

Meeting Date: September 9th, 2025

Public Hearing Date: September 9th, 2025

Address: 40 East Main Street

Parcel Number: 01-109-0-0029

Agenda Item:

Consideration of a proposed Conditional Use Permit for Spencer Ostler to own and operate “Spence Rents,” an equipment rental business located at 40 E Main Street in the CS (Commercial Shopping) zone.

Background and Application History

Spencer Ostler submitted an application for a Conditional Use Permit (CUP) to operate an equipment rental business, *Spence Rents*, at 40 E Main Street. The property is located within the **CS (Commercial Shopping)** zoning district and is currently developed with a residential structure.

When this application was first reviewed, staff identified ambiguity regarding the use classification. The Grantsville Land Use Management & Development Code lists **“Equipment Rental (indoor and outdoor)”** as a permitted use within the CS zone. However, the Code does not explicitly define the difference between equipment rental for small tools/events versus heavy construction equipment rentals.

The Contracted City Attorney reviewed this matter and provided the following interpretation:

“I don’t see any definitions for those uses, so it is up for interpretation. If it’s clearly heavy equipment rental, it’s not permitted. Are they saying it’s permitted under ‘equipment rental (indoor and outdoor)’ , but the city is taking the position it’s heavy equipment rental?”

There is clearly a difference between event and tool rental (i.e. up to lawnmowers or snowblowers) vs construction machinery rental (excavation, light towers, trucks).

*** 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.



Therefore, while smaller-scale equipment rental (such as tools, lawnmowers, trailers) would fit under the permitted use, larger-scale construction machinery rental is not a listed use and therefore prohibited.

Analysis of Application

1. Zoning & Use Classification

- **Zone:** CS – Commercial Shopping District.
 - **Permitted Use:** Equipment rental (indoor and outdoor).
 - **Not Permitted:** Heavy equipment rental.
 - **Staff Comment:** If the proposed business model includes excavators, large trucks, or industrial-scale equipment, it may not be permissible. If limited to tools, small trailers, and light machinery, it may fit under permitted use so long as a structure is not built and adequate parking is provided.
-

2. Nonconforming Lot Status

- **Lot Size:** 0.22 acres (9,583.2 sq. ft.).
- **Minimum Lot Size (CS Zone):** 60,000 sq. ft.
- **Legal Status:** This property is a **legal nonconforming lot** under **Chapter 5 of the Grantsville Land Use Ordinance**.
 - **Section 5.12** states that lawful nonconforming lots may continue to exist; however, any new construction or changes must comply with current zoning regulations.
 - The Building Department has confirmed that because the lot size is substantially below the minimum requirement, new commercial building permits for structures such as a shop would not be approvable under current standards.

Interpretation:

The lot may continue to be used in its existing configuration. However, intensification of use or the construction of additional nonconforming structures would not be allowed. This constrains the applicant's ability to expand facilities for the business beyond the existing primary building.

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3. Access

- The site plan proposes a **secondary access to Main Street.**
 - Main Street is a **UDOT-controlled right-of-way.**
 - **This does not meet UDOTS access requirements:** Access must be from the existing driveway.
-

4. Setback and Building Placement

- **Section 4.8 & 4.9:** Yard and open space regulations prohibit accessory buildings in the front yard.
 - **Accessory buildings are permitted only in the rear yard.**
 - **Proposed shop placement in front yard is not permitted.**
-

5. Parking & Loading

- **Chapter 6 – Off-Street Parking and Loading:**
Requires **2.1 spaces per 1,000 sq. ft.** of floor area.
 - Site plan does not clearly designate parking for:
 - Customers
 - Business vehicles/equipment
 - Existing residence
 - Loading/unloading of equipment
-

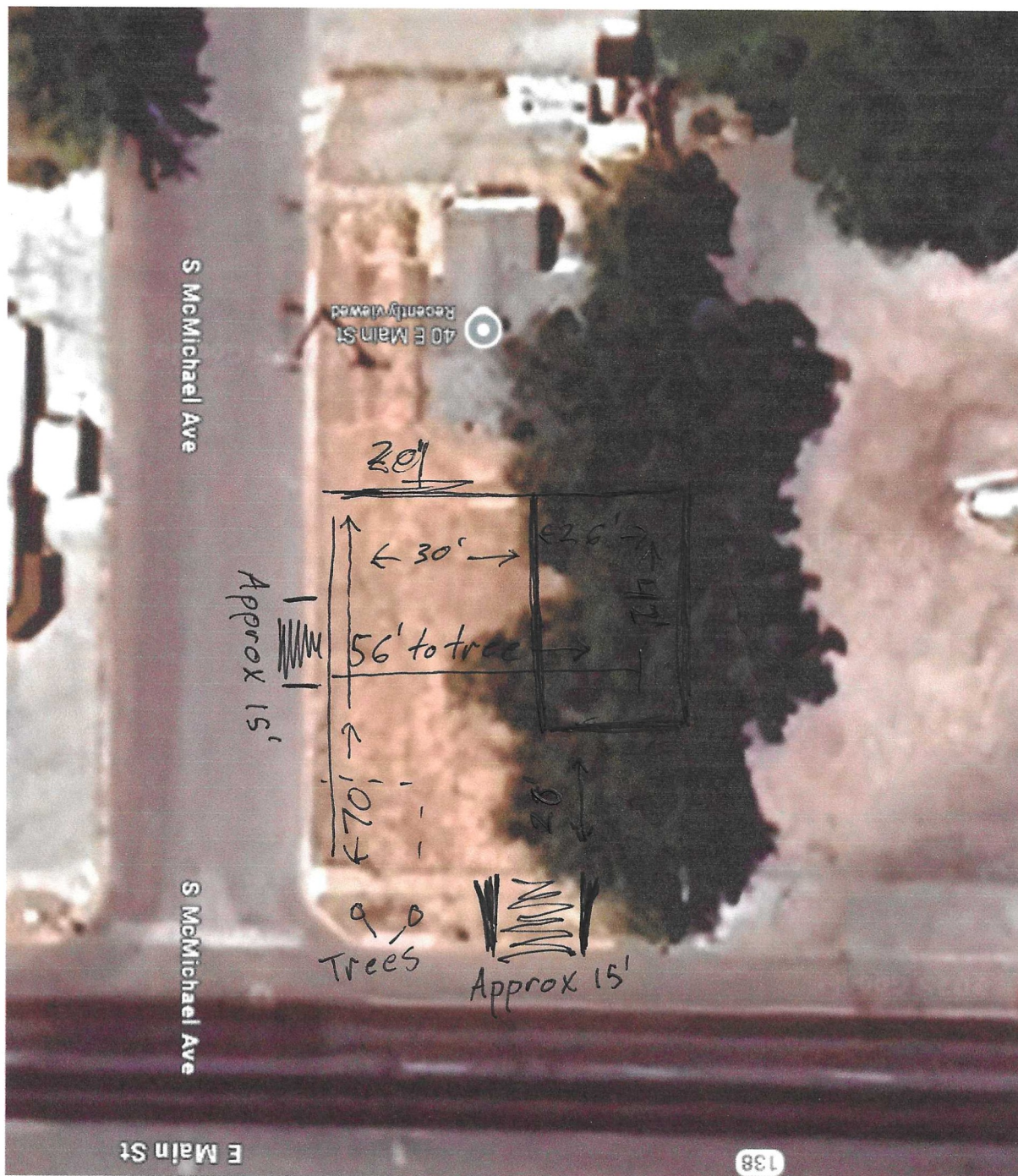
Findings

1. The property is zoned CS, which allows equipment rental (indoor and outdoor), but **heavy equipment rental is not permitted.**
2. The lot is a legal nonconforming lot under Chapter 5 and is restricted from new development that does not conform to current standards.
3. The proposed site plan does not comply with access restrictions, setback rules, or parking/loading requirements.
4. The scope of equipment rental does not meet Code requirements.

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26'x42' Metal Storage/Garage along tree line
Can move 2' closer to House if we need 30'



S McMichael Ave

trees will be cut
back to regrow
shorter and
rounder

zero-scaped park
strip

2 building
structures
w/ cement
supports
for storage

fenced in area

fenced separating
home w/
landscaped yard

S McMichael Ave

CLARK ST



PEACH ST

BEACHAM
AVE

PLUM ST

CMICHAEL

AVE

RRIS ST

DESERVA
CIR

Spence Rents Conditional Use Application

Applicant Information:

- **Name:** Spencer Ostler
- **Address:** 79 N Hale St, Grantsville, UT 84029
- **Telephone Number:** 435-268-9392
- **Interest in the Property:** As Sole Proprietor of Spence Rents, I propose to utilize this property for the secure storage and remote management of mini-excavation and skid-steer equipment. This plan includes placing a 26'x42' metal storage garage along the treeline. Our business operates exclusively through web and phone rentals, with equipment delivered directly to clients. To enhance property aesthetics and environmental benefits, we'll be zero-scaping the park strip with local, bee-friendly plants. Additionally, existing trees will be completely trimmed to encourage younger growth and improve shade coverage on the property.
- **Hours of operation:** Via telephone, business hours will be subject to Mon-Fri in the hours between 8 am to 5 pm, while the website will have 24/7 availability for customer service interaction with a reasonable timeframe from inquiry to response.
- **On-site personnel:** Spencer Ostler and Linsey Gavin-Ostler.
- **Equipment available for rent:** Mini 1 ton excavator, mini skid-steer, and Mini hydraulic track dumper. All options will fall into the category of mini, as the business mission is to offer customers options that fit into their budget and their comfort.

Owner Information:

- **Owner's Name:** Linsey Gavin-Ostler
- **Address:** 79 N Hale St, Grantsville, UT 84029
- **Telephone Number:** 435-224-8076
- **Owner's Signed Consent:** (To be provided with the formal application submission)

Subject Property Street Address:

- 40 E Main St, Grantsville, UT 84029



Phone: 435-884-1674
Web: Grantsvilleut.gov
ADD: 336 W Main Street

Subject: Conditional Use Permit Application – Spence Rents (40 E Main Street):
Zoning and Site Plan Review.

Linsey and Spencer,

Following a comprehensive review of your Conditional Use Permit application for Spence Rents, located at 40 E Main Street, several items of concern have been identified and are outlined below.

- **Nonconforming Lot:** This property is zoned C-S. The minimum lot size for this zone is 60,000 sq. ft., while this property is only 0.22 acres (9,583.2 sq. ft.). In accordance with the [Grantsville Land Use Ordinance Section 5.12](#), this makes it a legal non-conforming lot, and any future use must comply with current ordinances. As a result, the Grantsville Building Department would not be able to issue a permit for the proposed shop.
- **Secondary Access:** The site plan also reflects a secondary access connection to Main Street. Secondary access from Main Street is within a UDOT right-of-way, and access from this location is not permitted.
- **Accessory Building Setback Requirements:** In accordance with the [Grantsville Land Use Ordinance Sections 4.8 and 4.9](#), state that yard or open space cannot be used for building construction, and that accessory buildings are permitted only in rear yards. The ordinance also distinguishes between main and accessory buildings in side and rear yards, as “Rear Yard for Accessory Buildings” and “Side Yard for Main Buildings” are listed separately. In the front yard, only a single setback is specified with no reference to accessory buildings; therefore, such structures are not permitted in this area.



Phone: 435-884-1674
Web: Grantsvilleut.gov
ADD: 336 W Main Street

- **Clear View of Intersecting Streets:** The site plan shows two trees located within the park strip of a corner lot, specifically within the designated clear-view triangle. In accordance with the [Grantsville Land Use Ordinance Section 4.16 – Clear View of Intersecting Streets](#), a clear-view area must be maintained at all street intersections, whether public or private, for the purpose of ensuring adequate visibility of vehicular and pedestrian traffic. These clear-view provisions are considered life-safety standards and take precedence over any conflicting provisions within the Code.
- **Parking:** The submitted site plan does not adequately address parking for equipment, property owners, or the existing home, nor does it indicate designated areas for loading and unloading equipment. In accordance with the [Grantsville Land Use Ordinance Chapter 6, Off- Street Parking and Loading](#), the requirement is 2.1 spaces per 1,000 square feet of floor area.

Please note that this letter is intended to inform you of items identified during the review process and will be included in the materials presented to the Planning Commission for consideration. Should you have any questions or require further clarification, please do not hesitate to contact our office by emailing nackman@grantsvilleut.gov or call 435-884-1674.

Dated this 20th day of August, 2025.

Sincerely,

Shelby Moore
Planning and Zoning Administrator

4.8 Yard Space For One Building Only

No required yard or other open space around an existing building or which is hereafter provided around any building for the purpose of complying with the provisions of this Code shall be considered as providing a yard or open space for any other building; nor shall any yard or other required open space on an adjoining lot be considered as providing a yard or open space on a lot whereon a building is to be erected or established.

4.9 Yards To Be Unobstructed - Exceptions

Every part of a required yard shall be open to the sky, unobstructed except for permitted accessory buildings in a rear yard, the ordinary architectural projections of skylight, sills, belt courses, cornices, chimneys, flues, and other ornamental features which project into a yard not more than 2 1/2 feet, and open or lattice-enclosed fire escapes, fireproof outside stairways and balconies opening upon fire towers projecting into a yard not more than five feet.

4.10 Exceptions To Height Limitations

Penthouse or roof structures for the housing of elevators, stairways, tanks, ventilating fans or similar equipment required to operate and maintain the building, and fire or parapet walls, skylights, towers, steeples, flagpoles, chimneys, smokestacks, water tanks, wireless, radio, or television masts, theater lofts, silos, energy generation and conservation apparatus, or similar structures may be erected above the height limits herein prescribed. Nonetheless no space above the height limit shall be allowed for purposes of providing additional floor space, nor shall such increased height be in violation of any other ordinances or regulations of Grantsville City.

4.11 Additional Height Allowed

Public buildings and utility buildings, when authorized in a district, may be erected to a height greater than the district height limit by conditional use permit.

4.12 Minimum Height Of Dwellings

No dwelling shall be erected to a height less than 1 story above grade, except in a planned unit development.

4.13 Accessory To A Dwelling Prior To Residence

No building which is customarily accessory to a dwelling shall be erected prior to the dwelling, unless a conditional use permit has been approved by the Planning Commission.

Land Use Ordinances

Library, Art Gallery & Museum	2 spaces for each 1,000 sq ft of gross floor area
Light Industrial/Manufacturing (Wholesale Stores, Repair Shops for Household Equipment and Radio and Television, and Repair Establishment)	1.59 spaces per 1,000 sq ft of gross floor area
Machinery Sales	2.1 spaces per 1,000 sq ft floor area
Office, General	2.79 spaces per 1,000 sq ft floor area
Office, Government	3.84 spaces per 1,000 sq ft floor area
Office, Medical/Dental Clinic	4.11 spaces per 1,000 sq ft floor area
Paint/Home Improvements/Hardware Store	3.29 spaces per 1,000 sq ft gross floor area
Private Club and Lodge	1 space for each room for rent, +1 space for each 100 sq ft gross floor area + 1 space for each 4 employees
Production & Manufacturing Building	1.59 spaces per 1,000 sq ft floor area
Public Utility & Public Services Use	1 space for each 3 employees + 5 spaces for public use
Restaurant, Bar, Cafeteria and Other Eating and Drinking Places:	
Fast Food Restaurant w/less than 21 seats	0.5 spaces per seat
Fast Food Restaurant w/21 or more seats	14.14 spaces per 1,000 sq ft of gross floor area
Quality/Family Restaurant, Cafeteria and Bar/Lounge	15.89 spaces per 1,000 sq ft of gross floor area
Retail Sales Store, Personal Service Establishment, Shoe Repair, Barber and Beauty Store, etc.	4.1 spaces per 1,000 sq ft of gross floor area
School, Elementary, Jr. High or Boarding (Except High School)	1 space for each 3 employees + 5 spaces
High School	0.19 spaces per student
Supermarket	3.42 spaces per 1,000 sq ft floor area
Theater & Auditorium	0.26 spaces per seat
Warehousing or Storage Building (not to include self storage)	0.5 spaces per 1,000 sq ft of gross floor area
Warehousing or Storage of Uses Not Elsewhere Classified	1 space per 1,000 sq ft of gross floor area
Other Uses	
For any other use not specifically mentioned or provided for in this Section, the zoning administrator shall determine the standards to be applied	For parking, using as a guide the listed use which most closely resembles the use proposed.

Land Use Ordinances

 | **A⁺** **A⁻**  |    

16.2 Commercial Shopping District (C-S)

(1) The purpose of the C-S Commercial Shopping District is to provide an environment for efficient and attractive shopping center development at a community level scale. Development in the C-S Commercial Shopping District may be approved only as a planned development.

Minimum Lot Size:60,000 sq. ft.

Minimum Width at Front and Rear Setback150 feet

Minimum Yard Setback Requirements:

Front Yard and Corner Side Yard30 feet

Interior Side Yard15 feet

Rear Yard30 feet

Buffer Yards required in accordance with Chapter 9, Landscaping, on any lot abutting a lot in a residential district.

Maximum Building Height45 feet

Access restriction of one driveway per 150 feet of frontage on arterial or major collector streets in order to maintain safe traffic conditions.

Building sides visible from a street shall submit building face plans to the City to review and approve the artistic look of the building that will be seen by the public.

HISTORY
Amended by Ord. [2022-14](#) on 8/3/2022
Amended by Ord. [2024-42](#) on 1/15/2025

(m) Such other further information or documentation as the Zoning Administrator may deem to be necessary for a full and proper consideration and disposition of the particular application.

Amended 01/03 by Ordinance 2003-02

HISTORY

Amended by Ord. [2021-12](#) on 4/28/2021

Amended by Ord. [2022-06](#) on 5/4/2022

7.6 Staff Report And Site Plan Report

Once the Zoning Administrator has determined that the application is complete, a Staff Report evaluating the conditional use application shall be prepared by the Zoning Administrator and forwarded to the Planning Commission along with a Site Plan Review Report prepared by the Zoning Administrator.

7.7 Public Hearing

A public hearing may be held if the Chairman of the Planning Commission shall deem a hearing to be necessary and in the public interest.

7.8 Determination

(l) The Planning Commission, or upon authorization, the Zoning Administrator, may permit a use to be located within a zoning district in which a conditional use permit is required by the use regulations of that zoning district or elsewhere in these ordinances. The Zoning Administrator is also authorized to issue conditional use permits for family food production and the raising of animals,, when appropriate, but may also defer any such application to the Planning Commission for its determination, in the sole discretion of the Zoning Administrator. In authorizing any conditional use the Planning Commission or Zoning Administrator shall impose such requirements and conditions as are necessary for the protection of adjacent properties and the public welfare. The Planning Commission or Zoning Administrator shall only approve with conditions, or deny a conditional use based upon written findings of fact with regard to each of the standards set forth below and, where applicable, any special standards for conditional uses set forth in a specific zoning district. The Planning Commission or Zoning Administrator shall not authorize a conditional use permit unless the evidence presented is such as to establish:

- (a) The proposed use is one of the conditional uses specifically listed in the zoning district in which it is to be located;
- (b) That such use will not, under the circumstances of the particular case, be detrimental to the health, safety, comfort, order or general welfare of persons residing or working in the vicinity;
- (c) That the use will comply with the intent, spirit, and regulations of these ordinances and is compatible with and implements the planning goals and objectives of the City, including applicable City master plans;
- (d) Make the use harmonious with the neighboring uses in the zoning district in which it is to be located;
- (e) That nuisances which would not be in harmony with the neighboring uses, will be abated by the conditions imposed;
- (f) That protection of property values, the environment, and the tax base for Grantsville City will be assured;
- (g) That the conditions shall be in compliance with the current comprehensive General Plan of Grantsville City;
- (h) That some form of a guarantee is made assuring compliance to all conditions that are imposed;
- (i) That the conditions imposed are not capricious, arbitrary or contrary to any precedence set by the Planning Commission on prior permits, which are similar in use and district, unless prior approvals were not in accordance with the provisions and standards of this ordinance;
- (j) The internal circulation system of the proposed development is properly designed;
- (k) Existing and proposed utility services are adequate for the proposed development;
- (l) Appropriate buffering is provided to protect adjacent land uses from light, noise and visual impacts;
- (m) Architecture and building materials are consistent with the development and compatible with the adjacent neighborhood;
- (n) Landscaping is appropriate for the scale of the development;
- (o) The proposed use preserves historical, architectural and environmental features of the property; and
- (p) Operating and delivery hours are compatible with adjacent land uses.

HISTORY

Amended by Ord. [2022-06](#) on 5/4/2022

7.9 Planning Commission Action

The staff's written recommendation shall be considered at the meeting. At the conclusion of the meeting, the Planning Commission shall either

- (1) approve the conditional use;
- (2) approve the conditional use subject to specific modifications;
- (3) postpone a decision pending consideration of additional information to be submitted by the applicant; or
- (4) deny the conditional use.



Nicole Ackman <nackman@grantsvilleut.gov>

Heavy Equipment Rentals

5 messages

Shelby Moore <smoore@grantsvilleut.gov>
To: "Jay L. Springer" <jspringer@shutah.law>
Cc: Nicole Ackman <nackman@grantsvilleut.gov>

Thu, Jul 31, 2025 at 1:46 PM

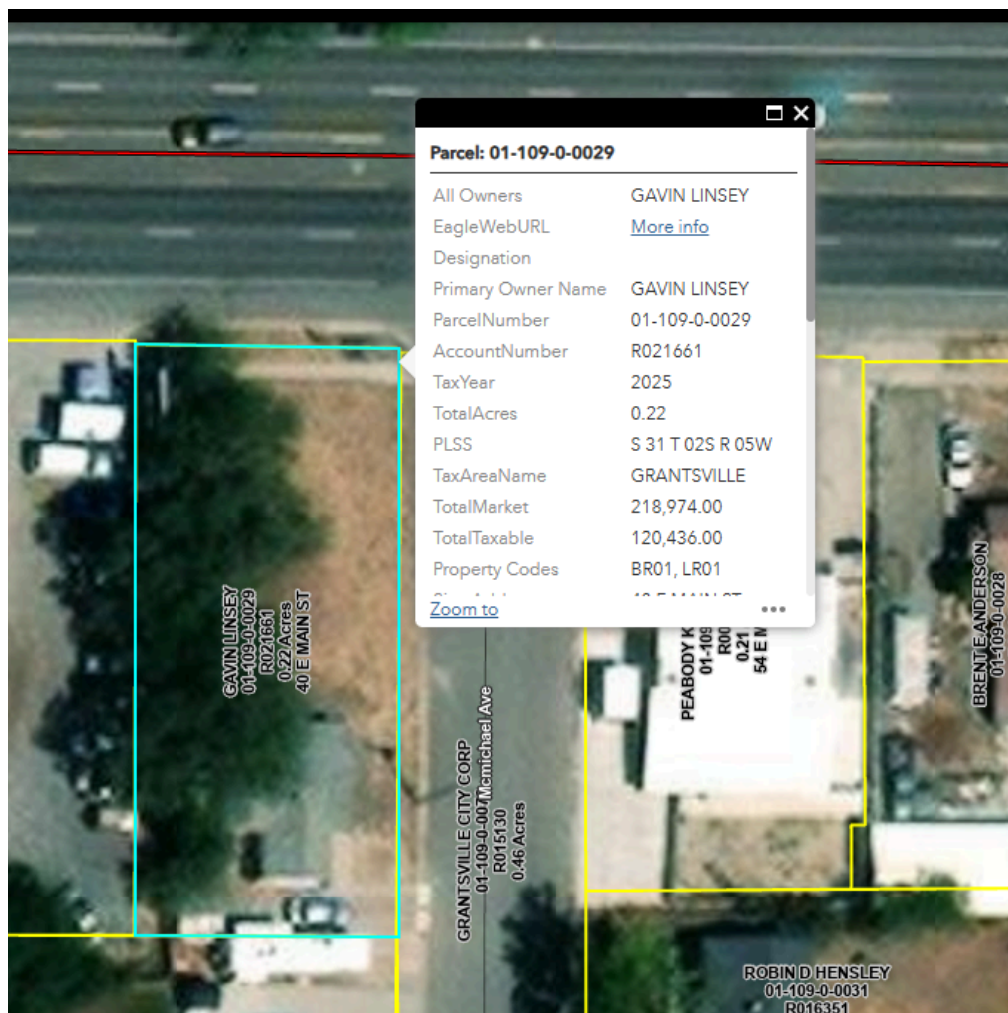
Jay,

Tysen is out of the office and I need your interpretation of our code. Currently we have a lot with a home on it that someone would like to turn the front half into a heavy equipment rental business and rent the home out. This home is in the CS zoning and has contradicting permitted and non permitted uses allowed. Heavy equipment rentals are now permitted uses while equipment rentals are permitted.

Is this something that I should have Planning Commission address or because of the ambiguity of the code do we give favor to the applicant?

Table 16.1 Use Regulations

USE	C-N	C-S	C-G	
COMMERCIAL				
Cabinet and Woodworking Mills	-	-	C	
Bakery, Commercial	-	-	P	
Blacksmith Shop	-	-	P	
Carpet Cleaning	-	-	P	
Commercial Laundries, Linen Service and Dry Cleaning	-	-	P	
Convenience Store	C	P	P	
Diaper Service	-	-	P	
Gas Station (sales and/or minor repairs)	C	P	P	
Greenhouse for Food and Plant Production	-	-	P	
Heavy Equipment (Rental)	-	-	-	
Heavy Equipment (Sales and Service)	-	-	-	
Laboratory: Medical, Dental, Optical	-	-	P	
Laboratory: Testing	-	C	P	
Mini warehouse	-	-	P	
Veterinary Offices, operating entirely within an enclosed building and keeping animals	-	-	P	C
RETAIL SALES & SERVICES	C-N	C-S	C-G	C-D
Auction Sales	-	P	P	C
Automobile Repair, Major	-	P	P	C
Automobile Repair, Minor	C	P	P	C
Automobile Sales/Rental and Service	C	P	P	C
Boat/Recreational Vehicle Sales and Service	-	P	P	C
Car Wash	C	P	P	C
Convenience retail store	C	P	P	C
Department Stores	-	P	P	C
Equipment rental, indoor and outdoor	-	P	P	C
Furniture Repair Shop	-	P	P	C
Health and Fitness Facility	-	P	P	C



SHELBY MOORE

Planning & Zoning Administrator
Department of Public Works

Office: (435) 884-4604

Email: Smoore@Grantsvilleut.gov

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Jay L. Springer <jspringer@shutah.law>
To: Shelby Moore <smoore@grantsvilleut.gov>
Cc: Nicole Ackman <nackman@grantsvilleut.gov>

Thu, Jul 31, 2025 at 2:26 PM

Shelby,

I don't see any definitions for those uses, so it is up for interpretation. If it's clearly heavy equipment rental, it's not permitted. Are they saying it's permitted under "equipment rental (indoor and outdoor)", but the city is taking the position it's heavy

equipment rental?

There is clearly a difference between event and tool rental (i.e. up to lawnmowers or snowblowers) vs construction machinery rental (excavation, light towers, trucks). If push comes to shove, the City not having a definition could put is in the ambiguity in favor of the applicant territory though.

Jay L. Springer

Attorney

SMITH HARTVIGSEN, PLLC

257 East 200 South, Suite 500

Salt Lake City, Utah 84111

P: 801-413-1600

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jspringer@shutah.law

www.smithhartvigsen.com

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From: Shelby Moore <smoore@grantsvilleut.gov>

Sent: Thursday, July 31, 2025 1:46 PM

To: Jay L. Springer <jspringer@shutah.law>

Cc: Nicole Ackman <nackman@grantsvilleut.gov>

Subject: Heavy Equipment Rentals

****External Message****

Jay,

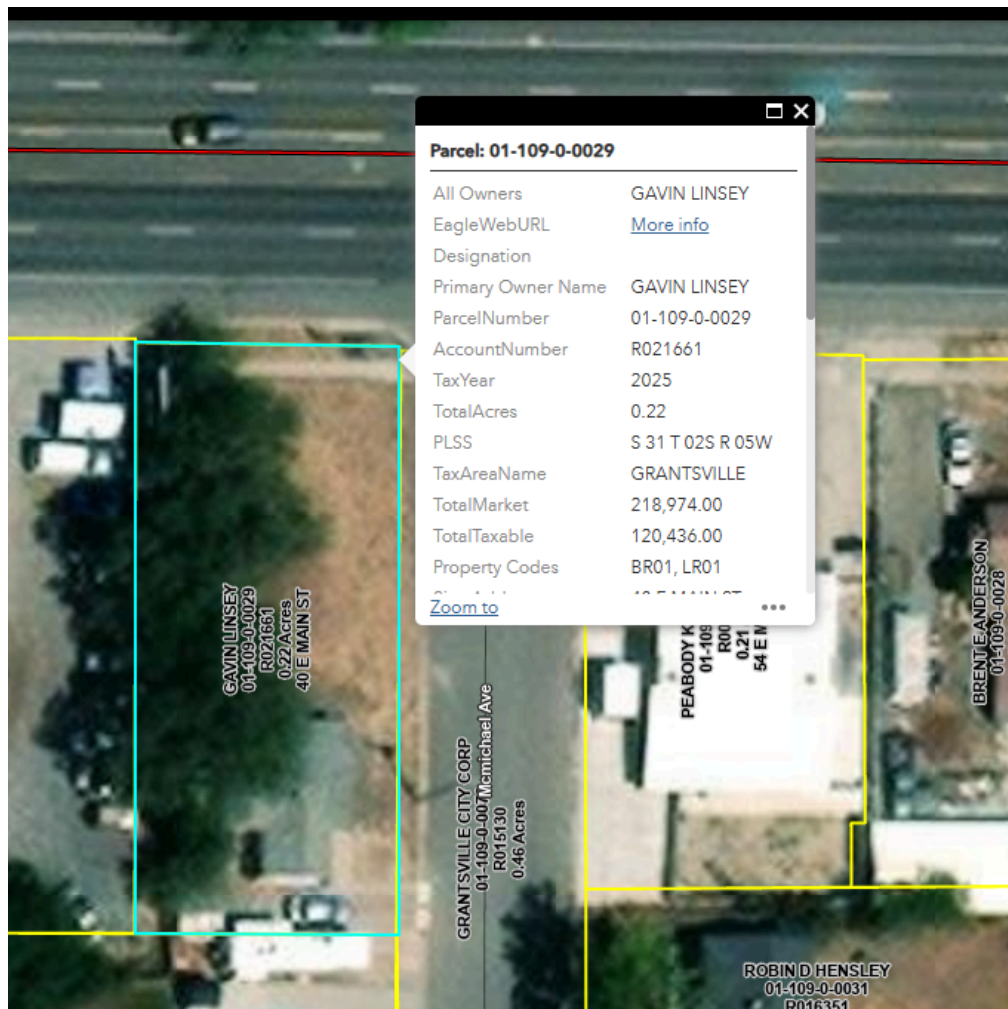
Tysen is out of the office and I need your interpretation of our code. Currently we have a lot with a home on it that someone would like to turn the front half into a heavy equipment rental business and rent the home out. This home is in the CS zoning and has contradicting permitted and non permitted uses allowed.

Heavy equipment rentals are now permitted uses while equipment rentals are permitted.

Is this something that I should have Planning Commission address or because of the ambiguity of the code do we give favor to the applicant?

Table 16.1 Use Regulations

USE	C-N	C-S	C-G	
COMMERCIAL				
Cabinet and Woodworking Mills	-	-	C	
Bakery, Commercial	-	-	P	
Blacksmith Shop	-	-	P	
Carpet Cleaning	-	-	P	
Commercial Laundries, Linen Service and Dry Cleaning	-	-	P	
Convenience Store	C	P	P	
Diaper Service	-	-	P	
Gas Station (sales and/or minor repairs)	C	P	P	
Greenhouse for Food and Plant Production	-	-	P	
Heavy Equipment (Rental)	P	P	P	
Heavy Equipment (Sales and Service)	-	-	-	
Laboratory: Medical, Dental, Optical	-	-	P	
Laboratory: Testing	-	C	P	
Mini warehouse	-	-	P	
Veterinary Offices, operating entirely within an enclosed building and keeping animals	-	-	P	C
RETAIL SALES & SERVICES	C-N	C-S	C-G	C-D
Auction Sales	-	P	P	C
Automobile Repair, Major	-	P	P	C
Automobile Repair, Minor	C	P	P	C
Automobile Sales/Rental and Service	C	P	P	C
Boat/Recreational Vehicle Sales and Service	-	P	P	C
Car Wash	C	P	P	C
Convenience retail store	C	P	P	C
Department Stores	-	P	P	C
Equipment rental, indoor and outdoor	P	P	P	C
Furniture Repair Shop	-	P	P	C
Health and Fitness Facility	-	P	P	C



[Quoted text hidden]

Shelby Moore <smoore@grantsvilleut.gov>
To: "Jay L. Springer" <jspringer@shutah.law>
Cc: Nicole Ackman <nackman@grantsvilleut.gov>

Thu, Jul 31, 2025 at 2:37 PM

Thank you, Jay.



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

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[Quoted text hidden]

Shelby Moore <smoore@grantsvilleut.gov>
To: Nicole Ackman <nackman@grantsvilleut.gov>

Thu, Jul 31, 2025 at 2:38 PM

Nicole,

This application will need to go to the Planning Commission due to the ambiguity that is in the code.



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

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[Quoted text hidden]

Nicole Ackman <nackman@grantsvilleut.gov>
To: Shelby Moore <smoore@grantsvilleut.gov>

Thu, Jul 31, 2025 at 2:40 PM

Shelby,

I will notify the applicant that the request will need to go before the Planning Commission, inform them of the associated cost, and request the radius report along with any other required items.

Thanks,

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>

CUP 2025088 Patrick Taylor

18 messages

Nicole Ackman <nackman@grantsvilleut.gov>

Thu, May 22, 2025 at 2:50 PM

To: Shelby Moore <smoore@grantsvilleut.gov>, Christy Montierth <cmontierth@grantsvilleut.gov>, Markus Seat <mseat@grantsvilleut.gov>, Andy Jensen <ajensen@grantsvilleut.gov>, Robert Sager <rsager@grantsvilleut.gov>, Grantsville Fire Marshal <firemarshal@grantsvilleut.gov>, Gina Mecham <gmecham@grantsvilleut.gov>, Wade Tolbert <wade.tolbert@tooeleco.gov>

Good afternoon,

Attached is a CUP application for a home-based occupation involving a U-Pick garden and farm stand at property located at 553 E Nygreen Street in the RR-1 zone. The stand will offer produce, eggs, and the option to order frozen chicken and pork.

Please review and provide any feedback or concerns you may have.

Best,

Nicole Ackman

Planning and Zoning Administrative Assistant

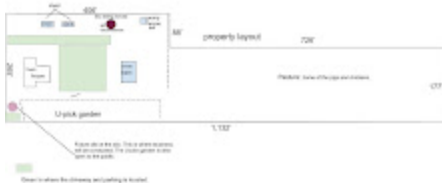
435-884-1674

nackman@grantsvilleut.gov



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3 attachments



Drawing.jpg
36K



CUP Application.pdf

88K



Description.docx

8K

Gina Mecham <gmecham@grantsvilleut.gov>

Thu, May 22, 2025 at 3:03 PM

To: Nicole Ackman <nackman@grantsvilleut.gov>

No issues

Gina Mecham
Administrative Assistant
435-884-1691



[Quoted text hidden]

Shelby Moore <smoore@grantsvilleut.gov>

Thu, May 22, 2025 at 4:03 PM

To: Nicole Ackman <nackman@grantsvilleut.gov>

Cc: Christy Montierth <cmontierth@grantsvilleut.gov>, Markus Seat <mseat@grantsvilleut.gov>, Andy Jensen <ajensen@grantsvilleut.gov>, Robert Sager <rsager@grantsvilleut.gov>, Grantsville Fire Marshal <firemarshal@grantsvilleut.gov>, Gina Mecham <gmecham@grantsvilleut.gov>, Wade Tolbert <wade.tolbert@tooeleco.gov>

Nicole.

It sounds like they are going to have live animals to raise, butcher, and collect eggs from. How many animals do they plan on having? Where is the parking? Do you have a site plan on the GIS or google maps to see how the lot is setup?



SHELBY MOORE

Planning & Zoning Administrator
Department of Public Works

Office: (435) 884-4604

Email: smoore@Grantsvilleut.gov

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On Thu, May 22, 2025 at 2:51 PM Nicole Ackman <nackman@grantsvilleut.gov> wrote:

[Quoted text hidden]

Wade Tolbert <wade.tolbert@tooeleco.gov>

Thu, May 22, 2025 at 4:25 PM

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

Yes, this should be regulated by the Utah Department of Agriculture and food.

Wade Tolbert, REHS

Environmental Health Scientist

Tooele County Health Department

151 N Main St, Tooele, UT 84074

wade.tolbert@tooeleco.gov

(O) 435-277-2453

(F) 435-277-2444

www.health.tooeleco.gov



From: Nicole Ackman <nackman@grantsvilleut.gov>

Sent: Thursday, May 22, 2025 2:51 PM

To: Shelby Moore <smoore@grantsvilleut.gov>; Christy Montierth <cmontierth@grantsvilleut.gov>; Markus Seat <mseat@grantsvilleut.gov>; Andy Jensen <ajensen@grantsvilleut.gov>; Robert Sager <rsager@grantsvilleut.gov>; Grantsville Fire Marshal <firemarshal@grantsvilleut.gov>; Gina Mecham <gmecham@grantsvilleut.gov>; Wade Tolbert <wade.tolbert@tooeleco.gov>

Subject: [EXTERNAL] CUP 2025088 Patrick Taylor

This Message originated outside our organization. Please use caution when clicking links or attachments.

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Andy Jensen <ajensen@grantsvilleut.gov>

Fri, May 23, 2025 at 8:25 AM

To: Wade Tolbert <wade.tolbert@tooeleco.gov>

Cc: Nicole Ackman <nackman@grantsvilleut.gov>, Shelby Moore <smoore@grantsvilleut.gov>, Christy Montierth <cmontierth@grantsvilleut.gov>, Markus Seat <mseat@grantsvilleut.gov>, Robert Sager <rsager@grantsvilleut.gov>, Grantsville Fire Marshal <firemarshal@grantsvilleut.gov>, Gina Mecham <gmecham@grantsvilleut.gov>

They need permits for moving the structure and any plumbing/electrical work that is being done on the site.

Andy Jensen
Grantsville Building Official
ajensen@grantsvilleut.gov

[Quoted text hidden]

Grantsville Fire Marshal <firemarshal@grantsvilleut.gov>

Mon, May 26, 2025 at 10:03 PM

To: Andy Jensen <ajensen@grantsvilleut.gov>

Cc: Wade Tolbert <wade.tolbert@tooeleco.gov>, Nicole Ackman <nackman@grantsvilleut.gov>, Shelby Moore <smoore@grantsvilleut.gov>, Christy Montierth <cmontierth@grantsvilleut.gov>, Markus Seat <mseat@grantsvilleut.gov>, Robert Sager <rsager@grantsvilleut.gov>, Gina Mecham <gmecham@grantsvilleut.gov>

Nicole,

No concerns for Fire.

Jason E. Smith

Fire Chief/Fire Marshal

Grantsville Fire Department



Cell: (801) 598-7049

firemarshal@grantsvilleut.gov

[Quoted text hidden]

Nicole Ackman <nackman@grantsvilleut.gov>

Tue, May 27, 2025 at 8:46 AM

To: Wade Tolbert <wade.tolbert@tooeleco.gov>

Cc: Shelby Moore <smoore@grantsvilleut.gov>, Christy Montierth <cmontierth@grantsvilleut.gov>, Markus Seat <mseat@grantsvilleut.gov>, Andy Jensen <ajensen@grantsvilleut.gov>, Robert Sager <rsager@grantsvilleut.gov>, Grantsville Fire Marshal <firemarshal@grantsvilleut.gov>, Gina Mecham <gmecham@grantsvilleut.gov>

Wade,

The applicant is working with the Utah Department of Agriculture, and has an inspection in July.

Thank you,

Nicole Ackman

Planning and Zoning Administrative Assistant

435-884-1674

nackman@grantsvilleut.gov



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On Thu, May 22, 2025 at 4:25 PM Wade Tolbert <wade.tolbert@tooeleco.gov> wrote:

[Quoted text hidden]

Wade Tolbert <wade.tolbert@tooeleco.gov>
To: Nicole Ackman <nackman@grantsvilleut.gov>

Wed, May 28, 2025 at 11:48 AM

thanks

[Quoted text hidden]

Nicole Ackman <nackman@grantsvilleut.gov>

Mon, Jun 2, 2025 at 9:21 AM

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

Good morning everyone,

This Conditional Use Permit (CUP) will be reviewed by the Planning Commission on July 3, 2025, due to the scale of the proposed operation. Please review the CUP along with the additional information provided below:

- A flock of 75 layer chickens will be raised on pasture.
- The applicants plan to raise and process up to 300 meat chickens this year.
- Four breeding pigs (one boar and three sows) will also be kept on pasture. They plan to produce two litters of piglets per year, which will be pasture-raised until approximately 10–11 months of age before slaughter.

Thank you,

Nicole Ackman

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



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[Quoted text hidden]

Shelby Moore <smoore@grantsvilleut.gov>

Tue, Jun 3, 2025 at 6:54 AM

To: Nicole Ackman <nackman@grantsvilleut.gov>

Fees have been added. Do you have an owner's affidavit? It looks like the Nohrs own the property but someone else is raising the animals.



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

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[Quoted text hidden]

Nicole Ackman <nackman@grantsvilleut.gov>
To: Shelby Moore <smoore@grantsvilleut.gov>

Tue, Jun 3, 2025 at 8:43 AM

Shelby,

That is something I forget to check and will make sure to do that on all CUPs. Savannah has mentioned that they purchased the land for this reason. I looked in GIS and found a Deed of Trust, will this be enough or do I need to request Savannah get a letter from the Nohrs?

Thank you,

Nicole Ackman

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



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[Quoted text hidden]

Shelby Moore <smoore@grantsvilleut.gov>
To: Nicole Ackman <nackman@grantsvilleut.gov>

Tue, Jun 3, 2025 at 12:58 PM

If she has purchased it, then she can provide something for proof. It's not that we don't believe her, we are just going off the GIS.



SHELBY MOORE

Planning & Zoning Administrator
Department of Public Works

Office: (435) 884-4604

Email: smoore@Grantsvilleut.gov

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[Quoted text hidden]

Shelby Moore <smoore@grantsvilleut.gov>
To: Nicole Ackman <nackman@grantsvilleut.gov>

Tue, Jun 3, 2025 at 12:59 PM

I wouldn't worry about asking for anything additional.



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

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[Quoted text hidden]

Nicole Ackman <nackman@grantsvilleut.gov>
To: Andy Jensen <ajensen@grantsvilleut.gov>
Cc: Shelby Moore <smoore@grantsvilleut.gov>, Gina Mecham <gmecham@grantsvilleut.gov>

Mon, Jun 9, 2025 at 1:46 PM

Andy,

The applicant has decided not to relocate the silo this year and instead plans to use a canopy. They are aware that they will need to contact Gina once they decide to proceed with relocating the silo. I have requested an updated site plan reflecting the change and will forward it to you as soon as I receive it.

Thank you,

Nicole Ackman

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



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On Fri, May 23, 2025 at 8:26 AM Andy Jensen <ajensen@grantsvilleut.gov> wrote:

[Quoted text hidden]

Nicole Ackman <nackman@grantsvilleut.gov>
To: Christy Montierth <cmontierth@grantsvilleut.gov>
Cc: Shelby Moore <smoore@grantsvilleut.gov>

Thu, Jun 19, 2025 at 11:47 AM

Christy,

Have you had a chance to review this CUP application?

Best,

Nicole Ackman

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



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[Quoted text hidden]

Christy Montierth <cmontierth@grantsvilleut.gov>
To: Nicole Ackman <nackman@grantsvilleut.gov>
Cc: Shelby Moore <smoore@grantsvilleut.gov>

Thu, Jun 19, 2025 at 11:48 AM

No concerns.

[Quoted text hidden]

Nicole Ackman <nackman@grantsvilleut.gov>
To: Andy Jensen <ajensen@grantsvilleut.gov>
Cc: Shelby Moore <smoore@grantsvilleut.gov>, Gina Mecham <gmecham@grantsvilleut.gov>

Wed, Jul 9, 2025 at 10:22 AM

Andy,

This was approved by the Planning Commission on July 3, 2025. Since they are not moving the silo at this time and understand that when they are ready to proceed, they will need to coordinate with Gina, do you have any concerns with this permit?

Best,

Nicole Ackman

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



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[Quoted text hidden]

 **site plan Taylor Traditions Farm without moving Silo.pdf**
29K

Andy Jensen <ajensen@grantsvilleut.gov>

Thu, Jul 10, 2025 at 2:22 PM

To: Nicole Ackman <nackman@grantsvilleut.gov>

Cc: Shelby Moore <smoore@grantsvilleut.gov>, Gina Mecham <gmecham@grantsvilleut.gov>

No.

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

[Quoted text hidden]

July 29, 2025

To Whom It May Concern,

Subject: Letter of Consent for Conditional Use Permit Application – Spence Rents

I, Linsey Gavin-Ostler, residing at 79 N Hale St, Grantsville, UT 84029, hereby grant my full permission and express my approval for the submission of a Conditional Use Permit application to Grantsville City for Spence Rents, to be located at 40 E Main St, Grantsville, UT 84029.

I am confident in the positive impact this business model will have on our community, and I believe it will become a valuable, long-standing enterprise on Main Street.

Sincerely,

Linsey Gavin-Ostler 435-224-8076 linseylaurel@gmail.com

Linsey Gavin-Ostler

July 29, 2025

AGENDA ITEM #2

Consideration of the appeal by Enrich Christely regarding the Planning and Zoning Administrator's decision to deny the request to build a garage that encroaches into the Public Utility & Drainage Easement (PU&DE), located at approximately 58 N Barbed Wire Circle, in the RM-7 (Residential Multi-Family) zone.



Grantsville City Staff Report

Meeting Date: September 4th, 2025

Public Hearing Date: September 4th, 2025

Agenda Item:

Consideration of the appeal by Enrich Christely regarding the Planning and Zoning Administrator's decision to deny the request to build a garage that encroaches into the Public Utility & Drainage Easement (PU&DE), located at approximately 58 N Barbed Wire Circle, in the RM-7 (Residential Multi-Family) zone.

Parcel Number: 12-110-0-0011

Property Address: 58 N Barbed Wire Circle

Background

The applicant, **Enrich Christely**, submitted a building permit application to construct a detached garage at the subject property, located at approximately **58 N Barbed Wire Circle** in the **RM-7 zone**. The proposed garage footprint encroaches into the **Public Utility & Drainage Easement (PU&DE)** along the property line.

Upon review, the Planning and Zoning Administrator denied the application for the following reasons:

1. **Public Works Denial** – The Public Works Department reviewed the proposal and denied encroachment into the PU&DE due to the need to maintain unobstructed access for utility maintenance, drainage flow, and future improvements.
2. **Subdivision CC&R Restrictions** – The Covenants, Conditions, and Restrictions (CC&Rs) for the subdivision expressly prohibit construction of permanent structures within designated easement areas.

Pursuant to **Grantsville Land Use Management & Development Code (GLUMDC) Chapter 3.27, Appeals of Administrative Decisions**, the applicant has exercised the right to appeal the

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

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



Planning and Zoning Administrator's decision to the Planning Commission (serving as the Appeal Authority in this case).

Zoning Standards – RM-7 Development Requirements

Minimum Yard Setbacks

- **Front Yard (Main Building):** 25 feet
- **Rear Yard (Main Building):** 20 feet
- **Rear Yard (Accessory Buildings):** 1 foot, or match easement width (whichever is greater)
- **Side Yard (Main Building):** 5 feet* / 15 feet (depending on configuration)
- **Side Yard (Accessory Buildings):** 4 feet*

Accessory Buildings on a Corner Lot

- **Interior Side of Main Building:** 4 feet*
- **Rear of Main Building:** 1 foot*
- **Corner Lot Visibility (Clear Site Triangle):** Minimum setback of **25 feet** on each side fronting a street.

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

Additional Standards

- **Maximum Building Height:** 35 feet, or a basement and two (2) floors, whichever is less
 - **Maximum Building Coverage:** 35% of lot area
-

Analysis

1. Zoning & Easements

- The property is zoned **RM-7 Residential Multi-Family**, which permits accessory structures such as garages, provided all setbacks and easement restrictions are met.

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



- **PU&DEs are legally recorded on subdivision plats** for the benefit of public utilities and stormwater management. These easements are not buildable areas unless formally vacated or amended through a subdivision plat amendment process.

2. Public Works Position

- Public Works staff denied the proposed encroachment, citing the necessity of maintaining access to underground utilities and drainage pathways.
- Allowing a structure within the PU&DE could obstruct future utility repairs or drainage improvements, creating potential liability for the City and hardship for the property owner if the structure must be removed.

3. Subdivision CC&Rs

- The CC&Rs governing this subdivision further restrict construction within utility and drainage easements.
- While the City does not typically enforce CC&Rs, in this case the restriction mirrors the City's own regulations, reinforcing the denial.

4. Appeal Authority's Role

- The Planning Commission may overturn or uphold the Planning and Zoning Administrator's decision.
- In order to overturn, the applicant would need to demonstrate that the denial was made in error under City ordinances.
- Given that the PU&DE is a recorded legal restriction, the City lacks authority to grant encroachment without a formal plat amendment, which is not part of this application.

Findings

1. The subject property is located at 58 N Barbed Wire Circle, within the RM-7 zone.
2. The applicant seeks to construct a garage encroaching into the Public Utility & Drainage Easement (PU&DE).
3. The Planning and Zoning Administrator denied the request due to (a) Public Works denial and (b) subdivision CC&R restrictions.
4. PU&DEs serve critical purposes for public infrastructure, and encroachment would interfere with future maintenance and drainage.

*** 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.



5. Encroachment into the PU&DE cannot be approved administratively; a subdivision plat amendment process would be required.
-

Suggested Motion Options

Option 1 – Uphold Denial

I move to uphold the Planning and Zoning Administrator's decision denying the request by Enrich Christely to build a garage encroaching into the PU&DE at 58 N Barbed Wire Circle, for the reasons outlined in the staff report and findings.

Option 2 – Overturn Denial

I move to overturn the Planning and Zoning Administrator's decision and approve the request by Enrich Christely to build a garage encroaching into the PU&DE at 58 N Barbed Wire Circle, finding that the applicant has demonstrated sufficient grounds that the denial was made in error.

*** 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.

LINN MICHAEL
12-110-0-0066
R015435
0.16 Acres
63 N WATERHOLE WAY

OLSON AMBER K
12-110-0-0065
R025043
0.21 Acres
53 N WATERHOLE WAY

DIANA MIRELLA
12-110-0-0006
R03741
0.16 Acres
642 E BARBED WIRE

GLADWATER
12-110-0-0006
R02667
0.16 Acres
642 E BARBED WIRE

Waterhole Way

GHIDESTER CHRISTOPHER A JT
12-110-0-0012
R000100
0.18 Acres
62 N WATERHOLE WAY

ERICH GRANT CHRISTLEY JT
12-110-0-0014
R007731
0.16 Acres
58 N BARBED WIRE CIR

Barbed Wire Cir

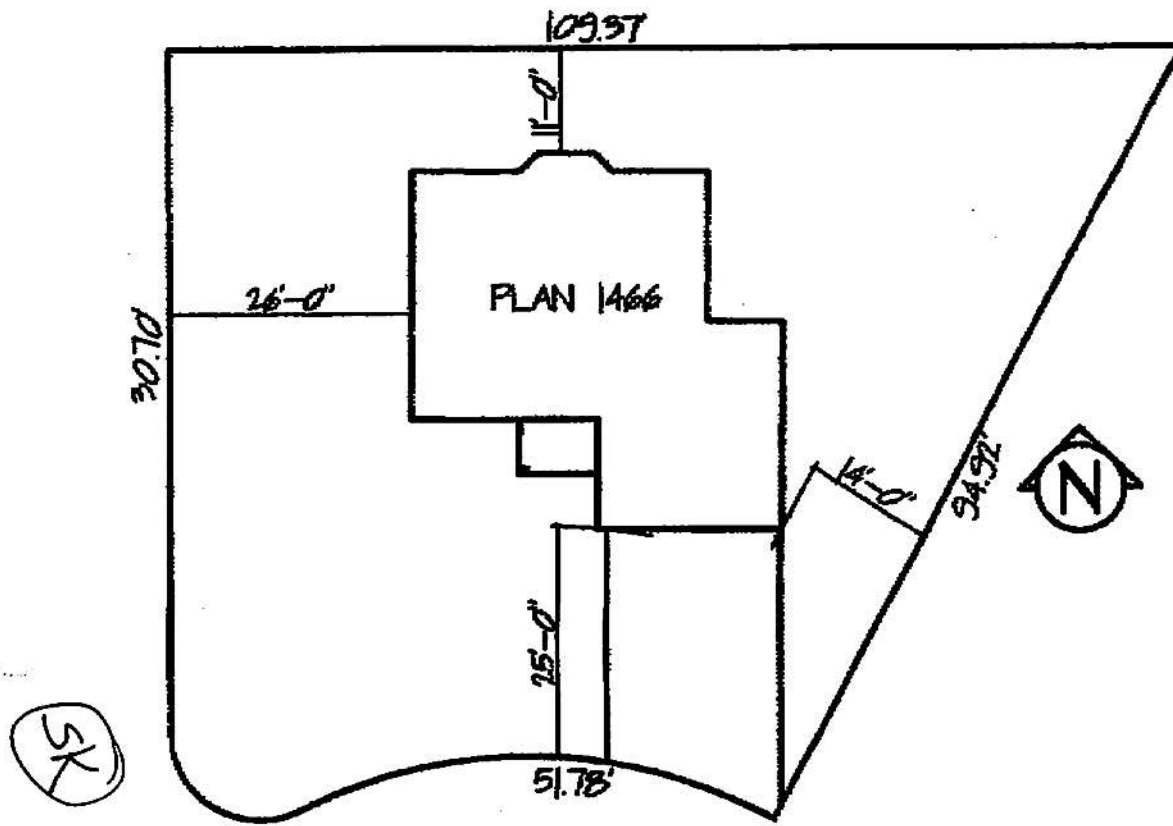
TILLACK KEVIN JT
12-110-0-0013
R006992
0.21 Acres
64 N DRY CREEK CIR

HENDRICKS C J
12-110-0-0010
R012296
0.22 Acres
54 N BARBED WIRE CIR

MARK I BAKER
12-110-0-0009
R004190
0.18 Acres
46 N BARBED WIRE CIR



64

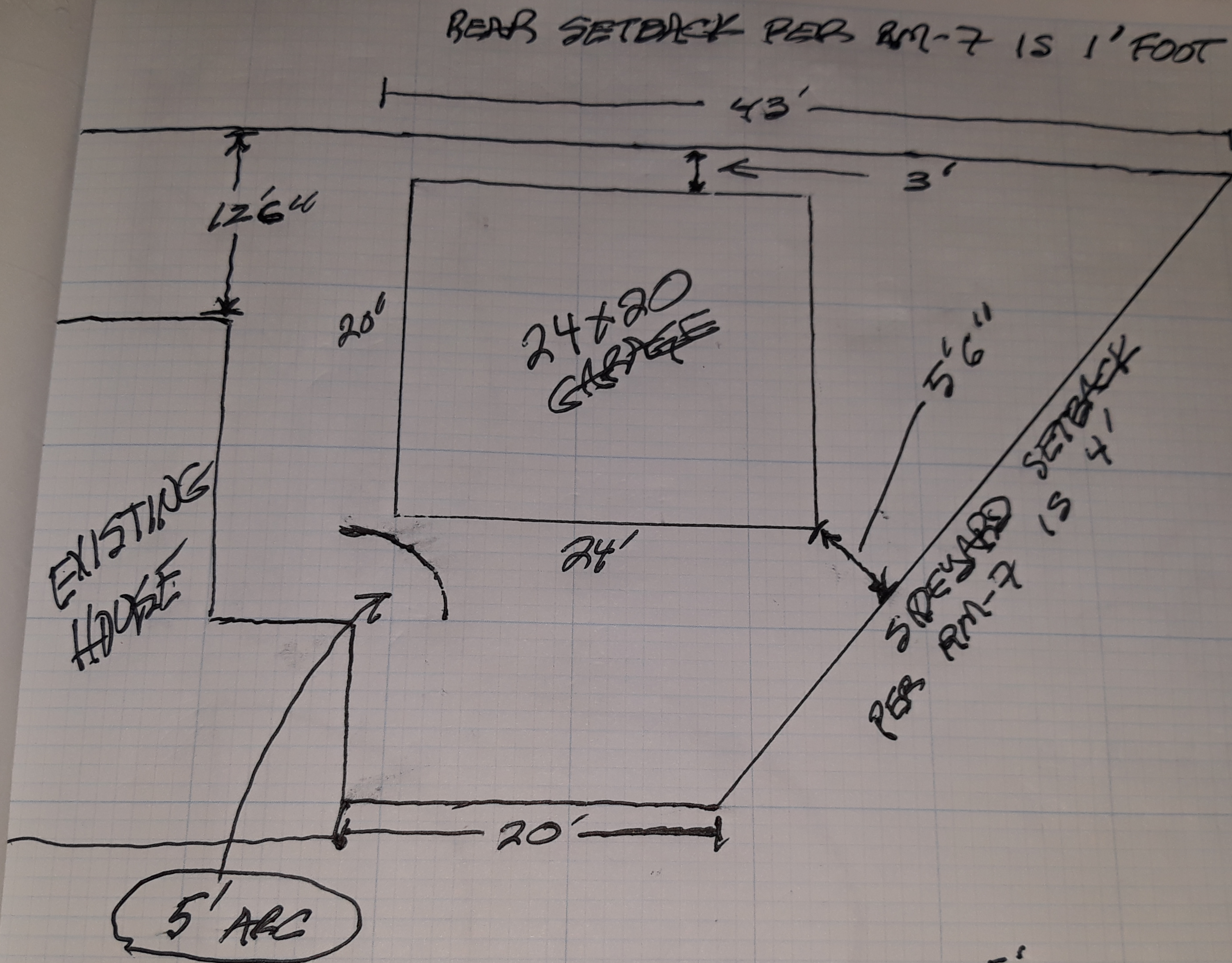


 BARBED WIRE CIR.

PLOT PLAN

SCALE 1"=20'-0"

LOT II
PARK MEADOWS
GRANTSVILLE, UTAH



5' IS MINIMUM DISTANCE
FROM HOUSE FOUNDATION TO
GARAGE FOUNDATION PER BUILDING DEPARTMENT

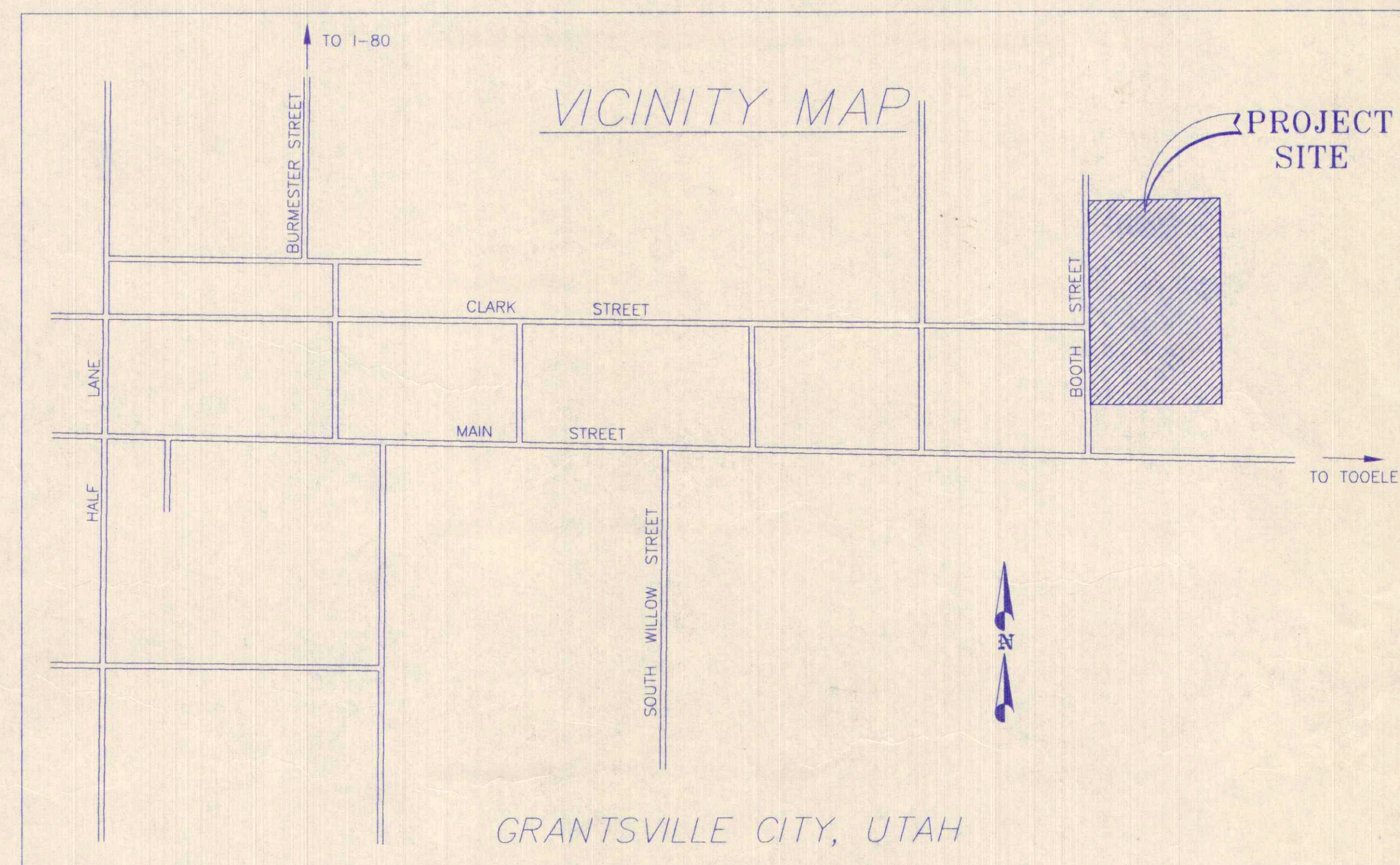
PARK MEADOWS SUBDIVISION

FINAL PLAT AND CONSTRUCTION DRAWINGS

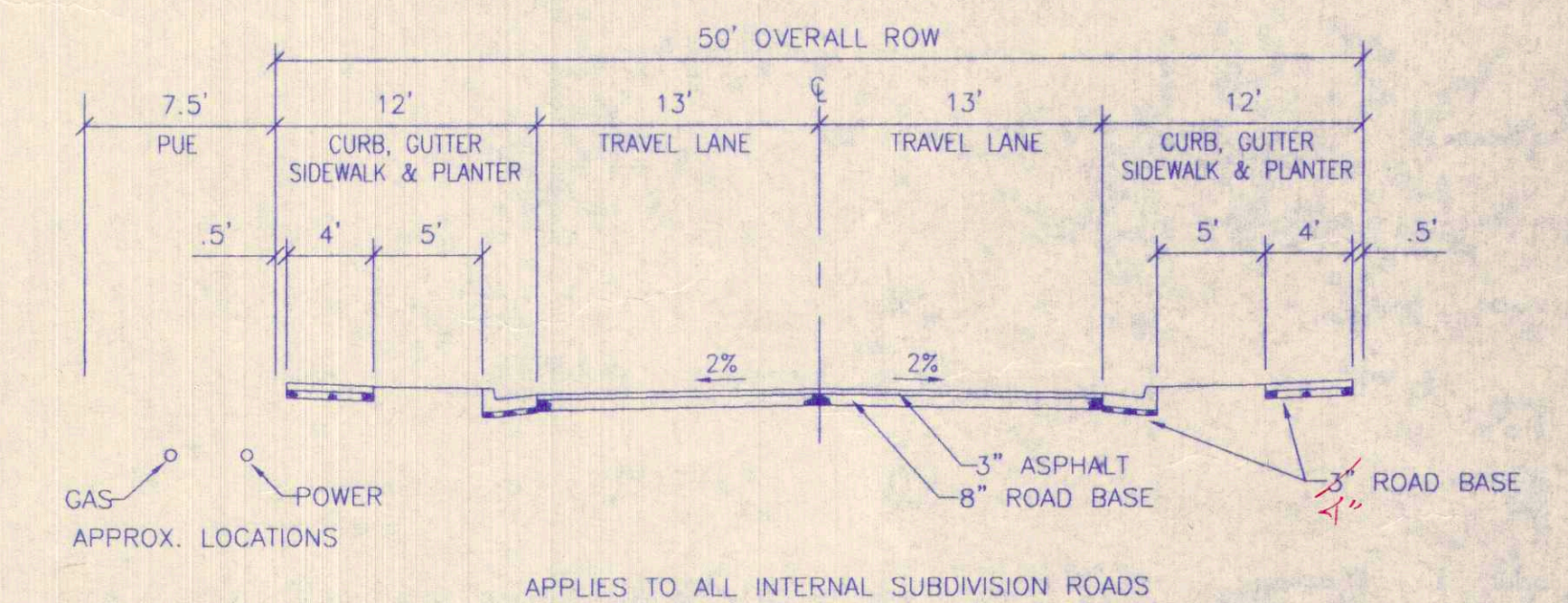
LOCATED IN SECTION 32, TOWNSHIP 2 SOUTH, RANGE 5 WEST,
SALT LAKE BASE & MERIDIAN

DRAWING INDEX

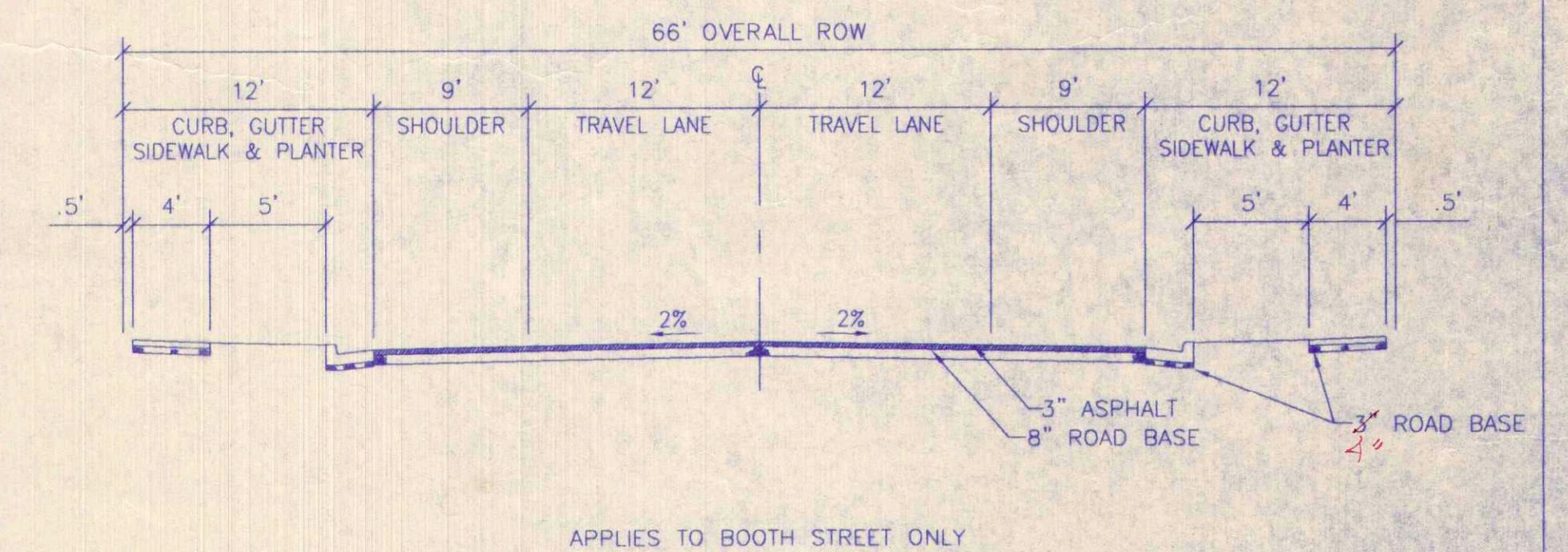
NUMBER	DESCRIPTION
	TITLE SHEET
	FINAL PLAT
1 OF 11	PRELIMINARY PLAT / OVERALL UTILITY PLAN
2 OF 11	BOOTH STREET STA 3+60 TO STA 10+00
3 OF 11	BOOTH STREET STA 9+80 TO STA 15+05.13
4 OF 11	BARBED WIRE DRIVE
5 OF 11	WILD ROSE DRIVE
6 OF 11	ASPEN WAY STA 0+00 TO STA 4+60
7 OF 11	ASPEN WAY STA 4+60 TO STA 9+05.95
8 OF 11	WATERHOLE WAY STA 0+00 TO STA 4+60
9 OF 11	WATERHOLE WAY STA 4+60 TO STA 10+15.90
10 OF 11	DETENTION BASIN & DETAILS
11 OF 11	SEWER PROFILES (FROM THE VILLAGE)



TYPICAL 50' CROSS SECTION



TYPICAL 66' CROSS SECTION



DEVELOPED BY:

PROFESSIONAL BROKERS

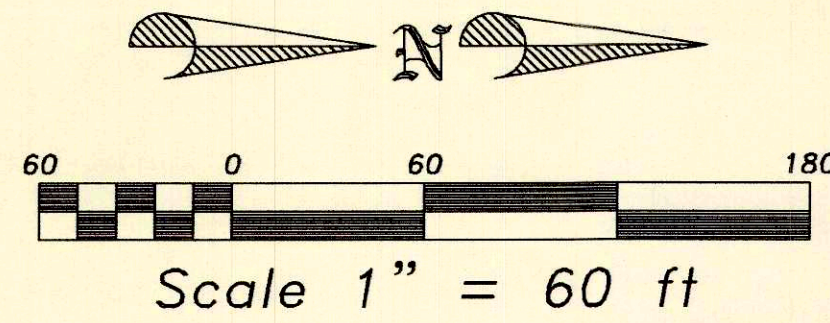
ADAM NASH
4376 SOUTH 700 EAST, SUITE 101
SALT LAKE CITY, UT 84107
(801) 266-1333

ENGINEERED BY:

WILDING
ENGINEERING
12411 SOUTH FORT STREET
DRAPER, UTAH 84020
(801)553-8112

PARK MEADOWS

PRELIMINARY PLAT



- NOTES:
1. A 7.5 FOOT P.U.E. EXISTS AROUND THE PERIMETER OF EACH LOT.
 2. CONTOURS SHOWN REPRESENT EXISTING TOPOGRAPHY.
 3. BENCHMARK IS TOP OF R.O.W. MARKER AT THE SOUTHWEST CORNER OF HIGHWAY 40 AND HIGHWAY 50 (EAST END OF GRANTSVILLE).
 4. ELEVATION = 4290.76
 5. ALL WATERLINES SHALL HAVE A MINIMUM OF 48" OF COVER.
 6. ALL ROADS TO BE PUBLIC RIGHT OF WAYS.

TABULATION TABLE	
TOTAL SUBDIVISION AREA	= 17.54 Ac
TOTAL LOTS	= 75
BIGGEST LOT	= 14588 SF
SMALLEST LOT	= 7000 SF
TYPICAL SMALL LOT DIMS	70 X 100
TYPICAL CORNER LOT DIMS	90 X 90

ORIGINAL DEED

BOOK 74, PAGE 508, AUG. 14, 1967

COMMENCING 1 CHAIN EAST OF THE CENTER OF SECTION 32, TOWNSHIP 2 SOUTH, RANGE 5 WEST, SALT LAKE BASE AND MERIDIAN, RUNNING THENCE SOUTH 2.11 CHAINS TO THE NORTH LINE OF MAIN STREET OF GRANTSVILLE CITY, THENCE EAST 9.68 CHAINS ALONG THE NORTH LINE OF SAID MAIN STREET, THENCE NORTH 22.30 CHAINS; THENCE WEST 9.68 CHAINS; THENCE SOUTH 20 CHAINS TO THE POINT OF BEGINNING.

SURVEYED DESCRIPTION

BEGINNING AT A POINT S 89°53'57" E 56.67 FEET AND N 00°15'30" E 175.25 FEET FROM THE CENTER OF SECTION 32, TOWNSHIP 2 SOUTH, RANGE 5 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING; THENCE N 00°15'30" E 1130.83 FEET, THENCE S 89°49'31" E 681.460 FEET, THENCE N 01°15'07" W 1145.260 FEET, THENCE N 89°35'35" W 661.733 FEET TO THE POINT OF BEGINNING. CONTAINING 17.54 ACRES.

LEGEND

- WATERVALVE
- EXISTING FIREHYDRANT
- PROPOSED FIREHYDRANT
- TEE
- COMBINATION BOX
- CATCH BASIN
- CLEANOUT BOX
- STORM DRAIN MANHOLE
- STORM DRAIN PIPE
- 4" SANITARY SEWER MANHOLE (EXISTING)
- 4" SANITARY SEWER MANHOLE (NEW)
- 5" SANITARY SEWER MANHOLE (EXISTING)
- 5" SANITARY SEWER MANHOLE (NEW)
- SANITARY SEWER PIPE
- STREET LIGHT
- POWER POLE
- SURVEY MONUMENT
- SECTION CORNER

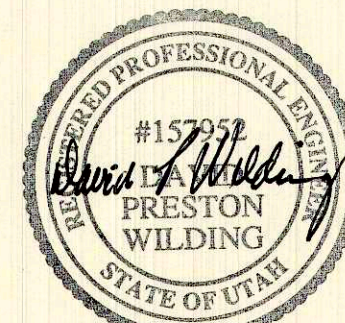
DEVELOPED BY:

PROFESSIONAL BROKERS

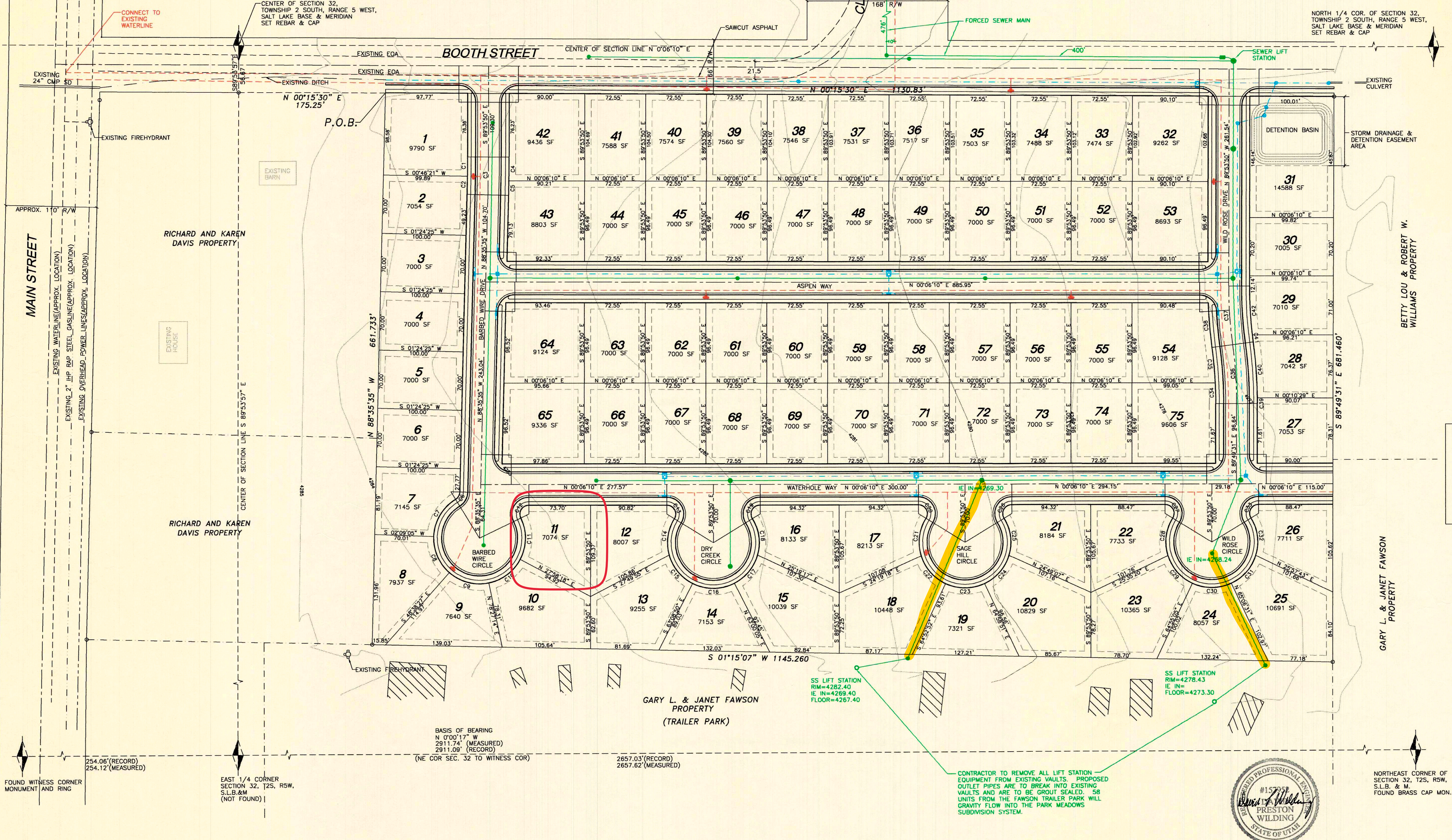
ADAM NASH
4376 SOUTH 700 EAST, SUITE 101
SALT LAKE CITY, UT 84107
(801)-266-1333

CENTERLINE AND ROW CURVE DATA TABLE

NUMBER	Delta	R FT	L FT	CB	LC FT
C1	00°40'11"	1975.00	23.09	S 89°33'44" E	23.09
C2	00°38'04"	1975.00	21.87	S 88°54'37" E	21.87
C3	01°18'19"	2000.00	45.53	S 89°14'42" E	45.53
C4	00°51'21"	1922.10	28.71	S 89°28'50" E	28.71
C5	00°32'53"	1817.62	17.39	S 88°51'22" E	17.39
C6	57°10'52"	10.50	10.48	S 60°00'09" E	10.05
C7	56°26'13"	55.00	54.18	S 59°37'49" E	52.01
C8	50°47'31"	55.00	48.76	N 88°45'19" E	47.18
C9	52°54'20"	55.00	50.79	N 14°54'23" E	49.00
C10	50°28'55"	55.00	48.46	N 36°47'14" W	46.91
C11	53°56'43"	55.00	51.78	N 89°00'03" W	49.89
C12	116°04'35"	10.50	21.27	N 57°56'07" W	17.82
C13	121°47'02"	10.50	22.32	N 60°59'41" E	18.35
C14	47°22'25"	55.00	45.48	S 81°48'00" E	44.19
C15	47°59'37"	55.00	45.75	N 50°40'58" E	44.44
C16	83°51'02"	55.00	51.69	N 00°04'23" W	49.81
C17	47°07'11"	55.00	45.23	N 50°33'31" W	43.97
C18	47°33'48"	55.00	45.66	S 82°06'01" W	44.36
C19	121°47'02"	10.50	22.32	N 60°47'21" W	18.35
C20	121°47'02"	10.50	22.32	N 60°59'41" E	18.35
C21	49°07'37"	55.00	47.16	S 82°40'36" E	45.73
C22	47°38'27"	55.00	45.73	N 49°56'21" E	44.43
C23	50°08'17"	55.00	48.13	N 07°02'59" E	46.61
C24	48°06'28"	55.00	46.18	N 49°04'23" W	44.84
C25	48°33'15"	55.00	46.61	S 82°35'45" W	45.23
C26	121°47'02"	10.50	22.32	N 60°47'21" W	18.35
C27	121°47'02"	10.50	22.32	N 60°59'41" E	18.35
C28	49°18'11"	55.00	47.33	S 82°45'54" E	45.88
C29	47°30'05"	55.00	45.60	N 48°49'58" E	44.30
C30	49°58'25"	55.00	47.97	N 00°05'43" E	46.46
C31	47°47'38"	55.00	45.86	N 48°47'18" W	44.56
C32	48°59'48"	55.00	47.03	S 82°49'01" W	45.61
C33	121°47'02"	10.50	22.32	N 60°47'21" W	18.35
C34	02°50'43"	500.00	24.83	S 88°45'08" W	24.83
C35	04°57'28"	500.00	43.26	S 84°51'03" W	43.25
C36	07°48'09"	525.00	71.48	N 86°16'25" E	71.44
C37	07°43'49"	525.00	70.83	S 86°14'15" W	70.78
C38	05°35'18"	550.00	53.69	S 85°10'00" W	53.62
C39	01°47'12"	218.46	6.81	S 89°33'43" W	6.81
C40	07°11'36"	542.31	68.09	S 85°56'40" W	68.04
C41	00°04'26"	6552.17	8.47	S 82°34'40" W	8.47
C42	06°35'38"	512.64	59.00	S 86°45'45" W	58.98



NORTHEAST CORNER OF SECTION 32, T2S, R5W, S.L.B. & M. FOUND BRASS CAP MON.



CITY POLICE CHIEF APPROVED THIS _____ DAY OF _____ A.D. 19____ GRANTSVILLE CITY POLICE CHIEF	POST MASTER APPROVED THIS _____ DAY OF _____ A.D. 19____ GRANTSVILLE CITY POST MASTER	CITY BUILDING OFFICIAL APPROVED THIS _____ DAY OF _____ A.D. 19____ GRANTSVILLE CITY BUILDING OFFICIAL	UTAH POWER & LIGHT APPROVED THIS _____ DAY OF _____ A.D. 19____ REPRESENTATIVE, UTAH POWER & LIGHT	MOUNTAIN FUEL APPROVED THIS _____ DAY OF _____ A.D. 19____ REPRESENTATIVE, MOUNTAIN FUEL	GRANTSVILLE CITY PLANNING APPROVED THIS _____ DAY OF _____ A.D. 19____ GRANTSVILLE CITY PLANNING COMMISSION CHAIRMAN	GRANTSVILLE CITY COUNCIL APPROVED THIS _____ DAY OF _____ A.D. 19____ ATTEST CLERK CHAIRMAN, GRANTSVILLE CITY COUNCIL	PRELIMINARY PLAT REVISED: 1/21/97 REVISED: 2/11/97 REVISED: 9/18/97 REVISED: 8/3/98 REVISED: 9/1/98	WILDING ENGINEERING 12411 SOUTH FORT STREET DRAPER, UTAH 84020 (801)553-8112 DRAWN BY: GDW CHECKED BY: RHD APPROVED BY: _____ DATE: 12/18/96 DATE: 12/18/96 DATE: _____	PROJECT NO. SHEET NO. 1 OF 11 FILENAME: ACAD\LASTEST\PARKCON.DWG
CITY FIRE CHIEF APPROVED THIS _____ DAY OF _____ A.D. 19____ GRANTSVILLE CITY FIRE CHIEF	SCHOOL DISTRICT APPROVED THIS _____ DAY OF _____ A.D. 19____ SUPERINTENDENT OF THE SCHOOL DISTRICT	COUNTY HEALTH DEPT. APPROVED THIS _____ DAY OF _____ A.D. 19____ COUNTY HEALTH DEPT. OFFICIAL	US WEST APPROVED THIS _____ DAY OF _____ A.D. 19____ REPRESENTATIVE, US WEST	CITY ATTORNEY APPROVED THIS _____ DAY OF _____ A.D. 19____ GRANTSVILLE CITY ATTORNEY	GRANTSVILLE CITY ENGINEER APPROVED THIS _____ DAY OF _____ A.D. 19____ GRANTSVILLE CITY ENGINEER				

E 124200 B 0547 P 0698
Date 5-JAN-1999 15:21pm
Fee: 97.00 Check
CALLEEN B. PESHELL, Recorder
Filed By CBP
For PROFESSIONAL BROKERS

PARK MEADOWS SUBDIVISION TOOELE COUNTY CORPORATION

DECLARATION OF BUILDING AND USE RESTRICTIONS

PART A. PREAMBLE

KNOW ALL MEN BY THESE PRESENTS:

The undersigned being the owner of the following described real property ("subdivision") located in Grantsville City, Tooele County, State of Utah, to-wit:

Lots 1-75 inclusive, located in the Park Meadows Subdivision according to the official plat therefore, as recorded in the office of Tooele County Recorder, State of Utah.

do hereby establish the nature of the use and enjoyment of all lots in the subdivision and do declare that all lots and all conveyances of said lots shall be made subject to the following conditions, restrictions and stipulation in order to enhance a more development of the lots therein, and to maintain the value thereof.

PART B. RESIDENTIAL ARE COVENANTS

1. Land Uses and Building Type. No lot shall be used except for residential purposes. No building shall be erected, altered, placed or permitted to remain on any other than one detached single-family dwelling not to exceed two and one half stories above the foundation, with private attached garage for at least two cars. The homes may also have a basement, part of which may be above ground. Exposed concrete will be finished in a manner acceptable to the Architectural Control committee ("ACC"). All plans and specifications shall be approved in advance by the ACC.

2. Architectural Control. No building shall be erected, placed, or altered on any lot until the construction plans and specifications and a plan showing the location of the structure have been approved in writing by the ACC. Such approval will concern itself with the acceptability and harmony of external design of the proposed structure and the location of the proposed structure with respect to topography and grade, quality of material, size, height, color, etc. All buildings shall be of good quality, workmanship and materials. Gable, soffit and fascia may be aluminum or vinyl or other material may be substituted if approved first by the ACC. Exterior antennas for televisions or other uses prohibited without the prior written approval of the ACC. The ACC shall have final control for approval of all color and material plans.

3. Building Requirements.

a) Set Backs. All buildings shall be constructed within the front set back set forth on the Subdivision map. No building shall be located nearer than 6 feet to any interior lot line with a combined side yard of 18 feet. No dwelling or accessory building shall be

E 124200 B 0547 P 0698

E 124200 B 0547 P 0699

located on any interior lot nearer than 20 feet to the rear lot line so long as such buildings do not encroach upon any easements. On corner lots, 2 front yards and 2 rear yards are required.

b) Eaves Steps etc. For all purpose of this covenant eaves, steps and open porches shall not be considered as part of the building, provided, however, that this shall not be construed to permit any portion if any building on a lot to encroach upon another lot.

c) <u>Dwelling size</u>	<u>Minimum Horizontal</u> <u>Living Space</u>
One level Dwelling (Rambler or Split Entry)	900 Sq.Ft.
Split Level (Tri-Level)	900 Sq.Ft.
Muliti-Level (Two or More)	900 Sq.Ft.

4. Out Buildings. It is understood that out buildings, such as a storage shed, swimming pool and dressing facilities: tennis courts and dressing facilities may be constructed on any lot located on the above described property so long as they are in conformity with harmonious development of the property and receive approval of the ACC. No such out building shall at any time be used for human habitation temporally or permanently.

5. Easement. Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the record plat. Within these easements, no structure, planting, or other material (excluding sod or flowers) shall be placed or permitted with may damage or interfere with installation and maintenance of utilities, or which may change the direction or flow of drainage channels in the easements. The easement for each lot and all improvements on it shall be maintained continuously by the owner of the lot, except for those improvements for which a public authority or utility company is responsible.

6. Nuisances. No noxious or offensive trade or activity shall be conducted on any lot, nor shall anything be done thereon which may be or become any annoyance or nuisance to the neighborhood. All recreational vehicles shall be parked off the street and screened from view from the street a the set-back line of the residence. Recreational vehicles shall not be parked overnight on the street nor in driveways in front of the 20 foot set-back line, but shall be allowed to remain overnight on the property above described only if housed in a garage or screened from the street behind the residence set-back line as defined herein. Failure to comply with the provisions hereof shall constitute a nuisance. No mobile or prefabricated home will be permitted on any lot for occupancy. No used buildings of any kind shall be placed on any lot. No clothes drying or storage of any articles which are unsightly will be permitted unless in enclosed areas designed for such purposes. No open storage of building materials, except during course of actual construction shall be permitted on any lot or street, nor shall junk, unlicensed cars or other unsightly items be maintained or stored on any lot or street. Minor vehicle repairs may be accomplished during the daylight hours. Major vehicle repairs lasting more than three days are strictly prohibited. The phrase "residence set-back line" shall be determined

by the front bearing wall of the residence.

7. Temporary Structure. No structure of a temporary character, trailer, basement, tent, shack, garage, barn, or other out buildings shall be used on any lot at any time as a residence either temporarily or permanently.

8. Signs. No signs of any kind shall be displayed to the public view on any lot except one sign of not more than five square feet advertising the property for sale or rent, or signs used by the builder or developer to advertise the property during the construction and sales period. The placement of signs, graphics, or advertisements which are permanent in nature or represent advertisement for small business conducted in home on a lot in the Subdivision is prohibited. This paragraph shall not apply to signs of Builder or those acting on behalf of Builder.

9. Livestock and Poultry. No animals, livestock or poultry of any kind shall such as pigeons, or rabbits may be raised, bred, or kept on any lot, except that dogs, cats, or other household pets may be kept provided that they are not kept, bred or maintained for any commercial purpose and are restricted to the owners' premises or on leash under handler's control. The number of household pets may be restricted by the ACC if the pets create a nuisance. The head of household of any lot that has household pets will be responsible for removal of all feces or other pet residue on a daily basis and will ensure that there are no offensive odors that would constitute an annoyance to neighbors of the neighborhood as a result of maintaining household pets. All cases regarding animals shall conform to the applicable ordinances of Grantsville City, Utah.

10. Appearance, Sanitation and Fire Hazard Control. Each owner shall be required to maintain his property to keep it in a reasonable state of appearance and preservation. No lots shall have accumulated thereon any rubbish, trash or unsightly debris. the burning of rubbish, leaves or trash on the above described property is strictly prohibited. trash containers shall be covered and kept screened from view from the street in suitable enclosed areas, except during collection. Upon failure of any owner to remove any rubbish, trash, or unsightly debris or overgrowth of weeds beyond a thirty (30 day period after written notice from the ACC, from said owners property within (10) days after written notice to remove has been mailed to him by the ACC may cause the same to be removed and the individual lot owner shall be responsible for the reasonable expenses of such removal. If any such lot develops into an unclean or unsanitary condition or shall fall into a state of disrepair promptly following written notice from ACC to ACC shall have the right to petition any court of competent jurisdiction for legal and equitable relief and the applicable lot owner shall be responsible for all court costs and attorney fees incurred to obtain said relief. Exterior light poles and placement of swamp coolers and air conditioners shall be approved in writing by the ACC. The owner of each lot shall maintain and replace light bulbs for light poles and for additional address lighting. Window mount coolers of all kinds are strictly prohibited. No electrical power lines, telephone cables or other auxiliary service lines shall be exposed except with the prior written approval by the ACC.

11. Sight Distance at Intersection. No fence, wall hedge or shrub planting which obstructs sight lines at elevations between 2 and 6 feet above the roadways shall be placed or permitted to remain on any corner

lot within the triangular area formed by the street property lines and a line connecting them at points 25 feet from the intersection of the street lines or in case of around property corner from the intersection of the street property lines extended. No fence higher than 30 inches shall be constructed or maintained in any front yard.

12. Landscaping. Any trees, lawn shrubs, or other planting provided by the developer shall be properly nurtured and maintained or replaced at the property owner's expenses upon request of the ACC. Front and side lawns must be planted within one year from completion of structure, and back lawn must be placed within two years of completion of the home on any Lot. No fences or screen shall be erected without prior written consent of the ACC. No fences or screen shall be erected so as to constitute a traffic hazard particularly near driveway and street intersections.

13. Slope and drain control. No structure, planting or other material shall be placed or permitted to remain or other activities undertaken which may cause damage or interfere with established slope ratios, create erosion or sliding problems, or which may change the direction of flow of drainage channels or obstruct or retard the flow of water through drainage channels. The slope control area of each lot and all improvements in them shall be maintained continuously by the owner of the lot, except for those improvements for which a public authority or utility company is responsible.

14. Hazard Insurance. Each owner shall at all times maintain a hazard insurance Policy.

15. Yard Fences. All yard fences on lots in the subdivision shall be repaired and maintained by the lot owner. The back boundary of lots 25, 26, 27, 28, 29, 30 and 31 adjoin property that is approved to contain medium or large animals. The owners of said subdivision lots shall be required to erect, repair and maintain a fence across the back boundary sufficient to prevent entry by medium or large animals. Such fences shall be constructed of concrete, chain link with vinyl slats, brick or equivalent material as may be approved by the City. Wood fences will not be approved. Owners of all subdivision lots expressly waive any non-conforming use violation by adjoining landowners under City use regulations Table 15.1 relating the keeping of animals within 100 feet of a residential dwelling.

16. Common Improvements. All common improvements entry way signage, gateways, walkways, or other common improvements relating to the Subdivision shall be maintained as directed by the ACC. If necessary, each lot owner shall be assessed 1/87 th of any cost incurred. If any assessment remains unpaid for more than 30 days, the ACC shall have the right to enforce the obligation by suit and each defaulting lot owner shall be liable for all court cost and attorney fees.

17. Waiver. Each lot owner hereby waives any and all claims, causes of action they may have against the ACC as a result of any action taken by the ACC in good faith or as a result of filling any lien or taking any other action to collect any assessment.

PART C ARCHITECTURAL CONTROL COMMITTEE

1. Membership. The ACC shall be composed of three persons designated by Builder until the sale of ninety percent of the lots in the

Subdivision. Thereafter the Lot owners shall elect members of the ACC as set forth below. All decisions of the ACC shall be by majority vote. In the event of death or resignation of any member of the Committee, the remaining members of the committee shall have full authority to select a successor. Neither the members or the committee, nor its designated representative shall be entitled to any compensation for services performed.

2. Procedure. Election of a new committee by vote of all lot owners shall take place after the sale of ninety percent of the lots by Builder. The terms of the committee member shall be for the term of 5 years or until a successor is duly elected and qualified, whichever is later. After initial appointment, committee members may be elected by a majority of the persons owning lots in the above described Subdivision, with each lot to have one vote per committee member. When more than one person holds ownership interest in any lot, the vote for such lot shall be exercised as the owners of the lot determine, but in no event shall more than one vote be cast with respect to any lot. In the event of the tie vote, a coin toss shall be conducted in order to determine the new committee member. Interpretation of the architectural covenants which affect the external appearance of any building or structure or any lot shall be the sole per of the ACC. the committee approval or disapproval as required in these covenants shall be in writing. Plans specifications, including exterior color and material proposals, shall be submitted to the committee in duplicate and one approved set shall be returned to the lot owner. In the event the committee or its designated representative fails to approve or disapprove within 60 days after plans and specifications have been submitted to it, approval shall be deemed to have been fully complied with.

PART D

GENERAL PROVISIONS

1. Term. These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of twenty years for the date these covenants are recorded. After which time, said covenants shall be automatically extended for successive periods of ten years.

2. Enforcement. The ACC or any owner of any property described herein above shall have the right to enforce by any proceeding at law or inequity, all restrictions, conditions, covenants, reservations and changes now or hereafter imposed by the provisions this statement. In addition to remedies at law or in equity, the ACC may abate any nuisance or correct any violation hereunder and the individual lot owner shall pay the reasonable expense incurred therein, including court cost, and reasonable attorney's fees. No liability shall attach to the ACC or it's representatives in acting pursuant to the provisions of these covenants and enforcing the terms thereof, including abatement of nuisances. failure by the ACC or by any owner of any Lot to enforce any covenant or restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter.

3. Severability. Invalidation of any of these covenants by judgment of court order shall in no way affect any of the other provisions which shall remain in full force and effect.

4. Amendments by Builder. These covenants may be amended, either in whole or in part by the Builder at any time prior to the sale of ninety

percent of the lots in the Subdivision, Thereafter, these covenants may be amended, either in whole or in part by a (75%) seventy-five percent vote of all lot owners. the owners of each lot shall have one vote on any proposed amendment of these covenants.

5. Permits. In addition to obtaining the approval of the ACC, each lot owner must also obtain a building permit from the appropriate governmental authority with respect to any improvements, additions or other changes to any structure on any lot in the Subdivision.

6. Notice. All demands and notices to be given hereunder, if any, shall by personally delivered or sent by registered mail addressed to respective parties at their postal address as of the date of this Agreement or to such other address as each may hereafter designate in writing.

7. Governing Law. The terms of the Agreement shall be governed by and constructed in accordance with Utah law. The parties agree that any legal proceedings relating to the subject matter if this Agreement shall be brought exclusively in the State of Utah will not place a serious inconvenience or be unfair or unreasonable to any of the parties hereto. Because the State of Utah has a substantial relationship to both parties and this transaction, it is appropriate to select the Utah Courts to handle any and all legal proceedings relating hereto.

8. Paragraph Headings. Paragraph heading in this Agreement are for convenience only and shall not be deemed to modify, interpret or limit the provisions hereof.

9. Equitable Remedies. It is further agreed that any breach or evasion of any of the terms of this Agreement by either party hereto will result in immediate and irreparable injury to the other party and will authorize recourse to injunction and/or specific performance as well as to any other legal or equitable remedies to which such injured party may be entitled thereunder.

10. Remedies Cumulative. The various rights and remedies herein contained and reserved to each of the parties shall not be considered as exclusive of any other rights or remedy of such party, but shall be constructed as cumulative and shall be in addition to every other remedy now or hereafter existing a law, in equity or by statute.

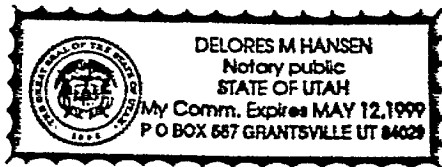
11. Zoning Ordinance. Notwithstanding any provision hereof to the contrary, the owners of any Lot in the Subdivision are required to comply with all the rules, regulation, and ordinances adopted by Grantsville City and applicable to the Lots in this Subdivision.

AB Nash
Owners Signature

5 Jan. 99
Date

STATE OF UTAH)
COUNTY OF _____ :ss:
)

On this 5 day of January 1997, personally appeared before me Adam Nasit, who being by me duly sworn, did say that he is an authorized representative and agent of PROFESSIONAL BEDDING and that the within and forgoing instrument was signed on behalf of said Company by authority of (describe the document that authorized him to sign for this company)



Delores M. Hansen
NOTARY REPUBLIC

Residing at:

Grantsville, Utah

My commission Expires: 5/12/99

April 4th, 2025

Re: Request 7389581 58 Barbed Wire Cir, Grantsville, UT 84029

To Whom it May Concern:

As you requested, Rocky Mountain Power hereby consents to an encroachment into the utility easements on the NORTHEAST corner of the property, staying at least 10' from front of lot, located at 58 Barbed Wire Cir, Grantsville, UT 84029 to build a shed/garage.

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

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

Sincerely,

Austin Veater

Austin Veater
Estimating Department
435-833-7946



Date: 3/21/202

RE
58 Barbed Wire Circle
Grantsville, UT 84029

To Whom It May Concern,

As you requested, Lumen hereby consents to Erich Christley, an encroachment of the existing MTN STATES TELEPHONE & TELEGRAPH CO ROW ESMT, at 58 Barbed Wire Circle, Grantsville, UT 84029 for detached garage on the northeast side of the property.

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

It has been determined that there are no existing Lumen cables in this existing easement.

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

Sincerely,

A handwritten signature in black ink that reads "DAVID SLOAN". The signature is written in a cursive, slightly slanted style.

David Sloan
385-315-6586
david.sloan2@lumen.com
Sr Network Implementation Engineer
Lumen

EAST 1/4 CORNER
SECTION 32, T2S, R5W,
S.L.B.&M
(NOT FOUND)

APPROVED

GRANTSVILLE IRRIGATION CO

BY: B. H. [Signature] DATE: 3/19/2025

BASIS OF BEARING
N 0°00'17" W
2911.74' (MEASURED)
2911.09' (RECORD)
(NE COR SEC. 32 TO WITNESS COR)

DEVELOPED BY:

PROFESSIONAL BROKERS

ADAM NASH
4376 SOUTH 700 EAST, SUITE 101
SALT LAKE CITY, UT 84107
(801) 266-1333

FINAL PLAT

COUNTY HEALTH

APPROVED THIS 2
OF NOVEMBER

[Signature]
COUNTY HEALTH D

TOOELE COUNTY

APPROVED THIS _____
OF _____

2

NEW OWNERSHIP

8/31



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

March 25, 2025

Erich Christley
58 Barbed Wire Drive
Grantsville, UT 84029

To whom it may concern,

Comcast of Utah II grants permission to encroach upon the existing utility easements, which exists along the North and East property lines of 58 Barbed Wire Drive, Grantsville, UT, as long as it does not interfere with or deny access to our existing facilities (poles, cable, conduits, pedestal, electronics). Three feet of clearance must be maintained around all pedestals.

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

Sincerely,

Annette Harm

Annette Harm
Authorized Representative

Space above for County Recorder's use
PARCEL I.D.# 12-110-0-0011

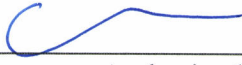
DISCLAIMER OF UTILITY EASEMENT

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

All public utility easements, excepting the easement(s) or portion of easement(s) running adjacent and parallel to the street(s), located within Lot 11, Park Meadows Subdivision, located in the Northeast quarter of Section 32, Township 2 South, Range 5 West, Salt Lake Base and Meridian, Tooele County, Utah; said Subdivision recorded in the Office of the County Recorder for Tooele County, Utah.

IN WITNESS WHEREOF, this disclaimer and release of any right, title or interest has been duly executed on March 18, 2025.

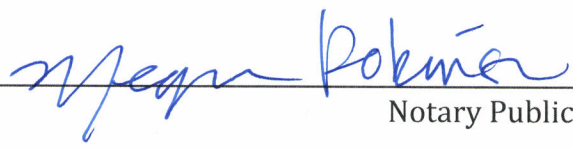
QUESTAR GAS COMPANY
Dba Enbridge Gas Utah

By: 
Authorized Representative

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

On March 18, 2025, personally appeared before me Caroline King, who, being duly sworn, did say that (s)he is an Authorized Representative for QUESTAR GAS COMPANY dba Enbridge Gas Utah, and that the foregoing instrument was signed on behalf of said corporation pursuant to a Delegation of Authority.




Notary Public



4/29/2025

Re: Utility easement at 58 Barbed Wire

Dear Resident:

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

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

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

Sincerely,

A handwritten signature in blue ink that reads "Christy Montierth". The signature is fluid and cursive, with the first name "Christy" and last name "Montierth" clearly distinguishable.

Christy Montierth

Public Works Director

cmontierth@grantsvilleut.gov

435-884-0627

AGENDA ITEM #3

Approval of minutes from the August 7, 2025, and the August 21, 2025 Planning Commission Regular Meetings.

Action Summary:

Agenda Item	Item Description	Action
#1	Consideration of the proposed plat amendment for the Kenneth Fawson Subdivision.	Approved
#2	Consideration of the Proposed Preliminary Plat Application for Soelberg's Market, Located at East Durfee Street and Matthews Lane.	Approved
#3	Consideration of the Proposed Preliminary Plat Application for The Highlands Phase 7.	Approved
#4	Discussion of Chapter 2, definitions (104), Chapter 14.6 Codes and Symbols and Use Table 14.1, Chapter 15.1 Codes and Symbols and Use Table 15.7 (Family Food Production).	Discussed
#5	Discussion of front setbacks and side yard setbacks for chapters 14 and 15.	Discussed
#6	Discussion of Light Ordinance.	Discussed
#7	Approval of Planning Commission Minutes a. May 6, 2025 Special Meeting b. May 22, 2025 Regular Meeting c. June 19, 2025 Regular Meeting	Approved

MINUTES OF THE GRANTSVILLE CITY PLANNING COMMISSION, HELD ON AUGUST 7, 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, Debra Dwyer

On Zoom:

Commission Members Absent:

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

On Zoom: Aqua Consultant Shay Stark

Citizens and Guests Present: Gary Pinkham, Roger Hale, Jana Hale, Amy L Walker, Barry Bunderson, Evan Nelson

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, August 7, 2025 at 429 East Main Street, Grantsville, UT 84029. The agenda is as follows:

ROLL CALL

PLEDGE OF ALLEGIANCE

PUBLIC HEARING

- a) Consideration of the proposed plat amendment for the Kenneth Fawson Subdivision.**

Email received 8/4/2025

Ladies and Planning Commission,

This minor sub is most likely the first step in the planned development of the entire property into a full subdivision. This is a common tactic by developers to minimize their costs and to generate revenue for the major sub to follow.

There are a few things to consider that are related to the future development of the property.

1. The purpose of the short stub street into the property from the West was to provide for a street and utilities that would serve this future development and provide an outlet onto SR 112 to reduce the amount of traffic going out to Main Street. The proposed 60' wide section fronting onto SR 112 should be widened to 66' to meet the standard street section for a City street. There should be an extension of the sewer and water into the property from the West to provide services to the future development.
2. Some engineering thought should be given to the future management of storm water from the future development. Will a basin be required since the existing system to the West may be at capacity.
3. The street to SR 112 may need to be coordinated with the property owner to the North. This would provide access to the commercial property at the corner of Main and SR 112. Perhaps they each do a half-width dedication. -Gary Pinkham

Gary Pinkham: Gary Pinkham was present to comment on this item. He provided context regarding the subdivision to the west, noting that about 16 years ago, the City required a stub-out to the east (shown as South 130) to extend the road to 112 and provide additional access into the subdivision for traffic mitigation. He observed that the current layout still accommodates this connection, with a 60-foot-wide strip extending to Main Street, though the width may need to be updated to 66 feet or the code modified. He explained that small initial subdivisions are often developed in a simple, low-cost manner to fund future phases. He emphasized the importance of ensuring streets and utilities are stubbed off South 130 to prevent excess traffic on internal streets. Regarding the corner property where houses were recently demolished, he noted concerns about access points near the traffic signal. He recommended that developers and property owners coordinate to establish a single access point, avoiding a driveway immediately adjacent to the street, which could create future traffic hazards.

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

Email Received 08/04/2025

Ladies and Planning Commission,

The half-width dedication for the future City street, Lookout Ridge Drive, needs to be a minimum of 33' to meet City Code. If it is to be developed to provide access as is stated on the plans, it may need to be wider or get the adjoining property owner to do a dedication also in order to have enough width for the minimum half width construction per City Code. This minimum half-width is required to meet the fire code.

If this is not done, the City may be required to purchase additional property from the neighbor to the West for the street ROW. This may also create an encroachment that will harm the neighbor's property or violate setback and PUE code.

Gary Pinkham

Email Received 08/05/2025

Ladies and Planning Commission,

The half-width dedication for the proposed Lookout Ridge Drive must be at least 33' wide to meet the City's Code. If this is not done the City will be required to take additional land from the property owner to the West to get the require 66' ROW. This may create easement and setback problems for that owner and cost the City a good deal of money.

There also needs to be adequate width to construct the minimum half-width street to the City's standards and meet the fire code. The narrow width of the proposed dedication do not meet either legal requirement. The minimum for this needs to be 39.5' with the minimum fire code met.

Gary Pinkham

Gary Pinkham: Gary Pinkham was present to comment on this item. He stated that along the west boundary line, the proposed dedication for a city street does not meet city code in terms of width. He explained that if this area is to be used as a point of access, it must be constructed to the half-width standard, including 26 feet of asphalt, which could extend onto the neighboring property. He highlighted that it is unclear if the developers have coordinated with the neighbor, and currently, the dedication is not legally compliant. He also mentioned a well in the corner, noting that the drawings do not reflect the well's protection zone. City Council Member Rhett Butler clarified that the well is outside the area shown on the plan, so it is not a concern. Gary emphasized that regardless, the street dedication must be widened to meet code and fire safety requirements to be considered legal.

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

Email Received 08/04/2025

Ladies and Planning Commission,

When this plan was submitted to and reviewed by the DRC over a year ago, it was pointed out to the applicant and designer that the streets need to be designed to the minimum 66' ROW standard.

This phase and all phases to come are part of the major change and addition to the original development. They are subject to the Code in force at the time of the application for the revisions that brought this land into the development. This requires 66' ROW.

Gary Pinkham

Gary Pinkham: Gary Pinkham was present to comment on this item. He stated that the proposed plan was submitted to the City approximately a year and a half ago. During the Development Review Committee (DRC) review, it was identified that the city streets are currently planned as 60-foot rights-of-way, which do not comply with the code requiring 66-foot rights-of-way___0. This includes the stub-outs on the northwest corner of the developed area. He explained that wider transitions have already been implemented, but to meet code, the right-of-way must be increased to 66 feet. The 60-foot right-of-way was

removed several years ago because it was too narrow to maintain a 26-foot clear zone for fire trucks when parking was on both sides.

AGENDA

1. Consideration of the plat amendment for the Kenneth Fawson Minor Subdivision.

Planning and Zoning Administrator Shelby Moore explained that Shay Stark, consultant with Aqua Engineering, was available online to discuss the application and the reasoning behind the proposed approach. Barry Bunderson and Evan Nelson were also present to answer questions regarding this item.

Evan Nelson stated that they were proposing to create a half-acre buildable lot from an existing field owned by his parents. He explained that their intent was to build a home and return to the property. He added that the layout was designed to accommodate potential future street development, although they currently planned only a single lot.

Shay Stark, consultant with Aqua Engineering, stated that the city had reviewed the proposal with consideration for potential future development. He explained that sewer and water lines were being stubbed across the full frontage. This would ensure that if a street were eventually extended to SR 112, the property and home would not be disrupted.

Vice Chair Dalton asked if the home was intended for personal use. Evan Nelson confirmed that it would be his residence.

Barry Bunderson clarified that the proposed lot, referred to as Lot 6B, would be created between the existing Lots 6A and 6C, which already extended to the west boundary. He explained that the new lot would follow the existing lot lines and that the other lots were already established.

Commissioner Stirling asked about utility access for the new lot. It was confirmed that utilities would be accessed from the existing road, consistent with Shay Stark's earlier explanation.

Commissioner Sarah Moore asked whether potential future commercial development on the remaining land had been considered. She also asked whether driveway access had been staggered to avoid conflict. Planning and Zoning Administrator Shelby Moore clarified that no commercial development was planned on the subject parcels. She explained that nearby commercial parcels were part of a prior subdivision and had UDOT-approved access not controlled by the city. She added that even if a road were extended through the property, UDOT would coordinate access.

Evan Nelson stated that they planned to live in the home long-term. He noted that future commercial development along SR 112 was indicated in the general plan, but the current zoning allowed for half-acre residential lots. He explained that they structured the proposal to meet

current zoning requirements without seeking a zone change. Commissioner Sarah Moore confirmed she had no additional concerns.

Vice Chair Dalton asked about the width of the private lane. It was confirmed to be 26 feet. He reminded the applicants that when 130 South becomes a public street, they would be required to install curb and gutter. He noted prior issues where this requirement had not been completed in a timely manner.

Barry Bunderson added that UDOT typically manages future access spacing. If access spacing requirements cannot be met, UDOT may require easements to consolidate points of access for safety and long-term planning.

Trent Stirling made a motion to recommend approval of the proposed plat amendment for the Kenneth Fawson Minor Subdivision. With the following conditions: The private lane shall meet all design and access standards of the City and any required fire department regulations, all utility easements and access easements shall be recorded on the final plat, any outstanding engineering or staff review comments shall be addressed prior to recordation, and the applicant shall submit a mylar of the amended plat for City signatures and recording. Sarah Moore seconded the motion. The vote was as follows: Trent Stirling “Aye”, Sarah Moore “Aye,” Debra Dwyer “Aye,” Derek Dalton “Aye.” The motion was carried unanimously.

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

Planning and Zoning Administrator Shelby Moore presented this item. She explained the portion of the property under review and highlighted that the well and surrounding areas were shown on the GIS map. She noted that the Lookout Ridge road would be extended and that an easement had been obtained from the property owner. Shelby clarified that Solbergs had dedicated their half of the right-of-way, and the city was constructing the road to full width to meet fire code and provide access. The road would extend north in the future, and on the west side, no sidewalks or park strips would be installed, leaving a full 38-foot asphalt width.

Commissioner Dwyer confirmed that the park strip and sidewalk would remain on the other side, and Vice Chair Dalton clarified that the extension of Lookout Ridge would align directly with the existing road across the street. City Council Member Rhett Butler stated that it was lined up as much as possible and added that any future southward extension would incorporate part of the existing private lane and continue toward Nygreen Street, ensuring as much alignment as possible. Commissioner Trent Stirling asked how the road would connect further, and it was confirmed it would align with Main Street.

Commissioner Sarah Moore and Commissioner Dwyer confirmed they had no questions at that time. Vice Chair Dalton raised questions about parking calculations. Shelby explained that parking plans were still under review but must comply with the development agreement timeline, ensuring stalls could not be reduced after approval. Vice Chair Dalton reviewed the gross floor square footage for retail and food pads and noted a potential shortfall in parking. Shelby explained that assumptions about restaurant seating could affect calculations, and final parking requirements would be addressed during full plan review. Jared Mitchell confirmed that grocery and hardware store parking calculations were in line with city standards, and Shay Stark noted that the grocery portion would require approximately 160 parking stalls, confirming that overall, they were adequately provided. In regard to the pads, it was discussed that parking would be addressed once they were occupied, considering the specific occupants of each space.

Vice Chair Dalton asked about stormwater management, and Shelby described an underground storm basin that would capture and control water on site. He also asked about delivery and loading plans. Jared Mitchell explained that trucks would enter from Matthews Lane, circulate around the north side and back of the store, and exit through the new Lookout Ridge connection to minimize conflicts with customer parking.

When asked about lighting and signage, Jared stated that all lighting would comply with city ordinance, with internally illuminated signs preferred where possible. He noted plans for monument signs on Matthews Lane and at the corner of Matthews and Durfee to serve the overall development, including pad sites, grocery, and hardware.

Sarah Moore made a motion to recommend approval of the proposed Preliminary Plat Application for Soelberg’s Market, Located at East Durfee Street and Matthews Lane. With the following conditions: The final plat and construction plans shall be reviewed and approved by City staff prior to recordation and building permit issuance, and any outstanding staff or engineering comments shall be addressed prior to approval of final construction drawings. Trent Stirling seconded the motion. The vote was as follows: Trent Stirling “Aye”, Sarah Moore “Aye,” Debra Dwyer “Aye,” Derek Dalton “Aye.” The motion was carried unanimously.

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

Planning and Zoning Administrator Shelby Moore provided background, noting that the PUD application had originally been submitted in 2022. At that time, the RM-7 zoning allowed seven dwelling units per acre. The PUD application had been approved in 2024 without any deviations from the code. She explained that under the previous Utah State Code, residential local streets were required to have a minimum paved width of 32 feet. Because neither staff nor the Planning

Commission and City Council raised questions about road widths at that time, the design was not specifically discussed.

Shelby continued that the Master Development Agreement (MDA) for Highlands Phase 7 had just been approved by City Council the night before. The proposed cross-section for Phase 7 matched the design used in previous phases, with 32 feet of pavement, which met both state standards and traffic study recommendations, as the development was expected to generate fewer than 1,000 trips. She highlighted that the Phase 7 plans met all RM-7 zoning requirements except for the 60-foot right-of-way width and the planting of shade trees along public streets. Shelby clarified that the shade trees had not yet been shown on the plans, and noted that it was up to the Planning Commission to decide whether to make that a condition of approval. She also presented the overall conceptual PUD layout for reference.

Vice Chair Dalton confirmed that the area under discussion was near Lot 13, with the area above that already under construction. Shelby clarified that the lighter yellow portions on the map represented areas previously approved.

Commissioner Stirling raised a previous concern noted by Mr. Pinkham regarding road widths. Shelby explained that the MDA addressed this issue. While the master transportation plan called for a 32-foot paved width for residential streets, there was also a 38-foot pavement width with a 66-foot right-of-way for certain streets. She confirmed that the concern regarding the right-of-way had been resolved in the MDA.

Commissioner Stirling also asked about trail locations. Shelby pointed out on the map that a trail would run along Mack Canyon, which now had a 108-foot right-of-way to accommodate a 10-foot trail. She noted that this alignment would connect with UDOT's planned trail along SR-138. Commissioner Stirling expressed his approval of the trail and noted that the 108-foot right-of-way was necessary.

Commissioner Dwyer asked about the shade trees, and Shelby confirmed that this issue had been addressed in the plans. Commissioner Sarah Moore indicated that she had no additional concerns.

Vice Chair Dalton asked why the MDA had been approved before the preliminary plat. Shelby explained that the MDA needed to be finalized first due to the complexity of the Highlands development, allowing the plat to be reviewed promptly, without delaying the agenda.

Vice Chair Dalton inquired about fire flow in the area. Shelby stated that the SR-138 water line had been connected and the system was awaiting final PRV installation before fire flow testing could occur. She noted that building permits could not be issued without fire sprinklers, with the exception of properties like North Star Ranch that had already met requirements.

Vice Chair Dalton also asked about the number of building permits issued to date. Shelby estimated approximately 120 permits, far short of the 632-total allowed in the overall development.

Vice Chair Dalton acknowledged a personal concern with road widths but noted that the MDA was already approved, leaving no options for modification at this stage.

Derek Dalton made a motion to recommend approval of the proposed Preliminary Plat Application for The Highlands Phase 7. With the following conditions: The Master Development Agreement (MDA) must be approved by the City Council, final construction drawings and engineering plans must be reviewed and approved by City staff prior to final plat recording, all infrastructure improvements shall be constructed in accordance with City standards, and shade trees shall be planted along all public streets in compliance with RM-7 zoning requirements, and shown on the final landscape and/or improvement plans. Trent Stirling seconded the motion. The vote was as follows: Trent Stirling “Aye”, Sarah Moore “Aye,” Debra Dwyer “Aye,” Derek Dalton “Aye.” The motion was carried unanimously.

4. Discussion of Chapter 2, definitions (104), Chapter 14.6 Codes and Symbols and Use Table 14.1, Chapter 15.1 Codes and Symbols and Use Table 15.7 (Family Food Production).

Planning and Zoning Administrator Shelby Moore explained that the issue of roosters needed to be revisited because a prior motion had not been properly noticed. She clarified that the intent of the current proposal was to prohibit roosters, noting that the Police Department had expressed concerns regarding noise and complaints from residents. Shelby acknowledged Commissioner Dwyer’s previous suggestion to allow at least one rooster, but emphasized that enforcement and neighborhood impacts were significant factors.

Vice Chair Dalton asked about the frequency of complaints related to roosters. Shelby indicated that the city typically received between 25 and 30 calls per week, particularly concentrated in areas like Williams Lane and Wells Crossing. She confirmed that existing roosters could be grandfathered in if they met the code at the time, but new roosters were not currently allowed under existing regulations.

Commissioner Sarah Moore noted that nuisance roosters should be addressed through enforceable regulations and highlighted the importance of containment and animal pens. Vice Chair Dalton asked whether the Utah Right to Farm Act would apply; Attorney Barker clarified that, while the Act protects agricultural activities, local zoning laws prevail, meaning the city’s restrictions on roosters would take precedence.

Discussion then turned to potential thresholds for allowing roosters, with Shelby and commissioners reviewing acreage requirements and animal units. Commissioners considered options such as a one-acre minimum for roosters, unit-based animal calculations, and the number of chickens per acre. Shelby noted that the discussion could also include revisiting limits for other types of farm animals, but the immediate focus was on roosters.

Commissioner Dwyer proposed restricting roosters to larger lots (one acre or more), particularly outside dense subdivisions. Vice Chair Dalton emphasized that the main concern was reducing nuisance complaints and the associated demands on city and public safety resources. Commissioners Sarah Moore and Commissioner Stirling highlighted the importance of considering enforcement, site visits, and follow-up calls in determining appropriate limits.

Shelby agreed to compile data on the time spent by city staff responding to complaints, including site visits, follow-ups, and letters issued. Commissioners agreed that this information would help inform future decisions.

Attorney Barker provided an update on the Right to Farm Act, confirming that while it exists, local zoning laws take precedence over any perceived protections for roosters.

Discussion closed.

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

Planning and Zoning Administrator Shelby Moore explained that staff proposed a uniform 25-foot front yard setback to align with typical driveway lengths, simplify plan reviews, and provide clarity. She noted that rear yard setbacks would remain unchanged, allowing homeowners flexibility to position their homes further back. Shelby also proposed clearer side yard setbacks of 7.5 feet on one side and 15 feet on the other to ensure consistency across the relevant zoning districts (R121, R112, RM7, RM15).

Commissioner Stirling noted that current front yard setbacks on smaller lots limit usable backyard space, particularly for keeping animals, and supported the clarified side yard setbacks.

Commissioner Sarah Moore emphasized that smaller front setbacks allow for larger backyards, enhancing resident enjoyment while maintaining neighborhood aesthetics. She also noted potential cost savings on landscaping and utility connections.

Vice Chair Dalton expressed concern that applying a uniform 25-foot setback across all zones could make neighborhoods appear too uniform and suggested maintaining larger setbacks for bigger lots while applying reduced setbacks only on smaller lots.

Shelby Moore clarified that the discussion and proposed adjustments applied only to single-family lots of half an acre or larger and did not affect townhomes or multifamily developments.

After discussion, Vice Chair Dalton recommended amending Chapter 15 to implement the proposed front and side yard setbacks while leaving Chapter 14 unchanged, noting that the City Council would have final approval. Commissioners Stirling and Commissioner Sarah Moore expressed support for the compromise, agreeing it balanced clarity, flexibility, and usability for homeowners.

Discussion closed.

6. Discussion of Light Ordinance.

Planning and Zoning Administrator Shelby Moore explained that the draft ordinance had been revised to include zoning designations and definitions as previously requested by the Commission, and sought direction on whether the Commission wanted to pursue a dark sky ordinance.

Vice Chair Dalton expressed concerns regarding enforcement, noting uncertainties about measuring lumens, defining acceptable lighting, issuing citations, and the additional after-hours workload it could impose on staff. He emphasized the difficulty of enforcement in residential areas, suggesting that residential regulation could be overly intrusive into personal property.

Commissioner Sarah Moore referenced potential state-level support and certification through Housing and Community Development or DWS, but Vice Chair Dalton clarified that the proposed local ordinance would not involve formal certification, only compliance with local limits. Discussion included whether existing residential lighting should be grandfathered, with general agreement that older installations could be exempt.

Commissioner Dwyer questioned the volume of current complaints and suggested addressing issues on a case-by-case basis, noting that complaints are infrequent. Shelby Moore confirmed complaints are occasional and likely higher during holidays.

Vice Chair Dalton and other Commissioners generally favored focusing any ordinance on commercial properties, citing the need to control lighting impacts from larger developments such as big-box stores. Residential regulations were suggested to be limited, possibly including a simple curfew for trim lights, but without extensive enforcement.

Commissioner Sarah Moore proposed a possible citywide restriction for residential trim lights to be turned off by 11:00 PM, but it was acknowledged this would likely be enforced only in response to complaints, similar to nuisance issues. Commissioner Stirling noted that the dark sky concept was appealing but not critical, particularly for residential areas, and agreed there was no need for formal code enforcement.

Discussion closed.

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

Debra Dwyer made a motion to approve the Planning Commission Special Meeting Minutes from May 6, 2025. Derek Dalton seconded the motion. The vote was as follows: The vote was as follows: Trent Stirling “Aye”, Sarah Moore “Aye,” Debra Dwyer “Aye,” Derek Dalton “Aye.” The motion was carried unanimously.

Debra Dwyer made a motion to approve the Planning Commission Regular Meeting Minutes from May 22, 2025. Derek Dalton seconded the motion. The vote was as follows: The vote was as follows: Trent Stirling “Aye”, Sarah Moore “Aye,” Debra Dwyer “Aye,” Derek Dalton “Aye.” The motion was carried unanimously.

Debra Dwyer made a motion to approve the Planning Commission Regular Meeting Minutes from June 19, 2025. Derek Dalton seconded the motion. The vote was as follows: The vote was as follows: Trent Stirling “Aye”, Sarah Moore “Aye,” Debra Dwyer “Aye,” Derek Dalton “Aye.” The motion was carried unanimously.

8. Report from Zoning Administrator.

Zoning Administrator Shelby Moore announced that Jason Hill had been appointed as the new planning commissioner and would join once his training was complete. She noted that the Commission also needed to elect a new chair and vice chair, asking whether that required being listed on the agenda. Attorney Barker advised that placing the item on the agenda was the safer option. Vice Chair Dalton recommended waiting until Commissioner Hill could participate, and the group agreed to address the elections at a future meeting.

10. Open Forum for Planning Commissioners.

Commissioner Sarah Moore inquired about the status of hiring a new Community Development Director. City Manager Michael Resare stated that a new Community Development Director has been hired, and will begin on the 26th.

11. Report from City Council.

City Council Member Rhett Butler provided an update from the previous night’s City Council meeting. He explained that the Council approved an amendment to the zoning fee schedule. He stated that this item had been on the agenda several times and had been discussed extensively, including during a recent work meeting where it was reviewed more thoroughly. He noted that the change was presented by Shelby Moore and that the Council ultimately decided to move forward with approval. He added that he felt the amendment was an important step in the right

direction, particularly in helping the Planning and Zoning Department balance its budget and work toward a net zero outcome.

12. Adjourn.

Sarah Moore made a motion to adjourn. Trent Stirling seconded the motion. The vote was as follows: Trent Stirling “Aye”, Sarah Moore “Aye,” Debra Dwyer “Aye,” Derek Dalton “Aye.” The meeting adjourned at 8:30 p.m.

Action Summary:

Agenda Item	Item Description	Action
#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 not meeting the required 100-foot setback from an adjacent residence.	Approved
#2	Consideration of the appeal by Kerri Fields, regarding the Planning and Zoning Administrator decision to deny the request to build a garage that encroaches 1.5 feet into the Public Utility Easement, located at approximately 304 N Hatchet Ranch.	Approved
#3	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	Approved
#4	Approval of the minutes from the July 3, 2025 and the July 17, 2025 Planning Commission Regular Meetings. a. July 3, 2025 Regular Meeting b. July 17, 2025 Regular Meeting	Approved
#5	Election of Planning Commission Officers.	Tabled

MINUTES OF THE GRANTSVILLE CITY PLANNING COMMISSION, HELD ON August 21, 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: Trent Stirling, Debra Dwyer, Sarah Moore, Jason Hill

On Zoom:

Commission Members Absent: Vice Chair Derek Dalton

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:

Citizens and Guests Present: Ted Fields, Kerrie Fields, Gary Pinkham, Brandon Dalley, Tori McCurdy, Barry Gittleman.

Citizens and Guests Present on Zoom:

Commissioner Trent Stirling 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, August 21, 2025 at 429 East Main Street, Grantsville, UT 84029. The agenda is as follows:

ROLL CALL

PLEDGE OF ALLEGIANCE

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 meet the required 100-foot setback from an adjacent residence.**

Email Received 07/29/2025

I am President of Hamlet Homes and Worthington Ranch LLC, the owner of the Worthington Ranch project and the owner of the unsold home that is under construction on lot 124 in Worthington Ranch. On behalf of all of the adjacent properties and the Worthington Ranch HOA, we do support the request from Tori and wish to do all that we can to support and expedite the Grantsville city approval process for them. Please let us know if this email is sufficient from us as the current property owner, or if anything else is required? We are confident that the distance on the proposed site plan is sufficient for the privacy of a future owner of lot 124, while providing better living conditions for the McCurdy's future horses than could be achieved without a variance to the city distance rule. What next steps should be taken, by whom, and how quickly can this all happen?

Looking forward to working with you on this.

Thank you,

Barry

Email Received 08/12/2025

Nicole and Shelby,

Our public notice letter came in the mail this week for the hearing on August 21 about the zoning variance request for Tori McCurdy.

One of them came to Worthington Ranch LLC as the owner of lot 124, the home under construction. Another letter came to my home address, as my wife and I are the owners of lot 101, the model home on Blue Fox Ln, owned by our LLC, These Pretzels Are Making Me Thirsty LLC. Please allow this email to serve as notice that Worthington Ranch LLC (managed by Hamlet Homes IV Corporation) and These Pretzels Are Making Me Thirsty LLC (owned by me) are both in support of the variance request.

If you need any other information from me, please let me know.

I am currently still planning to attend the 8/21 meeting in person unless something comes up between now and then, or if you tell me there is no need to attend.

Thank you,

Barry

Barry Gittleman: Barry Gittleman was present to comment on this item. He stated he is the President of Hamlet Homes and a homeowner in the Worthington Ranch subdivision, and explained that he was speaking in three different capacities: first, as the president of Hamlet Homes, which is the builder and developer in Worthington Ranch; second, as the personal owner of the model home on Lot 101, located across the street from the subject property; and third, as the owner of Lot 124, which is held by Worthington Ranch LLC, a company owned by Hamlet Homes. He stated that he had reviewed the application submitted by Ms. McCurdy and acknowledged that the Zoning Administrator had correctly applied the letter of the Grantsville City Code, which prohibits horses within 100 feet of an adjacent property. However, he believed the proposal from the applicants was a reasonable plan that would provide more space for the horses without creating any disturbance for neighboring residents. Mr. Gittleman noted that Lot 124 was still under construction by Hamlet Homes and had not yet been sold, but he anticipated no concerns from a future homeowner regarding the proposed location. Speaking as the owner of the model home across the street on Lot 101, he confirmed he also had no concerns personally. As a company, Hamlet Homes viewed the proposal as beneficial both for the horses and for the neighborhood, without negatively impacting surrounding properties. He further emphasized that approval of this request would not create a binding precedent, as future variance applications would continue to be reviewed individually. He added that any such requests could still be denied if determined inappropriate or if objections were raised by neighbors.

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.

Gary Pinkham: Gary Pinkham was present to comment on this item. Gary Pinkham stated he agreed with portions of the proposed changes, particularly regarding side yard setbacks, which aligned with his previous comments. However, he voiced concern about the placement of houses on half-acre lots and even on 12,000-square-foot lots, stating that there was no need to crowd homes close to the street. He emphasized that the Commission had consistently prioritized maintaining the “rural” character of Grantsville, and that positioning houses adjacent to sidewalks undermined that goal. Using the example of a half-acre lot, approximately 21,000 square feet, he explained that code requirements dictated a minimum width of about 84 feet due to the three-to-one ratio, resulting in lots more than 250 feet deep. Crowding a house toward the street, he argued, left barely enough space for parking and wasted the potential of a large backyard. He explained that with a 25-foot front setback and a 45-foot-deep house, there would still be roughly 180 feet of backyard, which, in practice, typically remained unkempt or overgrown. He recommended pushing the house back to preserve open street views and maintain the perception of open space. He concluded by affirming his support for the proposed side yard setbacks, noting that they aligned with public utility easements, allowed access to the rear of the property, and provided legal space for parking RVs behind or beside the house rather than in front. However, he remained opposed to the minimal front setback on larger lots, asserting that it conflicted with the city’s general plan to maintain an open, spacious environment.

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 not meeting the required 100-foot setback from an adjacent residence.

Zoning Administrator Shelby Moore presented background information regarding the basis for the denial. She explained that the applicant, Tori McCurdy, had sufficient square footage on the property to keep horses, but the issue was the proposed placement of the barn. Shelby stated that code required a 100-foot setback from the nearest residence, which in this case meant 133 feet from the property line along Blue Fox Drive. Tori’s site plan showed the barn located 72 feet from Blue Fox Drive, placing it closer to the neighboring home. Shelby noted that while the current property owner had no objection, the concern was that a future homeowner might not want animals in such close proximity. She clarified that the Planning Commission would need to determine whether to allow a variance to reduce the required setback.

Tori McCurdy was present to answer questions on this item. She said she and her family were excited to move to Grantsville because of the open space and rural environment. Their goal was

to provide as much space as possible for their horses. Tori emphasized that the horses would not remain in the barn continuously, but would primarily roam the pasture.

Commissioner Sarah Moore expressed opposition to the request. She stated that she lived in an area with horses and that during the summer, the smell and flies were unmanageable. She said she could not support granting a variance that could negatively impact future homeowners. While she acknowledged the applicant's intent to maximize space for the animals, she believed the barn could be shifted farther from the neighboring property without significantly limiting its use.

Commissioner Dwyer took the opposite view. She stated that, as a horse owner, she understood the desire to provide space for the animals and believed prospective buyers would account for the proximity to horses before purchasing a nearby home. She indicated she would approve the variance.

Commissioner Hill sought clarification on whether the setback applied to the structure or the lot line. Shelby confirmed it applied to the nearest residence. She explained that if the barn had been permitted before construction began on the adjacent home, the placement would have been allowed, but because building had commenced, the code requirement now applied.

Commissioner Hill said that if adjacent landowners waived their concerns, he would support approval, but he worried about potential liability for the city. Shelby explained that as long as the variance was properly documented, the city would not be at risk.

Commissioner Stirling asked Tori what her alternatives would be if the variance was denied. Tori responded that they could extend the 72-foot side yard farther and shift the barn to meet the code, though this would reduce the area available for animals. Shelby estimated that relocating the barn to comply with the setback would reduce the usable pasture from about 18,000 square feet to 15,000 square feet. Commissioner Sarah Moore stated that variances could set precedents and that the Planning Commission had been striving to reduce them.

City Council Member Rhett Butler, speaking as a community representative, suggested that the design of the barn could mitigate impacts. He proposed positioning the horse stalls toward the applicant's home and away from the neighboring residence, keeping the animals farther from the property line while still preserving usable pasture space.

The Commission discussed this option, with members noting that smells and flies would remain regardless of placement, but that fencing or design adjustments might reduce concerns. Barry Gittleman, developer and neighboring lot owner, commented that the Commission's role was to decide based on current conditions, not speculation about future buyers. He pointed out that if the barn had been proposed six months earlier, before construction began on the adjacent home, it would have been allowed by code. He stated that as the current owner, he had no objection.

Commissioner Sarah Moore reiterated that the Commission's duty was to enforce existing regulations while considering petitions for variances. She emphasized the importance of consistency and reducing exceptions, noting that the Commission often faced criticism when granting variances that conflicted with city code. Commissioner Stirling agreed, stating that the city had recently dealt with similar animal-related variance requests and that allowing exceptions weakened the 100-foot rule.

Debra Dwyer made a motion to recommend the approval of 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 not meeting the required 100-foot setback from an adjacent residence. Jason Hill seconded the motion. The vote was as follows: Jason Hill "Aye," Debra Dwyer "Aye," Trent Stirling "Aye," Sarah Moore "Nye." The motion was approved 3 to 1

2. Consideration of the appeal by Kerrie Fields, regarding the Planning and Zoning Administrator decision to deny the request to build a garage that encroaches 1.5 feet into the Public Utility Easement, located at approximately 304 N Hatchet Ranch.

Zoning Administrator Shelby Moore explained the reason behind her denial. She stated that she denied the request because Public Works did not approve the encroachment into the public utility easement (PUE). She noted that the lot had no adjacent homes and that the proposed 16-by-20-foot shed would encroach 1.5 feet into the PUE. Shelby clarified that standard PUEs on interior lots are 7.5 feet, while corner lots require a 10-foot PUE. All utility companies, except Public Works, had approved the encroachment request.

Ted and Kerrie Fields were present to answer questions regarding this item. Commissioner Hill asked Ted Fields why the garage could not simply be shifted 1.5 feet to comply with the PUE requirement. Mr. Fields explained that the lot had already been graded, a retaining wall constructed, and the garage foundation poured. He stated that any adjustment would require tearing into the existing lawn, sprinkler system, and electrical work that had already been completed. He further explained that he had relied on prior guidance from the City regarding setbacks and had acted in good faith. He added that due to the placement of the fence, the garage actually sat 8.5 feet from the property line, which further minimized any potential impact.

Commissioner Hill acknowledged Fields' explanation but expressed concern that approving the appeal could set a precedent for future requests of the same nature. However, Commissioner Hill also recognized the specific circumstances of this case. Commissioner Sarah Moore stated that she did not see a problem with the request, especially since all utilities aside from Public Works had approved the encroachment. Commissioner Dwyer agreed, commenting that Fields had taken the necessary steps and acted responsibly throughout the process.

Mr. Fields stated his long-standing reputation for integrity within the community. He pointed out that he had personally completed several construction projects in Grantsville and had always followed the rules set by the City.

Sarah Moore made a motion to recommend the approval of the consideration of the appeal by Kerrie Fields, regarding the Planning and Zoning Administrator decision to deny the request to build a garage that encroaches 1.5 feet into the Public Utility Easement, located at approximately 304 N Hatchet Ranch. Debra Dwyer seconded the motion. The vote was as follows: Jason Hill “Aye,” Debra Dwyer “Aye,” Trent Stirling “Aye,” Sarah Moore “Aye.” The motion was carried unanimously.

3. 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.

Zoning Administrator Shelby Moore presented an amendment to Chapter 15 (Residential and Multiple Residential Districts) to standardize front yard setbacks by reducing the minimum from 30 feet to 25 feet. She showed examples of half-acre lots where deeper front setbacks left large, unmaintained areas that turned into weed patches. Pulling homes forward, Shelby explained, would still leave ample backyard space, better satisfy driveway regulations, and support the city’s water-wise code by reducing the need for 40–50 feet of turf or gravel. She clarified the change applied only to Chapter 15 and not to any other chapters.

Commissioner Sarah Moore supported the change, noting it was optional rather than mandatory: developers and owners could still set homes farther back if they wished. She added that the option could modestly reduce development and building costs. Commissioner Dwyer agreed, saying the adjustment would help financially in construction and also advance water conservation goals.

Commissioner Hill asked whether 25 feet would be the minimum rather than a required line for every home. Shelby confirmed that rear setbacks were not being moved, so builders could either push the house back or build a slightly larger footprint; 25 feet would simply be the closest allowed. Commissioner Hill voiced support and emphasized maintenance and sustainability: if a property owner isn’t going to maintain the front yard, they won’t maintain the backyard either, so reducing excessive front yard area made sense. He added that many cities are eliminating broad park strips to be more water-wise and saw the proposal as a more sustainable direction for the city.

Commissioner Stirling acknowledged a comment raised earlier by Mr. Pinkham that shallower front setbacks could create larger backyards, which can have their own issues, but he personally liked the outcome and felt the proposed revision struck a fair balance. He also appreciated that the amendment no longer touched Chapter 14, which made it a “meet in the middle” approach.

Sarah Moore made a motion to recommend the approval of the consideration of the 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. Jason Hill seconded the motion. The vote was as follows: Jason Hill “Aye,” Debra Dwyer “Aye,” Trent Stirling “Aye,” Sarah Moore “Aye.” The motion was carried unanimously.

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

Jason Hill abstained from voting since he was not at the meetings in question.

Sarah Moore made a motion to recommend the approval of the minutes from the July 3, 2025 Planning Commission Regular Meetings. Debra Dwyer seconded the motion. The vote was as follows: Debra Dwyer “Aye,” Trent Stirling “Aye,” Sarah Moore “Aye.” The motion was carried unanimously.

Sarah Moore made a motion to recommend the approval of the minutes from the July 17, 2025 Planning Commission Regular Meetings. Debra Dwyer seconded the motion. The vote was as follows: Debra Dwyer “Aye,” Trent Stirling “Aye,” Sarah Moore “Aye.” The motion was carried unanimously.

5. Election of Planning Commission Officers

Zoning Administrator Shelby Moore recommended tabling the election until Vice Chair Dalton was present.

Jason Hill made a motion to table the Election of Planning Commission Officers. Sarah Moore seconded the motion. The vote was as follows: Jason Hill “Aye,” Debra Dwyer “Aye,” Trent Stirling “Aye,” Sarah Moore “Aye.” The motion was tabled unanimously.

6. Report from Zoning Administrator

Zoning Administrator Shelby Moore proposed changing the Planning Commission meeting schedule to improve efficiency, suggesting either the first and third Tuesdays or the second and fourth Tuesdays of each month. Discussion included notice requirements for City Council items and potential scheduling conflicts. Commissioners Stirling and Dwyer indicated they could adapt to Tuesdays if needed. No formal decision was made, and the item will be taken back to the City Manager for further review. Shelby also reported that the City’s moderate-income housing report was approved.

7. Open Forum for Planning Commissioners

Commissioner Stirling brought up a concern related to investor activity, specifically regarding the potential sale of Accessory Dwelling Units (ADUs) separately from the primary residences. He expressed that Grantsville may need to consider hiring a lobbyist, stating, “We need someone,” to represent the city’s interests in such matters.

Commissioner Sarah Moore asked Councilmember Butler for his opinion on the potential legislation. Councilmember Butler responded that while it may take time to take effect, he anticipated there would eventually be enough public pressure to move it forward. Commissioner Hill asked if the City could oppose the law if passed. Attorney Tysen Barker clarified that the City would be required to comply with state law but could still advocate for more open space and adopt additional local restrictions where permitted.

8. Report from City Council

Councilmember Butler reported that the City Council approved the primary election results and the Silver Subdivision Plat, and tabled the fee waiver policy to September 3. He also updated the Commission on retention basin design and maintenance, with discussion covering costs, safety, liability, open space standards, and city park requirements. The Commission noted that further discussion will follow the Council’s upcoming work meeting.

9. Adjourn.

Jason Hill made a motion to adjourn. Debra Dwyer seconded the motion. The vote was as follows: Sarah Moore “Aye,” Deborah Dwyer “Aye,” Jason Hill “Aye,” Trent Stirling “Aye.” The meeting adjourned at 8:26 p.m.

AGENDA ITEM #4

Election of the 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.