

PUBLIC NOTICE

The Grantsville City Planning Commission will hold a Regular Meeting at 7:00 p.m. on Tuesday, January 20, 2026 at 429 East Main Street, Grantsville, UT 84029. The agenda is as follows:

ROLL CALL

PUBLIC HEARING

- a) Consideration of the proposed General Plan Amendment for the Apple Street Townhomes Subdivision located at approximately Cherry Blossom Way Lane and Apple Street.
- b) Consideration of a proposed rezone of parcels 01-066-0-0006, 23-001-0-000, 01-112-0-0012, and 01-112-0-0011 from the A (Agricultural District) to the RM-15 (Multiple Residential District) for the Apple Street Townhomes Subdivision, located at approximately Cherry Blossom Lane and Apple Street, excluding 1.06 acres proposed for commercial use.

AGENDA

1. Consideration of a proposed General Plan Amendment for parcels 01-066-0-0006, 23-001-0-000, 01-112-0-0012, and 01-112-0-0011 to change the land use designation from Single-Family Density to Mixed-Use Density for the
2. Consideration of a proposed rezone of parcels 01-066-0-0006, 23-001-0-000, 01-112-0-0012, and 01-112-0-0011 from the A (Agricultural District) to the RM-15 (Multiple Residential District) for the Apple Street Townhomes Subdivision, located at approximately Cherry Blossom Lane and Apple Street, excluding 1.06 acres proposed for commercial use.
3. Discussion of a proposed new use for Micro-Entrepreneurship within the RM-7 zoning designation.
4. Discussion of proposed amendments to Chapters 2, 7, 8, 9, 14, 15, and 16 related to Conditional Uses.
5. Approval of minutes from the January 6, 2026 Planning Commission Regular Meeting.
6. Report from City Staff.
7. Open Forum for Planning Commissioners.
8. Report from City Council.
9. Adjourn.

Shelby Moore
Zoning Administrator
Grantsville City Community & Economic Development

Join Zoom Meeting

<https://us02web.zoom.us/j/4358843411>

Passcode: 3411

By Phone Call: 1-253-215-8782
Meeting ID: 4358843411#



**Scan QR code
to join Zoom
meeting.**

AGENDA ITEM #1

Consideration of a proposed General Plan Amendment for parcels 01-066-0-0006, 23-001-0-00A, 01-112-0-0012, and 01-112-0-0011 to change the land use designation from Single-Family Density to Mixed-Use Density for the Apple Street Townhomes Subdivision, located at approximately Cherry Blossom Lane and Apple Street.

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



STAFF REPORT

To: Grantsville City Planning Commission

From: Shelby Moore, Planning and Zoning Administrator

Meeting Date: January 20, 2025

Public Hearing Date: January 20, 2025

Re: Consideration of a proposed General Plan Amendment for parcels 01-066-0-0006, 23-001-0-00A, 01-112-0-0012, and 01-112-0-0011 to change the land use designation from Single-Family Density to Mixed-Use Density for the Apple Street Townhomes Subdivision, located at approximately Cherry Blossom Lane and Apple Street.

Application Summary

The applicant is requesting approval of the general plan amendment for the property located at approximately Cherry Blossom Lane and Apple Street. The site consists of four parcels currently split among four zoning districts. The request seeks to consolidate the southern portion of the property into a single **RM-15 (Multiple Residential District)** while allowing a commercial component to remain along the SR-138 frontage consistent with the City's mixed-use vision.

Property Information

- **Site Address:** Approximately 500 W Apple Street
- **Number of Parcels:** Four (4)
- **Existing Future Land Use:**
 - Mixed Use Density – A mixture of commercial/retail.
 - High Single-Family Density – 6 DU per AC
- **Proposed Future Land Use:** Mixed Use Density

General Plan / Future Land Use

According to the City's Future Land Use Map:

- The **northern portion** of the property fronting **SR-138** is designated **Mixed-Use Density**, which supports a mixture of commercial/retail and residential uses.
- The **southern portion** of the property is designated **High-Density Single-Family Residential**.

Background

The subject property has a long and documented development history. The original project, known as the **Applegates Apartments**, received approval from the Planning Commission on **January 13, 2005**. Construction of the project began in 2006; however, development was eventually halted and the project was never completed.

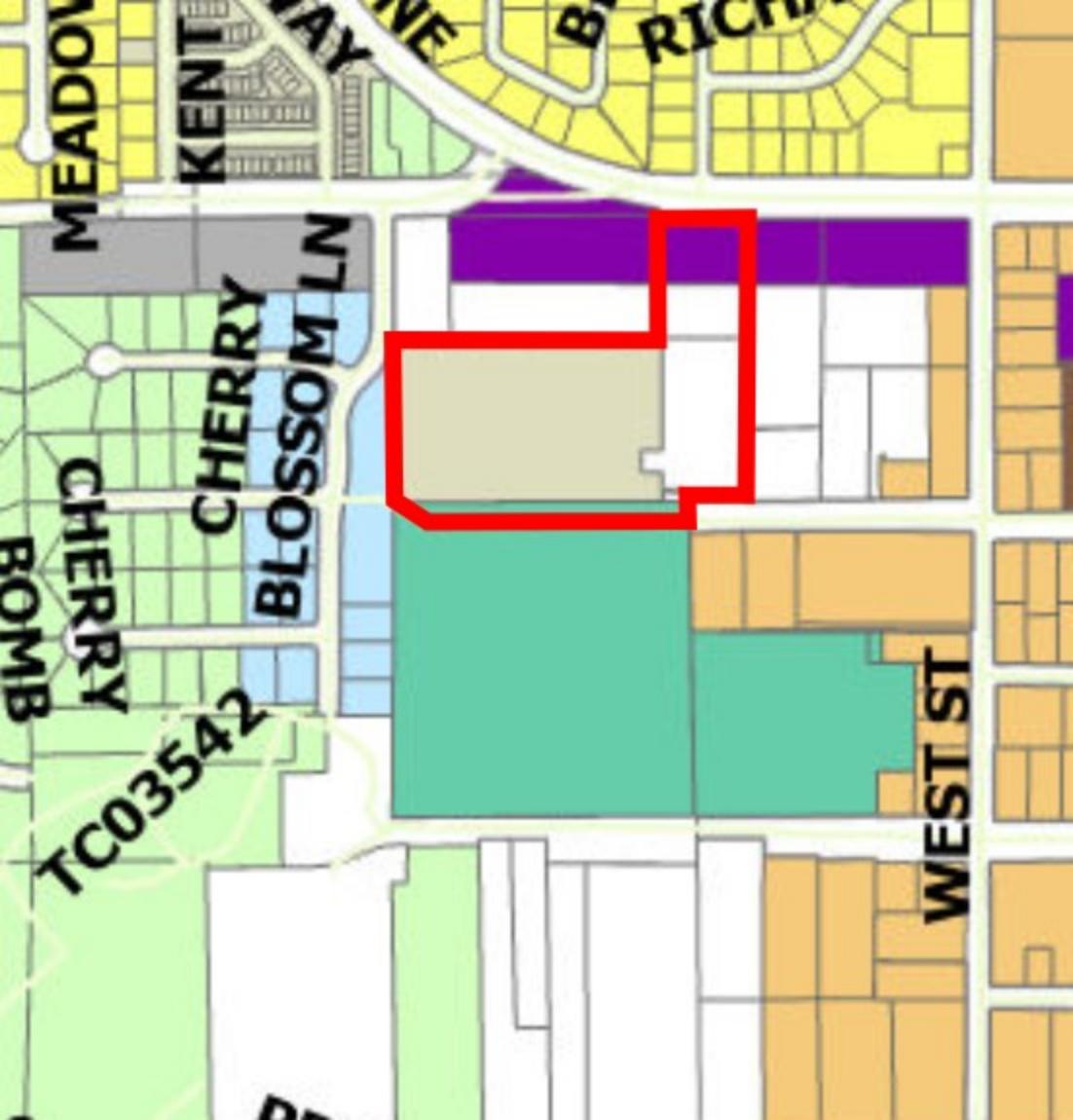
As a result, the site has remained partially developed and encumbered by multiple zoning districts that complicate redevelopment efforts and limit the ability to implement a cohesive site plan.

Findings

1. The proposed rezone is consistent with the City's General Plan and Future Land Use Map.
2. The RM-15 zoning district is appropriate for the size, location, and development history of the property.
3. The request supports reinvestment and redevelopment of a long-vacant and partially improved site.
4. The rezone creates a logical transition between commercial uses along SR-138 and residential development to the south.
5. Approval of the rezone promotes orderly growth and efficient land use within the City.

*** 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.



MEADOW

KENT

BLOSSOM LN

CHERRY

BOMB

TC0354

WEST ST

SAGE WOOD
CIRCLE

CHERRY
BLOSSOM
WAY

Mixed-Use Density
(A mixture of commercial/retail and residential uses, allowing up to 10 units per acre where surrounding uses are compatible. Heights are limited to two stories, or a maximum of 35' above grade at street. Three stories above grade at street and/or 15 units per acre may be approved with special considerations of landscaping, buffering, and architectural design that fit the scale of the surrounding properties in the zone.)

High Single Family Density Residential
(Residential uses, allowing a maximum of 6 dwelling units per acre)

35

36

(400) WEST

VINE

APPLE

PLUM

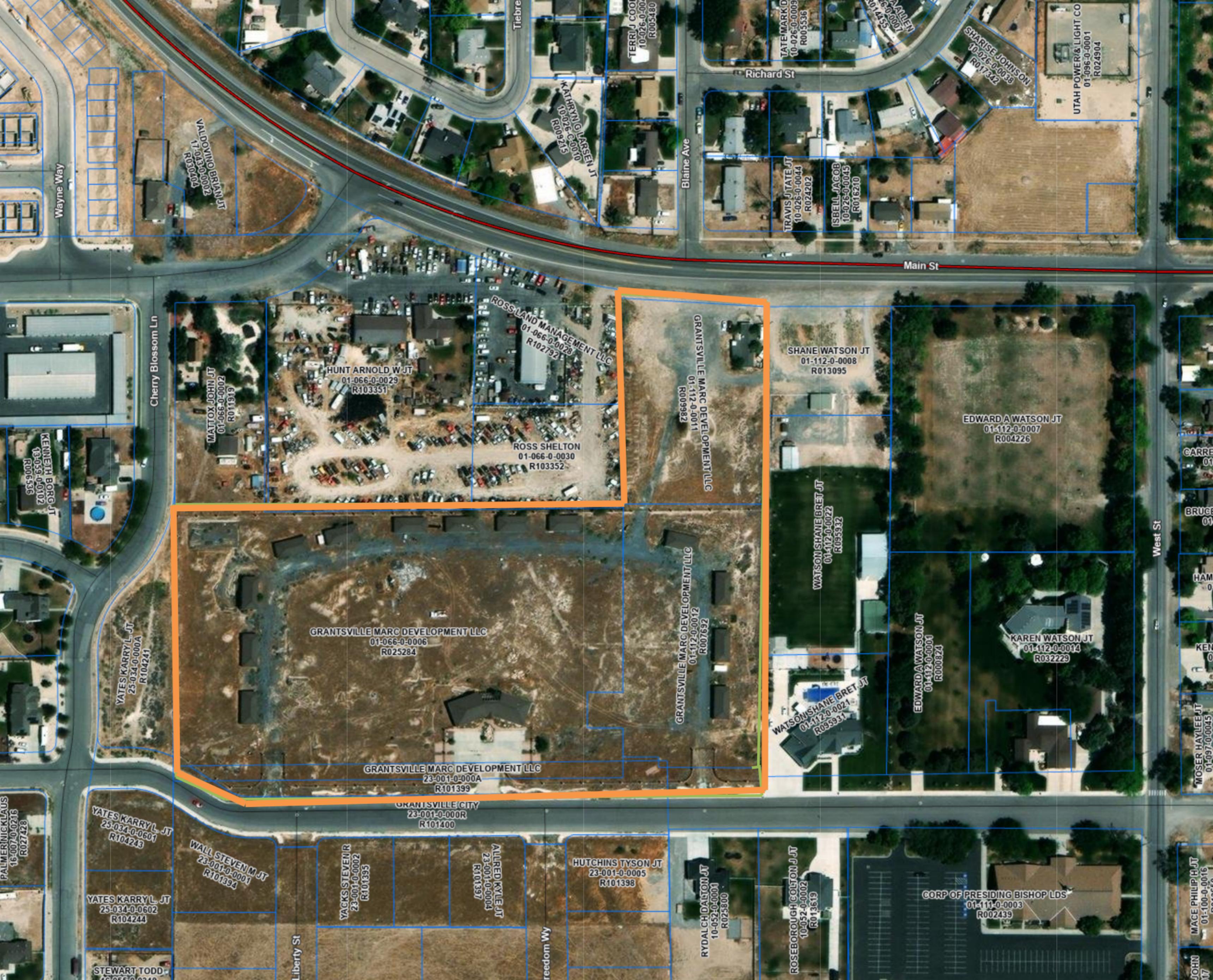
CHERRY

PEACH

(100 SQ)

(200 SQ)

DUPREE (300 SQ)



4. CONSIDERATION OF A MULTI-HOUSING PROJECT FOR STEVE WALKER AND RUSS CHRISTENSEN LOCATED AT THE WEST END OF APPLE STREET: Gary Pinkham asked how the gated aspect would be managed if an emergency vehicle had to get through? Steve stated there is a breakaway mechanism that would be activated. There will be a punch board keypad for the tenants. Nicole asked if they could get the police a copy of the code for the keypad? Steve stated they could. Guests will use a phone to gain access, or they could park on the street and walk in. There will be an on-site manager, he said. Gary Pinkham asked if the storage units that are indicated on the drawings are garages? Steve said yes, a combination garage and storage area. I don't see any details on the retention pond, stated Gary Pinkham. There are going to be a total of four (4) ponds, said Steve. Rebecca asked how the park area is going to be maintained? It will be a

landscaped area, stated Steve. The City Council would not waive the park impact fee, so we didn't want to put it in. We will fence it in along with the rest of our property. The fence will go to the backside of the west property line, for liability reasons. Ron asked, "so it won't be fenced in?" No, not at this time, said Steve. We don't have a design or plan for doing a park area right now, Steve said. What do you mean by maintain it, asked Rebecca? We'll mow it and keep it clean, said Steve. The plans show a gravel drainage ditch, said Gary Pinkham, and I don't see where culverts are installed. Steve said they are right at the end of the first building, and then in the middle, and then the other end. We'll make enough connections to get everything into the storm system, Steve stated. Gary Pinkham asked about the fire system being just one (1) connection? Steve stated that would be adequate. Gary said it is a big area. Steve asked if he wants two (2) on the loop? You have one (1) eight (8) inch line feeding four (4) hydrants, asked Gary? Is there a PRV on the main line? No, said Steve, there is not. They are on the high side there, stated Craig Neeley, all the way to West Street. There is a twelve (12) inch main that comes down from Cherry, stated Craig. It isn't depicted right on the drawings. Are they downsizing the mainline, asked Gary Pinkham? No, said Craig, it is primary flow. Garry Bolinder asked how the phasing is planned? Building A & B will be in Phase 1, said Steve. We will finish Apple Street before we start anything else. We also have the property that leads up to Main Street, he said. We will come in with the construction traffic through there anyway. Garry asked if they would install temporary construction fences? Steve said yes. Our main purpose to begin with will be to complete Apple Street and get all utilities to the site first before work starts on-site, stated Steve. Ron asked who owns Apple Street? Steve stated Ed Watson owns it and will be the one dedicating it to the City after it is upgraded, which is part of our agreement, he said. What is your paving section going to be, asked Ron? We will have six (6) inches of concrete, said Steve. We don't have any detail on the parking area, Steve stated. Craig Neeley stated they need to correct the word "wrought" iron fence. It is spelled wrong throughout the drawings. It will have concrete columns with steel rods throughout the fence, stated Steve. It will be very decorative. We plan sidewalk on the south side of Apple Street only, stated Steve. There will be a twenty-three foot off-set on Apple Street where the sidewalk is. We want it to be curved, not a straight line of sidewalk, he said. Craig Neeley stated he needs a comprehensive drainage report and on the street dedication, there is a gap that must be fixed. There is a reason for that, stated Steve, part of the ground has been given back to the property owners on the West Side of Cooley Street. That makes about a nine (9) foot difference, he said. We will fix that, stated Steve. The sewer main needs to be extended to their west property line, stated Craig Neeley. Ok, we have no problem with that, Steve said. Ron asked about the conveying of the road and the mechanism they plan to use to do the conveying? Steve stated they plan to use a deed. Nicole stated that Gary Pinkham had made a motion at the last meeting that any approval is tied to the dedication of the road. Gary Fawson stated he is really impressed with the landscape plan. The only problem is that Maple trees don't do that well in this area. Steve asked about Ash trees? They do better than Maple, stated Gary Fawson. River Birch doesn't do well either, he said. Look for alternatives for those type of trees, Gary Fawson said. Rebecca commented that

Flowering Pears do well, and some Elms. Nicole stated that the Commission has covered most everything. The road dedication was the most important, she said. We need a preliminary title report so that when we get the road we know the City owns it, stated Ron. Are you planning on using irrigation, asked Mike? Yes, said Steve. We will take care of each one of Craig's comments, stated Steve. Gary Fawson moved to approve the Applegate Apartments for Steve Walker and Russ Christensen with the stipulation that all of the corrections from Craig Neeley's comments are completed, the change to the tree species from Maple and River Birch to a hardier tree taken from Grantsville's list, a review completed by the Fire Department, City Council and city engineer review and approval of the road dedication, a preliminary title report for Ron Elton to review, all off-site improvements to be bonded for, and park area to be maintained by the applicant. Garry Bolinder seconded the motion. All voted in favor and the motion carried.

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

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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](#)

[Community Core Values](#)

[Community Characteristics](#)

[Regional Context + Anticipated Changes](#)

[Socioeconomic Indicators](#)

[Land Capacity Analysis](#)

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 of 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.

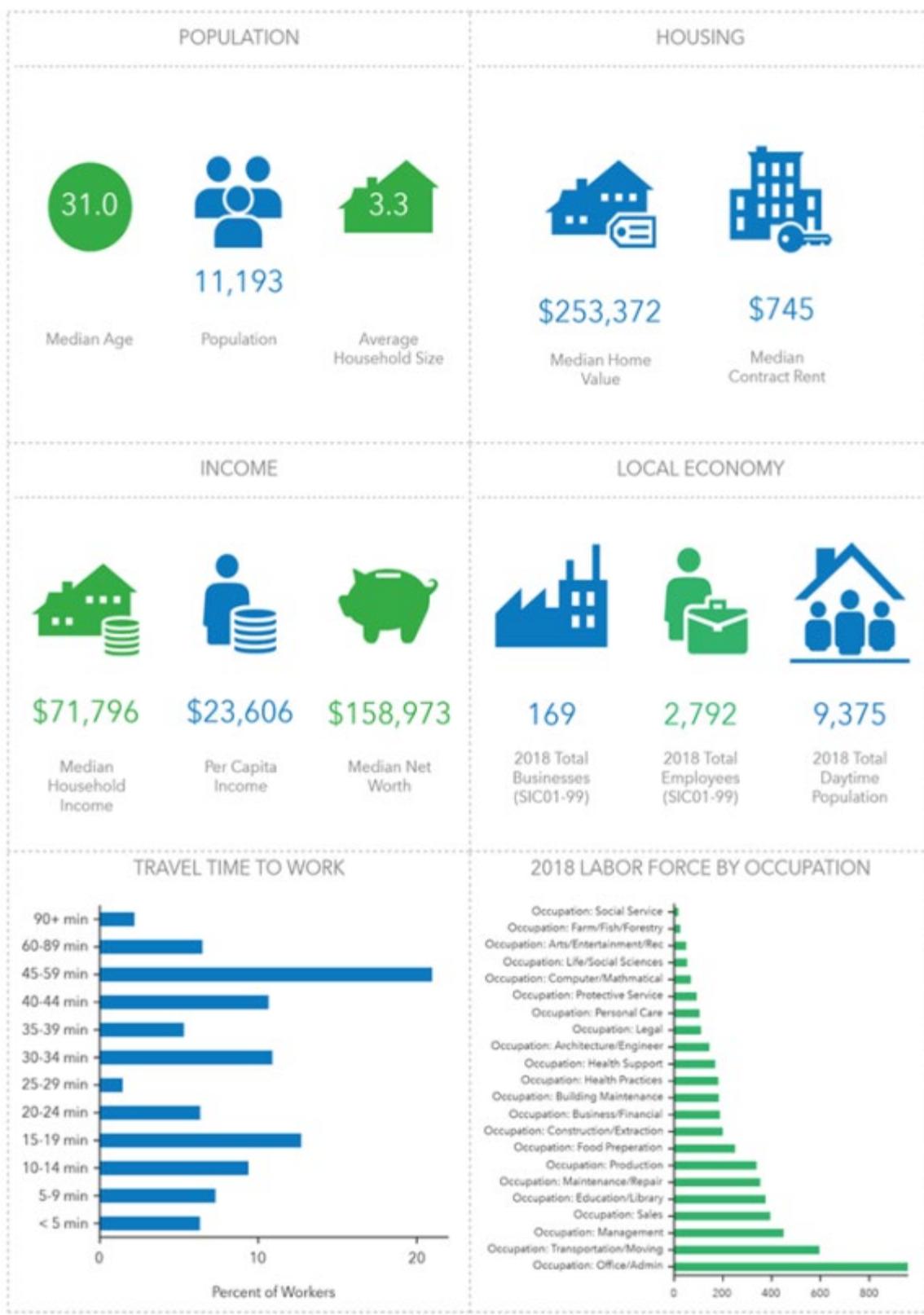
Grantsville is conveniently located within close proximity to the regional hub of Tooele, as well as the greater Salt Lake Valley area. This convenient access has allowed Grantsville to witness an increase in residential growth. While this access allows for individuals to live within the municipality 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.

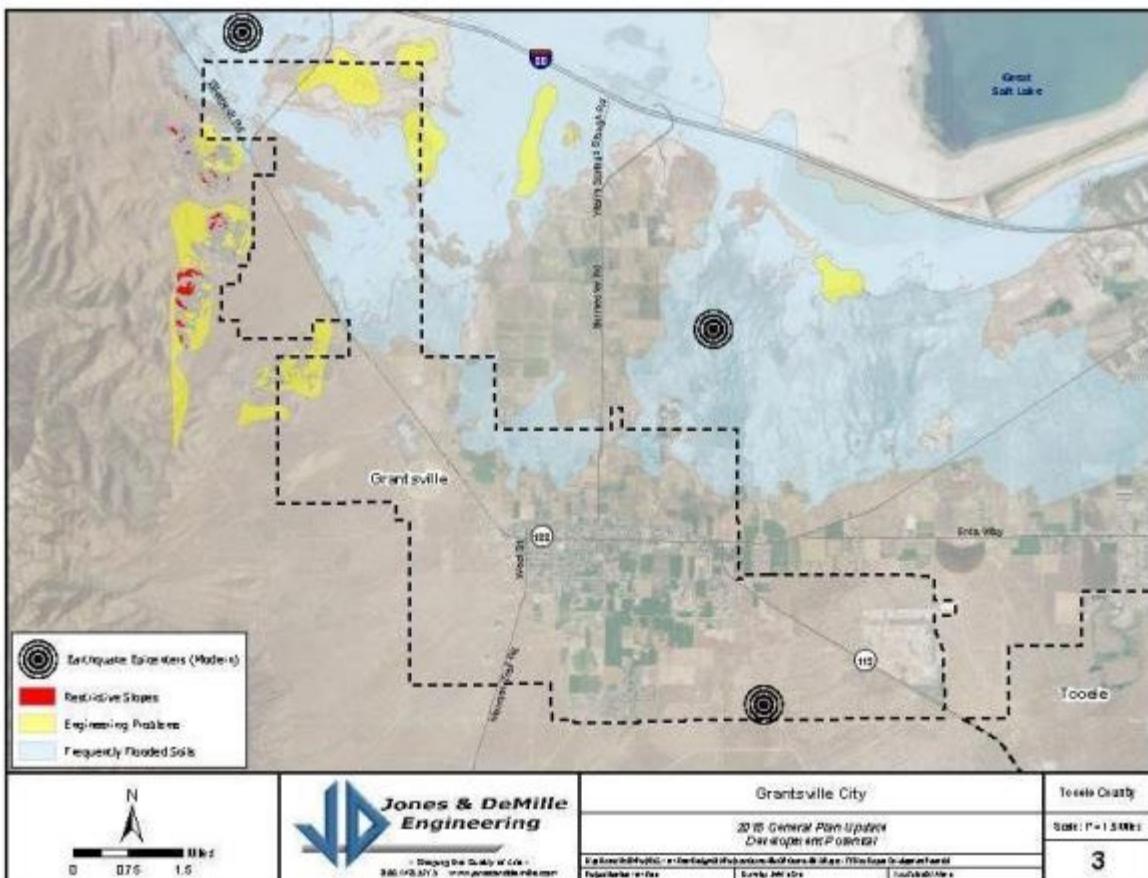


Land Capacity Analysis

The health, safety, and welfare of citizens is the first priority of the City. Special consideration should be given to the built environment and infrastructure that are readily available within the municipality, as well as potentially problematic slopes, soils, or drainage.

The City's development potential is somewhat constrained because of the high water table on the North side of town. It should be noted that this area will require additional geotechnical analysis to determine the highest and best use for the land. All proposed uses should be properly vetted and ensure that they meet the future land use and density regulations.

The map below indicates problematic areas that will require special consideration when reviewing development requests.



Land Use

Conditions Prior To Implementation

Land Use Designations

Future Land Use Map

Annexation

Goals + Policies + Land Use

Strategies - Land Use

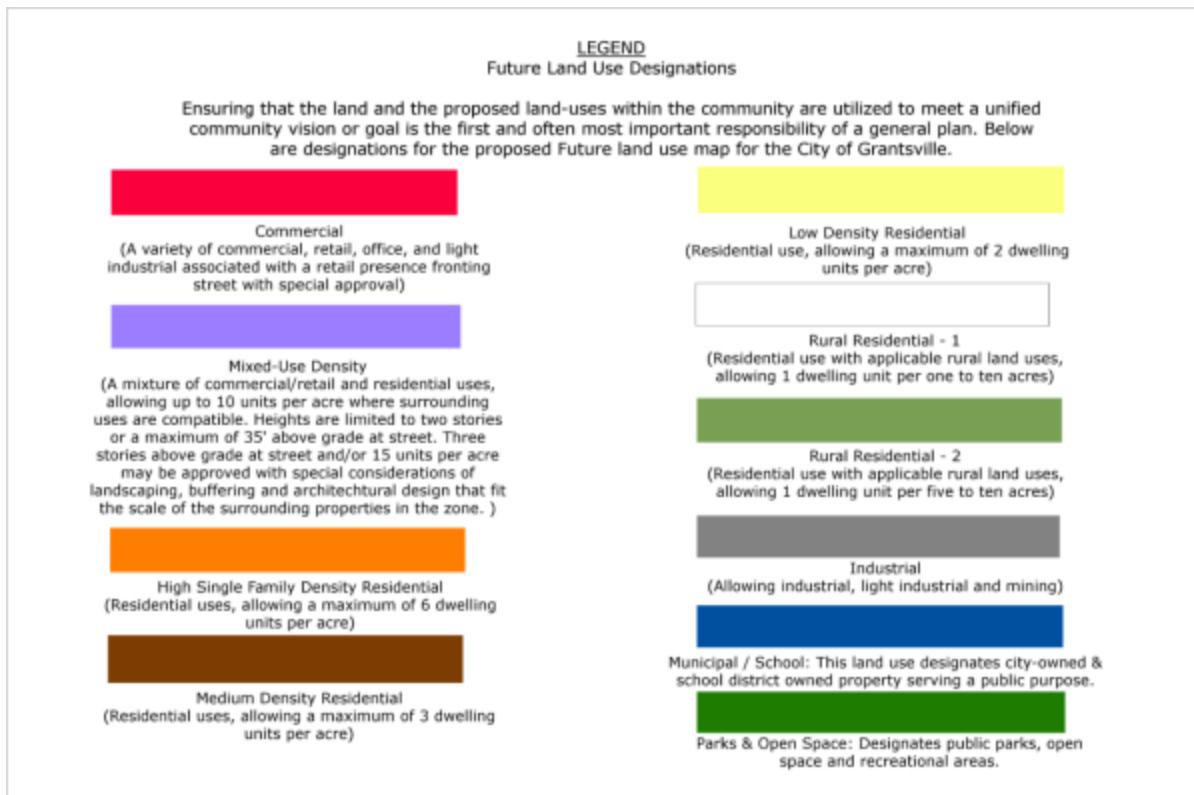
Conditions Prior To Implementation

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:

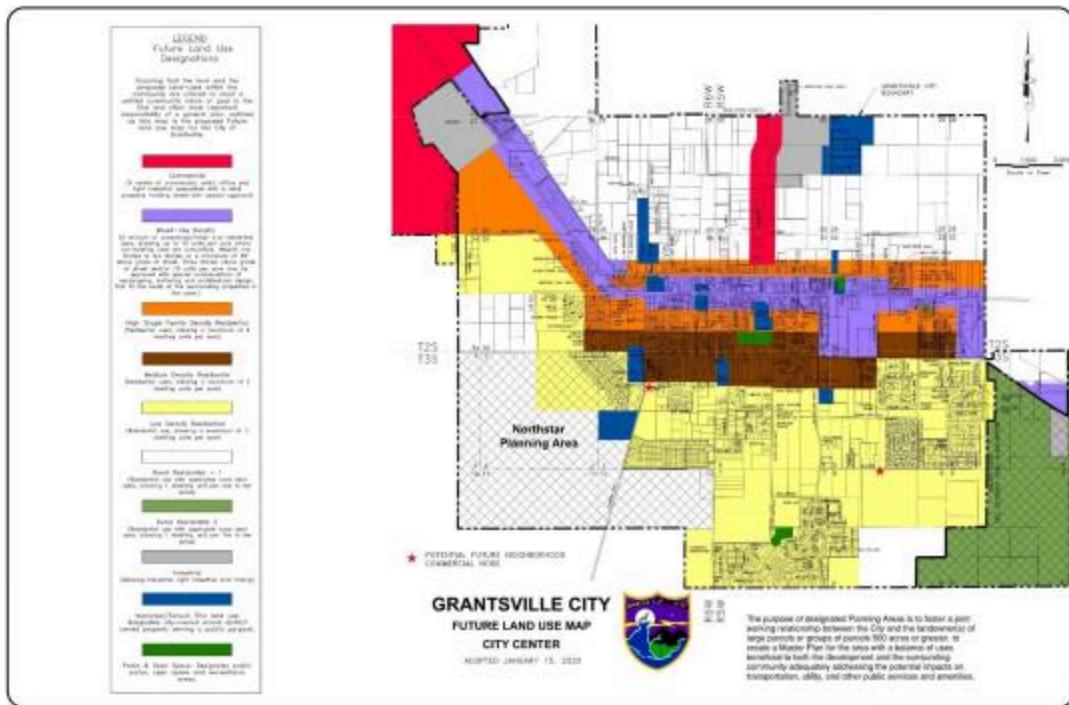


Future Land Use Map

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.

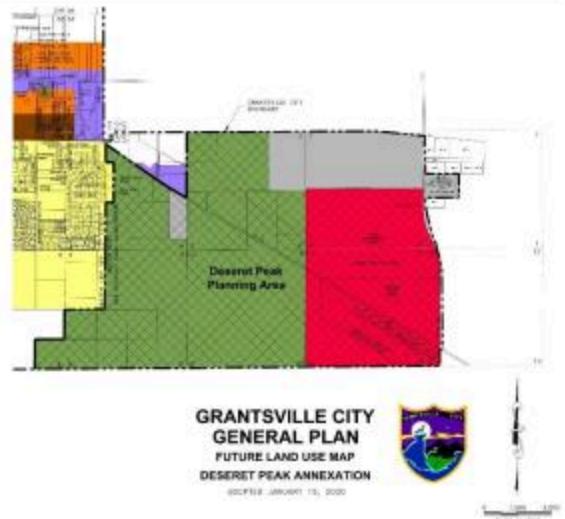
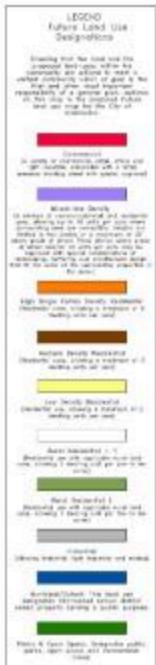


Annexation

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
GENERAL PLAN
FUTURE LAND USE MAP
DESERET PEAK ANNEXATION**

EDITION: JANUARY 15, 2020



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 800 acres or greater, to evaluate a future use for the area within the context of the benefits to both the developer and the surrounding community adequately addressing the potential impacts on transportation, utility, and other public services and amenities.

GRANTSVILLE CITY

FUTURE LAND USE MAP

FLUX ANNEXATION

ADOPTED JANUARY 15, 2020



LEGEND Future Land Use Designations

Drawing for the land and the proposed land-uses within the community are utilized to meet a unique and specific goal. The first and often most important responsibility of a general plan, outlined on this map is the proposed Future Land Use Map for the City of Grantsville.

Commercial
(A variety of commercial, retail, office and light industrial businesses with a retail presence, having street with special appeal)

Mixed-Use Density
(A mixture of commercial/retail and residential uses, allowing up to 10 units per acre where commercial and residential uses are mixed and limited to two stories or a maximum of 25 above grade of stories. These areas should provide an overall mix of uses and should be represented with specific considerations of landscaping, buffering and architectural design that fit the scale of the surrounding properties in the area.)

High Single Family Density Residential
(Residential uses, showing a minimum of 8 dwelling units per acre)

Medium Density Residential
(Residential uses, showing a minimum of 3 dwelling units per acre)

Low Density Residential
(Residential uses, showing a minimum of 2 dwelling units per acre)

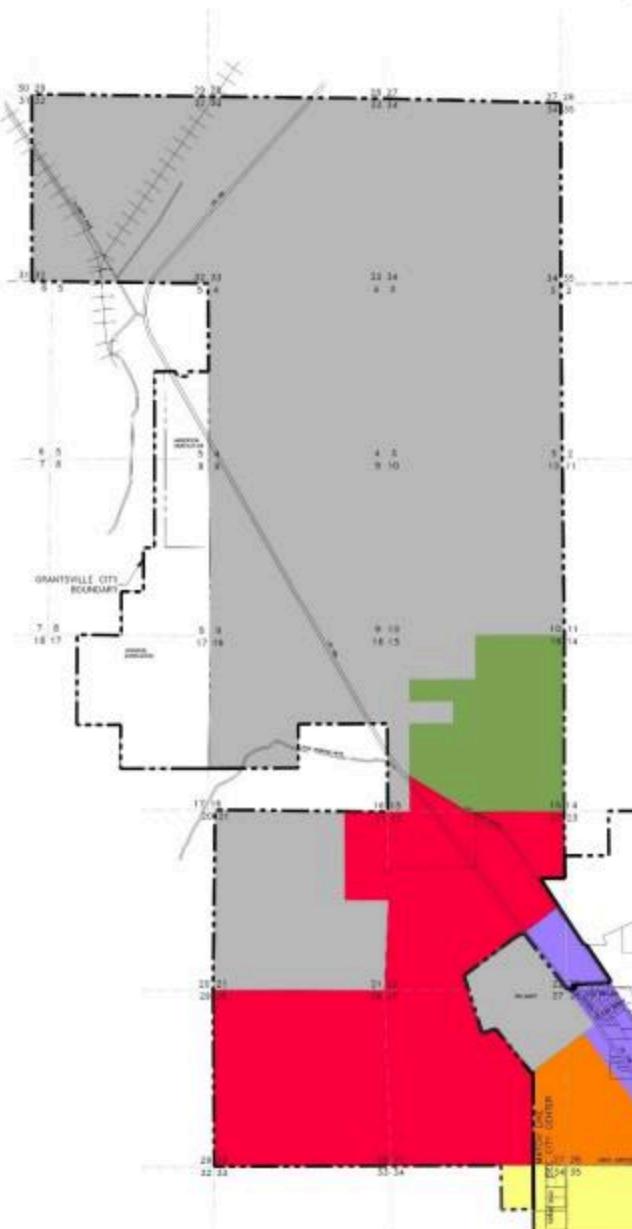
Rural Residential 1
(Residential use with applicable rural zone uses, allowing 1 dwelling unit per acre to ten acres)

Rural Residential 2
(Residential use with applicable rural zone uses, allowing 1 dwelling unit per acre to ten acres)

Industrial
(Working industrial, light industrial and mining)

Municipal/School
(This land use designates city-owned school district owned property serving a public purpose)

Parks & Open Space
(Designates public parks, open spaces and recreational areas.)



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 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.
2. Provide for the reservation of adequate land to meet projected institutional and infrastructure needs.
3. Ensure compatibility of future land uses with adjoining properties.
4. Promote neighborhood commercial development in targeted areas, to preserve existing or planned residential development without detracting from the residential character of the community. 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.
7. Allow the sizes of lots/units within a subdivision to vary from the zoning requirement while maintaining the overall zoning density of the parcel to provide Improved Open Space through the Planned Unit Development (PUD) Process.

HISTORY

Amended by Ord. [2020-26](#) on 9/2/2020

Strategies - Land Use

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

Community Character

Street Design + Edges

Historic Preservation

Nonconforming Uses

Goals + Policies + Community Design

Strategies - 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. Business 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 balance 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 - Community Design

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 \(Economic Development\)](#)

[Areas Of Potential](#)

[Goals + Policies + Economic Development](#)

[Strategies - Economic Development](#)

Conditions Prior To Implementation (Economic Development)

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

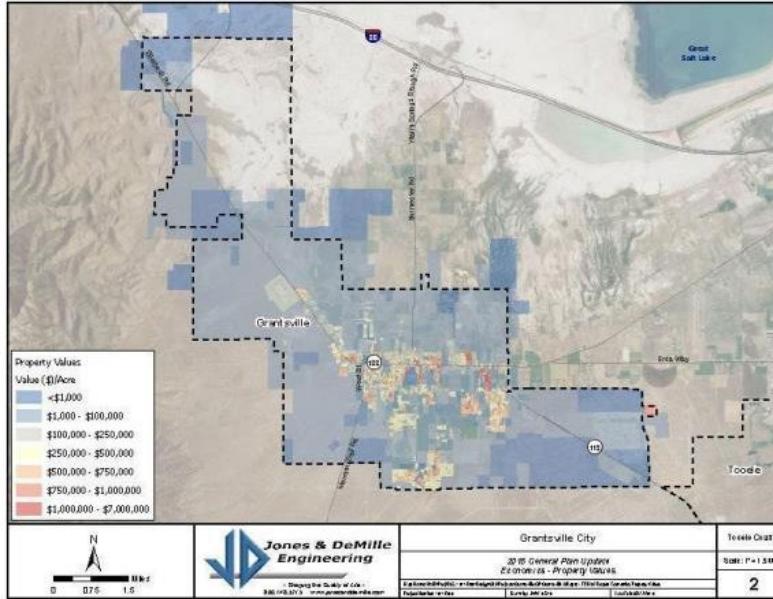
• A major distribution center with approximately 1.3 million square feet of floor space has created a significant positive economic impact to the City both in terms of tax base and increased housing development and has also generated spin-off projects and businesses. • Commercial/industrial development 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)	Dollar Leakage
	City	County	State		
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 - Economic Development

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 \(Transportation\)](#)

[Future Transportation Map](#)

[Impact Fees + Traffic Impact Studies](#)

[Roadway Design](#)

[Access Management](#)

[Active Transportation + Public Transportation](#)

[Roadway Placement](#)

[Goals + Policies + Transportation](#)

[Strategies - Transportation](#)

Conditions Prior To Implementation (Transportation)

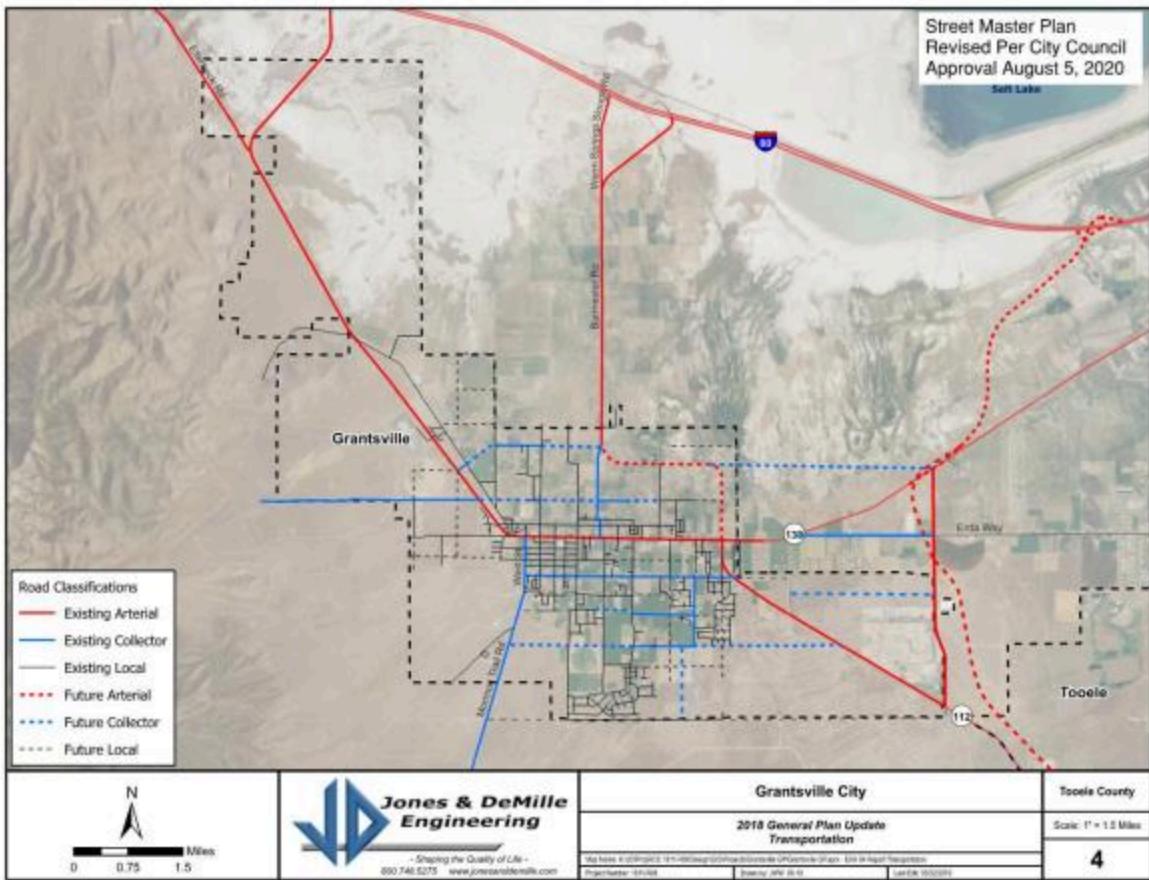
It is essential to analyze and recommend roadway improvements based on an understanding of the historical land use patterns within Grantsville. Land use develops along transportation corridors and typically shapes and follows the future land use plans identified by the City.

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 vehicle, 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 - Transportation

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 (Housing)

Moderate Income Housing

Future Demand

Goals + Policies - Housing

Strategies - Housing

Conditions Prior To Implementation (Housing)

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 - Housing

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.

Recreation + Open Space

[Conditions Prior To Implementation \(Recreation + Open Space\)](#)

[Recreation Plan](#)

[Special Protection Areas](#)

[Recreation Spaces](#)

[Potential Improvement Opportunities](#)

[Goals + Policies - Recreation And Open Space](#)

[Strategies - Recreation And Open Space](#)

Conditions Prior To Implementation (Recreation + Open Space)

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:

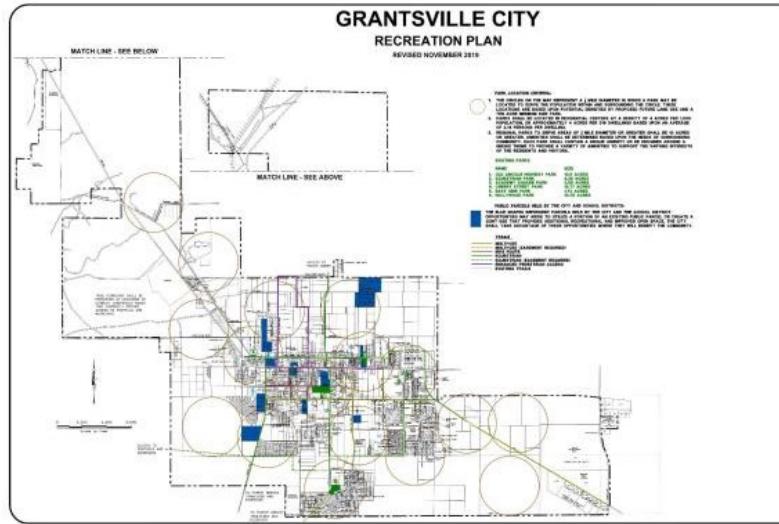
- Convenient Access - Recreational assets surround the community and are quickly accessed through pedestrian, vehicular, and bicycle access.
- Ample land (privately held) is available around the perimeter of Grantsville, allowing for expansion of recreational opportunities into regional amenities (i.e. 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](#)



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.

Recreation 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 4. 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.

1. Use option or right of first refusal contracts with landowners to secure acreage for future parks as property becomes available.
2. Develop a plan for using fees acquired from “fee in lieu” payments as development continues.
3. Seek grant opportunities to purchase land for regional parks and recreational amenities.
4. Set standards for regional/ neighborhood parks and recreational facilities.

Strategies - Recreation And Open Space

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 (Infrastructure And Public Facilities)

Culinary Water

Secondary Water

Water Sources

Natural Gas

Wastewater System

Power

Sanitation

Schools

Emergency Preparedness + Resilience

Anticipated Changes

Goals + Policies - Infrastructure And Public Facilities

Strategies - Infrastructure And Public Facilities

Introduction (Infrastructure And Public Facilities)

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.

Culinary Water

Water planning and the efficient use of water is a city-wide priority. Grantsville City has five (5) water sources, four (4) water storage tanks, and a distribution system consisting of pipelines ranging from 4-inches to 16-inches in diameter. The City's current distribution system meets the City's required level of service.

Deseret Peak has existing culinary water rights that have been deeded to the city.

Secondary Water

The Grantsville Irrigation Company provides secondary water, but it is limited to the supply available.

Water Sources

Grantsville City holds water rights available for municipal, recreation, and irrigation use. The City has also acquired other minor culinary 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 that receive 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 that protect public drinking water. State rules and water source protection plans provide standards specifically for land uses authorized by local governments.

Natural Gas

Grantsville City residents purchase their natural gas directly from Dominion Energy. 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 8 to 18-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 central trunk line through a series of interceptor pipelines and lift stations.

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 that 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 - Infrastructure And Public Facilities

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 $\frac{1}{2}$ 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](#)
- [Implementation Recommendation - Roles + Responsibilities](#)
- [Implementation Recommendation - Best Practice Ideas](#)

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

[IDEA 1 - Improve Plan And Budget Integration](#)

[IDEA 2 - Community Clean-Up Initiative Enforcement](#)

[IDEA 3 - Agenda Alignment](#)

[IDEA 4 - Adequate Public Facilities \(Concurrence\)](#)

[IDEA 5 - Development Process Flowchart](#)

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 be 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

[Regional Context + Anticipated Changes \(Appendix 2\)](#)

[Community Characteristics \(Appendix 2\)](#)

[Socioeconomic Indicators \(Appendix 2\)](#)

[Opportunities + Constraints \(Appendix 2\)](#)

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

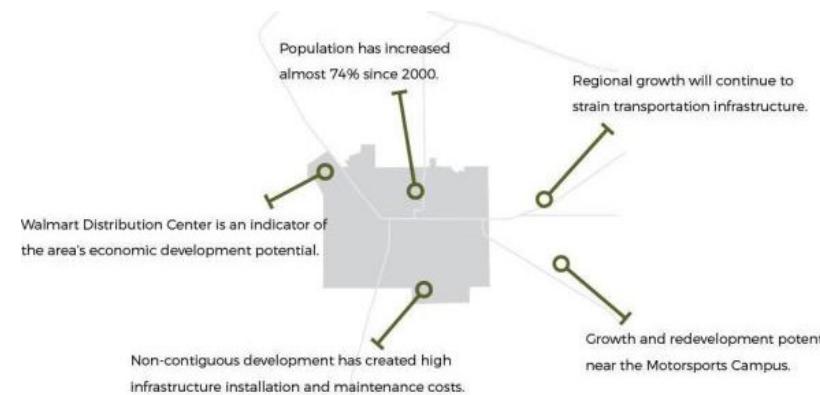
Regional Context + Anticipated Changes (Appendix 2)

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 (Appendix 2)

[COMMUNITY DRAW](#)

[GROWTH PRESSURE](#)

[RURAL CHARACTER](#)

[CONVENIENT ACCESS](#)

[SMALL BUT GROWING LOCAL ECONOMY](#)

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

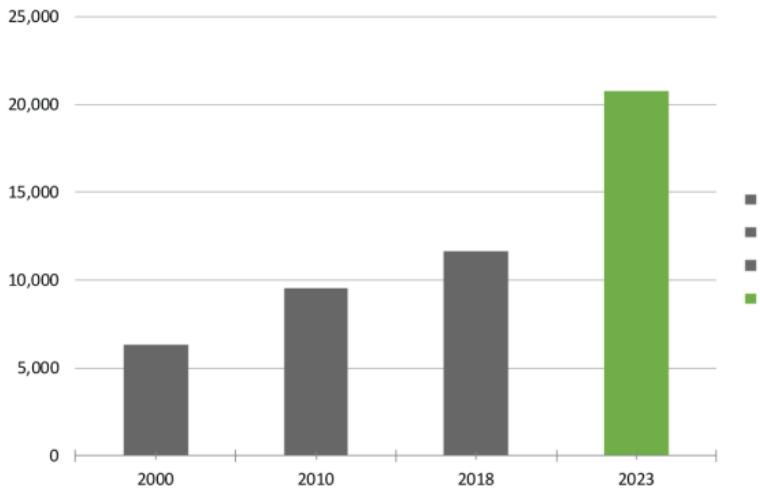
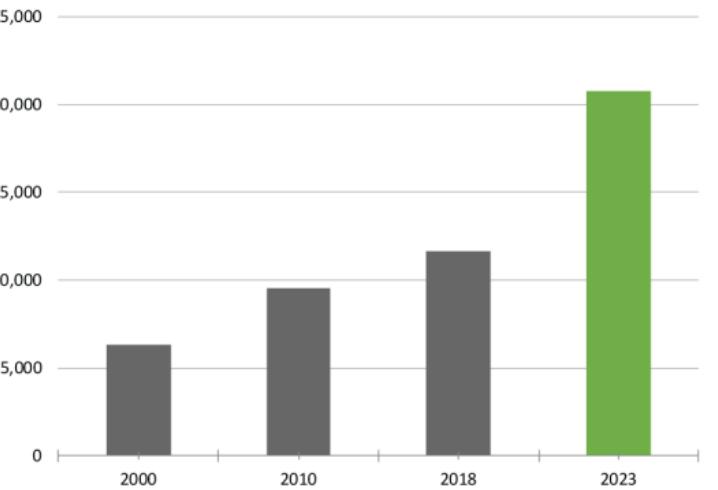
Grantsville is conveniently located within proximity to the regional hub of Tooele, as well as the greater Salt Lake Valley area. This convenient access has allowed Grantsville to witness an increase in residential growth. While this access allows for individuals to live within the municipality and work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

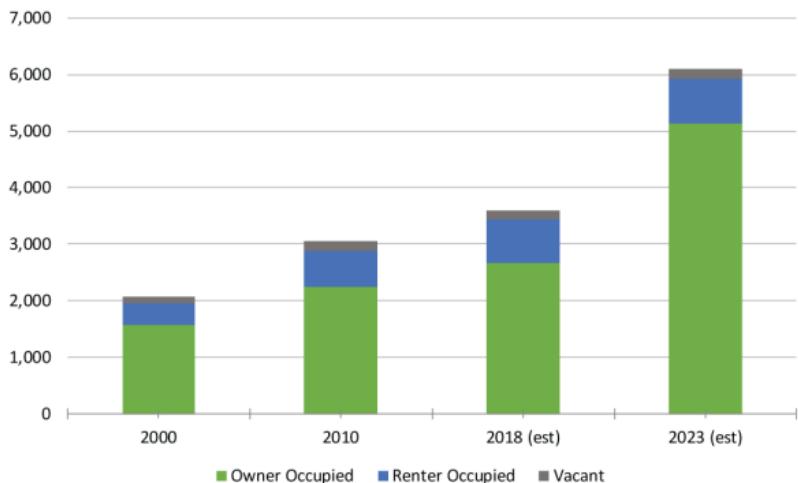
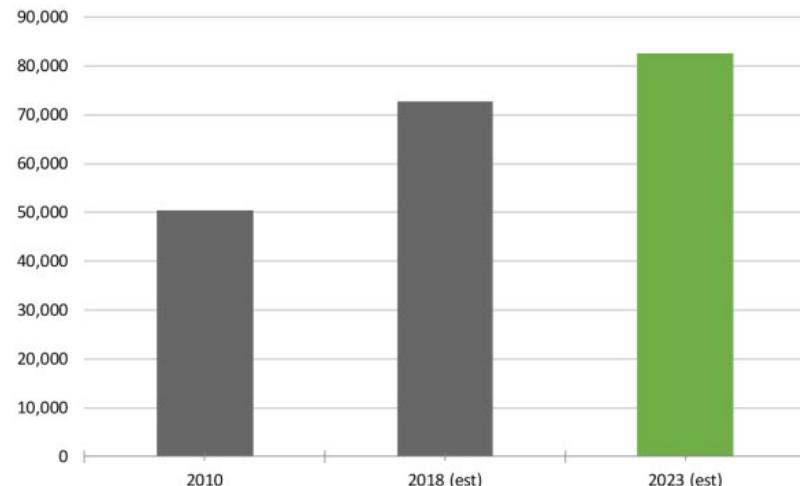
SMALL BUT GROWING LOCAL ECONOMY

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 (Appendix 2)

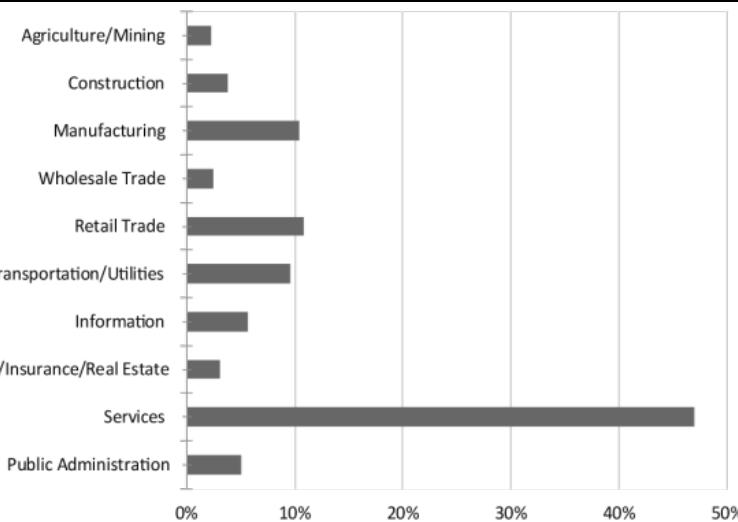
Following are key community statistics for the City of Grantsville. The information was collected to assist in developing the land use policies contained in this plan. All the information and graphics are based upon ESRI Living Atlas Database and ESRI Business Analyst Data. Sales tax data was collected 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	HOUSEHOLDS
<p>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).</p> 	<p>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.</p> 
INCOME	HOUSING UNITS
<p>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.</p>	<p>It is estimated that 74.3% of the 3,592 housing units in the area are currently owner occupied; 21.7% are 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.</p>



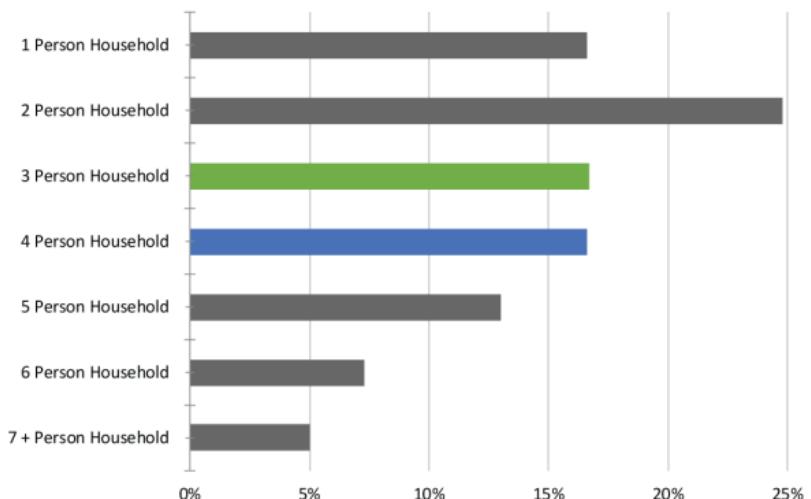
EMPLOYMENT

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.



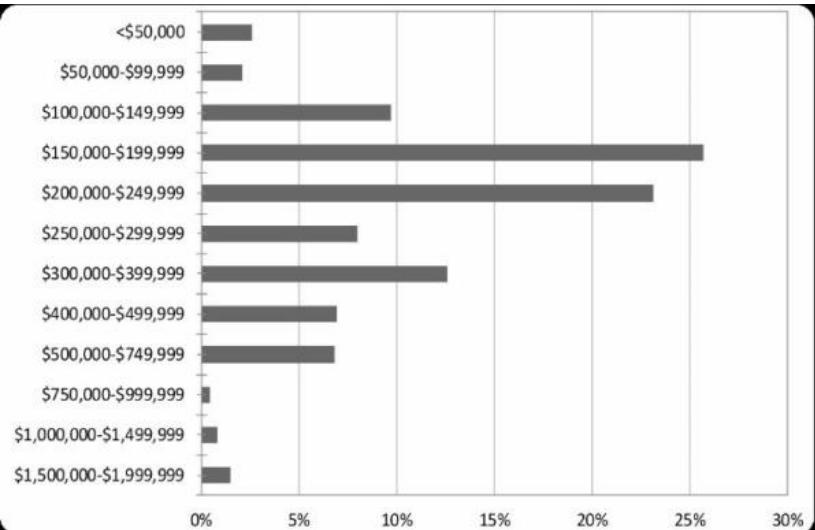
HOUSEHOLD SIZE

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.

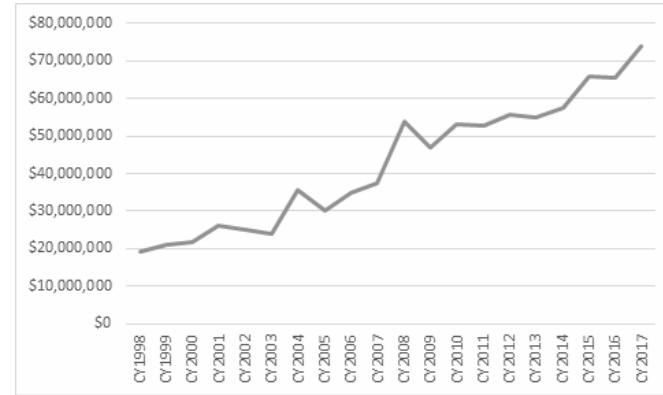
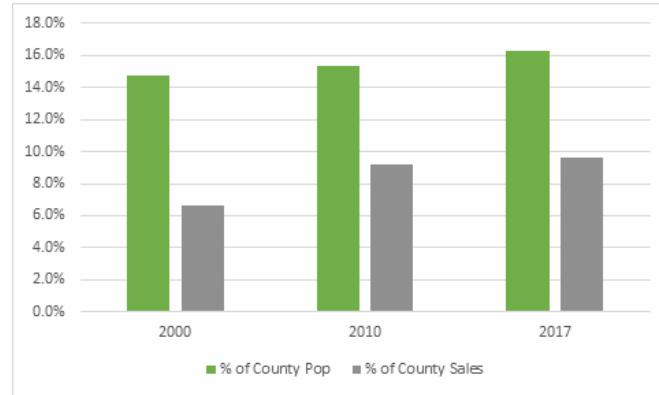


TAXABLE SALES AS A PERCENT OF TOTAL COUNTY SALES

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 (Appendix 2)

Recreation And Housing

Infrastructure And Transportation

Community Character And Economy

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	Constraints
<ul style="list-style-type: none"> Convenient Access. Recreational assets surround the community and are quickly accessed through pedestrian, vehicular, and bicycle access. 	<ul style="list-style-type: none"> 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.
<ul style="list-style-type: none"> Ample land is available around the perimeter of Grantsville, allowing for expansion of recreational 	<ul style="list-style-type: none"> Recreational opportunities are often bound by roadways. While the roadways provide convenient access to

opportunities into regional amenities (i.e. trails along foothills).	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.
• 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.	• 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.
• The family-friendly atmosphere and relationships between community members in Grantsville is an asset.	• Many residents voiced concerns that there are not a lot of after school options for youth and consider a “Rec Center” as a solution.
• Increased Density. Ample areas for increased housing density in the downtown core and immediately adjacent areas	• Lack of Options. Residents are vocal about not having adequate and affordable housing for first-time home buyers or lower-income families.
• 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.	

Infrastructure And Transportation

Opportunities	Constraints
• 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.	• 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.
• 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.	• Lack of sidewalks. Some areas along main streets and near schools don't have sidewalks.
• Most of Grantsville's roadways within the core have wide Right of Way that would facilitate new bike lanes.	• 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	Constraints
• 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.	• 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.
• 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.	• 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 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.	• 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.
• 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.	• 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.
• Available properties for development. There are ample properties along the Main Street corridor that are available for preservation and development opportunities.	

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>

AGENDA ITEM #2

Consideration of a proposed rezone of parcels 01-066-0-0006, 23-001-0-00A, 01-112-0-0012, and 01-112-0-0011 from the A-10 and R-1-12 to the RM-15 (Multiple Residential District) for the Apple Street Townhomes Subdivision, located at approximately Cherry Blossom Lane and Apple Street, excluding 0.95 acres proposed for commercial use.



STAFF REPORT

To: Grantsville City Planning Commission

From: Shelby Moore, Planning and Zoning Administrator

Meeting Date: January 20, 2025

Public Hearing Date: January 20, 2025

Re: Consideration of a proposed rezone of parcels 01-066-0-0006, 23-001-0-00A, 01-112-0-0012, and 01-112-0-0011 from the A-10 and R-1-12 to the RM-15 (Multiple Residential District) for the Apple Street Townhomes Subdivision, located at approximately Cherry Blossom Lane and Apple Street, excluding 0.95 acres proposed for commercial use.

Application Summary

The applicant is requesting approval of a zoning map amendment for the property located at approximately Cherry Blossom Lane and Apple Street. The site consists of four parcels currently split among four zoning districts. The request seeks to consolidate the southern portion of the property into a single **RM-15 (Multiple Residential District)** while allowing a commercial component to remain along the SR-138 frontage consistent with the City's mixed-use vision.

Property Information

- **Site Address:** Approximately 500 W Apple Street
- **Number of Parcels:** Four (4)
- **Existing Zoning:**
 - RM-15 (primary zoning on the majority of the site)
 - A-10 (Agricultural)
 - R-1-12 (Single-Family Residential)
 - CS (Commercial Shopping District)
- **Proposed Zoning:** RM-15 (Multiple Residential District) for consolidation of A-10, RM-15, and R-1-12 areas

General Plan / Future Land Use

According to the City's Future Land Use Map:

- The **northern portion** of the property fronting **SR-138** is designated **Mixed-Use Density**, which supports a mixture of commercial/retail and residential uses.
- The **southern portion** of the property is designated **High-Density Single-Family Residential**.

The proposed zoning consolidation supports the intended land use pattern identified in the General Plan and allows for a cohesive transition from commercial to residential uses across the site.

Background

The subject property has a long and documented development history. The original project, known as the **Applegates Apartments**, received approval from the Planning Commission on **January 13, 2005**. Construction of the project began in 2006; however, development was eventually halted and the project was never completed.

As a result, the site has remained partially developed and encumbered by multiple zoning districts that complicate redevelopment efforts and limit the ability to implement a cohesive site plan.

Proposed Development – Apple Street Townhomes

The applicant is proposing a revised development concept titled **Apple Street Townhomes**.

- **Northern Portion:** A commercial component is proposed to remain along SR-138, consistent with the Mixed-Use Density designation and intended to support neighborhood-serving commercial uses.
- **Southern Portion:** Residential development in the form of townhomes is proposed, aligning with the High-Density Single-Family Residential land use designation.

To facilitate this development, the applicant is requesting consolidation of the **A-10, RM-15, and R-1-12** zoning districts into a single **RM-15** district. This action would allow for unified development standards, improved site planning, and elimination of regulatory inconsistencies.

*** 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.

Zoning Compatibility and Analysis

- The RM-15 zoning district supports attached residential housing types, including townhomes.
- Maintaining commercial zoning along the SR-138 frontage.
- Consolidation of zoning districts improves efficiency in infrastructure planning, access management, and overall site design.

Findings

1. The proposed rezone is consistent with the City's General Plan and Future Land Use Map.
2. The RM-15 zoning district is appropriate for the size, location, and development history of the property.
3. The request supports reinvestment and redevelopment of a long-vacant and partially improved site.
4. The rezone creates a logical transition between commercial uses along SR-138 and residential development to the south.
5. Approval of the rezone promotes orderly growth and efficient land use within the City.

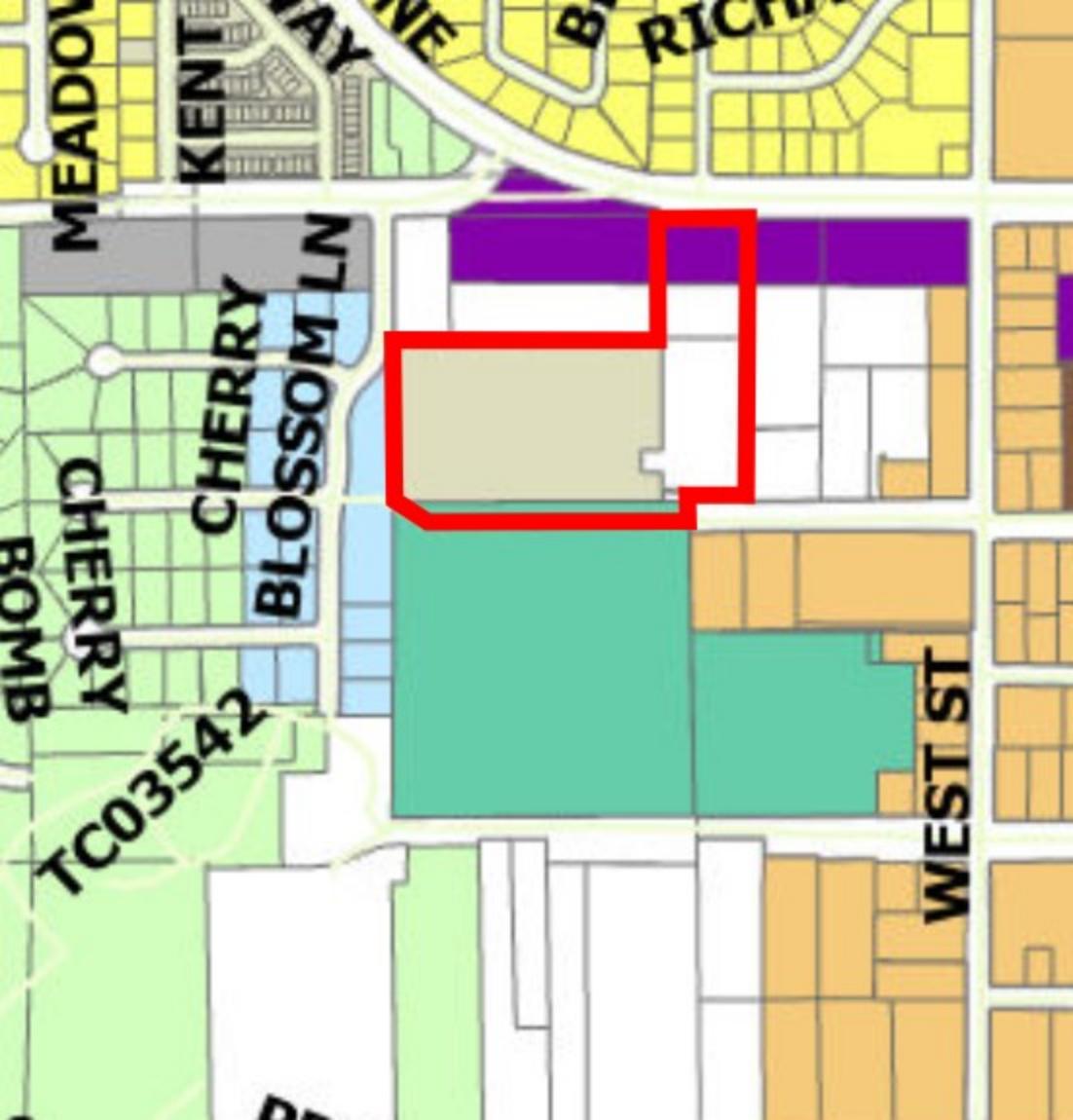
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4. CONSIDERATION OF A MULTI-HOUSING PROJECT FOR STEVE WALKER AND RUSS CHRISTENSEN LOCATED AT THE WEST END OF APPLE STREET: Gary Pinkham asked how the gated aspect would be managed if an emergency vehicle had to get through? Steve stated there is a breakaway mechanism that would be activated. There will be a punch board keypad for the tenants. Nicole asked if they could get the police a copy of the code for the keypad? Steve stated they could. Guests will use a phone to gain access, or they could park on the street and walk in. There will be an on-site manager, he said. Gary Pinkham asked if the storage units that are indicated on the drawings are garages? Steve said yes, a combination garage and storage area. I don't see any details on the retention pond, stated Gary Pinkham. There are going to be a total of four (4) ponds, said Steve. Rebecca asked how the park area is going to be maintained? It will be a

landscaped area, stated Steve. The City Council would not waive the park impact fee, so we didn't want to put it in. We will fence it in along with the rest of our property. The fence will go to the backside of the west property line, for liability reasons. Ron asked, "so it won't be fenced in?" No, not at this time, said Steve. We don't have a design or plan for doing a park area right now, Steve said. What do you mean by maintain it, asked Rebecca? We'll mow it and keep it clean, said Steve. The plans show a gravel drainage ditch, said Gary Pinkham, and I don't see where culverts are installed. Steve said they are right at the end of the first building, and then in the middle, and then the other end. We'll make enough connections to get everything into the storm system, Steve stated. Gary Pinkham asked about the fire system being just one (1) connection? Steve stated that would be adequate. Gary said it is a big area. Steve asked if he wants two (2) on the loop? You have one (1) eight (8) inch line feeding four (4) hydrants, asked Gary? Is there a PRV on the main line? No, said Steve, there is not. They are on the high side there, stated Craig Neeley, all the way to West Street. There is a twelve (12) inch main that comes down from Cherry, stated Craig. It isn't depicted right on the drawings. Are they downsizing the mainline, asked Gary Pinkham? No, said Craig, it is primary flow. Garry Bolinder asked how the phasing is planned? Building A & B will be in Phase 1, said Steve. We will finish Apple Street before we start anything else. We also have the property that leads up to Main Street, he said. We will come in with the construction traffic through there anyway. Garry asked if they would install temporary construction fences? Steve said yes. Our main purpose to begin with will be to complete Apple Street and get all utilities to the site first before work starts on-site, stated Steve. Ron asked who owns Apple Street? Steve stated Ed Watson owns it and will be the one dedicating it to the City after it is upgraded, which is part of our agreement, he said. What is your paving section going to be, asked Ron? We will have six (6) inches of concrete, said Steve. We don't have any detail on the parking area, Steve stated. Craig Neeley stated they need to correct the word "wrought" iron fence. It is spelled wrong throughout the drawings. It will have concrete columns with steel rods throughout the fence, stated Steve. It will be very decorative. We plan sidewalk on the south side of Apple Street only, stated Steve. There will be a twenty-three foot off-set on Apple Street where the sidewalk is. We want it to be curved, not a straight line of sidewalk, he said. Craig Neeley stated he needs a comprehensive drainage report and on the street dedication, there is a gap that must be fixed. There is a reason for that, stated Steve, part of the ground has been given back to the property owners on the West Side of Cooley Street. That makes about a nine (9) foot difference, he said. We will fix that, stated Steve. The sewer main needs to be extended to their west property line, stated Craig Neeley. Ok, we have no problem with that, Steve said. Ron asked about the conveying of the road and the mechanism they plan to use to do the conveying? Steve stated they plan to use a deed. Nicole stated that Gary Pinkham had made a motion at the last meeting that any approval is tied to the dedication of the road. Gary Fawson stated he is really impressed with the landscape plan. The only problem is that Maple trees don't do that well in this area. Steve asked about Ash trees? They do better than Maple, stated Gary Fawson. River Birch doesn't do well either, he said. Look for alternatives for those type of trees, Gary Fawson said. Rebecca commented that

Flowering Pears do well, and some Elms. Nicole stated that the Commission has covered most everything. The road dedication was the most important, she said. We need a preliminary title report so that when we get the road we know the City owns it, stated Ron. Are you planning on using irrigation, asked Mike? Yes, said Steve. We will take care of each one of Craig's comments, stated Steve. Gary Fawson moved to approve the Applegate Apartments for Steve Walker and Russ Christensen with the stipulation that all of the corrections from Craig Neeley's comments are completed, the change to the tree species from Maple and River Birch to a hardier tree taken from Grantsville's list, a review completed by the Fire Department, City Council and city engineer review and approval of the road dedication, a preliminary title report for Ron Elton to review, all off-site improvements to be bonded for, and park area to be maintained by the applicant. Garry Bolinder seconded the motion. All voted in favor and the motion carried.



SAGE WOOD
CIRCLE

CHERRY
BLOSSOM
WAY

Mixed-Use Density
(A mixture of commercial/retail and residential uses, allowing up to 10 units per acre where surrounding uses are compatible. Heights are limited to two stories, or a maximum of 35' above grade at street. Three stories above grade at street and/or 15 units per acre may be approved with special considerations of landscaping, buffering, and architectural design that fit the scale of the surrounding properties in the zone.)

High Single Family Density Residential
(Residential uses, allowing a maximum of 6 dwelling units per acre)

35

36

(400) WEST

VINE

APPLE

PLUM

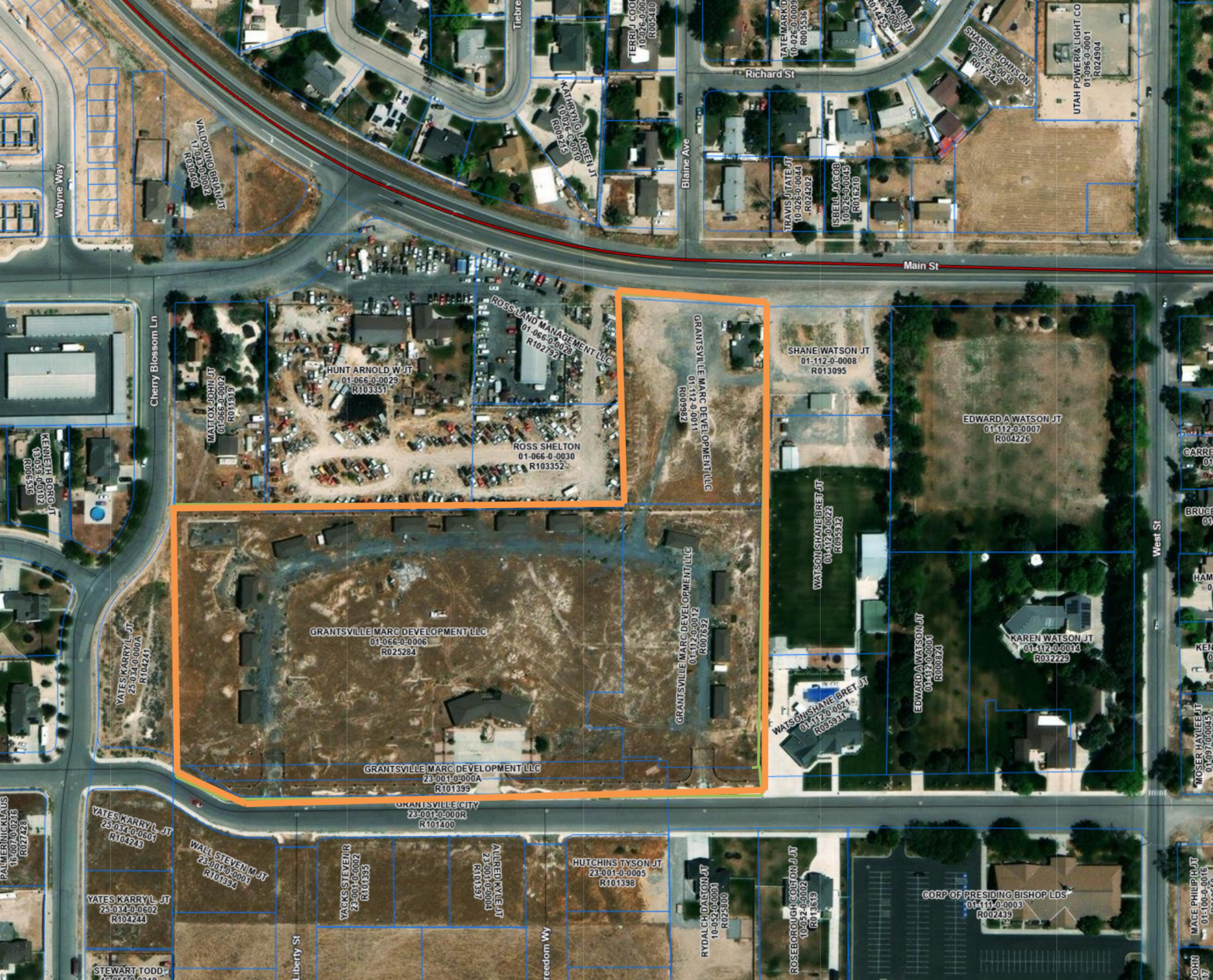
CHERRY

PEACH

(100 SQ)

(200 SQ)

DUPREE (300 SQ)



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

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[Purpose Of This Plan](#)

[Development Of This Plan](#)

[Amending The General Plan](#)

[Implementation](#)

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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](#)

[Community Core Values](#)

[Community Characteristics](#)

[Regional Context + Anticipated Changes](#)

[Socioeconomic Indicators](#)

[Land Capacity Analysis](#)

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 of 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.

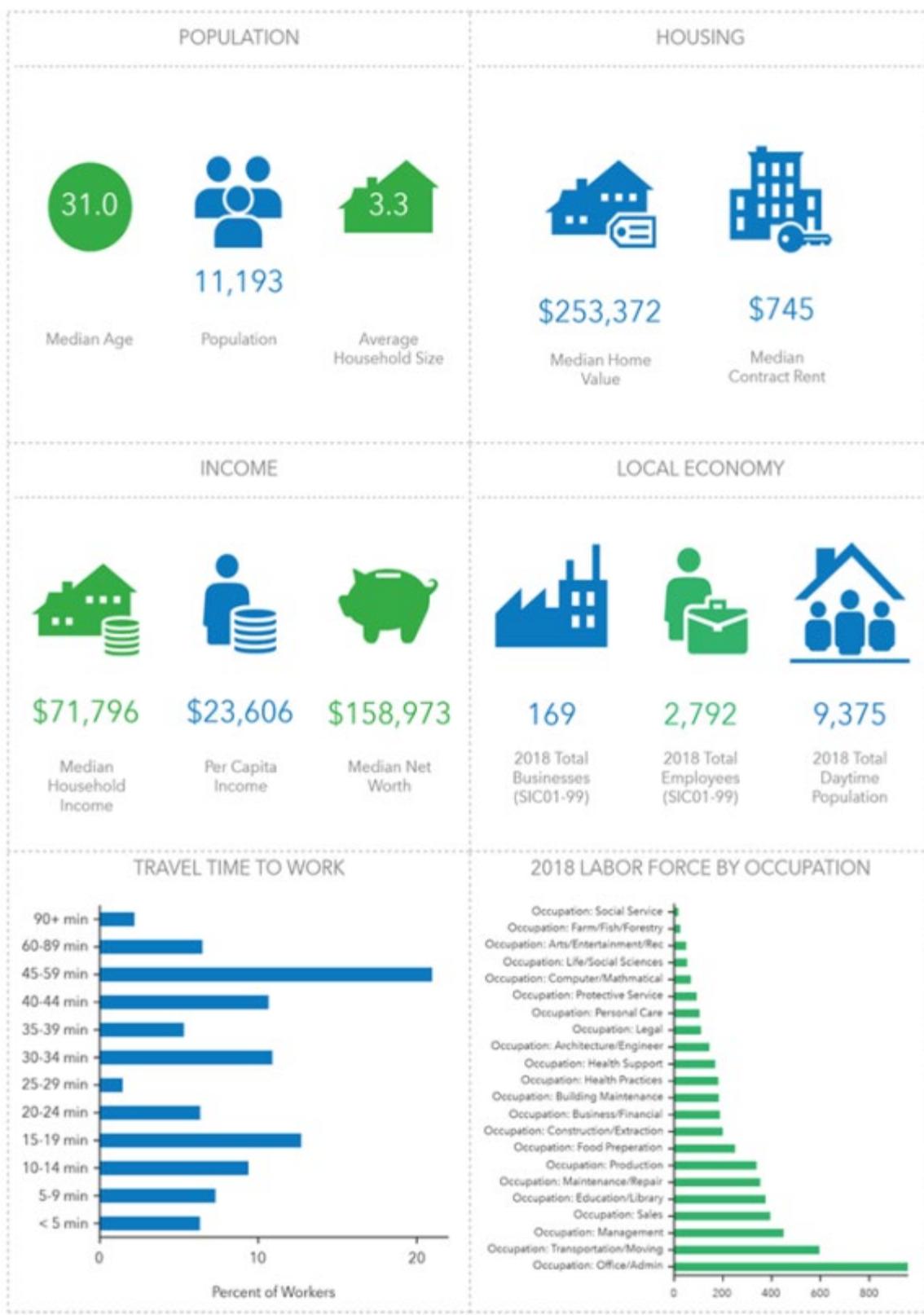
Grantsville is conveniently located within close proximity to the regional hub of Tooele, as well as the greater Salt Lake Valley area. This convenient access has allowed Grantsville to witness an increase in residential growth. While this access allows for individuals to live within the municipality 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.

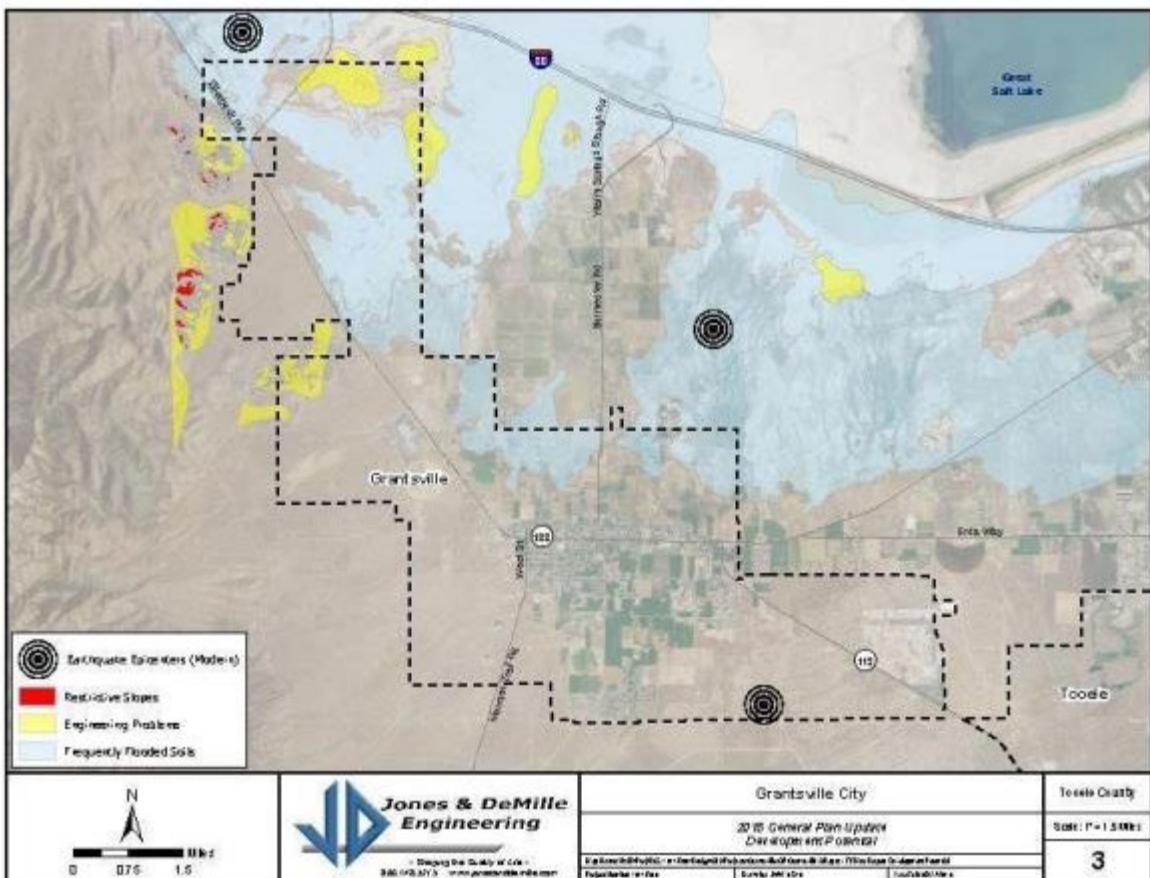


Land Capacity Analysis

The health, safety, and welfare of citizens is the first priority of the City. Special consideration should be given to the built environment and infrastructure that are readily available within the municipality, as well as potentially problematic slopes, soils, or drainage.

The City's development potential is somewhat constrained because of the high water table on the North side of town. It should be noted that this area will require additional geotechnical analysis to determine the highest and best use for the land. All proposed uses should be properly vetted and ensure that they meet the future land use and density regulations.

The map below indicates problematic areas that will require special consideration when reviewing development requests.



Land Use

Conditions Prior To Implementation

Land Use Designations

Future Land Use Map

Annexation

Goals + Policies + Land Use

Strategies - Land Use

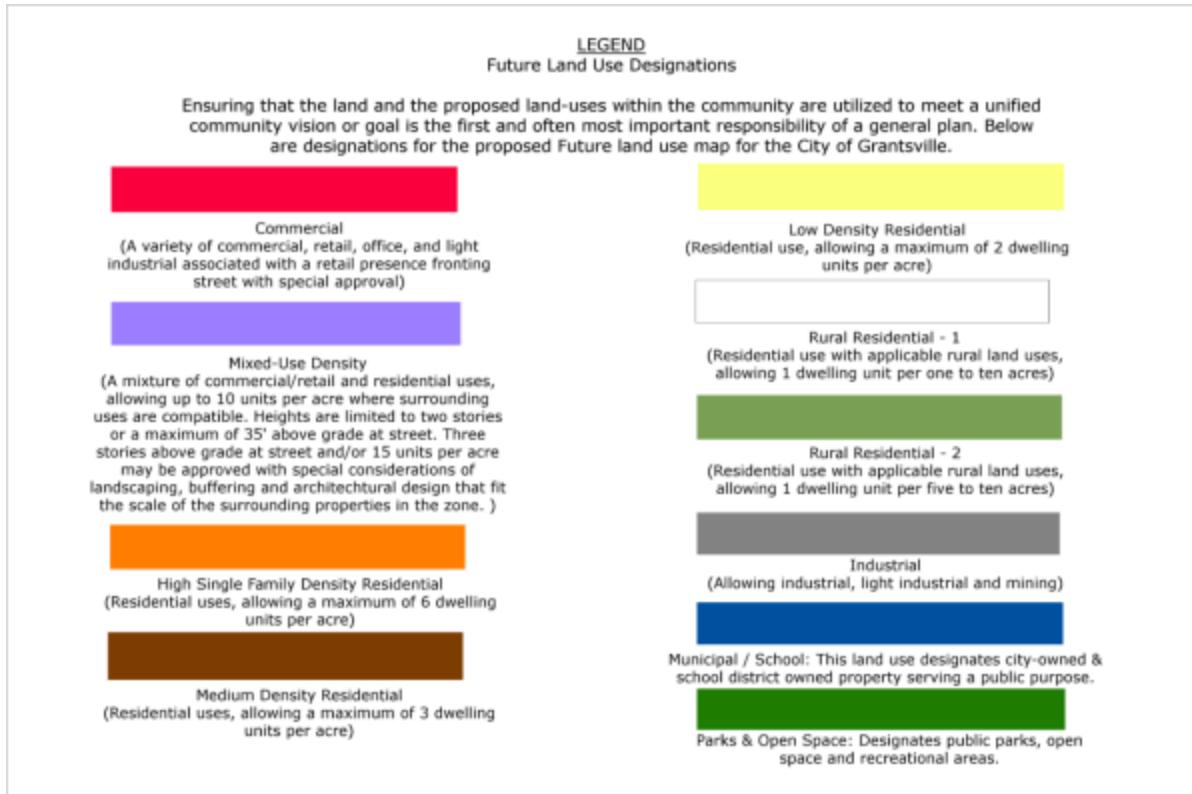
Conditions Prior To Implementation

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:

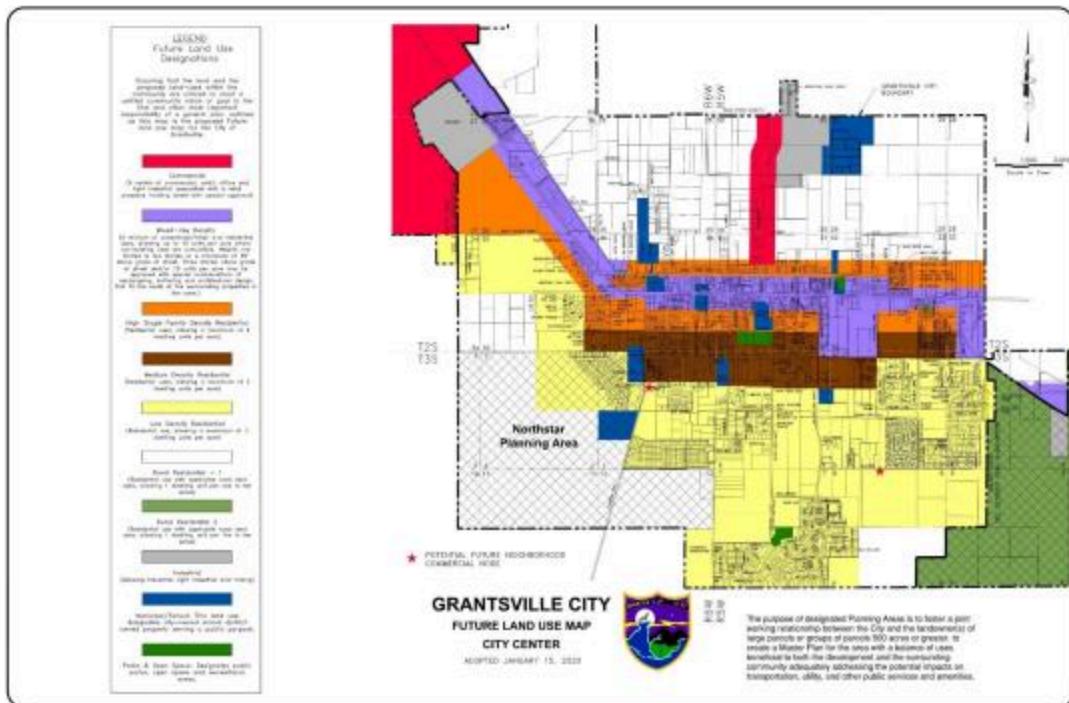


Future Land Use Map

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.

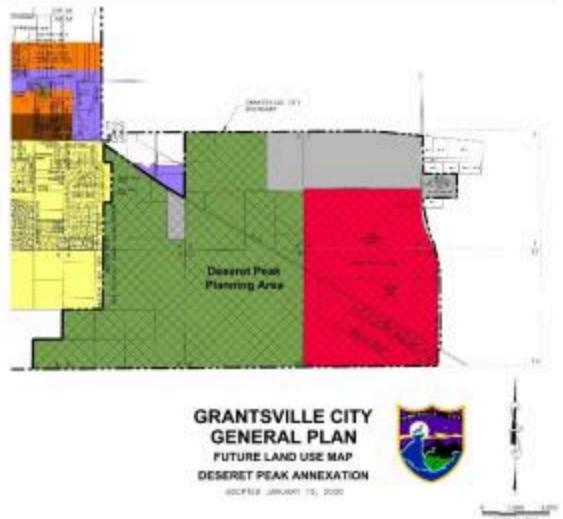
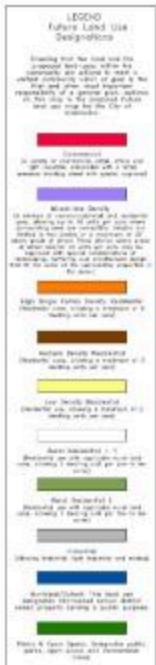


Annexation

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
GENERAL PLAN
FUTURE LAND USE MAP
DESERET PEAK ANNEXATION**

EDITION: JANUARY 15, 2020



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 800 acres or greater, to evaluate a future use for the area within the context of the benefits to both the developer and the surrounding community adequately addressing the potential impacts on transportation, utility, and other public services and amenities.

0 1000 1000
Scale in Feet

GRANTSVILLE CITY

FUTURE LAND USE MAP

FLUX ANNEXATION

ADOPTED JANUARY 15, 2020



LEGEND Future Land Use Designations

Drawing for the land and the proposed land-uses within the community are utilized to meet a unique and specific goal. The first and often most important responsibility of a general plan, outlined on this map is the proposed Future Land Use Map for the City of Grantsville.

Commercial
(A variety of commercial, retail, office and light industrial businesses with a retail presence, having street with special appeal)

Mixed-Use Density
(A mixture of commercial/retail and residential uses, allowing up to 10 units per acre where commercial and residential uses are mixed and limited to two stories or a maximum of 25 above grade of stories. These areas should provide an overall mix of uses and should be represented with specific considerations of landscaping, buffering and architectural design that fit the scale of the surrounding properties in the area.)

High Single Family Density Residential
(Residential uses, showing a minimum of 8 dwelling units per acre)

Medium Density Residential
(Residential uses, showing a minimum of 3 dwelling units per acre)

Low Density Residential
(Residential uses, showing a minimum of 2 dwelling units per acre)

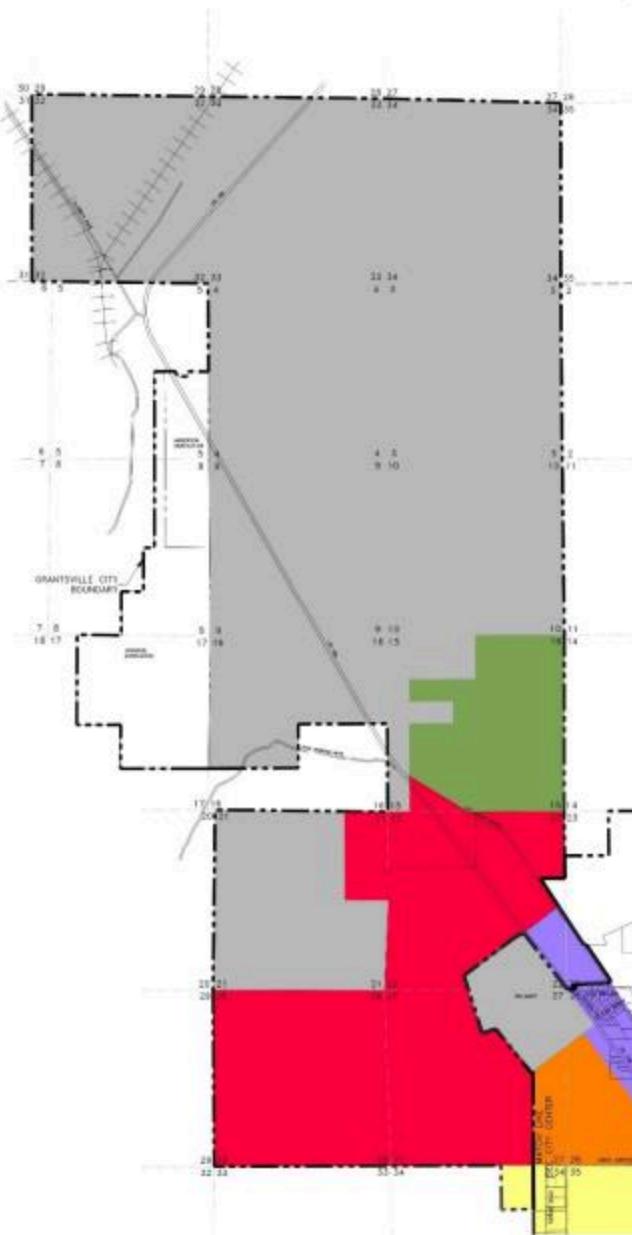
Rural Residential 1
(Residential use with applicable rural zone uses, allowing 1 dwelling unit per acre to ten acres)

Rural Residential 2
(Residential use with applicable rural zone uses, allowing 1 dwelling unit per acre to ten acres)

Industrial
(Working industrial, light industrial and mining)

Municipal/School
(This land use designates city-owned school district owned property serving a public purpose)

Parks & Open Space
(Designates public parks, open spaces and recreational areas.)



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 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.
2. Provide for the reservation of adequate land to meet projected institutional and infrastructure needs.
3. Ensure compatibility of future land uses with adjoining properties.
4. Promote neighborhood commercial development in targeted areas, to preserve existing or planned residential development without detracting from the residential character of the community. 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.
7. Allow the sizes of lots/units within a subdivision to vary from the zoning requirement while maintaining the overall zoning density of the parcel to provide Improved Open Space through the Planned Unit Development (PUD) Process.

HISTORY

Amended by Ord. [2020-26](#) on 9/2/2020

Strategies - Land Use

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

Community Character

Street Design + Edges

Historic Preservation

Nonconforming Uses

Goals + Policies + Community Design

Strategies - 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. Business 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 balance 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 - Community Design

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 \(Economic Development\)](#)

[Areas Of Potential](#)

[Goals + Policies + Economic Development](#)

[Strategies - Economic Development](#)

[Conditions Prior To Implementation \(Economic Development\)](#)

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](#)

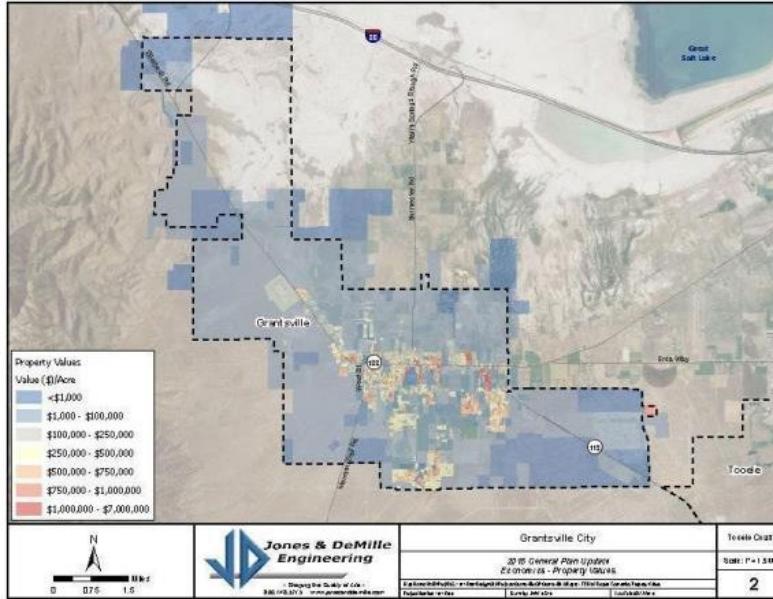
• A major distribution center with approximately 1.3 million square feet of floor space has created a significant positive economic impact to the City both in terms of tax base and increased housing development and has also generated spin-off projects and businesses. • Commercial/industrial development 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)	Dollar Leakage
	City	County	State		
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 - Economic Development

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 \(Transportation\)](#)

[Future Transportation Map](#)

[Impact Fees + Traffic Impact Studies](#)

[Roadway Design](#)

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[Goals + Policies + Transportation](#)

[Strategies - Transportation](#)

Conditions Prior To Implementation (Transportation)

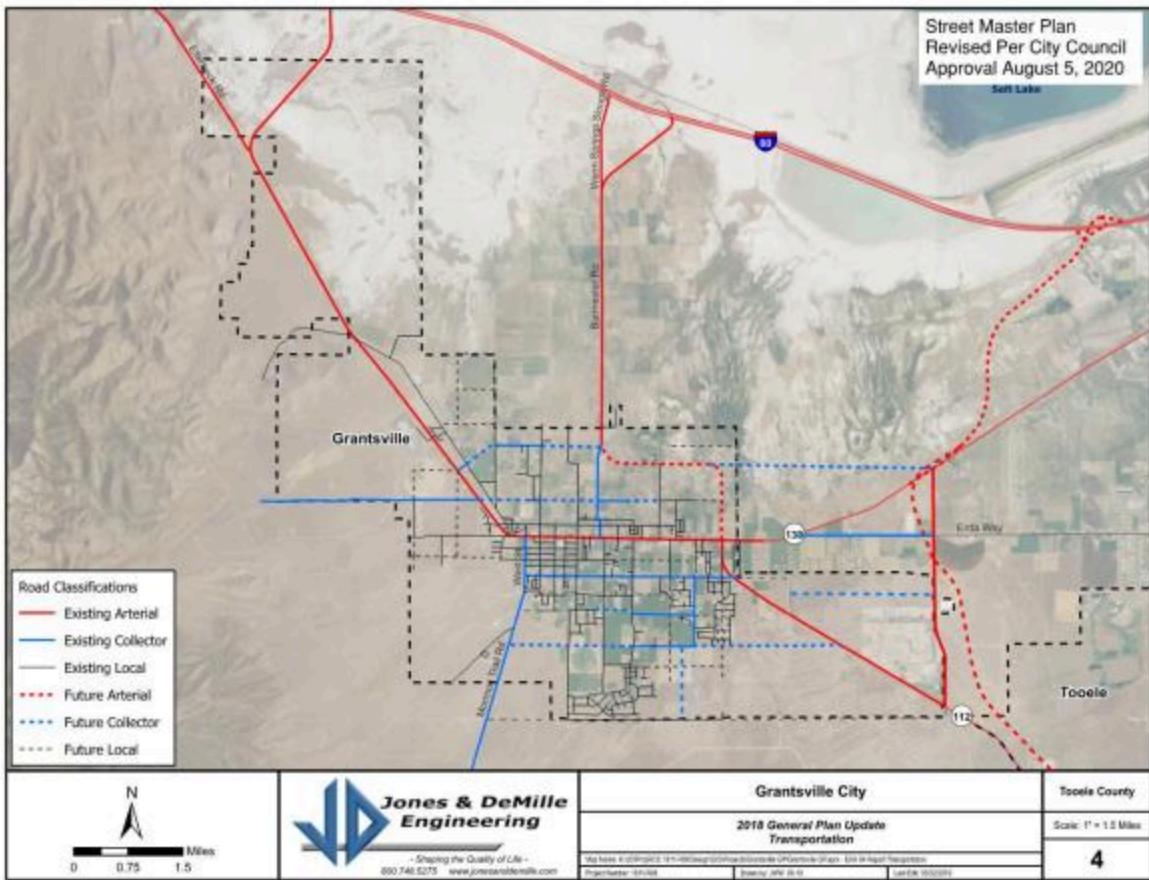
It is essential to analyze and recommend roadway improvements based on an understanding of the historical land use patterns within Grantsville. Land use develops along transportation corridors and typically shapes and follows the future land use plans identified by the City.

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 vehicle, 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 - Transportation

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 (Housing)

Moderate Income Housing

Future Demand

Goals + Policies - Housing

Strategies - Housing

Conditions Prior To Implementation (Housing)

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 - Housing

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.

Recreation + Open Space

[Conditions Prior To Implementation \(Recreation + Open Space\)](#)

[Recreation Plan](#)

[Special Protection Areas](#)

[Recreation Spaces](#)

[Potential Improvement Opportunities](#)

[Goals + Policies - Recreation And Open Space](#)

[Strategies - Recreation And Open Space](#)

Conditions Prior To Implementation (Recreation + Open Space)

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:

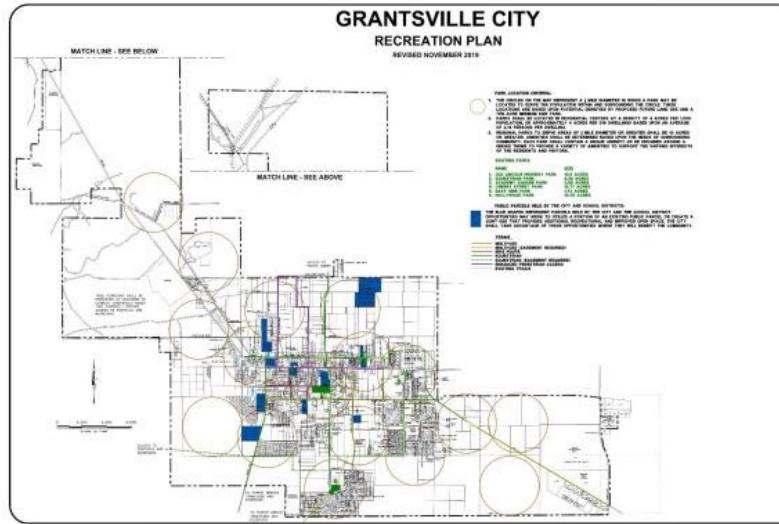
- Convenient Access - Recreational assets surround the community and are quickly accessed through pedestrian, vehicular, and bicycle access.
- Ample land (privately held) is available around the perimeter of Grantsville, allowing for expansion of recreational opportunities into regional amenities (i.e. 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](#)



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.

Recreation 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 4. 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.

1. Use option or right of first refusal contracts with landowners to secure acreage for future parks as property becomes available.
2. Develop a plan for using fees acquired from “fee in lieu” payments as development continues.
3. Seek grant opportunities to purchase land for regional parks and recreational amenities.
4. Set standards for regional/ neighborhood parks and recreational facilities.

Strategies - Recreation And Open Space

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 (Infrastructure And Public Facilities)

Culinary Water

Secondary Water

Water Sources

Natural Gas

Wastewater System

Power

Sanitation

Schools

Emergency Preparedness + Resilience

Anticipated Changes

Goals + Policies - Infrastructure And Public Facilities

Strategies - Infrastructure And Public Facilities

Introduction (Infrastructure And Public Facilities)

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.

Culinary Water

Water planning and the efficient use of water is a city-wide priority. Grantsville City has five (5) water sources, four (4) water storage tanks, and a distribution system consisting of pipelines ranging from 4-inches to 16-inches in diameter. The City's current distribution system meets the City's required level of service.

Deseret Peak has existing culinary water rights that have been deeded to the city.

Secondary Water

The Grantsville Irrigation Company provides secondary water, but it is limited to the supply available.

Water Sources

Grantsville City holds water rights available for municipal, recreation, and irrigation use. The City has also acquired other minor culinary 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 that receive 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 that protect public drinking water. State rules and water source protection plans provide standards specifically for land uses authorized by local governments.

Natural Gas

Grantsville City residents purchase their natural gas directly from Dominion Energy. 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 8 to 18-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 central trunk line through a series of interceptor pipelines and lift stations.

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 that 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 - Infrastructure And Public Facilities

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 $\frac{1}{2}$ 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](#)
- [Implementation Recommendation - Roles + Responsibilities](#)
- [Implementation Recommendation - Best Practice Ideas](#)

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

[IDEA 1 - Improve Plan And Budget Integration](#)

[IDEA 2 - Community Clean-Up Initiative Enforcement](#)

[IDEA 3 - Agenda Alignment](#)

[IDEA 4 - Adequate Public Facilities \(Concurrence\)](#)

[IDEA 5 - Development Process Flowchart](#)

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 be 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

[Regional Context + Anticipated Changes \(Appendix 2\)](#)

[Community Characteristics \(Appendix 2\)](#)

[Socioeconomic Indicators \(Appendix 2\)](#)

[Opportunities + Constraints \(Appendix 2\)](#)

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

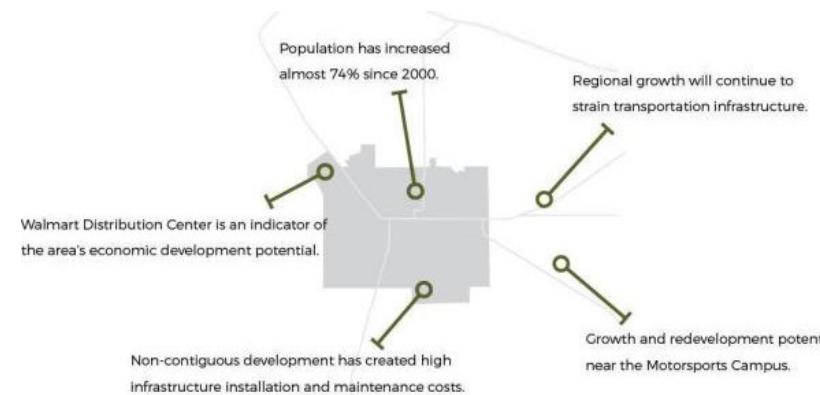
Regional Context + Anticipated Changes (Appendix 2)

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 (Appendix 2)

[COMMUNITY DRAW](#)

[GROWTH PRESSURE](#)

[RURAL CHARACTER](#)

[CONVENIENT ACCESS](#)

[SMALL BUT GROWING LOCAL ECONOMY](#)

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

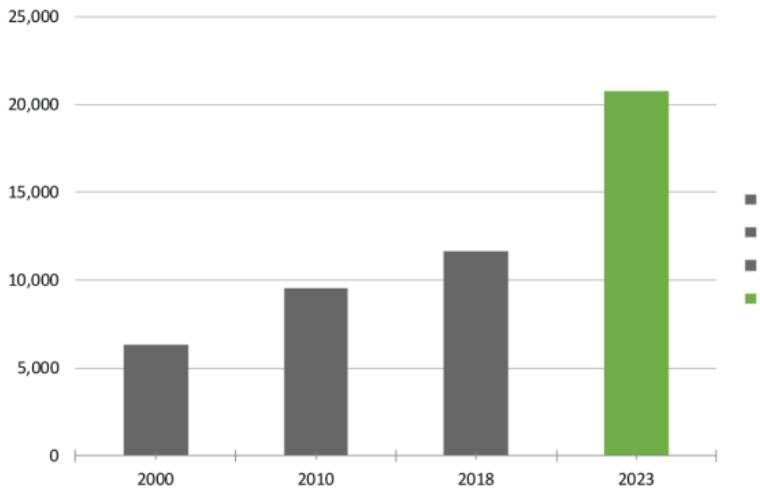
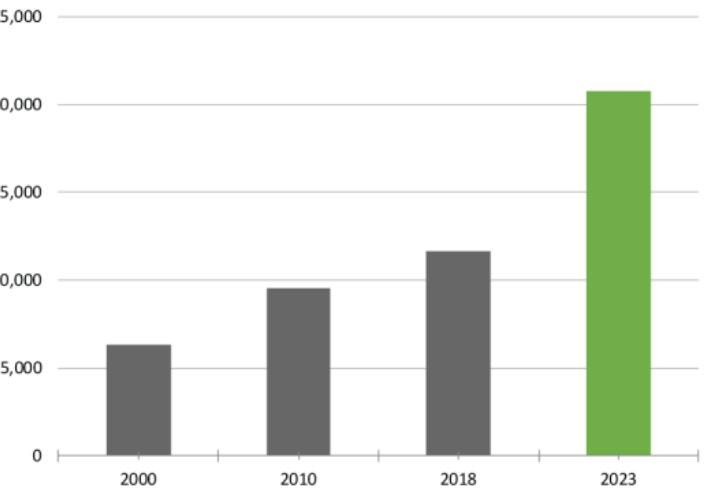
Grantsville is conveniently located within proximity to the regional hub of Tooele, as well as the greater Salt Lake Valley area. This convenient access has allowed Grantsville to witness an increase in residential growth. While this access allows for individuals to live within the municipality and work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

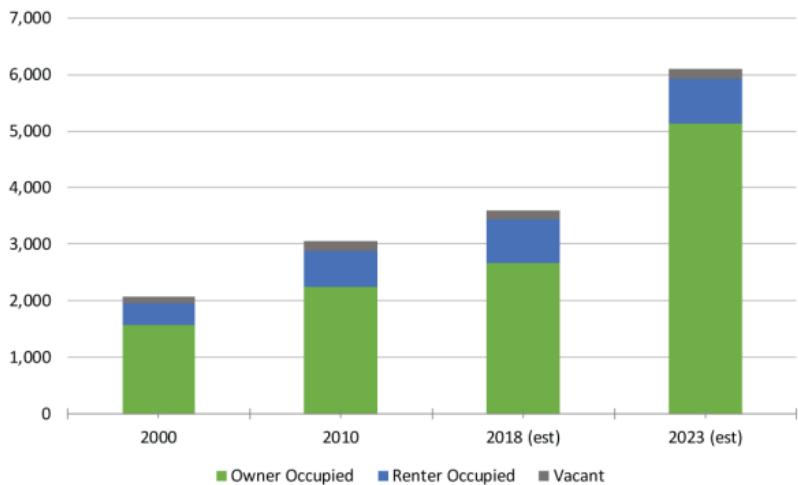
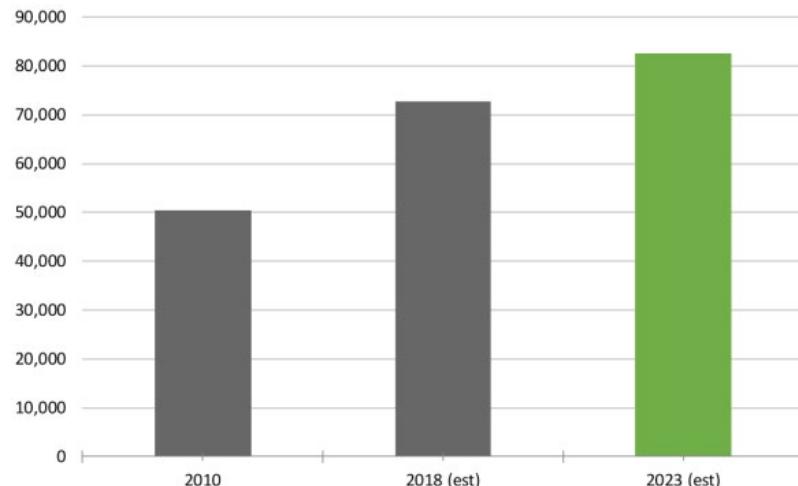
SMALL BUT GROWING LOCAL ECONOMY

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 (Appendix 2)

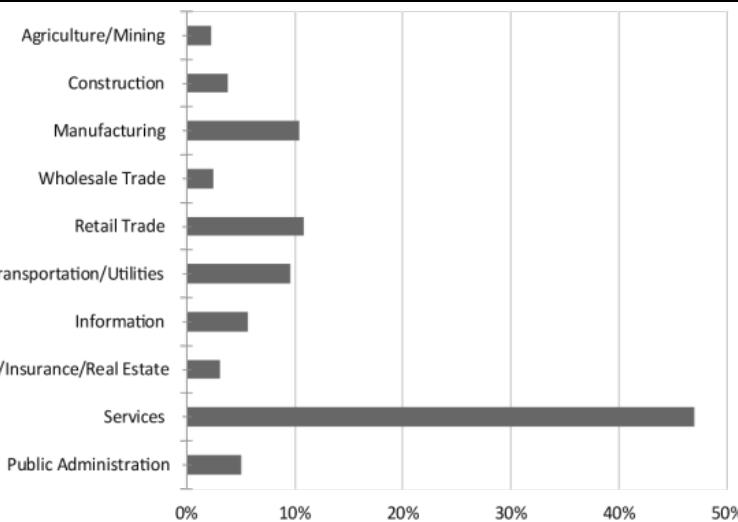
Following are key community statistics for the City of Grantsville. The information was collected to assist in developing the land use policies contained in this plan. All the information and graphics are based upon ESRI Living Atlas Database and ESRI Business Analyst Data. Sales tax data was collected 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	HOUSEHOLDS
<p>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).</p> 	<p>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.</p> 
INCOME	HOUSING UNITS
<p>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.</p>	<p>It is estimated that 74.3% of the 3,592 housing units in the area are currently owner occupied; 21.7% are 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.</p>



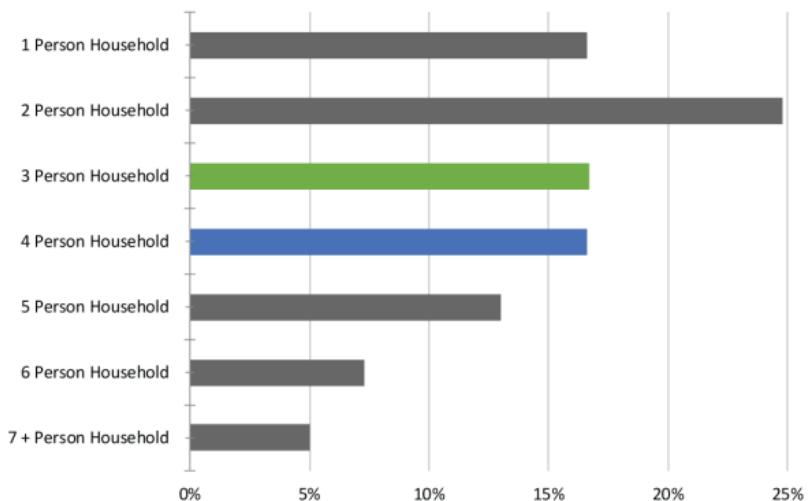
EMPLOYMENT

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.



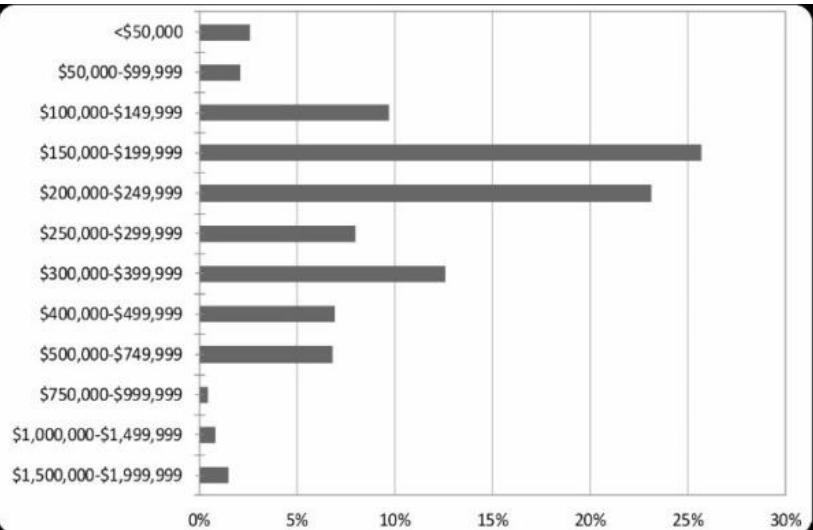
HOUSEHOLD SIZE

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



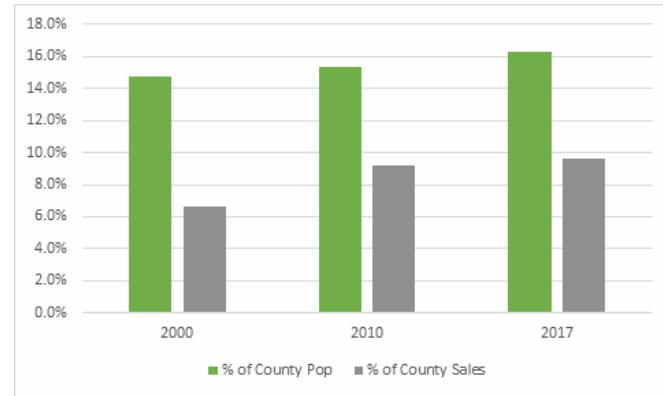
HOUSING VALUES

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.



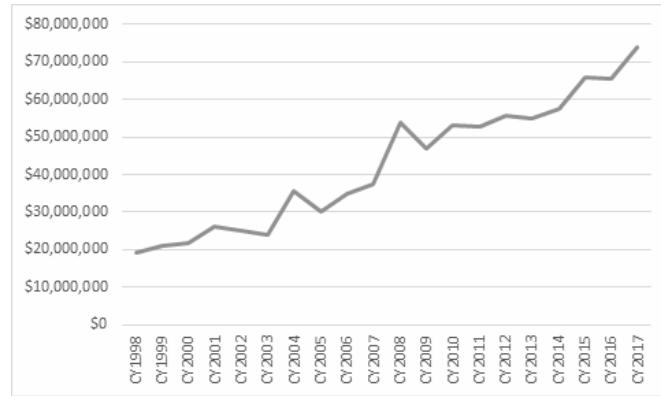
TAXABLE SALES AS A PERCENT OF TOTAL COUNTY SALES

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 (Appendix 2)

Recreation And Housing

Infrastructure And Transportation

Community Character And Economy

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	Constraints
<ul style="list-style-type: none"> Convenient Access. Recreational assets surround the community and are quickly accessed through pedestrian, vehicular, and bicycle access. 	<ul style="list-style-type: none"> 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.
<ul style="list-style-type: none"> Ample land is available around the perimeter of Grantsville, allowing for expansion of recreational 	<ul style="list-style-type: none"> Recreational opportunities are often bound by roadways. While the roadways provide convenient access to

opportunities into regional amenities (i.e. trails along foothills).	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.
• 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.	• 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.
• The family-friendly atmosphere and relationships between community members in Grantsville is an asset.	• Many residents voiced concerns that there are not a lot of after school options for youth and consider a “Rec Center” as a solution.
• Increased Density. Ample areas for increased housing density in the downtown core and immediately adjacent areas	• Lack of Options. Residents are vocal about not having adequate and affordable housing for first-time home buyers or lower-income families.
• 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.	

Infrastructure And Transportation

Opportunities	Constraints
• 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.	• 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.
• 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.	• Lack of sidewalks. Some areas along main streets and near schools don't have sidewalks.
• Most of Grantsville's roadways within the core have wide Right of Way that would facilitate new bike lanes.	• 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	Constraints
• 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.	• 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.
• 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.	• 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 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.	• 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.
• 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.	• 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.
• Available properties for development. There are ample properties along the Main Street corridor that are available for preservation and development opportunities.	

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>

AGENDA ITEM #3

Discussion of a proposed new use for Micro-Entrepreneurship within the RM-7 zoning designation.



STAFF REPORT

To: Grantsville City Planning Commission

From: Shelby Moore, Planning and Zoning Administrator

Meeting Date: January 20, 2025

Public Hearing Date: January 20, 2025

Re: Discussion of a proposed new use for Micro-Entrepreneurship within the RM-7 zoning designation.

Recommendation

Staff recommends that the Planning Commission **review, discuss, and provide direction** on whether the proposed Micro-Entrepreneurship use should be added to the RM-7 zoning district as a **Conditional Use**, subject to clear operational and compatibility standards.

Background

Grantsville City continues to experience increased interest in small-scale, locally owned businesses that operate at a neighborhood-compatible intensity. Many residents are seeking flexible opportunities for self-employment, cottage industries, and professional services that do not align neatly with traditional residential or commercial zoning categories.

The proposed Micro-Entrepreneurship use is intended to bridge that gap by allowing limited, low-impact business activity within residential districts—specifically RM-7—while preserving neighborhood character and minimizing land use conflicts.

Purpose & Intent

The purpose of the Micro-Entrepreneurship use is to:

- Support local economic vitality and innovation
- Encourage small, independent businesses and self-employment
- Provide flexibility within residential zoning without creating commercial corridors
- Maintain Grantsville City's rural and residential character

This use is intentionally narrow in scope and scale to ensure compatibility with surrounding residential development

Proposed Use Description

Micro-Entrepreneurship is defined as a **single, low-intensity micro-business** operating within one building or site, with the following characteristics:

- No more than **two (2) employees**
- Customer traffic limited to approximately **1–2 customers per hour**
- Activities conducted **primarily indoors**
- Minimal environmental, traffic, and visual impacts

This use is not intended to accommodate industrial operations, large-scale retail, or high-traffic commercial uses

Permitted Activities (Subject to Approval)

Examples of activities that may be allowed include:

- Artisan or craft production (woodworking, art, textiles, small-batch goods)
- Cottage-scale or micro-enterprise food production consistent with State and County health regulations
- Professional and creative offices (design, consulting, technology services)
- Personal services by appointment (tutoring, small repairs)
- On-site and online sales incidental to production or services

All activities would remain subject to Planning Commission review and conditions

Operational Limitations

To ensure neighborhood compatibility, the proposed standards include:

- One (1) operator or tenant unless otherwise approved
- Retail sales secondary to production or service

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- No wholesale distribution
- No outdoor production unless specifically approved
- Events or classes limited in size and frequency

These limitations are designed to keep impacts comparable to a home occupation while allowing greater flexibility where appropriate

Compatibility Standards

Key compatibility measures include:

- Noise, odor, vibration, and emissions limited to residential-level impacts
- Noise not to exceed **85 decibels measured 20 feet from the property line**
- Hours of operation limited to **7:00 a.m. – 7:00 p.m.**
- No outdoor storage unless screened and approved
- Downward-directed lighting with no light trespass
- Signage compliant with Chapter 20
- Traffic generation comparable to a home occupation

These standards are critical to maintaining the integrity of RM-7 neighborhoods

Site & Development Standards

- Parking, setbacks, landscaping, and buffering must comply with RM-7 requirements
- Existing structures may be reused where code-compliant
- Minimum lot frontage of **200 feet**

A site plan meeting Chapter 11 Site Plan Review requirements would be required with any application

Approval Type

The proposed Micro-Entrepreneurship use would require **Conditional Use Permit approval** by the Planning Commission, allowing for case-by-case evaluation and tailored conditions.

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Policy Considerations for the Planning Commission

The Commission may wish to discuss:

- Whether RM-7 is an appropriate district for this use
- Whether additional limitations or safeguards are needed
- How this use aligns with the City's long-term economic and land use goals
- Whether this model could be expanded to other residential districts in the future

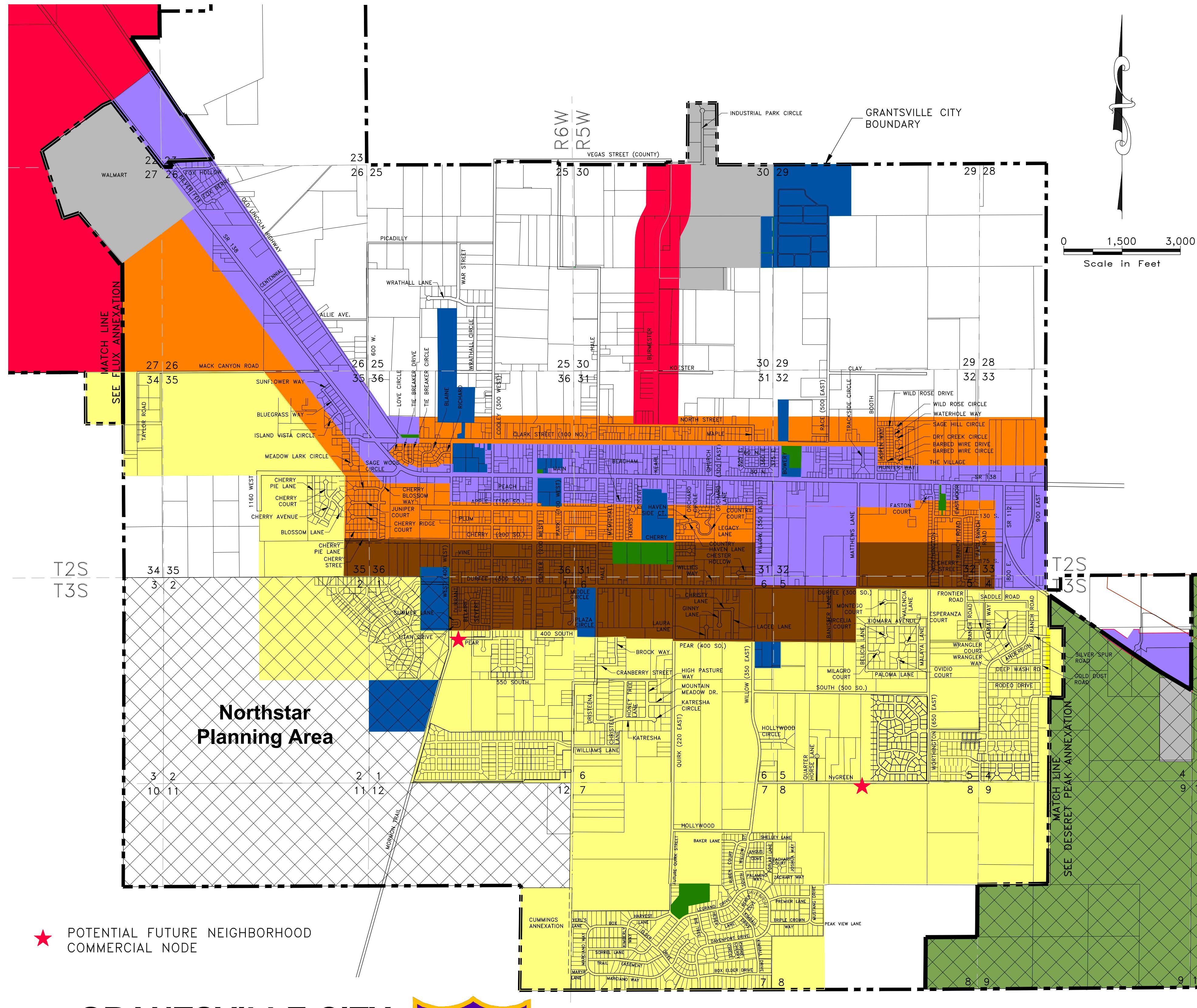
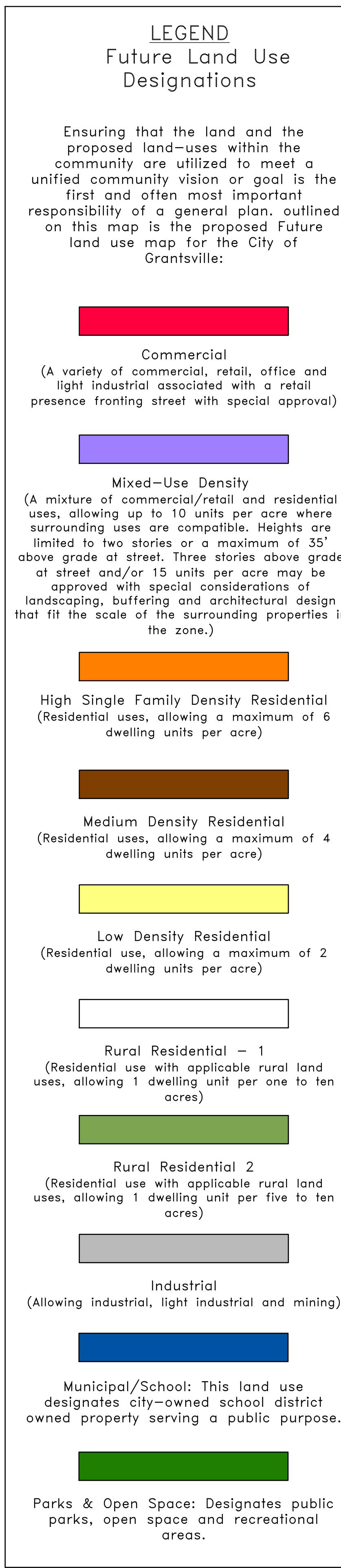
Conclusion

Micro-Entrepreneurship represents a forward-thinking approach to land use that supports economic resilience while respecting neighborhood character. With clear standards and Planning Commission oversight, this use has the potential to strengthen Grantsville's local economy without undermining residential quality of life.

Staff looks forward to Commission direction on next steps.

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Micro Entrepreneurship

A. Purpose & Intent

The purpose of the Micro Entrepreneurship use is to support small, locally owned businesses that operate at a low-intensity and neighborhood-compatible scale. This use is intended to encourage economic vitality, self-employment, and innovation while preserving Grantsville City's rural character and minimizing land-use impacts such as traffic, noise, and visual clutter.

B. Use Description (What It Is)

Micro Entrepreneurship is a small-scale use consisting of **one** independent micro-business operating within a single building or site. Activities are primarily conducted indoors and are characterized by:

1. No more than **two (2) employees**, and
2. Customer traffic limited to approximately **one to two (1-2) customers per hour**, and
3. Low environmental impact.

Indoor activities are defined as business operations conducted entirely within an enclosed structure, including production, preparation, assembly, storage, office work, instruction, and customer interactions, with no regular outdoor business activity.

The use may include small scale, small services, or limited sales that are incidental and proportional to the small scale of the operation.

This use is not intended for industrial operations, large-scale retail, or high-traffic commercial centers.

C. Permitted Components (What's Allowed)

The following activities may be permitted individually or in combination, subject to the Planning Commission approval and conditions:

1. Artisan or craft production. (e.g., woodworking, art, textiles, small-batch goods)
2. Cottage-scale and Micro Enterprise Kitchen food production consistent with Utah State Law 4-5a, 26B-7-416, and Tooele County Health Department.
3. Professional or creative offices. (e.g., design, consulting, technology services)
4. Personal services by appointment. (e.g., tutoring, repair services)
5. On-site and online sales of goods and produce.
6. Accessory storage directly related to on-site activities.

D. Operational Limitations (How It Operates)

1. Businesses shall be small-scale and non-industrial in nature.
2. The maximum number of tenants or operators shall be limited to one (1), unless otherwise approved.
3. Retail sales shall be secondary to on-site production or services.
4. Wholesale distribution is prohibited.
5. No outdoor production activities unless expressly approved by the Planning Commission, subject to compatibility standards.
6. Events, classes, or demonstrations shall be limited in size and frequency and may require additional approval.

E. Compatibility Standards

1. Noise, odor, vibration, and emissions shall not exceed levels typical of residential or low-intensity areas of no more than 85 decibels as measured 20 feet from the property line.
2. Outdoor storage is prohibited unless screened and approved by the Planning Commission.
3. Hours of operation shall be limited to **7:00 a.m. to 7:00 p.m.** to ensure neighborhood compatibility.
4. Lighting shall be downward-directed. Minimized, and no light trespassing.
5. Signage shall comply with applicable sign regulations chapter 20..
6. Traffic generation shall be comparable to a home occupation.

F. Site & Development Standards

1. Parking, setbacks, landscaping, and buffering shall comply with the requirements of the underlying zoning district.
2. Existing structures may be reused or adapted where compliant with applicable code requirements.
3. Lots used for Micro Entrepreneurship shall have a minimum of 200 feet of frontage.

G. Approval Type

Conditional Use, as determined by the Planning Commission.

Definition (If Added to Code)

Micro Entrepreneurship: A low-intensity use consisting of one small, independent business operating at a limited scale, with minimal off-site impacts, and designed to be compatible with surrounding residential or rural uses.

H. Enforcement & Flexibility

1. Conditions of approval may be imposed to address site-specific impacts.
2. Expansion, additional tenants, or changes in activity type require review and new approval.
3. Activities not expressly approved are prohibited.

I. Required Attachments

1. Site plan meeting Chapter 11 Site Plan Review requirements

AGENDA ITEM # 4

Discussion of proposed amendments
to Grantsville Landuse Management
Code



STAFF REPORT

To: Grantsville City Planning Commission

From: Shelby Moore, Planning and Zoning Administrator

Meeting Date: January 20, 2025

Subject: Consideration of Proposed Code Amendments – Conditional Use Permits and Sportsman/Kennel Permits

Purpose: Legislative Amendment

BACKGROUND

Staff has initiated a comprehensive update to multiple chapters of the Grantsville Municipal Code related to **Conditional Use Permits (CUPs)** and **Sportsman/Kennel regulatory permits**. The amendments are intended to modernize procedures, close enforcement gaps, clarify authority, and improve consistency with the General Plan and current administrative practices.

These changes are primarily **procedural and clarifying in nature**, rather than expanding or restricting land uses.

SUMMARY OF PROPOSED CODE AMENDMENTS

1. Conditional Use Permit Process – Clarification & Modernization

The amendments significantly improve how CUPs are processed, reviewed, enforced, and amended:

- **Clear approval criteria** emphasizing mitigation of impacts rather than discretionary denial.
- **Explicit findings of fact** required for approvals, modifications, denials, and revocations.
- **Defined authority** allowing the Zoning Administrator to:
 - Approve certain CUPs administratively (including family food production and animal-related uses).
 - Administratively approve minor CUP amendments when impacts do not extend beyond the site.
- **Formal appeal process** with defined timelines to Planning Commission, City Council, and District Court.
- **Time limits established** for CUP validity, expiration, and extensions.
- **Inspection and enforcement tools added**, including investigation reports and orders to show cause.

- **Clear procedures for amending or revoking CUPs**, reducing ambiguity and legal exposure.

Why this matters:

These updates reduce inconsistent decision-making, improve legal defensibility, and speed up low-impact applications while preserving Planning Commission oversight for higher-impact uses.

2. Proposed Uses Not Listed in the Use Table

A new, structured process allows staff to evaluate **emerging or unlisted uses** based on:

- Similarity to existing uses
- Compatibility with zoning intent
- Consistency with the General Plan
- Anticipated impacts

This prevents unnecessary rezones while maintaining transparency and appeal rights.

Why this matters:

This is a future-proofing amendment that gives the City flexibility without sacrificing public process.

3. Home Occupations – Clear Standards and Enforcement

The amendments refine home occupation regulations by:

- Establishing **measurable limits** on size, traffic, employees, and visibility.
- Clarifying when a home occupation requires a CUP versus administrative approval.
- Making permits **non-transferable and personal to the applicant**.
- Allowing termination for code violations with defined appeal rights.

Why this matters:

Protects neighborhood character while still supporting small-scale entrepreneurship.

4. Landscaping and Buffering Enforcement

The code now clearly ties:

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- Landscape plan approval to building and occupancy permits.
- Failure to install landscaping to potential revocation of occupancy.
- Administrative flexibility where landscaping conflicts with public safety or crime prevention.

Why this matters:

Strengthens compliance while allowing smart, case-by-case adjustments.

5. Sportsman / Kennel / Animal-Related Permits

Updates to the Sportsman Permit section include:

- Alignment with zoning approval requirements.
- Clear limits on the **number of dogs allowed**, including age restrictions.
- Explicit nuisance standards and Animal Control coordination.
- Clear distinction between regulatory permits and land use approval.

Why this matters:

Reduces confusion between Animal Control authority and zoning authority while improving enforcement clarity.

GENERAL PLAN CONSISTENCY

The amendments reinforce General Plan goals related to:

- Compatibility between land uses
- Protection of neighborhood character
- Predictable and transparent land use decision-making
- Efficient administration of development review

IMPACT ANALYSIS

- **No expansion of land use entitlements**
- **No reduction in public notice or hearing requirements**
- **Improved efficiency for applicants and staff**
- **Stronger enforcement and compliance tools**
- **Reduced legal risk to the City**

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Chapter 2 Definitions

Unless the context requires otherwise, the following definitions shall be used in the interpretation and construction of this Code. Words used in the present tense shall include the future; the singular number shall include the plural, and the plural the singular; the word building shall include the word "structure;" the words "used" or "occupied" shall include arranged, designed, constructed, altered, converted, rented, leased, or intended to be used or occupied; the word "shall" is mandatory and not directory, and the word may is permissive; the word "person" includes a firm, association, organization, partnership, trust, company, or corporation, as well as an individual; the word "lot" includes the words plot or parcel. Words used in this Code but not defined herein shall have the meaning as defined in any other ordinance adopted by Grantsville City.

(2a) **ACCESSORY FARM EMPLOYEE HOUSING** (Amendment 8/21/02, complete addition of definition). A single family dwelling providing the principal residence for a Farm employee and the employees' family.

(3) **ACCESSORY USE OR BUILDING**. A use or building including solar energy systems and renewable energy uses on the same lot with, and of a nature customarily incidental and subordinate to, the principal use of building. An accessory use or building shall include any structure for caretaker, or security housing, or the confinement of animals.

(4) **ACTIVE SOLAR SYSTEM**. A system of equipment capable of collecting and converting incident solar radiation into heat, mechanical or electrical energy, and transferring these forms of energy by a separate apparatus to storage or to the point of use. It includes water heating, space heating or cooling, electric energy generating or mechanical energy generating and the architectural and engineering design or systems necessary to balance or optimize active components.

(5) **AGENT**. Any person who can show written proof that he is acting for the property owner and with the property owner's knowledge and permission.

(6) **AGRICULTURE**. The production of food through the tilling of the soil, the raising of crops, breeding and raising of domestic animals and fowl, except household pets, and not including any agricultural industry or business.

(7) **AGRICULTURAL INDUSTRY (AGRICULTURAL BUSINESS)**. The processing of raw food products by packaging, treating and/or intensive feeding. Agricultural industry includes, but is not limited to, animal feed yards, the raising of fur-bearing animals, food packaging and/or processing plants, commercial poultry or egg production, commercial greenhouses, and similar uses as determined by the Planning Commission.

(9) **ALLUVIAL SOILS**. Areas subject to periodic flooding as defined in the soil survey prepared by the Soil Conservation Service which encompasses Grantsville City.

(10) (11) **ALTERATIONS, STRUCTURAL**. Any change in the supporting members of a building, such as bearing walls, columns beams or girders.

(12) **AMUSEMENT PARK**. Any place of organized amusement activity not conducted wholly within a completely enclosed building, whether a commercial or non-profit enterprise, except temporary celebrations sanctioned by the City Council by a special permit.

(13) **ANIMAL CLINIC (ALSO ANIMAL HOSPITAL)**. Any building or portion thereof designed or used for the care or treatment of animals or fowl, and/or in which veterinary service is provided or is available.

(15) APPURTENANCES. Appendages and incidental details on buildings are to be allowed such as building projections, coverings for mechanical equipment, etc.

(16) ARCHITECTURAL PROJECTION. Any building or structural projection which is not intended for occupancy and which extends beyond the face of an exterior wall of a building or structure, but not including signs.

(17) AUTOMOTIVE BODY AND FENDER SHOP. A facility for major automobile, truck, mobile home, recreational coach or recreation vehicle repairs to body, frame or fenders, and including rebuilding.

(18) AUTOMATIC CAR WASH. A facility for automatic or self-service washing and cleaning of automobiles and small trucks not exceeding 1 & 1/2 tons capacity.

(19) AUTOMOBILE PAINT SHOP. A facility for painting of automobiles, trucks, trailers, boats, or other travel or recreation vehicles or units.

(20) AUTOMOBILE REPAIR FACILITY OR SERVICE STATION. A place where gasoline or any other motor fuel or lubricating oil or grease for operating motor vehicles is offered for sale to the public and repair services performed may include tube and tire repair, battery charging, storage of merchandise, and tune-up of automobiles, including major auto repair.

(21) AUTOMOBILE SALES AREA. An open area used for display, sale, or rental of new or used motor vehicles, mobile homes, recreational coaches, or recreation vehicles in operable condition.

(22) AUTOMOTIVE SALVAGE YARD (AUTOMOBILE WRECKING OR PROCESSING YARD). A lot or portion thereof used for the storage, dismantling, demolition, or abandonment, other vehicles, other machinery, or parts thereof.

(23) AUTOMOBILE SELF SERVICE STATION. A place where gasoline or any other motor fuel for operating motor vehicles is offered for sale and is dispensed to the vehicle by the purchaser, the self service station may be independent or in conjunction with a retail store.

(24) AUTOMATIC TRUCK WASH. A facility for automatic self-service washing or cleaning of trucks exceeding 1/2 tons capacity.

(25) AVERAGE SLOPE. An expression of rise or fall in elevation along a line perpendicular to the contours of the land connecting the highest point of land to the lowest point of land within a lot or building area. A vertical rise of 100 feet between two points 100 feet apart measured on a horizontal plane is 100 percent slope.

(30) BASEMENT. A story whose floor is more than 12 inches below the average level of the adjoining ground, but where no more than 1/2 of its floor-to-ceiling heights is below the average contact level of the adjoining ground. A basement shall be counted as a story for purposes of height measurement, and as a half-story for the purpose of side-yard determination.

(31) BASEMENT HOUSE. A residential structure without a full story structure above grade.

(32) BEGINNING OF CONSTRUCTION. The excavation or re-contouring of the site.

(33) BIKE PATH (BIKE TRAIL, BIKE LANE). A right-of-way designed and constructed for use by bicycles and not intended for use by pedestrians or motor vehicles of any kind. A bike path may be located within or without a street right-of-way, at grade, or at grade separated from vehicular traffic. Bike lanes may also be included as a part of a street.

(35) BLOCK. The land is surrounded by streets or other rights-of-way, other than an alley, or land which is designated as a block on any recorded subdivision plat. [See City Standards and Master Transportation Plan.](#)

(36) BOARDING HOUSE. A dwelling where, for compensation, and meals are provided for at least 3 but not more than 15 persons.

(37) BUILDABLE AREA. The portion of a lot remaining after required yards have been provided, except that land with an average grade exceeding 15 percent shall not be considered geotechnically buildable unless it is approved by conditional use permit.

(38) BUILDING. Any structure used or intended to be used for the shelter or enclosure of persons, animals, or property.

(39) BUILDING, ACCESSORY. A building which is subordinate to, and the use of which is incidental to that of the main building or use of the same lot.

(40) BUILDING, HEIGHT OF. The vertical distance from the average natural grade surface at the foundation, to the highest point of the building roof or coping.

(41) BUILDING OFFICIAL. The person designated or appointed as the Building Official for Grantsville City by the City Council.

(42) CAMPGROUND. A public area designated by a public agency for camping, or a private area licensed by the City Council for camping.

(43) CAMPING. A temporary establishment of living facilities such as tents or recreational coaches as regulated by this Code.

(44) CANOPY (BUILDING). A rigid multi-sided structure that may or may not be illuminated by means of internal or external sources, covered with fabric, metal or other material and supported by a building at one or more points or extremities and by columns or posts embedded

(47) CARPORT. A private garage not completely enclosed by walls or floors. For the purposes of this Code, a carport shall be subject to all the regulations prescribed for a private garage.

(48) CELLAR. A room or rooms having more than 50 percent of the floor to ceiling height under the average level of the adjoining ground.

(50) CHIEF EXECUTIVE OFFICER. The Mayor in municipalities operating under all forms of municipal government, or the City Manager in municipalities operating under the Council-Manager form of municipal government.

(51) CHILD NURSERY (DAY CARE CENTER). An establishment for the care and/or the instruction of 5 or more children, for compensation, other than for members of the family residing on the premises, but not including a public school.

(52) CHURCH. A building, together with its accessory buildings and uses, maintained and controlled by a duly recognized religious organization where persons regularly assemble for worship and religious instruction.

(53) CITY COUNCIL. The elected legislative body of Grantsville City.

(54) CLEARVIEW ZONE [OR SIGHT TRIANGLE](#). The area of a corner lot closest to the intersection which is kept free of impairment to allow full view of both pedestrian and vehicular traffic. Such an area is established by marking a point at which the two curb lines intersect, measuring back [thirty \(30\)](#) feet

along **the back of the sidewalk of** each street, and drawing a line between the two back points to form a triangular area.

(55) CLINIC, DENTAL OR MEDICAL. A building in which a group of dentists, physicians, and/or allied professionals in the healing arts are associated for the conduct of their professions. The clinic may include a dental and/or medical laboratory and an apothecary, but it shall not include in-patient care or operating rooms for major surgery.

(56) CLUB, PRIVATE. A social, recreational, or athletic club or similar association or corporation incorporated under the provisions of the Utah Non-Profit corporation and Cooperation Act for the above-stated purposes, which maintains or intends to maintain premises upon which alcoholic beverages are or will be stored, consumed, or sold, and which for that reason is required to be licensed by the State.

(56.1) COMMERCIAL DRIVEWAY. A driveway providing vehicular access to property used for purposes other than residential.

(57) COMMERCIAL STORAGE SHEDS. A facility that rents indoor storage spaces which do not exceed 20 x 15 in size that are enclosed in a structure with one or more units, and/or outdoor storage space (RV storage, boat storage, etc.).

(58) COMMON AREA. Any area or space designed for joint use of residents of a mobile home park, condominium, apartment complex, etc.

(59) COMPATIBLE WITH RESIDENTIAL. Compatibility will be measured by whether or not the proposed development adversely impacts the quality of life in the area. Property values must be sustained or enhanced as opposed to diminishing values: the effects of ultimate traffic on streets will be considered rather than complaints that a new development will increase unwanted traffic; improvements in the infrastructure will be considered as to how and who pays for them; positive contributions to the financing of needed improvements will be weighed against the assessment on existing residential developments; proximity of possible impacts will be evaluated and non-directly impacted citizens will be considered in the group of the general citizenry. Also considered will be relief from the monotonous, somewhat uniform subdividing of the countryside will be considered a positive factor if it provides an aesthetic relief.

(60) COMPREHENSIVE PLAN. (See General Plan).

Community Garden means a parcel of land used collectively by a group of individuals for the cultivation of fruits, vegetables, flowers, or ornamental plants for personal use, donation, or community benefit. A Community Garden may include shared tool storage, composting areas, irrigation systems, and small accessory structures, but does not include commercial farming, animal husbandry, or on-site retail sales unless expressly permitted by this Code.

CONCEPT PLAN. means an early-stage, illustrative plan that conveys the general development intent for a tract, lot, or parcel of land by depicting proposed land uses, access and circulation, open space, and major site features at a planning-level scale. It is used to evaluate feasibility and general consistency with this Code and the site development principles of Chapter 11 (Site Plan) prior to submittal of a Preliminary Plan or Preliminary Plat and is advisory only; it does not constitute approval of a land use application, confer vested rights, authorize development, or bind the municipality, applicant, or future decision-makers. Review or acceptance of a Concept Plan does not guarantee approval of any subsequent application, and vested rights are established only through approval of a complete land use application in accordance with Utah Code Title 10, Chapter 20.

(61) CONDITIONAL USE. means a land use that, because of its unique characteristics or potential impacts on Grantsville City or surrounding properties, may be incompatible in some locations unless specific conditions are imposed to mitigate or eliminate detrimental effects. A Conditional Use requires

review and approval of a Conditional Use Permit pursuant to this Code and may be allowed only when the approving authority determines that all required conditions can be met.

Conditional Use Permit means a permit issued pursuant to this Code authorizing a Conditional Use on a specific property, subject to conditions imposed by the approving authority to mitigate or eliminate detrimental impacts. A Conditional Use Permit may be granted only when the approving authority determines, based on substantial evidence, that all required conditions can be met and that the proposed use will be compatible with surrounding properties.

Detrimental Impacts means any potential adverse effects of a proposed land use on public health, safety, or welfare, including but not limited to noise, traffic, dust, odor, lighting, aesthetics, environmental impacts, infrastructure capacity, or incompatibility with surrounding land uses. Detrimental Impacts may be mitigated through conditions of approval imposed as part of a Conditional Use Permit.

Mitigation Conditions means site-specific requirements, limitations, or improvements imposed by the approving authority as part of a Conditional Use Permit to reduce, avoid, or eliminate Detrimental Impacts associated with a proposed Conditional Use. Mitigation Conditions may include operational restrictions, design modifications, buffering, screening, hours of operation, performance standards, or any other measures necessary to ensure compatibility with surrounding properties.

(62) CONDOMINIUM. The ownership of a single unit in a multi-unit project, together with an undivided interest in the common areas and facilities of the property as provided by state law. A condominium-development is comparable to a subdivision in that each development is characterized by multiple individual ownership in a single development. In a condominium development the multiple individual ownership are in structures, whereas in subdivision such ownership are in land. For regulation purposes the development of a condominium project is treated by Utah State law and by this code as a subdivision, and condominium developments must comply with the subdivision regulation of this Code.

(63) CONSERVATION STANDARDS. Guidelines and specifications for soil and water conservation practices and management, enumerated in the Technical Guide prepared by the USDA Soil Conservation Service, adopted by the Soil and Water Conservation District supervisors, and containing suitable alternatives for the uses and treatment of land based upon its capabilities, from which the land-owner selects that alternative which best meets his needs in developing his soil and water conservation plan.

(64) CONSTRUCTION SIGN. A temporary sign identifying an architect, contractor, subcontractor, and/or material supplier participating in construction on the property on which the sign is located.

(65) CONVENIENCE STORE. A one-story commercial retail operation containing less than 2,500 square feet of gross floor area, designed, and stocked to sell primarily food, beverages, limited variety of goods for personal consumption, and other household supplies to retail customers who purchase only a relatively few items as well as gasoline and car care items.

(67) CORRAL. A space, other than a building, less than one acre in area or less than 100 feet in width, used for the confinement of animals or fowl.

(68) COURT, BUILDING. An open, unoccupied space, other than required yard, on the same lot with a building or group of buildings, and which is bounded on two or more sides by such a building or buildings.

(69) COUNTY. The unincorporated area of Tooele County.

(70) CROSSWALK OR WALKWAY. A right-of-way designed for use by pedestrians and not intended for use by motor vehicles of any kind; a crosswalk or walkway or pedestrian- way may be located within or without a street right-of-way, at grade, or grade-separated from vehicular traffic.

(71.1) CULINARY WATER AUTHORITY. The department, agency, or public entity with responsibility to review and approve the feasibility of the culinary water system and sources for the subject property.

(72) CULINARY WATER FACILITIES. Water supply lines, pumps, springs, wells, and/or any other physical facilities necessary to provide a supply of culinary water to a use in sufficient quantity and of approved quality to meet the standards of State of Utah Rules for Public Drinking Water Systems and this Code.

(73) DAIRY. A commercial establishment for the manufacture, processing or packaging of dairy products, and their sale. For purposes of definition, the production of milk on a farm for wholesale marketing off the premises shall not classify the farm as a dairy.

(74) DENSITY. Density is a measure of the number of dwelling units per acre. It shall be expressed dwelling units per acre (DU/acre).

(74 a) Net Density and Developable Acreage: Net Density shall be determined by using the developable acreage of the entire proposed development. Developable acreage is land which is capable of being improved with landscaping or Dwelling Units. 1. Land allocated to or containing the following purposes or features may not be considered developable acreage and shall be omitted from the total acreage used to determine density: a. Street rights of way (not including public utility easements situated entirely on individual lots); b. Public and private open space and buffers; c. Commercial uses; d. Detention/Retention Basins; e. Geological Hazards and/or related environmental protection zones; f. Slopes of 25% or greater; or g. Is otherwise restricted from being developed for landscaping or with Dwelling Units by contract or law.

(75) DESIGN, SUBDIVISION. The design includes: alignment, grade and width for easements and rights-of-way for utilities; the grading and general layout of lots and streets within the area; location of land to be dedicated for park and/or recreational purposes; and, such specific requirements in the plan and configuration of the entire subdivision as may be necessary or convenient to insure conformity to or implementation of applicable general or specific plans.

(76) DEVELOPER. Any person, firm, partnership, corporation or association who causes improvements to be constructed, land use to be changed, or land to be subdivided for himself/herself or others.

(77) DEVELOPMENT (LAND). The conversion or alteration of use or physical characteristics of land; placing improvements on the land; or putting land to intensive use such as a subdivision, P.U.D., mobile home park, recreation vehicle park, shopping center, industrial park, excavation, etc.

(78) DIAGONAL TIE. Any tie down designed to resist horizontal or shear forces and which deviates not less than 30 degrees from a vertical direction.

(79) DIRECTION/INFORMATION SIGN. An on-premise sign giving directions, instructions, or facility information and which may contain the name or logo of an establishment, but no advertising copy, e.g., parking or exit and entrance signs. may contain a logo provided that the logo may not comprise more than 20% of the total sign area. May include information about sales of agricultural products produced upon the premises.

(80) DISTRICT (ALSO ZONE OR ZONING DISTRICT). A portion of the territory of Grantsville City established as a zoning district by this Code, within which certain uniform regulations and requirements or various combinations thereof apply under the provisions of this Code.

((82) DRIVEWAY. An area on private property providing access for motor vehicles to a public right-of-way or private street. Minimum driveway length shall be 25-feet and primary access shall be provided by a standard residential street which the residence fronts.

(82.1) DRIVEWAY APPROACH. The improved area between the roadway of a public street and private property intended to provide access for motor vehicles to a well-defined area on private property.

(82.2) DRIVEWAY WIDTH. The width of the driveway measured at the right-of-way parallel with the roadway centerline. Minimum driveway length shall be 25-feet and primary access shall be provided by a standard residential street which the residence fronts.

(83) DWELLING. Any building or portion thereof designed or used as the principal residence of sleeping place of one or more persons or families, but not including a tent, a recreational coach, hotel, motel, hospital, or nursing home.

(84) DWELLING, FOUR FAMILY (FOUR-PLEX). or QUADPLEX. Means a single building containing four distinct, self-contained housing units, each with its own entrance, kitchen, and bathroom, designed to house separate families or renters under one roof, often as an investment property or for multi-generational living, with layouts that can be side-by-side, stacked, or mixed.

(85) DWELLING GROUP. A form of multifamily housing, a group of two or more detached buildings used as dwellings, located on a lot on one parcel of land sharing common land, yards, or courts, designed as a coordinated development rather than separate lots, often to provide smaller, clustered housing with shared amenities.

(86) DWELLING, MULTIPLE FAMILY. A building containing more than one dwelling unit.

(87) DWELLING, SINGLE FAMILY. A building containing only one dwelling unit.

(88) DWELLING, THREE FAMILY (TRIPLEX). A building containing only three dwelling units containing three separate, self-contained living units, each with its own kitchen, bathroom, entrance, and address, sharing common walls and owned by one entity but rented out individually or occupied by the owner with layouts that can be side-by-side, stacked, or mixed.

(89) DWELLING, TWO FAMILY (DUPLEX). A building containing two separate, self-contained living units, each with its own kitchen, bathroom, entrance, and address, sharing common walls and owned by one entity but rented out individually or occupied by the owner with layouts that can be side-by-side.

(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 one kitchen or one 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.

(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 the potential area- wide economic impact of the development on both private and public economic sectors and the potential impact on school, public utility, and transportation systems. Finally, the report recommends measures which, if undertaken, will mitigate or obviate the adverse impacts resulting from construction of the proposed development, and discusses the benefits to be gained from such development, and what adverse impacts cannot be avoided and the extent of their detrimental influence.

(99) ESSENTIAL FACILITIES. Those facilities which are common to the community and essential for servicing the residents and businesses; utilities, radio and television stations (transmitting only), cable TV, sanitation, health and public safety for overhead, surface or underground services, and such other necessary uses as may be approved by the City Council by resolution, but excluding any building, electrical sub-station, or transmission line of 50 kv or greater capacity.

(100) EXCAVATION. Any disruption of the soil mantle and/or manmade surfacing of the same. Excavations may be either in the nature of a process or a use. Excavations undertaken for the purpose of preparing a site for an ultimate land use or for repairing or constructing urban service facilities are processes; whereas excavations such as gravel pits, quarries or mines are uses which require specific use authorization in the zoning district where located, in addition to a conditional use permit if such is required.

(101) FAÇADE. The entire building front including the parapet.

(103) FAMILY. One individual, or two or more persons related by blood, marriage, or adoption, living together in a single dwelling unit and maintaining a common household. A family may include four, but not more than four, non-related persons living with the residing family, the term family shall not be construed to mean a group of non-related individuals, a fraternity, club, or institutional group.

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

(105) FARM OR RANCH. (Farm portion amended 8/21/02 to add farm employee housing) A parcel of land used primarily for agriculture uses and including accessory farm employee housing which must be located on the farm and shall not be divided or sold separately from the farm. A ranch is a parcel of land in an agricultural zoning district which is used primarily for ranching purposes, such as grazing of livestock or other non- vegetative or fruit agricultural use.

(106) FEED YARD. An agricultural industry in which animals or fowls are kept and intensively fed in relatively restricted areas, as contrasted with open pasturage.

(107) FEEDER ASSEMBLY. The overhead or under-chassis feeder conductors, including the grounding conductor, together with the necessary fittings and equipment, or a power supply cord listed for mobile

home use, designed for the purpose of delivering energy from the source of electrical supply to the distribution panel board within the mobile home.

(109) FINAL PLAT. Is the official, legally recorded map showing the precise division of land into lots, streets, and easements for a new development, acting as the final map after preliminary approvals. Prepared by a surveyor, it details dimensions, boundaries, public rights-of-way, and utility locations, and must be approved by local authorities (like a Planning Commission and City Council) before recording in county records.

(109a) FINAL PLAN. Serving as the approved blueprint for construction and official property recording after preliminary plans are approved. It's the comprehensive "master map" for the Community Development Department, incorporating all engineering details like grading, drainage, and utility connections, ensuring compliance with local regulations before final recordation.

(110) FIRE FIGHTING FACILITIES. Such water supply, water lines, fire hydrants and other protective devices may be required in accordance with the provisions of this Code.

(112) FLOOD HAZARD. A hazard to land or improvements due to inundation or overflow water having sufficient velocity to transport or deposit debris, scour the surface soil, dislodge or damage buildings, or erode the banks of water courses.

(114) FLOOD PLAIN. Areas adjoining any streams, ponds or lakes which are subject to 100 year recurrence interval floods on maps prepared for the National Flood Insurance Program, or a study conducted by anyone else expert and experienced in the preparation of hydrological studies and the determination of flood lines.

(115) FLOOD PLAIN SOILS. Areas subject to periodic flooding and listed in the soil survey prepared by the Soil Conservation Service which encompasses Grantsville City as being on the floodplain or subject to flooding.

(116) FLOOD WAY. An area designated by the Planning Commission and City Council as subject to periodic inundation.

(117) FLOOR AREA. The sum of the areas of the several floors of the building or structure, including areas used for human occupancy or required for the conduct of the business or use, and basements, attics and penthouses, as measured from the exterior faces of the walls. It does not include cellars, solar green houses and/or other solar equipment appurtenant to a solar energy system, unenclosed porches, attics not used for human occupancy, nor any floor space in an accessory building or in the main building intended or designed for the parking of motor vehicles in order to meet the parking requirements of this Code, or any such floor space intended and designed for accessory heating and ventilating equipment.

(119) FRONT YARD SETBACK. That part of a lot that fronts a public or private street, road or highway, extending the full width of the lot, which is between the front property line and a building. The depth of the front yard is measured from the front property line to the front of the eaves or the front line of the building whichever is closer to the front lot line. Unenclosed stoops (porches) no larger than six foot by six foot or less is not considered the front line of a building.

(120) FRONTAGE. All property fronting either side of the street between intersecting or intercepting streets, or between a street and a right-of-way, waterway, end of dead-end street, or political subdivision boundary, measured along the street line. all intercepting streets shall determine only the boundary of the

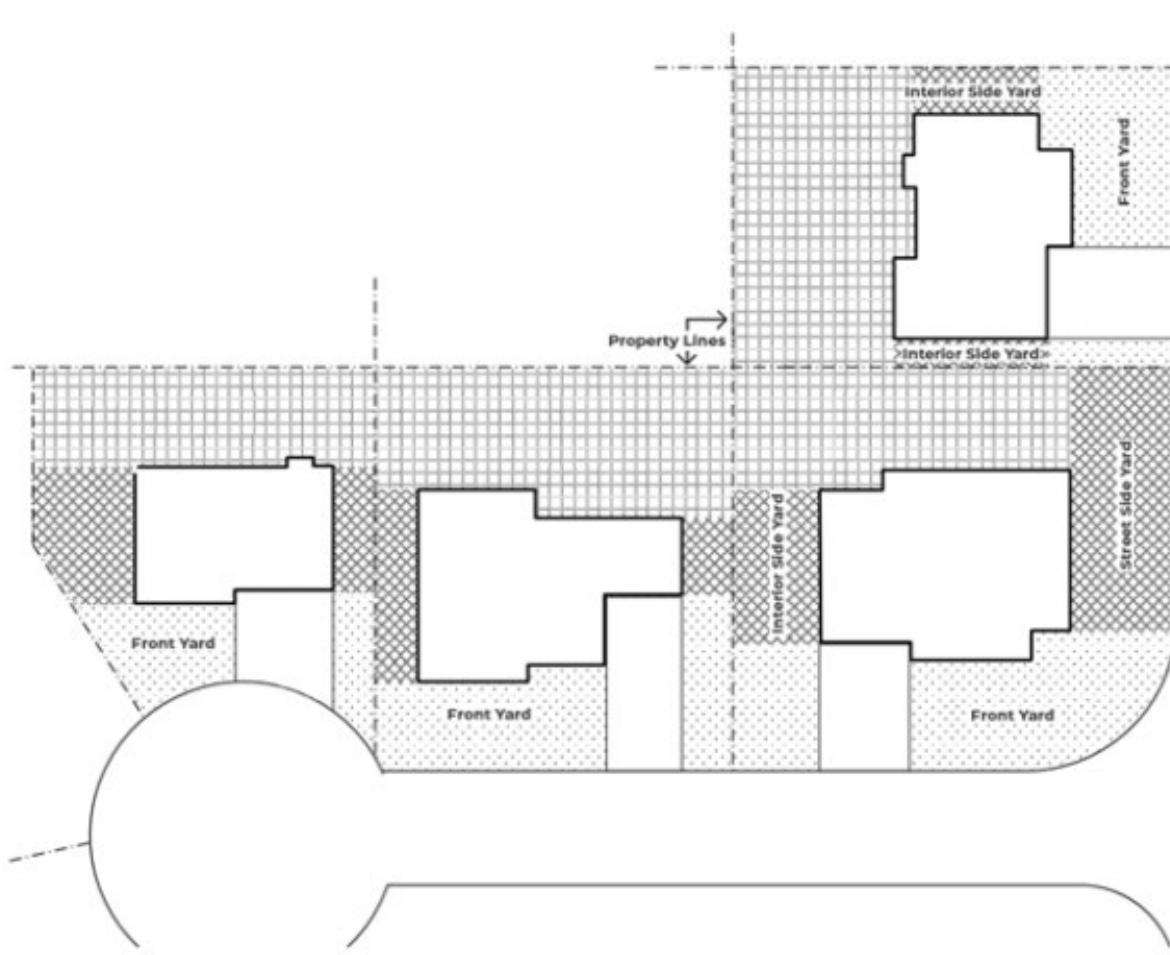
frontage on the side of the street which it intercepts, or that common line between a lot and a public street. Street lines across which access is denied or cannot be had because of topography or for other reasons shall not constitute frontage for purposes of this Code.

(121) FRONTAGE, BLOCK. All property fronting on one (1) side of the street between intersecting or intercepting streets, or between a street and a right-of-way, waterway, end of dead-end streets, or political subdivision boundary, measured along the street line. An intercepting street shall determine only the boundary of the frontage on the side of the street which it intercepts, or that common line between a lot and a public street.

(122) FRONTAGE, BUILDING. The length of an outside building wall on a public right-of-way or an approved private road.

(123) FRONTAGE, LOT. The lineal measurement of the front lot line.

(123a) FRONT YARD. The permeable area between the front lot line and the front facade of the . The front yard must front a public street main building and extending for the full width of the lot.



(124) GARAGE, PRIVATE. An accessory building designed and/or used for the storage of motor vehicles owned and used by the occupants of the building to which it is accessory, provided that a garage shall be considered part of the dwelling if the garage and dwelling have a roof or wall in common.

(125) GARAGE, PUBLIC. A building or portion thereof, other than a private garage, designed or used for servicing, repairing, equipping, hiring, selling, leasing, renting, or storing motor vehicles.

(126) GARAGE, REPAIR. A structure or portion thereof, other than a private garage, used for the repair of self-propelled vehicles, trailers, or boats, including general repair, rebuilding, or reconditioning of engines, motor vehicles, recreational coaches, and minor collision service, but not including major body, frame or fender repairs or overall automobile or truck painting, except by conditional use permit. A repair garage may also include incidental storage, care washing, or sale of automobiles.

(127) GENERAL PLAN. A document that a municipality adopts that sets forth general guidelines for proposed future development of the land within Grantsville City (2.1.9). **The General Plan** also includes what is commonly referred to as a "master plan", or "comprehensive plan".

(128) GEOLOGIC HAZARD. A hazard inherent in the crust of the earth, or artificially created, which is dangerous or potentially dangerous to life, property, or improvements, due to the movement, failure, or shifting of the earth. Geologic hazards include but are not limited to; rockfills, slide areas, flood plains, fault lines, high water table, and ground water problems, such as liquefaction, etc.

(129) GOVERNING BODY. The city council of Grantsville City.

(130) GOVERNMENT SIGN. Any temporary or permanent sign erected and maintained by the City, County, State, or Federal government for traffic direction, or designation to any school, hospital, historical site, or public service property, or facility.

(131) GRADE (LOT GRADE, FINISHED GRADE).

(a) For buildings adjoining one street only, the elevation of the sidewalk at the center of the wall adjoining the street.

(b) For buildings adjoining more than one street, the average of the elevations of the sidewalk at the centers of all walls adjoining the streets.

(c) For buildings having no wall adjoining the street, the average level of the finished surface of the ground adjacent to the centers of all exterior walls of the building.

(d) Any wall parallel or nearly parallel to and not more than 5 feet from a street line is to be considered as adjoining the street.

(132) GROUND ANCHOR. Any device at the mobile home stand designed for the purpose of securing a mobile home to the ground.

(133) GROUND SIGN (also "Blade Sign"). A sign which is anchored to the ground similar to a pylon or freestanding sign, but which has a monolithic or columnar line and which maintains essentially the same contour from grade to top. Height and setbacks are to be the same as for freestanding signs.

(134) GROUP HOMES. A home for certain handicapped or elderly persons as defined by Utah State law as being permitted in residential areas of Grantsville City by conditional use permit. (see Elderly, and Handicapped)

(135) HANDICAPPED PERSON. A person who has a severe, chronic disability attributable to a mental or physical impairment, or to a combination of mental and physical impairments, that is likely to continue indefinitely and that results in a substantial functional limitation in three or more of the following areas of major life activity; self-care, receptive and expressive language, learning, mobility, self-direction or sequence of special economic self-sufficiency; and, requires a combination or sequence of special interdisciplinary or generic care, treatment, or other services that are individually planned and coordinated to allow the person to function in, and contribute to a residential neighborhood.

(136) HANDICAPPED RESIDENTIAL FACILITIES. A single-family dwelling or multiple-family dwelling unit that meets the requirements of Part 8 of GLUMDC and any ordinance adopted under authority of that part.

(138) HOME OCCUPATION.

HOME OCCUPATION. A home occupation is a profession, or other economic activity conducted within a dwelling or its accessory structures by persons residing on the premises. The use must remain subordinate to the primary residential use of the property and shall not alter the residential character of the dwelling or neighborhood.

a) **Permitting Intent:** Any conditional use permit issued for a home occupation shall ensure that the residential character of the premises and neighborhood is preserved. In cases of uncertainty, the protection of neighborhood residential values shall be paramount.

b) **Frontage:** No property shall be eligible for a home occupation permit unless the lot has a minimum of 100 linear feet of continuous frontage along a public or private road that provides legal access to the property.

I. **Measurement:** Frontage shall be measured along the property line abutting the road right-of-way.

II. **Road Type:** The frontage may be on either a public street maintained by the municipality or county, or a private road that meets applicable access standards.

III. **Access:** The frontage must provide direct vehicular access to the dwelling or principal structure.

b) **Area Restriction:** The occupation shall occupy no more than **25% of the gross floor area** of the dwelling unit or **500 square feet**, whichever is less.

c) **Client Traffic:** No more than **two clients or customers per day** may visit the premises.

d) **Deliveries:** Deliveries shall be limited to those normally made to a residence (e.g., postal service, small parcel carriers).

e) **Employees:** Only residents of the dwelling may engage in the occupation, unless otherwise authorized by permit.

f) **Advertising & Signage:** No on-site advertising or signage is permitted, except as specifically allowed by ordinance.

g) **Public Display:** No outdoor display, storage, or activity related to the occupation shall be visible from adjoining properties or public rights-of-way.

h) **Noise & Nuisance:** The occupation shall not produce noise, vibration, odor, smoke, traffic, or other impacts detectable beyond the property boundaries.

i) **Exceptions:** Deviation to this requirement may only be granted by the Planning Commission upon a finding that adequate access and neighborhood compatibility are maintained.

(139) HOSPITAL. An institution providing health services, primarily for in-patients, and medical or surgical care of the sick or injured, including as an integral part of the institution such related facilities as laboratories, out-patient departments, training facilities, central service facilities, and staff offices.

(140) HOTEL. A building designed for or occupied as the more or less temporary abiding place of 16 or more individuals who are lodged for compensation, with or without meals.

(141) HOUSEHOLD PETS. A household pet is a domesticated animal, like a dog, cat, or bird, kept in a home for companionship and enjoyment, not for profit or farm use, except for normally dangerous animals, such as lions or tigers. This definition shall not include a sufficient number of dogs to constitute a kennel as defined in this code.

(145) IMPERVIOUS SURFACE. Impervious surfaces are those that do not absorb precipitation (water) and thus cause ponding and/or runoff. All buildings, parking areas, driveways, roads, sidewalks, and any areas in concrete and asphalt shall be considered impervious surfaces within this definition. In addition, other areas determined by the city engineer to be impervious within the meaning of this definition will also be classed as impervious surfaces.

(146) IMPERVIOUS SURFACE RATIO. The impervious surface ratio is a measure of the intensity of land use. It is determined by dividing the total area of all impervious surfaces within the site by the Base Site Area.

(147) IMPOUND/SECURITY LOT. A security lot fenced with or without guard dog and illuminated, where police or privately impounded vehicles may be kept for legal evidence or other purposes or while awaiting repairs. Normally where damaged vehicles are taken after an accident.

(148) IMPROVEMENTS. Work, objects, devices, facilities, or utilities required to be constructed or installed in a land development. Such improvements may include, but are not limited to, street construction to required standards, water facilities, sewer facilities, sidewalks, curbs and gutters, drainage facilities, street trees, street signs, street lights, traffic control or safety devices, fire hydrants, and such other facilities or construction required by this Ordinance, subdivision regulations, or by the Planning Commission and/or City Council for the necessary proper development of the proposed land development.

(149) IMPROVEMENTS AGREEMENT (DEVELOPMENT AGREEMENT). An agreement between Grantsville City and a developer, wherein the developer agrees to install improvements required by this Code, subdivision regulations, or by the Planning Commission and/or City Council for the necessary proper development of the proposed land development.

A Master Development Agreement (MDA) is a foundational contract setting broad terms for a long-term, multi-project relationship, often between a developer and a landowner/client, outlining responsibilities, standards, timelines, and dispute resolution to streamline individual project negotiations. It covers the overall framework for future developments (like phases, parks, permits, MIH, etc.)

Pioneering Agreement means a contractual agreement between the City and a developer that establishes the terms, responsibilities, cost-sharing, and reimbursement mechanisms for public improvements or infrastructure that must be constructed in advance of, or at a scale larger than, the developer's own project. A Pioneering Agreement identifies the standards, timing, and conditions under which the pioneering improvements will be designed, constructed, and financed, and provides the framework for allocating costs and benefits among subsequent developments that rely on those improvements.

(151) INOPERATIVE VEHICLE OR TRAILER. Any vehicle or trailer that due to mechanical, electrical, structural problems, or lack of maintenance, cannot operate as it was originally constructed and designed to do or should not be operated due to conditions rendering it as unsafe. This includes any vehicle or trailer that is not currently licensed or which its operation is in violation of local, state and federal laws.

(152) INTERGRATED DEVELOPMENT PLAN. Comprehensive management for best assurance of maintaining standards and conditions of approval is the intent in the administration of a conditional use permit. Therefore every assurance will be required to maximize the meeting of the community's performance standards and minimize the problems of their enforcement through approved comprehensive management plans which have been prepared by the applicant and approved by the City Council. Single responsible management is felt crucial to consistent care and observance of binding regulations in assuring compatibility with the surrounding area of certain developments negotiated with the community. Agreed upon penalties for violations of the management plan are considered an important integral part of enforcement.

(152a) INTERIOR SIDE YARD. The permeable and visible (not impeded by a fence) area between the lot line and the side facing facade of the main building as illustrated in Drawing 1 (see definition for Front Yard).

(153) JUNK. Any salvaged or scrap copper, brass, iron steel, metal, rope, rags, batteries, paper, wood, trash, plastic, rubber, tires, waste, or other articles or materials commonly designed as junk. Junk shall also mean any dismantled, wrecked or inoperable motor vehicles or parts thereof which remain in such condition for a period of time in excess of sixty days. An automobile, truck or bus shall be considered as inoperable if it is parked or stored on property outside of an enclosed garage and is not currently registered and licensed in this state or another state.

(154) JUNK YARD. The use of any lot, portion of a lot, or tract of land for the storage, keeping or abandonment of junk, including scrap metals or other scrap material, or for the dismantling, demolition or abandonment of automobiles, or other vehicles, or machinery or parts thereof, provided that this definition shall be deemed not to include such uses which are clearly accessory and incidental to any agricultural use permitted in the district.

(155) KENNEL. Any premises where 3 or more dogs older than 4 months are kept.

(155a) KENNEL PERMIT, CLASS A: Means a permit authorizing the keeping, housing, or raising of not fewer than four and not more than fifteen animals on a single lot, subject to the following minimum standards:

- (a) No animal shall be kept, penned, or raised within 100 feet of any pre-existing residential dwelling located on an adjacent lot, measured from the nearest corner of the residence.
- (b) Each animal shall be provided a minimum of 1,000 square feet of dedicated area, with an additional 4,000 square feet required for each animal over five. A Class "A" Kennel Permit shall be issued only in accordance with applicable zoning regulations, licensing requirements, and conditions imposed by the City.

(156) LAND, AGRICULTURAL. . Land used for bona fide agricultural purposes.

(157) LAND, COMMERCIAL. Land used for bona fide commercial purposes, or which is projected for commercial use by the master plan or the zoning ordinance adopted by Grantsville City, except legally existing non-conforming uses in areas designated commercial in such ordinance.

(158) LAND DEVELOPMENT STANDARDS. Adopted construction standards, including but not limited to: drawings, tables, charts and references which have been adopted by the City Council by resolution and which set standards for the construction of improvements to land and which regulate said construction of improvements to land.

(159) LAND, INDUSTRIAL. Land used for bona fide industrial purposes or which is projected for industrial use by the general plan or the zoning ordinance adopted by Grantsville City, except legally existing non-conforming uses in areas designated industrial in such ordinance.

(160) LAND USE INTENSITY. The degree to which land is used by man ranging from no use to unremitting, continual, and concentrated use of the land. Land use intensity is normally measured by: type of use (i.e., agricultural, residential, commercial, or industrial; period of use in average hours per day; numbers of humans, associated animals, and machines which occupy the land during the average hours of use; and the percent of the land covered by man-made structures.

(161) LANDSCAPING (LANDSCAPED). The planting, paving and dressing of finished graded earth (dirt) including retaining walls, trees, ground cover, perennial plants and annual plants, etc., and together with an (automatic) irrigation system to maintain the plants alive and flourishing for the length of time the plantings are to be maintained if not in perpetuity.

(162) LATERAL SEWER. A sewer which discharges into another sewer and has only sewer inlets from buildings and structures tributary into it.

(163) LEGISLATIVE BODY. The City Council.

(164) LIGHT MANUFACTURING. Only those processes which clearly do not threaten the natural environment with any more pollution than that normally experienced in the neighborhood or immediate vicinity may be considered light manufacturing and permitted in an area. Uses such as electronics, non-toxic welding or soldering of small items, assemblage of relatively small portable devices, highly controlled testing, and small area accessory warehouses or storage facilities to accommodate the in-house manufactured items with their associated stocks of supplies area allowed.

(165) LIGHT VEHICLE OR EQUIPMENT MAINTENANCE. The performance of routine maintenance tasks such as: changing the oil, checking tire pressure, replacing water hoses, etc., which do not involve the removal, repair, or replacement of major mechanical, electrical, hydraulic, pneumatic, or components of the vehicle.

(166) LODGING HOUSE. A dwelling with not more than 10 guests, rooms where, for compensation, lodging is provided for at least 3 but not more than 15 persons, but not including motels or hotels.

(167) LOT. A parcel or unit of land abutting a public street or approved private street, described by metes and bounds and held or intended to be held in separate lease or ownership, or a parcel or unit of land shown as a lot or parcel on a subdivision plat map, planned unit development plat map, or condominium lot map, provided it is created pursuant to this Code.

(168) LOT AREA. The area contained within the property lines of the individual parcels of land shown on a subdivision plat or required by this Code, excluding any area within an existing street right-of-way, or any area required as open space under this Code, and including the area of any easements.

(169) LOT AREA PER DWELLING UNIT, AVERAGE. The average lot area for all dwelling units of a single type. Individual lots may be smaller or larger than the average, provided that the average size is maintained and that all other standards of this Code are met.

(170) LOT, CORNER. A lot abutting upon 2 or more streets at the their intersection or upon two parts of the same street, such streets or parts of the same street forming an interior angle of less than 135 degrees.

(171) LOT DEPTH. The horizontal distance between the front and the rear lot lines measured in the main direction of the side lot lines.

(172) LOT FRONTAGE. The length, in feet, of the front lot line which is co-terminus with the front street line.

(173) LOT FRONTAGE, REQUIRED. The length, in feet, of the front lot line which is co-terminus with the front street line.

(174) LOT HELD IN SEPARATE OWNERSHIP. Shall mean all contiguous land held in one ownership at the time of the passage of this Code.

(175) LOT, INTERIOR. A lot other than a corner lot.

(176) LOT, LEGAL NON-CONFORMING. A lot which was legally created prior to the adoption of this Code.

(177) LOT LINES. The property lines bounding the lot.

(177.1) LOT LINE ADJUSTMENT. The relocation of the property boundary line in a subdivision between two adjoining lots with the consent of the owners of record.

(178) LOT LINE, FRONT. For an interior lot, the lot line adjoining the street, for a corner lot or through lot, each lot line adjoining a street.

(179) LOT LINE, REAR. Ordinarily, that line of a lot which is opposite and most distant from the front line of the lot. In the case of a triangular or gore-shaped lot, a line 10 feet in length within the parcel parallel to and at a maximum distance from the front lot line. In cases where this definition is ambiguous, the Community Development Director, zoning administrator, or their designee shall designate the rear lot line.

(180) LOT, RESTRICTED. A lot having an average slope of 15 percent or more; a lot which does not contain at least 75 feet by 100 feet, or the minimum size of a lot permitted in the zoning district where located, with an average slope of less than 15 percent; and/or a lot which has vehicular ingress to the main building or structure which, upon completion of construction on the site, has a slope of 15 percent or greater; or a lot subject to geologic hazards.

(181) LOT RIGHT-OF-WAY. A strip of land not less than 16 feet in width connecting a lot to a street for use as private access to that lot.

(182) LOT, UNRESTRICTED. A lot having an average slope of less than 15 percent and containing a buildable area of at least 75 feet by one 100 feet, or the minimum size of a lot permitted in the zoning district in which it is located, with an average slope of less than 15 percent, or as a buildable area designated as such on the subdivision plat in which the lot is located, if the average slope of the lot is greater than 15 percent.

(183) LOT WIDTH. The horizontal distance between the side lot lines, measured at the required front yard setback line or rear yard setback line, whichever is shorter.

(185) MAIN USE OR BUILDING. The principal use which will occur on a lot or the principal structure to be used by the principal use on a lot, to which all other uses and structures are necessary.

(187) MAINTENANCE, VEHICLE OR EQUIPMENT. The maintenance or repair of a vehicle or piece of equipment that is other than routine maintenance, which the result of is to make it operable or safe to

operate. May involve; the removal and/or replacement of major mechanical, electrical, hydraulic, pneumatic, or other components, modifications in design, operation or structure.

(189) MANSARD. A sloped roof or roof-like facade architecturally comparable to a building wall.

(190) MANUFACTURED HOUSING. A transportable factory built housing unit constructed on or after June 15, 1976, according to the Federal Home Construction and Safety Standards Act of 1974 (HUD Code), in one or more sections, which, in the traveling mode is eight body feet or more in width, or 40 body feet or more in length, or when erected on site, is 400 or more square feet, and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air-conditioning, and electrical systems. All manufactured homes constructed on or after June 15, 1976, shall be identifiable by the manufacturer's data plate bearing the date the unit was manufactured and a HUD label attached to the exterior of the home certifying the home was manufactured to HUD standards.

(191) MARKET ANALYSIS. An economic analysis of the feasibility of a project.

(192) MARQUEE. A permanent roof-like structure or canopy of rigid materials supported by and extending from the facade of a building. (compare "Awning")

MASTER PLAN. means a comprehensive, long-range planning document that establishes the framework for phased development of a tract, lot, or parcel of land. It identifies intended land uses, transportation systems, utilities, open space networks, infrastructure, and development phasing necessary to ensure coordinated growth over time. A Master Plan shall be consistent with this Code, the municipal planning authority, City standards, and the site development standards and review procedures of Chapter 11 (Site Plan).

(194) MOBILE HOME. A transportable factory-built housing unit built prior to June 15, 1976, in accordance with a state mobile home code which existed prior to Federal Manufacturing Housing and Safety Standards Act (HUD Code).

(195) MOBILE HOME LOT. A space designed and approved by Grantsville City for occupancy by mobile homes, and meeting all requirements of this Code.

(196) MOBILE HOME PARK. A parcel of land that has been planned and improved for the placement of mobile homes for non-transient use and consisting of two or more mobile home spaces, where the entire project is to be under single ownership or management and meets all of the requirements of this Code for mobile home parks.

(197) MOBILE HOME SERVICE EQUIPMENT. That equipment containing the disconnecting means, over current protective devices, and receptacles or other means for connecting a mobile home feeder assembly.

(198) MOBILE HOME SPACE. A space within a mobile home park designed and to be used for the accommodation of mobile home.

(199) MOBILE HOME STAND. That part of the mobile home space which has been reserved for the placement of the mobile home and its appurtenant structures or additions.

(200) MOBILE HOME SUBDIVISION. A subdivision designed and intended for residential use where the lots are to be individually owned or leased, and occupied by mobile homes.

(201) MODULAR UNIT. A structure built from sections which are manufactured in accordance with the construction standards adopted pursuant to Section 58-56-4 of the Utah Code and transported to a building site, the purpose of which is for human habitation, occupancy, or use.

(203) MOTEL. A building or group of buildings for the accommodation of transient guests, comprising individual sleeping or living units, and designed and located to serve the motoring public.

(204) MUNICIPALITY. Grantsville City, other cities or a town.

(205) NATURAL RETENTION AREA. An area of poorly drained soils which lies along stream channels or swale or is adjacent to flood plain soils, which is subject to periodic flooding.

(206) NON-CONFORMING USE. A use of land that does not conform with current zoning regulations, but, legally existed before its current zoning designation and has been maintained continuously since the time the zoning regulation governing the land changed.

(208) NON-CONFORMING STRUCTURE. A structure that legally existed before the current zoning designation and because of subsequent zoning changes, does not conform with the zoning regulation's setback, height restrictions, or other regulations that govern the structure.

(209) NURSING HOME (ALSO REST HOME OR CONVALESCENT HOME). A home for the aged, chronically ill, or incurable persons in which three or more persons not of the immediate family are received, kept, or provided with food and shelter or care for compensation; but not including hospitals, clinics, or similar institutions devoted primarily to the diagnosis and treatment of the sick or injured.

(210) OCCUPANCY. The portion of a building or premises owned, leased, rented, or otherwise occupied for a given use.

(211) OCCUPIED AREA. The total of all of the lot area covered by a mobile home and its accessory buildings on a mobile home lot.

(212) OFFICIAL MAP. A map of proposed streets that has the legal effect of prohibiting development of the property until the City develops the proposed street.

(215) OFF-STREET PARKING SPACE. The space required to park passenger vehicle, which space shall meet the requirement of this Code.

(216) OFF-SITE IMPROVEMENTS. Improvements not on individual lots but generally within right-of-way and the boundaries of the development which they serve, and as further outlined in this Code.

(217) ON-SITE IMPROVEMENTS. Construction or placement of the main building, and its appurtenant improvements on a lot.

(219) OPEN SPACE. Land used for recreation, agriculture, resource protection, amenity, historical preservation, or buffers, and is protected by the provisions of this Code to ensure that it remains in such uses.

(220) OPEN SPACE, IMPROVED. Park area that is improved as part of a residential development. Improved open space may include, but need not be limited to, lawns, landscape areas, improved/paved trails, active recreation areas, children's playgrounds, swimming pools, ball fields, multi-purpose courts, tennis courts, and other approved park improvements. The design and included elements in required improved open space are approved at the discretion of the planning commission and city council.

(221) OPEN SPACE, USABLE. Usable open space shall be any portion of a lot or building which meets all the following conditions:

- (a) The open space shall be open to the sky or shall be open to view on at least two sides.
- (b) The space shall be readily accessible by foot traffic from the dwelling unit to which it is accessory.
- (c) If the space is provided on a balcony, roof, or other facility above grade, it shall have such protective devices as are deemed necessary by the building inspector to assure reasonably safe usage by the children and adults.
- (d) The space shall not be provided from any required front or side yard, parking area, or driveway space.

(222) OWNER. The holder of the fee title to land or buildings or to property, whether a person, partnership, corporation, or other entity recognized by law, and his or its lessees, permittee, assignees, or successors in interest.

(224) OVERLAY DISTRICT: Means a zoning district applied to property in addition to the underlying base zone for the purpose of establishing supplemental regulations, development standards, or review procedures. An Overlay District does not, by itself, authorize any development rights. The Overlay District becomes effective only upon approval of a corresponding master development agreement that implements the standards, conditions, and requirements of the overlay. No rights, deviations, or entitlements provided by an Overlay District may be exercised until the associated master development agreement is approved and executed or amended in accordance with all applicable City procedures.

(225) PARAPET. The extension of a false front or wall above a roofline.

(226) PARCEL OF LAND. means a contiguous quantity of real property described as a unit for purposes of ownership, conveyance, taxation, or development, and consisting of any real property interests recognized as "land".

(227) PARKING FACILITY (PARKING LOTS, PARKING STRUCTURES). A building or open area, other than a street, used for the parking of more than 4 automobiles and available for public use, whether free, for compensation, or accommodation for clients or customers.

(228) PARKING LOT. An open area, other than a street, used for the parking of automobiles and available for public use, whether free, for compensation, or accommodation for clients or customers.

(229) PASSIVE SOLAR SYSTEM. A direct thermal system which utilizes the structure of a building and its operable components to provide for collection, storage and distribution of heating or cooling during the appropriate times of the year, by utilizing the climate resources available at the site. It includes those portions and components of a building that are expressly designed and required for the collection, storage, and distribution of solar and the architectural and engineering design or system simulation necessary to balance or optimize passive components.

(231) PEDESTRIAN-WAY (WALKWAY OR CROSS-WALK). A right-of-way designed for use by pedestrians and not intended for use by motor vehicles of any kind; a pedestrian-way may be located within or without a street right-of-way, at grade, or grade-separated from vehicular traffic.

(233) PERMITTED USE. means a use of land that is expressly allowed within a zoning district as a matter of right, without the need to obtain a Conditional Use Permit, provided the use complies with all applicable standards, regulations, and requirements of this Code.

(234) PERSON. An individual, corporation, partnership, organization, association, trust, governmental agency, or any other legal entity/legal interest.

(235) PLANNED UNIT DEVELOPMENT (PUD). An integrated design for development of residential, commercial, or industrial uses, or limited combination of such uses, in which the density and location regulations of the district in which the development is situated may be varied or waived to allow flexibility and initiative in site and building design and location, in accordance with an approved plan and imposed requirements. Planned unit development regulations may govern the subdivision of land if it is proposed by the developer to sell individual lots in the planned unit development. Thus, planned unit development regulations can be subdivision regulations which may be chosen by the developer as an alternative to specifically designated subdivision regulations of this Code, to become effective only through the planned unit development approval process.

(236) PLANNING COMMISSION. The Planning Commission of Grantsville City.

(236.1) PLAT. An instrument subdividing property into lots as depicted on a map or other graphical representation of lands that a licensed professional land surveyor makes and prepares in accordance with Utah Code Ann. Section 10-20-803 or 57-8-13.1(240) PREFABRICATED HOUSING. (See Modular Home).

(241) PREMISES. A parcel of land with its appurtenances and buildings which, because of its unit of use, may be regarded as the smallest conveyable unit of real estate for that zoning district.

(242) PRELIMINARY PLAT. Means a scaled map prepared by a licensed land surveyor that shows the proposed subdivision of a tract, lot, or parcel of land. It illustrates the intended layout of lots, streets, easements, public rights-of-way, utilities, and other improvements in sufficient detail to evaluate compliance with this Code and applicable state law. The Preliminary Plat is submitted for review and approval prior to preparation of a Final Plat, in accordance with Utah Code §10-20-803 and §57-8-13, and must be approved by the Planning Commission. All required local approvals must be obtained before a Final Plat may be recorded in the County Recorder's office.

PRELIMINARY PLAN. means a conceptual or engineered plan submitted in conjunction with a Preliminary Plat that illustrates the proposed development layout, grading, drainage, utilities, access, and other site improvements. A Preliminary Plan provides the technical basis for evaluating subdivision feasibility and compliance with this Code before preparation of the Final Plan or Final Plat, consistent with the subdivision requirements of Utah Code §10-20.

(243) PRE-SECTIONED HOME. (See Modular Home).

(244) PRIME AGRICULTURAL SOILS. Areas of soils most suited for agriculture, those in capability units 1, 11, or 111, as indicated in the soil survey prepared by the Soil Conservation Service which encompasses Grantsville City.

(245) PRINCIPAL USE. Any use which is named and listed in the use regulations and other provisions of this Code, except those uses specifically designated as accessory uses; any use which is or may be conducted on a lot independently or any other use on the lot and not incidental or accessory to any other use on the lot; any use which establishes the primary activity on a lot.

(246) PRIVATE NON-PROFIT RECREATIONAL GROUNDS AND FACILITIES. Non-profit recreational grounds and facilities operated by a non-profit corporation, association, or group.

(248) PROCESS OR PROCESSING. The act, business, or procedure of taking raw, extracted, or preprocessed material and adding to or taking away from it, to produce a product that is purer, used, marketed, or uniquely different than the original raw material or product before the procedure was enacted.

(249) PROFESSIONAL TEAM, QUALIFIED. An individual(s) qualified by virtue of training, experience, state licensing where appropriate and membership in professional associations which pass upon qualifications prior to admittance to membership. A determination of whether or not a team is qualified, in the sense explained above, shall be made solely by the Planning Commission.

(252) PROTECTION STRIP. A strip of land between the boundary of a land development and a street within the land development, for the purpose of controlling the access to the street by property owners abutting the land development.

(253) PUBLIC FACILITIES AND PUBLIC SERVICE FACILITIES. For the public convenience, certain infrastructure including streets, water lines, sewer lines, public utilities and drainage facilities may be allowed to serve various areas of the community, as public facilities. Possible additional facilities such as a sub-station for fire and/or police, post office and/or hospital may be determined to be in the public interest as well as public service facilities by Grantsville City.

(254) PUBLIC STREET. A public way which affords principal means of access to abutting properties.

(255) PUBLIC SYSTEM (WATER OR SEWAGE). A system which is owned and operated by a local governmental authority or by an established public utility company which is adequately controlled by a governmental authority. Such systems are usually existing systems serving a municipality, a township, an urban county, or a water or sewer district established and directly controlled under the laws of the state of Utah.

(256) QUASI-PUBLIC. A seemingly public institution, entity or organization that is not actually public. (Because of an independent or private control over it)

(258) REAR YARD REGULATIONS (REAR SETBACK). That part of a lot that adjoins another lot, alley, street, road or highway, which does not provide the main access to the lot, if any access at all is allowed, between the rear line of the building and the rear lot line, and extending the full width of the lot. The length of the rear yard is measured from the rear lot line to the eaves or the rear (back) line of a building whichever is closer to the rear lot line. Unenclosed stoops of six foot by six foot or less is not considered the rear line of a building.

(259) RECREATION DWELLING (CABIN, RECREATION CABIN). A dwelling designed for limited rather than primary occupancy and generally located adjacent to or with easy access to recreational area. The primary purpose for the construction of such a dwelling is to provide shelter during those limited periods of time when recreation is sought in the adjacent areas.

(260) RECREATIONAL VEHICLE (RECREATIONAL COACH). A vehicle with or without motive power, designed and constructed to travel on public streets, and designed for use as a human habitation of a temporary and recreational nature.

(261) RECREATIONAL VEHICLE PARK (TRAVEL TRAILER PARK). Any area or tract of land or a separately designated section within a mobile home park where lots are rented or held out for rent to one or more owners or users of recreational vehicles for a temporary time not to exceed 30 consecutive days.

(262) RECREATIONAL VEHICLE SPACE. A plot of ground within a recreational vehicle park designated and intended for the accommodation of recreational vehicle.

(262.1) RECORD OF SURVEY MAP. A map of a survey of land prepared in accordance with Utah Code Ann. Section 17-23-14, 17-23-17, 17-23-20, and the recording requirements of Utah Code §57-3-106.

(263) RENEWABLE ENERGY. That form of energy whose supply is natural, inexhaustible, and not dependent upon fossil fuel supplies. Examples include residential solar heat, wind power, geothermal power, and many other supply sources.

(263.1) RESIDENTIAL DRIVEWAY. A driveway providing vehicular access to property used for residential purposes. This includes driveways for single family detached/attached and two-family structures.

(264) RESIDENTIAL FACILITY FOR ELDERLY PERSONS. A single-family or multiple-family dwelling unit that meets the requirement of Chapter 8 of this Code and any ordinance adopted under authority of that chapter.

(265) RESIDENTIAL FACILITY FOR HANDICAPPED PERSONS. A single-family or multiple-family dwelling unit that meets the requirements of Chapter 8 of this Code and any ordinance adopted under authority of that chapter.

(266) RESIDUAL LAND. That land which does not meet the minimum standards for a lot and therefore must be attached and become part of another parcel which does or will conform to lot minimum standards, or be attached to public land for public purposes.

(267) RIGHT-OF-WAY. That portion of land dedicated to public use for street and/or utility purposes or maintained in private use for similar purposes.

(268) ROADWAY WIDTH. For a street with battered or roll curb to back of curb, otherwise the width of the actual paved surface.

(269) ROOFLINE. The top edge of a roof or building parapet, whichever is higher, excluding any mansards, cupolas, pylons, chimneys, or minor projections.

(271.1) SANITARY SEWER AUTHORITY. The department, agency, or public entity with responsibility to review and approve the feasibility of sanitary sewer services or onsite wastewater services.

(272) SCHOOL, PRIVATE. A school which is operated by a quasi-public or private group, individual, or organization, for profit or non-profit and which has a curriculum similar to that provided in any public school whether or not a complete educational curriculum.

(273) SCHOOL, PUBLIC. A school operated by a school district or other public agency in the State of Utah.

(274) SECURITY SURVEILLANCE. When security is a paramount concern to a project, it may require continuous and comprehensive surveillance of the private streets if access is only through a guarded gate. Under these circumstances it is in the interests of the public to vary requirements sufficient to permit total control of a manager.

(275) SEWER CONNECTION. A connection consisting of all pipes, fittings, and appurtenances from the drain outlet of the mobile home to the inlet of the corresponding sewer riser pipe of the sewage system serving the mobile home development.

(276) SEWER RISER PIPE. That portion of the sewer which extends vertically to at least ground elevation and terminates at each mobile home stand.

(277) SIDE YARD SETBACK. That part of a lot that adjoins another lot, between the side line of the building and the side lot line, and extending from the Front yard setback to the Rear Yard setback. The

width of the side yard is measured from the lot line to the end of the eaves or the side line of a building whichever is closer to the side lot line. Unenclosed stoops of six foot by six foot or less is not considered the side line of a building.

(286.1) SINGLE USE RESIDENTIAL DEVELOPMENT. A development that contains only single-family dwellings, two family dwellings, or townhomes which are subject to the processes prescribed in Utah Code Ann. [10-20](#)).

(287) SITE. A parcel or parcels of land intended to have one or more buildings or intended to be subdivided into one or more lots.

(288) SITE AREA. All land area within the site as defined in the deed. Area shall be determined from an actual survey rather than from a deed description.

(289) SITE PLAN (PLOT PLAN). A plan required by and providing the information required by this ordinance [in accordance to Chapter 11 and City standards](#).

(290) SKETCH PLAN. A generalized layout of a proposed subdivision or development, with accompanying general proposal and intentions of the subdivider or developer, and relating the proposed subdivision or development to its area, public, utilities, facilities, services, and to special problems which may exist in the area.

(291) SKY SPACE. That portion of the sky that must remain unobstructed for a solar collector to operate effectively. The sky space can be measured for specific time of year use and location . (See " SOLAR ACCESS").

(293) SOLAR ACCESS. The availability of sunlight to solar collectors and solar energy systems. Solar access to a site depends upon the specific system type and most often demands rooftop, south wall, south lot or detached collector protection.

(294) SOLAR ENERGY CONVERSION SYSTEM. Includes active, passive and photo voltaic solar systems which when placed on a structure to supply energy to that structure.

(295) SOLAR GREENHOUSE / SUNSPACE / SUNPARLOR. An attached space to a building or residence which may provide heat and/or food to users as part of a passive solar energy system.

(296) SPECIAL DISTRICT. All entities established under authority of Title 17A and any other governmental or quasi-governmental entity that is not a county, municipality, school district, or unit of the state.

(296.1) SPECIFIED PUBLIC UTILITY. An electrical corporation, gas corporation, telephone corporation, franchise or other quasi-public utility as those terms are defined in Utah Code Ann. Section 54-2-1 .

(297) SPORTSMAN PERMIT. Means the keeping of 4-6 dogs for lawful sporting, training, field trial, or hunting-related purposes by their owner on a residential or agricultural property, pursuant to GCC 4-1-32(B) and subject to a conditional use permit and license issued by the City.

- (c) No animal shall be kept, penned, or raised within 100 feet of any pre-existing residential dwelling located on an adjacent lot, measured from the nearest corner of the residence.
- (d) Each animal shall be provided a minimum of 1,000 square feet of dedicated area, with an additional 4,000 square feet required for each animal over five. A Class "A" Kennel Permit shall be issued only in accordance with applicable zoning regulations, licensing requirements, and conditions imposed by the City.

(298) SPOT ZONE. A zoning amendment which singles out a relatively small parcel for a use classification totally different from that of the surrounding area, for the benefit of the owner of such property, which is invalid because it is not in accordance with a comprehensive plan.

(299) STABLE, PRIVATE. A detached accessory building for the keeping of livestock owned by the occupants of the premises and not kept for hire, remuneration, or sale.

(300) STABLE, PUBLIC. A detached accessory building where horses are boarded and/or kept for hire.

(301) STATE STORE. A facility for the sale of package liquor located on premises owned or leased by the state of Utah and operated by state employees. State store does not apply to any licensee, permittee, or to package agencies.

(302) STEEP SLOPES. Areas where the average slope exceeds 8 percent which, because of this slope, are subject to high rates of storm water runoff and therefore erosion.

(303) STORY, HALF. A partial story under a gable, hip, or gambrel roof, the wall plates of which are on at least two opposite exterior walls, do not extend more than four feet above the floor of such story, and the ceiling area of which does not exceed 2/3 of the floor area of ground, or attachment to something having a fixed location upon the ground, includes "building."

(303.1) STREET. A public right-of-way, including a highway, avenue, boulevard, parkway, road, lane, walk, alley, viaduct, subway, tunnel, bridge, public easement, or other way, and which may be classified as Rural, Residential, Local, Collector, Arterial, and Main Street or as otherwise defined in the Grantsville City Street Master Plan.

(304) STREET AND ROAD SYSTEMS. (AMENDED 5/97 & 11/06) (see Technical Specifications and Standard Drawings for Streets).

(8) ALLEY. A private access-way or thoroughfare minimum 26-feet in travel way width, which is privately owned and maintained and is designed to give secondary access to lots or abutting properties; or provide direct access to townhome garages an alley shall not be considered a street, for the purpose of this Ordinance. A segment of an alley shall serve no more than 12 units without a second connection to a public street. Primary access shall be provided by a standard Residential Street which the residence fronts. Any alley that is longer than 150 feet as measured from the face of curb on the perpendicular intersecting street to the alley, shall have a cul-de-sac or hammerhead at the end thereof. The dimensions or layout of any required cul-de-sac or hammerhead shall comply with City's standards and specifications for public cul-de-sac or the minimum specifications of the current International Fire Code for hammerheads. If driveways are provided off alleyways the minimum driveway length shall be 25 feet. These 25 feet of driveway length does not include a 30-inch-wide mountable curb and gutter, modified Type F Curb APWA Detail 205.2, for a normal crown alley section or ribbon curb for a reverse crown alley section. Curb and gutter shall be painted red with "No Parking" signs on each end of alley and every 50 feet of a thru alley and "No Parking" sign on entrance to dead-end alley. Water meters shall not be located in alley

driveway or concrete apron of alley and shall be clustered in landscaped, public utility easement on side of buildings.

(a) Arterial - A limited access street which is designed to carry through traffic with their only access being from Collector streets and State roads at intervals of no less than 1/2 mile. Arterial streets are intended to serve up to 3500 or more average daily trips when the service area is fully developed.

(b) Collector-A Street which is designed to intercept traffic from a standard residential road. Collector streets are intended to serve up to 1500 average daily trips from 150 to 500 residential or equivalent units.

(c) Cul-de-sac-A Street which is designed to remain permanently closed at one end with the closed end terminated with a vehicular turnaround.

(71) CUL-DE-SAC. A street which is designed to remain permanently closed at one end, with the closed end terminated by a vehicular turnaround. For purposes of this code, the length of a cul-de-sac shall be measured from the centerline of the intersecting street along the centerline of the cul-de-sac, to a point to the center of the cul-de-sac.

(d) Local – A street which creates the intercity grid network and functions to move traffic from Residential streets to Collector streets.

(188) MAJOR STREET PLAN. A map of Grantsville City which shows the existing and future public street system and which has been officially adopted by the Planning Commission and City Council as the major street plan for Grantsville City.

(247) PRIVATE LANE (Amended 5/97, 2/00, 9/07, 2/09, ____/25) A privately owned way or lane which affords the principal means of access to property. A private lane which serves up to two (2) dwelling units shall have a right of way width of not less than 36 feet with or without fire hydrants and shall be constructed and maintained with an all-weather dustless surface that meets the specifications of the City for a standard residential street section, except that the base course need only be 26 feet wide with or without fire hydrants with a slope or crown of 2 to 4%, no bituminous surface course need be applied and said street shall have a shoulder v-ditch sized appropriately per Grantsville City Storm Drainage requirements. Any private lane that is longer than 150 feet as measured from the face of curb on the perpendicular intersecting street to the private lane, shall have a cul-de-sac or hammerhead at the end thereof. The dimensions or layout of any required cul-de-sac or hammerhead shall comply with City's standards and specifications for public cul-de-sac or the minimum specifications of the current International Fire Code for hammerheads.

(247a) Private Streets that serves more than two dwelling(2) units or any business activity shall have a right of way width of not less than 54.60 feet and shall be constructed and maintained with an all-weather dustless surface that meets the specifications of the City for a standard residential street section, except that the pavement need only be 32 feet wide with a slope or crown of 2 to 4%, street shall have a bituminous surface course and include a 30-inch wide mountable curb and gutter, modified Type F Curb APWA Detail 205.2. Any private street that is longer than 150 feet as measured from the face of curb on the perpendicular intersecting street, shall have a cul-de-sac, or hammerhead at the end thereof. not to exceed 750 feet in length The dimensions or layout of any required cul-de-sac or hammerhead, shall comply with City's standards and specifications for public cul-de-sac or the minimum specifications of the current International Fire Code for hammerheads. The developer or owner(s) of a private street shall place a street sign at the intersection of the private street and all public streets, indicating the name of the private street, the north or east coordinate and that the street is a "private street". location and specifications for the Curb and gutter shall be painted red private with "No Parking" signs on each end of

Private Street every 150 feet of a thru private street and “No Parking” sign on entrance to dead end private streets. Street sign shall be determined by the City Public Works Director.

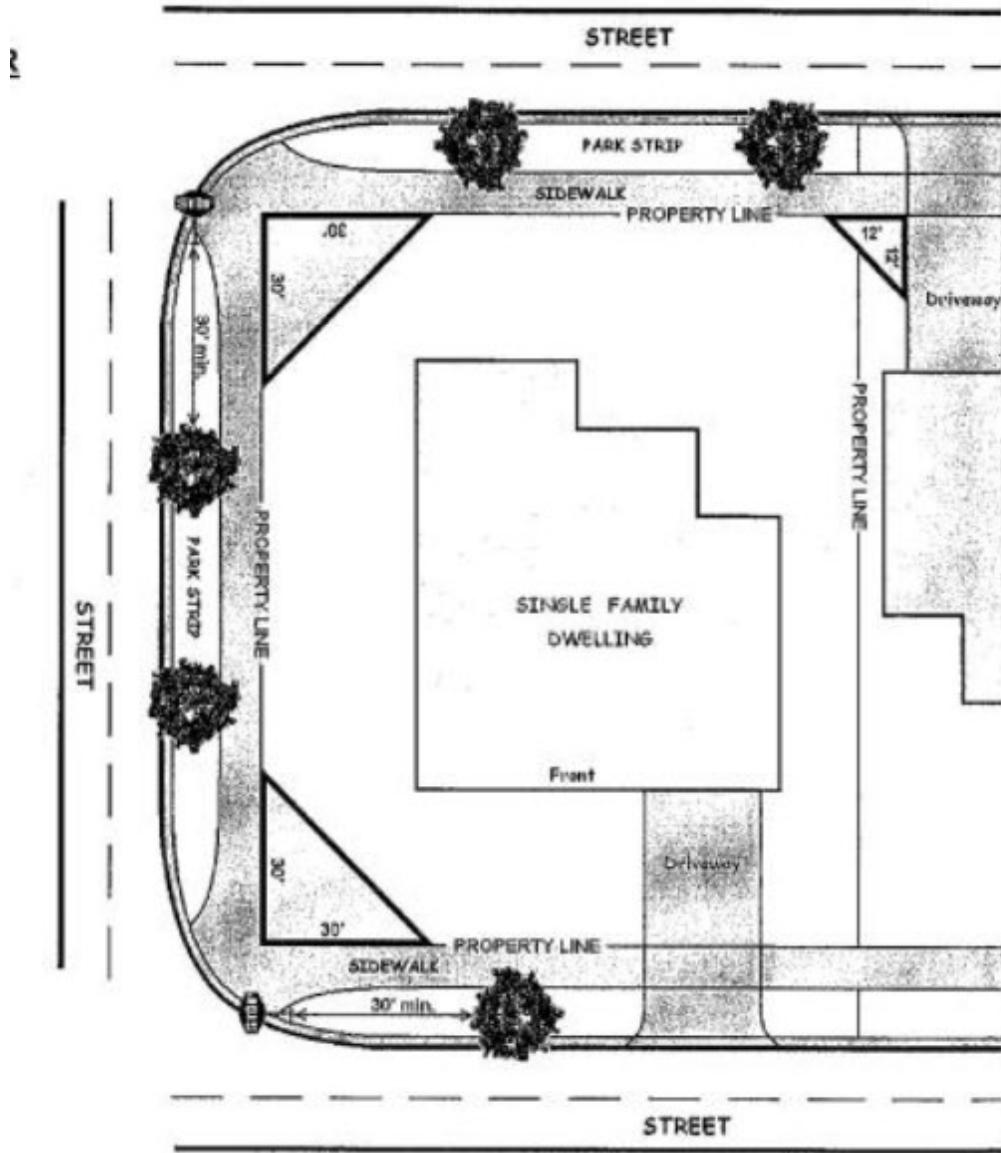
(e) Public Street-A Street or road which has been dedicated or abandoned to the public and accepted by the proper public authority and affords principal access to abutting properties.

(f) Rural – A street located in outlying areas where volumes are less than a design hourly volume of 100 and intrusions such as driveways are greater than 1/4 mile apart with intersections being spaced no less than 1 mile apart.

(g) Residential or Standard Residential-A Street which is designed to serve abutting land uses only. Standard residential streets are intended to serve up to 1500 average daily trips from no more than 150 residential or equivalent units. Residential streets may be developed to a Rural Residential Road Standard if the street meets criteria found in the Grantsville City Street Master Plan.

(h) Stub Streets-A Street or road extending from within a subdivision boundary and temporarily terminating with temporary turnaround (cul-de-sac). Stub streets are provided to permit adjacent undeveloped parcels of land to be developed later by continuing the stub street to a connecting street.

(304a) STREET SIDE YARD. The permeable and visible (not impeded by a fence) area between the secondary street lot line and the side facing facade of the main building as illustrated in Drawing 1 (see definition for Front Yard).



(304 h) SLIP LANE. (Amended ____/24) A slip lane is a one-way lane which diverges from the main Arterial or Collector Street and allows vehicles to transition to a street running parallel to the arterial or Collector Street without requiring to stop or enter an intersection. The turnouts into the slip lanes must have a minimum 5:1 taper, refer to tables below for dimensions based on various design speeds. Slip lane turnout and mergers shall be a minimum of 300-feet from street intersections. Slip lanes typically have a 150-foot right-of-way, and are sloped at 2% from the street crown as shown in the slip lane street section below.

(305) STRUCTURE. Anything constructed, the use of which requires fixed location on the ground or attachment to something having a fixed location on the ground, includes "building".

(306) SUBDIVIDER (DEVELOPER). Means any person, firm, corporation, partnership, or association who causes land to be divided into a subdivision for himself/herself or others; a developer.

(307) SUBDIVISION. Any land that is divided, resubdivided or purposed to be divided into two or more lots, parcels, sites, units, plots, or other division of land for the purpose, whether immediate or future, for offer, sale, lease, or development either on the installment plan or upon any and all other plans, terms, and conditions.

1. "Subdivision" includes:
 1. The or development of land whether by deed, metes and bounds description, devise and testacy, map, plat, or other recorded instrument, regardless of whether the division includes all or a portion of a parcel or lot; and
 2. Except as provided for in the following Subsection regarding the division or partition of agricultural land, divisions of land for residential and non-residential uses, including land used or to be used for commercial, agricultural, and industrial purposes.
2. "Subdivision" does not include:
 1. A bona fide division or partition of agricultural land for the purposes of joining one of the resulting separate parcels to a contiguous parcel of unsubdivided agricultural land, if neither the resulting combined parcel nor the parcel remaining from the division or partition violates an applicable land use ordinance;
 2. A recorded document, executed by the owner of record;
 3. Revising the legal description of multiple parcels into a legal description encompassing all such parcels; or
 4. Joining a lot to a parcel.
3. A boundary line agreement recorded with the Tooele County Recorder between owners of adjoining subdivided properties adjusting the mutual lot line boundary in accordance with Utah Code Ann. Section [10-20-507](#), [10-20-806](#), and [15-1-45](#), if:
 1. No new dwelling lot or housing unit will result from the adjustment; and
 2. The adjustment will not violate any applicable land use ordinance.
 3. A bona fide division of land by deed or other instrument if the deed or other instrument states in writing that the division:
 1. Is in anticipation of future land use approvals on the parcel or parcels;
 2. Does not confer any land use approvals; and
 3. Has not been approved by the land use authority.
 4. A parcel boundary adjustment;
 5. A lot line adjustment;
 6. A road, street, or highway purpose; or
 7. Any other division or land authorized by law.

(308) SUBDIVISION, CLUSTER. A subdivision of land in which the lots have areas less than the minimum lot area of the district in which the subdivision is located, but which complies with the cluster subdivision provisions of this Ordinance and in which a significant part of the land is privately reserved or dedicated as permanent common open space to provide low-density character for the residential lots in the subdivision.

(310) SUBDIVISION, MINOR. A subdivision of four (4) or less lots, which is not traversed by the mapped lines of a proposed street as shown in the general plan of Grantsville City, does not require the dedication of any land for street or other public purposes and each lot in the subdivision meets the frontage, width and area requirements of this zoning ordinance and Grantsville City zoning maps.

(311) SUBDIVISION VACATION. The process of removing from record a section of land that was subdivided into plats for development or sale, lease or to offer for sale. The subdivision area vacated ceases to exist, and the land is one parcel, and must be re- subdivided to sell in smaller sections.

(312) SWIMMING POOL. An accessory use subject to all state and local regulations governing safety and health, which requires a conditional use permit.

(313) TECHNICAL REVIEW COMMITTEE. The Zoning Administrator, with the approval of the Mayor, may designate and appoint certain professionals, officials and other competent resource persons to serve as advisors, meeting as a Technical Review Committee to assist her/him, and serve as Planning Commission staff for the purpose of evaluating applications for Planning Commission action.

(315) TEMPORARY USE. Any use of land which, in the determination of the Planning Commission, and approved by the City Council shall not extend beyond 2 years from inception of such land use. A determination as to whether or not a land use is temporary shall be based solely upon facts submitted to the Planning Commission at the time of application for a conditional use permit for a temporary use. Unless found to be temporary, any use of the land shall be presumed to be permanent. Such uses include construction facilities, emergency facilities as well as interim uses of land and buildings awaiting ultimate use, i.e. pasture for a few months before construction begins, a carnival, fair, sports field, staging area, etc.

(316) TIEDOWN. Any device designed for the purpose of anchoring a mobile home to ground anchors.

(317) TWIN HOME DWELLINGS. (Amendment 7/97) A two-family dwelling that is divided into attached single-family dwellings as the result of a division of the property upon which the two dwellings are situated into two separate lots along the common wall of the two single-family dwellings. The adjoining lots occupied by a twin home shall have the minimum square footage required for any lot in the zoning district in which the property is located, plus the additional square footage *of the* dwelling unit in the same zone. Twin home dwellings shall be either approved as a part of an initial subdivision application and approval process or as a result of the subdivision amendment process specified by the provisions of Chapter 21, of this Code.

(317) TWIN COMMERCIAL UNITS (06/06). A twin commercial unit is a commercial building or structure that is located on two adjoining lots, is separated by a common wall and the common wall is located on the lot line. The adjoining lots occupied by a twin commercial unit shall have the minimum square footage required for any lot in the zoning district in which the property is located. Twin commercial Units may be approved as a part of an initial subdivision approval process or may be approved as a conditional use for existing lots in specified commercial and industrial zoning districts. The ownership of each portion of a twin commercial unit shall run with the land that it is located upon.

(319) UNINCORPORATED. The area outside of the incorporated boundaries of Grantsville City. That area that falls under the jurisdiction of Tooele County.

(320) UNLICENSED MOTOR VEHICLES. Any vehicle which initially was designed or constructed to be self-propelled and which is not currently registered or licensed by the State of Utah, but does not include vehicles exempt from registration under Section 41-22- 9 Utah Code Annotated, 1953, as amended. "Unlicensed Motor Vehicle" does not include any motor vehicle kept or stored at an approved impound lot or commercial storage yard.

(321) URBAN SERVICES. Those services normally associated with urban living, including but not limited to the following; electricity, natural gas, streets, schools, culinary water, sewage collection and treatment facilities, and police and fire protection.

(322) USE. The purpose for which a building, lot, sign or structure is intended, designated, occupied, or maintained.

Accessory Use means a use that is incidental, subordinate, and customarily associated with the principal use of a building, lot, or structure, and located on the same lot as the principal use.

Temporary Use means a use that is permitted for a limited duration and under conditions specified by this Code, and that does not involve permanent structures or permanent alteration of the site.

(324) VICINITY MAP (LOCATION MAP). A map or drawing, not necessarily to scale, showing where a subdivision, or proposed subdivision, PUD, commercial development, or other property is located.

(325) VICINITY PLAN. A map or drawing, to scale, of any area proposed for development, showing existing and proposed streets, buildings, public facilities and utilities within the general influence area of the proposed project such as mile radius; boundaries of zoning districts, taxing districts, and other special districts on and in the immediate vicinity of the land proposed for project; water course, impoundments, streams, springs, wells and areas subject to continuous or occasional flooding on and in the immediate vicinity of the land proposed for project and significant vegetative patterns on and in the immediate vicinity of the land proposed for development.

(326) VIEW-OBSCURING FENCE, WALL OR HEDGE. A fence, wall, or hedge of vegetation growth which prevents full view of property on one side by a viewer standing on the other side.

(328) WATER CONNECTION. A connection consisting of all pipes, fittings, and appurtenances from the water riser pipe to the water inlet pipe of the distribution system within the dwelling.

(329) WATER RISER CONNECTION. That portion of the water supply system which extends vertically to at least ground elevation and terminates at the water inlet pipe for each mobile home lot or dwelling.

(330) WATERWISE LANDSCAPE. Landscaping for water conservation with (1) No more than 35% of the total landscaped area planted in lawn, (2) Planting beds and landscape plants watered with a drip irrigation system, (3) Watering zones separate for lawn and landscape plants, (4) Back Flow Preventer required (5) and landscape plants should be waterwise, adapted to Grantsville's local climate, able to thrive on less water.

(331) WATER FACILITIES, STORM: a system of engineered structures like pipes, ponds, swales, and filters designed to collect, control, treat, and convey rainwater runoff from developed areas, preventing urban flooding, erosion, and pollution from reaching local rivers and streams by allowing water to soak in or slowly release. These facilities manage water from impervious surfaces (roads, roofs) that can't absorb rain, removing pollutants like oil, grit, and trash before it enters natural waterways.

(332) WETLANDS. Areas known as marshes, swamps, or wetlands, including all areas greater than one-quarter acre where standing water is retained for a portion of the year and unique vegetation has adapted to the area, or as regulated by the U.S. Army corps of Engineers.

(332) WIND ENERGY CONVERSION SYSTEMS. Includes structure and all apparatus to utilize wind to drive generators.

(333) WINDOW SIGN. A sign installed inside a window and intended to be viewed from outside the building.

(334) Xeriscape Landscape. One of several methods of landscaping that employs a mix of drought tolerant plants and organic and inorganic mulch and are considered Waterwise Landscapes.

(335) YARD. A required open space on a lot, other than a court, unoccupied and unobstructed from the ground upward, except as permitted elsewhere in this Code.

(336) YARD, FRONT. (See: Front Yard Setback). Note - On a corner lot there are two front yards.

(337) YARD, REAR. (See: Rear Yard Setback)

(338) YARD, SIDE. (See: Side Yard Setback)

(339) ZONE. (See "District, Zone")

(340) ZONING MAP. A map, adopted as part of a land use ordinance, that depicts land use zones, overlays, or districts.

Amended 05/97, 08/02, 11/05 by Ordinance 2005-20, 06/06 by Ordinance 2006-08, 09/07 by Ordinance 2007-31, 01/09 by Ordinance 2009-02, 09/18 by Ordinance 2018-16

4.16 Clear View Of Intersecting Streets

A. For the purpose of providing adequate vision of vehicular and pedestrian traffic, a clear-view area shall be maintained at the intersection of every street, whether public or private street. The clear-view provisions are considered life-safety standards and shall supersede any conflicting provisions of this Code. . This Code applies to residential streets with speeds 25 mph or less. All sight triangles and clear view areas shall comply with the latest edition of the Geometric Design of Highway and Streets "Greenbook" by the American Association of State Highway and Transportation Officials.

B. No provision of this section shall be constructed to allow the continuance of any nonconforming tree, shrub, plant or plant growth, fence wall, other screening material, or other obstruction which interferes with the safety of pedestrians or vehicle traffic.

C. No obstruction to view in excess of three feet (3') in height shall be placed on any corner lot within a triangular area formed by the street property lines and line connecting them at points thirty feet (30') from the intersection of the street lines. Within that clear-view area, the following shall apply:

Solid fences, walls, signs, sight obscuring vegetation, and/or other sight obscuring devices shall not exceed three (3') feet in height above the level of the curb.

Open style fences shall not exceed four (4') feet in height above the level of the curb and front yard sold fencing shall not exceed three feet (3') in height.

Tree trunks shall not be located within the clear-view area, however, tree canopies may extend into the clear view area if they are trimmed at least seven (7) feet above the elevation of the sidewalk and eleven (11) feet above the elevation of the street. It is unlawful to allow any vegetation or other growth to block any traffic sign, traffic signal, street light, or other public safety device, regardless of whether it is located in a clear-view area or not.

No sign shall be allowed in the clear-view area unless it is specifically permitted in this Title and it is determined by the City Engineer that it is not a safety hazard.

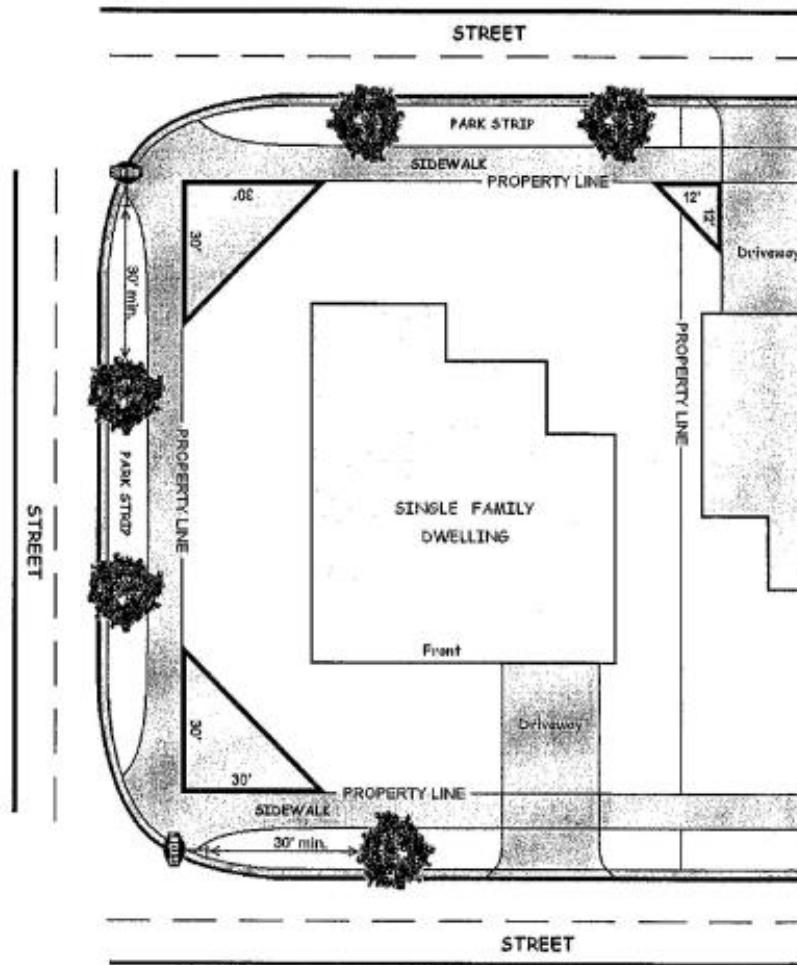
No obstruction of any sort which interferes with the safety of pedestrians or traffic shall be allowed within the clear view area unless it is specifically permitted by this Title and it is determined by the City Engineer that it is not a safety hazard.

D. The clear view area for the intersection of a driveway and a street shall have no obstruction to view in excess of three feet (3') in height and shall be placed at any automobile access way within the triangular area formed of points twelve feet (12') along the property line and twelve feet (12') along the driveway line. The driveway clear view fencing provisions may not be required on corner and double frontage lots for a secondary drive access that is gated, locked, and that accesses the rear yard, if it is determined by the City Engineer that the drive access is not a primary access.

E. Trees, shrubs that are located within the park strip must be thirty feet (30') from any traffic or street sign and must be pruned above the sidewalk seven feet (7') for pedestrian safety and above the road thirteen feet-six inches (13.6) for emergency and maintenance vehicles.

**APPROVED TREE LIST FOR
PARK STRIPS**

- a. *Acer platanoides* 'Columnar' (Columnar Maple)
- b. *Celtis occidentalis* (Hackberry, Common, Prairie Pride, Chicagoland)
- c. *ECorylus colluna* (Turkish Hazel)
- d. *Fraxinus mandschurica* (Manchurian Ash)
- e. *Ginkgo biloba* (Maidenhair tree, any hybrid variety)
- f. *Quercus bicolor* (Swamp White Oak)
- g. *Tilia cordata* (Littleleaf Linden)



HISTORY

Repealed & Reenacted by Ord. 2021-03 on 2/3/2021

Amended by Ord. 2025-31 on 7/9/2025

Chapter 7 Conditional Uses

7.1 Definition Of Conditional Use

Conditional Use Permit means a permit issued pursuant to this Code authorizing a Conditional Use on a specific property, subject to conditions imposed by the approving authority to mitigate or eliminate detrimental impacts. A Conditional Use Permit may be granted only when the approving authority determines, based on substantial evidence, that all required conditions can be met and that the proposed use will be compatible with surrounding properties. **7.2 No Presumption Of Approval**

The listing of a conditional use in any table of permitted and conditional uses found at the end of each chapter of this ordinance for each category of zoning district or districts does not constitute an assurance or presumption that such conditional use will be approved. Each proposed conditional use shall be evaluated **Individually for** its compliance with the standards and conditions set forth in this chapter and the standards for the district in which it is located, **To determine whether the use is appropriate at that location.**

7.3 Approval Criteria

A Conditional Use Permit shall be approved if reasonable conditions can be imposed to mitigate or eliminate the reasonably anticipated detrimental impacts of the proposed use. If the Planning Commission, or upon authorization the Community Development Director, Zoning Administrator, or their designee, determines that the detrimental impacts of the proposed use cannot be substantially mitigated through reasonable conditions, the application shall be denied. The burden of demonstrating compliance with applicable standards rests with the applicant.

7.4 Site Plan And Permit Required

(1) A conditional use permit shall be required for all uses listed as conditional uses in the zoning district regulations where they are, or will be located, and if the use is specified as conditional use elsewhere in this ordinance. Failure to comply with any of the conditions imposed in the permit will result in an order to show cause for revocation. The permit may be revoked by the planning commission upon evidence that any condition has not been met.

(2) A conditional use permit has the potential for adverse impacts if located and laid out on zoning lots without careful planning. Such impacts may interfere with the use and enjoyment of adjacent property uses. Site plan review is a process designed to address such adverse impacts and minimize them where possible. Site plan review of development proposals is required for all conditional uses in all districts.

7.5 Fee

(1) The application for any conditional use permit shall be accompanied by the appropriate fee as determined by the City Council.

(2) Application fees are not refundable

HISTORY

Amended by Ord. 2024-35 on 12/4/2024

7.5 Application

(1) The Planning Commission may authorize the Community Development Director, Zoning Administrator, or their designee to grant, attach conditions to, or deny conditional use permits, subject to such limitations or qualifications as are deemed necessary. The Community Development Director, Zoning Administrator, or their designee is also authorized to issue conditional use permits for family food production, the raising of animals and commercial uses in existing buildings, when appropriate, but may also defer any such application to the Planning Commission for its determination, in the sole discretion of the Community Development Director, Zoning Administrator, or their designee.

(2) The Community Development Director, Zoning Administrator, or their designee shall send out the appropriate notification for all conditional use permits. If comments are received that indicate a concern about the proposed conditional use, the conditional use shall be sent to the Planning Commission for its consideration.

(3) The Community Development Director, Zoning Administrator, or their designee does not have authority to approve commercial conditional use permits requiring construction of new facilities or requiring exceptions or variances to the city ordinances and standards.

(4) All applications for a conditional use permit shall include:

(a) The applicant's name, address, telephone numbers and interest in the property;

(b) The owner's name, address, and telephone number, if different than the applicant, and the owner's signed consent to the filing of the application;

(c) The street address and legal description of the subject property;

(d) The zoning classification, zoning district boundaries and present use of the subject property;

(e) A vicinity map with North, scale and date, indicating the zoning classifications and current uses of properties within 500 feet of the boundaries of the subject property. When a conditional use permit will be considered by the Planning Commission, the application shall also include a current plat map showing the names and addresses of all property owners appearing on the tax rolls of the Tooele County Assessor within 500 feet of the boundaries of the subject property.

(f) A plat or a survey of the parcel of land, lots block, blocks, or parts or portions thereof, drawn to scale, showing the actual dimensions of the piece or parcel, lot, lots, block, blocks, or portions thereof, according to the registered or recorded plat of such land;

(g) The proposed title of the project and the names, addresses and telephone numbers of the architect, landscape architect, planner, or engineer on the project;

(h) A complete description of the proposed conditional use;

(i) A plan or drawing drawn to scale of twenty feet to the inch (20' = 1 inch) or larger which includes the following information of the proposed use:

i. actual dimensions of the subject property;

ii. exact sizes and location of all existing and proposed buildings or other structures;

iii. driveways;

iv. parking spaces;

- v. safety curbs;
- vi. landscaping;
- vii. location of trash receptacles;
- viii. drainage features and environmental features.

(j) Traffic Impact Analysis;

(k) Geotechnical Report;

(l) Sewer and Water Modeling

(m) A statement indicating whether the applicant will require a variance in connection with the proposed conditional use permit;

(n) mailing labels and first-class postage for all property owners located within 500 feet of the subject property when a conditional use permit will be considered by the Planning Commission: and

(o) Such other further information or documentation as the **Community Development Director**, Zoning Administrator **or their designee** may deem to be necessary for a full and proper consideration and disposition of the particular application.

Amended 01/03 by Ordinance 2003-02

HISTORY

Amended by Ord. 2021-12 on 4/28/2021
Amended by Ord. 2022-06 on 5/4/2022
Amended by Ord. 2024-35 on 12/4/2024
Amended by Ord. 2025-39 on 12/3/2025

7.6 Staff Report And Site Plan Report

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

HISTORY

Amended by Ord. 2025-39 on 12/3/2025

7.8 Determination

(1) The Planning Commission, or upon authorization, the Community Development Director, Zoning Administrator, or their designee, may permit a use to be located within a zoning district in which a conditional use permit is required by the use regulations of that zoning district or elsewhere in these ordinances. The Community Development Director, Zoning Administrator, or their designee is also authorized to issue conditional use permits for family food production and the raising of animals,, when appropriate, but may also defer any such application to the Planning Commission for its determination, in the sole discretion of the Community Development Director, Zoning Administrator, or their designee. In

authorizing any conditional use the Planning Commission or Community Development Director, Zoning Administrator, or their designee shall impose such requirements and conditions as are necessary for the protection of adjacent properties and the public welfare. The Planning Commission or Community Development Director, Zoning Administrator, or their designee shall only approve with conditions, or deny a conditional use based upon written findings of fact with regard to each of the standards set forth below and, where applicable, any special standards for conditional uses set forth in a specific zoning district. The Planning Commission or Community Development Director, Zoning Administrator, or their designee shall not authorize a conditional use permit unless the evidence presented is such as to establish:

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

HISTORY

Amended by Ord. 2022-06 on 5/4/2022
Amended by Ord. 2025-39 on 12/3/2025

7.9 Planning Commission Action

The staff's written recommendation shall be considered at the meeting. **A decision of the Planning Commission shall include findings of fact at the time of its ruling.** At the conclusion of the meeting, the Planning Commission shall either

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

7.10 Effect Of Approval Of Conditional Use

The approval of **the** conditional use by the Planning Commission, the Community Development Director, Zoning Administrator, or their designee **does** not authorize the establishment or extension of **the** use or the development, construction, reconstruction, alteration or **relocation** of any building or structure,. **Such approval** shall merely authorize the preparation, filing and processing of applications for any permits or approvals that may be required by the City, including but not limited to **Building Permits**, **Certificates of Occupancy** and subdivision approval.

HISTORY

Amended by Ord. 2025-39 on 12/3/2025

7.11 Appeals Of Decision

Any person aggrieved by a decision of the Planning Commission regarding the issuance, denial or revocation or amendment of a conditional use permit, may appeal such decision to the City Council, whose decision shall then be final. All appeals to the City Council must be in writing and filed with the Community Development Director, Zoning Administrator, or their designee within thirty (30) days of the date of the decision appealed from. The decision of the City Council may be appealed to the District Court provided such appeal is filed within thirty (30) days of the decision of the City Council. Said appeal shall be filed with the Community Development Director, Zoning Administrator, or their designee and with the Clerk of the District Court.

HISTORY

Amended by Ord. 2025-39 on 12/3/2025

7.12 Inspection

(1) Following the issuance of a conditional use permit by the Planning Commission or the Community Development Director, Zoning Administrator, or their designee:

(a) The Community Development Director, Zoning Administrator, or their designee shall take in an application for approval of a building permit (if applicable), and shall insure that development is undertaken and completed in compliance with the conditional use permit, these ordinances, and the building codes.

(b) The Community Development Director, Zoning Administrator, or their designee shall make periodic inspections to insure that compliance with all conditions imposed are being complied with. An

Investigation Report will be issued to those who are out of compliance and if the discrepancy is not corrected in an allotted time, an Order to Show Cause will be issued for action by the Planning Commission.

HISTORY

Amended by Ord. 2025-39 on 12/3/2025

7.13 Time Limit

(1) A conditional use permit for temporary uses may be issued for a maximum period of six (6) months, with renewals at the discretion of the Planning Commission for no more than three (3) successive periods thereafter.

(2) Unless there is substantial action under a conditional use permit within a maximum period of one (1) year of its issuance, said permit shall expire. The Planning Commission may grant one extension up to six (6) months, when deemed in the public interest. The approval of a proposed conditional use permit by the Planning Commission shall authorize only the particular use for which it was issued.

7.14 Public Hearing and Notification Required

When the Planning Commission considers an application for a conditional use permit, notification shall be sent by mail to all landowners appearing on the tax rolls of Tooele County Assessor that adjoin the properties within **500 feet**. It is the intent to make notification to all landowners or residents in the area that may be directly impacted by the conditional use action.

Amended 01/03 by Ordinance 2003-02

HISTORY

Amended by Ord. 2025-39 on 12/3/2025

7.15 Amendment Of A Conditional Use Permit

(1) Once granted, a conditional use permit shall not be enlarged, changed, extended, increased in intensity, or relocated unless an application is made to amend the existing permit, and approval is given by the Planning Commission, except as provided below:

(a) The Community Development Director, Zoning Administrator, or their designee may administratively consider, approve, or disapprove modifications or changes which are consistent with the purpose and intent of this ordinance. In addition, such administrative determinations may be made only where the following conditions exist:

i. All additions, modifications, or changes are determined not to have significant impact beyond the site. Significant impact means any measurable or observable effect of a development or land use that extends beyond the property on which it occurs and materially affects neighboring properties, public infrastructure, or community resources, including but not limited to increases in traffic, noise, light, stormwater runoff, or changes to visual character or intensity of use. In determining whether a modification has a significant impact beyond the site, the Zoning Administrator shall consider objective data such as trip generation estimates, drainage calculations, hours of operation, and potential effects on adjoining land uses. The Administrator may require the applicant to provide supporting documentation as needed.

- ii. The Zoning Administrator shall provide notice of any decision made to modify conditions to the Planning Commission, City Council, and the public on the City's website
- iii. Any decision of the Community Development Director, Zoning Administrator, or their designee may be appealed within 30 days to the Planning Commission.

(b) The Planning Commission may consider, approve with modifications, or disapprove amendments to a conditional use permit where the Community Development Director, Zoning Administrator, or their designee determines not to make an administrative determination as provided in (a) above and where the following requirements are met:

- i. The proposed modification or amendment complies with the intent and purpose of these ordinances.
- ii. All conditions of approval, or any modifications of those conditions, shall be based on performance standards outlined in the GLUMDC and other adopted City regulations, standards, and specifications, unless negotiated separately in a master development agreement or other legally binding document.
- iii. All decisions of the Planning Commission regarding approval, denial, the imposition of special conditions may be appealed to the City Council as provided in this Chapter.

HISTORY

Amended by Ord. 2025-39 on 12/3/2025

7.16 Revocation

(1) The Planning Commission may revoke a conditional use permit if the conditions of a use permit are not fully complied with. Prior to the revocation of a use permit, the Chairman of the Planning Commission, after receiving information that there is reason to believe that the conditions of a use permit are not being complied with, shall issue an Order to Show Cause, to the owner or person(s) who are in control over the property or use in question. The order shall specify the alleged conditions that are not in compliance, inform the owner or other responsible party that the conditional use permit is in question and may be revoked, and any relevant evidence may be presented in support of the owner or responsible parties' position. All persons wishing to present evidence shall be required to take an oath or affirmation to tell the truth, which shall be administered by or under the direction of the Chairman of the Planning Commission. The form of the oath or affirmation shall be as specified by Sections 78-24-17 or 78-24-18 of the Utah Code Annotated. The Chairman may be reversed on any procedural ruling, by a majority vote of the other Planning Commission members present. A decision of the Planning Commission shall include findings of fact and its ruling.

(2) The Planning Commission may after a hearing, revoke a conditional use permit, allow the use to continue, or add new terms and conditions to an existing permit. Furthermore, the Planning Commission shall have the right of action to compel offending structures or uses to be removed at the cost of the violator or owner. Nothing in this section shall be construed to prevent the Planning Commission from otherwise reviewing use permits or be construed to prevent persons from being prosecuted under the criminal provision of this code for failure to comply with the terms of a conditional use permit.

(3) Any person or firm aggrieved by the decision of the Planning Commission regarding the revocation or amendment of a conditional use permit, may appeal such decision to the City Council whose decision shall then be final. The decision of the City Council shall be appealed to the district court provided that a petition for such relief is presented to the court within 30 days after the filing of such decision in the office of the Grantsville City Council.

7.18 Proposed Uses Not Listed in the Use Table

- (1) When a proposed land use is not expressly listed as a permitted, conditional, or prohibited use within the applicable zoning district, the applicant may request a determination of use classification pursuant to this section.
- (2) Upon receipt of a complete request, the Community Development Director, Zoning Administrator, or their designee shall evaluate the proposed use based on the following factors:
 - (a) similarity in nature, scale, intensity, and operational characteristics to existing listed uses;
 - (b) compatibility with the purpose and intent of the zoning district;
 - (c) consistency with the General Plan and Future Land Use Map;
 - (d) potential impacts on surrounding properties; and
 - (e) whether the use is reasonably anticipated to require conditions to mitigate detrimental impacts.

(3) The Community Development Director, Zoning Administrator, or their designee may issue a written determination classifying the proposed use as:

- (a) a permitted use;
- (b) a conditional use; or
- (c) a prohibited use.

The determination shall include written findings supporting the classification.

(4) If the proposed use cannot be reasonably classified under existing categories, the applicant may petition the City to amend the use table or create a new use category. Such amendments shall follow the procedures for legislative land use amendments, including public hearings and City Council approval.

(5) Any determination made under this section may be appealed in accordance with Chapter 7.11.

Chapter 8 Regulation Of General Applicability

8.1 Home Occupations

- (1) All home occupations whether allowed as a permitted use, or as a conditional use, shall comply with the following standards:
 - (a) The home occupation must remain subordinate to the primary residential use of the dwelling and shall not alter the residential character of the dwelling or neighborhood.
 - (b) The occupation shall occupy no more than 25% of the gross floor area of the dwelling unit or 500 square feet, whichever is less.
 - (c) Only residents of the dwelling may engage in the occupation, unless otherwise authorized by permit.
 - (d) The residence must be the principal residence of the applicant;

(e) The occupation shall not produce tools, items, equipment or occupations which are offensive or noxious by reason of the emission of odor, smoke, gas, vibration, magnetic interference noise traffic, or other impacts detectable beyond the property boundaries.

(f) No outdoor display, storage, or activity related to the occupation shall be visible from adjoining properties or public rights-of-way.

(g). No more than two clients or customers per day may visit the premises. Deliveries shall be limited to those normally made to a residence (e.g., postal service, small parcel carriers).

(h) The home shall not require any internal alterations other than those necessary for a home occupation approved as a conditional use, nor any external alterations to the residence, nor provide any visible evidence from the exterior that the building is being used for any other purpose than that of a residence;

(i) No on-site advertising or signage is permitted, except as specifically allowed by ordinance.

(j) Any conditional use permit issued for a home occupation shall ensure that the residential character of the premises and neighborhood is preserved.

(2) The following activities shall be permitted as home occupations that only require the approval of the Community Development Director, Zoning Administrator, or their designee:

(a) Artists, illustrators, writers, photographers, editors, drafters, publishers Consultants, private investigators, f record keeping, and (c) Bookkeeping

(d) Home occupations that require a client to come to the home for service may be permitted, provided no more than two clients or customers per day visit the premises. Physicians, therapists, or other health care providers must obtain approval of a home occupation permit from the Planning Commission.

(4) Applications for home occupation permits shall be filed with the Community Development Director, Zoning Administrator, or their designee. The applications shall include the following information:

(b) Confirmation that client traffic will not exceed two clients or customers per day.

(c) A description of the type of business proposed;

(d) A listing of the individuals at the home who will be working on the business;

(e) The expected hours of operation of the business; and

(f) If the business is conducted in an apartment, the application must also be approved by the apartment management.

(5) Upon receipt of an application for a home occupation, the Community Development Director, Zoning Administrator, or their designee shall make a determination of the completeness. If the application is determined to be complete, the Community Development Director, Zoning Administrator, or their designee shall approve or deny the application, or forward it to the Planning Commission for a conditional use permit.

(6) The Community Development Director, Zoning Administrator, or their designee shall issue a permit for the home occupation if they finds that the:

- (a) provisions of this Ordinance are satisfied;
- (b) proposed home occupation will be in keeping with the character of the neighborhood and will not adversely affect the desirability or stability of the neighborhood;
- (c) proposed home occupation does not diminish the use and enjoyment of adjacent properties or create an adverse traffic or parking impact on adjacent streets or properties;
- (d) proposed home occupation will not negatively impact the future use of the property as a residence;
- (e) proposed home occupation will not adversely affect the public health, safety or welfare; and
- (f) proposed home occupation conforms with all fire, building, plumbing, electrical and health codes.

(7) If the application is forwarded to the Planning Commission for special consideration before issuing a conditional use permit, the Planning Commission shall consider the application and approve with conditions or deny the application in accordance with the procedures and standards set forth in chapter 7, Conditional Use Permits.

(8) The Planning Commission, or the City Council, and Community Development Director, Zoning Administrator, or their designee, in the case of home occupations authorized by this chapter, may terminate any permit for a home occupation use upon making findings that support either or both of the following conclusions:

- (a) any of the required licenses or permits necessary for the operation of the business have been revoked or suspended;
- (b) violation or disregard of any condition issued in approval of the permit; or
- (c) violation of any of the provisions of this Ordinance anywhere on the property.

(9) Any termination of a home occupation conditional use permit may be appealed to the Planning Commission if such appeal is made 30 days following the date of termination. Any person adversely affected by the denial or issuance of a home occupation conditional use permit may appeal that decision to the Planning Commission pursuant to chapter 3.23.

(10) Existing licenses for home occupations which were legal under the prior ordinance regulating home occupations but which are not permitted under this Ordinance may be kept and reissued for subsequent years.

(11) Home occupation conditional use permits issued under this Ordinance are personal to the applicant, non-transferable and do not run with the land.

Amended 05/02 by Ordinance 2002-06, 01/03 by Ordinance 2003-02

HISTORY

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

Amended by Ord. 2025-39 on 12/3/2025

Chapter 9 Landscaping And Buffers

9.1 Purpose

The landscaping and buffering requirements specified in this Chapter are intended to foster aesthetically pleasing development which will protect and preserve the appearance, character, health, safety, and welfare of the community. These regulations are intended to increase the compatibility of adjacent uses and, in doing so, minimize the harmful impacts of noise, dust and other debris, motor vehicle headlight glare or other artificial light intrusions, and other objectionable activities or impacts conducted or created by an adjoining or nearby use, thereby fostering compatibility among different land uses. These regulations are also intended to preserve, enhance, and expand the urban forest and promote the prudent use of water and energy resources.

9.2 Enforcement Of Landscape Requirements

Whenever the submission and approval of a landscape plan is required by this Ordinance, such landscape plan shall be an integral part of any application for a building permit and occupancy permit. No permit shall be issued without City approval of a landscape plan as required herein. Failure to implement the approved landscape plan shall be cause for revocation of the occupancy permit. However, the requirements of this Chapter may be modified by the Community Development Director, Zoning Administrator, or their designee, on a case by case basis, in response to input from the City Police Department regarding the effects of required landscaping on crime prevention.

HISTORY

Amended by Ord. 2025-39 on 12/3/2025

9.3 Landscape Plan

(1) A landscape plan shall be required for any change in use, building additions or increases in occupancy. Such a landscape plan shall be drawn in conformance with the requirements specified in this chapter. Landscape plans must be approved by the Community Development Director, Zoning Administrator, or their designee prior to issuance of a building permit. Landscape plans for planned unit developments or conditional uses, or other uses requiring site plan approval shall be reviewed and approved by the Planning Commission.

(2) Unless specifically waived by the Community Development Director, Zoning Administrator, or their designee, all landscape plans submitted for approval shall contain the following information:

(a) The location and dimensions of all existing and proposed structures, property lines, easements, parking lots and drives, roadways and rights-of-way, sidewalks, bicycle paths, ground signs, refuge disposal and recycling areas, bicycle parking areas, fences, freestanding electrical equipment, tot lots and other recreational facilities, and other freestanding structural features as determined necessary by the Community Development Director, Zoning Administrator, or their designee;

(b) The location, quantity, size and name, both botanical and common names, of all proposed woody plant materials;

(c) The location, quantity, size (where applicable) and name, both botanical and common names, of all proposed herbaceous plant material including ground cover, annuals/perennials, and turf;

(d) The location, quantity, size, and name, both botanical common names, of all existing plant materials, including trees and other material in the parkway, and indicating plant material to be retained and removed;

- (e) The location of existing buildings, structures, and plant materials on adjacent property within 20 feet of the site, as determined necessary by the Community Development Director, Zoning Administrator, or their designee;
- (f) Existing and proposed grading of the site indicating contours at two-foot intervals. Proposed berm(s) shall be indicated using one-foot contour intervals;
- (g) Elevations of all fences and retaining walls proposed for location on the site;
- (h) Elevations, cross-sections, and other details as determined necessary by the Community Development Director, Zoning Administrator, or their designee.
- (i) Water efficient irrigation system (separate plan required); and
- (j) Summary data indicating the area of the site in the following conditions:
 - i. Total area and percentage of the site in landscape area;
 - ii. Total area and percentage of the site in domestic turf grasses; and
 - iii. Total area and percentage of the site in drought tolerant plant species.

HISTORY

Amended by Ord. 2025-39 on 12/3/2025

9.4 Selection, Installation, And Maintenance Of Plant Materials

- (1) Planting materials used in conformance with the provisions of this Chapter shall be of good quality, of a species normally grown in Northern Utah, and capable of withstanding the extremes of individual site microclimates. Size and density of plant material, both at the time of planting and at maturity, are additional criteria which shall be considered when selecting plant materials. The use of drought tolerant plant material is preferred.
- (2) All landscaping materials shall be installed in accordance with the current planning procedures established by the American Association of Nurserymen. The installation of all plant material required by this Chapter may be delayed until the next optimal planting season, as determined by the Community Development Director, Zoning Administrator, or their designee. The owner of the premises shall be responsible for the maintenance, repair, and replacement of all landscaping materials and barriers, including refuse disposal areas, as may be required by the provisions of this Chapter. All landscaping materials shall be maintained in good condition so as to present a healthy, neat and orderly appearance, and plant material not in this condition shall be replaced when necessary and shall be kept free of refuse and debris. Fences, wall and hedges shall be maintained in good repair. Irrigation systems shall be maintained in good operating condition to promote the conservation of water.

HISTORY

Amended by Ord. 2025-39 on 12/3/2025

9.5 Parkway Landscaping

- (1) The intent of these requirements is to maintain the appearance of parkways, protect the users of parkways, expand landscape design flexibility, accommodate drought tolerant design options and improve environmental conditions. The following requirements shall apply to all lots abutting parkways, the

ground area within the street right-of-way situated between the back of curb (or edge of pavement) and the sidewalk.

(2) All parkways shall be landscaped in conformance with the provisions of this Section. In general, this will involve improving the ground surface of the parkway with turf or other plant material, or hard surface treatments where permitted. Parkway trees shall be required and meet the following specifications:

- (a) Parkway trees shall be provided at the equivalent of not more than 30 feet apart in the right-of-way adjacent to the parcel;
- (b) Parkway trees may be clustered or spaced linearly in the right-of-way as determined appropriate by the Zoning Administrator;
- (c) Parkway trees shall have a minimum trunk size of two and one-half inches in caliper;
- (d) A variety of compatible species should be included in the planting plan for a specific site or development. The selecting of a tree species shall be reviewed and approved by the Community Development Director, Zoning Administrator, or their designee; and
- (e) The Community Development Director, Zoning Administrator, or their designee may waive or otherwise modify the requirements of this Section to better achieve the intent of this Section and address site specific conditions. This could also include requiring the planting of parkway trees on the lot adjacent to the right-of-way if adequate space is not available in the parkway.

(3) Materials prohibited in parkways referenced in Table 9-1 include rocks, gravel, bark, asphalt, thorn bearing plant species, ground cover and shrubs which exceed 18 inches in height at maturity. These materials are prohibited for the reasons stated below:

- (a) Rocks, gravel, and bark are hazardous to pedestrians and bicyclists, are difficult to walk across particularly when covered with snow, are kicked or washed into the street and sidewalk causing potential traffic hazards and clog storm drainage systems, and requires additional City street cleaning and maintenance costs;
- (b) Asphalt is inconsistent with the City's urban design policy, and deteriorates quicker than concrete or pavers;
- (c) Thorn bearing plant species are hazardous to pedestrians and bicyclists, and are difficult to walk across; and
- (d) Ground cover and shrubs which exceed eighteen inches in height at maturity are hazardous to pedestrians due to sight distance problems, are difficult to walk across, provides a visual barrier to promote crime, and limit access to vehicles parked adjacent to the parkway.
- (e) The developer in a subdivision or planned unit development is responsible for the planting of street trees.

Proposed Code Amendment: Grantsville Park Strip Landscaping

(3) Permitted and Prohibited Materials in Parkways To ensure pedestrian safety, proper storm drainage, and aesthetic quality, parkway materials referenced in Table 9-1 are regulated as follows:

(a) Permitted Hardscape and Mulch Materials The following materials are permitted within the parkway, provided they are installed and maintained according to the standards below:

- **i. Decorative Rock:** Rock, crushed gravel, or cobble is permitted if it is **1.5 inches or larger** in diameter (sized to prevent material from washing into the storm drain system). All rock must be contained behind the curb or a concrete mow strip to prevent migration into the roadway or sidewalk.
- **ii. Pavers and Flagstone:** Brick, concrete pavers, or natural stone may be used. To ensure the health of street trees, pavers must be installed on a permeable base or spaced to allow water infiltration.
- **iii. Concrete Strips (Carriageways):** Concrete strips are permitted to provide step-out access from the curb to the sidewalk. Strips shall not exceed 24 inches in width and must be spaced to allow for adequate tree irrigation.

(b) Prohibited Materials The following materials remain prohibited for the reasons stated below:

- **i. Asphalt:** Prohibited due to inconsistency with City urban design and rapid deterioration compared to concrete.
- **ii. Material smaller than 1 inch (Pea Gravel/Sand):** Prohibited as it is easily displaced into the roadway, creating slip hazards for pedestrians/cyclists and clogging storm drains.
- **iii. Bark or Wood Chips:** Prohibited due to low density; materials float during storm events and obstruct drainage infrastructure.
- **iv. Thorn-bearing plants:** Prohibited to prevent injury to pedestrians and cyclists.
- **v. Visual Obstructions:** Ground cover and shrubs that exceed **18 inches** in height at maturity are prohibited to preserve sight lines for vehicles and pedestrians.

(c) Street Trees The developer or property owner is responsible for the planting and irrigation of street trees as required by Table 9-1. Hardscape installations must include a tree well with a minimum diameter of 36 inches (or equivalent square footage) around the trunk to allow for growth and water access.

(d) Utility Clearance (Water Meters) To ensure access for maintenance and meter reading, **no concrete, pavers, or permanent hardscape may be poured or installed within two (2) feet of any water meter, fire hydrant, or utility box.** This clearance area must be covered with removable material, such as decorative rock, to allow City crews unobstructed access to the infrastructure.

9.5.6 Permitted Landscape Plants

A. Purpose

This section establishes drought-tolerant, low-maintenance landscaping standards for parkways and medians to conserve water, enhance streetscape quality, and ensure long-term plant survivability in Grantsville's climate.

B. Shade Trees

1. City-Approved Shade Trees (Preferred Species)
The following tree species are approved and strongly encouraged for use in parkways and medians due to their adaptability, canopy structure, and drought tolerance:
 - a. Hackberry (*Celtis occidentalis*)
 - b. Ginkgo (*Ginkgo biloba*) — male cultivars only
 - c. Swamp White Oak (*Quercus bicolor*)
2. The following species may be considered on a case-by-case basis subject to staff approval and site conditions:
 - a. Bur Oak (*Quercus macrocarpa*)
 - b. Thornless Honey locust (*Gleditsia triacanthos* var. *interims*)
 - c. Kentucky Coffee tree (*Gymnocladus dioicus*)
 - d. Dutch Elm Disease-resistant American Elm cultivars, including 'Princeton,' 'Valley Forge,' and 'Patriot'
 - e. Autumn Blaze Maple (*Acer × freeman* 'Autumn Blaze')
 - f. Chanticleer Pear (*Pyrus calleryana* 'Chanticleer')

C. Shrubs

1. Deciduous Shrubs
The following deciduous shrubs are permitted:
 - a. Silver Sagebrush (*Artemisia cana*)
 - b. Yellow Rabbitbrush (*Chrysanthemum viscidiflorus*)
 - c. Apache Plume (*Fallugia paradoxa*)
 - d. Western Sand cherry (*Prunus besseyi*)
2. Evergreen Shrubs
The following evergreen shrubs are permitted. Blue Chip Juniper is expressly prohibited:
 - a. Medora Juniper (*Juniperus scopulorum* 'Medora')
 - b. Dwarf Mugo Pine (*Pinus mugo* var. *pumila*)

D. Ornamental Grasses

The following ornamental grasses are permitted:

- a. Feather Reed Grass (*Calamagrostis × acutiflora* 'Karl Foerster')
- b. Blue Fescue (*Festuca glauca* 'Blue Elijah')
- c. 'Heavy metal' Switchgrass (*Panicum virgatum* 'Heavy metal')
- d. Indian Grass (*Sorghastrum nutans* 'Sioux Blue')

E. Perennials

The following perennial species are permitted:

- a. Licorice Hyssop (*Agastache rupestris*)
- b. Red Torch Lily (*Kniphofia* 'Stark's Early Hybrids')

F. General Landscaping Requirements Permitted and not Permitted

1. Turf grass is prohibited within medians.
2. Turf grass is permitted within parkways only where slopes do not exceed fifty percent (50%).

3. Evergreen groundcovers and shrubs shall not exceed eighteen (18) inches in mature height.
4. Thorn-bearing shrubs or groundcovers are prohibited.
5. Drip irrigation systems are required for all plant materials.
6. Trees are permitted in both medians and parkways. Street trees shall be planted within one growing season from the date the certificate of occupancy was issued. The developer in a subdivision or P.U.D., is responsible for the planting of street trees.
7. Bark, Mulch, Gravel, and concrete, is permitted in parkways.
8. Impervious materials are permitted in medians.(Brick pavers, Concrete)
9. Flowers are permitted. Flower bed not to exceed 24" in height at maturity.
10. Driveway and Walkways (carriage to street) are permitted.
11. Irrigation is required for plant materials.
12. Prohibited Materials - Large rock exceeding 1-½" inch, asphalt, thorny bearing plants, ground cover and shrubs exceeding 18" inches in height.

Notes:

* These standards apply to all properties in the City that have street curb and/or gutter. Owners of property on streets that do not have curb and gutter, and vacant lot owners do not have to maintain landscaping within the public right-of-way. However, these properties shall maintain rocks, gravel, bark, or other similar materials within the public right-of-way. In addition, vacant property owners shall maintain native grasses and weeds to a maximum height of six (6) inches.

1 Turf is permitted on slope grades up to fifty percent. Turf is not recommended on slopes greater than fifty percent.

2 Ground covers are defined as any perennial evergreen plant material species that cover one hundred percent of the ground all year. Perennial is defined as a plant having a life span of more than two years. Evergreen is defined as a plant having foliage that remains on the plant throughout the year. Ground covers shall not exceed 18 inches in height at maturity. Flowers as permitted above are an exception to this definition and shall not exceed 36 inches in height at maturity. Thorn bearing ground covers are prohibited.

3 A limited variety of shrubs are available that will not exceed 18 inches in height at maturity. Thorn bearing shrubs are prohibited.

4 Flowers shall not include thorn bearing species.

5 Irrigation shall be provided to adequately maintain all plant materials in parkway areas. Irrigation may include a permanent "in-ground" system or manual hose and sprinkler application.

6 Retaining walls, fences, steps, and other similar structural encroachments shall be prohibited unless they are specifically approved through the City. A retaining wall is defined as a wall designed to resist the lateral displacement of soil or other material.

14.6 Codes And Symbols, Use Table 14.1

In the following sections of this chapter, uses of land or buildings which are allowed in various districts are shown as "permitted uses," indicated by a "P" in the appropriate column, or as a "conditional use," indicated by a "C" in the appropriate column. If a use is not allowed in a given district, it is either not named in the use list or it is indicated in the appropriate column by a dash, "-." If a regulation applies in a given district, it is indicated in the appropriate column by a numeral to show the linear or square feet required, or by the letter "A." If the regulation does not apply, it is indicated in the appropriate column by a dash, "-." No

building, structure or land shall be used and no building or structure shall be hereafter erected, structurally altered, enlarged or maintained in the multiple use, agricultural, or rural residential districts except as provided in this Code.

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

USE	A	RR-5	RR-2.5	RR-1
Accessory buildings & uses incidental to permitted ag uses (except for the keeping of animals). Said uses shall be kept a minimum of 100' from the property line on which the primary building fronts and 100' from any pre-existing dwelling. If these accessory buildings and uses have been kept prior to the construction of a residential dwelling on an adjoining parcel, said uses need not be kept 100' away from the new dwelling, but may be maintained. (Amended 2008,2009)	P	P	P	P
Accessory buildings and uses customarily incidental to permitted uses other than those listed above.	P	P	P	P
Accessory buildings and uses customarily incidental to conditional uses	C	C	C	C
Accessory buildings for the housing of animals customarily incidental to permitted ag uses, including pens, corrals, and pastures for the keeping of animals. Such accessory buildings and uses shall not be allowed closer than 100' from any pre-existing residential dwelling on an adjoining parcel. If these accessory buildings and uses have been kept, prior to the construction of a residential dwelling, but may be maintained subject to the terms of any required conditional use permit. (Amended 2008, 2009)	P	C	C	C

Family Food Production and the Raising of Large, Medium, and Small Animals. The first large animal (fully grown) shall have 10,000 sq ft of open area, each additional large animal shall have an additional 2,000 sq ft of open area. Each medium sized animal (fully grown) shall have 1,000 sq ft of open area. Each small sized animal (fully grown) shall have 00 sq ft of open area, The area of stables, barns and pens accessible to regulate animals may count towards the open area requirements. No animal shall be kept, corralled, penned, or raised within 100' from any pre-existing residential dwelling located on an adjoining lot measured at the nearest corner. There is no setback requirement from neighboring residential dwellings if a C.U.P. has been issued prior to the start of construction of a residential dwelling on an adjoining lot measured at the nearest corner.	P	P	P	C
Class "A" Kennel (4-15 animals only). No animal shall be kept, penned, or raised within 100' from any preexisting residential dwelling located on an adjoining lot measured at the nearest corner and it must have 4,000 sq ft for each additional animal over 5.	C	C	C	C
Sportsman's Permit for 4-6 dogs. No dog shall be kept, penned, or raised within 100' of an adjoining residence or dwelling measured at the nearest corner.	C	C	C	C
Raising of Rabbits, Ducks, Chickens (hens only), or Turkeys with not more than six (6) such animals in any combination	P	P	P	P
Temporary buildings for uses incidental to construction work, including living quarters for guard or night watchman, which buildings must be removed upon completion or abandonment of the construction work.	C	C	C	C
Mobile Homes for temporary living quarters and such other temporary uses found appropriately by the Planning Commission.	C	C	C	C
Agriculture, including grazing and pasturing of animals.	P	C	C	C
Agricultural Industry (Amended 2010)	P	C	C	-
Fruit/Vegetable Stand	P	C	C	C

Farm (Amendment 8/21/02, complete addition of term)	P	P	P	C
Accessory Farm Employee Housing. Each accessory farm employee housing unit must be located on a contiguous parcel that contains at least 10 acres or more for each such unit and which must have at least 10 additional acres if it is located on the same property as the primary residential dwelling. (Amended 8/21/02, complete addition of term)	C	C	C	C
Farms devoted to raising and marketing chickens, turkeys or other fowl or poultry, fish or frogs, mink, rabbits, including wholesale and retail sale (does not include family food production).	P	C	-	-
Forestry and forest industry, such as a saw mill, wood products, plants, or others	C	-	-	-
Apiary	P	C	C	C
Aviary	P	P	P	P
Public Stable, riding academy or riding ring, horse show barns or facilities	C	C	C	C
<u>RESIDENTIAL</u>	A	RR-5	RR-2.5	RR-1
Single-Family Dwellings Detached	P	P	P	P
Single-Family Attached Dwellings	P	P	P	P
Two-Family Dwellings	P	P	P	P
Twin Home Dwellings	-	C	C	C
Congregate Care Facility	-	-	C	C
Nursing Care Facility	C	C	C	C
Group Home, Small	C	C	C	C
Group Home, Large	C	C	-C	C-

Transitional Treatment Home, Small	C	C	C	C
Transitional Treatment Home, Large	C	C	C	C
Residential facilities for handicapped or elderly	P	P	P	P
Home Occupation	C	C	C	C
Household Pets, other than a sportsman permit	P	P	P	P
<u>INSTITUTIONAL</u>	A	RR-5	RR-2.5	RR-1
Adult Day Care Center	C	C	C	C
Child Day Care Center	C	C	C	C
Places of Worship (Amended 7/98)	-	-	C	C
Schools, professional and vocational	C	C	C	C
Kennel	P	C	C	C
<u>POWER GENERATION</u> (Primary Power for on-site use)	A	RR-5	RR-2.5	RR-1
Solar	P	P	P	P
Wind driven under 5.9 KVA output	P	P	P	P
Auxiliary, temporary, and/or wind, with more than 6 KVA, but less than 150 KVA output	P	C	C	C
Steam, hydro, or reciprocating engine with more than 10.05 KVA, but less than 150 kVA output	C	C	C	C

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

Municipal Service Uses, Including City Utility Uses, Police and Fire Stations	C	C	C	C

HISTORY

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

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

Amended by Ord. [2025-31](#) on 7/9/2025

15.7 Codes And Symbols And Use Table 15.1

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

Table 15.1 Use Regulations

C

USE	R-1-8	R-1-12	R-1-21	RM-7	RM-15
Accessory buildings and uses customarily incidental to permitted residential uses, when the residential use has been previously established or is constructed simultaneously with the residential use.	P	P	P	P	P
Accessory buildings and uses customarily incidental to permitted uses, when the residential use has not previously been established.	C	C	C	C	C

Accessory buildings and uses customarily incidental to conditional uses.	C	C	C	C	C
The tilling of the soil, the raising of crops, horticulture, and home gardening.	P	P	P	P	P
Fruit/Vegetable Stand	-	C	C	-	C
Farm	R-1-8	R-1-12	R-1-21	RM-7	RM-15
Accessory Farm Employee Housing. Each accessory farm employee housing unit must be located on a contiguous parcel that contains at least 10 acres or more for each such unit and which must have at least 10 additional acres if it is located on the same property as the primary residential dwelling.	-	C	C	C	-
Family Food Production and the Raising of Horses. The first large animal (fully grown) shall have 10,000 sq ft of open area, each additional large animal shall have an additional 2,000 sq ft of open area. Each medium sized animal (fully grown) shall have 1,000 sq ft of open area each small sized animal (fully grown) shall have 100 sq ft of open area. The area of stables, barns, and pens accessible to regulate animals may count towards the open area requirements. No animal shall be kept, corralled, penned, or raised within 100' from any pre-existing residential dwelling located on an adjoining lot. measured at the nearest corner There is no setback requirement from neighboring residential dwellings if a C.U.P. has been issued prior to the start of construction of a residential dwelling on an adjoining lot.	-	C	C	-	-

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

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

Schools of higher education, community colleges, off campus facilities	-	-	€	-	€
Schools, professional and vocational	-	-	€	-	-
<u>POWER GENERATION</u>	R-1-8	R-1-12	R-1-21	RM-7	RM-15
<u>RECREATION, CULTURAL & ENTERTAINMENT</u>					
Private Recreational Grounds and Facilities not open to the public, in which no admission charge is made	C	C	C	C	C
Natural Open Space Areas	P	P	P	P	P
Community & Recreation Centers	C	C	C	C	C
Community Gardens	P	P	P	P	P
<u>MISCELLANEOUS</u>	R-1-8	R-1-12	R-1-21	RM-7	RM-15
Public/Private Utility Transmission Wires, Lines, Pipes and Poles	P	P	P	P	P
Public/Private Utility Buildings and Structures	C	C	C	C	C

Government Uses and Facilities	C	C	C	C	C
Municipal Service Uses, including City utility uses, Police and Fire Stations	C	C	C	C	C
Temporary Buildings for uses incidental to construction work, including living quarters for guard or night watchman, which buildings must be removed upon completion or abandonment of the construction work	C	C	C	C	C

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

HISTORY

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16.8 Codes And Symbols And Use Table 16.1

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

Table 16.1 Use Regulations

USE	C-N	C-S	C-G	C-D	M-D	M-G	MD-EX
<u>COMMERCIAL</u>							
Adult Day Care Center	C	C	C	C			
Cabinet and Woodworking Mills	-	-	C	C	P	P	-
Bakery, Commercial	-	-	P	C	P	P	-
Blacksmith Shop	-	-	P	C	P	P	-
Carpet Cleaning	-	-	P	C	P	P	-
Commercial Laundries, Linen Service and Dry Cleaning	-	-	P	C	P	P	-
Commercial Day Care Center (not in a home) no more than 20 children at any one time	C	C	C	C	-	-	-
Child Day Care Facility (a commercial operation, not in a home, no more than 100 children at any one time)	C	C	C	C	-	-	-
Convenience Store	C	P	P	C	P	P	-
Diaper Service	-	-	P	C	P	P	-
Gas Station (sales and/or minor repairs)	C	P	P	C	P	P	-
Greenhouse for Food and Plant Production	-	-	P	C	P	P	-
Golf Course	C	C	C	C	C	C	C
Heavy Equipment (Rental)	-	-	-	C	P	P	-
Heavy Equipment (Sales and Service)	-	-	-	C	P	P	-
Hospital	-	C	C	C	-	-	-

Laboratory: Medical, Dental, Optical	-	-	P	C	-	-	-
Laboratory: Testing	-	C	P	C	P	P	-
Mini-warehouse	-	-	P	C	P	-	-
Motion Picture Studio	-	P	P	C	-	-	-
Photofinishing Lab	-	P	P	C	P	P	-
Plant and Garden Shop, including outdoor retail sales area	C	C	C	C	-	-	-
Precision Equipment Repair	-	-	P	C	P	P	-
Preschool (a commercial operation, not in a home, no more than 20 children from the ages of 4 to 6 years in age, at any one time, for a period not to exceed four hours)	C	C	C	C			
Private educational institution having a curriculum similar to the public schools, grades K-12	C	C	C	C			
Schools of higher education, community colleges, off campus facilities	C	C	C	C			
Schools, professional and vocational	C	C	C	C			
Twin Commercial Units	C	C	C	C	C	C	-
Sign Painting/Fabrication	-	-	P	C	P	P	-
Solar	-	-	-	-	C	C	C
Welding Shop	-	-	P	C	P	P	-
Wholesale Distributors	-	-	P	C	P	P	-

Tobacco Specialty Store: This use is not permitted in any part of the proposed or existing building containing the use is located within 1,000 feet from (a) any school (public or private kindergarten, elementary, middle, charter, junior high, or high school), public park, public recreation facility, youth center, library, or church and (b) any other Tobacco Specialty Store. Distances shall be measured in a straight line, without regard to intervening structures or zoning districts, from a Tobacco Specialty Store structure to the property line of a school, public park, library, church, youth center, cultural activity, residential use, zoning district boundary, or other Tobacco Specialty Store.	-	C	C	C	P	P	-
<u>MANUFACTURING</u>	C-N	C-S	C-G	C-D	M-D	M-G	MD-EX
Chemical Manufacturing and Storage	-	-	-	-	-	C	-
Concrete Manufacturing	-	-	-	-	-	P	-
Drop-Forge Industry	-	C	C	-	C	P	-
Explosive Manufacturing and Storage	-	-	-	-	-	C	-
Flammable Liquids or Gases, Heating Fuel Distribution & Storage	-	-	-	-	-	P	-
Grain Elevator	-	-	-	-	-	P	-
Bottling Plant	-	-	-	C	P	P	-
Cabinet Making/Woodworking Mills	-	-	-	C	P	P	-
Heavy Manufacturing	-	-	-	-	-	P	-
Incinerator, Medical Waste/Hazardous Waste	-	-	-	-	-	C	-
Industrial Assembly	-	-	-	C	P	P	-
Light Manufacturing	-	-	-	C	P	P	-

Moving and Storage	-	-	-	C	P	P	-
Paint Manufacturing	-	-	-	-	-	P	-
Publishing Company	-	-	-	C	P	P	-
Railcar fabrication, repair and cleaning	-	-	-	-	-	C	C
Recycling Collection Station	-	-	-	C	P	P	-
Recycling Processing Center	-	-	-	C	C	P	-
Rock, Sand, and Gravel Storage and Distribution	-	-	-	-	-	C	C
Truck Freight Terminal	-	-	-	C	P	P	-
Sign Painting/Fabrication	-	-	-	C	P	P	-
Warehousing	-	-	-	C	P	P	-
<u>OFFICE AND RELATED USES</u>	C-N	C-S	C-G	C-D	M-D	M-G	MD-EX
Financial Institution, without drive through facilities	C	P	P	C	P	P	-
Financial Institution, with drive through facilities	-	P	P	C	P	P	-
Offices	C	P	P	C	P	P	-
Veterinary Offices, operating entirely within an enclosed building and keeping animals	-	-	P	C	P	-	-
<u>RETAIL SALES & SERVICES</u>	C-N	C-S	C-G	C-D	M-D	M-G	MD-EX
Auction Sales	-	P	P	C	-	-	-
Automobile Repair, Major	-	P	P	C	P	-	-
Automobile Repair, Minor	C	P	P	C	P	-	-

Automobile Sales/Rental and Service	C	P	P	C	C	-	-
Boat/Recreational Vehicle Sales and Service	-	P	P	C	C	-	-
Car Wash	C	P	P	C	P	P	-
Convenience retail store	C	P	P	C	P	P	-
Department Stores	-	P	P	C	-	-	-
Equipment rental, indoor and outdoor	-	P	P	C	P	-	-
Furniture Repair Shop	-	P	P	C	P	P	-
Health and Fitness Facility	-	P	P	C	-	-	-
Large Truck Rental	-	-	P	C	P	P	-
Liquor Store	-	C	C	C	-	-	-
Manufactured Home Sales, Service, and Storage	-	-	P	C	P	-	-
Pawnshop	-	-	P	C	P	-	-
Restaurants, with drive through facilities	C	P	P	C	P	P	-
Restaurants, without drive through facilities	C	P	P	C	P	P	-
Retail Goods Establishments	C	P	P	C	-	-	-
Retail Services Establishments	C	P	P	C	P	P	-
Upholstery Shop	-	P	P	C	P	-	-
<u>RECREATIONAL, CULTURAL, AND ENTERTAINMENT</u>	C-N	C-S	C-G	C-D	M-D	M-G	MD-EX
Amusement Park	-	P	P	C	-	-	-
Art Gallery	C	P	P	C	-	-	-
Art Studio	C	P	P	C	-	-	-

Commercial Indoor Recreation	-	P	P	C	P	-	-
Commercial Outdoor Recreation	-	P	P	C	P	-	-
Commercial Video Arcade	-	C	C	C	-	-	-
Dance Studio	C	P	P	C	-	-	-
Live Performance Theaters	-	P	P	C	-	-	-
Miniature Golf	-	P	P	C	P	-	-
Movie Theaters	-	P	P	C	-	-	-
Private Club	-	C	C	C	P	-	-
Sexually Oriented Businesses (Amended 4/05)	-	-	-	-	C	-	-
Tavern/Lounge/Brew Pub; more than 5,000 sq. ft. in floor area	-	C	C	C	-	-	-
<u>RESIDENTIAL</u>	C-N	C-S	C-G	C-D	M-D	M-G	MD-EX
Dwelling Unit (Single Family)	C	C	C	C	C	C	-
Living Quarters for Caretaker or Security Guard	C	C	C	C	C	C	-
<u>INSTITUTIONAL</u>	C-N	C-S	C-G	C-D	M-D	M-G	MD-EX
Adult Day Care Center	C	P	P	C	P	P	-
Child Day Care Center or Pre-School (a commercial operation) Amended 9/2011	C	P	P	C	P	P	-
Government Facilities	C	P	P	C	P	P	-
Hospital	-	-	P	C	-	-	-

Medical or Dental Clinic	C	P	P	C	P	P	-
Museum	-	P	P	C	-	-	-
Music Conservatory	-	P	P	C	-	-	-
Places of Worship				C			
Schools, Professional and Vocational	C	P	P	C	P	P	-
Schools of higher education, community colleges, off campus facilities	-	-	-	C	C	C	-
<u>MISCELLANEOUS</u>	C-N	C-S	C-G	C-D	M-D	M-G	MD-EX
Accessory Uses, except those that are otherwise specifically regulated in this Chapter, or elsewhere in this Code	C	P	P	C	P	P	-
Animal Pound (Amended 10/02)	-	-	-	-	-	P	-
Kennel (Amended 10/02)	C	C	-	C	C	C	-
Auditorium	-	P	P	C	-	-	-
Automobile Salvage & Recycling (Indoor)	-	-	-	C	P	P	-
Automobile Salvage & Recycling (Outdoor)	-	-	-	C	C	P	-
Boilerworks	-	-	-	-	-	P	-
Bus Line Terminals	-	-	P	C	P	P	-
Bus Line Yards and Repair Facilities	-	-	-	C	-	P	-
Commercial Parking Garage or Lot	C	C	C	C	C	C	C
Personal Wireless Telecommunication Facilities (Amended 4/02)	-	C	C	C	-	-	-
Communication Towers	-	P	P	C	P	P	-

Communication Towers, exceeding the maximum building height, but not higher than 80 feet	-	-	C	C	C	C	-
Contractor's Yard/Office (with outdoor storage)	-	-	P	C	P	P	-
Crop Production	-	-	P	C	P	P	-
Display Room; Wholesale	-	-	-	C	P	P	-
Farmer's Market	-	P	P	C	P	-	-
Flea Market (indoor)	-	P	P	C	P	-	-
Flea Market (outdoor)	-	P	P	C	P	-	-
Funeral Home	-	P	P	C	-	-	-
Hotel or Motel	-	P	P	C	-	-	-
Limousine Service	-	C	P	C	P	P	-
Outdoor Sales and Display	-	P	P	C	P	-	-
Commercial Storage Units	-	C	C	C	C	C	-
Outdoor Storage	-	-	P	C	P	P	-
Poultry Farm or Processing Plant	-	-	-	-	-	P	-
Public/Private Utility Transmission Wires, Lines, Pipes, and Poles	C	P	P	C	P	P	-
Public/Private Utility Buildings and Structures	C	C	P	C	P	P	-
Radio, Television Station	-	C	P	C	P	P	-
Sewage Treatment Plant	-	-	-	C	C	C	-
Golf Course	-	C	C	C	C	C	-

Ambulance Services dispatching, staging, and maintenance conducted entirely within an enclosed building	-	P	P	C	P	P	-
Vehicle Auction Use	-	-	P	C	P	P	-
Governmental Uses and Facilities	C	C	C	C	C	C	-
Municipal Service Uses, including City Utility Uses, Police and Fire Stations	C	C	C	C	C	C	-
Correctional Facility, Detention Center, Jail, Penitentiary, Prison, Penal Institution (1 -249 beds)	-	-	-	-	C	C	C
Correctional Facility, Detention Center, Jail, Penitentiary, Prison, Penal Institution (250 or more beds)	-	-	-	-	-	-	-
<u>MINING AND EXCAVATION</u>	C-N	C-S	C-G	C-D	M-D	M-G	MD-EX
Accessory uses and buildings customarily incidental to conditional uses	-	-	-	-	-	-	C
Agriculture, grazing of animals, raising crops	-	-	-	-	-	-	P
Automobile and truck service station	-	-	-	-	-	-	C
Cast stone, cement, cinder, terra cotta, tile brick, synthetic cast stone, block, pumice stone, and gypsum products	-	-	-	-	-	-	C
Coffee Shop	-	-	-	-	-	-	C
Construction equipment and supply trailer, temporary	-	-	-	-	-	-	C
Construction field office, temporary	-	-	-	-	-	-	C
Convenience store with gasoline sales	-	-	-	-	-	-	C
Gravel and sand excavation:							

1. Commercial operations	-	-	-	-	-	-	C
2. Temporary project specific operations	-	-	-	-	-	-	C
Machine Shop	-	-	-	-	-	-	C
Mines	-	-	-	-	-	-	C
Quarries	-	-	-	-	-	-	C
Parking lot incidental to a use conducted on the premises	C	C	C	C	C	C	C
Parking lot not incidental to a use conducted on the premises	C	C	C	C	C	C	C
Pottery, plaster, incidental plaster, plaster of paris, ceramic, and clay	-	-	-	-	-	-	C
Power generation (electrical) for on-site use							
Solar under 50 kvas	P	P	P	C	P	P	P
Solar 50 kva and above	C	C	C	C	C	C	C
Fuel cells, steam, hydro, or reciprocating engine	C	C	C	C	C	C	C
Wind under 5.9 kva	-	-	-	-	-	-	P
Auxiliary, temporary, wind, with more than 6 kva but less than 10 kva output	-	-	-	-	-	-	P
Fuel cells, steam, hydro, or reciprocating engine with more than 10.5 kva, but less than 150 kva output	-	-	-	-	-	-	C
Steam, hydro, or reciprocating engine with more than 150 kva, but less than 150 kva output	-	-	-	-	-	-	C
Rock crusher/concrete batch plant	-	-	-	-	-	-	C
Truck and freighting operation	-	-	-	-	-	-	C

Truck and heavy equipment service station and repair facility	-	-	-	-	-	-	C
Truck wash	-	-	-	-	-	-	C

Amended 06/02 by Ord. 2002-07, 10/02 by Ord. 2002-20, 10/03 by Ord. 2003-25, 03/05 by Ord. 2005-02, 03/05 by Ord. 2005-03, 06/06 by Ord. 2006-08, 04/07 by Ord. 2007-10, 09/10 by Ord. 2010-21, 09/10 by Ord. 2010-22, 11/10 by Ord. 2010-25, 02/11 by Ord. 2011-01, 02/11 by Ord. 2011-09, 02/11 by Ord. 2011-10, 09/11 by Ord. 2011-28, 09/11 by Ord. 2011-29, 09/11 by Ord. 2011-32, 08/12 by Ord. 2012-13, 03/15 by Ord. 2015-05, 07/16 by Ord. 2016-09

HISTORY

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Amended by Ord. [2025-31](#) on 7/9/2025

4-1-32 Regulatory Permits

1. Commercial permits: It shall be unlawful for any person to operate or maintain a kennel, cattery, pet shop, grooming, riding stable, veterinary clinic or hospital or any similar establishment unless such person first obtains a regulatory permit from the Department of Animal Control, in addition to all other required licenses. All applications for permits to operate such establishments shall be submitted, together with the required permit fee, on a printed form provided by the Animal Control Department to that Department. Before the permit is issued, approval shall be granted by the Grantsville City- Tooele County Health Department and appropriate zoning authority and the Animal Control Department.
2. Sportsman's permit:
 1. Where permitted by the "Land Use Development and Management Code," owners may keep up to for (5) dogs in appropriate zoning districts provided:
 1. Such dogs are individually licensed;
 2. Approval is granted by the appropriate zoning authority and the County Health Department;
 3. Approval of the Grantsville City Animal Control Officer;
 4. Adequate runs (not necessarily concrete) are provided;
 5. The other provisions of this ordinance are complied with, and no dog or premises is deemed to be a nuisance.
 2. The holder of a permit issued under this section may keep one litter intact until the dogs reach six (6) months of age; one animal from the litter may be retained until it reaches

twelve (12) months of age. At no time may the holder of the permit retain more than six (6) dogs over six (6) months of age nor more than five (5) dogs over one year of age.

3. Display of permit: A valid permit shall be posted in a conspicuous place in each establishment, and said permit shall be considered as appurtenant to the premises and not transferable to another location. The permittee shall notify the Department of Animal Control within thirty (30) days of any change in his establishment or operation, which may affect the status of his permit. In the event of a change in ownership of the establishment, the permittee shall notify the Department of Animal Control immediately. Permits shall not be transferable from the owner to another.
4. Renewal of permit: Any permit issued pursuant to this section shall automatically expire on March 31st immediately following date of issue. Within three (32) months prior to the expiration of the permit, the permittee shall apply for a renewal of the permit and pay the required fee. Any application made after March 31st, except an application for a new establishment opening subsequent to the date, shall be accompanied by a late application fee in addition to the regular permit fee.
5. Permit fees:

a. Kennels, catteries, groomeries , pet shops, veterinary clinics or Hospitals:

Class A Permit	3-15 Animals	\$25.00
Class B Permit	16-30 Animals	\$40.00
Class C Permit	30 or More Animals	\$50.00
Ridding Stables		\$30.00
Sportsman's Permit	Dogs	\$25.00
Late Fee		Double the regular permit fee

b. Exemptions: Research facilities where bona fide medical or related research is being conducted, humane shelters, and other animal establishments operated by state or local government or which are licensed by federal law are excluded from the licensing requirements of this ordinance.

c. Inspections: All establishments required to be permitted under this ordinance, including holders of sportsman's permits, shall be subject to periodic inspections, and the inspector shall make a report of such inspection with a copy to be filed with the Animal Control Department.

20.2 Definitions

The following words and phrases whenever used in this chapter shall be construed as defined in this section:

- (1) A-FRAME SIGN: Any sign or structure composed of two (2) sign faces mounted or attached back-to-back in such a manner as to form a basically triangular vertical cross section through the faces.
- (2) ABANDON SIGN. A sign which no longer identifies or advertises a bona fide business, lessor, service, owner, product, or activity, and/or for which no legal owner can be found.
- (3) ALTERATIONS, SIGN. A change or rearrangement in the structural parts or design whether by extending on a side; increasing in area or height; or by relocation or changing the position of a sign.
- (4) ANIMATED SIGN: Any sign which is designed and constructed to give its message through the flashing of or rotation of lights or figures. See and also note the difference from changeable sign) A sign or display manifesting either kinetic or illusionary motion occasion by natural, manual, mechanical, electrical, or other means. Animated signs include the following types:
 - (a) Naturally Energized - Signs whose motion is activated by wind or other atmospheric impingement. Wind-driven signs include flags, banners, pennants, streamers, metallic disks. or other similar devices designed to move in the wind.
 - (b) Mechanically Energized - signs manifesting a repetitious pre-programmed physical movement or rotation in either one or a series of planes activated by means of mechanical based drives.
 - (c) Electrically energized - Illuminated signs whose motion or visual impression of motion is activated primarily by electrical means. Electrically energized animated signs are of two types:
 - (d) Flashing Signs - Illuminated signs exhibiting a preprogrammed repetitious cyclical interruption of illumination from one or more sources in which the duration of the period of illumination (on phase) is either the same as or less than the duration of the period of darkness (off phase, and in which the intensity of illumination varied from zero (off) to 100 percent (on) during the programmed cycle.
 - (e) Illusionary Movement Signs - Illuminated signs exhibiting the illusion of movement by means of a pre-programmed repetitious sequential switching action in which illuminated elements of the sign are turned on or off to visually simulate the impression of motion characteristic of chasing, running, blinking, oscillating, twinkling, or expanding and contracting light patterns
- (5) APPURTENANT SIGN: See definition of On Premises Sign Or Appurtenant Sign.

(6) AWNING. A shelter projecting from and supported by the exterior wall of a building constructed of non-rigid materials on a supporting framework. (Compare "Marquee")

(7) AWNING SIGN. A sign painted on, printed on, or attached flat against the surface of an awning.

(8) BACK LIT AWNING. (see "Electric Awning Sign")

(9) BANNER: A flexible sign characteristically supported by two (2) or more points. It is generally made of fabric or other nonrigid materials with no enclosing frame. Flags supported by one point are considered banners.

(10) BILLBOARD: A freestanding ground sign located on real property that is designed and intended to direct attention to a business, product, service or message that is not sold, offered or existing on the property, nor specific to the property where the property sign is located.

(11) BUILDING FACE: The visible outer surface of an exterior wall of a building. The area of the face of the building shall be the total area such surface, including doors and windows.

(12) CANOPY: See definition of Marquee.

(13) CANOPY SIGN. A sign affixed or applied to the exterior facing surface or surfaces of a building or freestanding canopy.

(14) CANOPY (FREESTANDING). A rigid multi-sided structure that may or may not be illuminated by means of internal or external sources, covered with fabric, metal or other material and supported by columns or posts embedded in the ground.

(14) CHANGEABLE SIGN. A sign whose informational content can be changed or altered by manual or electric, electro-mechanical, or electronic means. Changeable signs include the following types:

(a) Manually Activated - Signs whose alphabetic, pictographic, or symbolic informational content can be changed or altered by manual means.

(b) Electrically activated - signs whose alphabetic, pictographic, or symbolic informational content can be changed or altered on a fixed display surface composed of electrically illuminated or mechanically driven changeable segments. Includes the following two types:

(1) Fixed Message Electronic Signs - Signs whose basic informational content has been pre-programmed to include only certain types of information projection, such as time, temperature, predictable traffic conditions, or other events subject to prior programming.

(2) Computer controlled variable Message electronic Signs - Signs whose

informational content can be changed or altered by means of computerized driven electronic impulses.

(c) **Mobile, Changeable Copy Sign** - A sign mounted on a trailer, frame or legs, lighted or unlighted, box or "A" frame and shall have changeable lettering.

(15) **COPY, SIGN**. The graphic content of a sign surface in either permanent or removable letter, pictographic, symbolic, or alphabetic form.

(16) **DISREPAIR**: A sign shall be considered in disrepair when it fails to be in the same form as originally constructed, or when it fails to perform its intended function of conveying a message. Conditions shall include, but not be limited to:

- (a) Structural pole or support failure.
- (b) Signs not being held vertically or as originally constructed.
- (c) Borders falling off or already removed.
- (d) Panels missing or falling off.
- (e) Message falling off or in disrepair such that it cannot be interpreted by the motoring public.
- (f) Signs that are overgrown by trees or other vegetation.

(17) **DOUBLE-FACED SIGN**. A sign with two faces diverged from a common angle of not more than 45 degrees or back-to-back

(18) **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.

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

(20) **ELECTRONIC MESSAGE CENTER**: A sign with changeable copy that is controlled electronically via a remote programming device.

(21) **ENTRY FEATURE SIGN**: A sign that is placed at the entrance of a subdivision or other residential or commercial project as part of a distinct architectural or landscape feature that identifies the project and displays the project name.

(22) **ERECT**: To build, construct, place, relocate, enlarge, substantially alter, attach, suspend, paint, post or display. Normal maintenance, including refinishing, is not included in this definition, provided the use of the sign is not changed or altered.

(23) **FACE OF A SIGN**. The area of a sign on which the copy is placed.

(24) **FESTOONS (SIGN)**. A string of ribbons, tinsel, small flags, or pinwheels.

(25) **FLOODLIGHTED SIGN**. (see "Illuminated Sign").

(26) **FLASHING SIGN**. (see "Animated sign, Electrically Energized").

(27) FLOATING SIGN: Any inflatable or floating sign or advertising device that is affixed to or displayed at a place of business. Examples are blimps, hot air balloons, and inflatable figures.

(28) FLOODLIGHTED SIGN. (see "Illuminated Sign").

(29) FREESTANDING SIGN: Any sign that is standing on or erected into the ground. Such signs are usually, but not necessarily, supported from the ground by one or more poles or posts or similar uprights, with or without braces. Any sign which is mounted into the ground, but has the supports to any portion of the roof of a building or structure, shall be considered to be a roof sign.

(30) FRONTRAGE: The length of the sides along the street or any other principal public thoroughfare, but not including such length along an alley, watercourse, railroad, street or thoroughfare with no permitted access.

(31) HEIGHT (of a Sign). The vertical distance measured from the highest point of the sign, excluding decorative embellishment, to the grade of the adjacent street or the surface grade beneath the sign, whichever is less. (compare "Clearance")

(32) IDENTIFICATION SIGN. A sign whose copy is limited to the name and address of a building, institution, or person and/or to the activity or occupation being identified.

(33) ILLEGAL SIGN. A sign which does not meet the requirements of this code and which has not received non-conforming status.

(34) ILLUMINATED SIGN. A sign with an artificial light source incorporated internally or externally for the purpose of illuminating the sign.

(35) INCIDENTAL SIGN. A small sign, emblem, or decal informing the public of goods, facilities, or services available on the premises, e.g., a credit card sign or a sign indicating hours of business.

(36) LOGO SIGNS: Any sign whose single feature is a reproduction of the common recognized logo of the company and/or product.

(37) LOW PROFILE SIGN (Also "Monument Sign"). A sign mounted directly to the ground with maximum height not to exceed six (6) feet.

(38) MARQUEE: Any permanent roof like structure projection beyond a building or wall, generally designed and constructed to provide protection from the weather.

(39) MAINTENANCE, SIGN. For the purposes of this Ordinance, the cleaning, painting, repair, or replacement of defective parts of a sign in a manner that does not alter the basic copy, design, or structure of the sign.

(40) MONUMENT SIGN: Any on premises sign which is mounted directly to the ground having a foundation or pedestal that is at least sixty percent (60%) of the width of the actual sign structure and meeting the standards for height set for monument signs.

(45) MOVABLE, FREESTANDING SIGN: Any sign not affixed to or erected into the ground.

(36) NON-CONFORMING SIGN. A sign which was erected legally, but which does not comply with subsequently enacted sign restrictions and regulations.

(A) A sign which does not conform to the sign code requirements, but for which a conditional use permit has been issued.

(37) OFF-PREMISE SIGN (also "BILLBOARD"). A sign structure advertising an establishment, merchandise, service, or entertainment, which is not sold, produced, manufactured, or furnished at the property on which said sign is located, e.g., "billboards" or "outdoor advertising".

(38) OFF-SITE DIRECTIONAL SIGN. A sign which provides directional assistance to access an establishment conveniently and safely. Such signs shall be limited by the Zoning Administrator in size, height, and placement as justified.

(39) OFF PREMISES SIGN OR NONAPPURTENANT SIGN: Any sign which advertises products, development projects, services, or business establishments which are not located, conducted, manufactured, or sold upon the same premises upon which the sign is erected.

(40) ON PREMISES SIGN OR APPURTENANT SIGN: Any sign which advertises products, services, development projects, or business establishments which are located, conducted, manufactured or sold upon the same premises on which the sign is erected. **A sign which pertains to the use; product or commodity sold; service performed on the premise and/or property on which it is located.**

(41) OUTDOOR ADVERTISING SIGN: See definition of On Premises Sign Or Appurtenant Sign.

(42) PAINTED WALL SIGN. Any sign which is applied with paint or similar substance on the surface of a wall.

(43) PEDESTAL SIGN. A temporary and/or movable sign supported by a column(s) and a base so as to allow the sign to stand in an upright position.

(44) POLE COVER (SIGN). Cover enclosing or decorating poles or other structural supports of a sign.

(45) POLITICAL SIGN. A temporary sign used in connection with a local, state, or national election or referendum.

(46) PORTABLE SIGN. Any sign designed to be moved
easily and not permanently affixed to the ground or to a structure or building.

(47) PROJECTING SIGN: Any sign attached to a building or structural wall and extending horizontally outward from such a wall more than eighteen inches (18").

(48) PROPERTY SIGN. A sign related to the property upon which it is located and offering such information as the address, the property, warning against trespassing, any hazard, or other danger on the property. (see "Identification Sign")

(49) PUBLIC EVENT BANNER: A banner pertaining to festivals or events which is installed as a temporary sign. Installation of banners across SR-138 and SR-112 are generally not permitted without special permission of UDOT and the Grantsville City Council.

(50) PUBLIC INFORMATION SIGN: Signs presenting travel information and signs concerning historic and scenic sites, public recreation facilities, miscellaneous instructions, and warnings.

(51) READER BOARD: A sign with manually changeable copy such as gas station prices, school events, etc.

(52) REAL PROPERTY: Land or real estate, with or without structures; not goods or services.

(53) REAL ESTATE SIGN. A temporary sign advertising the real estate upon which the sign is located as being for rent, lease, or sale.

(54) RESIDENTIAL ZONE OR DISTRICT: Any zone that is zoned as residential under Utah State law and the Grantsville City Land Use management and Development Code.

(55) ROOF SIGN: Any sign which is erected upon or over the roof or over a parapet of any building or structure.

(56) ROTATING SIGN. (see "Animated Sign, Mechanically Energized").

(57) SCENIC BYWAY: A road that possesses outstanding scenic, recreational, historical, educational, scientific, or cultural values or features. The designation can be made by federal or state agencies.

(58) SIGN: Any words, lettering, parts of letters, figures, numerals, phrases, sentences, devices, designs, pictures, trade names or trademarks by which anything is made known, such as are used to designate a firm, association, corporation, profession, business or service, whether placed on the ground, rocks, trees, stumps, or other natural objects, or on a building, wall, roof, frame, support, fence or other manmade structure, which are visible from any public street, public highway or public road right of way. For the purpose of this chapter, the word "sign" does not include the flag, pennant or insignia of any nation, state, City or other political unit, or of a nonprofit organization. It shall not include, further, any official notice issued by any court, public body or officer, or directional, warning or informational sign or structure required or authorized by law.

(59) SIGN AREA: The area of a sign that is used for display purposes, excluding the minimum frame and supports. In computing sign area, only one side of a double-faced sign covering the same subject shall be computed. For signs that do not have a frame or a separate background, sign area shall be computed on the basis of the least rectangle, triangle, or circle large enough to frame the display on one face. An electronic message center will be included in calculation of overall sign area.

(60) SIGN CLEARANCE. The smallest vertical distance between the grade of the adjacent street, highway, or street curb and the lowest point of any sign, including framework and embellishment, if extended over that grade.

(61) SIGN SETBACK. The minimum distance that any portion of a sign or sign structure shall be from any street right-of-way line and yard line coterminous with a street or road.

(62) SNIPE SIGN. A temporary sign or poster affixed to a tree, fence, etc.

(63) **SUBDIVISION IDENTIFICATION SIGN.** A freestanding or wall sign identifying a recognized subdivision, condominium complex, or residential development.

(64) **TEMPORARY:** A period not to exceed six (6) months. A sign not constructed or intended for long-term use, with a maximum time period of ninety (90) days.

(65) **TIME AND TEMPERATURE DEVICE:** Any mechanism that displays the time and/or temperature, but does not display any commercial advertising or identification.

(66) **UNDER-CANOPY SIGN.** A sign suspended beneath a canopy, ceiling, roof, or marquee.

(67) **"V" SIGN.** A sign consisting of two essentially equal faces, positioned at an angle subtending less than 179 degrees.

(68) **WALL SIGNS:** Any sign posted, or painted upon, suspended from, or otherwise affixed to a wall, fascia, canopy, or marquee of a building located on the site to which the sign pertains.

(69) **WIND SIGNS:** Any propeller, whirligig or similar commercial device which is designed to flutter, rotate, or display other movement under the influence of wind. This definition shall not include pennants, flags, or banners.

21.7 Financial Assurance

[21.7.1 Improvement Installation Guarantee](#)

[21.7.2 Default](#)

[21.7.3 Maintenance Guarantee](#)

[21.7.4 Acceptance And Release Of Guarantee](#)

[21.7.5 Engineering Review And Inspection Fee](#)

Amended 04/04 by Ordinance 2004-07, 04/04 by Ordinance 2004-08, 04/04 by Ordinance 2004-09, 11/05 by Ordinance 2005-22, 08/08 by Ordinance 2008-34, 03/10 by Ordinance 2010-04

21.7.1 Improvement Installation Guarantee

(1) In lieu of actual installation of off-site and common open space improvements required by this chapter, before recording a plat, the subdivider shall guarantee the installation of such improvements by executing a subdivision improvements agreement and by filing one or a combination of the following financial guarantee methods: a corporate surety bond, a deposit in escrow with an escrow holder or a letter of credit with a financial institution. The city council shall review and approve the plat and shall approve the financial guarantee for the subdivision improvements at a public meeting. If the financial guarantee and plat are approved, the plat shall be recorded within ninety days or it shall be void. The city council may authorize the city staff to review and approve the final conveyance of water rights and the title insurance for the culinary water after approval of the final plat, but prior to the final plat being recorded; however, approval of the financial guarantee shall remain the sole authority of the City Council.

(2) The guarantee shall be in an amount equal to 110% of the projected costs of required improvements as estimated by a licensed engineer retained by the subdivider and approved by the city engineer. The subdivision improvements agreement and the financial guarantee shall **jointly ensure** the actual construction of such improvements within two years immediately following **City Council** approval of the final plat, and shall include a maintenance guarantee as required by Section 21.7.3 herein.

(3) The guarantee shall be filed with the city recorder.

(4) The subdivision improvements agreement shall be executed by the developer and shall be accompanied by a financial guarantee issued by a company duly and regularly authorized to do a general surety business in the State of Utah and either (i) named in the current U.S. Treasury Department's list of approved sureties (Department Circular 570) (as amended), or (ii) with a current "A-" rating and a financial size category rating of at least a "VII" or better in A.M. Best Co., Inc.'s Best Insurance Reports, Property and Casualty Edition. The improvements agreement and the guarantee shall be approved as to method, institution and form by the city attorney.

HISTORY

Amended by Ord. [2019-15](#) on 8/7/2019

Amended by Ord. [2021-09](#) on 4/28/2021

21.7.2 Default

In the event the subdivider defaults or fails or neglects to satisfactorily install required improvements within two years from date of approval of the final plat, the City Council may declare the **financial guarantee in default and may call the bond, escrow, or a deed of trust, and install or cause the required improvements to be installed**. The subdivider shall be responsible for all costs incurred by the city to complete the required improvements **that exceed the amount recovered from the financial guarantee**. HISTORY

Amended by Ord. [2024-37](#) on 12/4/2024

21.7.3 Maintenance Guarantee

(1) The subdivider shall guarantee all off-site improvements will remain in good condition for a period of one year after the date of final acceptance by the city. The subdivider shall make all repairs to and maintain the improvements in good condition during that one-year period at no cost to the city. The City shall retain up to 10% of the guarantee **as a warranty guarantee during the maintenance period.. The exact amount retained shall be determined in accordance with the state law and based on the City Engineer's estimated cost of completion, or the application's reasonable proven cost of completion, approved by the City Engineer.**

The City Council may require a warranty period of up to two years following final acceptance if, based on written recommendations from the Public Works Director and the City Engineer, the Council determines that a one-year period is inadequate due to:

(1) the need to protect the public health, safety and welfare,

- (2) substantial evidence of prior poor performance of the sub-divider/developer,
- (3) unstable soil **or geologic** conditions exist within the subdivision or development area,
- (4) or extreme climatic conditions that would **delay the** impracticable discovery of substandard or defective performance within a one-year period.

The guarantee shall extend to and include, but shall not be limited to necessary utilities, the entire street, subgrade, base and surface and all pipes, joints, valves, backfill and compacting, trails, as well as the working surface, curbs, gutters, sidewalks, landscaping, and other accessories that are, or may be, affected by construction operations.

(3) Identifying necessary repairs and maintenance rests with the City Public Works Director, whose decision upon the matter shall be final and binding upon the subdivider/developer. The Public Works Director shall use City standards and specifications, the preliminary plat and engineering drawings and information from the City Engineer as the inspection's standards for final acceptance of the required improvements. Whenever, in the judgment of the city public works director, the improvements shall need repairs, maintenance, or re-building, the City Public Works Director shall cause a written notice to be mailed or given to the subdivider/developer. Upon receipt, the subdivider/developer shall undertake and complete such repairs, maintenance, or re-building. If repairs are not completed within the specified time, the city shall have such repairs made and the cost of such repairs shall be paid by the subdivider/developer or by the city using the guarantee.

HISTORY

Amended by Ord. [2019-15](#) on 8/7/2019

Amended by Ord. [2021-09](#) on 4/28/2021

Amended by Ord. [2024-37](#) on 12/4/2024

21.7.4 Acceptance And Release Of Guarantee

- (1) Upon completion of improvements, the subdivider/developer shall submit to the City a copy of the as-built construction drawings, along with a CAD file of said drawings and a GIS file containing at a minimum: address points, street centerlines, and parcel polygons in the current city coordinate system. Acceptance of all improvements **requires written verification from the Public Works Director and the City Engineer and approval by the City Council**.
- (2) The subdivider/developer shall in writing request that the city accept or reject the installation of required subdivision improvements or performance of warranty work.
- (3) The city shall, **upon receiving written recommendations from the Public Works Director and the City Engineer**, accept or reject the subdivision improvements within 45 days after receiving a written request from the subdivider/developer, or as soon as practicable after that 45-day period if inspection of the subdivision improvements is impeded by winter weather conditions.
- (4) At the end of the warranty period the city shall, **upon receiving written recommendations from the Public Works Director and the City Engineer**, accept or reject the performance of warranty work within 45

days after receiving a subdivider/developer's written request or as soon as practicable after that 45-day period if inspection of the work is impeded by winter weather conditions.

(5) If the city determines that the installation of required subdivision improvements or the performance of warranty work does not meet the City's adopted standards, the City shall comprehensively and with specificity list the reasons for its determination.

(6) Upon final completion of the performance warranty period **and after receiving written recommendations from the Public Works Director and the City Engineer, the financial guarantee may be released only upon approval by the City Council**, at which time the subdivision will be deemed accepted.

(7) Nothing in this section and no action or inaction of the city relieves a subdivider/developer's duty to comply with all applicable substantive ordinances and regulations.

(8) There shall be no money damages remedy arising from a claim under this section.

HISTORY

Amended by Ord. [2019-15](#) on 8/7/2019

21.7.5 Engineering Review And Inspection Fee

In addition to the improvement and maintenance guarantee, the subdivider shall deposit with the city **the amount required under the City's currently adopted fee schedule, calculated as a percentage of the approved cost of the required improvements**, to cover engineering and public works inspection.

HISTORY

Amended by Ord. [2021-09](#) on 4/28/2021

AGENDA ITEM #5

Approval of minutes from the
January 6, 2026 Planning
Commission Regular Meeting.

Action Summary:

Agenda Item	Item Description	Action
#1	Consideration of the proposed Access and Maintenance Easement Agreement for Cloward Court Subdivision located at 713 E Main Street.	Approved
#2	Consideration of the proposed Master Development Agreement for Cloward Court Subdivision located at 713 E Main Street.	Approved
#3	Proposed conditional use permit for Kelly Price to have up to twenty-four (24) chickens on her residential property located at 594 Quirk Street, in the R-1-21 zone.	Approved
#4	Election of the Planning Commission Officers.	Elected
#4	Approval of minutes from the December 16, 2025 Planning Commission Regular Meeting.	Approved

MINUTES OF THE GRANTSVILLE CITY PLANNING COMMISSION, HELD ON JANUARY 6, 2026 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 Sarah Moore, Jason Hill, Debra Dwyer
On Zoom: Alternate Aubrey Durrant

Commission Members Absent:

Appointed Officers and Employees Present: Community Development Director Bill Cobabe, City Planner/GIS Analyst Tae-Eun Ko, Planning and Zoning Administrator Shelby Moore, City Attorney Tysen Barker, City Council Member Jeff Williams, Planning and Zoning Administrative Assistant Nicole Ackman, Robert Rousselle consultant with Ensign Engineering, Mayor Heidi Hammond, Deputy Fire Marshal Nicholas Critchlow, City Recorder Alicia Fairbourn, City Council Member Rhett Butler

On Zoom: City Manager Michael Resare

Citizens and Guests Present: Nicole Cloward, Kelly Price, Vance Price

Citizens and Guests Present on Zoom: Unknowns

Commission Vice Chair Sarah Moore 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 Tuesday January 6, 2065 at 429 East Main Street, Grantsville, UT 84029. The agenda is as follows:

ROLL CALL

PLEDGE OF ALLEGIANCE

PUBLIC HEARING

- a) Consideration of the proposed Master Development Agreement for Cloward Court Subdivision located at 713 E Main Street.**

No comments

- b) Consideration of the proposed Access and Maintenance Easement Agreement for Cloward Court Subdivision located at 713 E Main Street.**

No comments

- c) Proposed conditional use permit for Kelly Price to have up to twenty-four (24) chickens on her residential property located at 594 Quirk Street, in the R-1-21 zone.**

No comments

AGENDA

- 1. Consideration of the proposed Access and Maintenance Easement Agreement for Cloward Court Subdivision located at 713 E Main Street.**

Planning and Zoning Administrator Shelby Moore explained that the access agreement covers the private lane and grants the City access to that lane, which had already been approved, as well as access to utilities located within it. She stated that the agreement also allows City access for meter reading and hydrant maintenance. She explained that the subdivision consists of three residential lots served by a private access easement, which was part of the original subdivision approval. The private utility easement and lane were outlined in the plat and drafted by City Attorney Tysen Barker. Shelby stated that the agreement specifies that Nicole Cloward is responsible for maintaining the private sewer and private water line.

Vice Chair Sarah Moore opened the floor for comments from the commission. No questions or concerns were raised.

Jason Hill made a motion to recommend approval of the Consideration of the proposed Access and Maintenance Easement Agreement for Cloward Court Subdivision located at 713 E Main Street. Debra Dwyer seconded the motion. The vote was as follows: Sarah Moore “Aye,” Deborah Dwyer “Aye,” Jason Hill “Aye”, Aubrey Durrant “Aye”. The motion was carried unanimously.

2. Consideration of the proposed Master Development Agreement for Cloward Court Subdivision located at 713 E Main Street.

Planning and Zoning Administrator Shelby Moore explained that the agreement incorporates the maintenance agreement that had just been approved, the conditional use permit that was approved earlier in the year with deviations, and a timeline for required improvements. She stated that the agreement sets a two-year deadline from the date of approval for installation of the required infrastructure. She also noted that a building permit must be pulled for the conditional use permit for the single-family home. Shelby clarified that construction plans were approved on September 23, 2025, and construction must be completed within two years of that date.

Commissioner Hill confirmed with Nicole Cloward that she understood the required timelines and the consequences if the deadlines were not met. Nicole Cloward confirmed that she understood and acknowledged the building permit timeline.

Vice Chair Sarah Moore asked Nicole Cloward if she had anything further to add for the record. Nicole stated she did not.

Debra Dwyer made a motion to recommend approval of the consideration of the proposed Master Development Agreement for Cloward Court Subdivision located at 713 E Main Street Jason Hill seconded the motion. The vote was as follows: Sarah Moore “Aye,” Deborah Dwyer “Aye,” Jason Hill“Aye”, Aubrey Durrant “Aye”. The motion was carried unanimously.

3. Proposed conditional use permit for Kelly Price to have up to twenty-four (24) chickens on her residential property located at 594 Quirk Street, in the R-1-21 zone.

Planning and Zoning Administrator Shelby Moore provided background on the item, stating that the property is currently permitted for six chickens, and the applicant was requesting approval for 24. She noted that the property has sufficient open space and meets setback requirements for this number of animals. Shelby also pointed out the specific areas on the property where the chickens would be kept.

Vice Chair Sarah Moore opened the floor for questions from the commission. Commissioner Dwyer stated that she had driven past the property and asked how the chickens would be

contained, as she did not observe any fencing. Kelly Price responded that there is an enclosed area where the chickens will be kept. Dwyer further clarified that there would be no roosters, and Kelly confirmed that none would be present.

Commissioner Hill asked whether the ordinance requires a fenced area. Shelby Moore stated that the code does not mandate fencing but emphasized that the intent is to prevent chickens from roaming the neighborhood. Commissioner Hill then asked if Kelly Price would ensure the chickens remain on her property. Kelly Price confirmed that the chickens usually stay on the property and noted that there are no nearby neighbors.

Vice Chair Sarah Moore asked whether Kelly Price would be open to extending the fence in the future if needed, and Kelly stated that she would be. Vice Chair Sarah Moore also asked if the requested 24 chickens include potential offspring, and Kelly confirmed that, with no roosters, there would be no unexpected babies.

Vice Chair Sarah Moore stated that she had no concerns and asked Kelly if she had any questions regarding the conditions outlined in the staff report. Kelly stated that she did not.

Jason Hill made a motion to recommend approval of the Proposed conditional use permit for Kelly Price to have up to twenty-four (24) chickens on her residential property located at 594 Quirk Street, in the R-1-21 zone. With the following conditions: The number of chickens shall not exceed twenty-four (24), no roosters shall be permitted, all coops and enclosures shall comply with minimum setback requirements of the Land Use Code, chickens shall be confined to designated enclosures at all times, the property shall be maintained in a clean and sanitary condition to prevent odor, pests, or nuisance impacts, the Conditional Use Permit shall run with the land unless revoked due to noncompliance, all requirements of the Grantsville City Code must be met, all fees associated with the permit and any future permits must be paid, all industry standards regarding health, safety, and welfare regulations must be followed, the permit holder must maintain current state licensing at all times, the permit holder must maintain a current business license at all times, the use of the property must remain within the parameters approved in the application and any expansion of use requires prior approval, this permit may be periodically reviewed by the Zoning Administrator and/or reviewed if any complaints are received, and failure to comply with any of these requirements may result in revocation of the permit. Debra Dwyer seconded the motion. The vote was as follows: Sarah Moore “Aye,” Deborah Dwyer “Aye,” Jason Hill “Aye”, Aubrey Durrant “Aye”. The motion was carried unanimously.

4. Election of the Planning Commission Officers.

Vice Chair Sarah Moore asked whether the commission could elect a chair and vice chair without a full council present. City Attorney Tysen Barker clarified that the election could proceed as long as a quorum was present.

Commissioner Hill nominated Vice Chair Sarah Moore to serve as chair, and Commissioner Dwyer seconded the nomination. Sarah Moore accepted, and the motion passed unanimously.

Commissioner Dwyer then nominated Commissioner Hill to serve as vice chair, and Vice Chair Moore seconded the nomination. Commissioner Hill accepted, and the motion passed unanimously.

5. Approval of minutes from the December 16, 2025 Planning Commission Regular Meeting.

Debra Dwyer made a motion to approve to approve the minutes from the December 16, 2026 Planning Commission Regular Meeting. Jason Hill seconded the motion.

The vote was as follows: Sarah Moore “Aye,” Deborah Dwyer “Aye,” Jason Hill“Aye”, Aubrey Durrant “Aye”. The motion was carried unanimously.

6. Report from City Staff.

Planning and Zoning Administrator Shelby Moore reminded the commissioners that they need to complete their required training. She then presented a video clip from Matthew Lane showing before-and-after footage of the area.

Community Development Director Bill Cobabe stated that the Planning Conference is scheduled for April 8–10, 2026. He added that several new projects and opportunities are coming to the city, including possible hotels and other developments. He encouraged the commissioners to stay tuned for updates and said he is optimistic about the future of Grantsville.

7. Open Forum for Planning Commissioners.

Commissioner Hill said he had been thinking about the previous meeting and felt it was important to clearly explain the decision-making process. He said that walking through how decisions are made and being vocal about that process could help the public better understand why the commission votes the way it does. He noted that while people may not always like the outcome, it is important for them to understand that decisions are based on code, facts, and established standards, not personal opinions. He said explaining this more clearly could help reduce frustration.

Commissioner Dwyer said she struggled after the last meeting and felt unsure how to handle the situation. She said it was the most she had ever spoken during a meeting when explaining her potential vote. She felt she did her best to explain her reasoning but was frustrated by reactions

on social media. She said she wants to be able to clearly share her perspective and is still learning how to do that better.

Vice Chair Sarah Moore said it is difficult being in a public role with rules and regulations to follow. She emphasized that the commission listens carefully to applicants and residents, but decisions must still follow the rules. She said the commission tries to be flexible when possible, but some things must be based on code and established standards.

8. Report from City Council.

City Council Member Rhett Butler stated that the City Council had not yet met and that their next meeting would be held the following day. He noted that the meeting would begin a new year with two new council members and said he was optimistic and looking forward to a strong 2026.

9. Adjourn.

Debra Dwyer made a motion to adjourn. Jason Hill seconded the motion. The vote was as follows: Derek Dalton “Aye”, Sarah Moore “Aye,” Deborah Dwyer “Aye,” Chris Horrocks “Aye”, Jason Hill“Aye.” The motion was carried unanimously. The meeting adjourned at 7:40 p.m.

AGENDA ITEM #6

Report from City staff.

AGENDA ITEM #7

Open Forum for Planning Commissioners

AGENDA ITEM #8

Report from City Council.

AGENDA ITEM #9

Adjourn.