

Action Summary:

Agenda Item	Item Description	Action
#1	Consideration of a proposed rezone for 655 S. Willow Street, 635 S. Willow Street, 387 E. Nygreen Street, 400 E. Heritage Lane, 420 E. Heritage Lane, and parcel #18-049-0-000R, from the RR-1 (Rural Residential) zoning designation to the R-1-21 (Single-Family Residential) zoning designation	Approved
#2	Consideration of the detached ADU located at 194 Cowdery Dr.	Approved
#3	Consideration of the proposed Grantsville City Master Development Agreement Template.	Approved
#4	Discussion of Proposed Amendments to Chapter 7 – Conditional Uses	Discussed
#5	Approval of minutes from the October 16, 2025 Planning Commission Regular Meetings.	Approved

MINUTES OF THE GRANTSVILLE CITY PLANNING COMMISSION, HELD ON NOVEMBER 18, 2025 AT THE GRANTSVILLE CITY HALL, 429 EAST MAIN STREET, GRANTSVILLE, UTAH AND ON ZOOM. THE MEETING BEGAN AT 7:00 P.M.

Commission Members Present: Chair Derek Dalton, Vice-Chair Sarah Moore, Commissioner Jason Hill

On Zoom:

Commission Members Absent: Debra Dwyer

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

On Zoom: Community and Development Director Bill Cobabe

Citizens and Guests Present: Tyler Peterson, Brian Peterson, Grant Peterson

Citizens and Guests Present on Zoom: Unknowns

Commission 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, November 18, 2025 at 429 East Main Street, Grantsville, UT 84029. The agenda is as follows:

ROLL CALL

PLEDGE OF ALLEGIANCE

PUBLIC HEARING

- a) Consideration of a proposed rezone for 655 S. Willow Street, 635 S. Willow Street, 387 E. Nygreen Street, 400 E. Heritage Lane, 420 E. Heritage Lane, and parcel #18-049-0-000R, from the RR-1 (Rural Residential) zoning designation to the R-1-21 (Single-Family Residential) zoning designation.**

Emailed Received 11/10/2025:

My name is Kathryn Christensen. I live at 683 S. Willow Street. My house is directly south of the proposed re-zone change for 655 S. Willow Street, 635 W. Willow Street, and west of 387 E. Nygreen Street, and 400 E. Heritage Lane, 420 E. Heritage Lane, and parcel #18-049-0-000R, from the RR-1 (Rural Residential) zoning designation to the R-1-21 (Single Family Residential) zoning designation. Grant Peterson and Todd Castagno, the developers, informed me in a phone call, Sunday November 2, 2025, that they were buying the property above mentioned. Grant informed me that they were going to run a public road into my driveway access to service the eight houses proposed for the re-zone.

I have four concerns:

1. My driveway has been an established right of way for 17 years, that I have lived here. Robin Baird used this driveway 2 years before I purchased the property from him for the construction of his house next door. Alan Johnson has used this access when it was his farm and property for his farm equipment etc. The road narrows in front of my house because the former developers wanted to save the trees on Willow Street. The road also curves at my driveway right of way which makes it dangerous to pull out on the road. Also, when I want to turn left into my driveway the traffic comes around the corner and must quickly slow down to avoid hitting my vehicle. I am very cautious for my safety when I enter or exit my right of way driveway. I suggested to Mr. Peterson that he move the road to the other side of the property, or the middle of the property, where the entering and exiting traffic has a clearer view.
2. This area is zoned for 1-acre lots, all neighbors in this area had to purchase 1 acre to be able to build their homes here. We spent the extra money for the benefit of the open space here. Half acre lots are available in other subdivisions in the Grantsville.

3. The sewage issue with the need to put ejection pumps on the 8 houses that are downhill from Willow Street is a great concern. The possibility of failure during a power outage or maintenance will create issues in the future. Public road placement and access dangers, building houses with the uphill sewage pumping, and ½ acre lots sizes are my vote for not approving this re-zone application.

Respectfully,

Kathryn Christensen

Email Received 11\13\2025:

This letter is in regard to a proposed rezone of a parcel of land at appx 655 s. Willow st. for Grant Peterson.

As I understand, this is basically a change from 1 acre lots to 1/2 acre lots. I personally don't take issue with the change. I've noticed in my years in Grantsville that most people with 1 acre lots rarely do anything with the back half of their lot anyway, unless they have horses or some other express need of the land. These lots, in their current form, have sat vacant for years with seeming little interest anyway and is a major fire hazard that we have to be concerned with every summer. I know it's more than what people do with their property that has to be considered. Smaller lots mean higher density and more use of resources like water, sewer and etc. Small changes in these small corners of our city, to me anyway, are not an issue. I would prefer to see the property put to good use rather than turning into a weed patch that we now have to be worried about starting on fire and then causing much collateral damage.

I am not against the change in the zoning and as I understand this change would not go against the city's master plan anyway.

I would vote in favor of the change if I could.

Travis Daniels

b) Consideration of the proposed Grantsville City Master Development Agreement Template.

No Comment

AGENDA

1. Consideration of a proposed rezone for 655 S. Willow Street, 635 S. Willow Street, 387 E. Nygreen Street, 400 E. Heritage Lane, 420 E. Heritage Lane, and parcel #18-049-0-000R, from the RR-1 (Rural Residential) zoning designation to the R-1-21 (Single-Family Residential) zoning designation.

Grant Peterson was present to answer questions on this item. Chairman Dalton opened the discussion on agenda item one, he made a disclosure for the record, stating that during his recent city council campaign, he had briefly spoken with the applicant about the rezone request. He

clarified that the conversation was casual, focused on procedural information, and did not influence his perspective or decision-making. Chairman Dalton confirmed he had no financial or personal interest in the application and could remain impartial.

Planning and Zoning Administrator Shelby Moore noted that City Attorney Tysen Barker would need to verify whether the conversation required Chairman Dalton to recuse himself. Attorney Barker confirmed he would review the relevant code while the staff report proceeded.

Shelby provided background on the development, explaining that the lots were part of a previously approved subdivision and the surrounding areas were zoned R-1-21 and RR-2.5. She stated that the future land use map designated the area as low-density residential, allowing up to two dwelling units per acre. Shelby explained that rezoning to R-1-21 would align with the future land use map.

Attorney Barker asked Chairman Dalton to clarify the timing of his conversation with the applicant relative to the application submission. Chairman Dalton stated he believed the conversation occurred prior to submission. Grant Peterson, the applicant, stated he had asked office staff after submitting his application if he could reach out to the Planning Commissioners and that he had been advised by city staff not to contact commissioners and believed any prior discussion with Chairman Dalton had occurred before the application was filed on October 29.

City Council Member Rhett Butler noted that the election had been held on November 4, indicating that the conversation likely occurred safely before the application date. Chairman Dalton expressed confidence that the conversation had happened prior to his application being submitted. It was determined that the conversation took place prior to Grant Peterson's application and would not affect Chairman Dalton's impartiality, so he was allowed to participate and vote on the matter.

Grant Peterson explained that he and Todd Castagno owned portions of the properties in question, which they had lived on for approximately 20 years. Peterson described the intent for family members to build additional homes on the property. He stated that he had consulted neighboring property owners to address concerns, including the location of a driveway crossing one of the lots, and indicated a willingness to accommodate existing arrangements to ensure safety and neighborly relations. He confirmed there was no recorded easement on the driveway in question.

Vice-Chair Sarah Moore asked about the impact of existing improvements and how the proposed road would interact with neighboring properties. Peterson explained that he adjusted the proposed road location to improve safety and accommodate neighbors, noting that the final layout remained conceptual pending potential rezoning approval. Commissioner Hill raised concerns about road access, spacing between driveways and new roads, and potential safety risks. Shelby explained that city code and transportation plans provide guidance on intersection

spacing and access from collector roads, noting that the submitted concept was preliminary and had not yet undergone engineering review.

The discussion then turned to sewer infrastructure. Peterson described how basements on certain lots would require ejection pumps, while the main lines could operate by gravity flow. Shelby clarified that the city only maintains gravity sewer lines, and any injection systems within private lots would require private maintenance agreements. Peterson confirmed that all proposed systems would comply with city standards and would be privately maintained where required.

After reviewing the concept plans, safety considerations, and utility requirements, Chairman Dalton noted that the current discussion was limited to the rezone request, not final design details.

Jason Hill made a motion to recommend approval of the consideration of a proposed rezone for 655 S. Willow Street, 635 S. Willow Street, 387 E. Nygreen Street, 400 E. Heritage Lane, 420 E. Heritage Lane, and parcel #18-049-0-000R, from the RR-1 (Rural Residential) zoning designation to the R-1-21 (Single-Family Residential) zoning designation. Sarah Moore seconded the motion. The vote was as follows: Sarah Moore “Aye,” Jason Hill “Aye,” Derek Dalton “Aye.” The motion was carried unanimously.

2. Consideration of the detached ADU located at 194 Cowdery Dr.

Felix Guzman was present to answer questions on this item. Planning and Zoning Administrator Shelby Moore noted that this represented the city's first ADU application since the implementation of the ADU ordinance nearly a year prior. She confirmed that the property was zoned R-1-21 and that the proposal complied with Chapter 25 of the city code, including maximum square footage and height limitations, required setbacks, parking, utility connections, owner occupancy requirements, and visibility standards.

Shelby displayed the property location within Wells Crossing and detailed the site plan, highlighting the ADU, an associated shed, and their separate utility connections for water and sewer. She noted that two parking spaces were provided adjacent to the ADU, in addition to potential garage parking. Shelby confirmed that the shed also met code requirements independently of the ADU.

Felix Guzman provided clarification on the project and answered commissioners' questions. Felix explained that the ADU was intended for the owner's mother, who had sold her previous home and would be moving in with the family. He added that while future ADUs might be intended for rental purposes, this particular unit was solely for family use.

Chairman Dalton and Vice-Chair Sarah Moore reviewed the application and asked no further questions. Commissioner Hill confirmed that the ADU met all applicable code requirements and aligned with prior Planning Commission discussions and intent.

Sarah Moore made a motion to recommend approval of the consideration of the detached ADU located at 194 Cowdery Drive. Jason Hill seconded the motion. The vote was as follows: Sarah Moore “Aye,” Jason Hill “Aye,” Derek Dalton “Aye.” The motion was carried unanimously.

3. Consideration of the proposed Grantsville City Master Development Agreement Template.

Planning and Zoning Administrator Shelby Moore introduced the item, summarizing that the purpose was to discuss the proposed Grantsville City Master Development Agreement (MDA) template. She explained that City staff, in coordination with Jay Springer and City Attorney Tysen Barker, wanted the template approved to ensure consistent definitions, terms, and language in all future development agreements. Jay Springer, attorney with Smith Hartvigsen PLLC, then provided an overview, explaining that the template was presented as a test run to walk through the process as if tied to an actual application, even though no application was currently before the Commission. He emphasized that the template is intended to serve as the standard version moving forward, while allowing for project-specific modifications in the exhibits reducing repetitive discussions over recurring terms.

Attorney Springer provided an overview of the Master Development Agreement (MDA) template, noting that the main provisions are contained in the exhibits: Exhibit A (property description), Exhibit B (project layout and phasing), Exhibit C (development standard modifications), Exhibit D (zoning modifications), and Exhibit G (additional project-specific requirements). He stated that default standards are the most restrictive and that any changes must be negotiated. He also noted that a standardized template helps maintain consistency and reduces legal review.

Vice-Chair Sarah Moore asked about moderate-income housing. Attorney Springer said those requirements would be addressed in Exhibit G. Shelby noted the city has used similar tools in past projects, such as deed restrictions and permit-based triggers. Chairman Dalton asked about including triggers and reporting milestones.

Commissioner Hill asked how civil design, such as stormwater retention, would be reflected. Attorney Springer explained that Exhibit B shows a general project depiction, while detailed civil plans are reviewed by staff and must meet city standards unless modified in the MDA.

The Commission discussed ownership disclosures. Vice-Chair Sarah Moore referenced past issues with developers not owning all included property. Attorney Springer confirmed only

property owners or authorized agents can enter an MDA and said the recital language could be strengthened. Attorney Barker recommended clarifying ownership in the “whereas” clauses.

Attorney Springer clarified that minor MDA modifications can be approved administratively, while major changes require Planning Commission or City Council review. Attorney Barker noted section 7.7, regarding monetary damages, is often negotiated.

The Commission agreed to update the template by adding bullet points in Exhibits D and G for moderate-income housing, triggers, reporting, and build-out, strengthening the ownership language to require applicants to clearly identify all property they own and any portions they do not control, and refining section 7.7 during legal review.

Sarah Moore made a motion to recommend approval of the consideration of the proposed Grantsville City Master Development Agreement Template. With the following conditions as stated by Attorney Jay Springer: Exhibit D, Exhibit G will be modified to include bullet points for common topics that may be included in that, such as moderate-income housing, reporting, triggers, and build-out. The second recital will be modified to reflect the ownership, the scope of ownership of the applicant that's entering into this agreement. Jason Hill seconded the motion. The vote was as follows: Sarah Moore “Aye,” Jason Hill “Aye,” Derek Dalton “Aye.” The motion was carried unanimously.

4. Discussion of Proposed Amendments to Chapter 7 – Conditional Uses

Planning and Zoning Administrator Shelby Moore introduced the item and handed the discussion over to Chairman Dalton. Chairman Dalton explained that the revised language had been reviewed with Community and Development Director Bill Cobabe and represented a meaningful improvement, though not perfect. He noted that the amendments would allow the public to be notified if conditions were modified.

Community and Development Director Bill Cobabe added that he was available to provide comments. Bill highlighted several key points in the proposed amendments. He explained that the language clarifies what constitutes a “significant impact” and how to determine whether a modification rises to that level. It also allows the administrator to require applicants to provide supporting documentation to make that determination. He further noted that any decision to modify conditions would be publicly noticed and communicated to the Planning Commission, City Council, and posted on the city’s website. He also emphasized that imposed conditions would be based on performance standards outlined in the code, consistent with state law and relevant case law, and that master development agreements could also serve as binding mechanisms if necessary.

Chairman Dalton asked if any commissioners had questions. Commissioner Hill inquired whether the language might leave any legal gray areas. City Attorney Tysen Barker responded that while the language generally works, any standards not clearly outlined in the city code or state law could create ambiguity, which could favor the applicant. He stressed the importance of including standards for safety, buffering, or other critical requirements in the code to avoid potential issues. Attorney Barker also requested clarification on the proper acronym for the Grantsville Land Use Development Management Code, noting some inconsistencies. Shelby and Bill confirmed the correct acronym was GLUDMC and agreed to correct the order of letters in the draft.

5. Approval of minutes from the October 16, 2025 Planning Commission Regular Meetings.

Derek Dalton made a motion to recommend the approval of the minutes from the October 16, 2025 Planning Commission Regular Meetings. Jason Hill seconded the motion. The vote was as follows: Sarah Moore “Aye,” Jason Hill “Aye,” Derek Dalton “Aye.” The motion was carried unanimously.

6. Report from City Staff

Planning and Zoning Administrator Shelby Moore provided several updates. She reported that multiple developments were preparing to enter the Warranty phase. Desert Edge Phase 1A was nearing qualification for Warranty, and Heritage Farms, a Shawn Holstein project located off Nygreen Street, was also approaching that stage. Shelby stated that Arby’s was very close to completing its requirements as well, noting that an inspection related specifically to road work was scheduled for the following day. She added that a preliminary walk-through for Matthews Lane had been set for Friday.

7. Open Forum for Planning Commissioners.

Nothing discussed

8. Report from City Council.

City Council Member Rhett Butler reported that the City Council had met earlier in the week on Monday rather than Wednesday due to a statewide conference several council members wished to attend. He summarized the actions taken at that meeting. The Council approved an ordinance aligning the Kennel–Sportsman Permit renewal timeline with the annual dog licensing schedule in March. He noted this adjustment was beneficial and had been discussed for some time.

Council Member Butler also reported that the Council adopted updates to the cemetery regulations, a topic that had been a recurring point of concern at the Council level. He said it was positive to see those issues finally addressed.

He announced that Alicia had been appointed as the new City Recorder. Additionally, the Council approved the Master Water Service Agreement.

9. Adjourn.

Derek Dalton made a motion to adjourn. Sarah Moore seconded the motion. The vote was as follows: Sarah Moore “Aye,” Jason Hill “Aye,” Derek Dalton “Aye.” The motion was carried unanimously. The meeting adjourned at 8:34 p.m.