

PUBLIC NOTICE

The Grantsville City Planning Commission will hold a Regular Meeting at 7:00 p.m. on Thursday, September 18, 2025 at 429 East Main Street, Grantsville, UT 84029. The agenda is as follows:

ROLL CALL

PUBLIC HEARING

- a) Recommendation of a General Plan amendment, adding a Water Element addressing supply, planning, and conservation as required by §10-9a-403.
- b) Recommendation of the proposed plat amendment for Harvest Meadows Subdivision to change the front yard setbacks from a 40' foot to 30' front yard.

AGENDA

1. Consideration of the appeal by Cole Shakespear regarding the Planning and Zoning Administrator's decision to deny the request to build an accessory building that encroaches into the Public Utility & Drainage Easement, located at approximately 883 S. Poplar Lane in the RR-1 zone.
2. Recommendation of a General Plan amendment, adding a Water Element addressing supply, planning, and conservation as required by §10-9a-403.
3. Recommendation of the proposed plat amendment for Harvest Meadows Subdivision to change the front yard setbacks from a 40' foot to 30' front yard.
4. Approval of minutes from the August 25, 2025 Planning Commission Special Meeting.
5. Reports from City Staff.
6. Open Forum for Planning Commissioners.
7. Report from City Council.
8. Adjourn.

Shelby Moore

Zoning Administrator

Grantsville City Community & Economic Development

Join Zoom Meeting

<https://us02web.zoom.us/j/85491930373>

Meeting ID: 854 9193 0373



Scan QR code
to join Zoom
meeting!

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



Grantsville City Planning Commission

September 18, 2025

Public Hearing

Consideration of the appeal by Cole Shakespear regarding the Planning and Zoning Administrator's decision to deny the request to build an accessory building that encroaches into the Public Utility & Drainage Easement, located at approximately 883 S. Poplar Lane in the RR-1 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 18th, 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 Cole Shakespear regarding the Planning and Zoning Administrator's decision to deny the request to build an accessory building that encroaches into the Public Utility & Drainage Easement, located at approximately 883 S. Poplar Lane in the RR-1 zone.**

You can view a copy of the agenda and packet online by 5:00 p.m. on September 11, 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 17, 2025.**

Dated this 5th day of September, 2025.



**BY ORDER OF THE GRANTSVILLE
PLANNING COMMISSION**

Shelby Moore
Zoning Administrator

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Grantsville City Planning Commission

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Recommendation of the proposed plat amendment for Harvest Meadows Subdivision to change the front yard setbacks from a 40' foot to 30' front yard.

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Dated this 8th day of September, 2025.



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Recommendation of a General Plan amendment, adding a Water Element addressing supply, planning, and conservation as required by §10-9a-403.

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AGENDA ITEM #1

Consideration of the appeal by Cole Shakespear regarding the Planning and Zoning Administrator's decision to deny the request to build an accessory building that encroaches into the Public Utility & Drainage Easement, located at approximately 883 S. Poplar Lane in the RR-1 zone



Staff Report

To: Grantsville City Planning Commission

From: Shelby Moore, Planning and Zoning Administrator

Date: 9/18/2025

Public Meeting Date: 9/18/2025

Re: Appeal of the Planning and Zoning Administrator's Decision – Accessory Building Encroachment into Public Utility & Drainage Easement

Applicant: Cole Shakespear

Location: Approximately 883 S. Poplar Lane

Zone: RR-1 (Rural Residential – 1 acre minimum)

Request: Appeal of denial to construct a 12' x 18' accessory building (shed) encroaching into the Public Utility & Drainage Easement and 2.5 feet from the south side yard property line.

Background

Mr. Shakespear submitted an application to construct a **12' x 18' (216 sq. ft.) shed** on his property located at approximately 883 S. Poplar Lane. The proposed shed would be located **2.5 feet from the south side property line** as shown on the submitted site plan (*see attached drawing*). The shed location lies within the recorded **Public Utility & Drainage Easement (PUDE)** running along the side yard boundary.

The Planning and Zoning Administrator denied the request on the basis that accessory structures may not encroach into required easements and must comply with required setbacks. Mr. Shakespear is appealing that determination.

Analysis

1. Zoning Requirements – RR-1 Zone

- **Minimum Side Yard (Main Building):** 5 feet / 15 feet
- **Accessory Buildings:** Must be set back at least **4* feet from side yards** or the width of the easement, whichever is greater.
- **Rear Yard (Accessory Buildings):** 2* foot or easement width, whichever is greater.

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- **Height & Coverage:** The proposed shed (single-story, 12' x 18') is under the maximum 35' height and within coverage limits.

Finding: The proposed placement at 2.5 feet from the side property line does **not meet the minimum setbacks**. Because there is a PU&DE present, the setback requirement defaults to the **width of the easement** – in this case, the full easement area must remain unobstructed.

2. Easement Requirements

- **Definition 91:** That portion of a lot or lots reserved for present or future use by a person or agency other than the legal owner(s) of said property(ies)
- An easement is land reserved for public utility or drainage purposes, which must remain free of permanent structures.
- **Encroachment:** Buildings are not permitted within a public utility & drainage easement because it could obstruct access for utility maintenance, repair, or upgrades.

Finding: The proposed shed placement encroaches into the PUDE, contrary to city code and utility standards.

3. Site Considerations

- The applicant's lot contains multiple utility lines (power, water, gas, irrigation) as indicated on the site map (*see attached*).
 - Relocating the shed outside of the easement may still allow for construction in compliance with setbacks (for example, shifting further inward from the side lot line).
-

Options for Planning Commission

1. **Uphold the Administrator's Decision**
 - Deny the appeal.
 - Basis: The shed encroaches into the PU&DE and does not meet minimum setbacks.
2. **Grant the Appeal**

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- Approve the shed as proposed.
 - 3. **Modify the Request**
 - Approve a shed in a different location on the property that does not encroach into the PU&DE and meets the minimum side yard setback.
-

Staff Recommendation

Staff recommends **Option 3 – Uphold the Administrator’s Decision and Modify the site plan.**

The proposed shed placement conflicts with both **minimum side yard requirements** and the **public utility & drainage easement restriction**. Allowing the structure could interfere with future utility access and drainage management, and it would be inconsistent with adopted zoning regulations. Uphold the Administrators decision and propose a modification to the site plan.

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Poplar Lane



IRRIGATION

WATER

GAS

POPLAR INDEX POWER

House

Patio

12'

OFFICE

28'

2.5 Ft

40 Ft



GRANTSVILLE CITY CORPORATION
19-009-0-000R
R032356
2.6 Acres

BROWN CANDY WEIBELL JT
12-094-0-0114
R009781
0.32 Acres
867 S POPLAR LN

JASON B PEARSON JT
12-094-0-0115
R002589
0.3 Acres
875 S POPLAR LN

SHAKESPEAR COLE C JT
12-094-0-0116
R005500
0.3 Acres
883 S POPLAR LN

KOPLIN KOURTNEE JT
12-094-0-0118
R012354
0.3 Acres
903 S POPLAR LN

BOULARD NICHOLAS L.
12-094-0-0119
R016814
0.3 Acres
911 S POPLAR LN

CORP OF PRES BISHOP LDS CHURCH
14-044-0-0001
R022808
3.25 Acres

WILCOCK JEREMY S. JT
12-094-0-0146
R024456
0.31 Acres
366 E SHELLEY LN

GILES DYLAN JT
12-094-0-0145
R004857
0.31 Acres
372 E SHELLEY LN

DAVIS JESSE JT
12-094-0-0144
R010217
0.32 Acres
376 E SHELLEY LN

KIMBERLEY TRAVIS JT
12-094-0-0141
R001275
0.3 Acres
361 E ANGUS CV

BRINKERHOFF CHARLES
12-094-0-0142
R014485
0.3 Acres
369 E ANGUS CV

BADILLO FERNANDO JT
12-094-0-0143
R014314
0.32 Acres
377 E ANGUS CV

NORRIS YATES TRUSTEE
12-094-0-0137
R003092
0.3 Acres
364 E ANGUS CV

SOUTH VALLEY LLC
12-094-0-0136
R024873
0.3 Acres
372 E ANGUS CV

PORTER AARON D JT
12-094-0-0135
R008037
0.32 Acres
378 E ANGUS CV

376

867

875

883

895

377

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NORTHEAST CORNER



NORTHWEST CORNER



(88) DWELLING, THREE FAMILY (TRIPLEX). A building containing only three dwelling units.

(89) DWELLING, TWO FAMILY (DUPLEX). A building containing only two dwelling units.

(90) DWELLING UNITS. One or more rooms in a dwelling, apartment complex, hotel, or motel, designed for and/or occupied by family for living or sleeping purposes and having but not more than kitchen or set of fixed cooking facilities, other than hot plates or other portable cooking units.

(91) EASEMENT. That portion of a lot or lots reserved for present or future use by a person or agency other than the legal owner(s) of said property(ies). The easement may be for use on, under, or above said lot or lots.

(92) ELDERLY PERSON. A person who is 60 years old or older, who desires or needs to live with other elderly persons in a group setting, but who is capable of living independently.

(93) ELDERLY RESIDENTIAL FACILITY. A single family or multiple family dwelling unit that meets the requirements of Utah Code Annotated Title 17-27-501 and any ordinance adopted under authority of that part. An elderly residential facility does not include a health care facility as defined by Utah Code Unannotated Section 26-21-2.

(94) ELECTRIC, MOBILE HOME PARK. All of the electrical wiring, fixtures, equipment and appurtenances related to electrical installations within a mobile home park feeder assembly.

(95) ELECTRIC AWNING SIGN. (also "Back Lit Awning"). An internally illuminated fixed space-frame structure with translucent, flexible reinforced covering designed in awning form and with graphics or copy applied to the visible surface of the awning.

(96) ELECTRICAL SIGN. A sign or sign-structure in which electrical wiring, connection, or fixtures are used.

(97) ELECTRONIC MESSAGE CENTER. (see "Changeable Signs, Electrically Activated")

(98) ENVIRONMENTAL IMPACT ASSESSMENT. A report which describes, by means of written narrative as well as maps, a geographical area in terms of existing; slope, soils, water, courses, water table, flood hazard areas, geologic hazards, vegetative types, wildlife, wildlife habitat, and essential urban services presently available. The report includes a tabulation of proposed population, density, and the numbers and types of proposed dwellings and other buildings and spaces to be occupied at full development. The report further describes by means of written narrative as well as maps the impact of the proposed development on the following specific subject areas once the anticipated population density is achieved within the area to be developed; water courses and reservoirs, natural vegetation, wildlife, erosion, topsoil, sedimentation of water courses and reservoirs, slope stability, dust, fire potential, accumulation of solid waste or liquid wastes, and the need and desire for urban services. The report also evaluates

14.5 RR-1 Development Restrictions

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

- (1) Minimum Lot size1 acre
- (2) Minimum Width at Front and Rear Setback125 feet
- (3) Minimum Frontage (at the property line on public street or an approved private street)70 feet
- (4) Minimum yard Setbacks Requirements
 - Front Yard40 feet
 - Rear Yard for Main Structures30 feet
 - Rear Yard for Accessory Bldg2 feet*
 - Side Yard for Accessory Buildings4 feet*
 - Side Yard for Main Structures 15 feet
 - Total width of both Side Yards40 feet
 - On corner lots, 2 front yards and 2 side yards are required
 - *Setback shall be as listed or match the easement width, whichever is greater
- (5) Maximum Bldg Height35 feet, or a basement and two (2) floors, whichever is less
- (6) Maximum Bldg Coverage20 %
- (7) Required Improvements:
 - Street grading
 - Street base
 - Street Pavement to centerline or minimum paved width (per GLUMDC 21.6.3), whichever is greater
 - Surface drainage facilities
 - Waste water disposal
 - Culinary water facilities
 - Street name signs
 - Fire hydrants
 - Street monuments

Amended 06/11 by Ordinance 2011-20

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



Notice of Decision - Planning and Zoning Administrator Denial

09/02/2025

Cole Shakespear
883 S Poplar Lane
Grantsville, UT, 84029

Dear Grantsville, UT, 84029,

After a thorough review of your encroachment application for Cole Shakespear at 883 S POPLAR LN, the application has been denied based on the following Findings for Denial:

Grantsville City Public Works has denied the request to encroach into the side Public Utility Easement at 883 S Poplar Lane. As their approval is a necessary requirement, the City is unable to authorize the proposed building location.

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

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

For any questions or to begin the appeal process, please contact us at or by phone at .

Dated this 2nd day of September, 2025..

Sincerely,

Shelby Moore

Shelby Moore
Zoning Administrator



8/25/2025

Re: Utility easement at 883 Poplar Lane

Dear Cole Shakespear:

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

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

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

Sincerely,

Christy Montierth

Public Works Director

cmontierth@grantsvilleut.gov

435-884-0627

Space above for County Recorder's use

PARCEL I.D.# 12-094-0-0116

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 116, South Willow Estates Subdivision, located in the Northeast quarter of Section 7, Township 3 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 8/27/2025.

QUESTAR GAS COMPANY

Dba Enbridge Gas Utah

By: [Signature]
Authorized Representative

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

On 8/27/2025, 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.



[Signature]
Notary Public





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

August 27, 2025

Cole Shakespear
883 Poplar Lane
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 South property line of 883 Poplar Lane, 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



08/25/2025

Cole Shakespear
Shakespearcole@gmail.com
Re: 883 S Poplar Ln, Grantsville

To Whom it may concern,

As requested, Rocky Mountain Power ("Company") hereby consents to a proposed encroachment upon the Public Utility Easement along the Southern property lines within "Parcel **12-094-0-0116** / 883 S Poplar Ln, Grantsville", located in Tooele County, state of Utah, for the installation of a shed.

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

As consideration for Company granting you permission to encroach upon said easement, you agree to hold Company harmless from 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. Company shall not be responsible for any damages to structures or property located on said easement.

To the fullest extent permitted by law, you waive any right you may have to a trial by jury in respect of litigation directly or indirectly arising out of, under or in connection with this agreement. You waive any right to consolidate any action in which a jury trial has been waived with any other action in which a jury trial cannot be or has not been waived.

Sincerely,

Foster Greenwood

Foster Greenwood
Jordan Valley Estimating

AGENDA ITEM #2

Recommendation of a General Plan amendment, adding a Water Element addressing supply, planning, and conservation as required by §10-9a-403.



STAFF REPORT

To: Planning Commission
From: Planning and Zoning Administrator
Date: 9/18/2025
Date: 9/18/2025
Re: General Plan Amendment – Addition of Water Element

BACKGROUND

In compliance with **Utah Code §10-9a-403**, municipalities are required to adopt a **water use and preservation element** into their general plan by **December 31, 2025**. The State Legislature has directed that this new element address water supply, planning, and conservation, integrating water resources with land use planning.

The City was awarded a grant through the **Utah Division of Water Resources (DWRe)** to assist in preparing the Water Element. Technical assistance and review will be provided by DWRe to ensure compliance with statutory requirements.

PURPOSE

The purpose of this General Plan amendment is to integrate a Water Element into the City's General Plan. This element will guide land use planning decisions in alignment with the City's long-term water supply, infrastructure capacity, and conservation objectives.

STATE REQUIREMENTS IMPLEMENTED

The Water Element has been drafted to satisfy all requirements under **Utah Code §10-9a-403**, including:

1. **Analysis of Water Demand & Infrastructure**
 - Evaluated current and future development impacts on water demand.

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- Incorporated data from the City's water master plan, storage capacity studies, and distribution planning documents.
- Integrated with impact fee facility planning to align growth with infrastructure funding.
- 2. Water Demand Reduction Strategies**
 - **For Future Development:** Adopted standards requiring water-wise landscaping, restrictions on turf in park strips, and efficiency-based development policies.
 - **For Existing Development:** Identified retrofit programs, incentive-based conservation, and public education campaigns.
- 3. Operational Improvements**
 - Outlined opportunities for reducing system inefficiencies, including leak detection, metering upgrades, and demand management through tiered rate structures.
- 4. Coordination with Water Providers**
 - Actively consulted with the City's public water system operators regarding supply reliability, source protection, and infrastructure planning.
 - Integrated their feedback into land use projections, master plan updates, and asset management schedules.
- 5. Water Conservation Policies**
 - Established policies encouraging efficient irrigation, low-water-use landscaping, and drought-tolerant design standards.
 - Proposed ordinance updates to eliminate incentives for high-water-use landscaping in new development.
- 6. Landscaping Standards for New Development**
 - Required low-water-use landscaping for multifamily, commercial, industrial, and institutional projects.
 - Extended standards to common interest communities, ensuring consistency across private development.

PUBLIC OUTREACH

Staff conducted outreach to residents, developers, and the City's water provider(s) through workshops and public meetings. Educational materials were developed in partnership with DWRe to promote conservation practices. Feedback from these efforts is reflected in the draft Water Element.

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CONCLUSION

The proposed Water Element ensures that the City's General Plan meets the legislative mandate under **Utah Code §10-9a-403**. Adoption of this amendment will:

- Integrate water supply considerations into all land use planning decisions.
- Establish enforceable policies for long-term conservation.
- Position the City to responsibly manage growth within available water resources.
- Fulfill grant obligations with DWRe, ensuring compliance and state-level acceptance.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission forward a positive recommendation to the City Council to adopt the General Plan Amendment adding the Water Element.

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GRANTSVILLE GENERAL PLAN

Adopted [], 2025

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EXECUTIVE SUMMARY

Land Use

- Maintain Community Character – Preserve the small town feel and atmosphere through appropriate land use and preservation methods.
- Manage Growth – Manage growth within the community to ensure adequate densities are met and infrastructure costs are attainable.
- Support a Mixture of Land Uses – Create a more diverse and inclusive mixture of land uses within the community, specifically the downtown corridor.

Community Design

- Create a Congruent Community – Create a community that has adequately dense property development to ensure the small town character is retained.
- Provide for Pedestrians – Provide a safer and more convenient atmosphere for pedestrians throughout the community.
- Improve the Streetscapes – Improve the streetscape realm within the community by providing a consistent and adequately designed pedestrian space.
- Personify the Uniqueness of Grantsville – Ensure that building styles, densities and characteristics match the already unique styles of Grantsville.
- Preserve the City's History – Grantsville has a unique and specific history. Work to preserve and personify this character-building history.

Economic Development

- Define the Core – Define the core commercial district and provide adequate amenities or services to attract development for infill of this space.
- Create Priority Areas – Prioritizing areas for development will help encourage appropriate DIRT (Duration, Intensity, Rate & Timing) of development to match the community needs.
- Provide Business Incentives – Where necessary, provide incentives to new business start-ups or existing business expansions to encourage community growth and job creation.

Transportation

- Provide for Future Needs – As Grantsville continues to grow, additional primary and collector roads will need to be created. Work with the public and regional authorities to identify and prepare the community for these roadways.
- Coordinate with Local Agencies – Coordinate with UDOT and Tooele County on roadway projects.
- Develop a Plan – Create a comprehensive transportation system map to provide a clear and concise message to the public about future roadway work.
- Maintain and Improve the Streetscape – Create a functional and visually appealing streetscape.

Housing

- Diversify Housing Stock – Encourage adequate density of housing stock within the community per UCA 10-9a-403(2)(b)(iii)(P-U).
- Improve Quality – Improve the quality of housing within the community to attract new tenants.
- Encourage Affordable Housing – Work with and incentivize local developers to create vital affordable housing within Grantsville.

Recreation & Open Space

- Maintain and Improve Parks – Improve park amenities and maintain them to a high level of service.
- Improve Recreational Opportunities – Work with local residents and regional partners to create improved recreational opportunities that will improve the quality of life for local residents and attract new visitors.
- Increase Cooperation – Increase cooperation among local property owners, developers and the municipality. Maintaining an outstanding park will require a clear and concise agreement of who is responsible to create, maintain and improve each recreational amenity.

Infrastructure

- Provide Quality Services – Provide efficient, cost effective and reliable services or amenities to residents.
- Conduct a Detailed Analysis of Available Water – Residents are concerned about the availability of water. Conduct a detailed analysis of the water supply to ensure adequate water service is available for future needs.

INTRODUCTION

State Law and Grantsville City's Plan

This general plan update will serve as a framework for Grantsville decision makers as the community continues to experience change, altering future land use, development, and other decisions. The plan is designed to provide a formal policy foundation for enhancing community relations, pursuing economic development activities, coordinating infrastructure planning, and fostering city and county/state cooperation.

This plan is supported by Utah State Law (Title 10 Chapter 9a) which requires local plans and development guidelines to address general health, safety, morals and general welfare issues. The law also requires public participation in the planning process through adequate public notice and open public meetings. The information outlined in this document represent the consensus and vision for the community as well as the goals for the near and distant future.

Purpose of this Plan

The purpose of the general plan is to provide a set of defined community visions and goals for Grantsville to focus on for the decade that follows final acceptance of the plan. The Grantsville General Plan is not intended to be a static document. Rather, it is intended to be used regularly by local officials and residents to identify and direct where various activities will be located; which strategies the city will encourage and which requirements necessitate their establishment; to identify priorities for city actions and resource allocation decisions; and to identify the provisions of required services and their adopted standards.

Development of this Plan

Public participation in formulating this plan shaped its content and direction. All information outlined was prepared based upon and incorporating much of the public's valuable feedback.

The Grantsville Planning Commission and City Council placed a high priority on public involvement in the development of this plan, requiring a thorough and detailed public awareness and input campaign to be completed. Public participation strategies utilized in the formulation of this plan included public surveys and open house events, stakeholder meetings, an initiative website, and public hearings.

A summary of the results from each format of community input can be found in the appendix section of this document.

Amending the General Plan

This document should be reviewed at least annually, and updated as the need arises, in order to provide responsible and well-formulated public policy for community decisions.

When necessary, the process for amending the plan, as outlined in Utah state law and local ordinances, requires adequately noticed public hearings, and formal action by Grantsville's Planning Commission and City Council.

Implementation

Implementation of the General Plan by the Mayor, City Council, and Planning Commission fulfills the Plan's purpose and ensures that the community's voice and vision are heard. Each element of the comprehensive plan provides background and context materials as well as goals, policies, and potential action steps for the community to undertake to achieve the plan's vision.

Implementation of the strategic plans or goals should be reviewed annually and amended as needed to ensure the goals are being met.

Next Steps for This Plan

While the general plan defines a clarified community vision and set of goals for the coming years, it does not provide the specifics of "Who, What, When, Where and How" of each goal. To ensure that the community's vision is realized, the City of Grantsville will undergo a strategic planning process that will help rank, prioritize and implement the goals and visions from the general plan. The strategic plan will include:

- Proposed steps for implementation
- Timing for each recommendation
- Funding availability
- Long-term financial needs and recommendations

COMMUNITY VISION STATEMENT + CORE VALUES

Community Vision

A community vision statement is a brief synopsis that “boils down” a myriad of strategies and recommendations into a single sentence. While the statement meets many of the parameters for each goal, it provides a linkage or overarching theme to the entirety of the general plan. All recommendations and elements of this plan are based on this vision. The final Community Vision statement for the Grantsville General Plan is:

**“GRANTSVILLE IS A COMMUNITY THAT PRESERVES VALUES
AND PROVIDES AN IMPROVED QUALITY OF LIFE FOR RESIDENTS.”**

The vision statement takes information like the history of the City, socioeconomics, resident opinion, and the development capacity of the land into consideration. This statement can be amended as the visions and goals or residents within the community adapt.

Community Core Values

Core values of a community are specific statements that illustrate the residents’ desires and needs for their community. These values support and prescribe the future of the community, while remaining adaptable to the ever-changing nature of a municipality. Grantsville values include:

- Retain the feel and atmosphere of a small community
- Offer an increased quality of life for residents, regardless of age or socioeconomic status
- Attract and retain necessary amenities or services to encourage residents to shop locally
- Support development of the local tax base
- Provide affordable housing options that meet local needs and local socioeconomic characteristics for residents
- Support business development for local employment opportunities.

Community Characteristics

The City of Grantsville is a small town in Tooele County known for a great quality of life due to its history and preserved traditions. Many residents have chosen to locate and live within the City of Grantsville due to the small town character and family-friendly way of life.

Grantsville is known for providing a community comprised of open space, convenient access to the natural environment and a strong sense of community. All of these aspects personify the rural character that draws individuals to the community. It is due to these aspects that families are drawn to the community to raise families in a simpler and safer environment.

Regional Context + Anticipated Changes

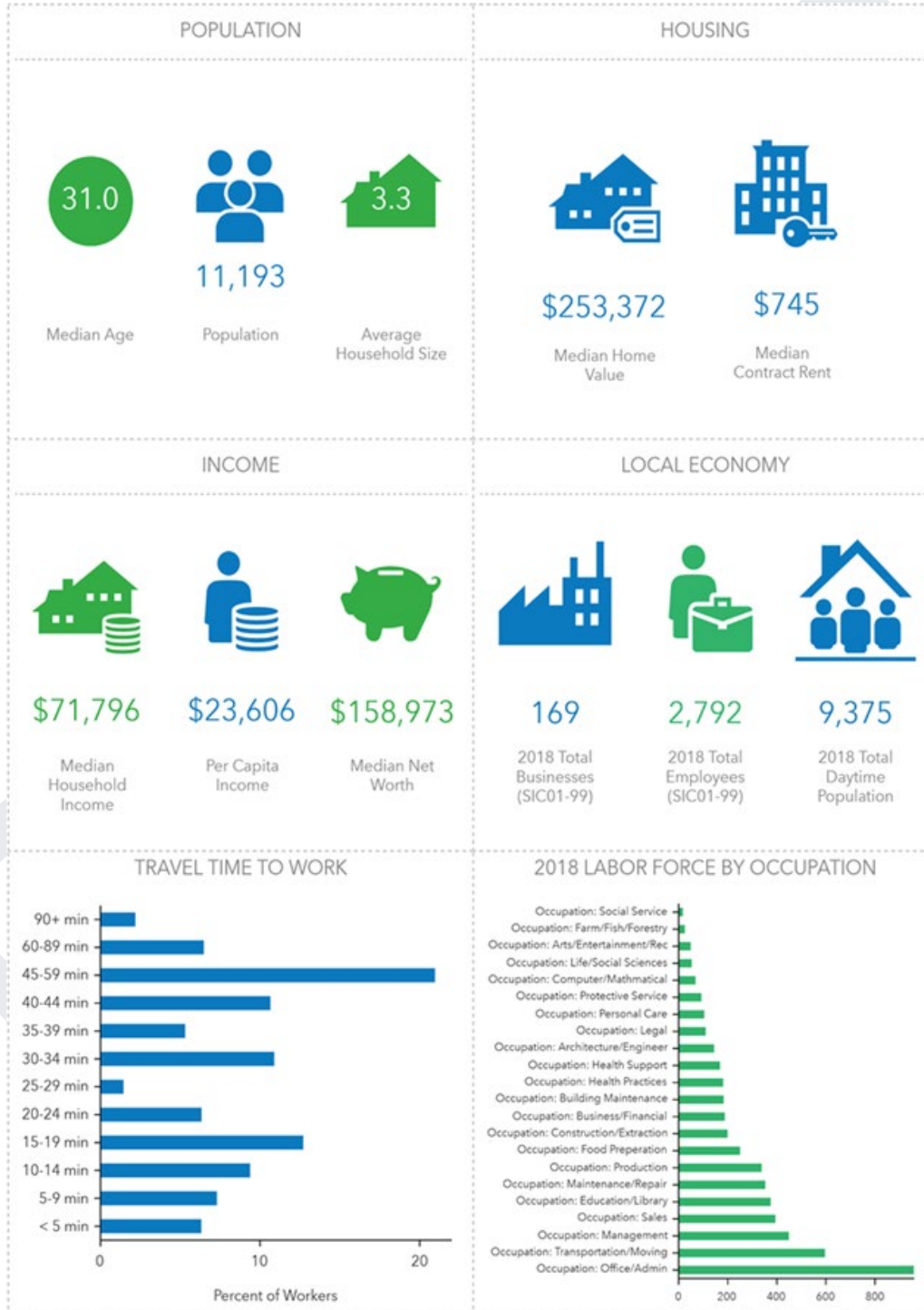
Grantsville City is a community that is evolving from a rural/agricultural community into a bedroom community supporting the regional economy and growth hubs within the county. Residents of Grantsville primarily provide a workforce for employment centers outside of the city boundaries, primarily the greater Salt Lake and Tooele Valley areas.

Grantsville is conveniently located within close proximity to the regional hub of Tooele, as well as the greater Salt Lake Valley area. This convenient access has allowed Grantsville to witness an increase in residential growth. While this access allows for individuals to live within the municipality and work in another, it also creates issues with retaining adequate services and retail/commercial amenities for community sustainability.

More dollars are staying locally which expands the local economy and reduces reliance upon regional economies. Since 1998, taxable sales have increased by 7.4% per year outpacing population and inflation growth. Continuing to broaden the local economy keeps jobs closer to home and increases community self-reliance. It should be noted that while there has been a remarkable increase in taxable sales, a majority of residents still admit to leaving the municipality or ordering online to meet necessary goods or services needs.

Socioeconomic Indicators

Outlined in the below infographic are key community statistics for the City of Grantsville. The land use policies are intended to correlate with population and employment projections. The infographic is a summary of the charts starting on page 52 of the Appendix. NOTE: All of the information and graphics below are based upon information from the ESRI Living Atlas Database and ESRI Business Analyst Data. Sales tax data from Utah State Tax Commission. Population data from the US Census Bureau. Consumer Price Index data from the US Bureau of Labor Statistics.





LAND USE

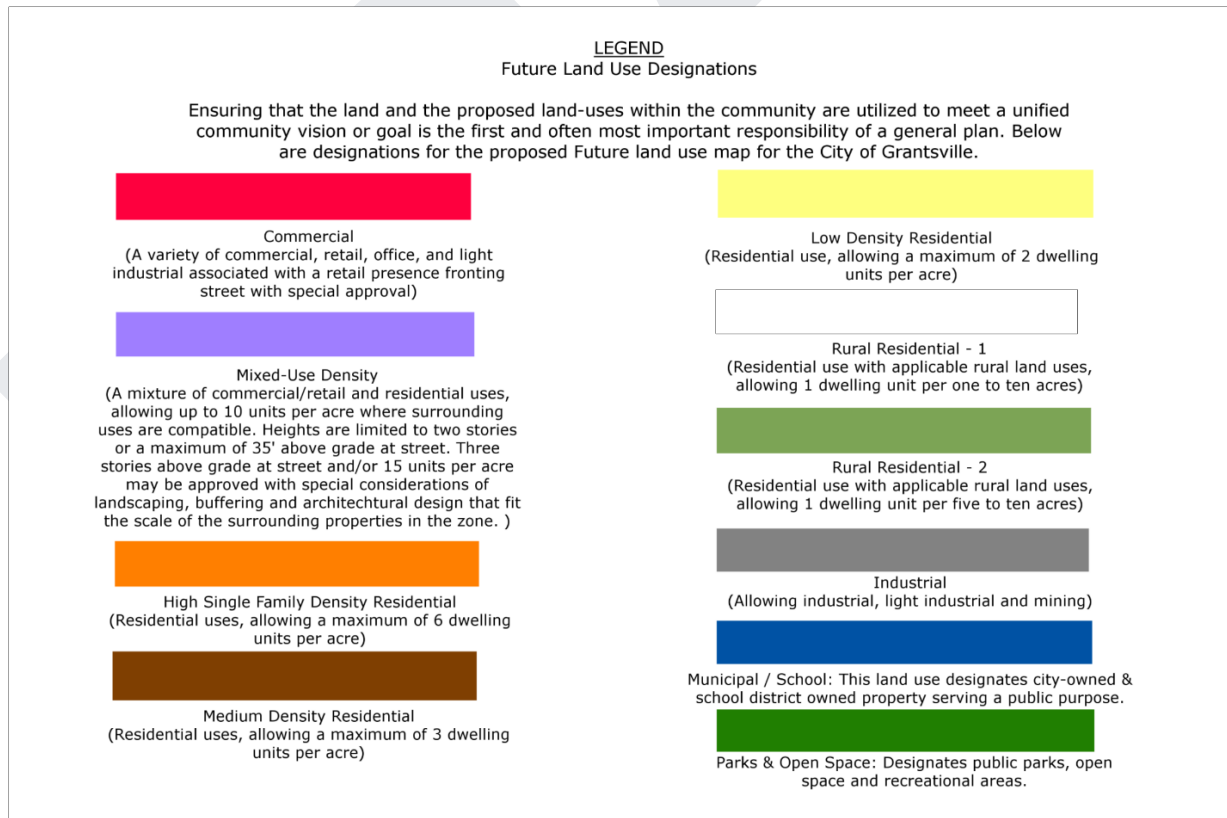
Conditions prior to Implementation

The land-use development patterns in many areas within the City of Grantsville are non-contiguous, and scattered. This has created an undue hardship for the residents and municipality to maintain.

- Growth and development of land has not been retained or centralized to a location.
- Infrastructure is not adequately located or spaced to support development.
- Current growth is not meeting smart growth principles which are necessary to ensure adequate resources are available within the High Desert region; specifically, to condense development opportunities and infill development along currently existing infrastructure systems.
- Residential development is currently being experienced along the periphery of the community, leaving voids within central community locations.

Land Use Designations

“Future Land Use” is characterized as the way that the community would like to see the area develop and grow generally. As zoning changes are proposed and annexations are requested, this map should be utilized as a guide to Planning Commission and City Council members on where these requests are appropriate and where they are not. The foundational basis of the City’s Zoning Districts can be found in the following designations:

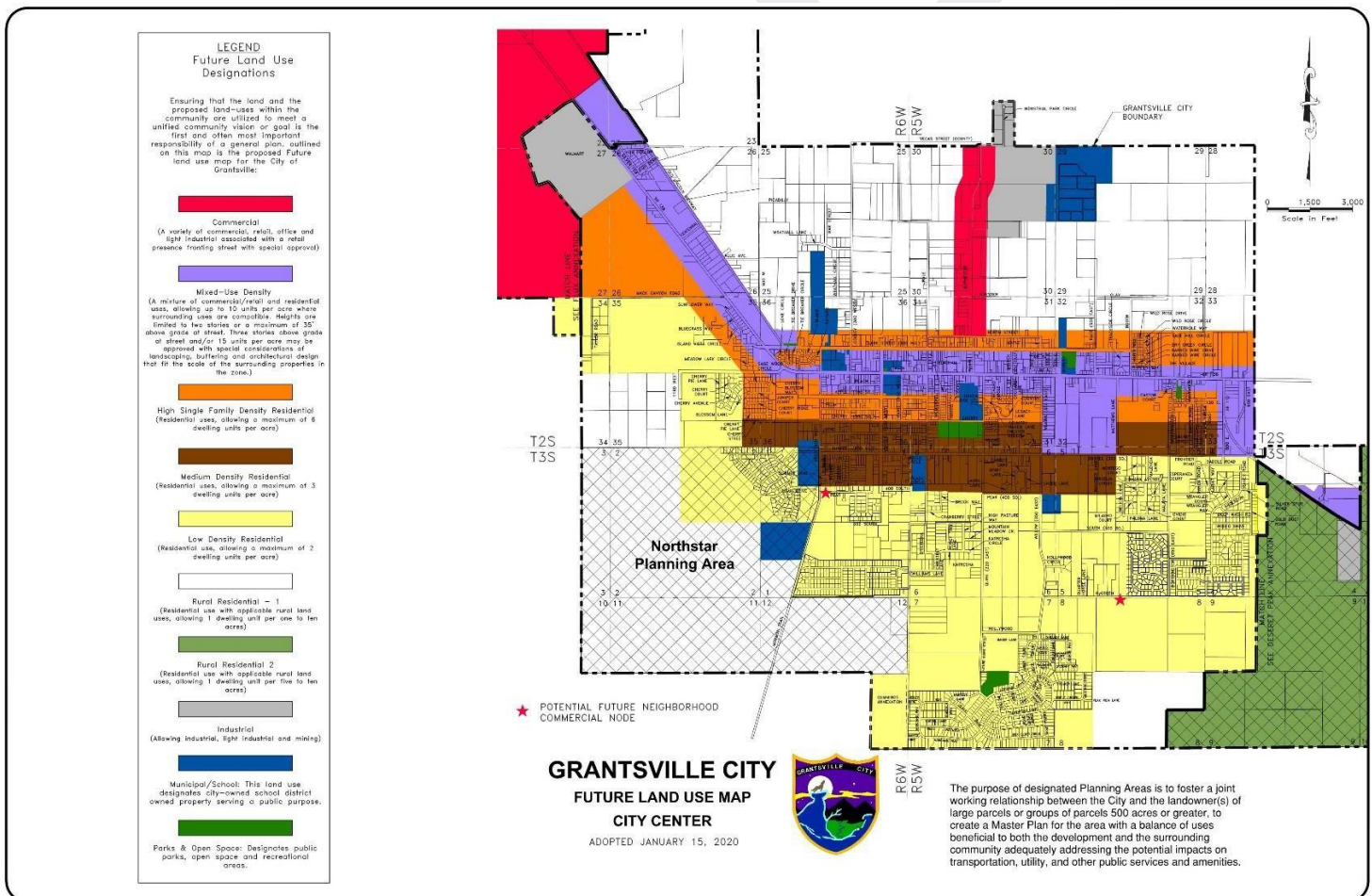


Future Land Use Map

The Future Land Use Map serves as a guide to where future growth should occur. The map guides decisions about proposed uses and densities of development. The map lays the foundation for making changes to zoning in the future, but it is NOT zoning or the zoning map.

The Grantsville Future Land Use Map contains block areas that are not based on exact parcel lines in order to provide a measure of flexibility in interpretation. The colors represent things like allowable land uses and lot size ranges.

The crosshatch areas are designated Planning Areas. The purpose of designated Planning Areas is to foster a joint working relationship between the City and the landowner(s) of large parcels or groups of parcels 500 acres or greater. This is to create a Master Plan for the area with a balance of uses beneficial to both the development and the surrounding community. The plan must adequately address the potential impacts on transportation, utility, and other public services and amenities.

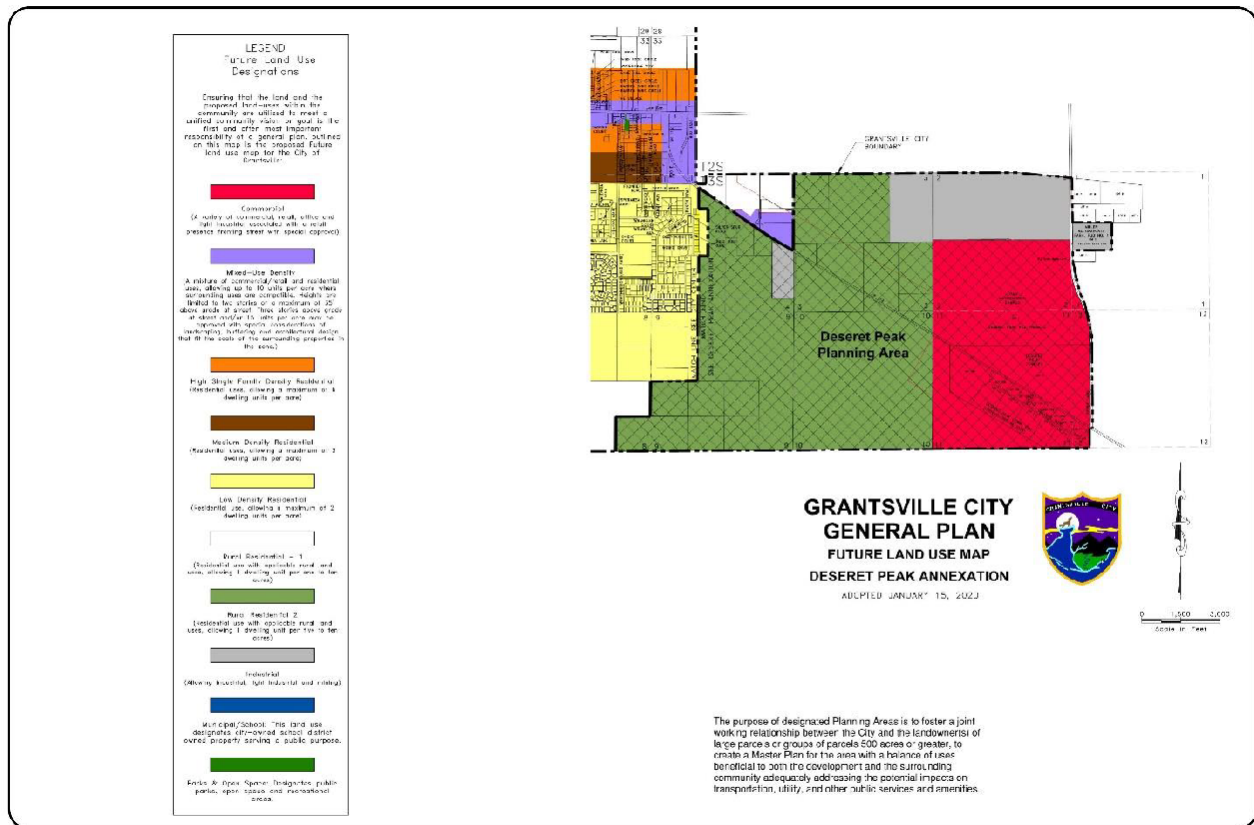


Annexation

Annexation is the process through which properties outside the City's boundaries are incorporated as part of the City. This process includes an application by property owners to the City and a public hearing process where stakeholders can discuss the issue. Petitions for property to be annexed into the City are initiated by property owners and are often started with the intent of receiving services.

In recent years, the City completed annexations in the Flux and Deseret Peak areas. Prior to the annexation, Tooele County projected the Deseret Peak area as one with some of the highest potential population growth (between 1,000-1,500 residents before 2040).

The City should initiate a specific-area planning initiative for these areas as resources are available.



GRANTSVILLE CITY

FUTURE LAND USE MAP

FLUX ANNEXATION

ADOPTED JANUARY 15, 2020



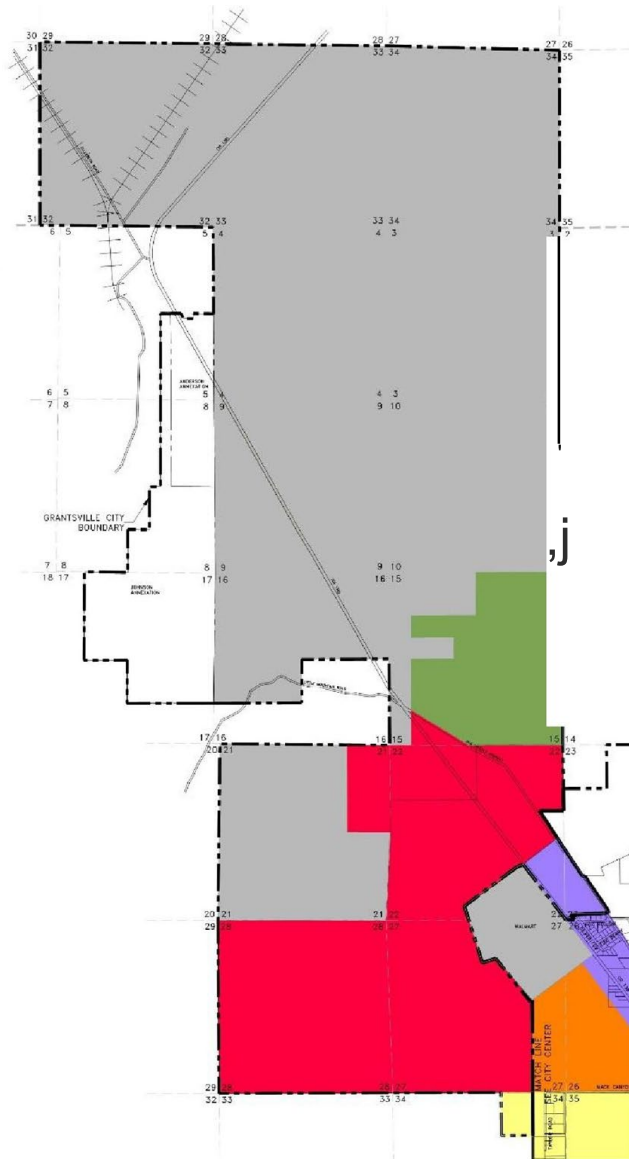
Future Land Use Designations

111. proposed land use within the community 0.11 unit per acre and 1.1 acre minimum lot size. This land use is designated for the City of Grantsville.

Comm. retail
(0.11 unit per acre, 1.1 acre minimum lot size)

High Density Residential
(0.11 unit per acre, 1.1 acre minimum lot size)

Medium Density Residential
(0.11 unit per acre, 1.1 acre minimum lot size)



Goals + Policies - Land Use

All of the below goals and policies were derived based on smart growth principles partnered with clearly identified community goals as stated in the public participation process in this general plan update. All recommendations are grounded in a detailed existing conditions analysis and were carefully crafted to help the community create the unique identity desired by residents.

Goal 1. Maintain Community Character. Grantsville seeks to ensure that new development supports and enhances the consistency of an overall community character and that it contributes in a positive way toward the City's image.

1. Regulate setbacks, landscaping, art, appropriate lighting, signs, and other design amenities that complement and enhance the streetscape and design of new development through zoning ordinances.
2. Where resources permit, facilitate the preservation of significant architectural, historical, and cultural structures and landmarks.
3. Ensure that signage is visually attractive and provides a high quality image for the City.
4. Provide additional levels of screening or review for new developments and properties to ensure that their architectural standards, massing, infill, recreational spaces reflect the existing community amenities.
5. Maintain the character of neighborhoods in the City by encouraging comparable uses and densities to existing neighborhoods and development patterns.
6. Protect areas of agricultural uses in the future land use pattern of the City, ensuring that adequate resources remain available to retain this community characteristic.

Goal 2. Manage Growth. Grantsville intends to preserve the integrity of its infrastructure systems by permitting orderly growth that synchronizes development with the availability of public facilities such as road, sewer, and water service needed to support it.

1. The City will make infrastructure and service investment decisions that meet the needs of existing City residents, while balancing the need of growth to provide an adequate tax base for future community needs.
2. Implement and routinely assess a thorough program of development impact fees to provide adequate public facilities and services in a timely manner.
3. Maintain an annual Capital Improvement Program.
4. Cooperate with governmental entities that administer and influence areas bordering Grantsville City.
5. Annexations should provide a real and measurable benefit to the City. Measurable benefits may be in the form of qualitative (civic pride, community health, etc.) or quantitative (tax base generation, recreational land acquisition, etc.). The City may require an "annexation impact statement" with all annexations of 5 acres or larger.

Goal 3. Support a Mix of Land Uses. Grantsville desires a well-balanced, financially sound, and functional mix of agricultural, residential, commercial, open-space, recreational, and institutional land uses.

1. Provide for the reservation of adequate land to meet projected institutional and infrastructure needs.

2. Ensure compatibility of future land uses with adjoining properties.
3. Promote neighborhood commercial development in targeted areas, to preserve existing or planned residential development without detracting from the residential character of the community.
4. Increase density along the Main Street corridor, offering more clustered housing alternatives for lower income families within convenient access to necessary amenities.
5. Through the land use regulations of the City, and other strategies, encourage an “out-from-the-center” development pattern.
6. Implement a set of concentrated growth boundaries radiating from the center of Grantsville, ensuring that adequate density is realized before allowing further sprawl development to be built.

Strategies

1. Exchange information between Grantsville City and surrounding governmental entities on policies/activities which may have cross-boundary impacts.
2. Amend the Land Use Code to support the goals and policies set forward in this updated general plan. It is important that this is readily available to the public and private development sectors.
3. Avoid rezoning residential areas to higher density if the area is not served by adequate public facilities.
4. Work with the programs of the Governor’s Office of Economic Development and EDCUtah to promote the commercial opportunities that the city supports.
5. Use administrative tools (i.e. zoning) to preserve farmland and recreational opportunities.
6. Meet with the County Community Development Department regularly to ensure that development codes are up to date and being implemented by county staff during their plan review.
7. Set aside funds in the next budget cycle to spend on code and maintenance enforcement.
8. Develop and implement impact fees for commercial and industrial uses as well as planned unit developments.
9. Initiate an intergovernmental agreement with the County to ensure that development outside of City boundaries is aligned to City standards.
10. Work with the Tooele County Economic Development department to locate business in Grantsville, particularly uses that have shown an interest in the past.
11. Incorporate the general plan into the City’s website.
12. Consider developing incentives to in-fill development that better utilizes existing infrastructure. Incentives may include a variety of items but may include things like waiving application fees, lowering impact fees etc.
13. Develop an updated annexation policy plan and map.

COMMUNITY DESIGN

Design

Well planned community design improves both visual and functional characteristics of the city. Community design shapes, and is shaped by, other facets of planning (such as transportation, housing, and recreation). It is through this unique form meets function process that the City of Grantsville will be able to create, market and retain their unique character and appearance.

There are opportunities in Grantsville for reinvestment in community design, specifically within the areas of community unification and integration, such as:

- Community signage
- Downtown corridor enhancements
- Gateway and entrance signage
- Conforming land uses

Community Character

The character of a community is the image that residents and visitors experience when utilizing community spaces. It is through this “image” that people make their impressions of a community, lasting or temporary. Residents of Grantsville are cognizant of this character and have a strong desire to protect the rural or small town charm that abounds within the municipality. Residents were vocal in their interpretation of what made “Grantsville feel like Grantsville,” often noting that this character is the reason that families and individuals moved to town. It is through preservation of the below listed community character elements that the City of Grantsville will continue to offer their residents the feel of the community that remains attractive:

- Small building form for buildings along the Main Street corridor
- Safe corridors for residents and visitors to utilize with various methods of transportation
- Sense of a “tight-knit” community with neighbors and elected officials
- A multi-generational community, providing opportunities for residents to grow up in and remain in the same community
- A culture that retains and personifies the unique cultural heritage of Grantsville

Street Design + Edges

Streets act as edges and can help define boundaries of districts and create visual changes. These visual changes that happen at edges often are the most impactful. Those visiting the city will be more likely to stay if they feel safe and welcomed. Businesses will be more likely to locate if they feel the area will attract visitors.

Grantsville’s roadways in the city core area should be redesigned in a way that complements a “small town main street” and a sense of destination, specifically incorporating adequate transportation and safe route designations. In order to accomplish this, the City is supportive of development that prioritizes active transportation improvements.

In the core area, Grantsville can encourage visual interest through guidelines related to building materials, and can enhance visual diversity with setback requirements, massing, and architectural detail variations.

Historic Preservation

Although there are several historic properties in Grantsville, there are currently no formally-designated historic *districts* in town. However, because historic buildings contribute to the small-town charm and cherished heritage of the community, the preservation of Grantsville's historic legacy and culture is a priority of residents and the City Council. It should be noted that while there are no formal districts, downtown or historic, many individuals still feel that these areas and amenities are the personification of the small town way of life that was an initial draw for their residence within the community.

While it is many of the residents' desire to continue to preserve their small town charm, it is through the creation of a historic district that the community will be able to better preserve and personify this desire. A potential district should include all areas of historical significance or unique assets. This will allow the City of Grantsville to ensure that these unique assets are retained and personified, attracting potential visitors and future residents.



Donner Reed Museum, Photo credit: Jewel Allen

Nonconforming Uses

A nonconforming use is one that legally existed under a previous land use regulation, but that does not meet current requirements for land-use or utilization. Under Utah State law, this use has the right to continue if the use does not change (although ownership can change) and no substantial changes are made to the property, use or process. Similar to nonconforming uses, noncomplying structures are those that no longer meet current regulations (such as setback or height). These structures also have the right to continue, but

the City is legally permitted to set local rules about how these structures can be modified and/or brought-up to safety standards.

As is evident within the City of Grantsville, and many similar communities, nonconforming uses are typically utilized when:

- Communities experience growth at a higher than expected rate
- Development is not centralized or located within proximity to each other
- The community has many areas where nuisance uses are not directly adjacent to residential property uses.

While many of these elements are standard for a community witnessing exponential growth, the City of Grantsville has begun the necessary steps to remedy many of these issues.

Goals + Policies - Community Design

Goal 1. Create a community with congruent and adequately dense land uses. As the community looks to unify the elements of the community to create a defined community character, the City should research and encourage adequate growth and density within the centralized core.

1. Create smaller lot requirements for residential and commercial lots in the core area of the City.
2. Create a downtown development authority to allow for flexibility within the land use and development standards.

Goal 2. Create a more pedestrian-friendly community. As new development is proposed, and/or as resources become available to the City, invest in things that promote an active lifestyle.

1. In the core area, the City should look to implement new development that will incorporate shade trees, a landscaped buffer from traffic, ornamental plantings with year-round appeal, public art, site furniture, and pedestrian lighting.
2. Construct maintained pathways of adequate widths on streets in high density areas that currently do not have paths for other types of transportation other than driving.

Goal 3. Implement a community streetscape enhancements program. A community with a unified streetscape has a strong sense of character. The City will implement a comprehensive streetscape project that will allow for a unified character when enhancements are constructed. It is important to note that all proposed streetscape enhancements should be properly vetted by the public to ensure they meet the community vision and will balance preserving private property and the natural environment.

1. Residential streetscapes shall be designed to meet the needs of residential neighborhood and collectors/arterials and implemented in phases and as roadways are rebuilt. Residential streetscapes should include:
 - a. Sidewalk
 - b. Integral curb/gutter
 - c. Planting strip
 - d. Trees and/or shrubs
 - e. ADA ramps
2. Commercial streetscapes shall be designed to encourage individuals and groups to utilize the commercial core and districts. Commercial streetscapes should include:

- a. Sidewalks
 - b. Integral curb/gutter
 - c. Planting strips
 - d. ADA ramps
 - e. Crosswalks
3. Alternative Transportation Options - Where possible, in both residential and commercial streetscapes, installation of alternative transportation options should be recommended. Options should include:
 - a. Bike trail installation on one side of the road where right-of-way allows.
 - b. Park & Ride lots in coordination with Utah Transit Authority
 - c. Equestrian trails

Goal 4. **Retain small town charm.** The small town way of life is an attractor for residents and visitors. It is critical that the small town charm be retained.

1. Personify and encourage small town form factor buildings within the community. Small town form factors include the size, density and height of buildings within the community.
2. Ensure that the residents have a safe and inviting atmosphere for civic gatherings.
3. Create civic spaces within the community.
4. Properly manage and promote events that personify the small town charm.
5. Personify the historical image and feel of the community, through retaining historic characteristics.

Goal 5. **Creatively prepare the built environment to personify the community's vision for Grantsville.** Ensuring that the buildings and built environment adequately meet the community goals will maintain community character.

1. Prepare and implement necessary infrastructure upgrades to meet the current and future demand.
2. Review and amend zoning ordinances to promote adequate infill development and discourage sprawl.
3. Promote different areas of Grantsville as unique areas of architecture or elements.
4. Design and monitor development within the community to ensure that traffic, noise, pollution and crime are kept to a minimum.

Goal 6. **Preserve the natural environment.** Critical to the small town charm is the ease of access to the natural assets surrounding the community.

1. Strive for a balanced system of open lands, natural areas, recreation spaces, and parks, including trails and streetscapes.
2. Preserve and protect important natural areas within the City, as practicable.
3. Protect the existing irrigation system of the City and encourage new developments to incorporate the City's existing irrigation system into project designs and amenities.
4. Use storm water basins for ground water recharge.
5. Acquire and manage land and water to preserve, protect, and enhance important natural areas.

Goal 7. Preserve the City's unique history. Preservation of historical assets will aid in protecting the desired character of the community.

1. Protect and preserve Grantsville City's current historical sites.
2. Identify and protect Grantsville archeological and natural resources.
3. Support cultural amenities as an important contributor to our economic health and as a reflection of the importance of the arts and our heritage.

Strategies

1. Develop design guidelines for main transportation corridors and residential corridor.
2. Define a viewshed for protection that limits the height, color, and lighting of properties within the viewshed. A viewshed is defined as the area one views from a specific point, including periphery and ancillary spaces.
3. City Council could identify historic areas / buildings and create walking tours between assets.
4. Promote historical assets and create an interactive guide on the city website.
5. Strengthen "sense of place" through public art, gateway development, wayfinding, and streetscape investments.
6. Grantsville could reinforce their definition of the downtown and cultural core areas with simple signage and by focusing investments in things like holiday decorations on those areas only.
7. Continue to maintain a historic preservation commission that recommends policy or actions to preserve locally significant buildings and areas.

ECONOMIC DEVELOPMENT

Conditions Prior to Implementation

Grantsville City is a community that is slowly evolving from a rural/agricultural community to a bedroom community supporting the regional economy. They recognize the need to ensure that commercial land is available for future growth, but like most communities, there are concerns about the trade-offs of economic development.

PROS	CONS
increased amenities	increased traffic
increased tax base	infrastructure upgrade and right-sizing costs
improved local tax dollar capture	reduced pedestrian safety
Less commuting / pollution with local employment	

Areas of Potential

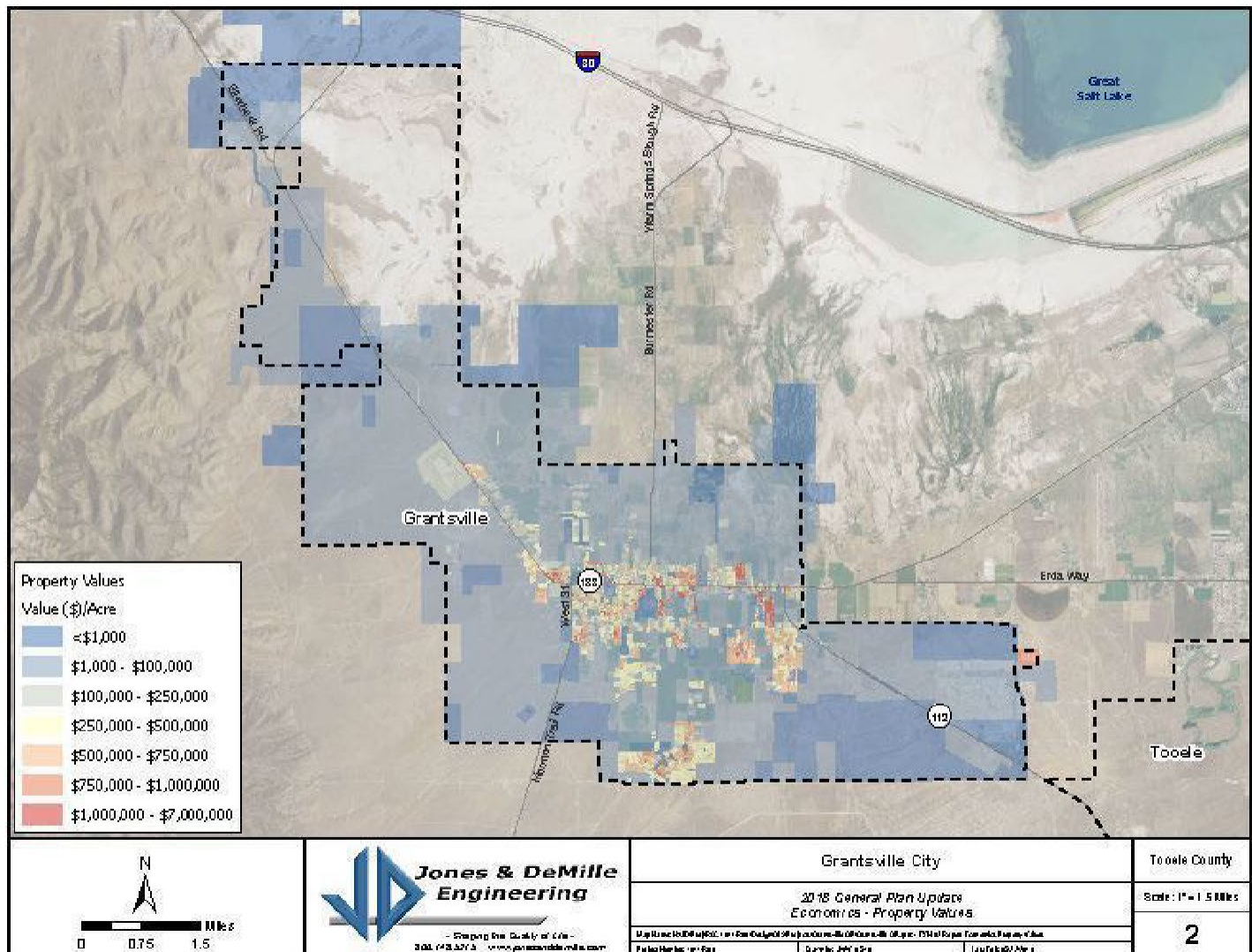
- A major distribution center with approximately 1.3 million square feet of floor space has created a significant positive economic impact to the City both in terms of tax base and increased housing development and has also generated spin-off projects and businesses.
- Commercial/industrial development is expected to hold steady and perhaps build momentum in many parts of the City.
- Many Grantsville residents commute to work in the Salt Lake Valley, while others provide local services for the county and the community.
- Residents have few retail options in Grantsville and must shop out of town. The following table demonstrates the retail sales captured in the City versus per capita averages in the County and State.

Retail Sector Category	Per Capita Sales			Per Capita Leakage (State minus City)	
	City	County	State	Leakage (State minus City)	Dollar Leakage
Motor Vehicle & Parts Dealerships	\$ 59	\$ 1,152	\$ 2,263	\$ 2,204	\$ 22,830,298
General Merchandise Stores	296	1,838	2,224	1,928	19,975,314
Build. Material, Garden Equip & Supplies Dealers	152	674	1,213	1,060	10,984,616
Clothing & Clothing Accessories	6	76	613	607	6,286,897
Non-store Retail	5	336	522	517	5,357,619
Electronics & Appliance Stores	3	98	359	356	3,686,007
Furniture & Home Furnishing Stores	15	88	355	340	3,522,015
Sporting Goods, Hobby, Music & Book Stores	3	71	341	339	3,507,744
Health & Personal Care Stores	3	58	172	168	1,743,312
Miscellaneous Retail Trade	393	187	542	149	1,539,196
Food & Beverage Stores	1,438	1,060	1,552	114	1,182,231

* No adjustment for income/buying power due to similar median household incomes among City, County and State.

Source: Utah State Tax Commission

- Areas of greatest retail potential are Motor Vehicle sales, General Merchandise and Building Materials. Most of these sales are being made outside the City but within the County, primarily in Tooele City.
- Most of the City workforce leaves the City for employment. Sixty percent of the workforce works in Tooele County with 40% working out of the County. Based upon commute times, 25-30% of the workforce works in the City, 25-30% work in the County, 40% work out of the County. Source: U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates
- Forty-five percent of the City's workforce income comes from those making \$100k-250k. Ten percent is above \$250k. The three highest paying sectors in the County are Utilities, Public Administration, and Manufacturing with average wages of \$75k, \$62k and \$58k. Many high wage earners are leaving the County for employment. Source: Utah State Tax Commission, U.S. Census Bureau, Division of Workforce Services (2017)



Goals + Policies - Economic Development

Goal 1. **Define the Core.** Maintain Grantsville's Main Street as the primary retail commercial, office and business area.

1. Formulate standards so that new commercial uses are encouraged to locate in the Main Street Corridor, including protecting the existing residential uses.
2. All new commercial or mixed-use developments will be designed and constructed in a way that will promote the existing characteristics of the historic architectural styles of Grantsville.

Goal 2. **Priority Areas.** Recognize economic opportunity areas identified by the community and prioritize them for long-term development.

1. Zone priority areas selectively and focus incentives and investments in those areas.
2. Grantsville City will create an economic development / industrial policy and reevaluate it annually.

Goal 3. **Administrative Business Incentives.** Grantsville is a business-friendly community that actively seeks ways to encourage business.

1. Streamline the development process for priority businesses (like restaurants and office space).
2. Utilize incentives for desired businesses, specifically ensuring that necessary services are provided within the community.
3. Grantsville will continue to maintain a quick and efficient business and development permitting process.
4. All commercial and industrial developments will provide adequate buffer and screening treatments to protect the desirability and amenities of adjoining properties.

Strategies

1. Designate a council member who is responsible for business recruitment, relationship, or regulations that fit the local economy.
2. Develop an incentive program to attract retail businesses of greatest leakage including auto sales, general merchandise stores, and building & garden.
3. Develop incentive programs to keep jobs local. Encourage greater investment in broadband capacity to keep jobs local.
4. As resources become available, work with the Salt Lake Chamber of Commerce to receive the Governor's award for being a business-friendly community.
5. Identify, inventory, and assemble underutilized parcels for redevelopment within the commercial corridors and nodes.

TRANSPORTATION

Conditions Prior to Implementation

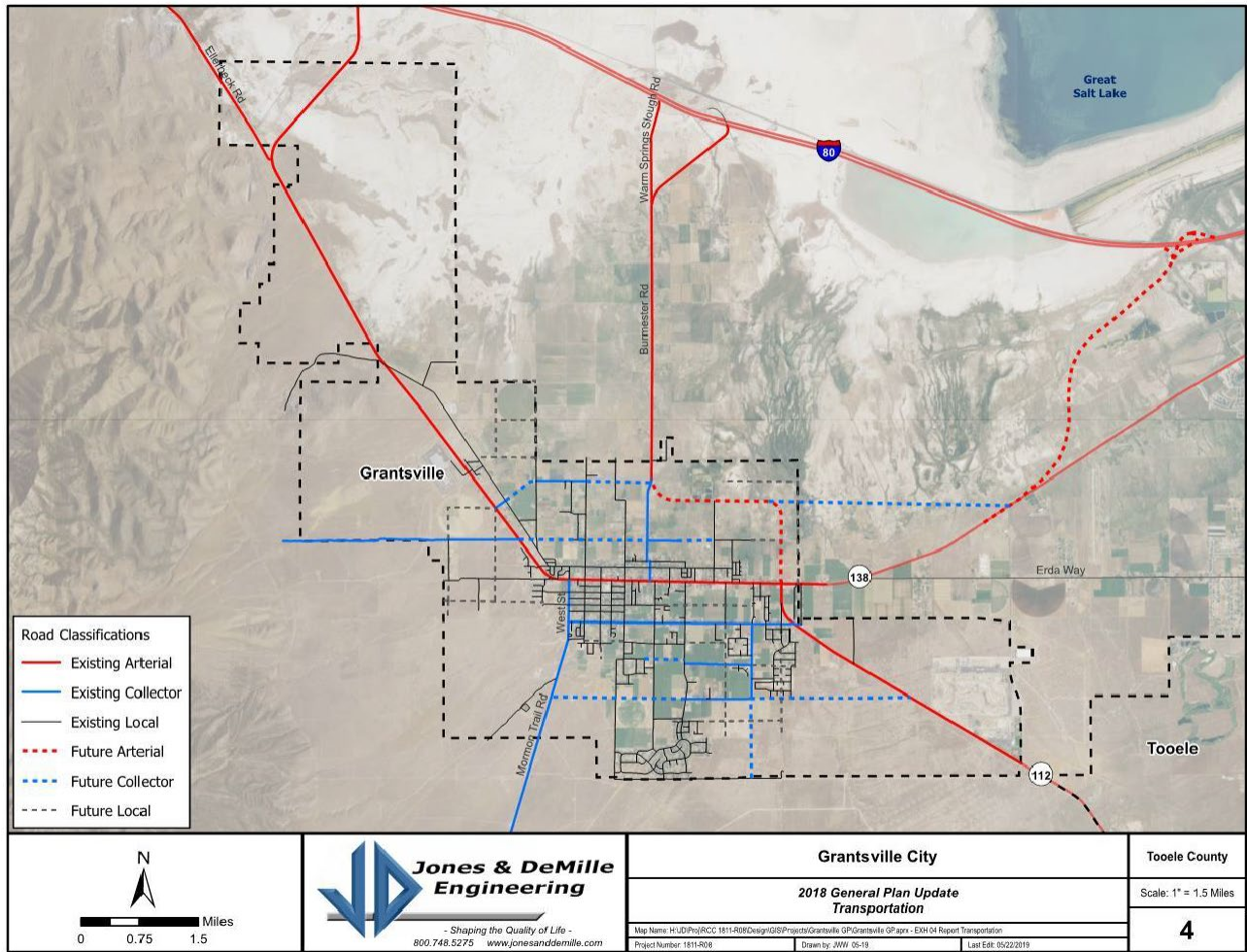
It is essential to analyze and recommend roadway improvements based on an understanding of the historical land use patterns within Grantsville. Land use develops along transportation corridors and typically shapes and follows the future land use plans identified by the City.

Grantsville last updated its transportation master plan in 2005. The following highlights summarize the state of the transportation network in the City:

- Most of the roadways in Grantsville are two-lane roads. Most of them are between 26 and 70 feet of pavement, though some are significantly larger.
- SR-138 currently serves as the major route in and out of the valley, classifying as an arterial or primary route. The Utah Unified Transportation Plan has identified road widening projects for both SR-112 and SR-138. While they are being upgraded, they still have the same capacity bottleneck at I-80.
- UDOT estimates that between 2015 and the end of 2018, there have been just over 300 vehicle accidents within city limits (with most of these accidents occurring on Main Street). In contrast, the Stansbury Park area saw 1,139 and Tooele City area saw 2,128 over the same time period.
- The Tooele County Transportation Plan that was adopted in 2015 did not recommend any new major roadways or transportation corridors within Grantsville. As a result of this, it is recommended to re-evaluate the needs for roadway within the city based upon new growth-demand modeling.
- Recognizing the potential bottlenecks in the valley's network, UDOT and Tooele County collaborated to create "Tooele Traffic," an online resource with real-time information on traffic information and road conditions.
- Maintenance of the existing transportation facilities and construction of new facilities come primarily from revenue sources that include the Grantsville general fund, federal funds, and State Class C funds. Financing for local transportation projects consists of a combination of federal, state, and local revenues. However, this total is not entirely available for transportation improvement projects, since annual operating and maintenance costs must be deducted from the total revenue. In addition, the City is limited in its ability to subsidize the transportation budget from general fund revenues.
- There is a clear need for more ways to access Grantsville generally. The new Midvalley Highway will do this as well as provide opportunities for broadening the local economy in the area.

Future Transportation Map

This plan has looked at the major circulation patterns required by the land uses presented in this plan. The map in this chapter shows major arterial, major collector and collector roads. This map is a schematic plan only and the final alignment of all roadways will be determined by specific demands of each area.



Impact Fees + Traffic Impact Studies

Grantsville does not currently have a street impact fee for transportation improvements. The impact fees can assist in building the necessary roadway improvements to handle the increased growth and mitigate congestion that is currently being realized on the roadways in the City. Proposed roads on the future roadways map and maintenance of existing roads can be funded by these fees.

As part of furthering this plan and deciding how to use funds wisely, Grantsville City will require an impact fee for any new development and a Traffic Impact Study (TIS) for larger developments. A TIS is a specialized study of the impacts that a certain type and size of development will have on the surrounding transportation system. It is specifically concerned with the generation, distribution, and assignment of traffic to and from a new development. Since residential and private roads are not part of the Future Roadway map, TIS reports allow the City flexibility when deciding these smaller road locations.

Roadway Design

A safe transportation system is one of the top priorities of Grantsville. New roads should be designed to give proper access to emergency vehicles and should be well maintained. Also, roadways and walkways should be designed in a way that all people can equally access and use the transportation system.

Specific areas of concern are residential neighborhoods and schools. A reduction in the use of cul-de-sacs should be emphasized in order to provide greater traffic circulation. Streets that serve schools should incorporate traffic calming devices and have well-designed pedestrian street crossings. Minor collectors should maintain the current grid system.

Overall, the roadway network should focus on connectivity. This means that block sizes should not be too large, and important collectors should not dead end or terminate in a cul-de-sac. This is best achieved by utilizing a hierarchical grid system of roadways, which Grantsville already has in some parts of the City.



Access Management

A critical factor to the safety and function of the transportation system is access management. Access management is the practice of coordinating the location, number, spacing and design of access points to minimize site access conflicts and maximize the traffic capacity of a roadway. Techniques include signal spacing, street spacing, access spacing, and interchange to crossroad access spacing.

Since the main road through the City is a state highway, the City cannot control access on it. On local collectors, the City can focus on more access to slow down traffic and minimize cut through traffic as the state highway becomes more congested.

Future commercial and high-density residential development along Main Street should anticipate access management requirements from UDOT.

Active Transportation + Public Transportation

If done correctly, public transportation services can reduce traffic on roads. Utah Transit Authority (UTA) currently has limited plans for public transportation expansion within the City of Grantsville. As the city continues to increase in density and population, Grantsville intends to work with UTA to review the need based upon future growth demand.

Essential to this system is connectivity to areas outside of the City's boundaries on a regional scale. Though not currently included in the *Wasatch Choice: 2019-2050 Regional Transportation Plan*, Grantsville intends to be involved in studies that are conducted to determine regional transportation investments.

Often those who use public transportation need to bike or walk from stations to their destinations. Therefore, Grantsville considers an optimized transportation system to be one with transit investments that also include bike and pedestrian infrastructure.

Roadway Placement

Currently the community is experiencing growth around the periphery of the municipal boundary. As this development trend continues to take place within the community roads that were designed and located for neighborhood usage will become arterial or collector roads. This expansion of traffic along the roads will require one of two options to be completed: (1) to enlarge roadways or (2) to add new roads. As this requirement becomes a necessity, the public will need to be petitioned for input about roadway placement.

Goals + Policies - Transportation

Goal 1. Provide for the existing and future transportation needs. Develop and maintain transportation systems of adequate size and capacity to serve the existing and projected permanent and peak population in all areas of the city.

1. Street paving and pedestrian surfacing materials should be economical, serviceable, and easy to repair. The variety of surfacing materials should be kept to a minimum.
2. The parking policy shall be to require on-site parking enough to meet the anticipated parking demand of proposed development.
3. The City will require necessary transportation improvements, including adequate right-of-way dedications, and other transportation facility enhancements, concurrent with development approvals to adequately serve the development.

Goal 2. Connect local transportation facilities with regional transportation systems.

1. Maintain close relationships and cooperation with organizations that have transportation implementation/planning responsibilities, such as UDOT, Tooele County, and WFRC in order to stay informed of planned future transportation developments and communicate the needs of the community.
2. Maintain the ability to provide fire and ambulance protection, delivery and public transportation service in all areas of the city.
3. Coordinate with UDOT for Park & Ride lots.

Goal 3. Develop a comprehensive transportation system. Incorporate many modes of travel, including private vehicles, mass transit, pedestrians and bicycles.

1. Access for the disabled shall be addressed in all public improvements.
2. Provide a pedestrian-oriented sidewalk, path and trail system that offers convenient access throughout the entire city.
3. Walking and biking will be a practical and enjoyable means of travel within the City with the provision of safe sidewalks and multiple use trail system (including ATV and equestrian users).
4. Consult the *Tooele County Active Transportation Plan* when considering transit and active transportation investments locally.

Goal 4. Maintain a functional and visually appealing streetscape. Parking, pedestrian, landscaping, plaza and street furnishing improvements should be designed to accommodate four-season weather conditions.

1. Provision should be made for future undergrounding of utility services.
2. No new above-ground utility service lines will be created.
3. Landscaping within the right-of-way shall be reviewed on a case-by-case basis relative to existing and future right-of-way uses and should employ native species where possible.
4. Property owners that have lots fronting on rights-of-way should be responsible for landscaping maintenance (e.g., along sidewalk planting strips).

Goal 5. Public participation for roadway design - As new roadways are located or as roadway classifications are expanded, it is recommended to complete the following:

1. Undertake a transportation master plan update.
2. Coordinate with the public to identify concerns residents may have.
3. Reach a compromise about locations and roadway designs that are implemented.

Strategies

1. Continue a regular maintenance program of pavement preservation methods such as chip sealing, crack sealing, pavement sealing, and overlays on existing roadways to maintain roadway integrity.
2. Establish a street impact fee for new development.

3. Consider requiring a Traffic Impact Study for any new, significant developments.
4. Incorporate appropriate site planning criteria into the development approval processes.
5. Adopt a program of street and highway landscaping (i.e. street trees) to enhance the appearance of the City's circulation system.
6. Convene local community volunteers to make recommendations on safe bicycling infrastructure (bike lanes, widen shoulders, share the road signs, etc.) on local streets.

HOUSING

Conditions Prior to Implementation

Assessing a community's housing stock in a general plan ensures that future housing needs are addressed before the issues of supply, cost, and quality become problematic. Grantsville is a city of quality housing stock and a welcoming population. Members of the Grantsville community share the goals of high quality and accessible housing. This can be achieved by allowing diverse housing styles that blend aesthetically with neighboring structures and land uses.

Moderate Income Housing

Grantsville completed their biennial report on moderate income housing in 2018, and the new state model was run for this plan update. The following is a summary of its findings.

- The housing profile of Grantsville's total population in 2017 was roughly 84% in owner-occupied units, and 16% in rental housing units.
- The population in both owner-occupied and rental units is expected to increase over the next five years, but the number of owned units will likely far outpace rental units (+45% and +15% respectively).
- As expected with the new housing developments in Grantsville since 2010, the number of households that own their housing without a mortgage has declined and will continue to do so.
- Occupancy rates for rental units has been and is expected to remain very high.
- Median housing costs for owner occupied housing are currently (2017) estimated to be \$1,277 and median gross rents are at \$815 per month.
- The median household income for City residents is estimated to be at \$66,478. Those in owner-occupied units are reporting \$71,609, and those in rental units report \$31,042.
- Utah Statute requires cities to evaluate their housing opportunities for those earning 80% of the "area median income." Tooele County's household AMI is approximately \$74,000 for households that are between 3-4 people, and 80% of this amount is \$59,200. Under the assumption that appropriate housing costs should not exceed 30% of a household budget, then the City should look for ways to support housing development that is as, or more affordable than, what is in the market currently.

Future Demand

While petitioning input from the community and working with the local elected officials, it became evident that the housing stock within the community is not necessarily considered affordable for all individuals specific needs. To remedy this, affordable housing needs will be reviewed, and adequate options will be provided for all individuals or families as required by state law. Future demand will be matched with the community housing forecast and a preference be placed on affordable housing alternatives. Infill development should be preferred for affordable housing, offering a cost reduction to developers and even potentially a streamlined process for approvals.

Goals + Policies - Housing

Goal 1. **Housing Stock.** Grantsville seeks to develop a variety of housing opportunities.

1. Support the development of single-family dwellings, multi-family dwellings, and retirement housing.
2. Encourage a variety of housing and residential opportunities by establishing and providing a range of allowed residential densities and lot sizes [*as per UCA 10-9a-403(2)(b)(iii)(A)*].

Goal 2. **Moderate Income Housing.** Grantsville seeks to equitably provide housing opportunities for its residents.

1. Grantsville will continue to monitor the supply and demand of the local housing market to ensure that the needs of residents are met, and that housing stays affordable through regulation and incentives.
2. Continually evaluate the land use regulations of the City to ensure they work to achieve the purposes of this Plan.
3. The City will work to provide opportunities to live in safe, habitable and affordable housing.
4. Work with other agencies to provide moderate income housing for City residents [*as per UCA 10-9a-403(2)(b)(iii)(P-U)*].
5. Encourage the preservation of existing housing to provide opportunities for moderate income housing [*as per UCA 10-9a-403(2)(b)(iii)(L)*].

Goal 3. **Accessory Dwellings.** Grantsville will consider including additional types of accessory dwellings permitted within city boundaries.

Goal 4. **Encourage affordable housing.** Affordable housing must be matched to the average income for residents.

1. Incentivize a variety of affordable housing options to ensure all families, individuals and couples have an equal opportunity.
2. Encourage infill development within the downtown core (as defined on the future land use map) [*as per UCA 10-9a-403(2)(b)(iii)(F)*].

Strategies

1. Review height, viewshed, preservation of open space, and historic preservation policies and ensure that they are not barriers to affordable development within City.
2. Continue to work with nearby municipalities to ensure that workforce housing and transportation for employees is provided.
3. Consider Public Private Partnership opportunities for the City and major employers to provide subsidized employee housing.
4. Provide additional multi-family housing infill along Main Street corridors and immediately adjacent cross streets.
5. Consider ordinance relative to changes to the amount of land that is zoned to allow accessory units to create more rental opportunities.

6. Consider working with developers to use state low-income housing tax credit funds to subsidize affordable apartment developments.

DRAFT

RECREATION + OPEN SPACE

Conditions Prior to Implementation

Grantsville desires to maintain and cultivate recreational opportunities that serve the interests of residents and visitors. These recreation opportunities greatly enhance the quality of life for our residents. Highlights of existing conditions include:

- Convenient Access - Recreational assets surround the community and are quickly accessed through pedestrian, vehicular, and bicycle access.
- Ample land (privately held) is available around the perimeter of Grantsville, allowing for expansion of recreational opportunities into regional amenities (i.e. trails along foothills) if the community desired to expand these opportunities.
- Parking at recreational facilities is limited, causing ingress and egress issues.
- Recreational opportunities are bound by roadways, limiting the potential uses.
- Many residents voiced concerns that there are not a lot of after-school options for youth and consider a “Rec Center” as a solution.

2019 PARK FACILITIES

Location	Acreage
Academy Sq.	0.65
City Hall	0.5
Clark Farm	0.25
Lincoln Park	0.9
Museum	0.3
Shops	0.11
Cherry Street Park	15.77
Cemetery	7.02
Clark Cemetery	1.7
Hollywood park	10.75
East Side Park	1.74

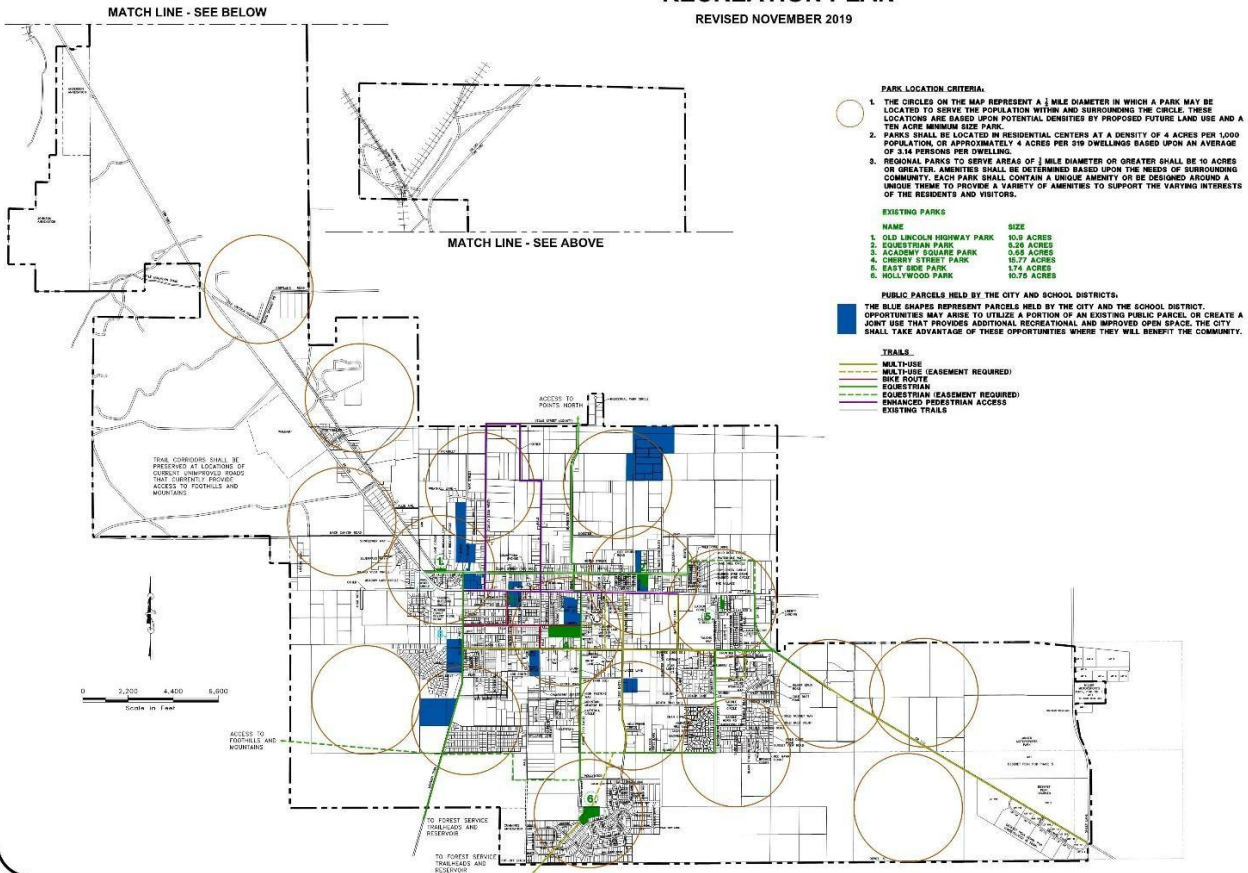


Recreation Plan

GRANTSVILLE CITY

RECREATION PLAN

REVISED NOVEMBER 2019



Special Protection Areas

State statute requires that general plans “identify and consider each agriculture protection area” Utah Code §10-9a-403(2)(c). Statute also requires the plan to recognize industrial and/or critical infrastructure materials protection areas. These protection areas are a section of land that has a protected, vested use of an agriculture, mining, or industrial nature for a period of 20 years. Under state statute, a community must appoint an advisory board that reviews requests from private property owners that want to establish a protection area. A final decision is then made by the legislative body, and it is registered with the Utah Division of Agriculture and Food (UDAF). During the 20 year period, the land and use is protected from rezoning, eminent domain, nuisance claims, and state development.

The Steering Committee involved with the development of the 2019 plan update were not aware of any parcels within city limits that have been formally designated as agriculture, industrial, or critical infrastructure protection areas. The City is interested in working with property owners that are considering the need for these designations before the process is formally initiated.

Recreational Spaces

Currently, Grantsville has several regional and neighborhood-scale recreational spaces available for the public. Recreation is currently being completed on both municipal-owned and privately held grounds. Parks and other recreational spaces are in acceptable condition, yet there appears to be significantly more demand for this space than space is available to utilize. Recreational spaces are inadequate for sports leagues to have practices or games, specifically baseball, softball and soccer.

The National Recreation and Park Association (NRPA) has developed standards for parks, recreation and open space development that are intended to guide communities in establishing a hierarchy of park areas. The general standard established by the NRPA for park acreage per 1,000 people is between 15 and 17 acres, or 1.5 to 1.7 acres for every 100 people. Grantsville will use 4 acres per 1,000 people as the standard for future park planning due to the large lot sizes that are prevalent within the community. Future park planning should involve an analysis of total acres as well as activity amenities (i.e. pickleball, playgrounds, etc.).

Potential Improvement Opportunities

Ensuring that the community retains the recreational assets that will draw users to the site is of vital importance. To improve the amenities that are available, it is recommended to provide the following elements:

1. Interconnected recreational opportunities - specifically trail linkages.
2. Centrally located “regional parks” renovations. These parks are typically 15-25 acres in size and offer a myriad of opportunities for recreational enjoyment.
3. Local neighborhood park renovations. These parks are roughly 2-5 acres in size and are focused around a green space and small exercise facility to encourage use by younger children.
4. Installation of bike lanes throughout the community.
5. Develop a city-wide parks and recreation plan and incorporate the priority projects into the city’s capital budgeting process. This plan should also include an inventory of property that is currently owned by the city.

Goals + Policies - Recreation and Open Space

Goal 1. Improvement and Maintenance of Open Space. Grantsville seeks to maintain recreation facilities and natural assets to improve the quality of life and area property values.

1. Protect air quality, groundwater and surface water resources, drinking water resources, and soils within the City.
2. Use citizen volunteers for select maintenance projects.
3. Maintain a park funding program to ensure that the funds are available to improve and maintain dedicated parkland and acquiring park acreage.

Goal 2. Improve Recreation Opportunities. Grantsville encourages the development and maintenance of parks with quality recreational facilities that connect all parts of the community.

1. As resources are available, work with the county and neighboring communities to provide programs for a variety of passive and active recreational opportunities for all area residents.
2. As resources and opportunities allow, obtain land and facilities as they become available and/or ahead of need for subsequent improvement to meet future recreational and open space needs in community expansion areas.
3. All park improvements will be universally accessible as much as possible.
4. Provide a connected and useable open space network.
5. Establish open space guidelines and maintenance options for existing and future open space areas.
6. All new developments will be required to contribute to the provision of open spaces within the City, either through onsite reservation, where appropriate, offsite contributions, or payment in lieu.
7. Increase prescribed play spaces for sporting teams or events, specifically soccer, baseball, softball and other sports.
8. Play structures/areas shall meet and/or exceed all current CPSC, ASTM, IPEMA standards, and ADA requirements.

Goal 3. Public/Private Cooperation. Grantsville supports public/private cooperation in developing recreation and open space improvements, services, and facilities.

1. Encourage residential and commercial developers to improve and/or construct recreational facilities in lieu of paying fees for developments that will generate need beyond current recreation infrastructure capacity.
2. Support the arts, emphasizing the potential of the arts to add to the quality of life of City residents.
3. Support and promote the growth and enhancement of the facilities and programs of local museums.
4. Consider granting a density bonus which will encourage developers to provide fully built out parks and recreational facilities. Play structures/areas shall meet and/or exceed all current CPSC, ASTM, IPEMA standards, and ADA requirements.
5. If developed parks are within $\frac{3}{4}$ of a mile from a proposed park, require developers to provide funds to maintain and improve the existing park.

Goal 5. Park Acreage Acquisition Plan. Grantsville will develop a plan to acquire land for the development of regional parks and recreational amenities through option or right of first refusal contracts,

use of fee-in-lieu payments and grant opportunities.

Use option or right of first refusal contracts with landowners to secure acreage for future parks as property becomes available.

1. Develop a plan for using fees acquired from “fee in lieu” payments as development continues.
2. Seek grant opportunities to purchase land for regional parks and recreational amenities.
3. Set standards for regional/ neighborhood parks and recreational facilities.

Strategies

1. Formulate a coordinated, multiple-use trails plan that may be implemented on City-owned property and as a requirement of development approval, include trails with a maintenance plan that connect all areas of the city through natural areas.
2. Seek out state funds for recreation programs and facilities.
3. Acquire right-of-way for trail network as a new development is proposed.

INFRASTRUCTURE + PUBLIC FACILITIES

Introduction

The City of Grantsville recognizes the need to provide capital facilities within the City to protect the health, safety, and property of the City and its citizens by maintaining the level of service for future generations which Grantsville City's residents, industries, and businesses have enjoyed.

The purpose of the public facilities chapter is to explain the various public facilities and services within the city, such as water and sewer. These services represent the public's investment in the development and operation of Grantsville. The public facilities chapter should be reviewed periodically and updated as necessary in order to meet the evolving needs of the City.

Development in the future will cause a demand for more public utilities. Estimates can be made about the demand that will exist in the future for these services based upon population projections and other information.

Drinking Water

Water planning and the efficient use of water is a city-wide priority. Water use in the City consists primarily of drinking water supplied by Grantsville City. Drinking water is sourced from six (6) wells with a total pumping capacity of 6,450 gallons per minute. This water is stored in five (5) storage tanks with a combined storage of 3.925 million gallons. A new two (2) million gallon storage tank is currently under construction, and once completed will bring the total storage capacity to 5.925 million gallons. Grantsville City's distribution system consists of pipelines ranging from four (4) inches to sixteen (16) inches in diameter.

Deseret Peak has existing municipal water rights which have been deeded to the City.

Secondary Irrigation Water

The Grantsville Irrigation Company (GIC) provides secondary irrigation water, but it is limited to the supply available. Currently GIC supplies secondary irrigation water to approximately one-third ($\frac{1}{3}$) of Grantsville City. See Appendix Part 3: Water Use + Conservation for additional secondary irrigation water information.

Water Sources

Grantsville City holds water rights available for municipal, recreation, and irrigation use. The City has also acquired other minor drinking water rights via standard development policy.

A sole source aquifer is defined as providing at least 50% of the drinking water to the population residing above the aquifer. Service areas of an aquifer are typically defined by well location. The term applies to projects receiving federal financial assistance and have the potential to contaminate a sole source aquifer in a manner that creates a significant hazard to public health. These aquifers are of critical importance for the people of Grantsville City.

Water source protection plans delineate protection zones according to State Standards. Water source protection zones were created by the State specifically as a tool for local governments to adopt local ordinances to protect public drinking water. State rules and water source protection plans provide standards specifically for land uses authorized by local governments.

For information regarding existing and planned water system infrastructure, refer to the *Capital Facilities Plan*, *Impact Fee Facilities Plan*, and *Impact Fee Analysis – 2025 Amendments*. While this document outlines the City’s long-range planning and capital investment strategies, those seeking current or detailed system data should contact Grantsville City directly to verify accuracy prior to submitting development applications or relying on specific system assumptions.

Natural Gas

Grantsville City residents purchase their natural gas directly from Enbridge Gas. Currently, there are no concerns about supply.

Wastewater System

Grantsville City’s wastewater collection system consists of trunk lines, interceptor lines, lateral mains, force mains, and three lift stations. The sewer lines range from 6 to 24-inches. Wastewater is treated at the City’s wastewater treatment plant located in the northeast corner of the City off Race Street. Wastewater is conveyed to the treatment plant and Main Trunk Line through a series of interceptor pipelines and lift stations. In addition, the City is constructing a new mechanical wastewater treatment plant, which is anticipated to be completed in 2027.

Future development will require expanding the wastewater system to accommodate the new growth. There are areas of the community that cannot be serviced by the currently existing system.

Power

Rocky Mountain Power supplies Grantsville with electricity.

Sanitation

Solid waste is hauled by franchised waste haulers in the city (currently Ace Disposal).

Schools

Grantsville recognizes it doesn’t have statutory authority over the location and design of public schools. However, the City wants to continue to work with the School District to identify preferred areas for new facilities.

Emergency Preparedness + Resilience

Grantsville City has a police department, including animal control, and a fire department, but contracts outside providers for its ambulance services. The City assesses impact fees for public safety capital improvement projects and future debt service related to these capital improvement projects.



Anticipated Changes

- Predicting growth in a city is difficult due to a myriad of factors that influence it; however, there are some indicators that provide clues. In general, consideration for distribution of growth over the six planning areas has been based on proximity to infrastructure, historic growth patterns, proposed future development, and input from the City.
- In 2016, the City noticed that most of its new development was occurring in a localized area and not as evenly spread as anticipated in 2012. The City's experience leads them to believe that the population projection *numbers* are still expected, but the *locations* of development may require additional infrastructure or improvements to existing infrastructure to serve the accelerated growth on the south side of the City.
- The City's recent capital facilities plan and impact fee analysis included a rate study. The plan recommends slight increases to water and sewer user fees in order to maintain a positive fund balance.
- The City's capital improvements plan also anticipates the need to construct a new Public Works facility. The project costs for the Public Works facility would be funded by the water and sanitary sewer utility.
- With the growth of the Flux and West planning areas, an upper pressure zone water line connection will become more important between the City's existing culinary water tanks and sources. This will provide more evenly distributed fire and demand storage to the different areas of the City.
- The City will need to serve the Flux & West planning areas with sewer to avoid a proliferation of septic systems that may contaminate / pollute the aquifer.

Goals + Policies - Infrastructure and Public Facilities

Goal 1. Provide quality public services. Grantsville City will seek to adequately provide services to City residents by:

1. Protecting water sources from potential threats.
2. Developing and maintaining an accurate, fully-functional system for planning and infrastructure information (i.e. ArcGIS Online).
3. Exploring more opportunities to provide culinary and secondary water to residents that currently do not have access to it.
4. Ensuring that any future land uses do not jeopardize water source protection zones.
5. Not permitting large commercial or residential developments on septic systems and encouraging these uses to be located close enough to the sewer systems to connect.
6. Updating the current subdivision and site plan ordinances to require adequate planning for drainage and stormwater runoff.
7. Improving traffic along Main Street by allowing alternative transportation and reducing traffic speeds.
8. Ensuring all land use, infrastructure, service and resource allocation decisions shall be found to be consistent with the City General Plan recommendations and goals.
9. Formulating, and annually updating, a Capital Facilities Plan.
10. Appropriately maintaining the City's existing capital facilities.
11. Updating and monitoring the City's public improvement and construction standards.
12. Encouraging development within areas of the City where required infrastructure already exists.
13. Identifying and evaluating potential public safety hazards involving vehicular and pedestrian hazards and prescribing corrective actions.
14. Requiring configurations, designs and other development options that maximize safety of City residents and property in all development applications.

Goal 2. Complete a detailed analysis of existing water resources and availability to meet development needs.

1. Work with regional authorities or consultants to prepare a detailed study itemizing the availability of water.
2. Review water availability and projected demand growth to ensure that ample resources are available to support development.

Strategies

1. Create a set of recommended and desired amenities within the community and work towards acquiring or creating the necessary infrastructure for such assets.
2. Expand the Capital Facilities Plan to include "roadmap" for the next ten (10) years of the municipality, focusing on:
 - a. Prioritized capital improvements projects
 - b. Sidewalk and roadway improvements projects
 - c. Recreational amenity creation within ½ of a mile of each residential structure

- d. System expansion and creation of a new sewer plant
 - e. Expanded water system to NW quadrant of the City
3. Explore transportation options for critical corridors within the community, increasing transportation options.
 4. Improve existing streets and reserve R.O.W. (right of way) for future streets

APPENDIX

Implementation Recommendation - Zoning Code Update

The role of the general plan is to provide vision, direction, and rationale for the land use policies and capital improvements of the city. It is critical that the zoning ordinance aligns with the general plan to ensure a transparent development regulation.

As part of the 2019 plan update process, the consulting team conducted a review of the existing land use ordinance. The overall conclusion is that Grantsville should undertake a comprehensive and thorough update of its ordinances as resources are available. This will be a major undertaking, and until it can be done completely, the team recommended changes that would help improve the alignment in some of the most critical issues.

The recommendation report is available at these links:

- Zoning Report (.pdf) | <https://tinyurl.com/GvZoningReport-PDF>
- Zoning Report (.docx) | <https://tinyurl.com/GvZoning-docx>

Implementation Recommendation - Roles + Responsibilities

In order to encourage and facilitate implementation of the general plan, the consulting team developed a summary of recommended roles and responsibilities. This matrix can be found at the following link:

- Roles and Responsibilities | <https://tinyurl.com/GvRoles>

Implementation Recommendation - Best Practice Ideas

The following ideas are suggestions of implementation best practices. The City is not obligated to implement any of them or consider them policy.

- IDEA #1 - Improve Plan and Budget Integration
- IDEA #2 - Community Clean-Up Initiative Enforcement
- IDEA #3 - Planning Commission Agenda Alignment
- IDEA #4 - Adequate Public Facilities (Concurrence)
- IDEA #5 - Development Process Flowchart

IDEA #1 - Improve Plan and Budget Integration

Budget is policy, and planning without investing in its implementation is largely a waste of everyone's time. City leaders need to first develop a baseline of what their strategic priorities are, and then deliberately update this vision over time.

- Host an annual pre-budget retreat with the commission and administration. The City Council and Planning Commission should meet for a joint session before any budget requests are considered. The purpose of this meeting would be to review the City's long-range goals.
- Conduct a biannual "Discovery" event. An outside party could facilitate a "discovery" discussion for existing and prospective City Council members (and anyone else in the public that is interested). The intent of this event would be to increase awareness of how cities work by describing systems, explaining rules, and sharing best practices. If done near the deadline for candidates to file in the summer, then the outcome of this event would be a more informed election in the fall. It can be assumed that an investment in "taking the long view" like this will result in better policy and budgets into the future.

IDEA #2 - Community Clean-Up Initiative Enforcement

Update the land use code to outline a clear process for enforcing clean-up efforts:

- establish a clear definition of what needs to be cleaned-up
- review staff capacities, including enforcement personnel and attorney staff time
- outline roles and responsibilities in responding to citizen complaints
- create a method to document violations
- establish deadlines for clean-up
- establish a cost recovery system for City-initiated efforts on properties in violation
- explore ways the City can assist cleanup initiatives by supporting disposal efforts

IDEA #3 - Agenda Alignment

Although every community is different in the details of how it operates, the one thing they have in common is a council / commission that makes decisions that affect the whole enterprise. Because they must deal with several short-term issues, it is easy for them to lose focus on any kind of long-term strategy.

Municipalities need a way to standardize the implementation of their long-term goals. The way to do this is to keep the goals in front of everyone (especially the commissions) when they are facing decisions.

- Incorporate the long-term goals into their regular meetings. Format the agenda so that each discussion item is categorized under one strategic priority. Those issues/items that don't help achieve a priority goal are moved to the bottom.
- Formally establish an "implementation champion". Assign someone on the City Council or Planning Commission to monitor the implementation of the plan's goals and strategies. Require a public report to be created quarterly.

IDEA #4 - Adequate Public Facilities (Concurrence)

The adequacy and availability of public facilities and services to support growth and development has become a key issue in most areas, both because of the financial implications as well as the effect on the timing of development.

A concurrence system requires that prior to the issuance of a land development permit, the applicant must demonstrate that all necessary public facilities and services are available and adequate at a specified level of service (LOS) standards.

The “adequacy” requirements provide that, for a development project to be approved, infrastructure must conform to level-of-service standards in the General Plan.

The availability requirement establishes where needed public facilities or public facility capacity is indeed available for use by the proposed development. Unlike other resources which are sometimes used to ensure carry capacity, infrastructure capacity is not static. It is increased as new capital improvements are added, and it is decreased as other development comes on-line. Development approvals can be denied, deferred, or recommended for phasing in order to keep infrastructure capacity and utilization in proper balance.

IDEA #5 - Development Process Flowchart

A clearly-defined approval process will facilitate better understanding of the City’s requirements for development approvals. This will help applicants understand what is expected of them and might even help the City ensure due process.

These flowcharts could be incorporated into brochures and development applications. It is important that the process is also formally incorporated into the land use ordinance.

APPENDIX PART 2

Community Surveys

A series of community surveys were conducted to gather resident feedback about the future of Grantsville. The results from the survey have been used to guide the goals and policies outlined in this plan. This process was completed to ensure that the plan adequately reflects the viewpoint of the residents of Grantsville. Residents were asked questions about the elements outlined in the general plan, identifying areas of interest or concern. One specific question they were asked was what the top priorities of the City should be over the next five years. According to the results, the top five priorities of Grantsville residents include:

- Increasing economic development opportunities within the community
- Increasing public safety along roadways and at community facilities
- Providing necessary amenities to local youth to ensure a safe and drug-free environment
- Improving the financial stability of the city
- Retaining the small town charm that is attractive to Grantsville Residents, while providing necessary resources or services for day to day uses

Regional Context + Anticipated Changes

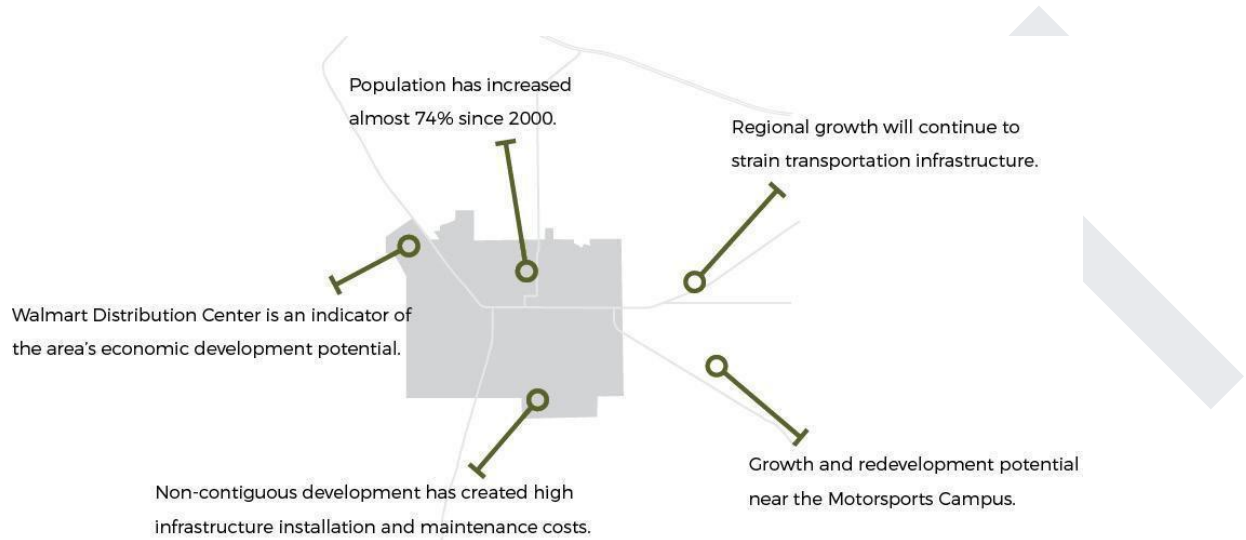
Grantsville City is a community that is evolving from a rural/agricultural community into a bedroom community supporting the regional economy and growth hubs within the county. Residents of Grantsville primarily provide a workforce for employment centers outside of the city boundaries, primarily the greater Salt Lake and Tooele Valley areas.

Residents of Grantsville provide a workforce for mineral extraction and waste disposal companies located in the west desert and around the south arm of the Great Salt Lake as well as warehousing, distribution, and manufacturing services located in the Tooele Valley.

Note that unless otherwise noted, all numbers used in this section of the plan are from the US Census, American Community Survey.

- Drivers of change
 - Increasing infrastructure costs to meet demand for residential purposes
 - Limited resources for residential properties, specifically water
 - An abnormally large amount of residential development within the city over the last five (5) years
 - Loss of commercial amenities within the community (clothing stores, sporting goods, etc.)
- Certainties / Uncertainties
 - Certainties - The City of Grantsville has a few certainties that will negatively or positively affect the community:
 - Growth will continue at the current or higher rate
 - Resources will become more scarce as development intensifies

- Uncertainties - The City of Grantsville has several uncertainties that must be carefully managed to ensure the community vision is met:
 - The effect of growth on the character of the community
 - How closely the rate and location of development follows plan expectations



Community Characteristics



COMMUNITY DRAW

The City of Grantsville is a small town in Tooele County known for a great quality of life due to its history and preserved traditions. Many residents have chosen to locate and live within the City of Grantsville for its small town character and family-friendly way of life.

GROWTH PRESSURE

In recent years, the City has witnessed unchecked and unprecedented growth pressures as the Salt Lake Valley continues to expand west in search of increased housing opportunities. Currently, the City is experiencing issues with levels of service caused by the influx of additional residences. As growth continues within the municipality, it is critical that the development be planned and prepared for, ensuring that the quality of life is preserved for current and future residents.

RURAL CHARACTER

Grantsville is known for providing a community comprised of open space, convenient access to the natural environment and a strong sense of community. All these aspects personify the rural character that draws individuals to the community. It is due to these aspects that families are drawn to the community's simpler and safer environment.

CONVENIENT ACCESS

Grantsville is conveniently located within proximity to the regional hub of Tooele, as well as the greater Salt Lake Valley area. This convenient access has allowed Grantsville to witness an increase in residential growth. While this access allows for individuals to live within the municipality and work in another, it also creates issues with retaining adequate services and retail/commercial amenities for community sustainability.

SMALL BUT GROWING LOCAL ECONOMY

More dollars are staying locally which expands the local economy and reduces reliance upon regional economies. Since 1998, taxable sales have increased by 7.4% per year, outpacing population growth and average inflation costs. Continuing to broaden the local economy keeps jobs closer to home and increase community self-reliance. It should be noted that while there has been a remarkable increase in taxable sales, the multitude of residents still admit to leaving the municipality or ordering online to meet necessary goods or services.

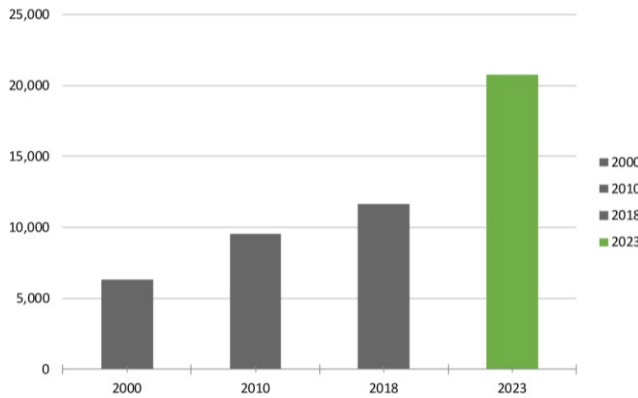


Socioeconomic Indicators

Following are key community statistics for the City of Grantsville. The information was collected to assist in developing the land use policies contained in this plan. All the information and graphics are based upon ESRI Living Atlas Database and ESRI Business Analyst Data. Sales tax data was collected from Utah State Tax Commission. Population data was collected from the US Census Bureau. Consumer Price Index data was collected from the US Bureau of Labor Statistics.

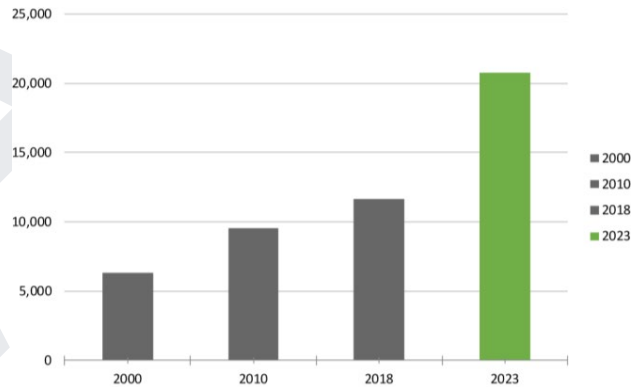
POPULATION

The 2018 population was 11,193. The rate of change since 2010 was 2.4% annually. The five-year projection for the population in the area is 20,741 representing a change of 12.3% annually from 2018 to 2023. Currently, the median age is 30.7 (the statewide is also currently 30.7).



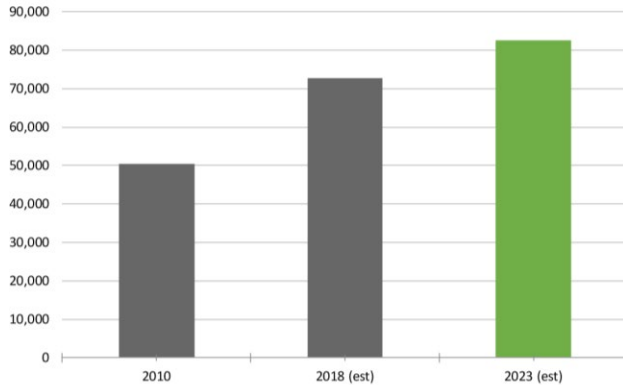
HOUSEHOLDS

The household count in Grantsville has changed from 2,874 in 2010 to 3,449 in the current year, a change of 2.24% annually. The five-year projection of households is 5,921, a change of 11.41% annually from the current year total. Average household size is currently 3.36, compared to 3.31 in the year 2010. The number of families in the current year is 2,749.



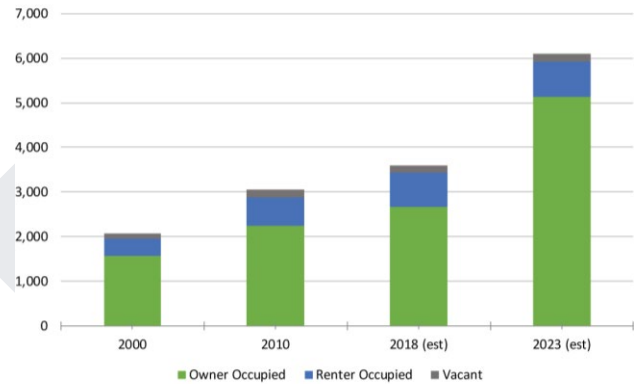
INCOME

The 2018 estimated median household income in Grantsville is \$71,796, compared to \$67,456 in the county, and \$74,181 for the rest of the state. Median household income is projected to be \$82,470 in five years. Current per capita income is estimated to be \$23,645 in the area.



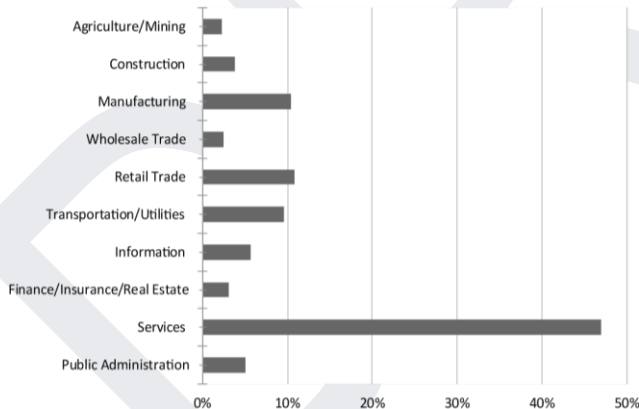
HOUSING UNITS

It is estimated that 74.3% of the 3,592 housing units in the area are currently owner occupied; 21.7%, renter occupied; and 4.0% are vacant. The annual rate of change in housing units since 2010 is 7.48%. Median home values are estimated to be \$221,596. In five years, the median value is projected to change by 7.54% annually to \$318,729.



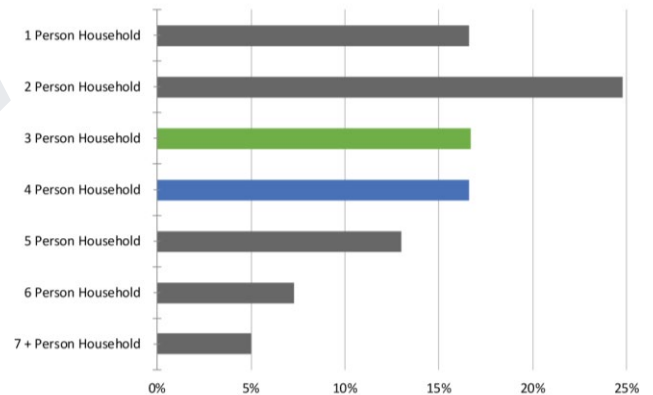
EMPLOYMENT

Employment within the community is currently limited to services and retail opportunities. Many of the trades/professions outlined below illustrate the “bedroom community” where commuters transit to work and return home at night.



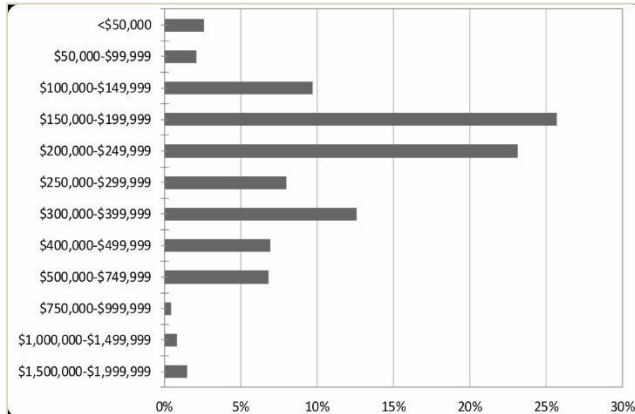
HOUSEHOLD SIZE

Grantsville has an average household size similar to both Tooele County and the State of Utah.



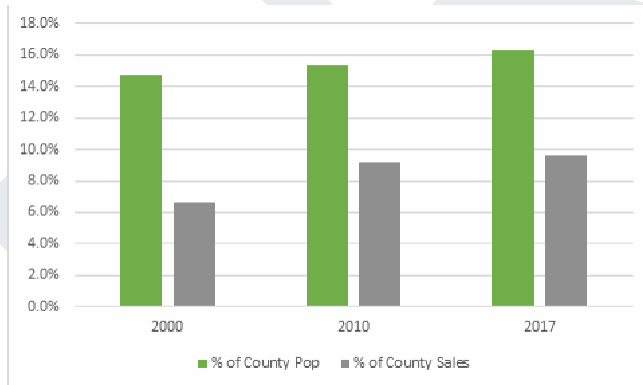
HOUSING VALUES

Housing values within the municipal limits are significantly lower than other regional communities. Due to this, many areas within the community are experiencing additional growth beyond the state average.



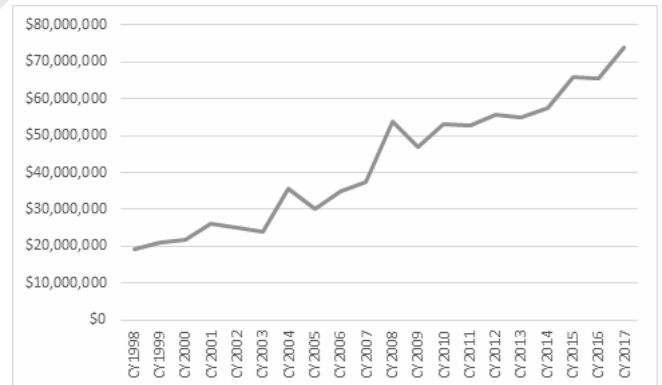
TAXABLE SALES AS A PERCENT OF TOTAL COUNTY SALES

The City has increased its share of total County taxable sales at a steady pace since 1998 compared to population growth which means more dollars are staying in the City.



TAXABLE SALES INCREASE

Taxable sales in the City have grown 7.39% annual average growth since 1998. Population growth (3.61%) and consumer price index growth (1.95%) make up approximately half of that increase. The balance represents more money being spent in the local economy.



*NOTE: All the information and graphics outlined above are based upon information from the ESRI Living Atlas Database and ESRI Business Analyst Data. Sales tax data from Utah State Tax Commission. Population data from the US Census Bureau. Consumer Price Index data from the US Bureau of Labor Statistics.

Opportunities + Constraints

As a result of the various public input strategies utilized, a set of opportunities and constraints were created to provide a clear and defined vision for the community, outlining the potential barriers and assets that will affect the community. Outlined below are the results, broken down by category:

Recreation and Housing

Opportunities

- **Convenient Access.** Recreational assets surround the community and are quickly accessed through pedestrian, vehicular, and bicycle access.
- **Ample land** is available around the perimeter of Grantsville, allowing for expansion of recreational opportunities into regional amenities (i.e. trails along foothills).
- **Strong sense of pride and community ownership.** Almost two-thirds of Grantsville residents that responded to the public survey have lived there for 10+ years. For the most part, people that moved to Grantsville want to remain there.
- **The family-friendly atmosphere and relationships** between community members in Grantsville is an asset.
- **Increased Density.** Ample areas for increased housing density in the downtown core and immediately adjacent areas
- **Define areas of growth.** Define areas of higher density or non-single family housing through codes and restrictions
- **Retain “large” residential lots.** While most residents and respondents found it acceptable for increased land-use density within the community core, they desired to retain 1/4 or 1/2 acre lots for residential uses.

Constraints

- **Recreational amenities** are clustered around one geographic region of town. Residents outlined the fact that the most notable, accessible, and improved recreational facilities are located toward the center of town and not easily accessed by new developments.
- **Recreational opportunities** are often bound by roadways. While the roadways provide convenient access to recreational facilities, there are many areas that are wholly defined by roadways or artificial barriers. This is causing “islands” of recreation that are hard to access for pedestrians and bicycles.
- **Lack of adequate parking** at privately held access points for recreational amenities. Residents noted that parking was not immediately available at trailheads where private landowners controlled access to unimproved trails.
- **Many residents** voiced concerns that there are not a lot of after school options for youth and consider a “Rec Center” as a solution.
- **Lack of Options.** Residents are vocal about not having adequate and affordable housing for first-time home buyers or lower-income families.

Infrastructure and Transportation

Opportunities

- Recent upgrades - The City of Grantsville has recently completed numerous upgrades to the infrastructure systems throughout town, specifically the water and sewer lines under Main Street, as well as its natural gas system soon.
- Infrastructure system longevity - Currently the City of Grantsville is designing and installing infrastructure and rightsizing projects that will allow for adequate growth and development throughout the community.
- Most of Grantsville's roadways within the core have wide Right of Way that would facilitate new bike lanes.

Constraints

- Hwy 138 experiences waves of demand because of the heavy truck traffic, proximity of the high school, and the Wal-Mart employment center. This road is also the primary commuting route.
- Lack of sidewalks. Some areas along main streets and near schools don't have sidewalks.
- Sporadic Development. In recent years, development within the community has been approved according to regulations, yet the regulations were not properly altered to correct a "scattered" development pattern.
- Inadequate stormwater systems. The community currently has inadequate stormwater systems to properly convey water away from paved surfaces, creating pooling or ponding issues at curbs and on the roadway.
- Despite regular maintenance, roadways are often in poor condition. Included in this constraint is roadway pavement, curbing, sidewalks, and crosswalks. This is noticeable at most side streets, and especially along the Main Street corridor at all crossing locations within the UDOT Right of Way.
- Residents are concerned with water resource availability and pricing.

Community Character and Economy

Opportunities

- Retain small town charm. There is a strong desire among residents to retain the small town charm that makes up their community, including: architecture, lot sizes, preservation of agricultural activity, access to shopping/retail and a Main Street corridor.
- Increase unification among town. Residents showed a desire to increase the opportunities where unifying characteristics can be utilized within the community, specifically to create an overall unified community theme or appearance. This includes, creation of unified signature styles, utilization of the new logo on multiple items (benches, banners, bike racks, etc.), and increased ordinances for building appearance or maintenance.
- Lack of diversity in retail/commercial. The community has a strong desire to increase the variety of restaurants, retail and commercial amenities along the Main Street corridor.
- Support infill of “GAP” services. There is a desire for necessary services to be fulfilled within the community. The community was noted as stating there were basic services missing such as: dry cleaners, outdoor and recreation outfitters, clothing stores, etc.

- Available properties for development. There are ample properties along the Main Street corridor that are available for preservation and development opportunities.

Constraints

- Finite amounts of land. While there is currently ample amounts of land available for development, the community will quickly see a diminishing amount of land available for development if the larger lot theory plays-out.
- Increased infrastructure costs. Larger lots and less dense land-use increase the costs for construction and maintenance on infrastructure systems due to the distances necessary.
- Lack of adequate water for increased development. It is the perception of many residents that there are not enough water resources (well or culinary system) to allow for development to continue within the municipality.
- Proximity to regional retail/commercial hubs. Grantsville is within proximity of the Salt Lake metro area and the county seat (Tooele) where a myriad of other services or retail goods can be attained. This proximity will require local businesses and individuals to be in competition with the nearby regional attractors.

Public Input Summary

The Grantsville Planning Commission and City Council placed a very high priority on public input. The project began with public notice, and a series of public meetings and surveys were conducted. The initiative generated an email list of over 400 residents and business owners that asked to remain informed about major steps in the development of the plan, and the public open house events were very well-attended.

Information and examples about the public interaction are at the following links:

- Community Survey #1 Report | <https://tinyurl.com/GvPublicSurvey1>
- Community Survey #2 Report | <https://tinyurl.com/GvPublicSurvey2>
- Initiative marketing example (poster) | <https://tinyurl.com/GvPoster1>
- Initiative marketing example (postcard) | <https://tinyurl.com/GvPostcard>
- Example of comments generated at a public event | <https://tinyurl.com/GvPublicCommentExample>

General Plan Frequently Asked Questions

A report intended to respond to several questions that were frequently asked was posted on the plan update website. Videos that explain basic concepts related to land use planning and regulation in Utah were also posted on the initiative website.

The FAQ report is available at the following link:

- Grantsville Plan FAQ | <https://tinyurl.com/GvFAQ>

Compliance with SB34 (2019) Planning Requirements

The Utah Legislature established new planning requirements for cities that are updating their general plan during Grantsville's initiative. The new requirements included the following:

- The location and extent of active transportation facilities
- Planning efforts to connect residential and commercial around "major transit corridors"
- Correlate transit needs with population and employment projections, and with the land use element
- Must consider regional transportation plan
- New method of developing a moderate income housing plan with policies selected from the state statute

Additional socioeconomic information from the Wasatch Front Regional Council is expected to become available in the 'lifespan' of Grantsville's plan. It is anticipated that future data will be made available at the following links:

- Wasatch Choice: 2019-2050 Regional Transportation Plan
<https://tinyurl.com/GvFutureTransportation>
- WFRC General Plan Resources | <https://wfr.org/maps-data/general-plan-resources/#Grantsville>

Moderate Income Housing Appendix

The Legislature requires all cities with 10,000 or more residents are required to review the implementation of the 5-year moderate-income housing element of their general plan and annually report the findings of that review to the Utah Housing and Community Development Division.

- Grantsville Five-Year Housing Projections | <https://tinyurl.com/GvHousingProjections>
- SB34 City/State Policy Alignment Memo | <https://tinyurl.com/GvHousingPolicyOptions>

APPENDIX PART 3

WATER USE + CONSERVATION

Statutory Requirements

During the 2022 General Session of the Utah State Legislature, S.B. 110, Water As Part of A General Plan, was enacted. S.B. 110 revised portions of §10-9a-4, specifically the General Plan portion of the Municipal Land Use, Development, and Management Act (LUDMA) to require specified municipalities and counties within the state to develop, adopt, and implement a water use and preservation element within their general plan no later than December 31, 2025.

S.B. 110 (§10-9a-403(2)(a)(iv)) of Utah State Code (as amended) specifically requires municipalities such as Grantsville City to include a water use and preservation element in their general plan which addresses:

1. *The effect of permitted development or patterns of development on water demand and water infrastructure;*
2. *Methods of reducing water demand and per capita consumption for future development;*
3. *Methods of reducing water demand and per capita consumption for existing development; and*
4. *Opportunities for municipalities to modify their operations to eliminate practices that waste water.*

To develop the required water use and preservation element of the general plan, S.B. 110 (§10-9a-403(f)) of Utah State Code (as amended) also set forth the following requirements:

1. *Consider applicable regional water conservation goals recommended by the Utah Division of Water Resources;*
2. *Consider the municipality's water conservation plan if the municipality is required to adopt a water conservation plan;*
3. *Review the municipality's land use ordinance and include a recommendation for changes to an ordinance that promotes the inefficient use of water;*
4. *Consider principles of sustainable landscaping which include:*
 - a. *The reduction or limitation of the use of lawn or turf;*
 - b. *Promotion of site-specific landscape designs that decreases stormwater runoff or runoff of water used for irrigation;*
 - c. *Preserve the use of health trees that have a reasonable water requirement or are resistant to dry soil conditions;*
 - d. *Eliminate or regulate ponds, pools, or other features that promote unnecessary water evaporation;*
 - e. *Reduction of yard waste; and*
 - f. *Use of an irrigation system, including drip irrigation, which is best adapted to provide the optimal amount of water to the plants being irrigated.*
5. *Consult with public water systems serving the municipality with drinking water regarding how implementation of the land use element and water use and preservation element of the municipality's general plan may affect:*
 - a. *Water supply planning, including drinking water source and storage capacity consistent with §19-4-114 of Utah State Code (as amended); and*
 - b. *Water distribution planning, including master plans, infrastructure asset management programs and plans, infrastructure replacement plans, and impact fee facilities plans.*
6. *Consult with the Utah Division of Water Resources for information and technical resources regarding regional water conservation goals, including how implement of the land use element and the water use and*

preservation element of a municipality's general plan may affect the Great Salt Lake;

7. *Consider including recommendations for additional water demand reduction strategies, including:*
 - a. *Creating a water budget associated with a particular type of development;*
 - b. *Adopting new or modified lot size configuration, and landscaping standards that will reduce water demand for new single family development;*
 - c. *Providing one (1) or more water reduction incentives for existing development such as modification of existing landscapes and irrigation systems and installation of water fixtures or systems that minimize water demand;*
 - d. *Discouraging incentives for economic development activities that do not adequately account for water use or do not include strategies for reducing water demand; and*
 - e. *Adopting water concurrency standards requiring that adequate water supplies and facilities are or will be in place for new development;*
8. *For municipalities, shall include, a recommendation for low water use landscaping standards for a new:*
 - a. *Commercial, industrial, or institutional development;*
 - b. *Common interest community, as defined in §57-25-102 of Utah State Code (as amended); or*
 - c. *Multifamily housing project.*

This appendix is in response to the requirements established in §10-9a-403 of Utah State Code, and is meant to address the relationship between future land use decisions and water resources within the City's boundaries. This appendix is also meant to complement and integrate with other elements of the City's adopted General Plan.

Regional Water Conservation Goals

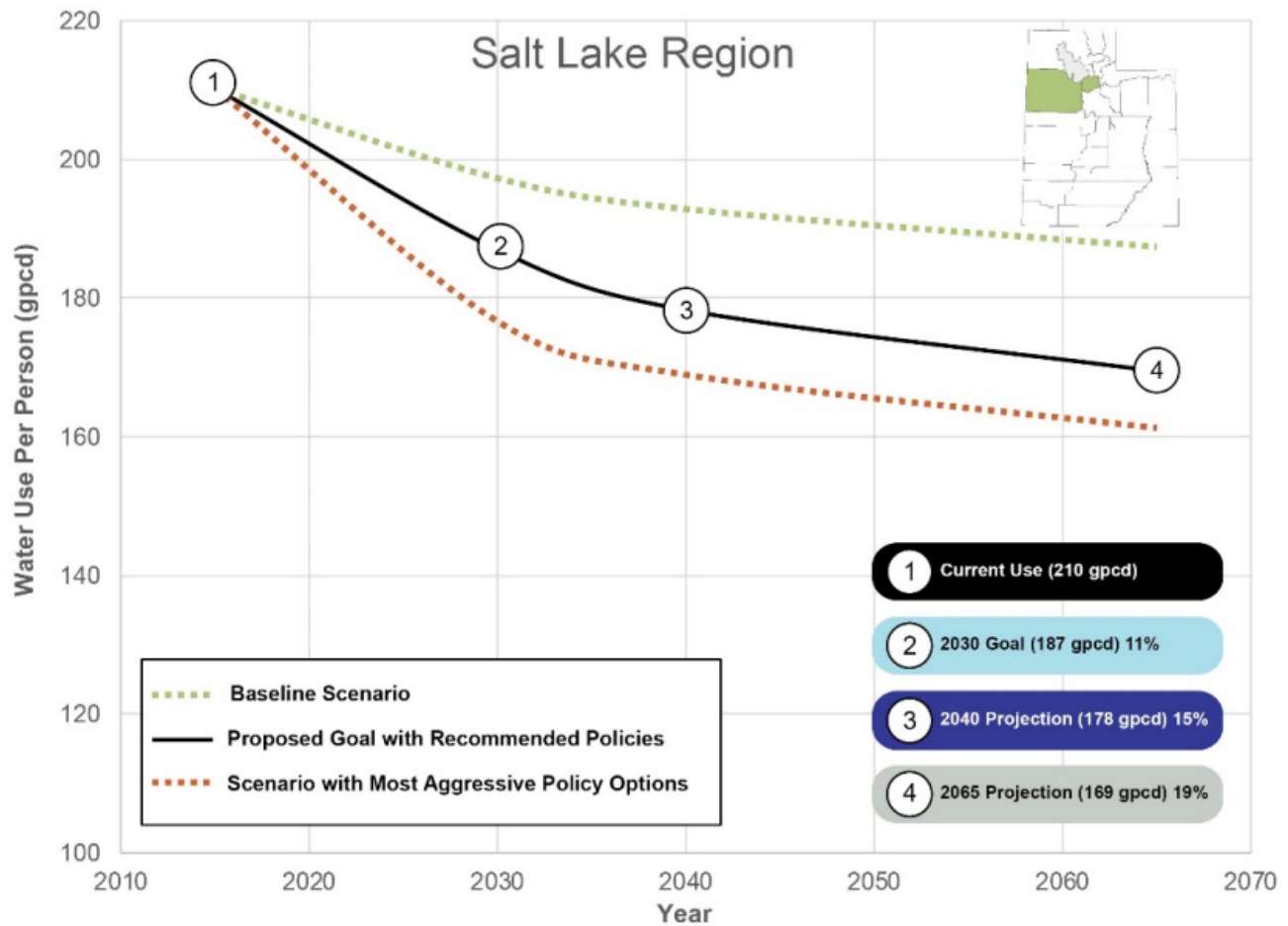
Utah's Regional M&I Water Conservation Goals adopted in November of 2019, identify Grantsville City and Tooele County as part of the Salt Lake Region. Based on the Proposed Regional M&I 2030 Water Conservation Goals and Future Goal Projections the established goals as adopted by the State for the Salt Lake Region are as follows:

Table 1: Utah's Regional M&I Goals

Region	2015 Baseline (GPCD)	2030 Goal		2040 Projection		2065 Projection	
		Goal (GPCD)	Reduction from 2015	Projection (GPCD)	Reduction from 2015	Projection (GPCD)	Reduction from 2015
Salt Lake	210	187	11%	175	15%	169	19%

Note M&I = municipal and industrial; GPCD = gallons per capita per day based on permanent population. Reported per-capita use includes all residential, commercial, institutional, and industrial uses averaged over the permanent population in each region.

Figure 1: Utah's Regional M&I Conservation Goals

Figure 7-6: M&I Water Conservation Goals—Provo River Region

Note: The baseline and aggressive policy scenarios do not consider the cost or feasibility of achieving the assumed use patterns. They have been included solely to provide perspective relative to past and current water use and to help each region understand what must occur to achieve the final goals.

In August of 2022, the City adopted a Water Conservation plan, which found the City had already achieved the 2030 goal as established by Utah's Regional M&I Conservation Goals in 2021 with a water use of approximately 186 GPCD. As the City had previously identified water planning and the efficient use of water as a city-wide priority in its 2020 General Plan, the City also established an alternative water conservation goal of 165 GPCD by the year 2030, or an 11% reduction from its current usage in 2021.

6.3 Water Conservation Goals

The Governor's goal of 25% reduction by 2025 has been replaced by regional water conservation goals set by UDWR in 2019. This report established Tooele County as part of the Salt Lake region, which has a water conservation goal set at 187 GPCD by 2030. From Section 5, Grantsville's water use in 2021 was 186 GPCD. Therefore, the regional water conservation goal has already been reached, and this plan will determine a more aggressive goal for the City. The regional water conservation goal was developed using a baseline water usage from 2015. This baseline was 210 GPCD for the Salt Lake region, so the 187 GPCD goal equates to an 11% reduction, which was used to determine the goal for Grantsville. As discussed in Section 5, there is no data on the secondary water supplied by the Irrigation Company prior

to 2021, so a 2015 baseline water usage cannot be determined. However, it can be seen from Table 8 and Figure 6 that the City's per capita drinking water usage has remained pretty much consistent since 2015. Assuming that per capita secondary water usage has also remained nearly constant, the City's current usage of 186 GPCD can be used as the baseline to set the goal. An 11% reduction from 186 GPCD equates to a water conservation goal of 165 GPCD by 2030.

Water Budget Overview

Water Rights

The City's adopted Water Conservation Plan indicated that at the time of its adoption, the City currently held 7,893.50 acre-feet of municipal water rights as listed on the Utah Division of Water Right's website, with 94.84 acre-feet being held by the City approved for other uses, and an additional 2,033.30 acre-feet of water rights listed as pending approval of change applications to transfer water rights held by others and approved for non-municipal uses to be held by the City and approved for municipal use.

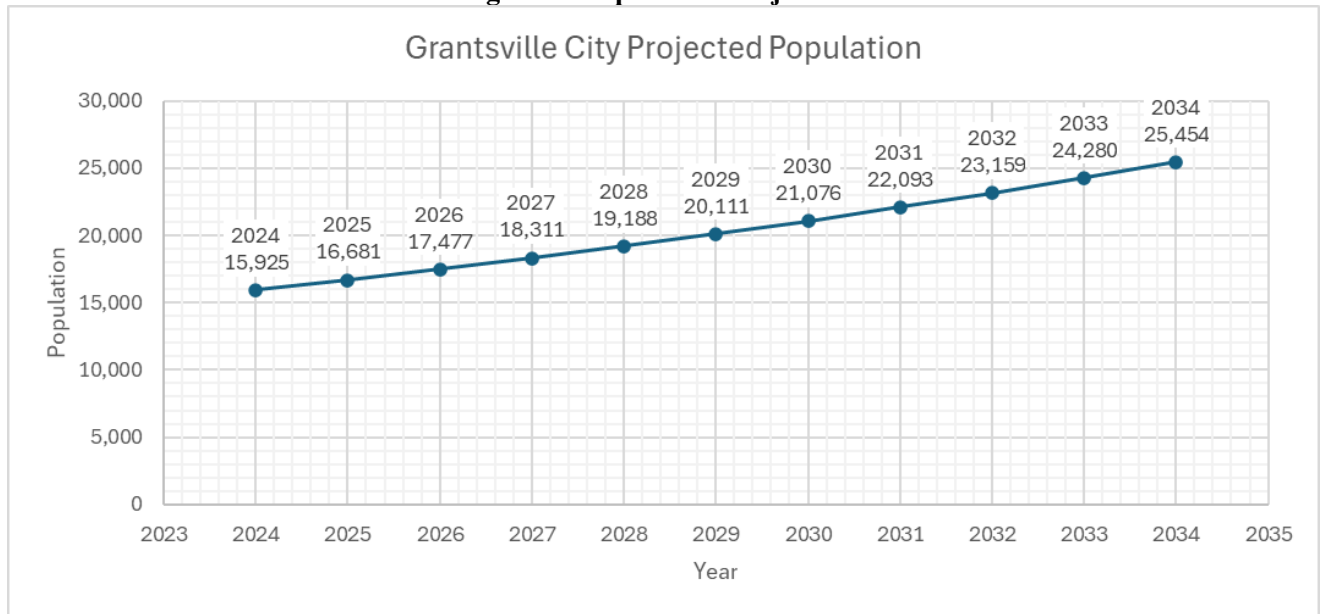
The plan also noted that Tooele Valley is closed to water rights appropriations except for small amounts of shallow groundwater that would otherwise flow to the Great Salt Lake, and that the City can only acquire additional water rights by purchasing existing water rights and, if needed, file change applications to convert them to municipal use.

The City's current Culinary Water Capital Facilities Plan (CFP) indicates that the City has sufficient water rights to meet current demands and some future demands, but recommends acquiring any additional water rights that become available to supplement future demands. For information regarding water rights, refer to the City's most recent Culinary Water CFP. While this document outlines the City's long-range planning and capital investment strategies, those seeking current or detailed system data should contact Grantsville City directly to verify accuracy prior to submitting development applications or relying on specific system assumptions.

Future Water Supply

Figure 1: Grantsville City Population Projection found within the City's adopted Water Conservation Plan estimated the population through the year 2031 based on population projections noted in the City's Capital Facilities Plan (CFP), Impact Fee Facilities Plan (IFFP), and Impact Fee Analysis (IFA). Additionally, population projections utilized in the Culinary Water CFP were used to estimate or project the City's population through the year 2034.

Figure 2: Population Projections



The City's adopted Water Conservation Plan found that the City's reliable water supply, besides water supplied from the Grantsville Irrigation Company, comes only from groundwater sources (i.e., wells). Reliable supply refers to the sustained quantity of water that can be dependably produced from the City's wells under normal operating conditions, accounting for both source capacity and redundancy.

Additionally, it was determined at the time of the plan's adoption that the reliable supply from existing wells was sufficient to meet demands with redundant capacity through the year 2060 (Figure 3) given the City's current per capita usage rate shown in Table 2 below. Although the plan did note that the City could look into implementing aquifer storage recovery (ASR) practices in addition to well stimulation practices to restore and increase the production of older wells.

Figure 3: Reliable Water Supply Through 2060

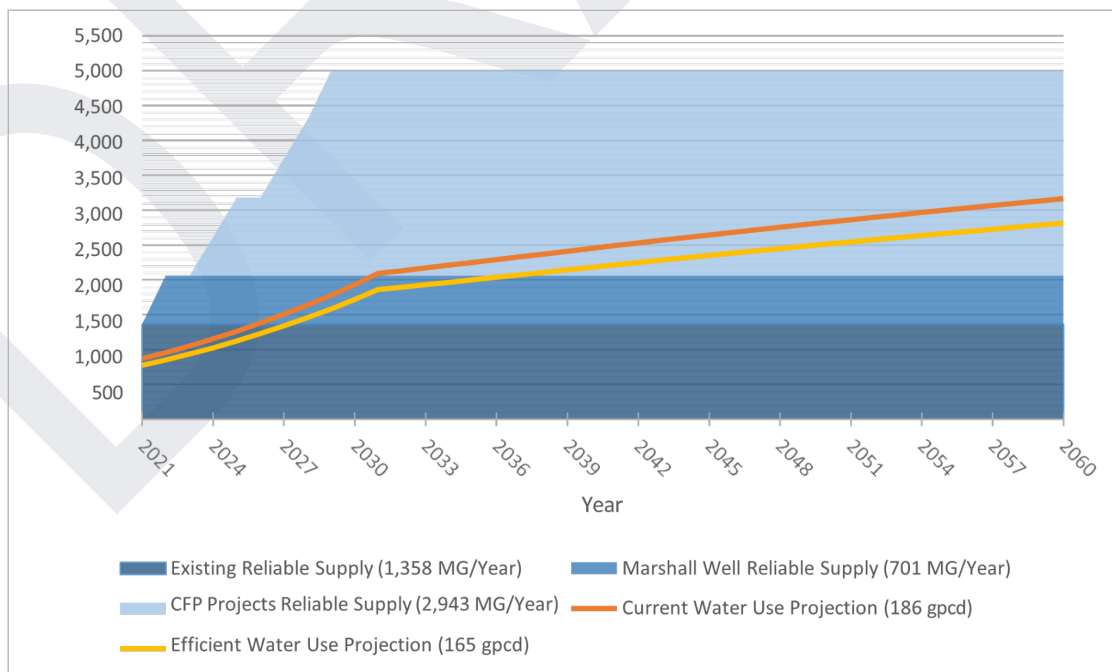


Table 2: Total Annual Drinking Water Deliveries

Year	Population	Total Water Deliveries	
		million gallons per year (MG/Year)	gallons per capita per day (GPCD)
2005	7,497	335.9	122.8
2006	7,847	349.3	122
2007	8,212	418	139.5
2008	8,536	421.1	135.2
2009	8,739	508	159.3
2010	8,972	502.6	153.5
2011	9,121	441.8	132.7
2012	9,406	247.8 ¹	72.2 ¹
2013	9,623	483.9	137.8
2014	9,839	456.2	127
2015	10,005	450.2	123.3
2016	10,455	485	127.1
2017	11,011	518.4	129
2018	11,581	537.3	127.1
2019	12,029	511.8	116.6
2020	12,409	585.6	129.3
2021	12,791	568.3	121.7

* Note: Does not include secondary water supplied by the Grantsville Irrigation Co.

¹ There appears to be an error in the data collected for 2012.

As noted in the City's adopted Water Conservation Plan, the Equivalent Residential Connection (ERC) is the recognized standard planning unit when planning for future utility infrastructure needs. One (1) ERC represents a single family dwelling with known demand characteristics or requirements. Other types of uses such as commercial or industrial uses, multi-family home units, schools, churches, construction water, and city rate are typically factored based upon comparison of their demand versus the residential single family unit. This ERC framework provides a direct way to align projected land use with available water supply. The adopted Water Conservation Plan evaluated the City's reliable supply against anticipated ERC demand and found that reliable supply is sufficient to accommodate expected growth within the planning horizon of the study.

Table 3: 2021-2031 Projected ERC's

Year		2021		2022		2023		2024		2025		2026	
Projected Pop.		12,791		14,070		15,477		16,947		18,557		20,320	
Growth Rate (%)		8.5%		10.0%		10.0%		9.5%		9.5%		9.5%	
Service Conn. Type	ERC / Unit	Units	ERCs	Units	ERCs	Units	ERCs	Units	ERCs	Units	ERCs	Units	ERCs
Residential	1.00	3,852	3,852	4,237	4,237	4,661	4,661	5,104	5,104	5,589	5,589	6,119	6,119
Multi-Unit	0.55	271	149	298	164	328	180	359	198	393	216	431	237
Other Residential	1.13	284	322	312	354	344	389	376	426	412	466	451	511
Commercial	7.92	139	1,100	153	1,210	168	1,331	184	1,458	202	1,596	221	1,748
Construction Water	4.83	21	100	23	110	25	121	28	133	30	146	33	159
Service Conn. Type	Growth Rate	1 Per 1,280 Population											
	ERC / Unit	Units	ERCs	Units	ERCs	Units	ERCs	Units	ERCs	Units	ERCs	Units	ERCs
Church	9.28	11	102	11	102	11	102	12	111	13	121	14	130
Service Conn. Type	Growth Rate	1 Per 1,160 Population											
	ERC / Unit	Units	ERCs	Units	ERCs	Units	ERCs	Units	ERCs	Units	ERCs	Units	ERCs
School	5.22	11	57	12	63	13	68	14	73	15	78	16	84
Service Conn. Type	Growth Rate												
	ERC / Unit	Units	ERCs	Units	ERCs	Units	ERCs	Units	ERCs	Units	ERCs	Units	ERCs
City Rate	8.60	34	292	34	293	36	313	36	314	41	353	45	384
Totals		4,623	5,975	5,081	6,534	5,586	7,165	6,113	7,816	6,695	8,565	7,330	9,372
Increase from 2021		-	-	458	558	963	1,190	1,490	1,841	2,072	2,590	2,707	3,396

Table 3: 2021-2031 Projected ERC's (Continued)

2027		2028		2029		2030		2031	
22,149		24,143		26,195		28,421		30,837	
9.0%		9.0%		8.5%		8.5%		8.5%	
Units	ERCs	Units	ERCs	Units	ERCs	Units	ERCs	Units	ERCs
6,670	6,670	7,271	7,271	7,889	7,889	8,559	8,559	9,287	9,287
469	258	512	281	555	305	602	331	653	359
492	557	536	607	582	658	631	714	685	775
241	1,905	262	2,077	285	2,253	309	2,445	335	2,653
36	174	39	189	43	205	46	223	50	242
Units	ERCs	Units	ERCs	Units	ERCs	Units	ERCs	Units	ERCs
15	139	16	148	17	158	18	167	19	176
Units	ERCs	Units	ERCs	Units	ERCs	Units	ERCs	Units	ERCs
17	89	18	94	19	99	20	104	21	110
Units	ERCs	Units	ERCs	Units	ERCs	Units	ERCs	Units	ERCs
49	422	49	422	49	422	54	462	56	481
7,989	10,214	8,703	11,089	9,437	11,990	10,239	13,005	11,106	14,082
3,366	4,239	4,080	5,114	4,815	6,015	5,616	7,030	6,483	8,107

Notes:

Construction Water connection represents water drawn from a hydrant for construction use.

City Rate connection is water usage from City buildings and parks.

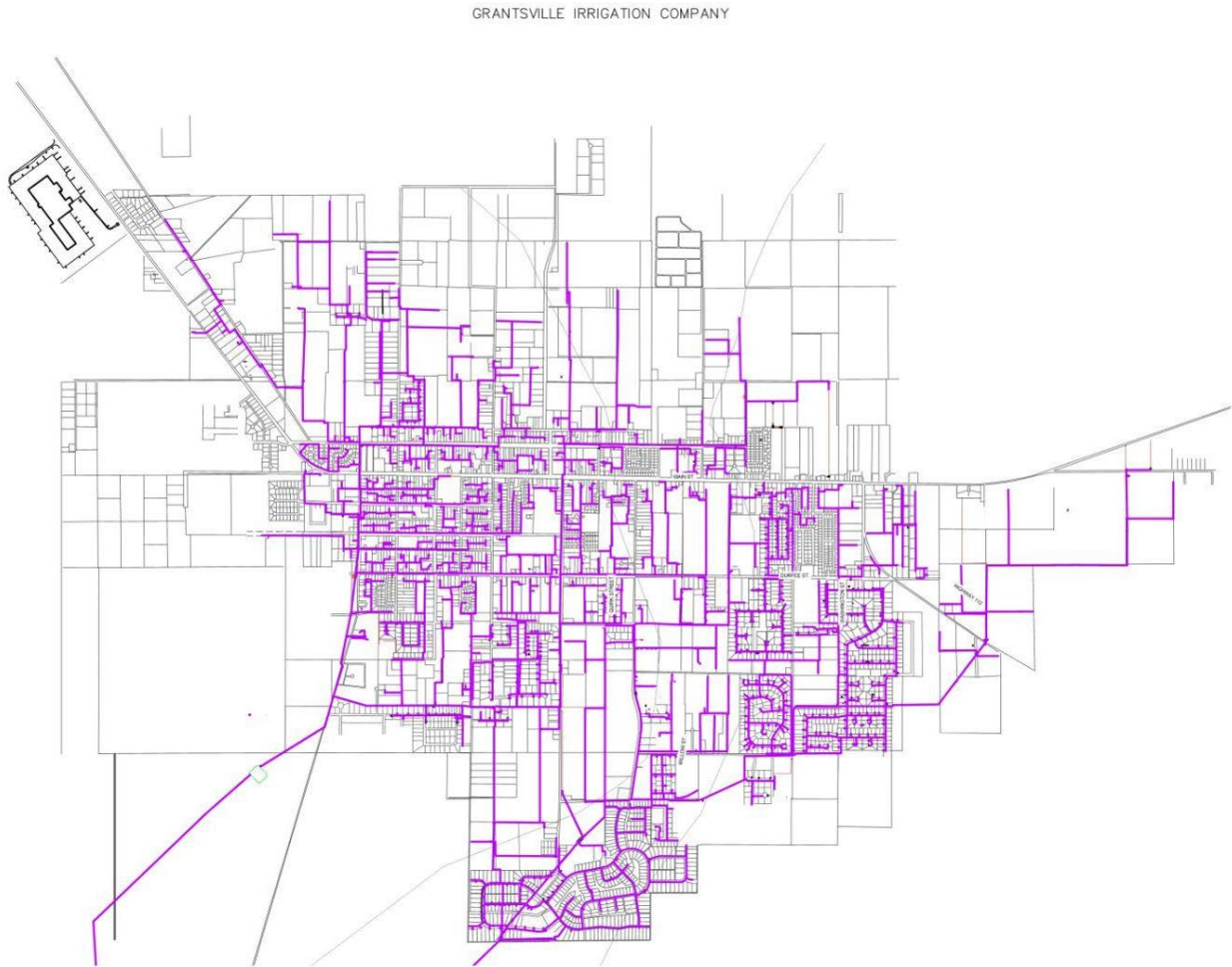
Other Residential includes trailers, R.V. parks, and manufactured homes on a single family lot.

Secondary Water

Secondary water for Grantsville City is privately supplied by the Grantsville Irrigation Company. The City's adopted Water Conservation Plan stated the Grantsville Irrigation Company has a 3,370 acre-foot reservoir and a well which is approved for irrigation use. It was noted that in 2021, approximately 70% of the Grantsville Irrigation Company's supply was for agricultural use with the remaining 30% allocated to residential use. At the time the plan was adopted, there were 2,100 residential connections noted which had an annual consumption of 918.27 acre-feet (299 million gallons). See Fig. 4 for a map of Grantsville Irrigation Company's secondary water system.

In recent years of drought, the Grantsville Reservoir has dropped below the conservation pool level, requiring Grantsville Irrigation Company to stop supplying water before the end of the irrigation season, which forced users of its system to irrigate with drinking water supplied by the City. The adopted conservation plan anticipated that future (i.e., new) developments within the City would likely irrigate with the City's municipal water instead of connecting to the Grantsville Irrigation Company's secondary system due to its increasing unreliable supply.

Figure 4: Grantsville Irrigation Company Service Area



Current Water Demand

As of 2023, current census data estimates the population of Grantsville City to be 15,297 people. This estimation is less than the projected population as outlined in Figure 1 of the City's adopted Water Conservation Plan, and changes the projected population of the City to be 16,951 people in 2025 instead of the initial projection of 18,557 people. This puts the City's current annual population growth at roughly 5.23% which is less than the projected 11.2% contained within the City's adopted Water Conservation Plan.

Updated data since the adoption of the City's Water Conservation plan indicate the City's gallons per capita per day (GPCD) usage is as follows in Table 4.

Table 4: 2022-2024 Usage Data

Year	Population	Total Water Deliveries	
		million gallons per year (MG/Year)	gallons per capita per day (GPCD)
2022	13,400	779.84	159.44
2023	13,980	669.39	131.18
2024	15,295	687	123.07

Current Secondary Water Demand

Data provided from the Grantsville Irrigation Company since the adoption of the City's Water Conservation Plan indicates that in 2024 approximately 77.22% of supplied water was utilized for agricultural consumption, and 22.78% for residential consumption. The provided data also indicates that usage (i.e., consumption) of supplied water can vary dramatically between residential and agricultural consumption from year to year.

Table 5: 2021-Consumption in**2024 Water gallons per year**

Year	Total Consumption	Residential		Agricultural	
		Consumption	% of Total	Consumption	% of Total
2021	1,099,812,176	585,825,776	53.27	513,986,400	46.73
2022	1,286,567,525	580,557,125	45.12	706,010,400	54.88
2023	2,577,170,720	458,858,720	17.8	2,118,312,000	82.2
2024	2,368,325,300	539,604,500	22.78	1,828,720,800	77.22

Reducing Water Demand For Existing And Future Development

The City has established a specific conservation target in its adopted Water Conservation Plan of 165 GPCD by the year 2030. This self-established target will align the City with Utah's Regional M&I Water Conservation 2065 Goal identified for the Salt Lake Region.

Grantsville City continues to encourage water conservation practices to the public through established channels such as the Mayor's monthly newsletters, annual culinary water consumer confidence reports, recommendations and resources posted on the City's website, and water smart signage posted around the City. Typical water conservation practices and resources posted on the City's website include programs such as Utah Water Savers, LocalScapes, Slow the Flow, and similar organizations.

The City's water user rate structure is tiered with increasing rates for higher water usage in an attempt to promote water conservation. The City also includes on each user's billing statement a graph showing the past 13 months of the customer's water usage. This allows users of the system to measure their water conservation progress by tracking their usage throughout the year and comparing their current usage to that of the same month of the previous year.

The City desires to lead by example in efforts to reduce water demand by promoting waterwise landscaping and water conservation practices in the design of new City facilities. The City's Library, Justice Center, and Public Works Building are examples of City owned facilities which were constructed with conservation measures such as waterwise landscaping included in the landscape design. Additionally, the City has installed automated irrigation systems on all City owned facilities, and has even begun to utilize conservation techniques such as the collection of grey water to store and repurpose for future irrigation use when appropriate. The City also regularly calibrates the meters located at each well (i.e., source) to ensure accurate measurements and are maintained for data collection and analysis.

The City has also adopted a reduced impact fee structure for new developments which provide waterwise landscaping.

In attempts to further reduce water demand for existing and future development, the City has also adopted various local regulations designed to promote the conservation of water, some of which include:

- Prohibition of water waste, making it unlawful for any water user to waste water, or to allow it to be wasted. (Grantsville Municipal Code 7-1-19)
- Requiring new development within the City to satisfy its indoor and outdoor water requirements by dedication of water rights and/or water shares to the City, or provide private water sources. (Grantsville Municipal Code 7-1-22 and Grantsville Land Use Ordinance 21.6.12).
- Limiting or restricting non domestic water usage, in times of scarcity as determined by the Mayor and City Council to protect the users of City water. (Grantsville Municipal Code 7-1-24)
- Implementing water restrictions, which prevent users from watering their lawns with water supplied by the City between the hours of 10:00 AM and 6:00 PM. (Grantsville Municipal Code 7-1-38)
- Requiring the use of water efficient irrigation systems. (Grantsville Land Use Ordinance 9.3)
- Requiring the use of native planting materials, capable of withstanding the extremes of the local microclimate, with a preference from the use of drought tolerant species. (Grantsville Land Use Ordinance 9.4)
- Making clear the City's intent to maintain the appearance of parkways, protecting the users of parkways, and expanding landscape design flexibility to accommodate drought tolerant design options to improve environmental conditions. (Grantsville Land Use Ordinance 9.5)
- Making clear the City's desires to achieve objectives in individual site development such as preserving existing health and long-lived trees wherever practically feasible; designing drainage facilities to promote the use and preservation of natural watercourse and patterns of drainage; minimizing alterations to existing topography; promoting the use of plant materials compatible with the climate of the region and micro-climate conditions of the site; ensuring that plant material can be maintained for long term health and continued growth; and maximizing water conservation. (Grantsville Land Use Ordinance 11.3)
- Allowing the City to deny a subdivision application based on good cause, such as lack of culinary water supply. (Grantsville Land Use Ordinance 21.2.2)

Additionally, the City has complied with Environmental Protection Agency (EPA) mandates to implement an America Water Infrastructure Act (AWIA) compliant Emergency Response Plan which provides emergency response procedures in case of water system threats, water shortages, or water contamination.

Lastly, the City's adopted Water Conservation Plan has designated a Water Conservation Coordinator for the City who is responsible for organizing the City's efforts towards water conservation. The designated Water Conservation Coordinator is also responsible for ensuring conservation practices listed within the adopted plan will continue to be implemented and/or that progress towards stated conservation goals will continue to be evaluated until those goals have been achieved.

Consultation With Public Water Systems

Grantsville City does actively encourage coordination with local water service providers (i.e., Grantsville Irrigation Company) primarily on an as-needed basis through:

- Coordination meetings and joint review of development proposals;
- Data sharing of water usage and capacity metrics; and
- When appropriate, emergency response and capital improvement planning.

Moving forward, the City should continue its efforts to collaborate closely with local water service providers (i.e., Grantsville Irrigation Company) on issues such as:

- Long-term water supply planning efforts, including source diversification and protection;
- Strategies for the protection of drinking water sources to help to safeguard water quality for the City's residents;
- Comprehensive assessment and planning to expand storage capacity and distribution systems to ensure efficient and effective water delivery in the future;
- Developing and implementing infrastructure asset management plans;
- Ensuring impact fees and associated facilities plans align with projected growth and water demands;
- Working to serve more areas of the City, such as the east side of the City, which the Grantsville Irrigation Company has the ability to serve.
- Working with the Grantsville Irrigation Company to continue to service previously agricultural fields after they have been converted to residential uses.

As resources become available, and as the City continues to consult with water providers (i.e., Grantsville Irrigation Company), the City should develop and maintain comprehensive mapping of:

- Citywater infrastructure;
- Secondary water delivery systems;
- Service area boundaries for all water providers (i.e., Grantsville Irrigation Company); and
- Future expansion areas for both culinary and secondary systems.

Consultation With Division Of Drinking Water

In addition to consulting with relevant public water systems, Grantsville City also maintains ongoing coordination with relevant state agencies such as the Division of Drinking Water, which acts as the administrative arm of the Utah Drinking Water Board on:

- Establishing and protecting drinking water sources, including source protection zones to prevent contamination.
- Implementing rigorous water quality monitoring requirements to ensure safe drinking water.
- Assessing and planning for future treatment facility needs as water quality standards evolve.

To ensure compliance with state requirements, the City should continue to consult and coordinate with the Division of Drinking Water as required.

Consultation With Division Of Water Resources

As time moves forward and the City continues to grow, Grantsville City should continue to consult with the Division of Water Resources as needed for relevant data and guidance on regional water conservation goals and best practices for achievement, including the projected impacts of conservation efforts on the Great Salt Lake

levels, recognizing the broader ecological implications of water use.

The City should seek to strengthen its relationship with the Division of Water Resources to continually grow and improve its capacity and strategies regarding integrated water and land use planning, and should seek to solicit input from the Division whenever this appendix is modified.

Consultation With Department Of Agriculture And Food

Conservation programs within the Department of Agriculture and Food work to sustain Utah's agricultural lands, protecting the state's natural resources. Reflective of its previously mentioned goal to support a mix of land uses and desire to achieve a well-balanced, financially sound, and functional mix of agriculture, residential, commercial, open-space, recreational and institutional land uses, Grantsville City recognizes the importance of working with state agencies such as the Department of Agriculture and Food to achieve the right balance between urban growth, preservation of its agricultural heritage, agricultural areas, and water resources.

In its continued evaluation of whether or not to establish future agricultural protection area(s) within the City, the City should seek the advice, guidance, and expertise of the Department of Agriculture and Food. The City may also consider the use of agricultural conservation easements as an available tool for long-term preservation of farmland and open space. Pursuant to H.B. 237 (2025 General Session), rollback tax revenues may be applied to such preservation efforts. Grantsville City should evaluate the potential benefits of conservation easements in coordination with the Department of Agriculture and Food as part of its ongoing land use and resource management planning.

Agricultural protection areas, which have a twenty (20) year lifespan, can provide the following protections to landowners such as:

- The prevention of a county, city or town from enacting a local law, ordinance, or regulation... that would unreasonably restrict: ... a farm structure or farm practice. (§17-41-402 of Utah State Code)
- The prevention of a zoning change on property without the written approval from the landowner. (§17-41-402 of Utah State Code)
- Providing a legal defense for landowners against certain nuisance claims if the activity is not in violation of any federal, state, or local law or regulation relating to the alleged nuisance, or if operations were conducted according to sound agricultural practices. (§17-41-403 of Utah State Code)
- Potentially providing increased protection from eminent domain for protected lands. (§17-41-405 of Utah State Code)
- Requiring statements to be attached to deeds of each property that border within certain distances of protected lands that notify the area has been established as an agricultural protection area, in which normal agricultural uses and activities have been afforded the highest priority use status. This includes a statement that the use and enjoyment of the property is expressly conditioned on acceptance of any annoyance or inconvenience which may result from such normal agricultural uses and activities. (§17-41-403)

Regardless of the City's decision to move forward with the implementation of future agricultural protection areas, with each future land use decision the City makes, it should at the most basic level continue to carefully consider the impacts of land use changes on areas of concern such as agricultural water use and rights.

Goals + Policies - Water Use + Conservation

Goal 1. Reduce the City's per capita water consumption to 165 GPCD by 2030, aligning the City with Utah's Regional M&I Water Conservation 2065 Goal identified for the Salt Lake Region. Grantsville City will continue to seek to reduce its water consumption through:

1. Actively working with the Division of Water Resources and other state agencies or resources to ensure the City's water conservation strategies align with broader state efforts as updates to this appendix are required. (Beyond 2035)
2. Actively working to maintain and update the City's adopted Water Conservation Plan every five (5) years as required by §73-10-32 of Utah State Code.
3. Maintenance of the role and responsibilities associated with the City's Water Conservation Coordinator to ensure the City's efforts towards water conservation are presented and implemented in a unified and coordinated fashion. (Ongoing)
4. The continued education and promotion of relevant water conservation resources, and programs through established methods such as the Mayor's monthly newsletters, annual culinary water consumer confidence reports, recommendations and resources posted on the City's website, and water smart signage posted around the City. (Short-term: within 5 years, then ongoing)
5. Continued employment of current tactics such as reduced impact fee structures and tiered water user rates which utilize financial incentives to promote water conservation. (Ongoing)
6. Actively working with local public water systems (i.e., Grantsville Irrigation Company) when proposals for new development are received. (Short-term: within 5 years, then ongoing)
7. Ensure developers adhere to water conservation or water reducing provisions of local ordinances throughout the various stages of development including pre- and post-construction. (Short-term: within 5 years, then ongoing)
8. Achieving recognition or certification through relevant water conservation resources or programs, such as Utah Water Savers, to ensure the City's residents can actively participate in the incentivized portions of such programs to actively encourage participation in implementing water conservation measures. (Short-term: within 5 years)
9. Actively work with local public water systems (i.e., Grantsville Irrigation Company) to develop formal communication protocols for new developments. (Short-term: within 5 years)

Goal 2. Achieve sustainable water use through integrated land use and water resource planning. Grantsville City will strive to achieve sustainable water use through integrated land use and water resource planning by:

1. Actively working with the Division of Water Resources and other similar state agencies to pursue technical assistance and funding opportunities to support the City's water-efficient planning efforts. (Short-term: within 5 years, then ongoing)
2. Continuing to lead by example on City owned properties and facilities (i.e., parks and public facilities) by employing water reducing or water conservation strategies (i.e., installation of drought tolerant plants on City owned properties and facilities, installation of smart irrigation controllers and water meters, reuse of water for irrigation purposes, or other similar tactics). (Short-term: within 5 years, then ongoing)
3. Discourage economic development activities that do not adequately account for water use or do not include strategies for reducing water demand. (§10-9a-403 of Utah State Code) (Ongoing)
4. Continuing to reject proposals for new development which do not adequately account for water use, do not include strategies for reducing water demand, or which do not have sufficient culinary water supply or water rights. (Grantsville Land Use Ordinance 21.2.2) (Ongoing)
5. Continuing to refine and/or develop new land use regulations which consider principles of sustainable landscaping. (i.e., Reduction or limitation of the use of lawn or turf; promotion of site-specific landscape design that decreases stormwater runoff or runoff of water used for irrigation; preservation and use of health trees that have a reasonable water requirement or are resistant to dry soil conditions; elimination or regulation of ponds, pools, and other features that promote unnecessary water evaporation; reduction of yard waste; and use of an irrigation system, including drip irrigation, best adapted to provide the optimal

amount of water to the plants being irrigated.) (10-9a-403 of Utah State Code) (Short-term: within 5 years, then ongoing)

6. Continuing to refine and/or develop new land use regulations which reduce the City's demand for water. (i.e., Adopting new or modified lot sizes, configurations, and landscaping standards that reduce water demand for new single family development; adopting land use regulations which provide one or more reduction incentives for existing development such as modification of existing landscapes and irrigation systems; and land use regulations which require installation of water fixtures or systems which minimize water demand.) (§10-9a-403 of Utah State Code) (Short-term: within 5 years, then ongoing)
7. Strive to implement aquifer storage recovery (ASR) practices in addition to well stimulation practices to restore and increase the production of older wells as indicated in the City's Water Conservation Plan. (Short-term: within 5 years, then ongoing)
8. Implement a proactive, scheduled approach to replacing aging or deteriorating water lines. (Short-term: within 5 years, then ongoing)
9. Continuing to work with state agencies to pursue opportunities for wastewater reuse and groundwater recharge as part of long-term efforts to enhance water sustainability. (Mid-term: 5–10 years, with continued implementation thereafter)
10. Regularly analyze metered water usage at individual connections to identify potential water loss from faulty meters, non-metered lines, or undetected leaks. (Short-term: within 5 years, then ongoing)
11. Establish a system to promptly detect and repair water leaks across the distribution network. (Short-term: within 5 years, then ongoing)

AGENDA ITEM #3

Recommendation of the proposed plat amendment for Harvest Meadows Subdivision to change the front yard setbacks from a 40' foot to 30' front yard.



STAFF REPORT

To: Planning Commission

From: Planning and Zoning Staff

Re: Proposed Plat Amendment – Harvest Meadows Subdivision

MEETING INFORMATION

- **Public Hearing Date:** 9/18/25
- **Planning Commission Meeting Date:** 9/18/25

BACKGROUND

The applicant has submitted a request for a **plat amendment** to the **Harvest Meadows Subdivision**, located just off Quirk Street near **922 Quirk Street**. The subdivision was originally approved in **2022** and is zoned **R-1-21 (Single-Family Residential, 21,000 sq. ft. minimum lot size)**.

All lots within the subdivision currently meet the minimum requirements of the R-1-21 zone, including lot area, width, and other dimensional standards. However, the recorded plat establishes a **40-foot front yard setback**, which is more restrictive than the **30-foot front yard setback required by the R-1-21 zoning district**.

REQUEST

The applicant is requesting a **plat amendment** to reduce the required front yard setback on all lots in the subdivision from **40 feet to 30 feet**, thereby aligning the recorded plat with the current **R-1-21 zoning regulations**.

*** 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.



ANALYSIS

- **Consistency with Zoning:**
The R-1-21 zone requires a 30-foot front yard setback. The proposed amendment would bring the subdivision into consistency with the adopted zoning ordinance.
 - **Impact on Development Pattern:**
Reducing the setback to 30 feet will not compromise the character of the neighborhood.
 - **Compliance:**
The amendment does not reduce lot sizes or change lot configurations. All subdivision lots continue to meet or exceed R-1-21 zoning standards.
-

STAFF RECOMMENDATION

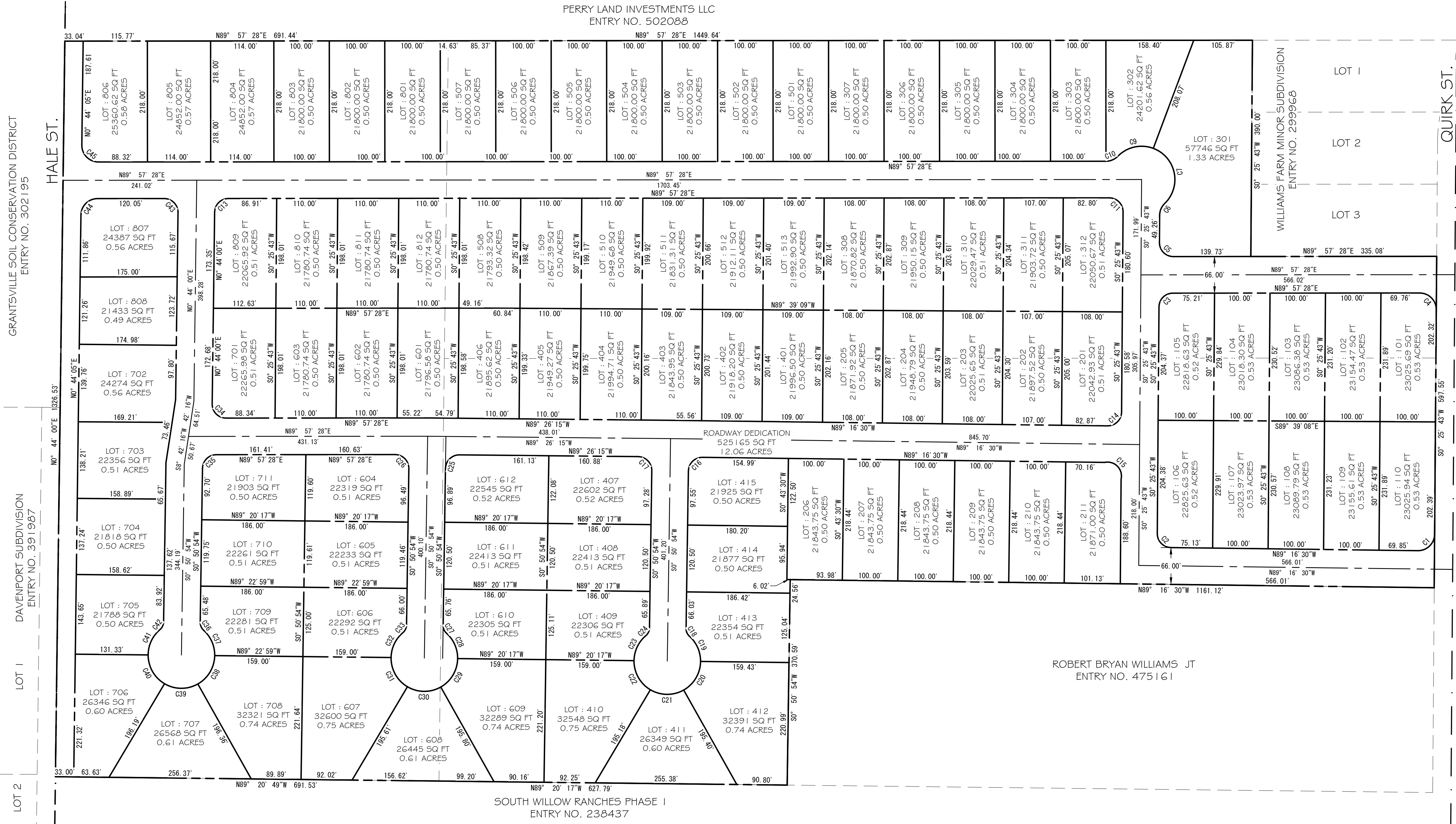
Staff recommends that the **Planning Commission forward a positive recommendation** to the City Council to approve the plat amendment for the Harvest Meadows Subdivision, reducing the front yard setback requirement from 40 feet to 30 feet, consistent with the **R-1-21 zoning district**.

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PRELIMINARY PLAN - HARVEST MEADOW SUBDIVISION

LOCATED IN THE WEST HALF OF SECTION 7 TOWNSHIP 3 SOUTH, RANGE 5 WEST, SALT LAKE MERIDIAN
TOOELE COUNTY, GRANTSVILLE CITY, UTAH



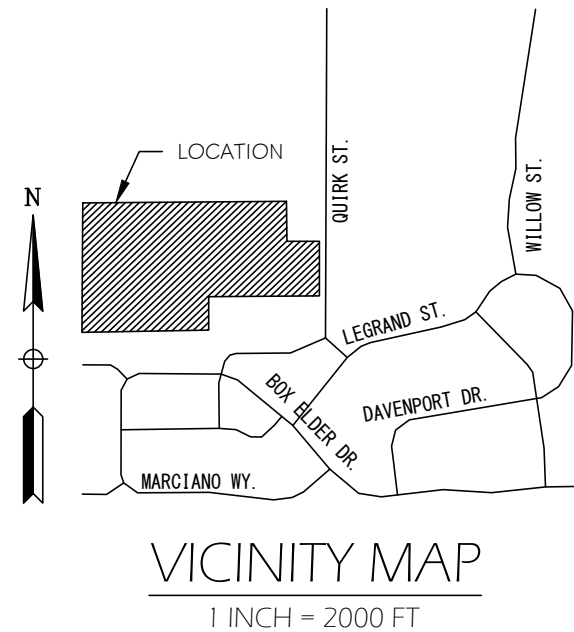
Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	47.28	30.00	90° 17' 47"	N45° 34' 37"E	42.54
C2	39.14	25.00	89° 42' 13"	S44° 25' 23"E	35.26
C3	39.06	25.00	89° 31' 45"	S45° 11' 35"W	35.21
C4	47.37	30.00	90° 28' 15"	N44° 48' 25"W	42.60
C5	39.45	25.00	90° 24' 58"	N44° 49' 25"W	35.48
C6	23.86	30.00	45° 34' 23"	N23° 12' 54"E	23.24
C7	120.94	60.00	115° 29' 12"	N11° 44' 30"W	101.48
C9	69.25	60.00	66° 07' 48"	S77° 26' 59"W	65.47
C10	23.86	30.00	45° 34' 23"	S67° 10' 17"W	23.24
C11	39.48	25.00	90° 28' 15"	N44° 48' 25"W	35.50
C14	39.40	25.00	90° 17' 47"	N45° 34' 37"E	35.45
C15	50.45	25.00	115° 37' 46"	S44° 25' 23"E	42.32
C16	39.22	25.00	89° 52' 36"	N45° 47' 12"E	35.32
C17	39.39	25.00	90° 17' 09"	N44° 17' 40"W	35.44
C18	15.82	18.50	49° 00' 02"	N23° 39' 07"W	15.34

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C19	51.02	60.00	48° 43' 08"	N23° 47' 34"W	49.50
C20	62.70	60.00	59° 52' 10"	N30° 30' 05"E	59.88
C21	62.93	60.00	60° 05' 43"	S89° 30' 59"E	60.09
C22	63.10	60.00	60° 15' 21"	S29° 20' 27"E	60.23
C23	51.38	60.00	49° 03' 42"	S25° 19' 05"W	49.82
C24	15.82	18.50	49° 00' 02"	N25° 20' 55"E	15.34
C25	39.15	25.00	89° 42' 51"	S45° 42' 20"W	35.27
C26	39.66	25.00	90° 53' 25"	N44° 35' 49"W	35.63
C27	15.82	18.50	49° 00' 02"	S23° 39' 07"E	15.34
C28	51.33	60.00	49° 00' 47"	N23° 38' 45"W	49.78
C29	62.37	60.00	59° 33' 30"	N30° 38' 24"E	59.60
C30	62.97	60.00	60° 07' 45"	S89° 30' 59"E	60.12
C31	63.28	60.00	60° 25' 32"	S29° 14' 21"E	60.39
C32	51.18	60.00	48° 52' 31"	S25° 24' 41"W	49.64
C33	15.82	18.50	49° 00' 02"	S25° 20' 55"W	15.34

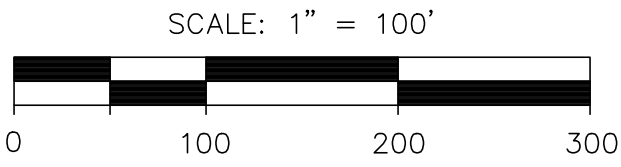
Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C34	39.61	25.00	90° 46' 32"	S44° 39' 16"E	35.59
C35	38.88	25.00	89° 06' 33"	S45° 24' 11"W	35.08
C36	15.82	18.50	49° 00' 02"	S23° 39' 07"E	15.34
C37	51.48	60.00	49° 09' 42"	N23° 34' 17"W	49.92
C38	62.23	60.00	59° 25' 28"	N30° 43' 18"E	59.48
C39	62.94	60.00	60° 05' 59"	S89° 30' 59"E	60.09
C40	62.51	60.00	59° 41' 27"	S29° 37' 16"E	59.72
C41	51.97	60.00	49° 37' 29"	S25° 02' 12"W	50.36
C42	15.82	18.50	49° 00' 02"	S25° 20' 55"W	15.34
C43	39.61	25.00	90° 46' 32"	N44° 39' 16"W	35.59
C44	46.72	30.00	89° 13' 23"	S45° 20' 47"W	42.14
C45	47.53	30.00	90° 46' 32"	S44° 39' 13"E	42.71

CONTACTS:
ENGINEER: CIVIL PROJ-EX 435-228-6736
SURVEYOR: NOLAN HATHCOCK 801-568-2965
OWNER REPRESENTATIVE: ANDY LEWIS 801-243-5222

Sheet List Table	
Sheet Number	Sheet Title
V-001	PRELIMINARY PLAN
V-002	PHASING MAP
SA-21.1.13	SITE ANALYSIS MAP



NORTH

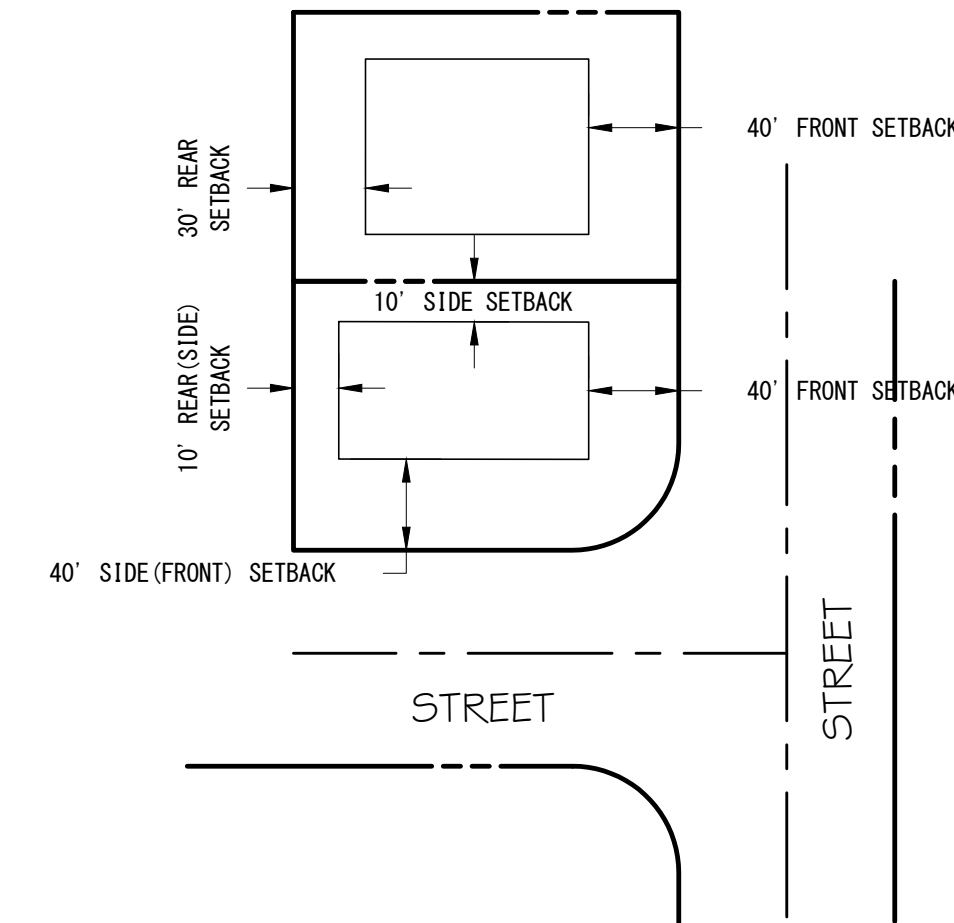


ZONING INFORMATION:

- REQUESTED ZONE: R-1-2-1
- SINGLE FAMILY DWELLING = PERMITTED
- FAMILY DWELLING MINIMUM LOT SIZE = 21,780 SQ. FT.
- MIN LOT FRONTAGE = 50 FT. AT FRONT PROPERTY LINE
- MIN WIDTH AT FRONT AND REAR SETBACK = 100 FT.

SETBACKS

- MIN FRONT YARD = 40 FT
- MIN REAR YARD = 30 FT
- SIDE YARD FOR MAIN BUILDINGS = 10 FT
- SIDE YARD FOR ACCESSORY BUILDINGS = 4 FT
- REAR YARD FOR ACCESSORY BUILDINGS = 1 FT
- ON CORNER LOTS, 2 FRONT YARDS AND 2 SIDE YARDS ARE REQUIRED.
- MAX BUILDING HEIGHT = 35 FT
- MAX TOTAL LOT COVERAGE (ALL BUILDINGS) = 20%



CIVIL PROJ-EX, INC
ENGINEERS * PLANNERS
96 QUIRK STREET
GRANTSVILLE, UTAH 84029

OWNER: ANDY LEWIS CONSTRUCTION,
GREG DEHAAN, SCOOTER II LLC,

DRN: BVB DATE: 2020.02.07	SCALE: AS SHOWN	V-001 NO. 2 OF 2
DES: BVB DATE: 2020.02.07	JOB # 19-45020	
CKD: NCH DATE:		

PRELIMINARY PLAN

LOCATED IN THE WEST HALF OF SECTION 7
TOWNSHIP 3 SOUTH, RANGE 5 WEST,
SALT LAKE MERIDIAN,
CITY OF GRANTSVILLE, TOOELE COUNTY, UTAH

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

GRANTSVILLE CITY PUBLIC WORKS
APPROVED FOR CONSTRUCTION THIS
DAY OF _____, 20____
BY THE GRANTSVILLE PUBLIC WORKS DEPARTMENT

CITY ENGINEER OR REPRESENTATIVE

GRANTSVILLE CITY PUBLIC WORKS DIRECTOR

PERRY LAND INVESTMENTS LLC
01-074-0-0009
R025623

ANDY LEWIS CONSTRUCTION LLC
24-027-0-0111
R103146

WILLIAMS ROBERT BRYAN JT
01-074-0-0052
R091507

MOODY ALEX JT
16-075-0-0001
R029377

NELSON TIMOTHY JT
16-075-0-0002
R029378

GIVENS DAVID L JT
16-075-0-0003
R029379

GRANTSVILLE IRRIGATION CO
01-074-0-0016
R025148

GRANTSVILLE CITY
15-042-0-0493
R007471

WEIS LESLEY D
12-094-0-0172
R005701

15-040-0-0129
R018988
THOMAS HANSEN JT
15-040-0-0128
R018665
PIPKIN SUSAN A
15-040-0-0127
R026221
Elder Dr
MOORE BRIAN JT
15-040-0-0168
R025117

SOUTH WILLOW RANCHES LLC
15-040-0-0008
R000012

Quirk St

Hollywood St

Baker Ln

Ruben Ct

Heber Cv

Legrand Dr

Heber Ln

Big Tree Dr

Davenport Dr

Harvest Ln

Ax Handle Dr

Baler St

Swather Wy

AGENDA ITEM #4

Approval of minutes from the August 25,
2025 Planning Commission Special Meeting.

Action Summary:

Agenda Item	Item Description	Action
#1	Consideration of the Arby's Conditional Use Permit Located in the CN zoning.	Approved
#2	Consideration of a proposed amendment to Chapter 20 Sign Regulations of the Grantsville City Land Use and Management Code.	Approved

MINUTES OF THE GRANTSVILLE CITY PLANNING COMMISSION, HELD ON AUGUST 25, 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, Debra Dwyer

On Zoom:

Commission Members Absent: Jason Hill, and Sarah Moore

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

On Zoom:

Citizens and Guests Present: Gary Pinkham, Roger Hale, Jana Hale, Jeanie Weignar, Jeneena Warburton

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 25, 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 Arby's Conditional Use Permit Located in the CN zoning.

Email Received 08/25/2025

To whom it may concern

I am writing to express my deep concern regarding the conditional use permit for Arby's in the CN zone, specifically at the corner of Race and Main Street.

Over the past year, I have actively opposed this zoning change that allows for a drive-in fast food restaurant to be established right in the heart of our residential community. Previously, the initial vote against the new zoning was successful, maintaining the area as residential commercial zoning. However, I was taken aback to discover that a subsequent vote, which I was unaware of, resulted in a blanket zoning change permitting this fast food establishment.

As a resident living just two houses down from the intersection, I already struggle with heavy traffic on Main Street, and the addition of a drive-in restaurant will exacerbate these issues. It is crucial that we reassess this zoning change and take into account the concerns of residents who will be significantly impacted by these developments.

I am eager to understand the implications of this conditional use permit and am committed to voicing my concerns, along with those of my neighbors. It is vital that our voices are heard in this matter, and I appreciate any guidance on how we can collectively make our concerns known to the appropriate authorities.

Thank you for your attention to this critical issue. I look forward to your response.

Best regards,
Jineena Warburton

Email Received 8/18/2025

I have some concerns that I would like brought up in the public hearing. We live directly across the street on Race Street from the proposed site. Why is the city not requiring Arby's or whoever is building to put curb and gutters, and Sidewalks down all of Race street on both sides of the road? Our street is already so busy with people literally racing down it. My kids ride their bikes on the side of the street currently because we don't have sidewalks. Now you are adding all the traffic to go into the Arby's onto our street and there is no safety for any kids that live on the street.

Another point, why can't they just have access on Main Street only? There is plenty of room to have a one way in and one way out on Main Street. Why do they have to have an access on Race Street?

We would really like these concerns brought up in the meeting. I for one feel so abandoned by our city and their representatives at this time. I'm not opposed to growth but everything is being done with such poor planning or consideration for those that already live here, that have made a home here, and that want a quiet simple life.

Sincerely a concerned citizen, neighbor, and mother of Grantsville,

Rebecca Brown

Emailed 08/25/2025

Agenda item 1,

August 25, 2025

It appears that work has already began on this project because a building permit was issued.

1. This should have never happened before the conditional permit was approved.
2. This item should be tabled until it can be determined how and under what circumstances this occurred.

This needs to be reported to the city council. Then reheard once findings are determined. How this happened and if there were pressures to do so are important.

Personally I have no issues with the project. If an ignorance of the code exists it needs to be corrected. Possibly consequences may be necessary.

If this is not tabled the issue will not be determined. Transparency was and is a campaign slogan that is and was used. It is also important.

Gary Pinkham: Gary Pinkham was present to comment on this item. He stated that he had looked at the drawings and the layout for the project and compared it to the proposal from about a year to a year and a half ago on the same property. He noted that the current layout was much better and addressed the traffic issues previously encountered by moving the driveways further away from the intersection. He mentioned that it provided plenty of space for cars to line up without causing congestion, like what had occurred in front of the soda shop. He concluded that overall, he thought it was a good plan and expressed support for having Arby's in town, saying it was something he had been missing. Gary Pinkham also raised a question regarding the permitting process. He asked if the city had not issued a conditional use permit, how the building was already under construction and who had issued a building permit for a project that was not legally permitted within the city limits. He expressed concern that the process might be out of order and suggested the issue should be investigated further.

Rodger Hale: Rodger Hale was present to comment on this item. He thanked Gary and then expressed a concern regarding the lighting and the menu board, specifically the decibels from the speaker system, noting that the site was adjacent to residential areas on two sides. He stated that he would like to see night sky lighting standards upheld at that location. He also mentioned that perhaps Shelby would check on the loudness of the speaker.

Jineena Warburton: Jineena Warburton was present to comment on this item. She stated that her residence bordered the back of the proposed Arby's and expressed that she had never wanted the restaurant at that location. She noted that there were other Arby's locations in Lake Point and Tooele, and she felt it was a bad idea to have a drive-thru at the intersection of Race and Main Street. She explained that accessing Main Street from her property was already difficult, describing it as a significant problem. Jineena Warburton asked where the drive-thru would be located and confirmed that vehicles could enter from both Main Street and Race Street. She reiterated her concern about placing a restaurant with a drive-thru near residential areas, emphasizing that her property was just two doors down from the proposed site. She strongly stated that she did not think there should be a drive-thru on Race Street and felt the project had already progressed too far without adequate consideration of residents' concerns. She described the traffic issues on Race Street, particularly during morning and afternoon commutes, noting that she currently had to take a longer route through Clark and Church Streets to access two lanes to exit. She warned that adding a drive-thru at Race Street would worsen traffic problems. She also expressed concern about lighting, noise, and trash potentially affecting her property and suggested a solid wall along the Arby's fence line to prevent debris from reaching residential areas. Jineena Warburton referenced previous city council decisions, explaining that she had opposed the project a year to a year and a half ago and that a subsequent blanket zoning change allowed the project to move forward without her knowledge. She described the process as unfair and expressed that she felt significantly impacted by the project. She concluded by emphasizing that lighting, noise, trash, and increased traffic from the drive-thru would create a major negative impact for nearby residents and asked that these concerns be carefully considered.

Jeanie Wisnar: Jeanie Wisnar was present to comment on this item. She stated that she lived on Main Street next to the location where Arby's was being built and expressed concerns about lighting and noise. She asked whether a sound or privacy wall would be installed, noting that the construction site was visible from her backyard. She mentioned that she had children and grandchildren and worried that if someone became distracted, a vehicle could potentially enter her property, asking if there would be something to prevent that. Jeanie Wisnar also raised concerns about traffic, explaining that it already took 10 to 15 minutes to pull out of her driveway onto Main Street, and sometimes she had to wait in the middle of the street to head east. She feared that the new development

would increase the risk of accidents and further delay her ability to exit her driveway. She questioned why the meeting was being held after construction had already started, noting that for previous projects like the car wash or soda shack, she had received advance notice. She also explained that her work on graveyard shifts was being disrupted by construction noise, affecting her sleep and ability to perform her job. Additionally, she mentioned that dust from the construction had increased the frequency of washing her cars. She concluded by stating that these were her primary concerns.

b) Consideration of the Arby's Conditional Use Permit Located in the CN zoning.

No Comment

AGENDA

1. Consideration of the Arby's Conditional Use Permit Located in the CN zoning.

Sean Cosper was present via Zoom to answer questions regarding this item. Planning and Zoning Administrator Shelby Moore introduced the conditional use request for a restaurant with a drive-thru in the CN zoning district. She explained that the site plan included two accesses to prevent vehicle backup, with access from both Race Street and Main Street. UDOT had restricted the Main Street entrance to right-in, right-out only. Shelby noted that the developer would asphalt along Main Street, maintain the existing sidewalk, and install curb, gutter, and a park strip along both streets. A six-foot fence was proposed along the property boundary, and future development west of the lot could include an office or dental office. Menu boards would face Main Street, and lighting would be downward-facing to comply with dark-sky standards.

Vice Chair Dalton asked for background on the process, questioning why construction had already started. Shelby acknowledged that she had initially misread the zoning code, mistakenly believing the property was in the CS zone where the use is permitted. She explained that the error was discovered when reviewing the electronic sign, which is not allowed in CN zoning. Once she realized the mistake, she immediately informed the city manager, mayor, and attorney and brought the item to the Planning Commission.

Vice Chair Dalton then asked how the already-issued building permit affected potential conditions, denial, or tabling of the conditional use. City Attorney Tysen Barker advised that denial or tabling was not recommended, as the developer had relied in good faith on city approval and had invested in construction. He noted that unless there was an unmitigable detrimental impact, the conditional use should be approved, though design or operational conditions could still be imposed.

Commissioner Stirling referenced Grantsville Land Use Ordinance 16.1 regarding building height and inquired about both building height limits and landscaping requirements. Sean Cosper

confirmed the height was standard and similar to nearby restaurants. Commissioner Stirling raised concerns about buffering under Chapter 9, suggesting a masonry or precast concrete fence rather than vinyl to better protect nearby residences. Sean Cosper indicated the applicant was open to alternatives.

Commissioner Dwyer addressed traffic and neighborhood impacts, noting the design was likely the only feasible way to manage flow without significant congestion. She recognized that Arby's might slightly increase traffic but not beyond existing levels and acknowledged that dust and debris were minor issues. She suggested monitoring property cleanliness to mitigate potential impacts on nearby yards, with City Manager Michael Resare clarifying that code enforcement would address any future complaints.

Discussion turned to operations. Sean Cosper explained hours of operation as 9 a.m. to 11 p.m. during the school year and extended to midnight in summer. Deliveries were typically overnight but could be adjusted to early morning to minimize disruption. Hood cleaning would occur at night, and dumpster services usually operated between 6 a.m. and 11 a.m. Vice Chair Dalton recommended restricting deliveries to daytime or early morning to reduce neighborhood impacts. Cosper agreed to work with the city on scheduling adjustments.

Commissioner Stirling asked if Vice Chair Dalton wanted to make a motion. Dalton declined, stating he preferred to table the item and requested a written explanation addressing the legal and procedural issues regarding the building permit, the implications for the CUP process, and safeguards to prevent bypassing the process in the future. He expressed concern that the permit issuance had disserved the citizens and wanted this information before moving forward.

Attorney Tysen Barker responded to these concerns by explaining that the Grantsville zoning code grants the Zoning Administrator authority to approve commercial CUPs. He acknowledged that an error had occurred in this case because the Zoning Administrator overlooked the provision regarding new construction. Attorney Barker noted that it was a human mistake but emphasized that the process is improving and such errors are less likely to recur.

He further clarified that public comment is not generally appropriate for Planning Commission decisions on conditional uses, as its primary impact occurs during legislative decisions, such as rezoning, which are made by City Council. He noted that public concerns had already been voiced during the zoning process and considered at the appropriate stage. He described the application as a conditional use with mitigatable detrimental impacts and observed that the Planning Commission had effectively addressed mitigation so far. He recommended that, if any additional concerns remain, the Commission could impose reasonable conditions and proceed with a vote, noting that providing a written summary would not add value beyond what was already discussed and recorded.

Trent Stirling made a motion to recommend approval of the proposed Consideration of the Arby's Conditional Use Permit Located in the CN zoning. With the following conditions: All development shall comply with the approved site plan and architectural plans, landscaping and irrigation shall be installed prior to occupancy and maintained thereafter, lighting shall be fully shielded and comply with §11.5, an 8-foot precast concrete fence shall be installed, deliveries shall be restricted to the hours of 6:00 a.m. to 8:00 p.m., garbage collection shall not occur before 8:00 a.m., and any previously issued building permit does not waive or supersede the requirements of this Conditional Use Permit (CUP), with approval of this CUP expressly conditioned upon full compliance with all conditions listed herein. Debra Dwyer seconded the motion. The vote was as follows: Trent Stirling "Aye," Debra Dwyer "Aye," Derek Dalton "Nye." The motion was carried 2 to 1.

2. Consideration of a proposed amendment to Chapter 20 Sign Regulations of the Grantsville City Land Use and Management Code.

Planning and Zoning Administrator Shelby Moore addressed the Commission regarding electronic messaging boards in the CN zoning district, which currently prohibits these signs. She proposed making them a conditional use to allow regulation of size, height, and other specifications, emphasizing the goal of maintaining consistency along Main Street and preventing oversized signs. Shelby noted that electronic signs are permitted in CS and CG zones and conditional in other districts, and that the amendment would help ensure uniform signage while protecting the area's aesthetic character.

Commissioner Stirling requested a zoning map to clarify where conditional electronic signs could be located. Shelby identified the allowed areas as purple, blue, pink, and gray zones along Main Street, with some exceptions. Stirling noted that the conditional use process would allow the Commission to regulate sign size and other impacts to keep signage compatible with Main Street's appearance goals.

City Manager Michael Resare added that the amendment is intended to preserve the City's visual character and maintain a consistent streetscape, explaining that without regulation, varied sign sizes and styles could create a cluttered, unattractive appearance.

The discussion then turned to the broader idea of making all commercial signs a conditional use. Shelby explained that this change could not be implemented immediately, as proper public notice would be required, but could be addressed in the near future.

Debra Dwyer made a motion to recommend approval of the Consideration of a proposed amendment to Chapter 20 Sign Regulations of the Grantsville City Land

Use and Management Code. Trent Stirling seconded the motion. The vote was as follows: Trent Stirling “Aye,” Debra Dwyer “Aye,” Derek Dalton “Aye.” The motion was carried unanimously.

3. Adjourn.

Trent Stirling made a motion to adjourn. Debra Dwyer seconded the motion. The vote was as follows: Deborah Dwyer “Aye,” Derek Dalton “Aye,” Trent Stirling “Aye,” The motion was carried unanimously. The meeting adjourned at 7:47 p.m.

AGENDA ITEM #5

Reports from City staff.

AGENDA ITEM #6

Open Forum for Planning Commissioners

AGENDA ITEM #7

Report from City Council.

AGENDA ITEM #8

Adjourn.