GRANTSVILLE

CITY COUNCIL

February 4, 2026

City Council Meeting Information Packet

Agenda Item # 1

Public Comment

Agenda Item # 2

Summary Action Items

a. Approval of Minutes from the January 22, 2026 City Council Regular Meeting and January 26, 2026 Special Meeting

b. Approval of Bills

MINUTES OF THE BUSINESS MEETING OF THE GRANTSVILLE CITY COUNCIL, HELD ON JANUARY 22nd, 2026 AT THE GRANTSVILLE CITY HALL, LOCATED AT 429 EAST MAIN STREET, GRANTSVILLE, UTAH AND ELECTRONICALLY VIA ZOOM. THE MEETING BEGAN AT 6:00 P.M.

Mayor and Council Members Present:

Mayor Hammond
Rhett Butler
Derek Dalton
Jake Thomas
Jeff Williams

Council Members Excused: none.

Appointed Officers and Employees Present:

Michael Resare, City Manager
Alicia Fairbourne, City Recorder
Tysen Barker, City Attorney
Robert Sager, Police Chief
Officer Adrian Garlick
Bill Cobabe, Comm. Development Director
Alexis Stewart, Grant Writer

Citizens and Guests Present or on Zoom: Robyn Fulton, Les Peterson, Jesse Wilson, Melissa Moulton, Cameron Moulton, Mark Runyon, Jaxson Jarman, Jessica Garlick, Jeremy Garlick, Sam Furniss, Gary Merrill, Charles Sipes, Chelsea Sagers, Jeff Banman, Brittany Skinner, Lynette Peshell, Shawn Sagers, Jason King, Justin Wingfield, Klansey Bateman and others who may not have signed in or used their full name via Zoom.

Mayor Hammond called the meeting to order at 6:00 p.m. and asked Les Peterson to lead the Pledge of Allegiance.

AGENDA:

1. **Introduction of Officer Adrian Garlick and Administration of the Oath of Office**

   Police Chief Robert Sager introduced newly appointed Officer Adrian Garlick. Officer Garlick addressed the Council and provided a brief overview of his law enforcement background, including nearly ten years of service with West Valley City Police Department, experience as a negotiator, work in homicide and investigations, and service as a field training officer. He stated that he resided in Stockton and expressed appreciation for the opportunity to serve Grantsville City. Chief Sager spoke regarding Officer Garlick's qualifications and character and stated that he would be a strong addition to the department. Chief Sager then administered the Oath of Office to Officer Garlick. Following the oath, Officer Garlick's wife, Ms. Jessica Garlick, pinned his badge. Mayor Hammond thanked Officer Garlick and his family and expressed appreciation for their service and support.

2. **Public Comment**

   Mayor Hammond opened the floor for public comment at 6:06 p.m. There were no comments. The floor was closed.

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3. **Summary Action Items:**

   a. **Approval of Minutes from the January 7, 2026 City Council Special Meeting / Swearing In Ceremony and January 7, 2026 City Council Regular Meeting**

   Motion: Councilmember Dalton moved to approve the Meeting Minutes from the January 7, 2026 City Council Special Meeting and the January 7, 2026 City Council Regular Meeting as presented.

   Second: Councilmember Williams seconded the motion.

   Vote: The vote was as follows: Councilmember Butler, "Aye"; Councilmember Dalton, "Aye"; Councilmember Thomas "Aye"; Councilmember Williams, "Aye". There were none opposed. The motion carried.

   b. **Approval of Bills**

   Motion: Councilmember Thomas moved to approve the invoices.

   Second: Councilmember Butler seconded the motion.

   Vote: The vote was as follows: Councilmember Butler, "Aye"; Councilmember Dalton, "Aye"; Councilmember Thomas "Aye"; Councilmember Williams, "Aye". There were none opposed. The motion carried.

4. **Discussion and consideration of Resolution 2026-07 approving an application for the land and water conservation fund grant**

   Alexis Stewart, Grants Administrator, presented Resolution 2026-07 regarding approval of an application for the Land and Water Conservation Fund grant for the Scenic Slopes project. She explained that the application sought funding for two baseball fields, benches, restrooms, and a snack shack, noting that although the project functioned as a second portion of development, it could not be referred to as a "phase" due to grant requirements. Ms. Stewart stated that the grant request was just under $4 million and required a 50 percent local match. She further explained that a reduced budget had been submitted, allowing flexibility if the full grant amount was not awarded, such as delaying certain project components. Mayor Hammond thanked Ms. Stewart for her work on the application and expressed optimism about the grant. Council Members discussed the match requirement, and Mayor Hammond clarified that the local match could include a combination of City funds, volunteer labor, and donations, rather than solely direct City expenditures.

   Motion: Councilmember Butler moved to approve Resolution 2026-07, a resolution approving an application for the land and water conservation fund grant.

   Second: Councilmember Thomas seconded the motion.

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Vote: The vote was as follows: Councilmember Butler, "Aye"; Councilmember Dalton, "Aye"; Councilmember Thomas "Aye"; Councilmember Williams, "Aye". There were none opposed. The motion carried.

5. Consideration of Resolution 2026-09 appointing John Montgomery as a Regular Planning Commission Member

John Montgomery introduced himself and stated that he resided in the Scenic Slopes subdivision and had lived in Grantsville for approximately one year. He explained that his professional background included serving as Chief Credit Officer for a nonprofit organization that financed affordable housing projects nationwide, managing long-term financing for affordable apartment developments through funds reinvested by multiple banks. He stated that he previously served on the Farmington City Planning Commission during significant development periods, including the Station Park area, and noted experience with planning issues and trail development. Mr. Montgomery shared that he moved to Grantsville to support his father, who had lived in the community for approximately 20 years, and briefly discussed his family background. He expressed interest in contributing his planning and affordable housing experience to the City and assisting in future planning efforts.

Council Members thanked Mr. Montgomery for his willingness to serve and commented on the value of his prior Planning Commission experience, particularly in light of newer members currently serving. No objections or concerns were raised prior to consideration of the appointment.

Motion: Councilmember Thomas moved to approve Resolution 2026-09 appointing John Montgomery as a Regular Planning Commissioner.

Second: Councilmember Dalton seconded the motion.

Vote: The vote was as follows: Councilmember Butler, "Aye"; Councilmember Dalton, "Aye"; Councilmember Thomas "Aye"; Councilmember Williams, "Aye". There were none opposed. The motion carried.

6. Consideration of Resolution 2026-08 appointing Nick Smith as a replacement Trustee to the Board of Trustees for the Desert Edge Public Infrastructure District No. 1

Tom Jolley, District Counsel for the Desert Edge Public Infrastructure District No. 1, presented Resolution 2026-08 regarding the appointment of a replacement trustee to the District's Board of Trustees. Mr. Jolley explained that the District was created by City Council resolution on May 1, 2024, with an initial five-member board. He stated that the governing document was amended on February 5, 2025, reducing the board to three members. He further explained that one trustee, Mr. Spencer Connelly, had left employment with the developer, LGI Homes, creating a vacancy.

Mr. Jolley stated that because the District had not yet transitioned to an elected board pursuant to the governing document, the City Council retained authority to appoint trustees. He explained that the proposed appointee, Mr. Nick Smith, was an employee of LGI Homes, consistent with the other current trustees, who were also employees of the developer. Council Members asked questions regarding Mr. Smith's background, employment status, and role with LGI Homes. It was clarified

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during discussion that Mr. Smith served as Vice President of Sales for LGI Homes.

Council Members also asked questions regarding the term length and structure of the Board of Trustees. Mr. Jolley explained that the governing document established staggered terms for trustees, with appointments made by the City Council pursuant to the Public Infrastructure District Act. He stated that the appointment under consideration would fill Trustee Number Two and would be for a four-year term. Council Members expressed appreciation for the additional clarification and noted the importance of asking questions regarding appointments prior to Council action.

Motion: Councilmember Butler moved to approve Resolution 2026-08 appointing Nick Smith as a replacement Trustee to the Board of Trustees for the Desert Edge Public Infrastructure District No. 1.

Second: Councilmember Williams seconded the motion.

Vote: The vote was as follows: Councilmember Butler, "Aye"; Councilmember Dalton, "Aye"; Councilmember Thomas "Aye"; Councilmember Williams, "Aye". There were none opposed. The motion carried.

7. Consideration of Resolution 2026-04 approving deviations from the Grantsville Land Use Section 6.14.5 for a Driveway Located at 437 South Madeline Court

Bill Cobabe presented the request for Resolution 2026-04, a request for deviations from the City's driveway and approach standards for the property located at 437 South Madeline Court. He explained that staff did not recommend approval based on the multiple deviations outlined in the staff report but noted that the final determination rested with the City Council.

Ms. Robyn Fulton, the property owner, addressed the Council and stated that she had hired contractors to complete the driveway and curbing work and was unaware that permits were required. She explained that the first driveway was installed to provide off-street parking for her daughter, who resided in the basement apartment, and that the second driveway expansion was necessary to allow access to the backyard due to turning limitations. Ms. Fulton stated that she was unaware of restrictions regarding materials in the park strip and emphasized that the improvements were already completed.

Council Members asked questions regarding the timing of the improvements, whether permits had been obtained, and whether the work was completed by a builder or after the home was occupied. Ms. Fulton stated that the lot was bare when she moved in and that the work was completed incrementally over time. Mr. Cobabe confirmed that no permits had been issued and explained that driveway expansions and curb cuts required City approval due to impacts on drainage, right-of-way infrastructure, and compliance with adopted standards. He further explained that the Land Use Ordinance limited a single driveway approach to 30 feet in width unless a deviation was granted and required secondary driveways to be set back at least 10 feet from the property line.

Council discussion focused on the extent of the deviations, the presence of asphalt within the park strip, and the implications of approving work that was completed without permits. Mr. Cobabe explained that asphalt was not an allowed material in the park strip because the park strip served as a drainage and snow storage area, and that impervious materials could negatively impact

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stormwater flow. Council Members discussed that concrete was permitted in driveway approaches, but asphalt in the park strip was prohibited under existing code. It was clarified that denial of the request would require removal of the noncompliant improvements and restoration of the curb and gutter to City standards.

Council Members discussed potential conditions that could allow approval while addressing the code violations, including removal of asphalt from the park strip, replacement with concrete, and ensuring compliance with the 10-foot setback from the property line. Council Members noted frustration with the situation created by unpermitted work and emphasized the importance of maintaining consistency, safety, and drainage standards. Discussion also included clarification that the property was located on a cul-de-sac and that traffic impacts were limited, but that standards still applied regardless of location.

The Council discussed the need for accurate re-measurement to confirm compliance with setback requirements and acknowledged that any required corrections would necessitate removal and replacement of existing improvements. The Mayor summarized that any approval would need to include conditions and a reasonable timeframe for compliance.

Motion: Councilmember Butler moved to approve Resolution 2026-04 approving deviations from the Grantsville Land Use Section 6.14.5 for a Driveway Located at 437 South Madeline Court, subject to the following conditions: a. Removal of the existing asphalt driveway approach located within the park strip on the north side of the property frontage; b. Replacement of the removed asphalt with a concrete driveway approach extending through the park strip and to the sidewalk; and c. Completion of the required removal and replacement work within six (6) months from the date of adoption of this Resolution.

Second: Councilmember Williams seconded the motion.

Vote: The vote was as follows: Councilmember Butler, "Aye"; Councilmember Dalton, "Aye"; Councilmember Thomas "Nay"; Councilmember Williams, "Aye". The motion carried 3-1.

8. Consideration of Resolution 2026-06 approving a driveway deviation at 1178 W Rocky Way

Mr. Cobabe presented the request for Resolution 2026-06 regarding a driveway deviation at 1178 West Rocky Way. He explained that the property owner had widened the driveway by cutting the curb and expanding the approach without a permit. He stated that the expanded area consisted of three-quarter inch minus gravel placed within the park strip and along the driveway, and that the original driveway width was approximately 16 feet. Mr. Cobabe explained that the expanded driveway encroached into the required 10-foot side yard setback and that the combined driveway width exceeded what was permitted under the Land Use Ordinance. He stated that staff did not recommend approval but had provided potential conditions in the staff report should the Council choose to approve the deviation.

Council Members discussed the need for better public and contractor education regarding permit requirements for driveway expansions and curb cuts. Mayor Hammond suggested including

information in a future City newsletter to inform residents that permits were required for such work. Council Members acknowledged that contractors should be aware of permitting requirements when performing work in the public right-of-way.

Council Members discussed that, under City code, the driveway could have been widened up to the maximum allowed width had proper permits been obtained, but the current configuration exceeded limits and encroached into the setback. Discussion included frustration that unpermitted work placed the City in a difficult position and undermined recently completed curb and gutter improvements. Council Members also discussed the practical challenges of narrow driveways and acknowledged that additional driveway width could be beneficial if done in compliance with City standards.

The Council discussed possible corrective measures, including restoring portions of the curb and gutter to City standards, reducing the driveway width to an allowable dimension, and addressing the setback encroachment. Council Members emphasized the importance of consistency, safety, and protecting City infrastructure, while recognizing the desire of property owners to improve functionality of their driveways.

> **Motion:** Councilmember Butler moved to approve Resolution 2026-06, a resolution approving a driveway deviation at 1178 W Rocky Way, subject to the following conditions: a. The property owner shall replace the existing three-quarter inch minus gravel driveway approach located within the park strip with a concrete driveway approach, and; b. Completion of the required removal and replacement work within six (6) months from the date of adoption of this Resolution.
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> **Second:** Councilmember Dalton seconded the motion.
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> **Vote:** The vote was as follows: Councilmember Butler, "Aye"; Councilmember Dalton, "Aye"; Councilmember Thomas "Aye"; Councilmember Williams, "Aye". There were none opposed. The motion carried.

The homeowner addressed the Council and stated that the property was their first home and that they were unfamiliar with City codes and permit requirements. The homeowner encouraged the City to consider providing a pamphlet or handout outlining common violations for new homeowners, noting that such information would have been helpful. Mayor Hammond responded that this was a good suggestion and acknowledged the comment, welcoming the homeowner to their first home.

9. Council Reports

During Council reports, Council Member Butler reported that he met with the Historic Preservation Committee for its annual potluck dinner, which included an official meeting and discussion of committee business. He stated that the next committee meeting was scheduled for March 12 and that he had invited Mr. Cobabe to attend to provide guidance on a potential discussion regarding designation of a historic area within Grantsville City. Council Member Butler also reported that he met with the Library Board and stated that work was continuing as planned. He noted that the Planning and Zoning Commission met the prior Tuesday and discussed several significant

amendments to various code chapters, including changes related to additional use permits, and that those items would be forwarded to the Council in the future. He further reported that the Planning and Zoning Commission approved a rezone related to the Applegate area, changing the zoning to RM-15, which would be coming before the Council at a future meeting.

Council Member Thomas reported that a meeting with the school district was scheduled for February to discuss several items, including park-related matters. He also provided an update on the Veterans Memorial Park project, stating that the Council had approved sending the project back out to bid and that staff was in the process of preparing revised scopes of work to align the project with the available budget.

Council Member Williams reported that the Mosquito Abatement Board continued to meet on the second Tuesday of each month. He stated that the board was working to improve communication with residents regarding mosquito spraying schedules, including exploring a notification system that would allow residents to sign up for alerts. He noted challenges related to weather and wind conditions that affected spraying schedules but stated that efforts to improve communication were ongoing.

Council Member Dalton reported that he did not have any current assignments and had nothing further to add. Mayor Hammond thanked Council Members for their efforts and stated that she had no additional report at that time.

10. Interview applicants and consider appointment to the interim council member position for the remainder of the term vacated by Heidi Hammond upon her election as Mayor

The Council conducted interviews to fill the interim City Council vacancy. Mayor Hammond explained the interview process, stating that each applicant would be provided up to ten minutes to introduce themselves, share their background, and explain their interest in serving on the City Council. She further explained that the order of interviews would be randomized and that Council Members would submit their initial votes by paper ballot following completion of all interviews.

City Recorder Alicia Fairbourne explained the randomization process and stated that an Excel spreadsheet was used to randomize the interview order in the interest of transparency. The order of candidates was randomized prior to the beginning of the interviews.

Thirteen individuals submitted letters of interest for the interim City Council position. Aaric Allred withdrew his application prior to the interviews, and Dieter Wachtel was not present at the meeting. The remaining candidates appeared before the Council and were provided equal time and opportunity to address the Council and public.

The candidates interviewed were (in order): Lynette Peshell, Shawn Sagers, Jason King, Justin Wingfield, Gary Merrill, Brittany Skinner, Jeff Banman, Cameron Moulton, Sam Furniss, Charles Sipes, and Klansey Bateman.

Following completion of the interviews, Mayor Hammond addressed those in attendance and stated that the Council was faced with a difficult decision due to the high quality of applicants. She explained that Council Members, excluding the Mayor, would complete paper ballots and submit them to the City Recorder for reading and tallying, noting that the process could involve multiple

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rounds depending on the results.

Councilmember Thomas thanked all applicants for their willingness to serve and stated that the number and quality of applicants reflected the strength of the Grantsville community. He expressed appreciation for the applicants' commitment to public service and encouraged continued involvement in the community regardless of the outcome.

Councilmember Dalton shared his personal experience of running for office multiple times before being elected and encouraged applicants not to be discouraged if they were not selected. He emphasized the value of gaining experience through other avenues such as the Planning Commission and continued civic engagement, and thanked all applicants for their willingness to serve.

Councilmember Williams thanked the applicants for their interest and participation, noting appreciation for the strong pool of candidates. Councilmember Butler stated that the Council had a difficult decision to make.

Councilmember Butler asked for a brief recess to allow Council Members to collect their thoughts before proceeding.

Motion: Councilmember Butler moved to take a five-minute recess.

Second: Councilmember Dalton seconded the motion.

Vote: The vote was as follows: Councilmember Butler, "Aye"; Councilmember Dalton, "Aye"; Councilmember Thomas "Aye"; Councilmember Williams, "Aye". There were none opposed. The motion carried.

The meeting recessed at 8:00 p.m.

The meeting resumed at 8:07 p.m.

Following the recess, Mayor Hammond reconvened the meeting and confirmed that the meeting remained in session. She stated that the decision before the Council was difficult due to the quality of the applicants and directed the City Recorder to read the results of the initial ballot.

Ms. Fairbourne read the results of the first ballot, which resulted in one vote for Cameron Moulton, one vote for Gary Merrill, and two votes for Brittany Skinner. Mayor Hammond explained that, based on the results, Brittany Skinner would advance and that a coin toss would be used to determine which of the remaining two candidates, Cameron Moulton or Gary Merrill, would advance. Mayor Hammond stated that she elected not to exercise her authority to break the tie and instead allowed the decision to be made by coin toss.

The City Recorder conducted the coin toss in public view, which resulted in Cameron Moulton advancing. The Council then conducted a second round of voting by paper ballot. Ms. Fairbourne read the results of the second ballot, which resulted in three votes for Brittany Skinner and one vote for Cameron Moulton.

Mayor Hammond announced that, based on the final vote, Brittany Skinner had been selected for appointment to the City Council. Mayor Hammond thanked all applicants for their participation

and encouraged those who were not selected to remain involved in the community and to consider volunteering or working with the Council and City on future efforts, noting the importance of volunteer service in Grantsville.

11. Administration of the Oath of Office to the newly appointed council member

Ms. Skinner came forward, and Ms. Fairbourne administered the Oath of Office to Ms. Skinner, formally swearing her in as a member of the Grantsville City Council.

12. Adjourn

Motion: Councilmember Butler moved to adjourn.

Second: Councilmember Dalton seconded the motion.

Vote: The vote was as follows: Councilmember Butler, "Aye"; Councilmember Dalton, "Aye"; Councilmember Thomas "Aye"; Councilmember Williams, "Aye". There were none opposed. The motion carried.

The meeting adjourned at 8:10 p.m.

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MINUTES OF THE SPECIAL MEETING OF THE GRANTSVILLE CITY COUNCIL, HELD ON JANUARY 26th, 2026 AT THE GRANTSVILLE CITY HALL, LOCATED AT 429 EAST MAIN STREET, GRANTSVILLE, UTAH AND ELECTRONICALLY VIA ZOOM. THE MEETING BEGAN AT 6:00 P.M.

Mayor and Councilmembers Present:

Mayor Heidi Hammond
Councilmember Derek Dalton
Councilmember Brittany Skinner
Councilmember Jake Thomas
Councilmember Jeff Williams

Councilmembers Excused: Councilmember Rhett Butler.

Appointed Officers and Employees Present:

Michael Resare, City Manager
Alicia Fairbourne, City Recorder
Tysen Barker, City Attorney
Robert Sager, Police Chief

Citizens and Guests Present: Karen, Easton, Brian White, and others who may not have signed in.

AGENDA:

1. **Closed Session – (Imminent Litigation, Real Estate Negotiations, or Personnel)**

   Mayor Hammond called the meeting to order at 6:01 p.m. and explained that the first portion of the meeting would be a closed session.

   Motion: Councilmember Williams moved to close the meeting to the public and resume in a Closed Session.

   Second: Councilmember Thomas made the second.

   Vote: The vote was as follows: Councilmember Dalton, "Aye"; Councilmember Skinner, "Aye"; Councilmember Thomas, "Aye"; Councilmember Williams, "Aye". There were none opposed. The motion carried.

   Present:

   Mayor Heidi Hammond, Councilmember Jake Thomas, Councilmember Derek Dalton, Councilmember Brittany Skinner, Councilmember Jeff Williams, Tysen Barker, Michael Resare, Alicia Fairbourne

   Motion: Councilmember Dalton moved to adjourn the Closed Session and return to the Open Meeting.

   Second: Councilmember Skinner made the second.

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Vote: The vote was as follows: Councilmember Dalton, "Aye"; Councilmember Skinner, "Aye"; Councilmember Thomas, "Aye"; Councilmember Williams, "Aye". There were none opposed. The motion carried.

The Council reconvened in open session at approximately 7:15 p.m.

2. **Consideration of approving Resolution 2026-11 authorizing the city attorney, with the approval of the city manager and mayor, to take any reasonable legal action necessary to enforce the annexation of the Six Mile Ranch into Grantsville City**

City Attorney Tysen Barker explained that reasonable legal action could include affirmative filings, defending actions, hiring private counsel, and engaging in settlement negotiations if appropriate. He noted that enforcement of the annexation could require timely action between Council meetings and requested affirmative authorization to proceed without the need to call a special meeting for each legal filing.

Mayor Hammond asked whether there was any further discussion. Council Member Butler stated that prior councils had addressed similar matters related to the annexation and indicated that he had no additional comments.

There were no questions or concerns from Council.

Motion: Councilmember Thomas moved to approve Resolution 2026-11 authorizing the city attorney, with the approval of the city manager and mayor, to take any reasonable legal action necessary to enforce the annexation of the Six Mile Ranch into Grantsville City.

Second: Councilmember Skinner seconded the motion.

Vote: The vote was as follows: Councilmember Butler, Absent; Councilmember Dalton, "Aye"; Councilmember Skinner, "Aye"; Councilmember Thomas, "Aye"; Councilmember Williams, "Aye". There were none opposed. The motion carried.

3. **Adjourn**

Motion: Councilmember Williams moved to adjourn.

Second: Councilmember Dalton seconded the motion.

Vote: The vote was as follows: Councilmember Butler, Absent; Councilmember Dalton, "Aye"; Councilmember Skinner, "Aye"; Councilmember Thomas, "Aye"; Councilmember Williams, "Aye". There were none opposed. The motion carried.

The meeting adjourned at 7:26 p.m.

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Agenda Item # 3

Consideration of approving Resolution 2026-02 authorizing the issuance and sale of not more than $50,000,000 aggregate principal amount of sewer revenue bonds, series 2026 and related matters

Grantsville, Utah

February 4, 2026

The City Council (the "Council") of Grantsville City, Utah (the "City"), met in regular session (including by electronic means), on February 4, 2026, at its regular meeting place in Grantsville, Utah at 7:00 p.m. with the following members of the Council being present:

Heidi Hammond	Mayor
Rhett Butler	Councilmember
Derek Dalton	Councilmember
Brittany Skinner	Councilmember
Jake Thomas	Councilmember
Jeff Williams	Councilmember

Also present:

Alicia Fairbourne	City Recorder
Tysen Barker	City Attorney
Michael Resare	City Manager

Absent:

After the meeting had been duly called to order and after other matters not pertinent to this resolution had been discussed, the City Recorder presented to the Council a Certificate of Compliance with Open Meeting Law with respect to this February 4, 2026, meeting, a copy of which is attached hereto as Exhibit A.

The following resolution was then introduced in written form, was fully discussed, and pursuant to motion duly made by Councilmember _____ and seconded by Councilmember _____, was adopted by the following vote:

AYE:

NAY:

The resolution was later signed by the Mayor and recorded by the City Recorder in the official records of the City. The resolution is as follows:

RESOLUTION NO. 2026-02

A RESOLUTION OF THE CITY COUNCIL OF GRANTSVILLE CITY, UTAH (THE "ISSUER"), AUTHORIZING THE ISSUANCE AND SALE OF NOT MORE THAN $50,000,000 AGGREGATE PRINCIPAL AMOUNT OF SEWER REVENUE BONDS, SERIES 2026 (TO BE ISSUED IN ONE OR MORE SERIES AND WITH SUCH OTHER SERIES OR TITLE AS MAY BE DETERMINED) (THE "BONDS"); FIXING THE MAXIMUM AGGREGATE PRINCIPAL AMOUNT OF THE BONDS, THE MAXIMUM NUMBER OF YEARS OVER WHICH THE BONDS MAY MATURE, THE MAXIMUM INTEREST RATE WHICH THE BONDS MAY BEAR, AND THE MAXIMUM DISCOUNT FROM PAR AT WHICH THE BONDS MAY BE SOLD; DELEGATING TO CERTAIN OFFICERS OF THE ISSUER THE AUTHORITY TO APPROVE THE FINAL TERMS AND PROVISIONS OF THE BONDS WITHIN THE PARAMETERS SET FORTH HEREIN; PROVIDING FOR THE POSTING OF A NOTICE OF PUBLIC HEARING AND A NOTICE OF BONDS TO BE ISSUED; PROVIDING FOR THE RUNNING OF A CONTEST PERIOD AND SETTING OF A PUBLIC HEARING DATE; AUTHORIZING AND APPROVING THE EXECUTION OF ONE OR MORE SUPPLEMENTAL MASTER RESOLUTIONS AND OTHER DOCUMENTS REQUIRED IN CONNECTION THEREWITH; AUTHORIZING THE TAKING OF ALL OTHER ACTIONS NECESSARY TO THE CONSUMMATION OF THE TRANSACTIONS CONTEMPLATED BY THIS RESOLUTION; AND RELATED MATTERS.

WHEREAS, the City Council (the "Council") of Grantsville City, Utah (the "Issuer") desires to finance all or a portion of the costs of the construction of improvements to its sewer system (the "System") and all related improvements (collectively, the "Project"), fund any necessary debt service reserve funds, and (c) pay costs of issuance with respect to the Bonds herein described; and

WHEREAS, to accomplish the purposes set forth in the preceding recital, and subject to the limitations set forth herein, the Issuer desires to issue its Sewer Revenue Bonds, Series 2026 (to be issued from time to time as one or more series and with such other series or title designation(s) as may be determined by the Issuer) (the "Bonds"), pursuant to the Local Government Bonding Act, Title 11, Chapter 14, Utah Code Annotated 1953, as amended (the "Act"), this Resolution, and a Master Resolution dated as of December 1, 2018 (the "Original Master Resolution"), as previously supplemented, and as further supplemented by one or more Supplemental Master Resolutions (the "Supplemental Master Resolution" and together with the "Original Master Resolution, the "Master Resolution"), in substantially the form presented to the meeting at which this Resolution was adopted and which is attached hereto as Exhibit C; and

WHEREAS, the Act provides that prior to issuing bonds, an issuing entity must give notice of its intent to issue such bonds and hold a public hearing to receive input from the public with respect to (i) the issuance of the bonds and (ii) the potential economic impact that the improvement, facility or property for which the bonds pay all or part of the cost will have on the private sector; and

WHEREAS, the Issuer desires to call a public hearing for this purpose and to post a notice of such hearing with respect to the Bonds, including a notice of bonds to be issued, in compliance with the Act; and

WHEREAS, there has been presented to the Council at this meeting a form of a bond purchase agreement (the "Bond Purchase Agreement"), in substantially the form attached hereto as Exhibit D to be entered into, as needed, between the Issuer and a purchaser of the Bonds (the "Purchaser"); and

WHEREAS, in order to allow the Issuer flexibility in setting the pricing date of the Bonds, the Council desires to grant to the Mayor (or Mayor Pro Tem or similarly authorized officer, collectively, the "Mayor"), the City Manager or the Finance Director (each a "Designated Officer"), the authority to approve the method of sale, principal amounts, interest rates, terms, maturities, redemption features, and purchase price at which the Bonds shall be sold and (b) make any changes with respect thereto from those terms which were before the Council at the time of adoption of this Resolution, provided such terms do not exceed the parameters set forth for such terms in this Resolution (the "Parameters");

NOW, THEREFORE, it is hereby resolved by the City Council of Grantsville City, Utah, as follows:

Section 1. For the purpose of financing the Project, (b) funding a reserve fund, if necessary, and (c) paying costs of issuance of the Bonds, the Issuer hereby authorizes the issuance of the Bonds which shall be designated "Grantsville City, Utah Sewer Revenue Bonds, Series 2026" (to be issued from time to time as one or more series and with such other series or title designation(s) as may be determined by the Issuer) in the aggregate principal amount of not to exceed $50,000,000. The Bonds shall mature in not more than thirty-four (34) years from their date or dates, shall be sold at a price not less than ninety-eight percent (98%) of the total principal amount thereof, and shall bear interest at a rate or rates of not to exceed six percent (6%) per annum, as shall be approved by the Designated Officer, all within the Parameters set forth herein.

Section 2. The Designated Officer is hereby authorized to select one or more Purchaser, to specify and agree as to the method of sale, the final principal amounts, terms, discounts, maturities, interest rates, redemption features, and purchase price with respect to the Bonds for and on behalf of the Issuer, provided that such terms are within the Parameters set by this Resolution.

Section 3. The Supplemental Master Resolution and the Bond Purchase Agreement, in substantially the forms presented to this meeting and attached hereto as Exhibits C and D, respectively, are hereby authorized, approved, and confirmed. The Mayor and City Recorder are hereby authorized to execute and deliver one or more Supplemental Master Resolutions and the Bond Purchase Agreement in substantially the forms and with substantially the content as the forms presented at this meeting for and on behalf of the Issuer, with final terms as may be established by the Designated Officer within the Parameters set forth herein, and with such alterations, changes or additions as may be necessary or as may be authorized by Section 4 hereof.

Section 4. The Designated Officer or other appropriate officials of the Issuer are authorized to make any alterations, changes or additions to the Master Resolution, the Bonds, the Bond Purchase Agreement or any other document herein authorized and approved which may be necessary to conform the same to the final terms of the Bonds (within the Parameters set by this Resolution), to correct errors or omissions therein, to complete the same, to remove ambiguities therefrom, or to conform the same to other provisions of said instruments, to the provisions of this Resolution or any resolution adopted by the Council or the provisions of the laws of the State of Utah or the United States. The execution thereof by the Mayor or Designated Officer on behalf of the Issuer of the documents approved hereby shall conclusively establish such necessity, appropriateness, and approval with respect to all such additions, modifications, deletions, and changes incorporated therein.

Section 5. The form, terms, and provisions of the Bonds and the provisions for the signatures, authentication, payment, registration, transfer, exchange, redemption, and number shall be as set forth in the Master Resolution. The Mayor and the City Recorder are hereby authorized and directed to execute and seal the Bonds. The signatures of the Mayor and the City Recorder may be by facsimile or manual execution. The Bonds shall recite that the Bonds are issued under the authority of the Constitution of the State of Utah, the Act, and other applicable law.

Section 6. The Designated Officer or other appropriate officials of the Issuer are hereby authorized and directed to authenticate and deliver the Bonds in accordance with the provisions of the Master Resolution.

Section 7. Upon their issuance, the Bonds will constitute special limited obligations of the Issuer payable solely from and to the extent of the sources set forth in the Bonds and the Master Resolution. No provision of this Resolution, the Master Resolution, the Bonds, or any other instrument, shall be construed as creating a general obligation of the Issuer, or of creating a general obligation of the State of Utah or any political subdivision thereof, or as incurring or creating a charge upon the general credit of the Issuer or its taxing powers.

Section 8. The Designated Officer and other appropriate officials of the Issuer, and each of them, are hereby authorized and directed to execute and deliver for and on behalf of the Issuer any or all additional certificates, documents and other papers (including, without limitation, any escrow agreement permitted under the Master Resolution and tax compliance procedures) and to perform all other acts they may deem necessary or appropriate in order to implement and carry out the matters authorized in this Resolution and the documents authorized and approved herein.

Section 9. After the Bonds are delivered to the Purchaser thereof, and upon receipt of payment therefor, this Resolution shall be and remain irrepealable until the principal of, premium, if any, and interest on the Bonds are deemed to have been duly discharged in accordance with the terms and provisions of the Master Resolution.

Section 10. In accordance with the provisions of the Act, the Issuer directs its officers and staff to cause a "Notice of Public Hearing and Bonds to be Issued" (the "Notice"), to be published in substantially the form attached hereto as Exhibit B. The Issuer shall hold a

public hearing on April 1, 2026 to receive input from the public with respect to the issuance of the Bonds and the potential economic impact that the improvements to be financed with the proceeds of the Bonds will have on the private sector, which hearing date shall not be less than fourteen (14) days after the Notice is published (a) as a Class A notice under Section 63G-30-102 Utah Code Annotated 1953, as amended ("Utah Code") (i) on the Utah Public Notice Website created under Section 63A-16-601, Utah Code, (ii) on the Issuer's official website, and (iii) in a public location within the Issuer that is reasonably likely to be seen by residents of the Issuer and (b) as required in Section 45-1-101, Utah Code. The City Recorder shall cause a copy of this Resolution (together with all exhibits hereto) to be kept on file in the office of the City Recorder, for public examination during the regular business hours of the Issuer until at least thirty (30) days from and after the initial date of publication thereof:

Section 11. The Issuer hereby reserves the right to opt not to issue the Bonds for any reason, including without limitation, consideration of the opinions expressed at the public hearing.

Section 12. All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, hereby repealed and this Resolution shall be in full force and effect immediately upon its approval and adoption.

Section 13. The Issuer hereby declares its intention and reasonable expectation to use proceeds of tax-exempt bonds to reimburse itself for initial expenditures for costs of the Project. The Bonds are to be issued, and the reimbursements made, by the later of 18-months after the payment of the costs or after the Project is placed in service, but in any event, no later than three years after the date the original expenditure was paid. The maximum principal amount of the Bonds which will be issued to finance the reimbursed costs of the Project is not expected to exceed $50,000,000.

APPROVED AND ADOPTED this February 4, 2026.

By: _____
Mayor

ATTEST:

By:_____
City Recorder

(Other business not pertinent to the foregoing appears in the minutes of the meeting.)

Upon the conclusion of all business on the Agenda, the meeting was adjourned.

(SEAL)

By: _____
Mayor

ATTEST:

By:_____
City Recorder

STATE OF UTAH)
: ss.
COUNTY OF TOOELE)

I, Alicia Fairbourne, the duly appointed and qualified City Recorder of Grantsville City, Utah (the "City"), do hereby certify according to the records of the City Council (the "Council") in my official possession that the foregoing constitutes a true and correct excerpt of the minutes of the meeting of the Council held on February 4, 2026, including a resolution (the "Resolution") adopted at said meeting as said minutes and Resolution are officially of record in my possession.

All members of the Council were duly notified of said meeting, pursuant to law.

I further certify that the Resolution, with all exhibits attached, was deposited in my office on February 4, 2026, and that pursuant to the Resolution, a Notice of Public Hearing and Bonds to be Issued was published no less than fourteen (14) days before the public hearing date (a) as a Class A notice under Section 63G-30-102 Utah Code Annotated 1953, as amended ("Utah Code") (i) on the Utah Public Notice Website created under Section 63A-16-601, Utah Code, (ii) on the City's official website, and (iii) in a public location within the City's principal office that is reasonably likely to be seen by residents of the City and (b) as required by Section 45-1-101, Utah Code.

IN WITNESS WHEREOF, I have hereunto subscribed my signature and impressed hereon the official seal of said City this February 4, 2026.

(SEAL)

By: _____
City Recorder

EXHIBIT A

CERTIFICATE OF COMPLIANCE WITH
OPEN MEETING LAW

I, Alicia Fairbourne, the undersigned City Recorder of Grantsville City, Utah (the "City"), do hereby certify, according to the records of the City in my official possession, and upon my own knowledge and belief, that in accordance with the requirements of Section 52-4-202, Utah Code Annotated, 1953, as amended, I gave not less than twenty-four (24) hours public notice of the agenda, date, time and place of the February 4, 2026, public meeting held by the City Council of the City (the "Council") by causing the Notice, in the form attached hereto as Schedule 1,

(i) to be posted at the City's principal offices at least twenty-four (24) hours prior to the convening of the meeting, said Notice having continuously remained so posted and available for public inspection until the completion of the meeting;

(ii) to be posted to the Utah Public Notice Website (http://pmn.utah.gov) at least twenty-four (24) hours prior to the convening of the meeting; and

(iii) to be posted on the City's official website at least twenty-four (24) hours prior to the convening of the meeting.

In addition, the Notice of 2026 Annual Meeting Schedule for the Council (attached hereto as Schedule 2) was given specifying the date, time and place of the regular meetings of the Council to be held during the year, by causing said Notice to be posted at least annually (a) on the Utah Public Notice Website, (b) on the City's official website, and (c) in a public location within the City's principal office that is reasonably likely to be seen by residents of the City.

IN WITNESS WHEREOF, I have hereunto subscribed my official signature this February 4, 2026.

(SEAL)

By: _____
City Recorder

SCHEDULE 1

NOTICE OF MEETING

SCHEDULE 2

ANNUAL MEETING SCHEDULE

EXHIBIT B

NOTICE OF PUBLIC HEARING AND BONDS TO BE ISSUED

NOTICE IS HEREBY GIVEN pursuant to the provisions of the Local Government Bonding Act, Title 11, Chapter 14, Utah Code Annotated 1953, as amended, (the "Act"), that on February 4, 2026, the City Council (the "Council") of Grantsville City, Utah (the "Issuer"), adopted a resolution (the "Resolution") in which it authorized the issuance of the Issuer's Sewer Revenue Bonds, Series 2026 (to be issued in one or more series and with such other series or title designation(s) as may be determined by the Issuer) (the "Bonds") and called a public hearing to receive input from the public with respect to the issuance of the Bonds and any potential economic impact that the Project described herein to be financed with the proceeds of the Bonds may have on the private sector.

TIME, PLACE AND LOCATION OF PUBLIC HEARING

The Issuer shall hold a public hearing on April 1, 2026, at the hour of 7:00 p.m. at 429 East Main Street, Grantsville, Utah. The purpose of the hearing is to receive input from the public with respect to the issuance of the Bonds and any potential economic impact that the Project (defined herein) to be financed with the proceeds of the Bonds may have on the private sector. All members of the public are invited to attend and participate.

PURPOSE FOR ISSUING THE BONDS

The Bonds will be issued for the purpose of (a) financing all or a portion of the costs of the construction of improvements to its sewer system and all related improvements (collectively, the "Project"), (b) funding a deposit to a debt service reserve fund, if necessary, and (c) paying costs of issuance of the Bonds.

PARAMETERS OF THE BONDS

The Issuer intends to issue the Bonds in the aggregate principal amount of not more than Fifty Million Dollars ($50,000,000), to mature in not more than thirty-four (34) years from their date or dates, to be sold at a price not less than ninety-eight percent (98%) of the total principal amount thereof, and shall bear interest at a rate or rates of not to exceed six percent (6%). The Bonds are to be issued and sold by the Issuer pursuant to the Resolution, including as part of said Resolution a Master Resolution dated as of December 1, 2018 (the "Original Master Resolution"), as previously supplemented, and as further supplemented by one or more Supplemental Master Resolutions (collectively, the "Master Resolution") which was before the Council in substantially final form at the time of the adoption of the Resolution and said Supplemental Master Resolution(s) are to be executed by the Issuer in such form and with such changes thereto as shall be approved by the Issuer; provided that the principal amount, interest rate or rates, maturity, and discount of the Bonds will not exceed the maximums set forth above. The Issuer reserves the right to not issue the Bonds for any reason and at any time up to the issuance of the Bonds.

REVENUES PROPOSED TO BE PLEDGED

The Bonds are special limited obligations of the Issuer payable from the net revenues of the Issuer's sewer system (the "Revenues").

OUTSTANDING BONDS SECURED BY REVENUES

The Issuer currently has $5,046,000 of bonds outstanding secured by the Revenues.

OTHER OUTSTANDING BONDS OF THE ISSUER

Additional information regarding the Issuer's outstanding bonds may be found in the Issuer's financial report (the "Financial Report") at: https://reporting.auditor.utah.gov/searchreports/s/. For additional information, including any information more recent than as of the date of the Financial Report, please contact Aspen Clegg, Finance Director (435) 884-4619.

TOTAL ESTIMATED COST OF BONDS

Based on the Issuer's current plan of finance and a current estimate of interest rates, the total principal and interest cost of the Bonds, if held until maturity, is $[98,649,387].

A copy of the Resolution and the Master Resolution are on file in the office of the City Recorder, 429 East Main Street, Grantsville, Utah where they may be examined during regular business hours of the City Recorder from 8:00 a.m. to 6:00 p.m. Monday through Friday, for a period of at least thirty (30) days from and after the date of publication of this notice.

NOTICE IS FURTHER GIVEN that a period of thirty (30) days from and after the date of the posting of this notice is provided by law during which any person in interest shall have the right to contest the legality of the Resolution, the Master Resolution (but only as it relates to the Bonds) or the Bonds, or any provision made for the security and payment of the Bonds, and that after such time, no one shall have any cause of action to contest the regularity, formality, or legality thereof for any cause whatsoever.

DATED this February 4, 2026.

/s/ Alicia Fairbourne
City Recorder

EXHIBIT C

FORM OF SUPPLEMENTAL MASTER RESOLUTION

SUPPLEMENTAL MASTER RESOLUTION

OF

GRANTSVILLE CITY, UTAH

AS ISSUER

DATED AS OF

[_____ 1, 2026]

Table of Contents

		Page
	ARTICLE I	
DEFINITIONS		2
Section 1.1.	Definitions.	2
Section 1.2.	Master Resolution to Constitute Contract.	5
	ARTICLE II	
ISSUANCE OF SERIES 2026 BONDS		6
Section 2.1.	Principal Amount, Designation and Series	6
Section 2.2.	Advances of Proceeds.	6
Section 2.3.	Date and Maturities	6
Section 2.4.	Optional Redemption and Redemption Prices	7
Section 2.5.	Notice of Redemption for Exchange Bonds	8
Section 2.6.	Execution and Delivery of the Series 2026 Bonds	9
Section 2.7.	Delinquent Payment	9
Section 2.8.	Exchange of Series 2026 Bonds	9
Section 2.9.	.	9
	ARTICLE III	
REGISTRATION, PAYMENT, AND FLOW OF FUNDS		11
Section 3.1.	Execution of and Registration of Series 2026 Bonds; Persons Treated as Owners	11
Section 3.2.	Deposit of Bond Proceeds.	11
Section 3.3.	The Series 2026 Bonds Constitute Special Limited Obligations	12
Section 3.4.	Flow of Funds	12
Section 3.5.	Investment of Funds.	14
	ARTICLE IV	
COVENANTS		15
Section 4.1.	Covenants of Issuer	15
Section 4.2.	Additional Indebtedness	18
	ARTICLE V	
MISCELLANEOUS		19
Section 5.1.	Default and Remedies	19
Section 5.2.	Amendments to Master Resolution	19
Section 5.3.	Maintenance of Proceedings	20
Section 5.4.	Defeasance of the Series 2026 Bonds	20
Section 5.5.	Sale of Series 2026 Bonds Approved	21
Section 5.6.	Bondholders Not Responsible	21
Section 5.7.	Notice of Bonds to be Issued.	21
Section 5.8.	Additional Certificates, Documents, and Other Papers	21
Section 5.9.	Severability	21
Section 5.10.	Resolutions in Conflict	21
Section 5.11.	Effective Date of Resolution.	21

Section 5.12. Counterparts. 21

EXHIBIT A FORM OF STATE BONDS A-1
EXHIBIT B FORM OF EXCHANGE BONDS B-1

SUPPLEMENTAL MASTER RESOLUTION

WHEREAS, Grantsville City, Utah (the "Issuer"), desires to issue its Sewer Revenue Bonds, Series 2026 (the "Series 2026 Bonds") to [finance all or a portion of the costs of the construction of improvements to its sewer system (the "System") and all related improvements (collectively, the "Series 2026 Project") and pay costs of issuance of the Series 2026 Bonds] herein described pursuant to this Supplemental Master Resolution; and

WHEREAS, the Local Government Bonding Act, Title 11, Chapter 14, Utah Code Annotated, 1953, as amended (the "Act"), provides that the Issuer may issue non-voted revenue bonds as long as net revenues generated from the revenue producing facilities of the Issuer are sufficient to pay for operation and maintenance of said facilities and debt service on all outstanding obligations secured by the revenues of said facilities; and

WHEREAS, the Issuer has previously issued its outstanding Sewer Revenue Bonds, Series 2018 and Taxable Sewer Revenue Bonds, Series 2024 (the "Parity Bonds") to finance improvements to the System and related improvements pursuant to a Master Resolution dated as of December 1, 2018 (the "Original Resolution") as previously supplemented and as further supplemented by this supplemental master resolution (the "Supplemental Resolution" and together with the Original Resolution the "Master Resolution") authorizing the said Parity Bonds; and

WHEREAS, the Series 2026 Bonds shall be issued on a parity with the Issuer's Parity Bonds issued pursuant to the Master Resolution, such that the Series 2026 Bonds are secured by an equal lien pledge of the Net Revenues (defined herein) with said Parity Bonds; and

WHEREAS, the Issuer does not have on hand money to pay the cost of the Series 2026 Project and the Net Revenues to be derived by the Issuer from the operation of its System will not be pledged or hypothecated in any manner or for any purpose at the time of the issuance of the Series 2026 Bonds; and

WHEREAS, the Issuer has been advised that the System will generate sufficient Net Revenues to pay for operation and maintenance of the System as well as debt service on all existing and proposed obligations, including the Series 2026 Bonds authorized herein; and

WHEREAS, as required by the Act, on [_____], 2026, the Issuer held a public hearing with respect to the Series 2026 Bonds, after at least fourteen (14) days public notice; and

[WHEREAS, the State of Utah acting through the Department of Environmental Quality, Water Quality Board (the "Water Quality Board") has offered to purchase the Series 2026 Bonds at the total principal amount of $[PAR]; and]

[WHEREAS, the Issuer desires to accept the offer of the Water Quality Board and to confirm the sale of the Series 2026 Bonds to the Water Quality Board;]

NOW, THEREFORE, it is hereby resolved by the City Council of Grantsville City, Utah as follows:

Article I

DEFINITIONS

Definitions. As used in this resolution, the following terms shall have the following meanings unless the context otherwise clearly indicates:

"Act" means the Local Government Bonding Act, Title 11, Chapter 14, Utah Code Annotated 1953, as amended.

"Additional Bonds" means any bonds issued on a parity with the Series 2026 Bonds in conformity with this Master Resolution.

"Advance" means an incremental advance to the Issuer of the Series 2026 Bonds by the Water Quality Board in accordance with this Master Resolution.

"Annual Debt Service" means the total requirement of principal, interest and premium, if any, to be paid by the Issuer during any Sinking Fund Year on the Issuer's outstanding Series 2026 Bonds or other forms of indebtedness, issued on a parity with the Series 2026 Bonds.

"Average Annual Debt Service" means the sum total of the Annual Debt Service for all Sinking Fund Years divided by the total number of Sinking Fund Years during which any of the Series 2026 Bonds will remain outstanding.

"Bondholder," "Registered Owner" or "Owner" means the registered owner of any bonds herein authorized.

"Bonds" means the Series 2026 Bonds and any Additional Bonds.

"Business Day" means a day on which banking business is transacted, but not including any day on which banks are authorized to be closed within the boundaries of the Issuer.

"Code" means the Internal Revenue Code of 1986, as amended.

"Dated Date" means the initial delivery date of the Series 2026 Bonds.

"Default" and "Event of Default" mean, with respect to any default or event of default under this Master Resolution, any occurrence or event specified in and defined by Section 5.1 hereof.

"Depository Bank" means a "Qualified Depository" as defined in the State Money Management Act of 1974, Title 51, Chapter 7, Utah Code Annotated, 1953, as amended, selected by the Issuer to receive deposits for the Revenue Account as herein described, the deposits of which shall be insured by the Federal Deposit Insurance Corporation.

"Escrow Account" means an account to be held in escrow by the Escrow Agent pursuant to the Escrow Agreement, said account to be used for the purpose of depositing the proceeds of

the sale of the Series 2026 Bonds and accounting for said proceeds pursuant to the terms of the Escrow Agreement.

"Escrow Agent" means the Utah State Treasurer or its successor, who shall so act pursuant to the terms of the Escrow Agreement.

"Escrow Agreement" means the agreement entered into among the Issuer, the Water Quality Board, and the Escrow Agent on the date of delivery of the Series 2026 Bonds.

"Exchange Bonds" means the fully registered Series 2026 Bonds issued in substantially the form set forth in Exhibit B, in exchange for the State Bonds representing the Series 2026 Bonds or in exchange for other Exchange Bonds, in the denomination of no less than $1,000 or any integral multiple thereof.

"Fully Registered Bond" means any single fully registered Bond in the denomination(s) equal to the aggregate principal amount of the applicable Series 2026 Bonds authorized herein.

"Issuer" means Grantsville City, Utah, or any successor entity.

"Master Resolution" means this Supplemental Master Resolution dated as of [_____1, 2026].

"Net Revenues" means the Revenues after provision has been made for the payment therefrom of Operation and Maintenance Expenses.

"Operation and Maintenance Expenses" means all expenses reasonably incurred in connection with the operation and maintenance of the System, whether incurred by the Issuer or paid to any other municipality or company pursuant to contract or otherwise, repairs and renewals (other than capital improvements) necessary to keep the System in efficient operating condition, the cost of audits hereinafter required, fees of the paying agents on the Bonds, payment of premiums for insurance on the System hereafter required, and, generally, all expenses, exclusive of depreciation, which under generally accepted accounting practices are properly allocable to operation and maintenance of the System, but only such expenses as are reasonably and properly necessary to the efficient operation and maintenance of the System shall be included.

"Outstanding" or "Outstanding Bonds" means any Bonds which have been issued and delivered and not cancelled in accordance with the provisions hereof, except any Bonds in lieu of or in substitution for which a new Bond shall have been delivered herewith, unless proof satisfactory to the Registrar is presented that such Bonds are held by a bona fide holder in due course.

"Parity Bonds" means the bonds issued on a parity with the Series 2026 Bonds pursuant to the Original Resolution and all supplemental master resolutions, including the Issuer's Sewer Revenue Bonds, Series 2018 and Taxable Sewer Revenue Bonds, Series 2024.

"Permitted Investments" means those investments specified in Section 51-7-11, Utah Code Annotated 1953, as amended, including but not limited to the Public Treasurers Investment Fund (State Treasurer's Pool).

"Registrar" or "Paying Agent" means the person or persons authorized by the Issuer to maintain the registration books with respect to the Series 2026 Bonds and to pay the principal on the Series 2026 Bonds on behalf of the Issuer. The initial Registrar and Paying Agent for the Series 2026 Bonds is the City Recorder of the Issuer.

"Revenues" means all gross income and revenues of any kind, from any source whatsoever, derived from the operation of the System, including, without limitation, all fees, rates, connection charges, impact fees imposed with respect to the Series 2026 Project and other charges, the gross revenues of all improvements, additions, and extensions of the System hereafter constructed or acquired, and all interest earned by and profits derived from the sale of investments made with the income and revenues of the System.

"Series 2026 Bonds" or "Bonds" means the Issuer's Sewer Revenue Bonds, Series 2026 issued in the total principal amount of $[PAR] authorized herein.

"Series 2026 Emergency Repair and Replacement Fund" means the fund established and held by the Issuer pursuant to Section 3.4(c) of this Master Resolution.

"Series 2026 Project" means the financing of all or a portion of the costs of the construction of improvements to the System and all related improvements.

"Series 2026 Reserve Account Requirement" means, with respect to the Series 2026 Bonds, an amount equal to $[_____], the maximum annual debt service on the Series 2026 Bonds.

"Sinking Fund Year" means the 12-month period beginning July 1 of each year and ending June 30 of the following year, except that the first Sinking Fund Year will begin on the initial delivery date of the Series 2026 Bonds and will end on the following June 30.

"State" means the State of Utah.

"State Bonds" means the fully registered Series 2026 Bonds issued in substantially the form set forth in Exhibit A in the denominations equal to the aggregate principal amount of the Series 2026 Bonds.

"System" means, collectively, the sewer facilities of the Issuer, as such facilities now exist, and any other properties now or hereafter owned or operated by the Issuer relating to said facilities and as may hereafter be improved and extended, including specifically all properties of every nature owned by the Issuer and used or useful in the operation of said system, including real estate, personal and intangible properties, contracts, franchises, leases, whether lying within or without the boundaries of the Issuer, including the whole and each and every part of the sewer facilities of the Issuer, including the Series 2026 Project to be acquired and constructed pursuant to this Master Resolution, and all real, personal, and mixed property, of every nature now or hereafter owned by the Issuer and used or useful in the operation of said System, together with

all improvements, extensions, enlargements, additions, and repairs thereto which may be made while the Series 2026 Bonds remain Outstanding.

"Water Quality Board" means the State of Utah Department of Environmental Quality, Water Quality Board, or any successor thereof.

Master Resolution to Constitute Contract. In consideration of the purchase and acceptance of any and all of the Series 2026 Bonds authorized to be issued hereunder by the Owners thereof from time to time, this Master Resolution shall be deemed to be and shall constitute a contract between the Issuer and the Owners from time to time of the Series 2026 Bonds; and the pledge made in this Master Resolution and the covenants and agreements herein set forth to be performed by or on behalf of the Issuer shall be for the equal benefit, protection and security of the Owners of any and all of the Series 2026 Bonds all of which, regardless of the time or times of their authentication and delivery or maturity, shall be of equal rank without preference, priority, or distinction of any of the Series 2026 Bonds over any other thereof, except as expressly provided in or permitted by this Master Resolution.

Article II

ISSUANCE OF SERIES 2026 BONDS

Principal Amount, Designation and Series. The Series 2026 Bonds are hereby authorized for issuance under the Master Resolution for the purpose of providing funds to (i) finance the Series 2026 Project and (ii) pay the costs of issuance of the Series 2026 Bonds.

The Series 2026 Bonds shall be limited to $[PAR], shall be issued (i) if issued as State Bonds, in the form set forth in Exhibit A and (ii) if issued as Exchange Bonds, in the form set forth in Exhibit B in fully registered form. The Series 2026 Bonds shall bear interest at the rate of [0.75]% per annum on the unpaid principal balance, and shall be payable as specified herein. If issued as Exchange Bonds, the Series 2026 Bonds shall be in the denomination of $1,000 or any integral multiple thereof. The Series 2026 Bonds shall initially be issued as one fully registered State Bond. The Series 2026 Bonds shall be designated as and shall be distinguished from the Bonds of all other series by the title, "Sewer Revenue Bonds, Series 2026."

The Series 2026 Bonds shall be issued on a parity with the Issuer's Parity Bonds, such that the Series 2026 Bonds are secured by an equal lien pledge of the Net Revenues of the Issuer's System with said Parity Bonds.

The Series 2026 Bonds shall be in such form as to permit the Water Quality Board to make incremental advances on its total loan commitment to the Issuer during the period of acquisition and construction of the Series 2026 Project and in compliance with Section 2.2 below.

Advances of Proceeds. On or before fifteen (15) days prior to the first day of each calendar quarter beginning prior to the payment by the Issuer of costs of construction of the Series 2026 Project, or at such other time as shall be specified by the Water Quality Board, the Issuer shall provide to the Water Quality Board a certificate setting forth a schedule of the costs of construction which the Issuer estimates will become due and payable by the Issuer during the next calendar quarter. Advances made by the Water Quality Board on the basis of such certificates shall be deposited in the Series 2026 Bond Fund. All such advances shall be in the amount of $1,000 or any integral multiple thereof. Upon receipt of evidence of deposit of each advance in the Series 2026 Bond Fund, the City Recorder of the Issuer shall give telephonic authorization followed by written confirmation to the Water Quality Board to stamp or write the date and amount of such advance made by the Water Quality Board in the appropriate place on the Certificate of Dates of Payment and Amount appearing on the State Bonds. Each advance made by the Water Quality Board on the State Bonds shall constitute proceeds of the State Bonds and shall be deemed to constitute the full purchase price of the corresponding principal amount of the State Bonds noted on the Certificate of Dates of Payment and Amount appearing on the State Bond(s). As advances are made by the Water Quality Board, they shall be deemed to represent principal payments in the order of their maturity.

Date and Maturities. The Series 2026 Bonds shall be dated as of their date of delivery and shall be paid as provided in this Section 2.3. The Series 2026 Bonds shall be initially issued as a single fully registered State Bond.

Except as provided in the next succeeding paragraph, principal payments, whether at maturity or by redemption, shall be payable upon presentation of the applicable Series 2026 Bond at the offices of the Paying Agent for endorsement or surrender, or of any successor Paying Agent. All payments shall be made in any coin or currency which on the date of payment is legal tender for the payment of debts due the United States of America. Payment of delinquent installments, if any shall be made to the Registered Owner thereof and shall be paid by check or draft mailed to the Registered Owner thereof at his address as it appears on the registration books of the Issuer maintained by the Registrar or at such other address as is furnished to the Registrar in writing by such Registered Owner.

So long as the Water Quality Board is the Registered Owner of the Series 2026 Bonds, payments of principal shall be made by check or draft and mailed to the Water Quality Board as the Registered Owner at the address shown on the registration books maintained by the Registrar. So long as the Water Quality Board is the Registered Owner of the Series 2026 Bonds, in lieu of presentation or the surrender of the Series 2026 Bonds to the Paying Agent for notations by the Paying Agent of such payments, the Water Quality Board, by its Chair or his/her designee, shall endorse such payments upon the Series 2026 Bonds.

The Issuer shall make annual principal payments on [July 1] of each year beginning [July 1, 20__], until the total principal sum shall be paid in full as follows:

Principal Installment Payment Date ([July 1])	Principal Payable	Principal Installment Payment Date ([July 1])	Principal Payable

If less than $[PAR] is advanced on the Series 2026 Bonds, the repayment period shall be shortened and the number of annual principal installments shall be reduced in inverse order of payment (and the amount of the final remaining principal payment shall be reduced, if required) to correspond to the maximum principal amount of the Series 2026 Bonds.

Optional Redemption and Redemption Prices. Each principal payment of the Series 2026 Bonds is subject to prepayment and redemption at any time, in whole or in part (if in part, in integral multiples of $1,000), at the election of the Issuer in inverse order of the due dates thereof, and by lot selected by the Issuer, if less than all of the Series 2026 Bonds of a particular due date are to be redeemed, upon notice as provided in Section 2.5 hereof with respect to Exchange Bonds, and upon at least thirty (30) days' prior written notice of the amount of prepayment and the date scheduled for prepayment to the Water Quality Board with respect to the Series 2026 Bonds, and at a redemption price equal to 100% of the principal amount to be prepaid or redeemed, plus accrued interest, if any, to the date of redemption.

Notice of Redemption for Exchange Bonds.

(a) In the event any of the Exchange Bonds are to be redeemed, the Registrar shall cause notice to be given as provided in this Section 2.5. Notice of such redemption shall be mailed by first class mail, postage prepaid, to all Registered Owners of Exchange Bonds to be redeemed at their addresses as they appear on the registration books of the Registrar at least thirty (30) days but not more than forty-five (45) days prior to the date fixed for redemption. Such notice shall state the following information:

(i) the complete official name of the Exchange Bonds, including series, to be redeemed, the identification numbers of the Exchange Bonds being redeemed;

(ii) any other descriptive information needed to identify accurately the Exchange Bonds being redeemed, including, but not limited to, the original issue date of such Exchange Bonds;

(iii) in the case of partial redemption of any Exchange Bonds, the respective principal amounts thereof to be redeemed;

(iv) the date of mailing of redemption notices and the redemption date;

(v) the redemption price;

(vi) that on the redemption date the redemption price will become due and payable upon each such Exchange Bond or portion thereof called for redemption; and

(vii) the place where such Exchange Bonds are to be surrendered for payment of the redemption price, designating the name and address of the redemption agent with the name of a contact person and telephone number.

(b) Upon the payment of the redemption price of Exchange Bonds being redeemed, each check or other transfer of funds issued for such purpose shall identify the Exchange Bonds being redeemed with the proceeds of such check or other transfer.

(c) The Registrar shall not give notice of such a redemption until there are on deposit with the Paying Agent sufficient funds for the payment of the redemption price.

Notice of redemption shall be given, not more than forty-five (45) days nor less than thirty (30) days prior to the redemption date, to Registered Owners of the Exchange Bonds, or portions thereof, to be redeemed. A second notice of redemption shall be given, not later than ninety (90) days subsequent to the redemption date, to Registered Owners of Exchange Bonds or portions thereof redeemed but who failed to deliver Series 2026 Bonds for redemption prior to the 60th day following such redemption date. Any notice mailed shall be conclusively presumed to have been duly given, whether or not the Registered Owner of such Series 2026 Bonds receives the notice. Receipt of such notice shall not be a condition precedent to such redemption, and failure so to receive any such notice by any of such Registered Owners shall not affect the validity of the proceedings for the redemption of the Series 2026 Bonds.

In case any Exchange Bond is to be redeemed in part only, the notice of redemption which relates to such Exchange Bond shall state also that on or after the redemption date, upon surrender of such Series 2026 Bond, a new Series 2026 Bond in principal amount equal to the unredeemed portion of such Series 2026 Bond will be issued.

Execution and Delivery of the Series 2026 Bonds. The Mayor of the Issuer is hereby authorized to execute by manual or facsimile signature the Series 2026 Bonds and the City Recorder of the Issuer to countersign by manual or facsimile signature the Series 2026 Bonds and to have imprinted, engraved, lithographed, stamped, or otherwise placed on the Series 2026 Bonds the official seal of the Issuer. The City Recorder is hereby authorized to deliver to the Water Quality Board the Series 2026 Bonds upon payment to the Issuer of the initial advance on the Series 2026 Bonds.

Delinquent Payments. Payments of principal on the Series 2026 Bonds which are delinquent from the due date thereof shall draw interest at the rate of eighteen percent (18%) per annum on the delinquent payment from said due date until paid in full.

Exchange of Series 2026 Bonds. As long as the Water Quality Board is the sole Registered Owner of the Series 2026 Bonds, the Series 2026 Bonds shall be issued only as State Bonds in the form prescribed in Exhibit A. It is recognized that the Water Quality Board may sell or otherwise transfer the Series 2026 Bonds pursuant to the provisions of the State Financing Consolidation Act, Title 63B, Chapter 1b, Utah Code Annotated 1953, as amended, or otherwise. In the event the Water Quality Board determines to sell or otherwise transfer all or a portion of the Series 2026 Bonds pursuant to the State Financing Consolidation Act, or otherwise, the Series 2026 Bonds shall be exchanged at the office of the Paying Agent for a like aggregate principal amount of Exchange Bonds in accordance with the provisions of this Section 2.8 and Section 3.1 hereof. Exchange Bonds may thereafter be exchanged from time to time for other Exchange Bonds in accordance with Section 3.1 hereof. Any Series 2026 Bond, or any portion thereof, which is sold or otherwise transferred or liquidated by the Water Quality Board pursuant to the State Financing Consolidation Act, or otherwise, shall be in the form of an Exchange Bond prescribed in Exhibit B, and shall be executed pursuant to authorization contained in Section 2.6 and Section 3.1 hereof. Exchange Bonds may thereafter be exchanged from time to time for

other Exchange Bonds in accordance with Section 3.1 hereof. Each principal payment on the Series 2026 Bonds not previously paid or cancelled shall be represented by an equivalent principal amount of Exchange Bonds, in authorized denominations, and of like maturity. The Issuer and its officers shall execute and deliver such documents and perform such acts as may reasonably be required by the Issuer to accomplish the exchange of the Series 2026 Bonds for Exchange Bonds, provided that the Water Quality Board shall pay or cause to be paid all costs and other charges incident to such exchange and the Issuer shall have no obligation to pay any such costs or charges.

In the event the Issuer issues additional bonds pursuant to a General Indenture of Trust and Supplemental Indenture of Trust, the Water Quality Board agrees, at no cost to it, to issue an exchange bond to replace the Series 2026 Bonds to allow for a trustee to act as paying agent and bond registrar for the exchange bond.

Article III

REGISTRATION, PAYMENT, AND FLOW OF FUNDS

(a) Execution of and Registration of Series 2026 Bonds; Persons Treated as Owners. (a) The Series 2026 Bonds shall be signed by the Issuer and the Issuer shall cause books for the registration and for the transfer of the Series 2026 Bonds to be kept by the City Recorder who is hereby appointed the Registrar of the Issuer with respect to the Series 2026 Bonds. Any Series 2026 Bond may, in accordance with its terms, be transferred only upon the registration books kept by the Registrar, by the person in whose name it is registered, in person or by his duly authorized attorney, upon surrender of such Series 2026 Bond for cancellation, accompanied by delivery of a written instrument of transfer in a form approved by the Registrar, duly executed. No transfer shall be effective until entered on the registration books kept by the Registrar. Upon surrender for transfer of any Series 2026 Bond duly endorsed by, or accompanied by a written instrument or instruments of transfer in form satisfactory to the Registrar and duly executed by the Registered Owner or his attorney duly authorized in writing, the Issuer shall execute and deliver in the name of the transferee or transferees, a new Bond or Bonds of the same maturity and series for a like aggregate principal amount as the Series 2026 Bond surrendered for transfer. Series 2026 Bonds may be exchanged at the office of the Registrar for a like aggregate principal amount of Series 2026 Bonds of the same series or other authorized denominations and the same maturity. The execution by the Issuer of any Series 2026 Bond of any authorized denomination shall constitute full and due authorization of such denomination, and the Registrar shall thereby be authorized to deliver such Series 2026 Bond. The Registrar shall not be required to transfer or exchange any Exchange Bond at any time following the mailing of notice calling such Series 2026 Bond for redemption.

(b) Series 2026 Bonds surrendered for payment, redemption, or exchange, shall be promptly cancelled and destroyed by the Issuer.

(c) The Issuer, the Registrar, and the Paying Agent may treat and consider the person in whose name each Series 2026 Bond is registered on the registration books kept by the Registrar as the holder and absolute owner thereof for the purpose of receiving payment of, or on account of, the principal or redemption price thereof and for all other purposes whatsoever, and neither the Issuer, nor the Registrar, nor the Paying Agent shall be affected by any notice to the contrary. Payment of any Series 2026 Bond shall be made only to or upon order of the Registered Owner thereof or his

legal representative, but such registration may be changed as hereinabove provided. All such payments shall be valid and effectual to satisfy and discharge the liability upon such Series 2026 Bond to the extent of the sum or sums so paid.

(d) The Issuer may require the payment by the Registered Owner requesting exchange or transfer of Series 2026 Bonds of any tax or other governmental charge and any service charge which are required to be paid with respect to such exchange or transfer and such charges shall be paid before such new Series 2026 Bond shall be delivered.

Deposit of Bond Proceeds. The proceeds from the sale of the Series 2026 Bonds shall be deposited upon delivery in the Escrow Account and shall be disbursed pursuant to the provisions of the Escrow Agreement. All monies deposited in the Escrow Account shall be used solely for the purpose of defraying all or a portion of the costs of the Series 2026 Project including the payment of costs of issuance of the Series 2026 Bonds. Any unexpended proceeds balance remaining in the Escrow Account after completion of the Series 2026 Project shall be paid immediately into the "Grantsville City Bond Fund" hereinafter referred to as the "Sinking Fund" established hereunder, and shall be used only for the prepayment of the Series 2026 Bonds based on original principal amount. Principal last to become due shall be prepaid first, and in the event less than all of the principal amount of the Series 2026 Bonds maturing on the last due date are to be redeemed, the Issuer shall by lot select those Series 2026 Bonds to be prepaid. Proceeds from the sale of the Series 2026 Bonds on deposit in the Escrow Account, may at the discretion of the Issuer, be invested by the Escrow Agent as provided in the Escrow Agreement. Following the expenditure of money or a transfer of unexpended funds from the Escrow Account to the Sinking Fund, the Escrow Account will be closed.

The Series 2026 Bonds Constitute Special Limited Obligations. Notwithstanding anything in this Master Resolution elsewhere contained, the principal on the Series 2026 Bonds shall be payable out of 100% of the Net Revenues, and in no event shall the Series 2026 Bonds be deemed or construed to be a general indebtedness of the Issuer or payable from any funds of the Issuer other than the Net Revenues or from proceeds of the Series 2026 Bonds.

The Issuer may, in its sole discretion, but without obligation and subject to the Constitution, laws, and budgetary requirements of the State of Utah, make available properly budgeted and legally available funds to defray any insufficiency of Net Revenues to pay the Series 2026 Bonds; provided however, the Issuer has not covenanted and cannot covenant to make said funds available and has not pledged any of such funds for such purpose.

Flow of Funds. From and after the delivery date of the Series 2026 Bonds, and until all the Series 2026 Bonds and any Parity Bonds and Additional Bonds have been fully paid, the Net Revenues shall be set aside into the Grantsville City Sewer Revenue Fund referred to herein as "Revenue Fund" established hereunder. The Issuer will thereafter make accounting allocations of the funds deposited in said Revenue Fund for the following purposes and in the following priority:

There shall be allocated to a subaccount established on the books of the Issuer hereunder known as the "Bond Fund," such amounts as will assure, to the extent of the availability of Net Revenues, the prompt payment of the principal and interest, if any, on the Series 2026 Bonds as shall become due and on all bonds or obligations issued in parity therewith (including Parity Bonds). The amount to be so set aside with respect to the Series 2026 Bonds shall, as nearly as may be practicable, be set aside and allocated to the Bond Fund, an amount equal to the principal payable and interest, if any, payable on the Series 2026 Bonds on the next succeeding payment date to the end that there will be sufficient funds allocated to the Bond Fund to pay the principal and interest, if any, on the Series 2026 Bonds and principal and interest on all bonds or obligations issued on a parity therewith, including Parity Bonds and Additional Bonds, as and when the same become due. Amounts allocated to the Bond Fund shall be used solely for the purpose of paying the Series 2026 Bonds and principal and interest on all bonds or obligations issued in parity therewith, including Parity Bonds and Additional Bonds, if applicable, and shall not be reallocated, transferred, or paid out for any other purpose. In the event insufficient moneys are available to make prompt payment of the full principal on the Series 2026 Bonds as shall become due and the principal and interest on all bonds and obligations issued in parity therewith, including Parity Bonds and Additional Bonds, such moneys shall be allocated pro rata based on the amount of principal and interest next coming due on the Series 2026 Bonds and any Parity Bonds and Additional Bonds.

(a) The Issuer shall, upon the issuance of the Series 2026 Bonds, deposit monthly any amounts due under the Original Resolution and monthly following delivery of the Series 2026 Bonds into a subaccount established on the books of the Issuer known as the "Series 2026 Reserve Account" the amount of $[_____], until the Series 2026 Reserve Account Requirement of $[_____] has been met. Amounts deposited in the Series 2026 Reserve Account shall be used to pay the principal falling due on the Series 2026 Bonds at any time when there are insufficient funds in the Bond Fund to pay the same, but pending such use may be invested as hereafter provided. No further deposits to said Series 2026 Reserve Account need be made unless payments from said Series 2026 Reserve Account have reduced the same below the Series 2026 Reserve Account Requirement, in which event the Issuer agrees to deposit prior to the next payment date on the Series 2026 Bonds legally available moneys into the Series 2026 Reserve Account until there shall be on deposit therein $[_____]. In lieu of a separate subaccount as provided herein, the Issuer may use internal notations on its books in order to account for the accumulation and maintenance of the Series 2026 Reserve Account Requirement.

(b) From the amounts on deposit in the Bond Fund after the payment of the amounts required by the above subsections, there shall be allocated monthly in accordance with its covenant to establish an Emergency Repair and Replacement Account for the Series 2026 Bonds (the "Replacement Account"), the Issuer will deposit monthly, following delivery of the Series 2026 Bonds, into the Issuer's Replacement Account an amount equal to $[_____] until there shall be on deposit therein $[_____]. The Issuer shall continue to fund the Replacement Account until the Series 2026 Bonds have been paid in full (or provision is made for such payment) as provided in this Master Resolution.

(c) All remaining funds, if any, in the Bond Fund after all of the payments required to be made into the Bond Fund and Series 2026 Reserve Account have been made, may be used by the Issuer (i) to purchase or prepay any Bond in accordance with the provisions hereof governing prepayment of the Bonds authorized hereunder in advance of maturity or, in the case of Additional Bonds, in accordance with the provisions of the resolution authorizing such Additional Bonds governing prepayment of such Additional Bonds in advance of maturity, including payment of expenses in connection with such purchase or prepayment; and (ii) to pay the principal or prepayment price of on any Bonds, for any other lawful purpose, including without limitation, payment of other obligations of the Issuer.

(d) If at any time the Net Revenues of the Issuer shall be insufficient to make any payment to any of the above funds or accounts on the date or dates specified, the Issuer shall make good the amount of such deficiency by making additional payments out of the first available Net Revenues thereafter received by the Issuer or from other legally available moneys of the Issuer.

Investment of Funds. All money maintained on deposit in the Bond Fund, the Series 2026 Reserve Account, and in the Escrow Account shall be held as special and not as general deposits, the beneficial interest in which shall be in the registered owners from time to time of the Bonds. All money so maintained on deposit with the Issuer and the Escrow Agent shall be secured to the fullest extent required or permitted by the laws of the State of Utah pertaining to the securing of public deposits. All or part of the money in the Bond Fund and in the Escrow Account shall be invested by the Issuer or the Escrow Agent, as the case may be, in permitted investments, but any such investments so made shall always be such that the obligations mature or become optional for redemption in amounts and at times so as to assure the availability of the proceeds thereof when needed for the purpose for which such funds were created. Investment earnings on all such investments permitted hereunder shall be maintained in said funds or accounts and used for the purpose for which such fund or account was created. Whenever any money so invested from the Bond Fund or the Escrow Fund is needed for the purpose for which such fund was created, such investments, to the amount necessary, shall be

liquidated by the Depository Bank at the direction of the Issuer, and the proceeds thereof applied to the required purpose. Investment earnings received on all investments in the Series 2026 Reserve Account shall be maintained in the Series 2026 Reserve Account until there shall be on deposit therein the Series 2026 Reserve Account Requirement. Thereafter, any investment earnings shall be transferred to the Bond Fund to be used to make payment on the Series 2026 Bonds.

Article IV

COVENANTS

Covenants of Issuer. The Issuer hereby covenants and agrees with each and every holder of the Series 2026 Bonds issued hereunder, the following:

(a) The Issuer covenants that it shall fund and maintain as provided herein all funds referenced herein until such time as the Series 2026 Bonds have been paid in full.

(b) While any of the Series 2026 Bonds remain outstanding and unpaid, any resolution or other enactment of the City Council of the Issuer, applying the Net Revenues for the payment of the Series 2026 Bonds shall be irrevocable until the Series 2026 Bonds have been paid in full, and shall not be subject to amendment or modification in any manner which would impair the rights of the holders of the Series 2026 Bonds or which would in any way jeopardize the timely payment of principal when due.

(c) The rates for all sewer service supplied by the System to the Issuer and its inhabitants and to all customers within or without the boundaries of the Issuer shall be sufficient for the retirement and/or redemption of the Series 2026 Bonds, provided such rates must be reasonable rates for the type, kind, and character of the service rendered. There shall be no free service and there shall be charged against all users of the System, except for the Issuer, such rates and amounts as shall be adequate to meet the debt service payments on the Series 2026 Bonds when due, and to make available for purposes having priority junior to the Sinking Fund in the application of the Net Revenues in each Sinking Fund Year, at least twenty-five percent (25%) of the Annual Debt Service for each such year. All Net Revenues, including those received from the Issuer, shall be subject to distribution for the payment of the cost of operating and maintaining the System, and the payment of the Series 2026 Bonds as hereinabove provided.

(d) Each Bondholder shall have a right, in addition to all other rights afforded it by the laws of Utah, to apply to and obtain from any court of competent jurisdiction such decree or order as may be necessary to require the Issuer to charge and collect reasonable rates for services supplied by the System sufficient to meet all requirements of this Master Resolution.

(e) The Issuer will maintain the System in good condition and operate the same in an efficient manner and at reasonable cost.

(f)So long as the Series 2026 Bonds remain outstanding, proper books of record and account will be kept by the Issuer separate and apart from all other records and accounts, showing complete and correct entries of all transactions relating to the receipt and use of the Revenues. Each Bondholder or any duly authorized agent or agents of such holder shall have the right at all reasonable times to inspect all records, accounts and data relating thereto. Except as otherwise provided herein, the Issuer further agrees that it will within one hundred eighty (180) days following the close of each fiscal year (the term "fiscal year" as used in this subsection meaning whatever twelve-month period the Issuer may from time to time be using for general financial accounting purposes) cause an audit of such books and accounts to be made by an independent firm of certified public accountants, showing the receipts and disbursements for account of the Revenues, and that such audit will be available for inspection by the Bondholder; provided, however, during such periods of time as the Water Quality Board is the Registered Owner of the State Bonds, each such audit will be supplied to the Water Quality Board as soon as completed without prior request therefor by the Water Quality Board.

The Bondholder may, upon written request from the Issuer setting forth the reasons why a certified audit is not necessary or is impractical, waive the audit requirements for any particular fiscal year set forth in this Subsection (f), provided, however, that such waiver shall not apply to the reporting requirements of the Issuer set forth in this Subsection (f).

All expenses incurred in compiling the information required by this section shall be regarded and paid as an Operation and Maintenance Expense. If the holder of the Series 2026 Bonds is other than the Water Quality Board.

(g) In addition to the reporting requirements set forth in Subsection (f) above, the Issuer shall submit to the Water Quality Board within one hundred eighty (180) days following the close of each Sinking Fund Year, a summary report substantially in the form as provided by the Water Quality Board to the Issuer upon purchase of the Series 2026 Bonds.

If a Bondholder is other than the Water Quality Board, the Issuer agrees to furnish a copy of such information to such Bondholder at its request after the close of each fiscal Year. Any Bondholder shall have the right to discuss with the accountant compiling such information the contents thereof and to ask for such additional information as it may reasonably require.

(h) The Bondholder shall have the right at all reasonable times to inspect the Series 2026 Project, and all records, accounts and data of the Issuer relating thereto, and upon request, the Issuer will

furnish to it financial statements and other information relating to the Issuer and the Series 2026 Project as it may from time to time reasonably require.

(i) The Issuer will from time to time duly pay and discharge or cause to be paid all taxes, assessments and other governmental charges, if any, lawfully imposed upon the Series 2026 Project, or any part thereof or upon the Net Revenues, as well as any lawful claims which if unpaid might by law become a lien or charge upon the Series 2026 Project or the Net Revenues or any part thereof or which might impair the security of the Series 2026 Bonds, except when the Issuer in good faith contests its liability to pay the same.

(j) The Issuer will maintain its corporate identity, will make no attempt to cause its corporate existence to be abolished and will resist all attempts by other municipal corporations to annex all or any part of the territory now or hereafter in the Issuer or served by the Series 2026 Project.

(k) The Issuer, in its operation of the System, will carry insurance, including, but not limited to, workmen's compensation insurance and public liability insurance, in such amounts and to such extent as is normally carried by others operating public utilities of the same type. The cost of such insurance shall be considered an Operation and Maintenance Expense of the System. In the event of loss or damage, insurance proceeds shall be used first for the purpose of restoring or replacing the property lost or damaged. Any remainder shall be paid into the Sinking Fund.

(l) The Issuer will not sell, lease, mortgage, encumber, or in any manner dispose of the System or any substantial part thereof, including any and all extensions and additions that may be made thereto, until all Series 2026 Bonds have been paid in full, except that the Issuer may sell any portion of said property which shall have been replaced by other property of at least equal value, or which shall cease to be necessary for the efficient operation of the System, provided, however, that in the event of any sale as aforesaid, the proceeds of such sale shall be paid into the Sinking Fund.

(m) The Issuer may consolidate the bills submitted for sewer service and water service with those submitted for sewer service, if applicable, for those persons who are liable for the payment of charges for such services and require that each such consolidated bill be paid in full as a unit and refuse to permit payment of one portion without payment of the remainder. Any bill not paid within thirty (30) days from the date it is mailed to the customer shall be deemed delinquent. The Issuer hereby agrees that

if any sewer bill remains delinquent for more than sixty (60) days, it will initiate procedures to cause all water service to the sewer user concerned to be cut off pursuant to the notice and termination of service procedures of the Issuer. The Issuer shall reserve the right to reasonably adjust these billing procedures to protect the health and safety of customers or in response to a declared emergency or similar situation.

(n) The Issuer will from time to time duly pay and discharge or cause to be paid all taxes, assessments and other governmental charges, if any, lawfully imposed upon the System or any part thereof or upon the Revenues, as well as any lawful claims for labor, materials or supplies which if unpaid might by law become a lien or charge upon the System or the Revenues or any part thereof or which might impair the security of the Bonds, except when the Issuer in good faith contests its liability to pay the same.

(o) The Issuer will not grant a franchise for the operation of any competing sewer system within its corporate limits, as long as the Series 2026 Bonds authorized herein remain outstanding.

(p) The Issuer, in order to assure the efficient management and operation of the System and to assure the Bondholders from time to time that the System will be operated on sound business principles, will employ competent and experienced management for the System, will use its best efforts to see that the System is at all times operated and maintained in first-class repair and condition and in such manner that the operating efficiency thereof shall be of the highest character, and will use its best efforts to see that Operation and Maintenance Expenses are at no time in excess of the Revenues reasonably available for the payment thereof.

(q) All payments falling due on the Series 2026 Bonds shall be made to the Bondholder thereof at par and all charges made by the Depository Bank for its services shall be paid by the Issuer.

(r)The Issuer agrees, in accepting the proceeds of the Series 2026 Bonds, to comply with all applicable state and federal regulations related to the Utah State Revolving Fund administered by the Water Quality Board. These requirements include, but are not limited to, Title VI of the Clean Water Act of 1987, The Single Audit Act of 1996, the Utah Wastewater Loan Program policies and guidelines, the Local Government Bonding Act, the Utah Money Management Act, the Utah Procurement Code the State of Utah Legal Compliance Audit Guide and Generally Accepted Accounting Principles.

(s) The Issuer certifies that it has complied with the requirements of the prior Original Master Resolution with respect to the issuance of additional debt on a parity with the Outstanding Bonds.

Additional Indebtedness. No additional indebtedness, bonds or notes of the Issuer secured by a pledge of the Net Revenues senior to the pledge of Net Revenues for the payment of the Bonds herein authorized shall be created or incurred without the prior written consent of the Owners of 100% of the Outstanding Bonds. In addition, no Additional Bonds or other indebtedness, bonds or notes of the Issuer payable on a parity with the Series 2026 Bonds out of Net Revenues shall be created or incurred, unless the following requirements have been met:

(a) No Event of Default is existing under this Master Resolution on the date of authentication of such Additional Bonds, unless the Owners of all Outstanding Bonds have each consented to the issuance of such Additional Bonds despite the existence of an Event of Default.

(b) Net Revenues for the Bond Fund Year immediately preceding the proposed date of issuance of such Additional Bonds are at least equal to 125% of the Average Annual Debt Service Requirement on all Bonds; provided, however, that such Revenue coverage test shall not apply to the issuance of any Additional Bonds to the extent they are issued for refunding purposes and the Average Annual Debt Service for such Additional Bonds does not exceed the then remaining Average Annual Debt Service for the Bonds being refunded therewith.

(c) All payments required by this Master Resolution to be made into the Bond Fund must have been made in full, and there must be in the Series 2026 Reserve Account the full amount required by this Master Resolution to be accumulated therein at such time.

Article V

MISCELLANEOUS

Default and Remedies. Failure of the Issuer to (i) pay principal or interest, if any, on the Series 2026 Bonds, when due and payable, or (ii) perform any covenant or requirement of the Issuer under this Master Resolution within thirty (30) days after having been notified in writing by a Bondholder of such failure shall constitute an Event of Default ("Event of Default") hereunder and shall allow each Bondholder to pursue any available remedy by suit at law or in equity to enforce the payment of the Series 2026 Bonds. In addition, the Bondholder may appoint a trustee bank to act as a receiver of the Net Revenues for purposes of applying said Net Revenues toward the Revenue allocations required in Section 3.4 herein and in general, protecting and enforcing each Bondholder's rights thereto, in which case, all administrative costs of the trustee bank in performing said function shall be paid by the Issuer.

No remedy conferred herein is intended to be exclusive of any other remedy, but each and every such remedy shall be cumulative and shall be in addition to any other remedy given to each Bondholder hereunder or now or hereafter existing at law or in equity or by statute. No delay or omission to exercise any right, power, or remedy accruing upon a default shall impair any such right, power, or remedy or shall be construed to be a waiver of any default or acquiescence therein; and every such right, power, or remedy may be exercised from time to time as may be deemed expedient.

Amendments to Master Resolution. Provisions of this Master Resolution shall constitute a contract between the Issuer and the Bondholder; and after the issuance of the Series 2026 Bonds, no change, variation, or alteration of any kind in the provisions of this Master Resolution shall be made in any manner until such time as all of the Series 2026 Bonds have been paid in full except as hereinafter provided.

The Bondholders shall have the right from time to time to consent to and approve the adoption by the Issuer of resolutions modifying or amending any of the terms or provisions contained in this Master Resolution in the manner and to the extent set out below.

Whenever the Issuer shall propose to amend or modify this Master Resolution under the provisions of this section, it shall cause notice of the proposed amendment to be sent to all Bondholders of all Series 2026 Bonds then outstanding. Such notice shall briefly set forth the nature of the proposed amendment and shall state that a copy of the proposed amendatory resolution is on file in the office of the City Recorder for public inspection. Should a Bondholder consent to the proposed amendment to this Master Resolution, it shall submit to the Issuer a written instrument which shall refer to the proposed amendatory resolution described in said notice and shall specifically consent to and approve the adoption thereof. Upon receipt of Bondholder consents representing at least seventy-five percent (75%) of the principal of Series 2026 Bonds outstanding, the governing body of the Issuer may adopt said amendatory resolution, and it shall become effective, provided, however, that nothing in this Section 5.2 shall permit or be construed as permitting an extension of the stated maturity or reduction in the principal amount of, or reduction in the rate of or extension of the time of paying of interest on delinquent payments, without the consent of the Bondholder of such Series 2026 Bonds, or a reduction in

the amount or extension of the time of any payment required by any Fund or account established hereunder without the consent of the Bondholders of all the Series 2026 Bonds which would be affected by the action to be taken, or a reduction in the aforesaid aggregate principal amount of Series 2026 Bonds, the Bondholders of which are required to consent to any such waiver or a mandatory resolution, or affect the rights of the Bondholders of less than all Series 2026 Bonds then outstanding, without the consent of the Bondholders of all the Series 2026 Bonds at the time outstanding which would be affected by the action to be taken.

If a Bondholder at the time of the adoption of such amendatory resolution shall have consented to and approved the adoption thereof as herein provided, said Bondholder shall not have any right or interest to object to the adoption of such amendatory resolution or to object to any of the terms or provision therein contained or to the operation thereof or to enjoin or restrain the Issuer from taking any action pursuant to the provisions thereof. Any consent given by a Bondholder pursuant to the provisions of this section shall be conclusive and binding upon all successive Bondholders.

The fact and date of the execution of any instrument under the provisions of this section may be proved by the certificate of any officer in any jurisdiction who by the laws thereof is authorized to take acknowledgments of deeds within such jurisdiction, that the person signing such instrument acknowledged before him the execution thereof, or may be proved by an affidavit of a witness to such execution sworn to before such officer.

Maintenance of Proceedings. A certified copy of this Master Resolution and every amendatory or supplemental ordinance or resolution shall be kept on file in the office of the City Recorder where it shall be made available for inspection by any Bondholder or his agent. Upon payment of the reasonable cost of preparing the same, a certified copy of this Master Resolution, any amendatory or supplemental ordinance or resolution will be furnished to any Bondholder. The Bondholders may, by suit, action, mandamus, injunction, or other proceedings, either at law or in equity, enforce or compel performance of all duties and obligations required by this Master Resolution to be done or performed by the Issuer. Nothing contained herein, however, shall be construed as imposing on the Issuer any duty or obligation to levy any tax either to pay the principal on the Series 2026 Bonds authorized herein or to meet any obligation contained herein concerning the Series 2026 Bonds.

Defeasance of the Series 2026 Bonds. If the Issuer shall pay or cause to be paid, or there shall be otherwise paid or provision for payment made to the Registered Owner of the Series 2026 Bonds for the payments due or to become due thereon at the times and in the manner stipulated therein, then the first lien pledge of the Net Revenues under this Master Resolution and any and all estate, right, title, and interest in and to any of the funds and accounts created hereunder (except moneys or securities held by a Depository Bank for the payment of the Series 2026 Bonds) shall be cancelled and discharged.

Any Series 2026 Bond shall be deemed to be paid within the meaning of this section when payment of the Series 2026 Bonds (whether such due date be by reason of maturity or upon prepayment or redemption as provided herein) shall have been made in accordance with the terms thereof. At such time as the Series 2026 Bonds shall be deemed to be paid hereunder, they

shall no longer be secured by or entitled to the benefits hereof (except with respect to the moneys and securities held by a Depository Bank for the payment of the Series 2026 Bonds).

Sale of Series 2026 Bonds Approved. The sale of the Series 2026 Bonds to the Water Quality Board, at par, is hereby ratified, confirmed, and approved.

Bondholders Not Responsible. The Bondholders shall not be responsible for any liabilities incurred by the Issuer in the acquisition of the Series 2026 Project.

Notice of Bonds to be Issued. In accordance with the provisions of the Act, the City Recorder has caused a "Notice of Public Hearing and Bonds to be Issued" (the "Notice") to be posted (a) as a Class A notice under Section 63G-30-102 Utah Code Annotated 1953, as amended ("Utah Code") (i) on the Utah Public Notice Website created under Section 63A-16-601, Utah Code, (ii) on the Issuer's official website, and (iii) in a public location within the Issuer's principal offices that is reasonably likely to be seen by residents of the Issuer and (b) as required in Section 45-1-101, Utah Code, no less than fourteen (14) days prior to the hearing, and has caused a copy of the Parameters Resolution to be kept on file in the office of the City Recorder for public examination during regular business hours at least thirty (30) days from and after the posting thereof. Such notice is hereby reaffirmed and approved. In accordance with the provisions of the Act and the Notice, a public hearing was held on [_____], 2026, to receive input with respect to the issuance of the Series 2026 Bonds and the potential economic impact that the Series 2026 Project will have on the private sector.

Additional Certificates, Documents, and Other Papers. The appropriate officials of the Issuer, and each of them, are hereby authorized and directed to execute and deliver for and on behalf of the Issuer any or all additional certificates, documents, and other papers and to perform all other acts they may deem necessary or appropriate in order to implement and carry out the matters authorized in this Master Resolution and the documents authorized and approved herein.

Severability. If any section, paragraph, clause, or provision of this Master Resolution shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph, clause, or provision shall not affect any of the remaining provisions of this Master Resolution. It is hereby declared by the governing body of the Issuer that it is the intention of the Issuer by the adoption of this Master Resolution to comply in all respects with the provisions of the Local Government Bonding Act, Title 11, Chapter 14, Utah Code Annotated, 1953, as amended.

Resolutions in Conflict. All resolutions or parts thereof in conflict with the provisions of this Master Resolution are, to the extent of such conflict, hereby repealed.

Effective Date of Resolution. This Master Resolution shall take effect immediately upon its approval and adoption.

Counterparts. This Master Resolution may be executed in any number of counterparts, each of which shall be deemed an original and all of which, when so executed and delivered, shall constitute but one and the same instrument.

(SEAL)

By:_____
Mayor

ATTEST:

By:_____
City Recorder

EXHIBIT A

FORM OF STATE BONDS

UNITED STATES OF AMERICA
STATE OF UTAH
GRANTSVILLE CITY, UTAH
SEWER REVENUE BONDS, SERIES 2026

Grantsville City, Utah (the "Issuer"), a political subdivision and body politic of the State of Utah, acknowledges itself indebted and for value received hereby promises to pay, but solely in the manner and from the Net Revenues and sources hereinafter provided, to the registered owner hereof or registered assigns last named on the Registration Certificate attached hereto, on the Payment Dates specified below, the Total Amount set forth in the "Certificate of Dates of Payment and Amount" set forth at the end of this Bond (the "Certificate"), but in no event more than the maximum principal amount of $[PAR], together with interest accruing beginning _____ on the unpaid principal balance from the date of delivery of the Bonds, at the rate of _____% per annum (calculated on the basis of a year of 360 days comprised of twelve 30 day months), payable [annually] on _____ of each year, with principal and interest payable beginning on _____. Principal, together with accrued but unpaid interest, shall be payable in registered installments on _____ of each of the years as set forth in the following Repayment Schedule:

Principal Installment Payment Date ([July 1])	Principal Payable	Principal Installment Payment Date ([July 1])	Principal Payable

Except as provided in the following paragraph, principal payments, whether at maturity or by redemption, shall be payable upon surrender of this Bond at the offices of the Paying Agent, or of any successor Paying Agent.

As long as the Water Quality Board is the registered holder of this Bond, installment payments of principal shall be made by check or draft mailed to the Water Quality Board as the registered holder at the address shown on the registration books maintained by the Registrar.

If less than $[PAR] in principal is advanced on the Series 2026 Bonds, the repayment period shall be shortened and the number of annual principal installments shall be reduced in inverse order of payment (and the amount of the final remaining principal payment shall be reduced, if required) to correspond to the maximum principal amount of the Series 2026 Bonds.

If any installment of Bond principal is not paid when due and payable, the Issuer shall pay interest on the delinquent installment at the rate of eighteen percent (18%) per annum from said due date until paid. All payments shall be made in any coin or currency which on the date of payment is legal tender for the payment of debts due the United States of America.

This Bond is payable solely from a special fund designated the "Grantsville City Bond Fund" into which fund and into a reserve therefor, to the extent necessary to assure prompt payment of this Bond, shall be pledged one hundred percent (100%) of the Net Revenues (all as defined in the Master Resolution) to be derived from the operation of the Issuer's sewer system (the "System"), all as more fully described and provided in the Master Resolution dated as of December 1, 2018, as previously supplemented, and as further supplemented by a Supplemental Master Resolution dated as of [_____1, 2026] (collectively, the "Master Resolution"), as authorized by the City Council of the Issuer on February 4, 2026.

This Bond is issued pursuant to the Master Resolution, and the Local Government Bonding Act, Title 11, Chapter 14, Utah Code Annotated, 1953, as amended, for the purpose of financing all or a portion of the costs of the construction of improvements to its sewer system (the "System") and all related improvements (collectively, the "Series 2026 Project") and paying costs of issuance of the Series 2026 Bonds. This Bond is a special limited obligation of the Issuer payable solely from the Net Revenues (as defined in the Master Resolution) and does not constitute an indebtedness of the Issuer within the meaning of any state constitutional or statutory limitation. In no event shall this Bond be deemed or construed to be a general obligation indebtedness of the Issuer or payable from any funds of the Issuer other than the Net Revenues (as defined in the Master Resolution).

As provided in the Master Resolution, bonds, notes, and other obligations may be issued from time to time in one or more series in various principal amounts, may mature at different times, may bear interest at different rates, and may otherwise vary as provided in the Master Resolution, and the aggregate principal amount of such bonds, notes, and other obligations which may be issued is not limited. This Bond and all other bonds, notes, and other obligations issued and to be issued under the Master Resolution shall be issued on a parity with the Issuer's Parity Bonds, and are and will be equally and ratably secured by the pledge and covenants made therein, except as otherwise expressly provided or permitted in or pursuant to the Master Resolution.

This Bond is subject to prepayment and redemption at any time, in whole or in part (if in part, in integral multiples of $1,000), at the election of the Issuer in inverse order of the due date of the principal installments hereof and by lot selected by the Issuer if less than all Bonds of a particular due date are to be redeemed, upon notice given as hereinafter set forth, at a redemption price equal to the principal amount to be so prepaid.

Notice of redemption shall be mailed by the Issuer, postage prepaid, not less than thirty (30) days prior to the date fixed for prepayment, to the registered owner of this Bond addressed to such owner at its address appearing on the registration books maintained by the Issuer.

Subject to the provisions of the Master Resolution, the Bonds are issuable in fully registered form, without coupons, in denomination equal to the principal amount of the bonds or, upon exchange, in the denomination of $1,000 and any integral multiple thereof.

The Issuer covenants and agrees that any resolution, ordinance, or other enactment of the governing body of the Issuer applying the Net Revenues for the payment of the Bonds shall be irrevocable until these Bonds have been paid in full, and shall not be subject to amendment in any manner which would impair the rights of the holders of such Bonds or which would in any way jeopardize the timely payment of principal when due.

To the extent and in the respect permitted by the Master Resolution, the Issuer covenants and agrees that it will fix rates for sewer service sufficient to pay when due this Bond, and the principal and interest on all bonds issued on a priority to or parity with this Bond, if any, as the same fall due, provided such rates must be reasonable rates for the type, kind, and character of the service rendered, and will collect and account for the Revenues (as defined in the Master Resolution) to be received for such service, and will set aside one hundred percent (100%) of the Net Revenues of the System to pay the Bond according to the payment terms hereinabove set forth and the principal and interest on all bonds issued on a parity with this Bond, if any.

The Master Resolution may be modified or amended by action on behalf of the Issuer taken in the manner and subject to the conditions and exceptions prescribed in the Master Resolution. The holder or owner of this Bond shall have no right to enforce the provisions of the Master Resolution or to institute action to enforce the pledge or covenants made therein or to take any action with respect to an event of default under the Master Resolution or to institute, appear in, or defend any suit or other proceeding with respect thereto, except as provided in the Master Resolution.

This Bond shall be registered in the name of the initial purchaser and any subsequent purchasers in an appropriate book in the office of the City Recorder of the Issuer, who shall be the Registrar. This Bond is transferable only by notation upon said book by the registered owner hereof in person or by its attorney duly authorized in writing, by the surrender of this Bond, together with a written instrument of transfer satisfactory to the Issuer, duly executed by the registered owner or his attorney duly authorized in writing; thereupon, this Bond shall be delivered to and registered in the name of the transferee.

It is hereby declared that all acts, conditions, and things required to exist, happen, and be performed precedent to and in the issuance of this Bond have existed, have happened, and have been performed in regular and due time, form, and manner as required by law, that the amount of this Bond does not exceed any limitation prescribed by the Constitution or statutes of the State of Utah, that the Net Revenues (as defined in the Master Resolution) have been pledged and that an amount therefrom will be set aside into a special fund by the Issuer sufficient for the prompt payment of this Bond and all bonds issued on a parity with this Bond, if any, and that said Net

Revenues are not pledged, hypothecated, or anticipated in any way other than by the issue of this Bond and all bonds issued on a parity with this Bond, if any.

IN TESTIMONY WHEREOF, the Issuer has caused this Bond to be signed (by manual or facsimile signature) by its Mayor and countersigned (by manual or facsimile signature) by its City Recorder under the corporate seal of said Issuer this [_____], 2026.

(SEAL)

By:_____(Do Not Sign)_____
Mayor

COUNTERSIGN:

By:_____(Do Not Sign)_____
City Recorder

REGISTRATION CERTIFICATE

(No writing to be placed herein except by
the Bond Registrar)

Date of Registration	Name of Registered Owner	Signature of Bond Registrar
_____	State of Utah Department of Environmental Quality, Water Quality Board	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

CERTIFICATE OF DATES OF PAYMENT AND AMOUNT

The undersigned authorized representative of the State of Utah Department of Environmental Quality, Water Quality Board (the "Board"), hereby certifies that the Board has received written authorization from the City Recorder of the Issuer to stamp or write the amount or amounts indicated below on the date or dates set forth opposite such amount(s); that the amount last inserted under the column "Total Principal Sum" is the total amount received by the Issuer for the issuance of this Bond, and that the undersigned has placed his/her signature in the space provided opposite such amount(s) to evidence the same.

Amount of Payment	Date of Payment	Repayable Principal Amount	Total Principal Sum	Board Representative Signature
$_____	_____	$_____	$_____	_____
$_____	_____	$_____	$_____	_____
$_____	_____	$_____	$_____	_____
$_____	_____	$_____	$_____	_____
$_____	_____	$_____	$_____	_____
$_____	_____	$_____	$_____	_____
$_____	_____	$_____	$_____	_____
$_____	_____	$_____	$_____	_____
$_____	_____	$_____	$_____	_____
$_____	_____	$_____	$_____	_____
$_____	_____	$_____	$_____	_____
$_____	_____	$_____	$_____	_____

EXHIBIT B

FORM OF EXCHANGE BOND

UNITED STATES OF AMERICA
STATE OF UTAH
GRANTSVILLE CITY, UTAH
SEWER REVENUE BONDS, SERIES 2026

Interest Rate	Maturity Date	Issue Date
____%		[_____], 2026

Registered Owner: _____

Principal Amount: _____ Dollars

Grantsville City, Utah (the "Issuer"), a political subdivision and body politic of the State of Utah, acknowledges itself indebted and for value received hereby promises to pay, but solely in the manner and from the Net Revenues and sources hereinafter provided, to the Registered Owner identified above, or registered assigns, on the Maturity Date specified above, upon presentation and surrender thereof, the Principal Amount identified above) and payable on [June 1] of each year identified above by the City Recorder of the Issuer (the "Paying Agent'), to the Registered Owner hereof beginning _____ and on each _____ thereafter until this Bond is paid in full. Principal and redemption price of this Bond shall be payable upon presentation of this Bond to the Paying Agent, or its successor as such paying agent, for payment at maturity.

If this Bond is not paid when due and payable, the Issuer shall pay interest on the unpaid amount, together with any delinquent installments of interest at the rate of eighteen percent (18%) per annum from the due date thereof until paid in full.

This Bond is one of an authorized issue of bonds of like date, term and effect except as to maturity, in the aggregate principal amount of _____ Dollars ($_____), issued in exchange for the conversion of the Issuer's Sewer Revenue Bonds, Series 2026 (the "Series 2026 Bonds") dated [_____], 2026 in the total principal sum of $[PAR], authorized by a Parameters Resolution of the Issuer duly adopted on February 4, 2026 authorizing a Supplemental Master Resolution dated as of [_____1, 2026] (the "Master Resolution"). This Bond and the issue of Bonds of which it is a part is issued pursuant to the Master Resolution and the Local Government Bonding Act, Title 11, Chapter 14, Utah Code Annotated, 1953, as amended, for the purpose of (i) financing all or a portion of the costs of the construction of improvements to its sewer system (the "System") including the construction of a new fine bubble diffuser biological nutrient removal treatment facility and all related improvements (collectively, the "Series 2026 Project") and (ii) paying costs of issuance of the Series 2026 Bonds. This Bond is a special limited obligation of the Issuer payable solely from the Net Revenues (as defined in the Master Resolution) and does not constitute an indebtedness of the Issuer within the meaning of any state constitutional or statutory limitation.

In no event shall this Bond be deemed or construed to be a general obligation indebtedness of the Issuer or payable from any funds of the Issuer other than the Net Revenues (as defined in the Master Resolution) of the System.

As provided in the Master Resolution, bonds, notes, and other obligations may be issued from time to time in one or more series in various principal amounts, may mature at different times, may bear interest at different rates and may otherwise vary as provided in the Master Resolution, and the aggregate principal amount of such bonds, notes, and other obligations which may be issued is not limited. This Bond and all other bonds, notes, and other obligations issued and to be issued under the Master Resolution shall be issued on a parity with the Issuer's Parity Bonds, and are and will be equally and ratably secured by the pledge and covenants made therein, except as otherwise expressly provided or permitted in or pursuant to the Master Resolution.

This Bond is subject to redemption prior to maturity at any time, in whole or in part (if in part, in integral multiples of $1,000), at the election of the Issuer, in inverse order of maturity and by lot within each maturity if less than the full amount is redeemed, upon not less than thirty (30) days' nor more than forty-five (45) days' prior notice, at a redemption price equal to one hundred percent (100%) of the principal amount of each Bond to be redeemed. Notice of redemption shall be mailed by the Issuer, postage prepaid, to the registered owners of said Bonds addressed to such owners at their address appearing on the registration books maintained by the Issuer.

Subject to the provisions of the Master Resolution, the Series 2026 Bonds are issuable in fully registered form, without coupons, in denomination equal to the principal amount of the bonds or, upon exchange, in the denomination of $1,000 or any integral multiple thereof.

The Issuer covenants and agrees that any resolution, ordinance or other enactment of the governing body of the Issuer applying the Net Revenues for the payment of the Bonds shall be irrevocable until the Bonds have been paid in full, and shall not be subject to amendment in any manner which would impair the rights of the holders of such Bonds or which would in any way jeopardize the timely payment of principal when due.

To the extent and in the respects permitted by the Master Resolution, the Issuer covenants and agrees that it will fix rates for sewer service sufficient to pay this Bond when due and principal and interest on all bonds issued on a priority to or parity with this Bond, if any, as the same fall due, provided such rates must be reasonable rates for the type, kind, and character of the service rendered, and will collect and account for the Revenues (as defined in the Master Resolution) to be received for such service, and will set aside one hundred percent (100%) of the Net Revenues of the System (as defined in the Master Resolution) to pay this Bond according to the payment terms hereinabove set forth and the principal and interest on all bonds issued on a parity with this Bond, if any.

The Master Resolution may be modified or amended by action on behalf of the Issuer taken in the manner and subject to the conditions and exceptions prescribed in the Master Resolution The Registered Owner of this Bond shall have no right to enforce the provisions of the Master Resolution or to institute action to enforce the pledge or covenants made therein or to take any action with respect to an event of default under the Master Resolution or to institute,

appear in, or defend any suit or other proceeding with respect thereto, except as provided in the Master Resolution.

This Bond is transferable by the registered holder hereof in person or by his attorney duly authorized in writing at the office of the City Recorder (the "Registrar") in Grantsville City, but only in the manner, subject to the limitations and upon payment of the charges provided in the Master Resolution and upon surrender and cancellation of this Bond. Upon such transfer a new registered Bond or Bonds of the same series and the same maturity and of authorized denomination or denominations for the same aggregate principal amount will be issued to the transferee in exchange therefor.

It is hereby certified, recited, and declared that all conditions, acts, and things essential to the validity of this Bond and the issue of which it forms a part do exist, have happened, and have been done, and that every requirement of law affecting the issue hereof has been duly complied with; that this Bond and the issue of which it forms a part does not exceed any limitation prescribed by the Constitution and laws of the State of Utah; that one hundred percent (100%) of the Net Revenues (as defined in the Master Resolution) have been pledged and will be set aside into said special fund by the Issuer to be used for the payment of this Bond and the issue of which it forms a part and all bonds issued on a parity with this Bond, if any, and that said Net Revenues are not pledged, hypothecated, or anticipated in any way other than by the issue of Bonds of which this Bond is one and all bonds issued on a parity with this Bond, if any.

IN WITNESS WHEREOF, the Issuer has caused this Bond to be signed (by manual or facsimile signature) by its Mayor and countersigned (by manual or facsimile signature) by its City Recorder with the seal of said Issuer affixed, all as of this _____.

(SEAL)

By:_____(Do Not Sign)_____
Mayor

COUNTERSIGN:

By:_____(Do Not Sign)_____
City Recorder

ASSIGNMENT

FOR VALUE RECEIVED, _____, the undersigned sells, assigns, and transfers unto:

_____

(Social Security or Other Identifying Number of Assignee)

_____

(Please Print or Typewrite Name and Address of Assignee)

the within Bond and all rights thereunder, and hereby irrevocably constitutes and appoints _____ attorney for registration thereof, with full power of substitution in the premises.

DATED:_____

Signature:_____

NOTICE: The signature to this assignment must correspond with the name of as it appears on the face of this Bond in every particular without alteration or enlargement or any change whatever.

Signature Guaranteed:

_____

THE SIGNATURE(S) SHOULD BE GUARANTEED BY AN ELIGIBLE GUARANTOR INSTITUTION (BANKS, STOCKBROKERS, SAVINGS AND LOAN ASSOCIATIONS AND CREDIT UNIONS WITH MEMBERSHIP IN AN APPROVED SIGNATURE GUARANTEE MEDALLION PROGRAM), PURSUANT TO S.E.C. RULE 17Ad-15.

EXHIBIT D

FORM OF BOND PURCHASE AGREEMENT

BOND PURCHASE AGREEMENT

$[PAR]
GRANTSVILLE CITY, UTAH
SEWER REVENUE BONDS
SERIES 2026

[_____], 2026

Grantsville City
429 East Main Street
Grantsville City, Utah 84029

The undersigned, [_____] , its successors and assigns (collectively, the "Purchaser"), offers to purchase from Grantsville City, Utah (the "Issuer"), "), all (but not less than all) of the $[PAR] Sewer Revenue Bonds, Series 2026 of the Issuer (the "Bonds") issued under an Original Master Resolution dated as of December 1, 2018, as previously supplemented, and as further supplemented by a Supplemental Master Resolution dated as of [_____1, 2026] (collectively, the "Master Resolution") and with delivery and payment at the offices of Gilmore & Bell, P.C. in Salt Lake City, Utah, based upon the covenants, representations, and warranties set forth below.

1. Upon the terms and conditions and upon the basis of the representations set forth herein, the Purchaser hereby agrees to purchase from the Issuer, and the Issuer hereby agrees to sell and deliver to the Purchaser, the Bonds. Exhibit A, which is hereby incorporated by reference into this Bond Purchase Agreement (the "Purchase Agreement"), contains a brief description of the Bonds, the manner of their issuance, the purchase price to be paid for, and the expected date of delivery and payment.

2. You represent and covenant to the Purchaser that you have as of the closing of the Bonds on the date hereof (the "Closing"), the power and authority to enter into and perform this Purchase Agreement and the Master Resolution; you have adopted a parameters resolution dated February 4, 2026 (the "Resolution") that authorized the delivery and sale of the Bonds to the Purchaser pursuant to the terms and conditions set forth therein and in this Purchase Agreement and the Master Resolution; this Purchase Agreement, the Resolution, the Master Resolution and the Bonds do not and will not conflict with or create a breach or default under any existing law, regulation, order, or agreement to which the Issuer is subject; other than the Resolution, no governmental approval or authorization is required in connection with the execution and delivery of the Bonds; this Purchase Agreement, the Master Resolution, the Resolution, and the Bonds are and shall be at the time of the Closing legal, valid, and binding obligations of the Issuer enforceable in accordance with their respective terms, subject only to applicable bankruptcy, insolvency, or other similar laws generally affecting creditors' rights; and there is no action, suit, proceeding, inquiry, or investigation, at law or in equity, before or by any court, public board, or body, pending or, to the knowledge of the Issuer, threatened against or

affecting the Issuer or affecting the corporate existence of the Issuer, its boundaries or the titles of its officers to their respective offices as of the date the Resolution was adopted or seeking to prohibit, restrain, or enjoin the sale, issuance, or delivery of the Bonds or in any way contesting or affecting the transactions contemplated hereby or the validity or enforceability of the Bonds, the Resolution, the Master Resolution or this Purchase Agreement, or contesting the powers of the Issuer or any authority for the issuance, sale and delivery of the Bonds, the adoption of the Resolution, the execution and delivery of the Resolution, the Master Resolution, and this Purchase Agreement or the Bonds or the Issuer's legal right, power and authority to collect, receive and pledge the Net Revenues (as such term is defined in the Master Resolution).

3. As conditions to the Purchaser's obligations hereunder:

(a) From June 30, 2025 to the date of Closing, there shall not have been any material adverse change in the financial condition or general affairs of the Issuer and its System (as defined in the Master Resolution); event, court decision, proposed law, or rule which may have the effect of changing the federal income tax incidents of the Issuer or the owners of the Bonds or the interest thereon or the transactions contemplated by this Purchase Agreement; or international or national crisis, suspension of stock exchange trading, or banking moratorium materially affecting in an adverse way, in the Purchaser's reasonable opinion, the market price of the Bonds.

(b) At the Closing, the Issuer will deliver or make available to the Purchaser:

(i) The Bonds, in definitive form, registered and duly executed;

(ii) The Master Resolution in final form, duly executed and delivered;

(iii) A certificate from authorized officers of the Issuer, in form and substance acceptable to the Purchaser, to the effect that the representations and information of the Issuer contained in this Purchase Agreement are true and correct when made and as of the Closing;

(iv) The opinion of legal counsel to the Issuer, satisfactory to the Purchaser dated the date of the Closing; and;

(v) The approving opinion of Gilmore & Bell, P.C., Bond Counsel to the Issuer, satisfactory to the Purchaser dated the date of Closing, relating to the legality and validity of the Bonds and the excludability of interest on the Bonds from gross income of the holders thereof for federal and State of Utah income tax purposes; and

(vi) Such additional certificates, instruments, and other documents as the Purchaser may deem necessary with respect to the issuance and sale of the Bonds, all in form and substance satisfactory to the Purchaser.

4. The Issuer will pay the cost of the fees and disbursements of counsel to the Issuer, counsel to the Purchaser, Bond Counsel, and the Municipal Advisor.

5. The Purchaser represents and warrants that it is not currently engaged in a boycott of the State of Israel or an economic boycott of a boycotted company, as such terms are defined in the immediately succeeding two sentences. As currently defined in Section 63G-27-102(5) of the Utah Code, "economic boycott" means an action targeting a "boycotted company" with the intention of penalizing or inflicting economic harm to such company. Furthermore, as currently defined in Section 63G-27-102(3) of the Utah Code "boycotted company" means a company that (1) engages in the exploration, production, utilization, transportation, sale, or manufacture of fossil fuel-based energy, timber, mining, or agriculture, (2) engages in, facilitates, or supports the manufacture, distribution, sale, or use of firearms, (3) does not meet or commit to meet environmental standards, including standards for eliminating, reducing, offsetting, or disclosing greenhouse gas-emissions, beyond applicable state and federal law requirements or (4) does not facilitate or commit to facilitate access to abortion or sex characteristic surgical procedures. The Purchaser covenants and agrees not to engage in a boycott of the State of Israel or an economic boycott of a boycotted company for the duration of any contractual arrangement with the Issuer, including this Purchase Agreement.

6. This Purchase Agreement is intended to benefit only the parties hereto, and the Issuer's representations and warranties shall survive any investigation made by or for the Purchaser, delivery of, and payment for the Bonds, and the termination of this Purchase Agreement.

7. This Purchase Agreement shall be governed by the laws of the State of Utah.

8. This Purchase Agreement may be executed in several counterparts, each of which shall be an original and all of which shall constitute but one and the same instrument. This Purchase Agreement shall become effective upon the execution by the parties hereto.

Sincerely,

[PURCHASER NAME]

By:_____
Name

Accepted on behalf of
GRANTSVILLE CITY, UTAH

By:
Mayor

ATTEST AND COUNTERSIGN:

By:
City Recorder

(SEAL)

EXHIBIT A

DESCRIPTION OF BONDS

1. Issue Size: $[_____]

2. Purchase Price: $[_____]

3. Purchaser's Counsel Fee: $[_____]

4. Accrued Interest: $-0-

5. Interest Payment Dates: [_____ and _____, beginning _____]

6. Dated Date: Date of delivery

7. Form: Registered Bonds

8. Closing Date: [_____], 2026, or as otherwise agreed upon

9. Redemption: The Bonds are subject to optional redemption as provided in the Master Resolution.

10. Bank Qualification Designation: [_____]

11. Tax Exempt: Yes.

MATURITY SCHEDULE

Maturity Date [_____]	Principal Amount	Interest Rate

Agenda Item # 4

Consideration of approving Resolution 2026-05 appointing Gary Merrill as a Regular Planning Commission Member

Agenda Item # 5

Discussion and consideration of Ordinance 2026-06 approving a General Plan amendment to change the land use designation for the Apple Street Townhomes Subdivision (parcels 01-066-0-0006, 23-001-0-00A, 01-112-0-0012, and 01-112-0-0011) from Single-Family Density to Mixed-Use Density, 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
RICH
CHERRY BLOSSOM LN
CHERRY
BOMB
TC03542
WEST ST

SAGE WOOD CIRCLE

CHERRY BLOSSOM WAY

PEACH

APPLE (100 SO

PLUM

CHERRY (200 SO

VINE

(400 WEST)

35 36

DUPEE (300 SO

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)


Main St
Richard St
Wayne Way
Blaine Ave
Cherry Blossom Ln
Liberty St
West St
Freedom Wy
VALDOVINO BRIAN JT
17-043-0-0002
R030404
KATHRYN G LARSEN JT
10-026-C-0010
R009215
TERRI J COO
10-026-0-00
R005480
TATE MARK D
10-026-0-0009
R005536
SHARISE JOHNSON
10-026-0-0038
R017342
UTAH POWER & LIGHT CO
01-096-0-0001
R024904
TRAVIS J TATE JT
10-026-0-0044
R024202
ISBELL JACOB
10-026-0-0045
R016210
ROSS LAND MANAGEMENT LLC
01-066-0-0028
R102792
HUNT ARNOLD W JT
01-066-0-0029
R103351
MATTOX JOHN JT
01-066-0-0002
R011913
ROSS SHELTON
01-066-0-0030
R103352
GRANTSVILLE MARC DEVELOPMENT LLC
01-112-0-0011
R009982
GRANTSVILLE MARC DEVELOPMENT LLC
01-066-0-0006
R025284
GRANTSVILLE MARC DEVELOPMENT LLC
01-112-0-0012
R007632
GRANTSVILLE MARC DEVELOPMENT LLC
23-001-0-000A
R101399
GRANTSVILLE CITY
23-001-0-000R
R101400
SHANE WATSON JT
01-112-0-0008
R013095
EDWARD A WATSON JT
01-112-0-0007
R004226
WATSON SHANE BRET JT
01-112-0-0022
R095932
WATSON SHANE BRET JT
01-112-0-0021
R095931
EDWARD A WATSON JT
01-112-0-0001
R000824
KAREN WATSON JT
01-112-0-0014
R032229
KENNETH BORG JT
13-059-0-0102
R006536
YATES KARRY L JT
25-034-0-000A
R104241
YATES KARRY L JT
25-034-0-0601
R104243
YATES KARRY L JT
25-034-0-0602
R104244
PALMER NICKLAUS
16-007-0-0216
R027428
WALL STEVEN M JT
23-001-0-0001
R101394
YACKS STEVEN R
23-001-0-0002
R101395
ALLRED KYLE JT
23-001-0-0004
R101397
HUTCHINS TYSON JT
23-001-0-0005
R101398
STEWART TODD
RYDAL CH DALTON JT
10-052-0-0001
R025800
ROSEBOROUGH COLTON J JT
10-052-0-0002
R013613
CORP OF PRESIDING BISHOP LDS
01-111-0-0003
R002439
MOSER HAYLEE JT
MACE PHILIP H JT
01-100-0-0016

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

State Law And Grantsville City's Plan
Purpose Of This Plan
Development Of This Plan
Amending The General Plan
Implementation
Next Steps For This Plan

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 or residents within the community adapt.

Community Core Values

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

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

Community Characteristics

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

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

Regional Context + Anticipated Changes

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

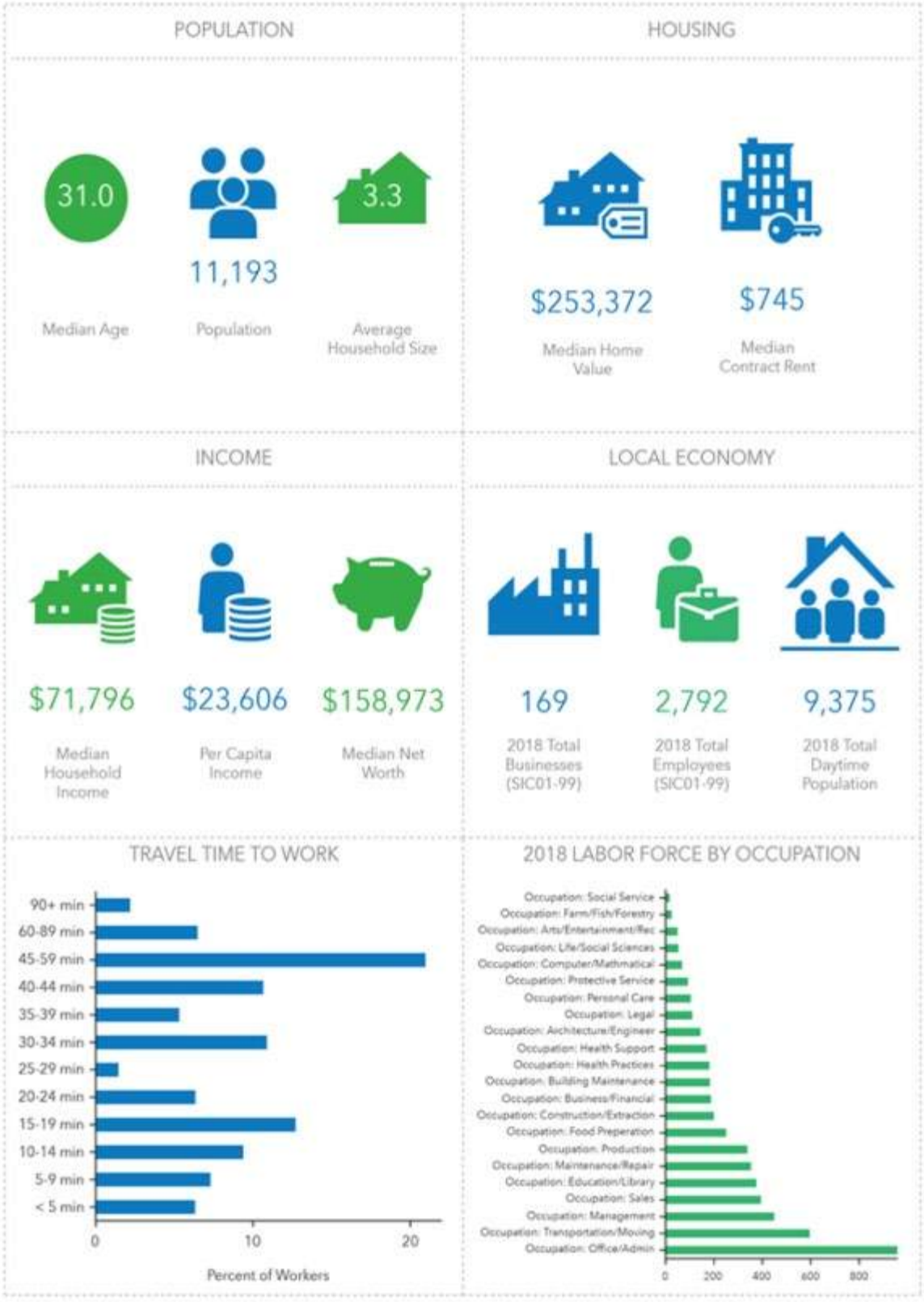
Grantsville is conveniently located within close proximity to the regional hub of Tooele, as well as the greater Salt Lake Valley area. This convenient access has allowed Grantsville to witness an increase in residential growth. While this access allows for individuals to live within the municipality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

More dollars are staying locally which expands the local economy and reduces reliance upon regional economies. Since 1998, taxable sales have increased by 7.4% per year outpacing population and inflation growth. Continuing to broaden the local

economy keeps jobs closer to home and increases community self-reliance. It should be noted that while there has been a remarkable increase in taxable sales, a majority of residents still admit to leaving the municipality or ordering online to meet necessary goods or services needs.

Socioeconomic Indicators

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

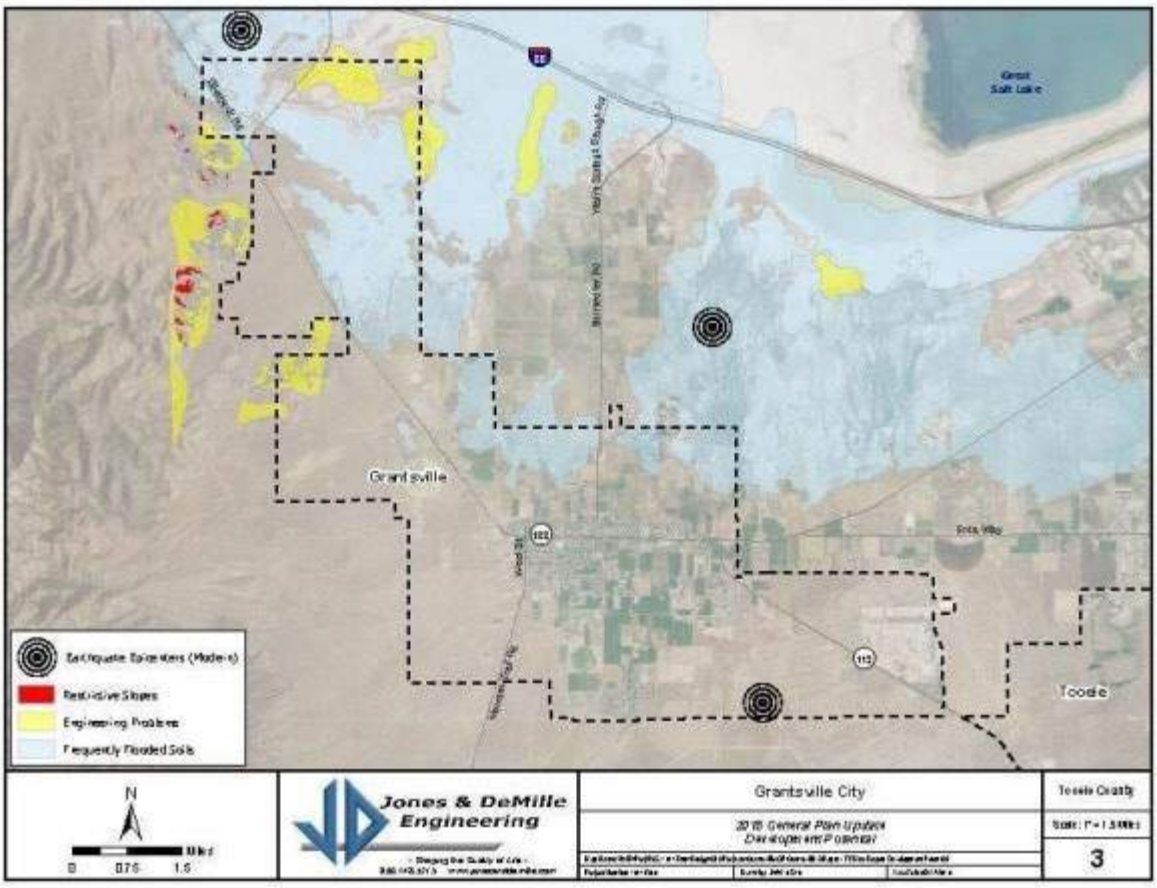


Land Capacity Analysis

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

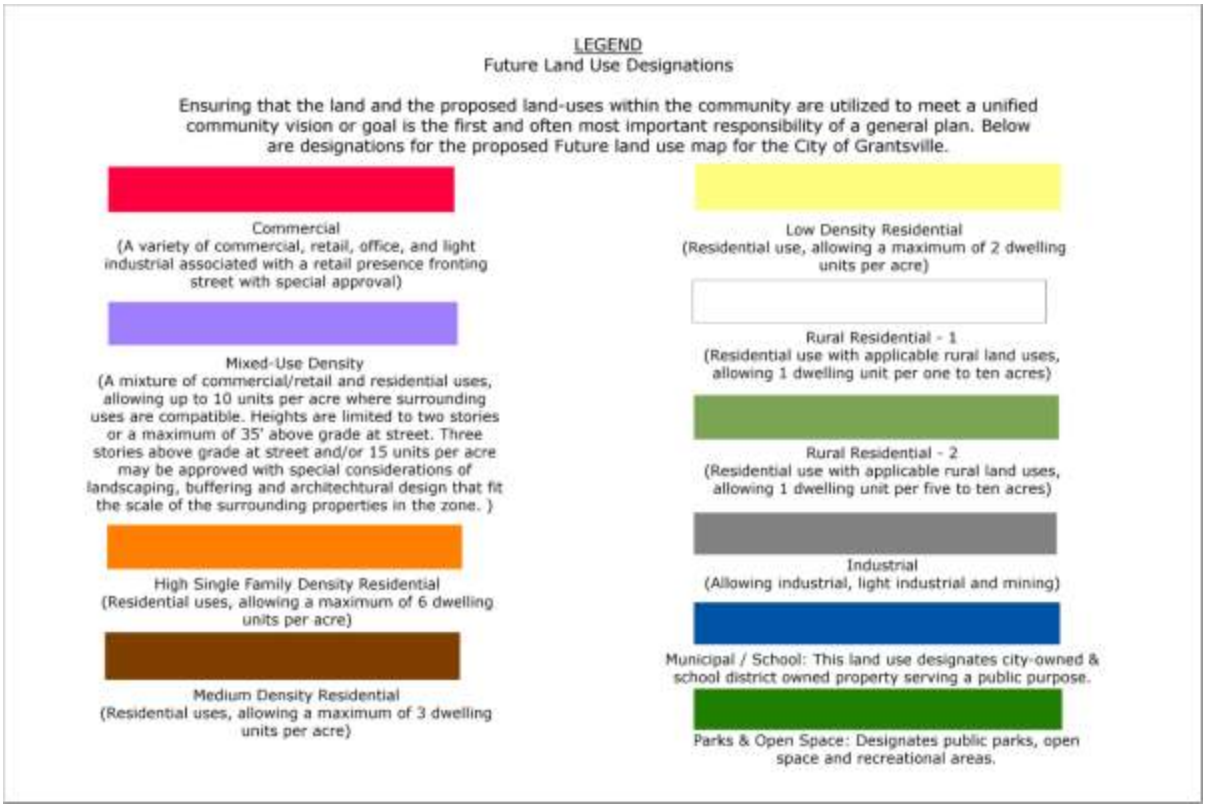
Conditions Prior To Implementation

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:

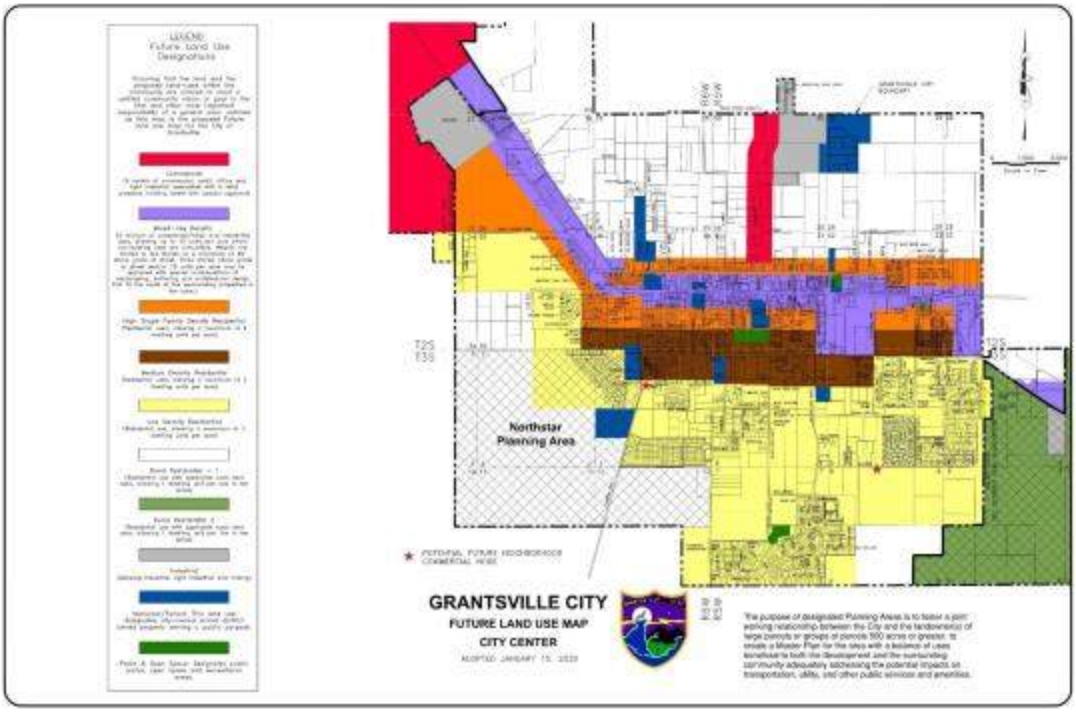


Future Land Use Map

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.

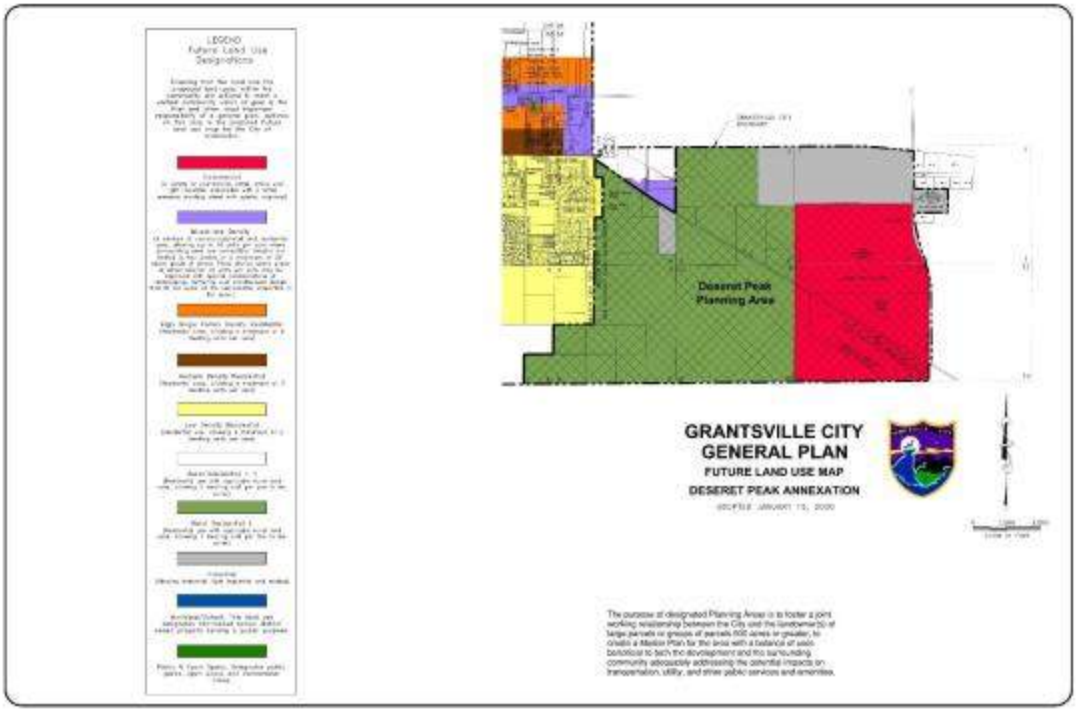


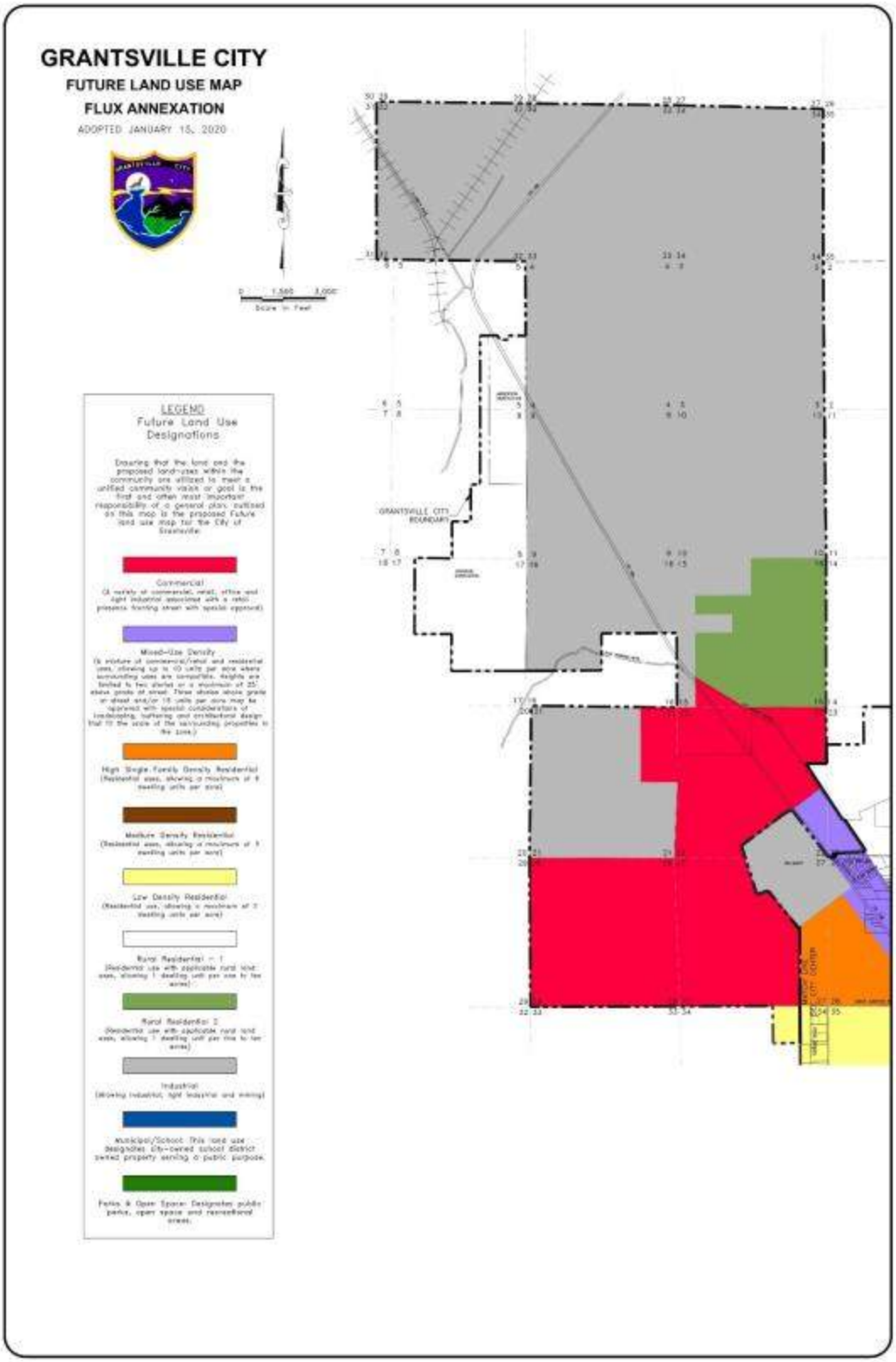
Annexation

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.


LEGEND
Future Land Use Designations
Deseret Peak Planning Area
GRANTSVILLE CITY
GENERAL PLAN
FUTURE LAND USE MAP
DESERET PEAK ANNEXATION
ADOPTED 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 500 acres or greater, to create a Master Plan for the area with a balance of uses beneficial to both the development and the surrounding community adequately addressing the potential impacts on transportation, utility, and other public services and amenities.



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.

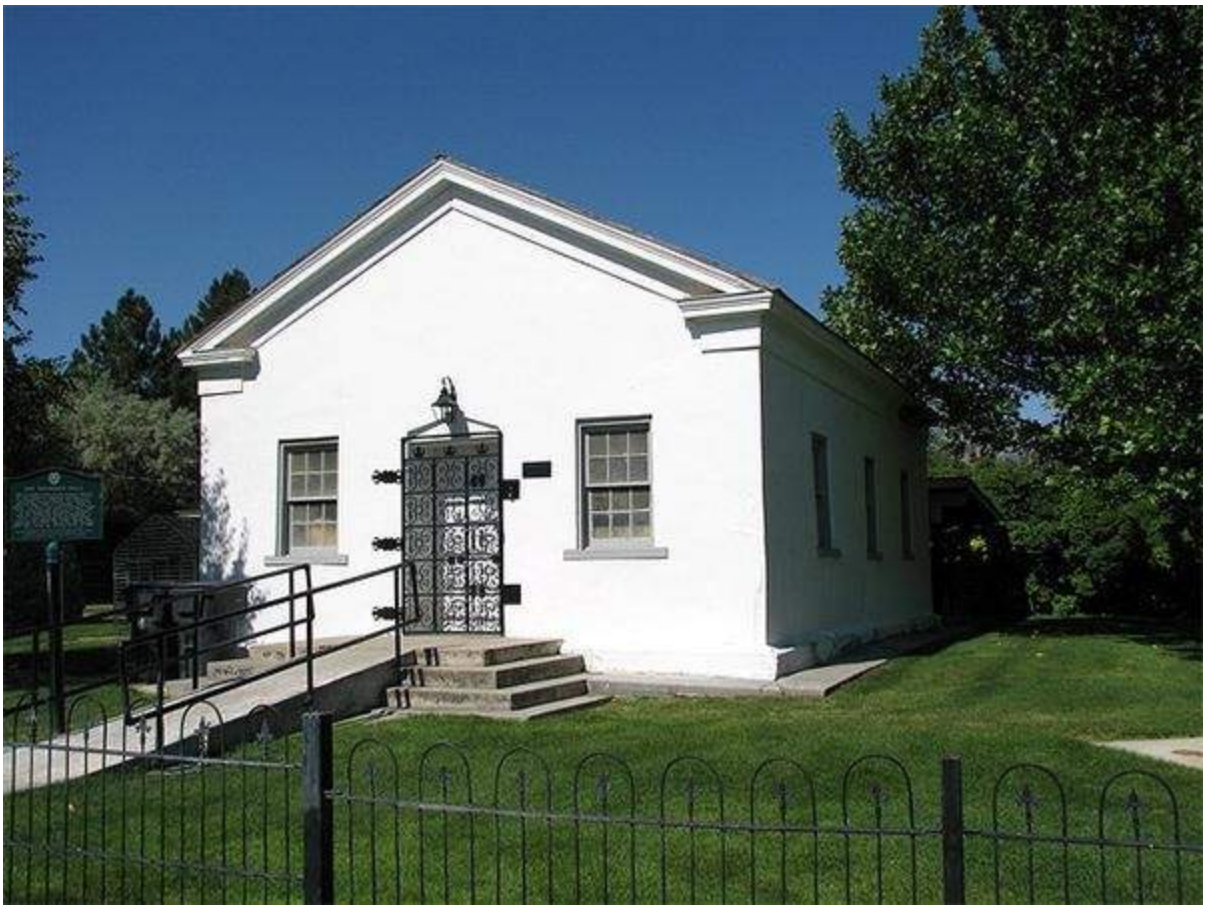
Grantsville’s roadways in the city core area should be redesigned in a way that complements a “small town main street” and a sense of destination, specifically incorporating adequate transportation and safe route designations. In order to accomplish this, the City is supportive of development that prioritizes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

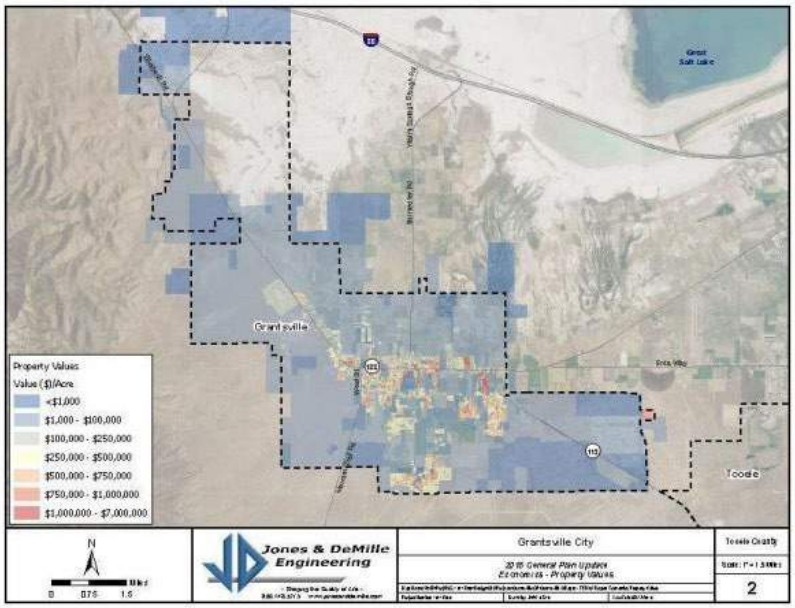
Areas Of Potential

● 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.

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

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

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



Goals + Policies + Economic Development

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

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

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

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

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

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

Strategies - 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)

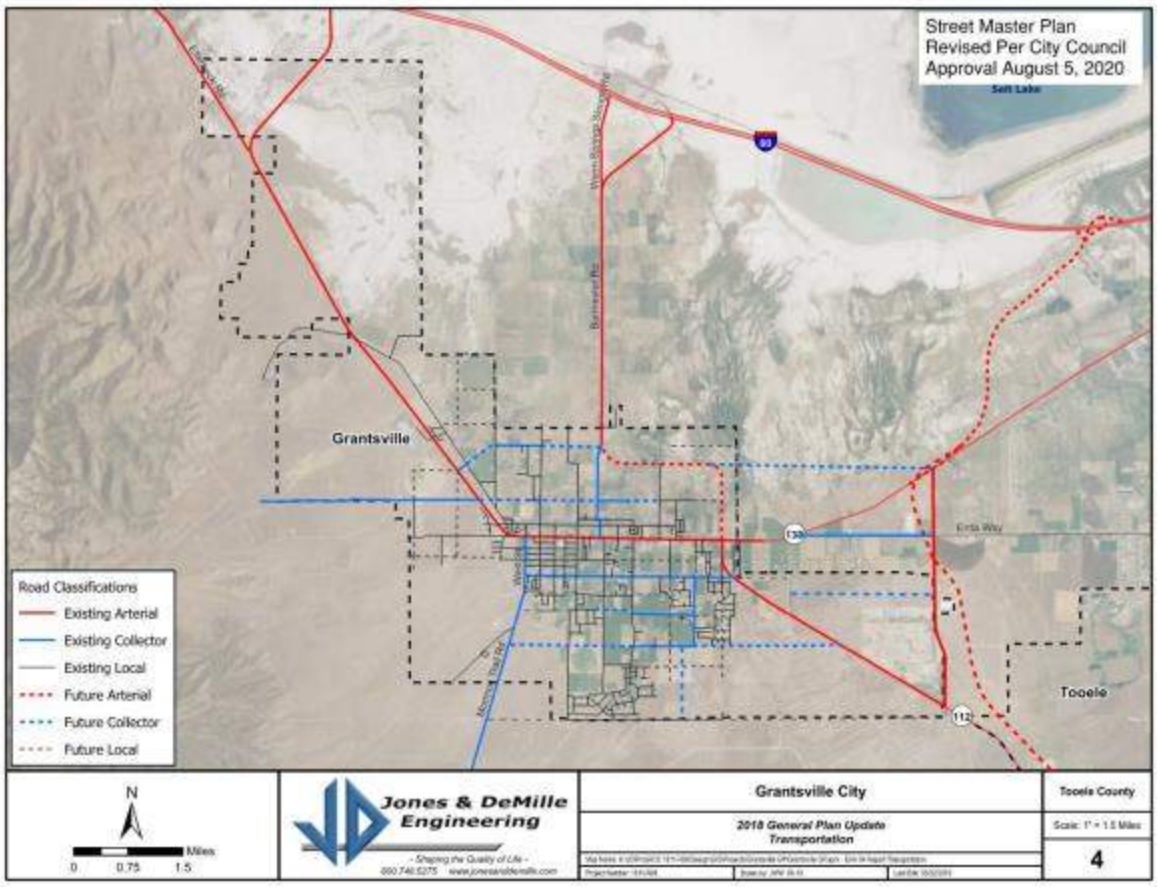
It is essential to analyze and recommend roadway improvements based on an understanding of the historical land use patterns within Grantsville. Land use develops along transportation corridors and typically shapes and follows the future land use plans identified by the City.

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:

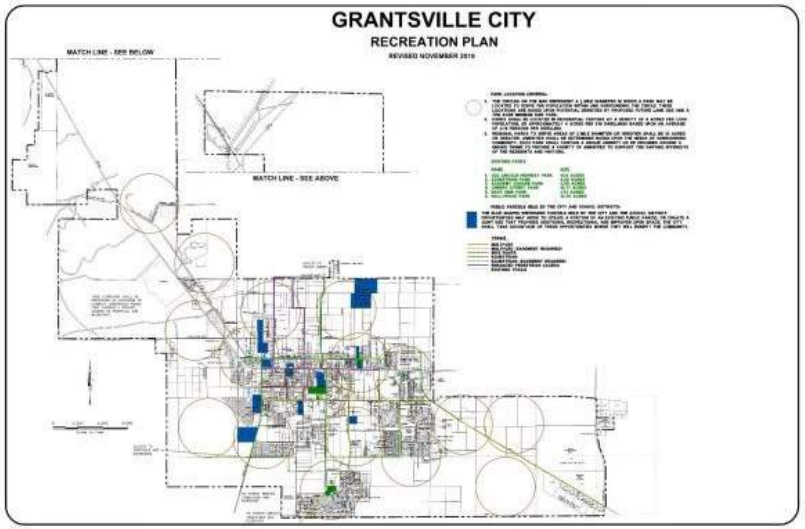
- Convenient Access - Recreational assets surround the community and are quickly accessed through pedestrian, vehicular, and bicycle access.
- Ample land (privately held) is available around the perimeter of Grantsville, allowing for expansion of recreational opportunities into regional amenities (i.e. 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 ¾ 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 ½ of a mile of each residential structure d. System expansion and creation of a new sewer plant e. Expanded water system to NW quadrant of the City

3. Explore transportation options for critical corridors within the community, increasing transportation options. 4. Improve existing streets and reserve R.O.W. (right of way) for future streets.

APPENDIX

Implementation Recommendation - Zoning Code Update
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

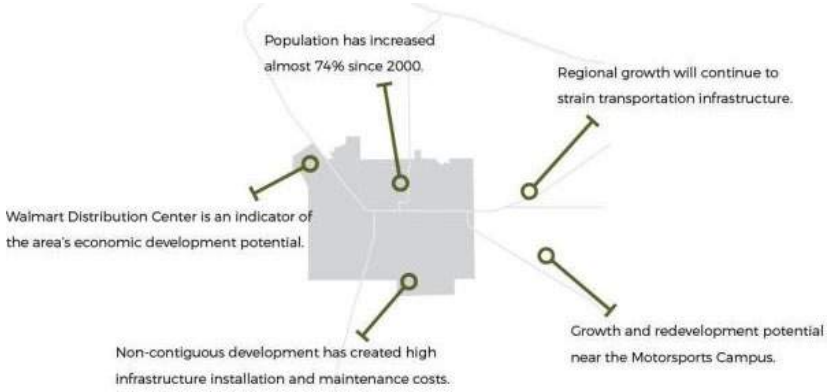
Regional Context + Anticipated Changes (Appendix 2)

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

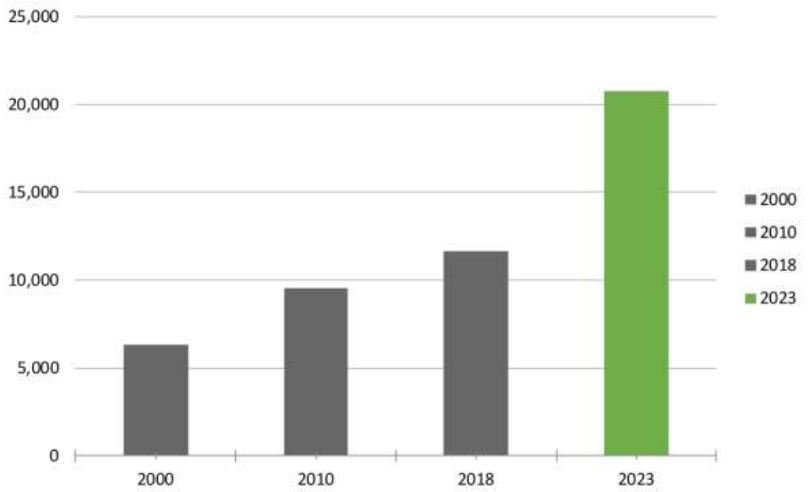
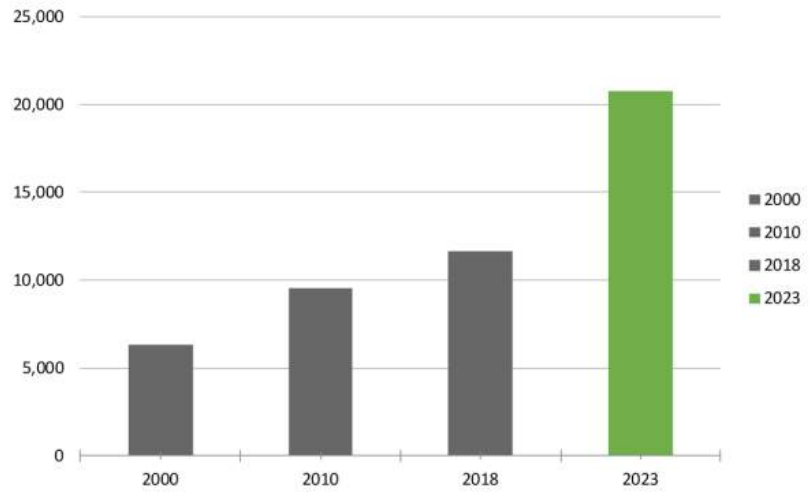
Grantsville is conveniently located within proximity to the regional hub of Tooele, as well as the greater Salt Lake Valley area. This convenient access has allowed Grantsville to witness an increase in residential growth. While this access allows for individuals to live within the municipality and work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

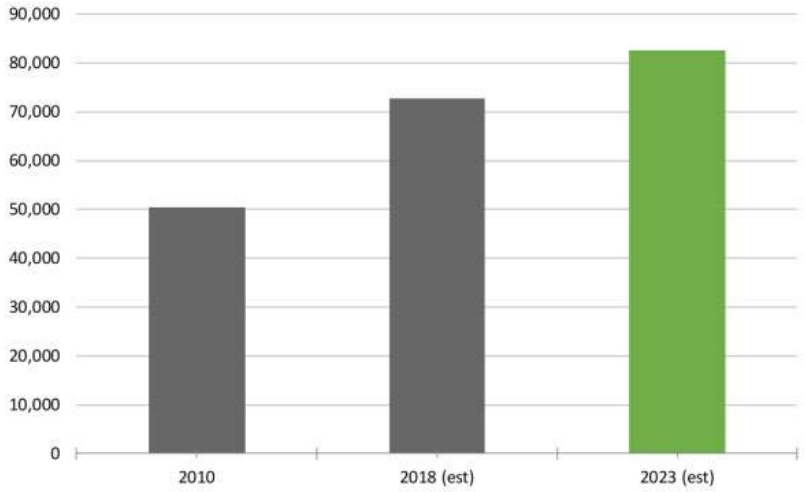
SMALL BUT GROWING LOCAL ECONOMY

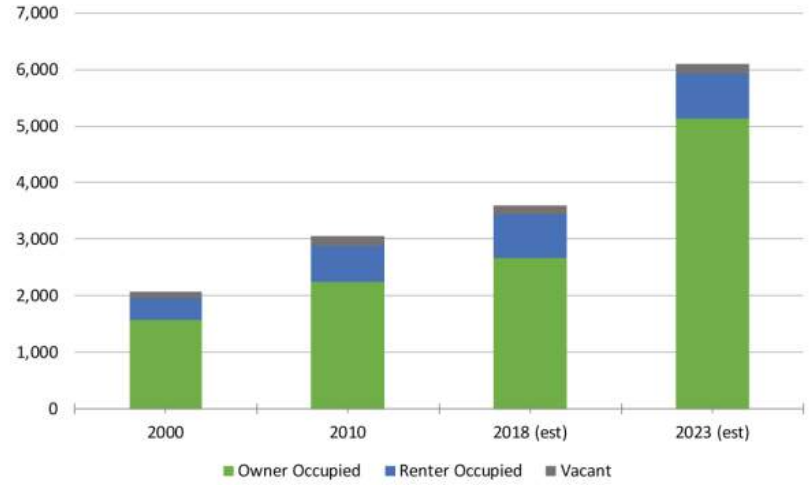
More dollars are staying locally which expands the local economy and reduces reliance upon regional economies. Since 1998, taxable sales have increased by 7.4% per year, outpacing population growth and average inflation costs. Continuing to broaden the local economy keeps jobs closer to home and increase 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.

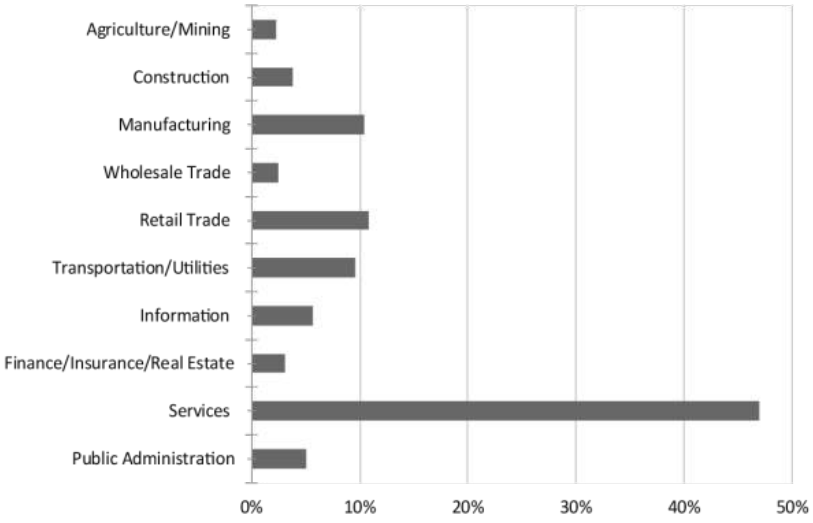
POPULATION	**HOUSEHOLDS**
The 2018 population was 11,193. The rate of change since 2010 was 2.4% annually. The five-year projection for the population in the area is 20,741 representing a change of 12.3% annually from 2018 to 2023. Currently, the median age is 30.7 (the statewide is also currently 30.7).	The household count in Grantsville has changed from 2,874 in 2010 to 3,449 in the current year, a change of 2.24% annually. The five-year projection of households is 5,921, a change of 11.41% annually from the current year total. Average household size is currently 3.36, compared to 3.31 in the year 2010. The number of families in the current year is 2,749.
	
INCOME	**HOUSING UNITS**
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.	It is estimated that 74.3% of the 3,592 housing units in the area are currently owner occupied; 21.7%, renter occupied; and 4.0% are vacant. The annual rate of change in housing units since 2010 is 7.48%. Median home values are estimated to be $221,596. In five years, the median value is projected to change by 7.54% annually to $318,729.





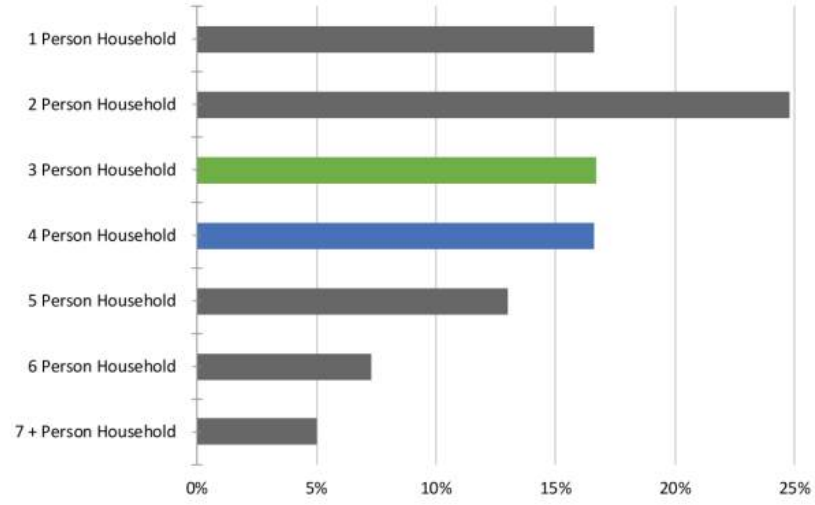
EMPLOYMENT

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



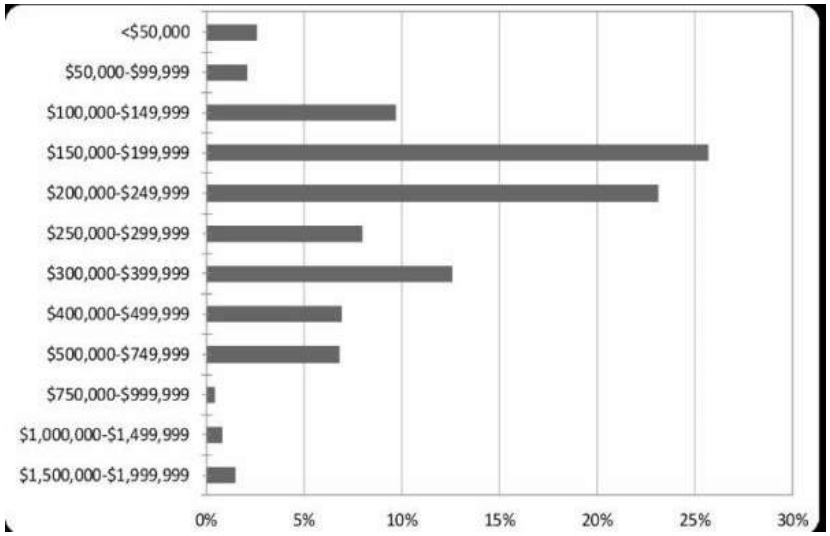
HOUSEHOLD SIZE

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

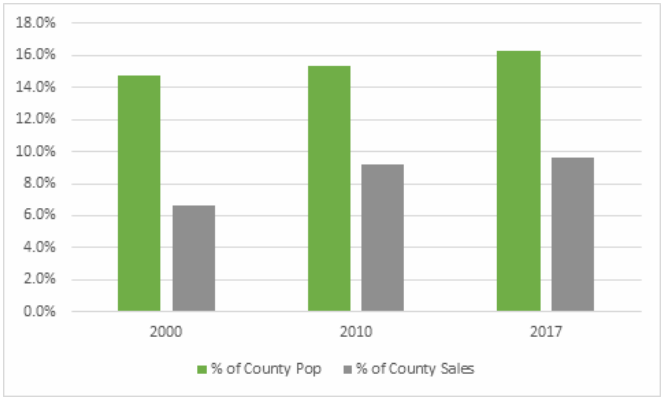


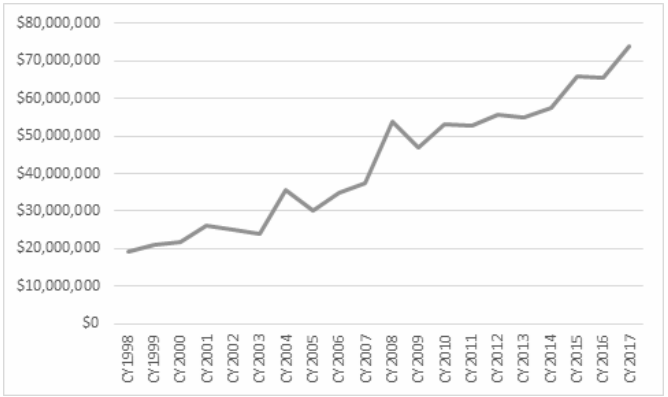
HOUSING VALUES

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



TAXABLE SALES AS A PERCENT OF TOTAL COUNTY SALES	TAXABLE SALES INCREASE
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 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
● Convenient Access. Recreational assets surround the community and are quickly accessed through pedestrian, vehicular, and bicycle access.	● 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.
● Ample land is available around the perimeter of Grantsville, allowing for expansion of recreational	● 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

GRANTSVILLE CITY
ORDINANCE NO. 2026-06
AN ORDINANCE OF GRANTSVILLE CITY APPROVING A GENERAL PLAN AMENDMENT TO CHANGE THE LAND USE DESIGNATION FOR THE APPLE STREET TOWNHOMES SUBDIVISION

Be it enacted and ordained by the City Council of Grantsville City, Utah as follows:

WHEREAS, Grantsville City has adopted a General Plan pursuant to Utah Code Title 10, Chapter 9a, Part 4, to guide the orderly growth and development of the City; and

WHEREAS, Utah Code § 10-9a-408 authorizes municipalities to amend their General Plan following required notice and public hearing procedures; and

WHEREAS, an application was submitted requesting approval of a General Plan Amendment for property located at approximately Cherry Blossom Lane and Apple Street, consisting of four (4) parcels (01-066-0-0006, 23-001-0-00A, 01-112-0-0012, and 01-112-0-0011) to change the Future Land Use designation from High Single-Family Density and Mixed-Use Density to Mixed-Use Density; and

WHEREAS, the proposed General Plan Amendment is intended to consolidate the Future Land Use designation for the subject property under a single Mixed-Use Density classification, allowing for multiple residential development while retaining a commercial component along the SR-138 frontage consistent with the City's mixed-use vision; and

WHEREAS, the Grantsville City Planning Commission held a duly noticed public hearing on the proposed General Plan Amendment and reviewed the application, staff materials, and public comment, and forwarded the matter to the City Council for legislative consideration; and

WHEREAS, the Grantsville City Council held a duly noticed public hearing, considered the Planning Commission recommendation, staff reports, applicable General Plan goals and policies, and public input, and finds that the proposed amendment is consistent with the overall vision, goals, and objectives of the General Plan and promotes the public health, safety, and welfare.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF GRANTSVILLE CITY, STATE OF UTAH, AS FOLLOWS:

Section 1: Approval of General Plan Amendment: The Grantsville City Council hereby approves the General Plan Amendment to change the land use designation for the Apple Street Townhomes Subdivision parcels to Mixed-Use Density.

Section 2. Effective Date: This Ordinance shall take effect immediately upon its passage and approval as provided by law.

Section 3. Severability clause. If any part or provision of this Ordinance is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Ordinance and all provisions, clauses and words of this Ordinance shall be severable.

ADOPTED AND PASSED BY THE CITY COUNCIL OF GRANTSVILLE CITY, THIS [DAY] DAY OF [MONTH], 2026.

BY THE ORDER OF THE GRANTSVILLE CITY COUNCIL:

_____
By Mayor Heidi Hammond

ATTEST

_____
Alicia Fairbourne, City Recorder

Approved as to Form:

_____
Tysen J. Barker, Grantsville City Attorney

EXHIBIT “A”

Zoning and Location Maps of parcels 01-066-0-0006, 23-001-0-00A, 01-112-0-0012, and 01-112-0-0011

MEADOW
KENT
RICH
CHERRY BLOSSOM LN
CHERRY
BOMB
TC03542
WEST ST

SAGE WOOD CIRCLE

CHERRY BLOSSOM WAY

PEACH

APPLE (100 SO

PLUM

CHERRY (200 SO

VINE

(400 WEST)

35 36

DUPEE (300 SO

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)


Main St
Richard St
Wayne Way
Blaine Ave
Cherry Blossom Ln
Liberty St
West St
Freedom Wy
VALDOVINO BRIAN JT
17-043-0-0002
R030404
KATHRYN G LARSEN JT
10-026-C-0010
R009215
TERRI J COO
10-026-0-00
R005480
TATE MARK D
10-026-0-0009
R005536
SHARISE JOHNSON
10-026-0-0038
R017342
UTAH POWER & LIGHT CO
01-096-0-0001
R024904
TRAVIS J TATE JT
10-026-0-0044
R024202
ISBELL JACOB
10-026-0-0045
R016210
ROSS LAND MANAGEMENT LLC
01-066-0-0028
R102792
HUNT ARNOLD W JT
01-066-0-0029
R103351
MATTOX JOHN JT
01-066-0-0002
R011913
ROSS SHELTON
01-066-0-0030
R103352
GRANTSVILLE MARC DEVELOPMENT LLC
01-112-0-0011
R009982
GRANTSVILLE MARC DEVELOPMENT LLC
01-066-0-0006
R025284
GRANTSVILLE MARC DEVELOPMENT LLC
01-112-0-0012
R007632
GRANTSVILLE MARC DEVELOPMENT LLC
23-001-0-000A
R101399
GRANTSVILLE CITY
23-001-0-000R
R101400
SHANE WATSON JT
01-112-0-0008
R013095
EDWARD A WATSON JT
01-112-0-0007
R004226
WATSON SHANE BRET JT
01-112-0-0022
R095932
WATSON SHANE BRET JT
01-112-0-0021
R095931
EDWARD A WATSON JT
01-112-0-0001
R000824
KAREN WATSON JT
01-112-0-0014
R032229
KENNETH BORG JT
13-059-0-0102
R006536
YATES KARRY L JT
25-034-0-000A
R104241
YATES KARRY L JT
25-034-0-0601
R104243
YATES KARRY L JT
25-034-0-0602
R104244
PALMER NICKLAUS
16-007-0-0216
R027428
WALL STEVEN M JT
23-001-0-0001
R101394
YACKS STEVEN R
23-001-0-0002
R101395
ALLRED KYLE JT
23-001-0-0004
R101397
HUTCHINS TYSON JT
23-001-0-0005
R101398
STEWART TODD
RYDAL CH DALTON JT
10-052-0-0001
R025800
ROSEBOROUGH COLTON J JT
10-052-0-0002
R013613
CORP OF PRESIDING BISHOP LDS
01-111-0-0003
R002439
MOSER HAYLEE JT
MACE PHILIP H JT
01-100-0-0016

Agenda Item # 6

Discussion and consideration of Ordinance 2026-05 approving a rezone from the A-10 and R-1-12 to the RM-15 (Multiple Residential District) for the Apple Street Townes Subdivision (parcels 01-066-0-0006, 23-001-0-00A, 01-112-0-0012, and 01-112-0-0011), located at approximately Cherry Blossom Lane and Apple Street, excluding 0.95 acres for commercial use

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 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

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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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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.

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.

MEADOW
KENT
RICH
CHERRY BLOSSOM LN
CHERRY
BOMB
TC03542
WEST ST

SAGE WOOD CIRCLE

CHERRY BLOSSOM WAY

PEACH

APPLE (100 SO

PLUM

CHERRY (200 SO

VINE

(400 WEST)

35 36

DUPEE (300 SO

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)


Main St
Richard St
Wayne Way
Blaine Ave
Cherry Blossom Ln
Liberty St
West St
Freedom Wy
VALDOVINO BRIAN JT
17-043-0-0002
R030404
KATHRYN G LARSEN JT
10-026-C-0010
R009215
TERRI J COO
10-026-0-00
R005480
TATE MARK D
10-026-0-0009
R005536
SHARISE JOHNSON
10-026-0-0038
R017342
UTAH POWER & LIGHT CO
01-096-0-0001
R024904
TRAVIS J TATE JT
10-026-0-0044
R024202
ISBELL JACOB
10-026-0-0045
R016210
ROSS LAND MANAGEMENT LLC
01-066-0-0028
R102792
HUNT ARNOLD W JT
01-066-0-0029
R103351
MATTOX JOHN JT
01-066-0-0002
R011913
ROSS SHELTON
01-066-0-0030
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GRANTSVILLE MARC DEVELOPMENT LLC
01-112-0-0011
R009982
GRANTSVILLE MARC DEVELOPMENT LLC
01-066-0-0006
R025284
GRANTSVILLE MARC DEVELOPMENT LLC
01-112-0-0012
R007632
GRANTSVILLE MARC DEVELOPMENT LLC
23-001-0-000A
R101399
GRANTSVILLE CITY
23-001-0-000R
R101400
SHANE WATSON JT
01-112-0-0008
R013095
EDWARD A WATSON JT
01-112-0-0007
R004226
WATSON SHANE BRET JT
01-112-0-0022
R095932
WATSON SHANE BRET JT
01-112-0-0021
R095931
EDWARD A WATSON JT
01-112-0-0001
R000824
KAREN WATSON JT
01-112-0-0014
R032229
KENNETH BORG JT
13-059-0-0102
R006536
YATES KARRY L JT
25-034-0-000A
R104241
YATES KARRY L JT
25-034-0-0601
R104243
YATES KARRY L JT
25-034-0-0602
R104244
PALMER NICKLAUS
16-007-0-0216
R027428
WALL STEVEN M JT
23-001-0-0001
R101394
YACKS STEVEN R
23-001-0-0002
R101395
ALLRED KYLE JT
23-001-0-0004
R101397
HUTCHINS TYSON JT
23-001-0-0005
R101398
STEWART TODD
RYDAL CH DALTON JT
10-052-0-0001
R025800
ROSEBOROUGH COLTON J JT
10-052-0-0002
R013613
CORP OF PRESIDING BISHOP LDS
01-111-0-0003
R002439
MOSER HAYLEE JT
MACE PHILIP H JT
01-100-0-0016

Executive Summary

Land Use

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

Community Design

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

Economic Development

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

Transportation

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

Housing

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

Recreation & Open Space

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

Infrastructure

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

Introduction

State Law And Grantsville City's Plan
Purpose Of This Plan
Development Of This Plan
Amending The General Plan
Implementation
Next Steps For This Plan

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 or residents within the community adapt.

Community Core Values

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

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

Community Characteristics

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

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

Regional Context + Anticipated Changes

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

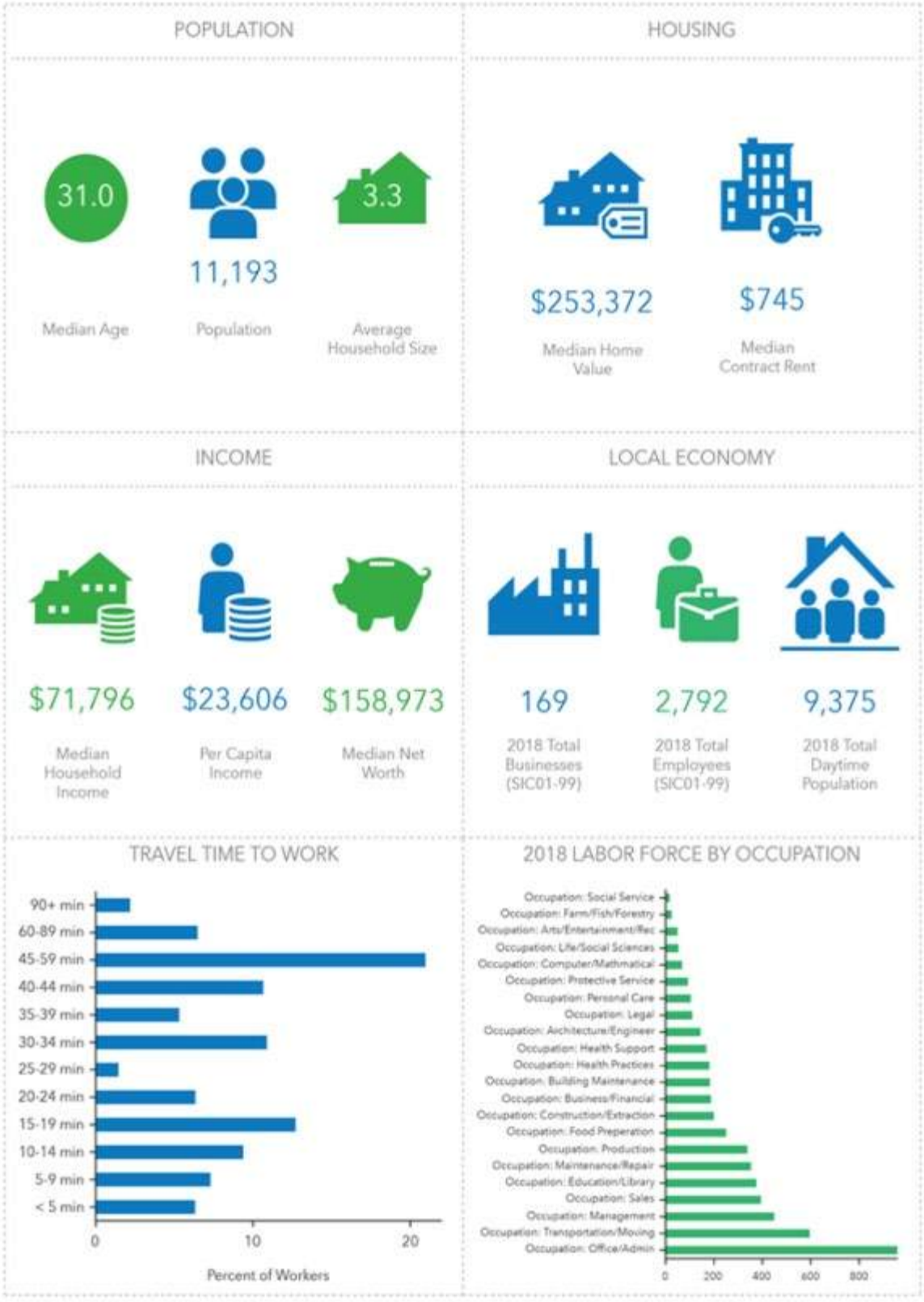
Grantsville is conveniently located within close proximity to the regional hub of Tooele, as well as the greater Salt Lake Valley area. This convenient access has allowed Grantsville to witness an increase in residential growth. While this access allows for individuals to live within the municipality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

More dollars are staying locally which expands the local economy and reduces reliance upon regional economies. Since 1998, taxable sales have increased by 7.4% per year outpacing population and inflation growth. Continuing to broaden the local

economy keeps jobs closer to home and increases community self-reliance. It should be noted that while there has been a remarkable increase in taxable sales, a majority of residents still admit to leaving the municipality or ordering online to meet necessary goods or services needs.

Socioeconomic Indicators

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

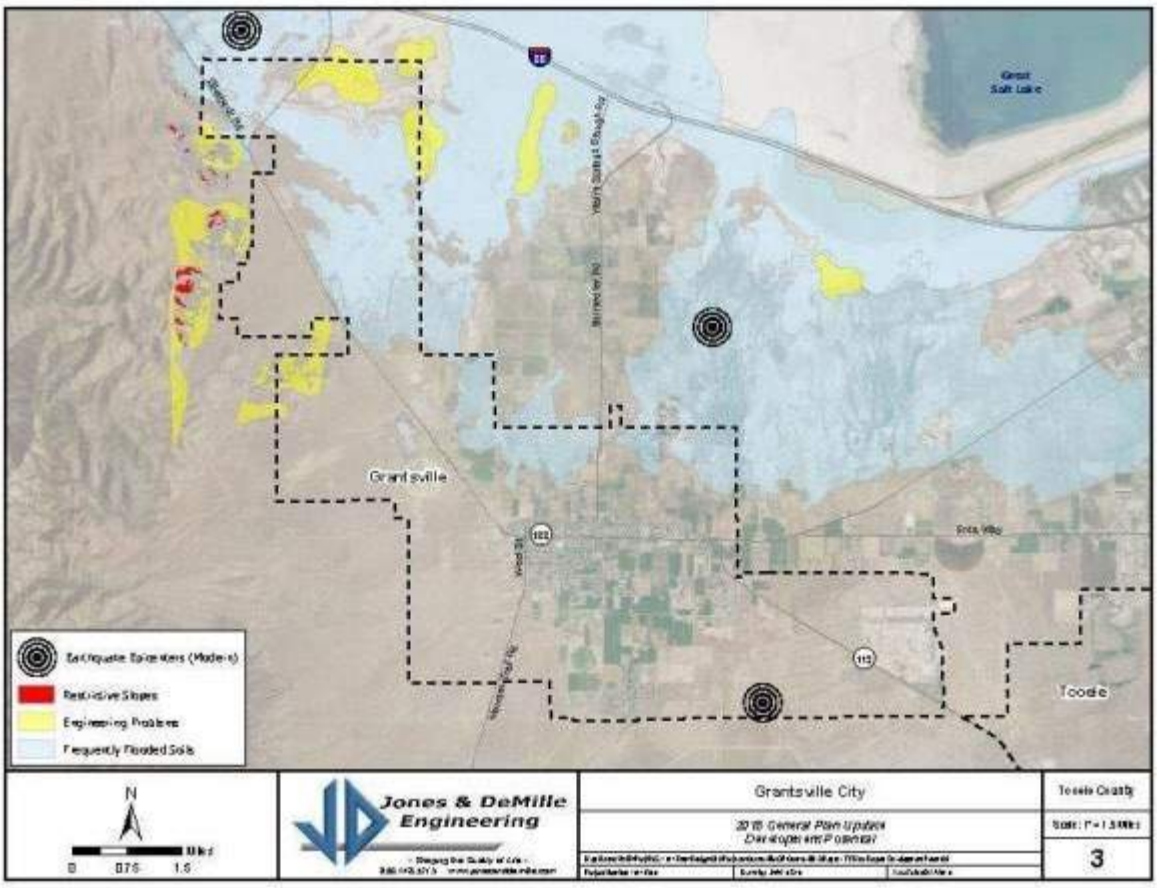


Land Capacity Analysis

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

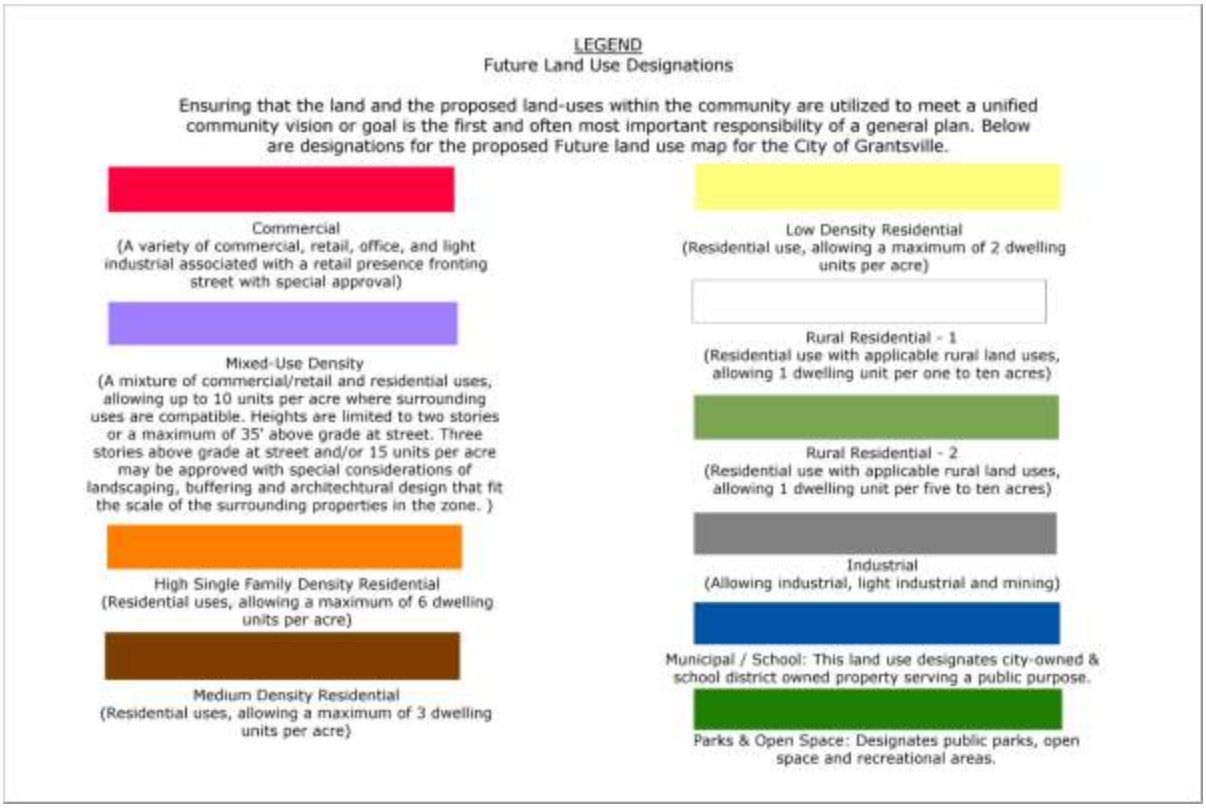
Conditions Prior To Implementation

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:

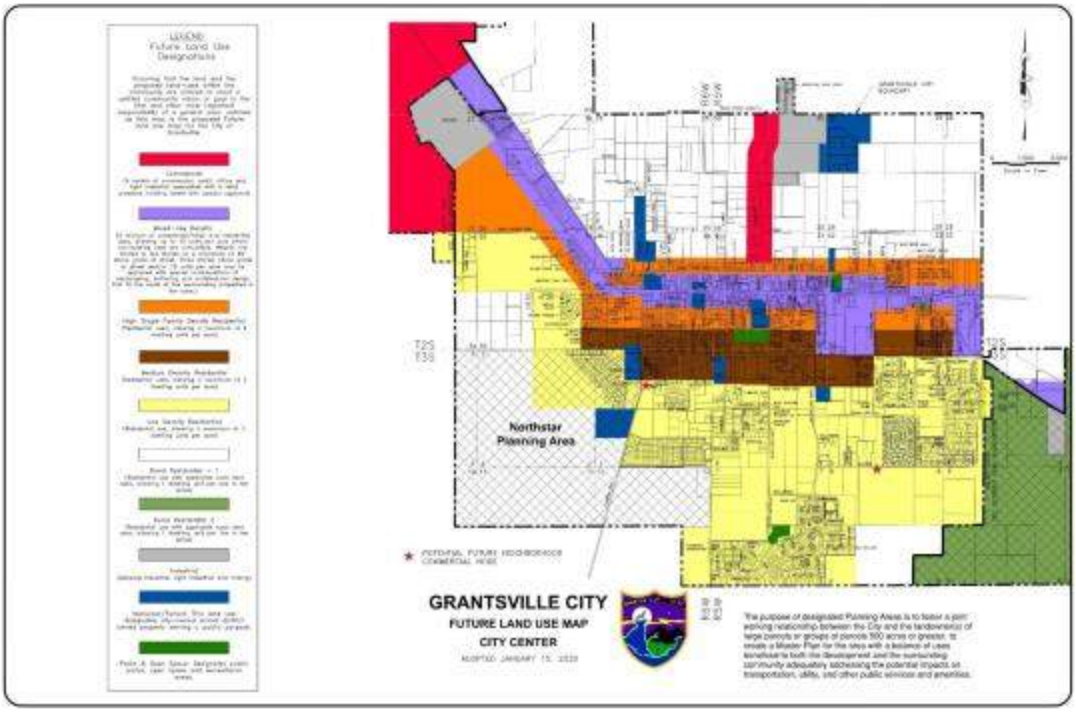


Future Land Use Map

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.

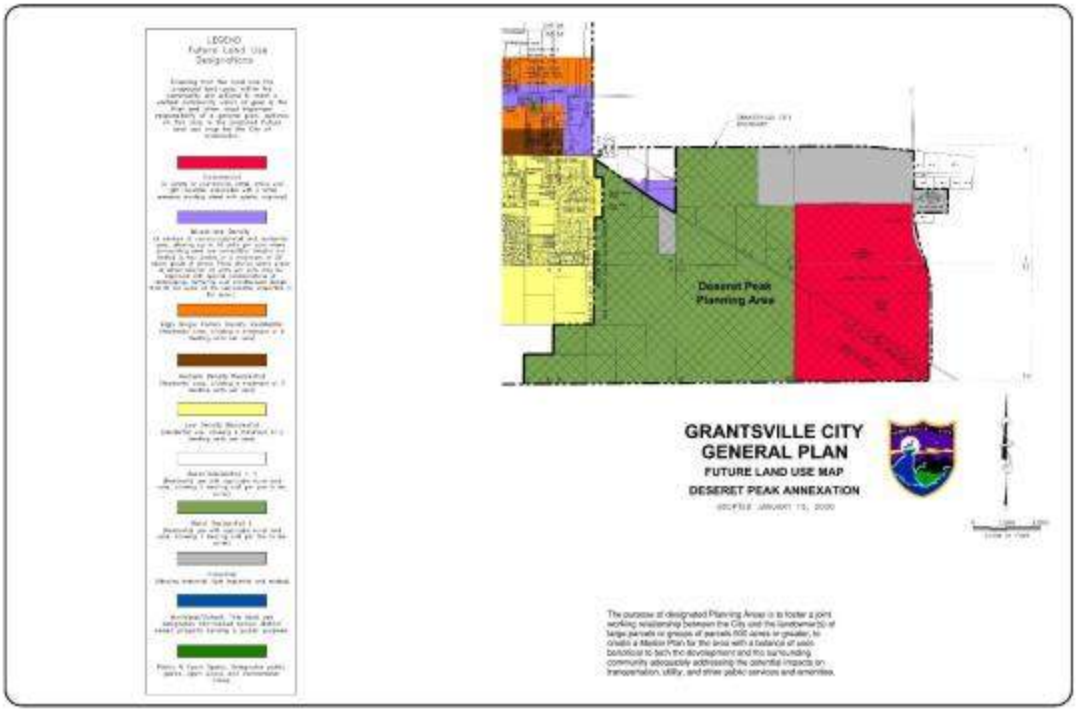


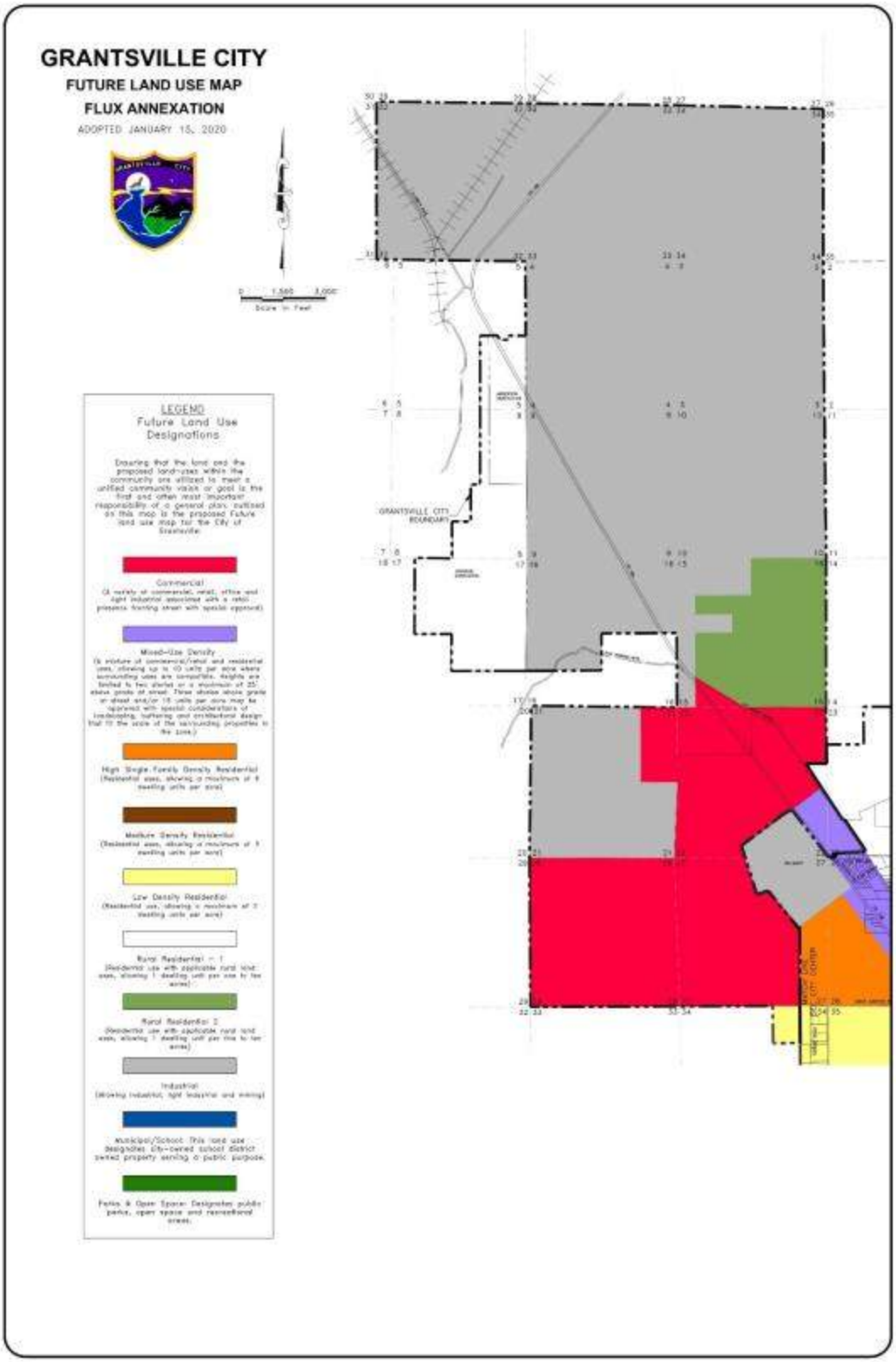
Annexation

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.


LEGEND
Future Land Use Designations
Deseret Peak Planning Area
GRANTSVILLE CITY
GENERAL PLAN
FUTURE LAND USE MAP
DESERET PEAK ANNEXATION
ADOPTED 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 500 acres or greater, to create a Master Plan for the area with a balance of uses beneficial to both the development and the surrounding community adequately addressing the potential impacts on transportation, utility, and other public services and amenities.



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.

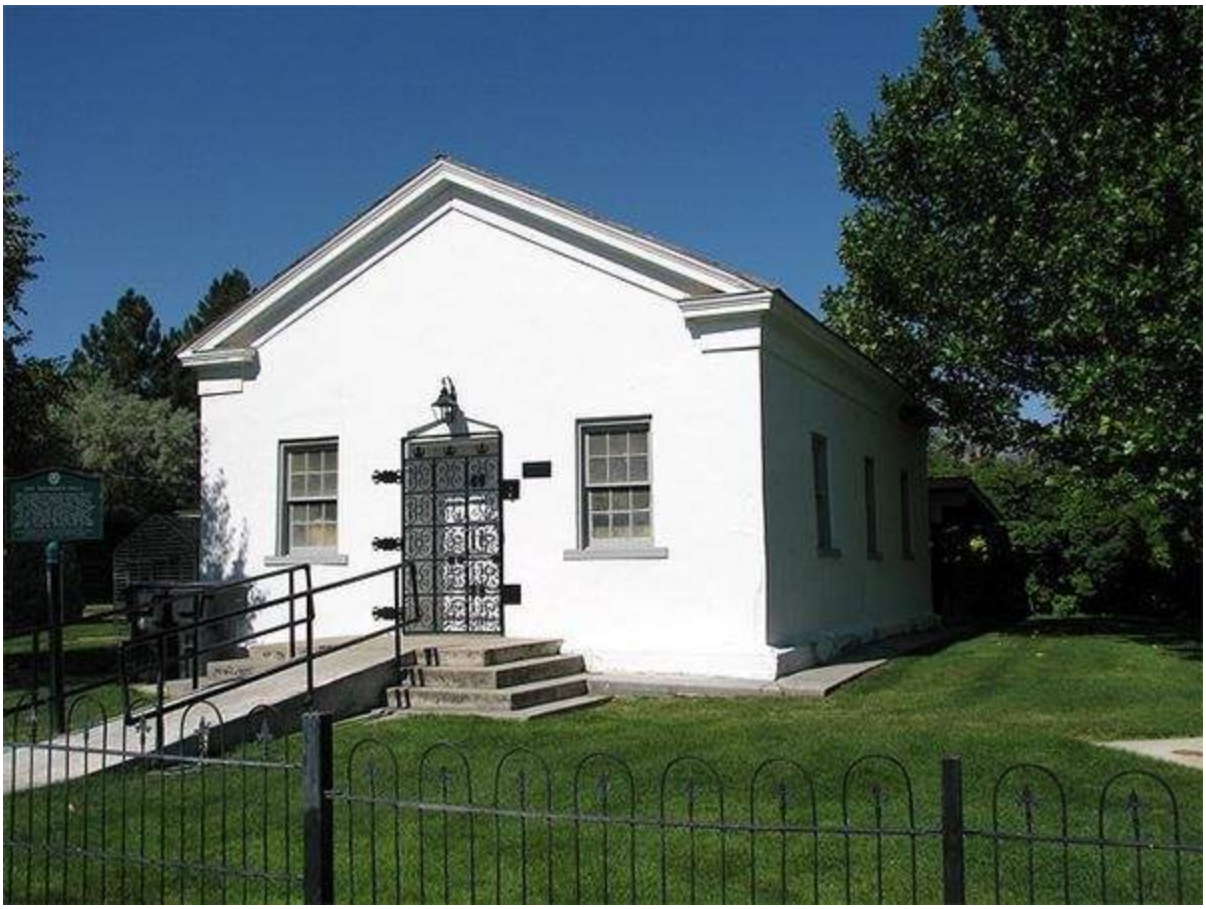
Grantsville’s roadways in the city core area should be redesigned in a way that complements a “small town main street” and a sense of destination, specifically incorporating adequate transportation and safe route designations. In order to accomplish this, the City is supportive of development that prioritizes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

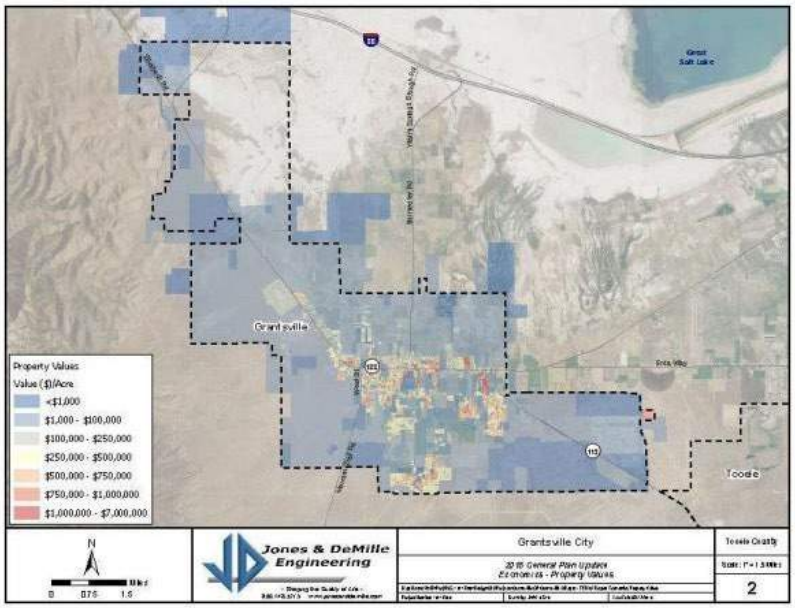
Areas Of Potential

● 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.

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

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

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



Goals + Policies + Economic Development

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

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

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

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

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

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

Strategies - 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)

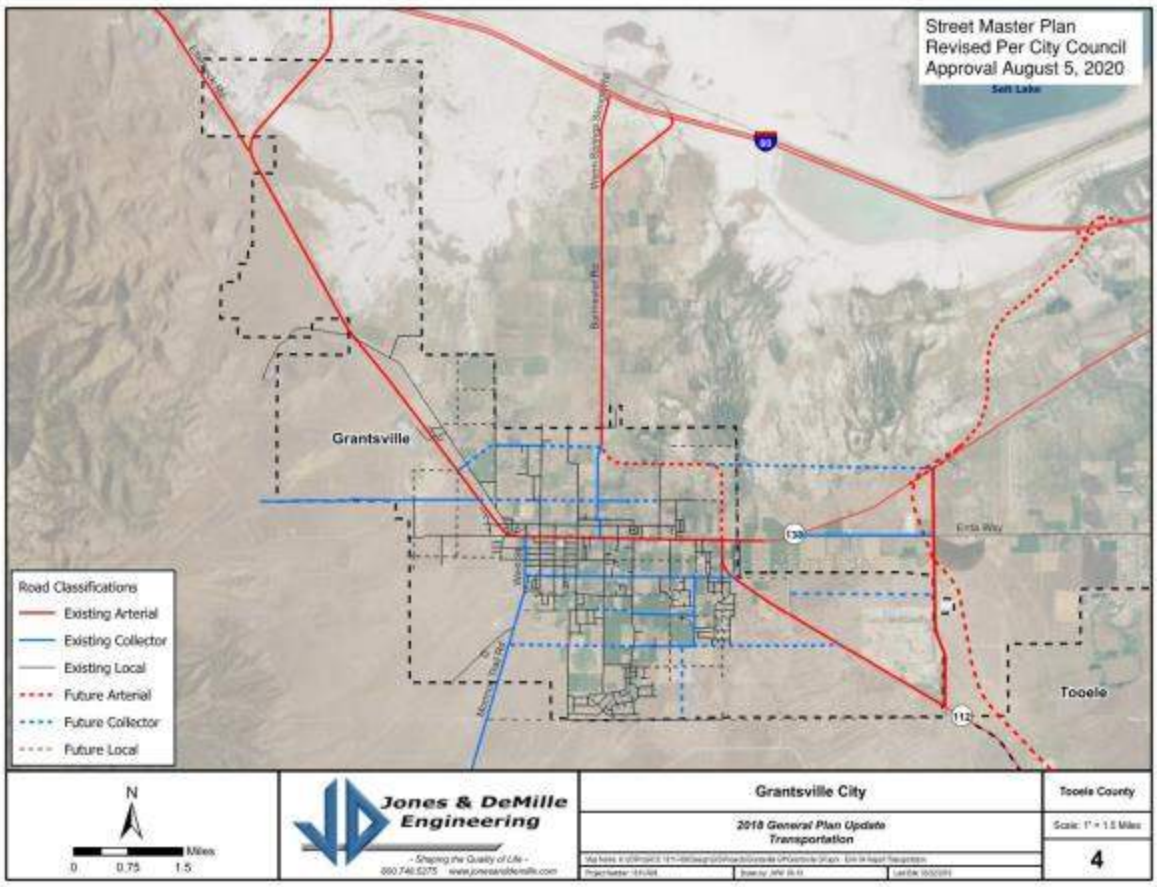
It is essential to analyze and recommend roadway improvements based on an understanding of the historical land use patterns within Grantsville. Land use develops along transportation corridors and typically shapes and follows the future land use plans identified by the City.

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:

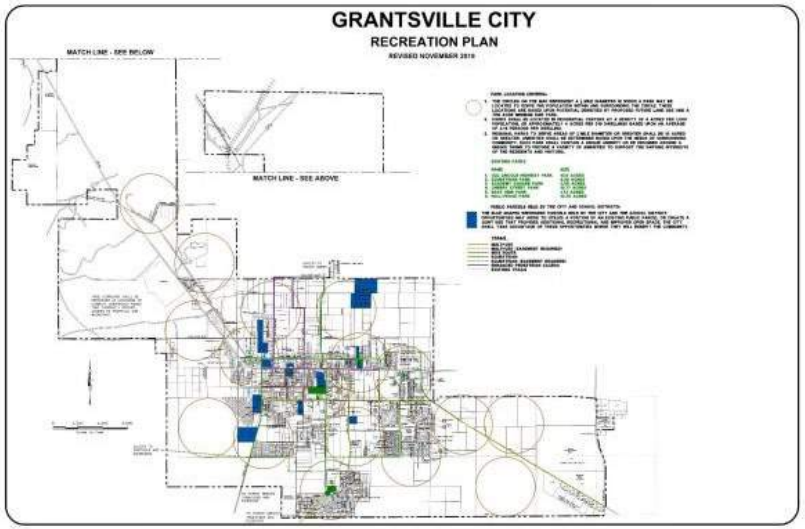
- Convenient Access - Recreational assets surround the community and are quickly accessed through pedestrian, vehicular, and bicycle access.
- Ample land (privately held) is available around the perimeter of Grantsville, allowing for expansion of recreational opportunities into regional amenities (i.e. 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 ¾ 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 ½ of a mile of each residential structure d. System expansion and creation of a new sewer plant e. Expanded water system to NW quadrant of the City

3. Explore transportation options for critical corridors within the community, increasing transportation options. 4. Improve existing streets and reserve R.O.W. (right of way) for future streets.

APPENDIX

Implementation Recommendation - Zoning Code Update
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

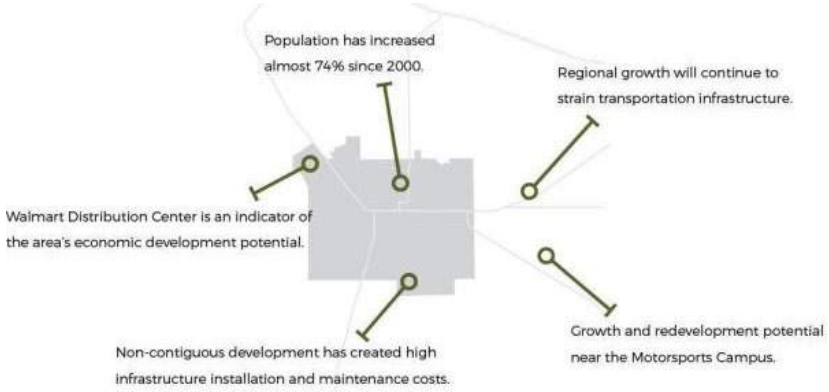
Regional Context + Anticipated Changes (Appendix 2)

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

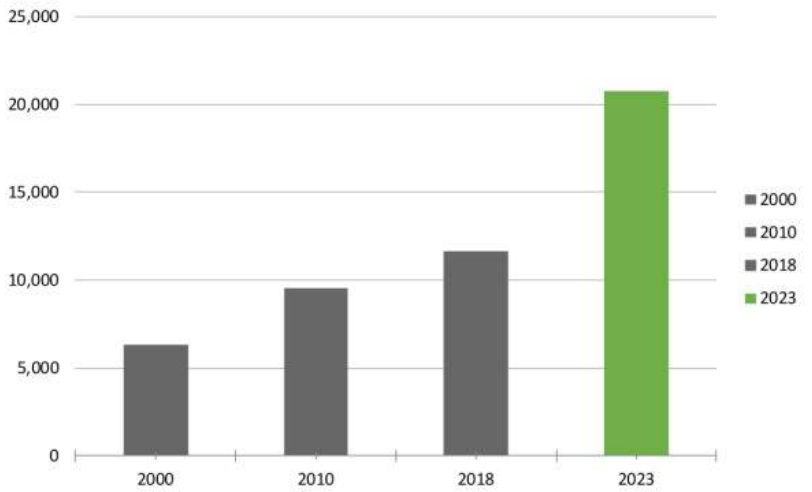
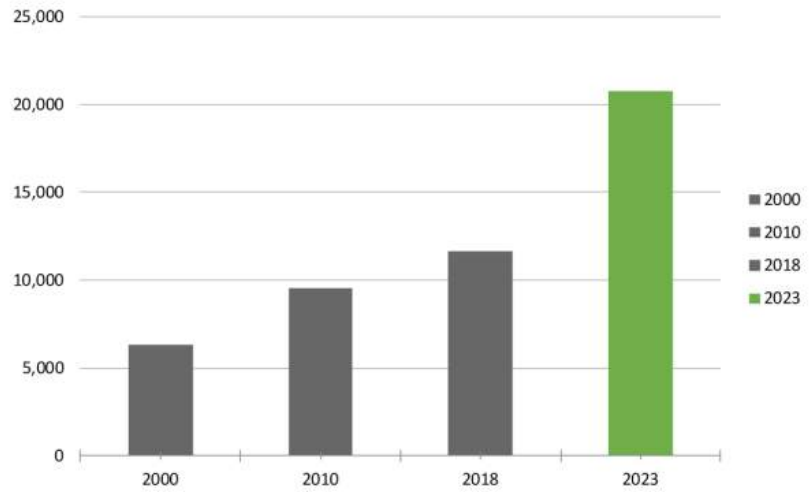
Grantsville is conveniently located within proximity to the regional hub of Tooele, as well as the greater Salt Lake Valley area. This convenient access has allowed Grantsville to witness an increase in residential growth. While this access allows for individuals to live within the municipality and work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

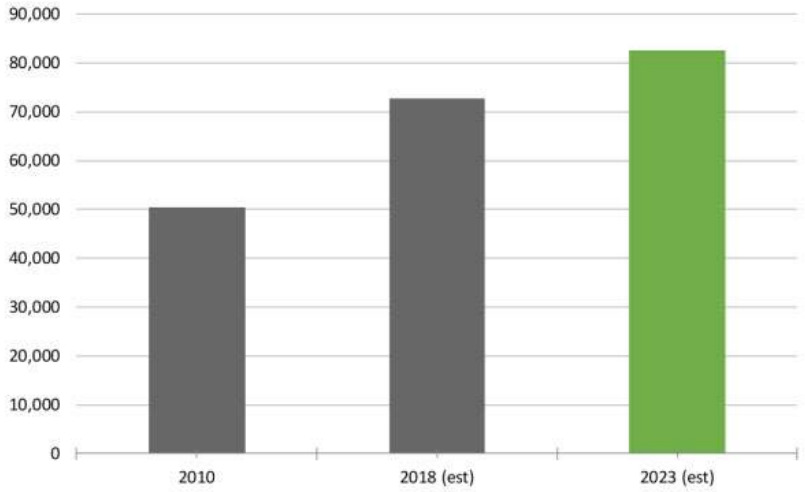
SMALL BUT GROWING LOCAL ECONOMY

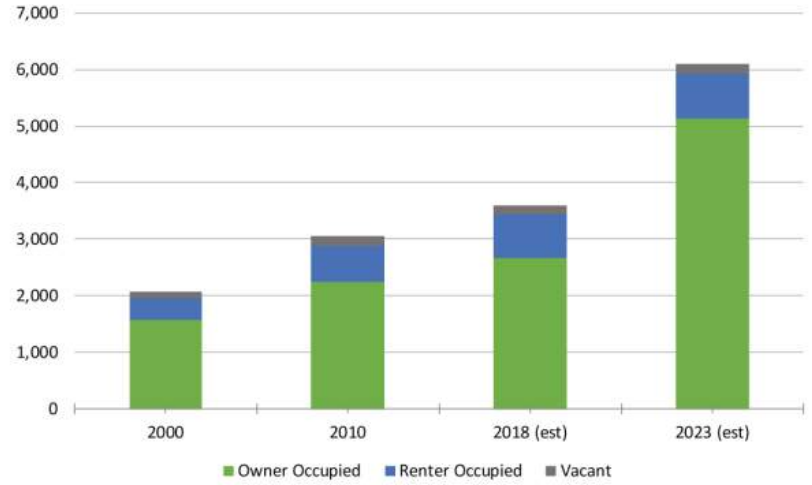
More dollars are staying locally which expands the local economy and reduces reliance upon regional economies. Since 1998, taxable sales have increased by 7.4% per year, outpacing population growth and average inflation costs. Continuing to broaden the local economy keeps jobs closer to home and increase 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.

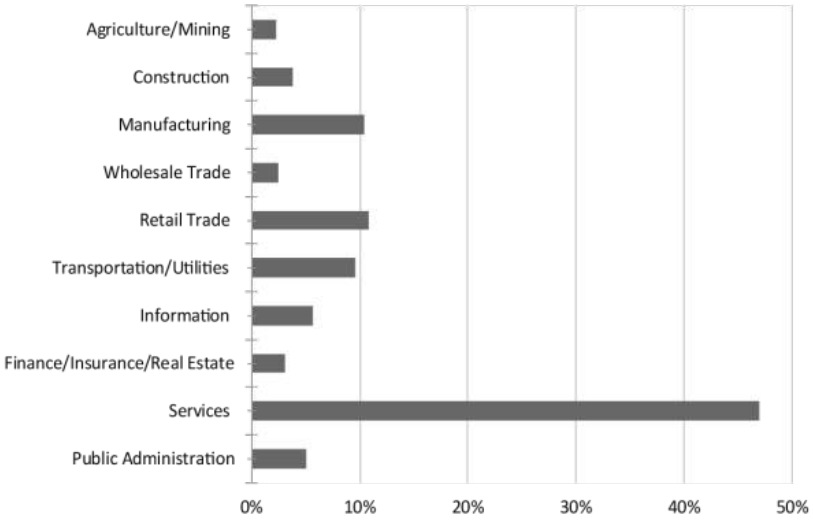
POPULATION	**HOUSEHOLDS**
The 2018 population was 11,193. The rate of change since 2010 was 2.4% annually. The five-year projection for the population in the area is 20,741 representing a change of 12.3% annually from 2018 to 2023. Currently, the median age is 30.7 (the statewide is also currently 30.7).	The household count in Grantsville has changed from 2,874 in 2010 to 3,449 in the current year, a change of 2.24% annually. The five-year projection of households is 5,921, a change of 11.41% annually from the current year total. Average household size is currently 3.36, compared to 3.31 in the year 2010. The number of families in the current year is 2,749.
	
INCOME	**HOUSING UNITS**
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.	It is estimated that 74.3% of the 3,592 housing units in the area are currently owner occupied; 21.7%, renter occupied; and 4.0% are vacant. The annual rate of change in housing units since 2010 is 7.48%. Median home values are estimated to be $221,596. In five years, the median value is projected to change by 7.54% annually to $318,729.





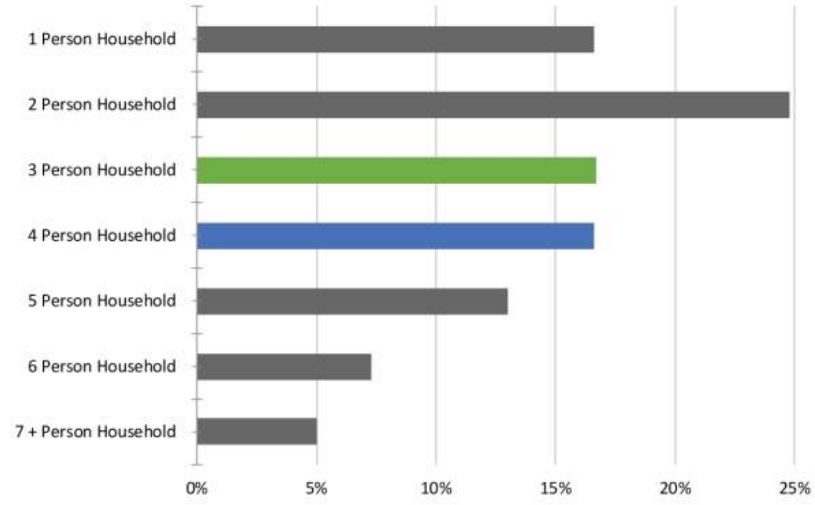
EMPLOYMENT

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



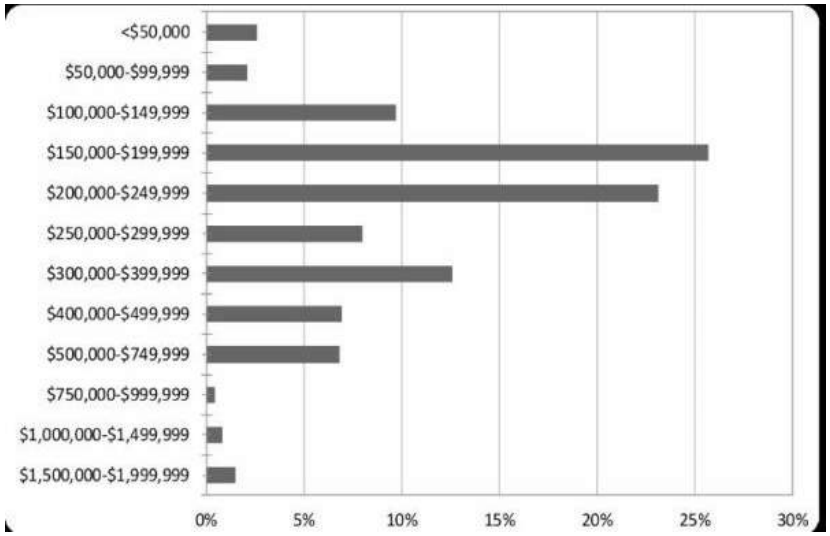
HOUSEHOLD SIZE

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

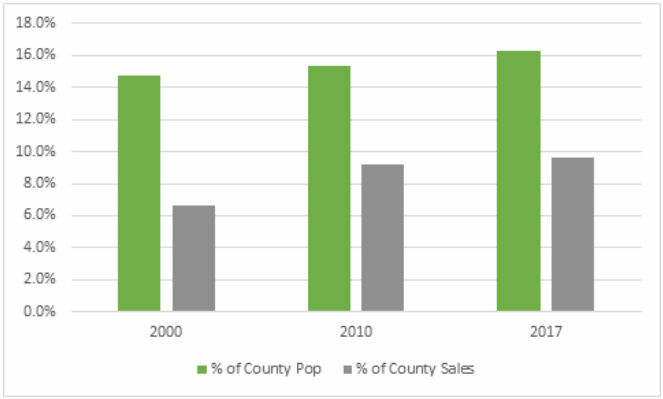


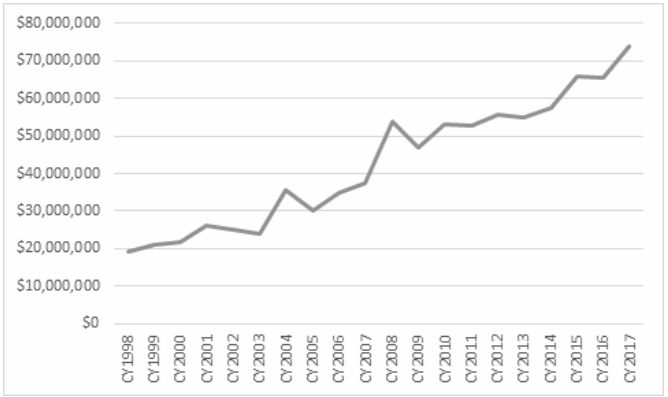
HOUSING VALUES

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



TAXABLE SALES AS A PERCENT OF TOTAL COUNTY SALES	TAXABLE SALES INCREASE
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 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
● Convenient Access. Recreational assets surround the community and are quickly accessed through pedestrian, vehicular, and bicycle access.	● 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.
● Ample land is available around the perimeter of Grantsville, allowing for expansion of recreational	● 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

GRANTSVILLE CITY
ORDINANCE NO. 2026-05

AN ORDINANCE OF GRANTSVILLE CITY APPROVING A REZONE TO RM-15 FOR THE APPLE STREET TOWNHOMES SUBDIVISION, EXCLUDING 0.95 ACRES FOR COMMERCIAL USE

Be it enacted and ordained by the City Council of Grantsville City, Utah as follows:

WHEREAS, the City Council of Grantsville City has authority to amend the City's zoning map; and

WHEREAS, an application was submitted requesting a zoning map amendment for property located at approximately 500 West Apple Street, consisting of four (4) parcels currently zoned RM-15, A-10, R-1-12, and CS; and

WHEREAS, the request seeks to consolidate the A-10, RM-15, and R-1-12 portions of the property into a single RM-15 (Multiple Residential District), while maintaining commercial zoning along the SR-138 frontage; and

WHEREAS, the City Council finds that the proposed rezone is consistent with the City's General Plan and Future Land Use Map and supports orderly growth and redevelopment of the property.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF GRANTSVILLE CITY, STATE OF UTAH, AS FOLLOWS:

Section 1: Rezone Approval: The City Council of Grantsville City hereby approves the rezone of Parcels 01-066-0-0006, 23-001-0-00A, 01-112-0-0012, and 01-112-0-0011 to the RM-15 (Multiple Residential District), excluding approximately 0.95 acres designated for commercial use.

Section 2. Effective Date: This Ordinance shall take effect immediately upon its passage and approval as provided by law.

Section 3. Severability clause. If any part or provision of this Ordinance is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Ordinance and all provisions, clauses and words of this Ordinance shall be severable.

ADOPTED AND PASSED BY THE CITY COUNCIL OF GRANTSVILLE CITY, THIS [DAY] DAY OF [MONTH], 2026.

BY THE ORDER OF THE GRANTSVILLE CITY COUNCIL:

_____
By Mayor Heidi Hammond

ATTEST

_____
Alicia Fairbourne, City Recorder

Approved as to Form:

_____
Tysen J. Barker, Grantsville City Attorney

EXHIBIT “A”

Zoning and Location Maps of parcels 01-066-0-0006, 23-001-0-00A, 01-112-0-0012, and 01-112-0-0011

MEADOW
KENT
RICH
CHERRY BLOSSOM LN
CHERRY
BOMB
TC03542
WEST ST

SAGE WOOD CIRCLE

CHERRY BLOSSOM WAY

PEACH

APPLE (100 SO

PLUM

CHERRY (200 SO

VINE

(400 WEST)

35 36

DUPEE (300 SO

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)


Main St
Richard St
Wayne Way
Blaine Ave
Cherry Blossom Ln
Liberty St
West St
Freedom Wy
VALDOVINO BRIAN JT
17-043-0-0002
R030404
KATHRYN G LARSEN JT
10-026-C-0010
R009215
TERRI J COO
10-026-0-00
R005480
TATE MARK D
10-026-0-0009
R005536
SHARISE JOHNSON
10-026-0-0038
R017342
UTAH POWER & LIGHT CO
01-096-0-0001
R024904
TRAVIS J TATE JT
10-026-0-0044
R024202
ISBELL JACOB
10-026-0-0045
R016210
ROSS LAND MANAGEMENT LLC
01-066-0-0028
R102792
HUNT ARNOLD W JT
01-066-0-0029
R103351
MATTOX JOHN JT
01-066-0-0002
R011913
ROSS SHELTON
01-066-0-0030
R103352
GRANTSVILLE MARC DEVELOPMENT LLC
01-112-0-0011
R009982
GRANTSVILLE MARC DEVELOPMENT LLC
01-066-0-0006
R025284
GRANTSVILLE MARC DEVELOPMENT LLC
01-112-0-0012
R007632
GRANTSVILLE MARC DEVELOPMENT LLC
23-001-0-000A
R101399
GRANTSVILLE CITY
23-001-0-000R
R101400
SHANE WATSON JT
01-112-0-0008
R013095
EDWARD A WATSON JT
01-112-0-0007
R004226
WATSON SHANE BRET JT
01-112-0-0022
R095932
WATSON SHANE BRET JT
01-112-0-0021
R095931
EDWARD A WATSON JT
01-112-0-0001
R000824
KAREN WATSON JT
01-112-0-0014
R032229
KENNETH BORG JT
13-059-0-0102
R006536
YATES KARRY L JT
25-034-0-000A
R104241
YATES KARRY L JT
25-034-0-0601
R104243
YATES KARRY L JT
25-034-0-0602
R104244
PALMER NICKLAUS
16-007-0-0216
R027428
WALL STEVEN M JT
23-001-0-0001
R101394
YACKS STEVEN R
23-001-0-0002
R101395
ALLRED KYLE JT
23-001-0-0004
R101397
HUTCHINS TYSON JT
23-001-0-0005
R101398
STEWART TODD
RYDAL CH DALTON JT
10-052-0-0001
R025800
ROSEBOROUGH COLTON J JT
10-052-0-0002
R013613
CORP OF PRESIDING BISHOP LDS
01-111-0-0003
R002439
MOSER HAYLEE JT
MACE PHILIP H JT
01-100-0-0016

Agenda Item # 7

Discussion and consideration of Ordinance 2026-11 amending the Utah Inland Port Authority Project Area within Grantsville City

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

STAFF REPORT

To: Grantsville City Council
From: Bill Cobabe, Community Development Director
Meeting Date: January 4, 2026
Public Hearing Date: N/A

Re: Consideration of a proposed ordinance showing support for the annexation of certain property into the Utah Inland Port Authority(UIPA) area.

Executive Summary

The property owners and developers of land in the Grantsville City limits have approached the City about supporting a boundary change to the UIPA area in the Twenty Wells Project Area. The property is located north of Highway 112, west of the Motor Sports Park complex, and south and east of the Romney Group property. This change would allow for the inclusion of approximately 154 acres into the project area, which would then be developed into a suitable project, utilizing the UIPA funding and resources to help with the development of infrastructure to and on the site.

Background

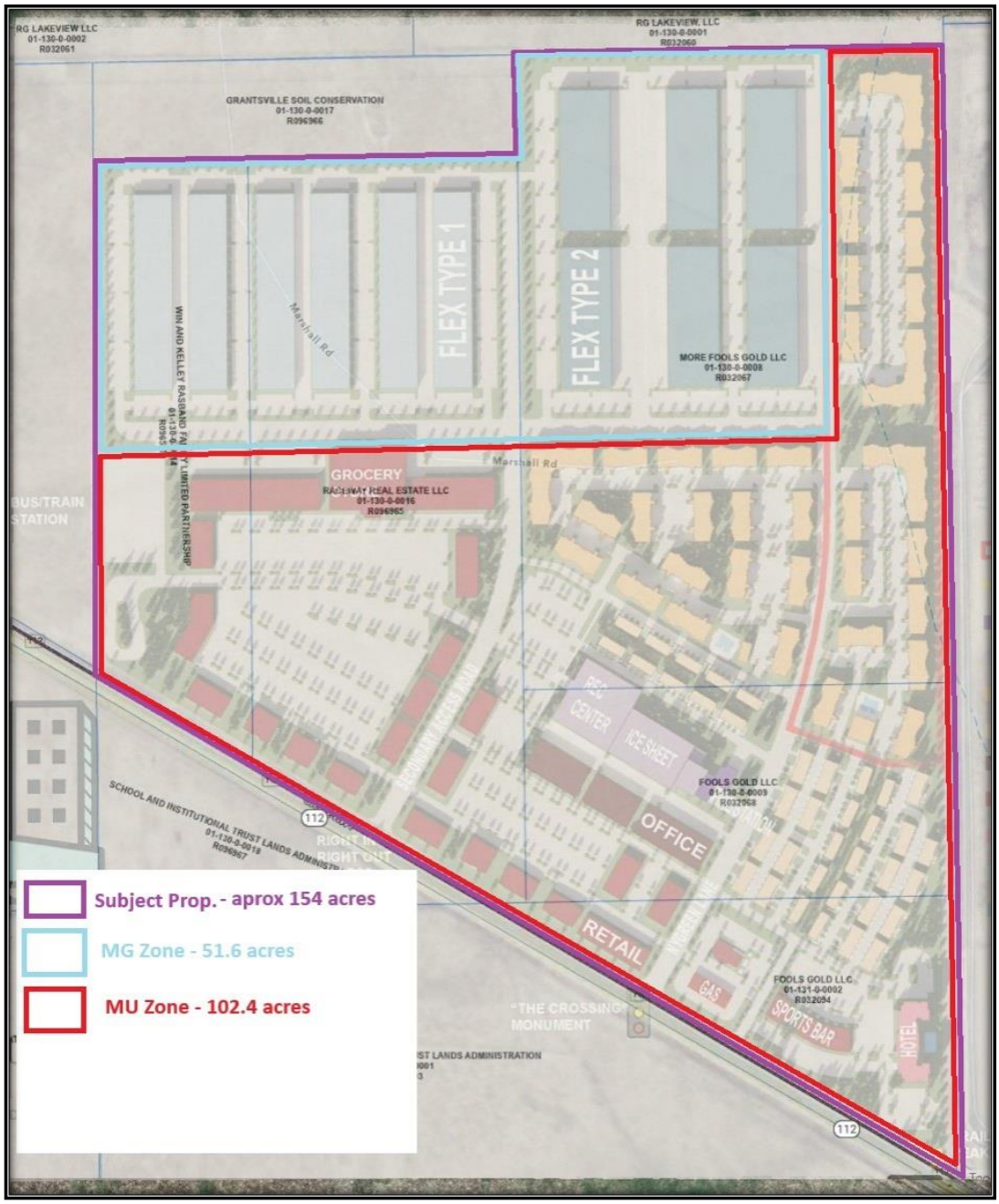
The Twenty Wells Project Area, approved by the City Council in September 2023 and approved by the UIPA board in December 2023, involves roughly 500 acres of land. This land was zoned and is being developed for rail-served industrial facilities. The proposed addition would be smaller in scale, but have complementary, adjacent uses and spaces, as well as some additional development of residential and commercial/retail spaces. This would serve as a logical connection between the industrial areas to the north and west and the recreational uses to the east.

Proposed Changes

The proposed changes anticipated by this ordinance are outlined in the attached map. This property (approximately 154 acres) will be added to the existing 500 acres, becoming a part of the larger Twenty Wells UIPA area.

Attachments:

Proposed UIPA Amended Map



*** 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.

GRANTSVILLE CITY
ORDINANCE NO. 2026-11

AN ORDINANCE AMENDING THE UTAH INLAND PORT AUTHORITY PROJECT AREA WITHIN GRANTSVILLE CITY

Be it enacted and ordained by the City Council of Grantsville City, Utah as follows:

WHEREAS, Grantsville City (the "City") is a municipal corporation and political subdivision of the State of Utah, duly organized and existing under the laws of the State of Utah; and

WHEREAS, the Grantsville City Council (the "City Council") is authorized to enact ordinances to provide for the health, safety, welfare, and economic well-being of the City and its residents; and

WHEREAS, the Utah Inland Port Authority (the "Port Authority") was created pursuant to Utah Code Annotated § 11-58-101 et seq. to support statewide economic development, transportation, and logistics infrastructure; and

WHEREAS, the City Council previously adopted Resolution No. 2023-50A consenting to the creation of a Utah Inland Port Authority Project Area within Tooele County, and Resolution No. 2024-13 consenting to an amendment of the Project Area to include additional property within Grantsville City; and

WHEREAS, the City desires to further amend the existing Utah Inland Port Authority Project Area to include additional properties located within Grantsville City in order to support regional economic development, employment opportunities, and the efficient movement of goods; and

WHEREAS, the proposed amendment to the Project Area is consistent with the City's General Plan, applicable zoning regulations, and long-term economic development objectives, including encouraging the retention and expansion of existing businesses and the recruitment of new primary employers; and

WHEREAS, inclusion of the additional properties within the Project Area will provide enhanced opportunities for infrastructure coordination, rail access, and regional transportation efficiencies, thereby reducing truck traffic and maximizing existing railroad and roadway infrastructure; and

WHEREAS, the City Council finds that the amendment of the Project Area will provide a public benefit through increased employment opportunities, expanded industrial and logistics capabilities, and strengthened regional economic competitiveness; and

WHEREAS, the properties proposed to be added to the Project Area are depicted on the concept plat attached hereto as Exhibit A and are identified by parcel number and ownership.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF GRANTSVILLE CITY, STATE OF UTAH, AS FOLLOWS:

Section 1. Amendment of Utah Inland Port Authority Project Area: The Utah Inland Port Authority Project Area is hereby amended, and the City hereby consents to such amendment, together with the applicable project area plan and budget, to include the additional properties located within Grantsville City as shown on Exhibit A attached hereto and incorporated herein by this reference.

Section 2. Effective Date: This Ordinance shall take effect immediately upon its passage and approval as provided by law.

Section 3. Severability clause. If any part or provision of this Ordinance is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Ordinance and all provisions, clauses and words of this Ordinance shall be severable.

ADOPTED AND PASSED BY THE CITY COUNCIL OF GRANTSVILLE CITY, THIS 4TH DAY OF FEBRUARY, 2026.

BY THE ORDER OF THE GRANTSVILLE CITY COUNCIL:

_____
By Mayor Heidi Hammond

ATTEST

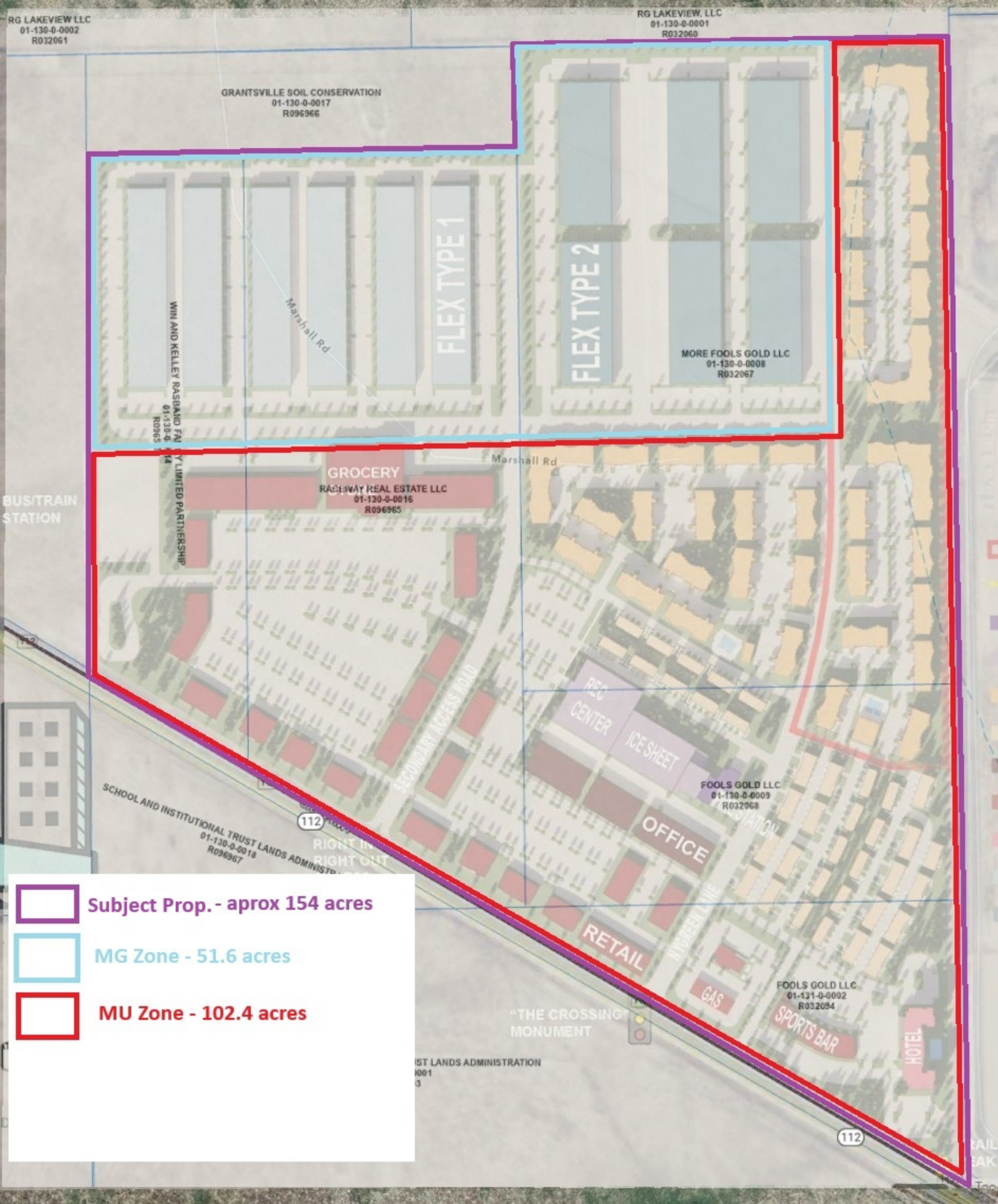
_____
Alicia Fairbourne, City Recorder

Approved as to Form:

_____
Tysen J. Barker, Grantsville City Attorney

EXHIBIT “A”

Concept Plat Zone Overlay 2


RG LAKEVIEW LLC
01-130-0-0002
R032061
RG LAKEVIEW, LLC
01-130-0-0001
R032060
GRANTSVILLE SOIL CONSERVATION
01-130-0-0017
R096966
FLEX TYPE 1
FLEX TYPE 2
Marshall Rd
WIN AND KELLEY RASBAND FAMILY LIMITED PARTNERSHIP
MORE FOOLS GOLD LLC
01-130-0-0008
R032067
GROCERY
RAILWAY REAL ESTATE LLC
01-130-0-0016
R096965
BUS/TRAIN STATION
SECONDARY ACCESS ROAD
REC CENTER
ICE SHEET
FOOLS GOLD LLC
01-130-0-0009
R032068
OFFICE
SCHOOL AND INSTITUTIONAL TRUST LANDS ADMINISTRATION
01-130-0-0018
R096967
112
RIGHT IN
RIGHT OUT
RETAIL
GAS
"THE CROSSING" MONUMENT
FOOLS GOLD LLC
01-131-0-0002
R032054
SPORTS BAR
HOTEL
Subject Prop. - aprox 154 acres
MG Zone - 51.6 acres
MU Zone - 102.4 acres

Agenda Item # 8

Discussion and consideration of Ordinance 2026-10 approving a General Plan amendment to change the land use designation from Rural Residential 2 to Mixed-Use Density for certain properties known as The Crossing at Willow Creek Subdivision (parcels 01-131-0-0002, 01130-0-0009, 01-130-0-0008, 01-130-0-0016, and 01-130-0-0014), approximately 154 acres

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: February 3rd, 20206
Public Hearing Date: February 3rd, 20206
Re: Consideration of a proposed General Plan Amendment for parcels 01-131-0-0002, 01-130-0-0009, 01-130-0-0008, 01-130-0-0016, and 01-130-0-0014 to change the land use designation from **Rural Residential 2** to **Mixed-Use Density** for the Crossing at Willow Creek Subdivision, encompassing approximately **154 acres**.

Existing Land Use and Zoning

- **General Plan Land Use Designation:** Rural Residential 2
- **Current Zoning:** A-10 (Agricultural)
- **Surrounding Uses:** A mix of agricultural lands, developing residential areas, and emerging commercial/industrial uses.

Analysis

The requested General Plan Amendment is intended to facilitate a coordinated mixed-use development that aligns with long-term growth patterns, infrastructure planning, and economic development objectives. The Mixed-Use Density designation allows for a flexible blend of residential, commercial, and employment uses, promoting efficient land use and reducing the need for long-distance travel.

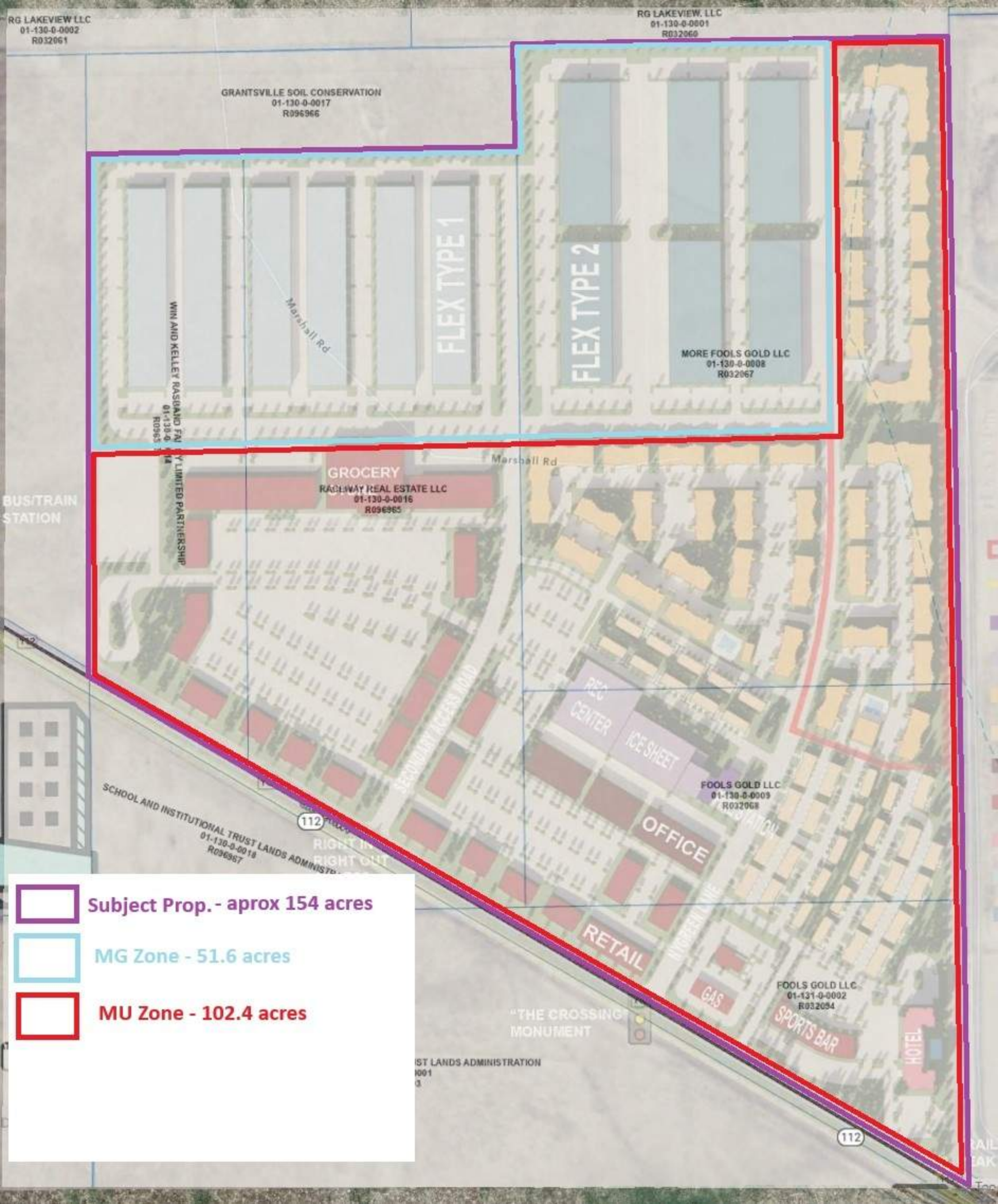
The subject properties are of sufficient size and location to support a mixed-use development, particularly given their proximity to transportation corridors and planned utility expansions. This amendment supports the City's goals of diversifying housing options, encouraging job creation, and transitioning away from low-density agricultural uses in appropriate growth areas.

Findings

1. The subject properties are suitable for mixed-use development due to size, location, and surrounding land uses.
2. The amendment supports orderly growth and long-term infrastructure planning.

*** 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.


RG LAKEVIEW LLC
01-130-0-0002
R032061
RG LAKEVIEW, LLC
01-130-0-0001
R032060
GRANTSVILLE SOIL CONSERVATION
01-130-0-0017
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FLEX TYPE 1
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01-131-0-0002
R032054
SPORTS BAR
HOTEL
Subject Prop. - aprox 154 acres
MG Zone - 51.6 acres
MU Zone - 102.4 acres

EXAMPLE CONCEPT LAYOUT

Lakeview Business Park Constructible area

Outside Developer Constructible area

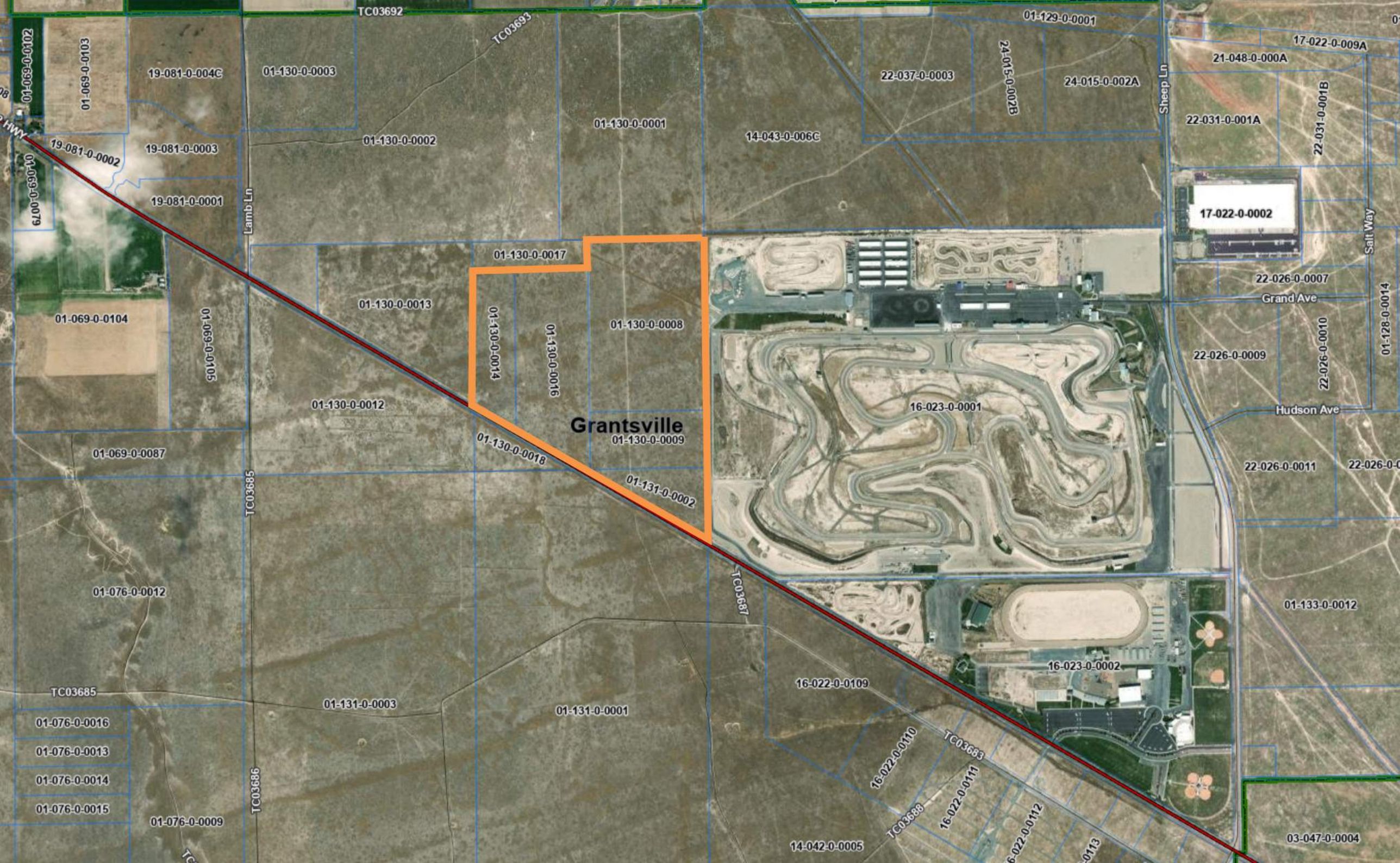
Existing Developed area

BUILDING AREA EAST OF SHEEP LANE
10,099,753 S.F. (only the buildings shaded in yellow)

aeurbia
architects and engineers

ROMNEY GROUP - Lakeview Business Park

TOOELE, UTAH


TC03692
TC03693
01-069-0-0102
01-069-0-0103
19-081-0-004C
01-130-0-0003
01-130-0-0001
01-129-0-0001
22-037-0-0003
24-015-0-002B
24-015-0-002A
17-022-0-009A
21-048-0-000A
Sheep Ln
22-031-0-001A
22-031-0-001B
19-081-0-0002
19-081-0-0003
01-130-0-0002
14-043-0-006C
01-069-0-0079
19-081-0-0001
Lamb Ln
17-022-0-0002
Salt Way
01-130-0-0017
22-026-0-0007
Grand Ave
01-130-0-0013
01-130-0-0008
01-130-0-0014
01-130-0-0016
01-069-0-0104
01-069-0-0105
22-026-0-0009
22-026-0-0010
01-128-0-0014
16-023-0-0001
01-130-0-0012
Grantsville
01-130-0-0009
Hudson Ave
01-130-0-0018
01-069-0-0087
01-131-0-0002
TC03685
22-026-0-0011
01-076-0-0012
TC03687
01-133-0-0012
16-023-0-0002
16-022-0-0109
TC03685
01-131-0-0003
01-131-0-0001
01-076-0-0016
01-076-0-0013
01-076-0-0014
01-076-0-0015
16-022-0-0110
TC03683
16-022-0-0111
TC03688
TC03686
01-076-0-0009
14-042-0-0005
03-047-0-0004

GRANTSVILLE CITY BOUNDARY

Deseret Peak Planning Area

LEGEND

Future Land Use Designations

Ensuring that the land and the proposed land-uses within the community are utilized to meet a unified community vision or goal is 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 associated with a retail presence fronting street with special approval)

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.)

LOT 7
LOT 8
LOT A
LOT 3
MILLER MOTORSPORTS PARK, PUD NO
LOT 2
441 South Sheep La
LOT 1
512 South Sheep Lane
AH SPORTS PUS
LOT 1
K PUD PHASE 5
DESERET PEAK COMPLEX
LOT 109
LOT 2
LOT 108
LOT 110
LOT 107
LOT 106
LOT 111
ROPER
LOT 105
LOT 104
LOT 112
COLONEL ROAD
LOT 103
LOT 102
LOT 113
LOT 101
DESERET PEAK COMM. PUD (UNDEVELOPED IN 2009)
SHEEP LANE
SR 112

WILLOW BEND CIR

100 S

LAMB LN

SUN VALLEY DR

MARSHALL RD

GUNDERSEN CIR

RAILRO

TC03692

TC03693

SHEEP LN

1

2

LEGEND

A-10	CN
RR-5	CS
RR-2.5	CG
RR-1	CD
R-1-21	MD
R-1-12	MG
R-1-8	MG-EX
RM-7	PUD
RM-15	MU

MILLER MOTORSPORTS PARK RD

MILLER MOTORSPORTS PARK RD

TC03687

TC03683

HWY 112

Executive Summary

Land Use

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

Community Design

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

Economic Development

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

Transportation

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

Housing

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

Recreation & Open Space

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

Infrastructure

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

Introduction

State Law And Grantsville City's Plan
Purpose Of This Plan
Development Of This Plan
Amending The General Plan
Implementation
Next Steps For This Plan

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 or residents within the community adapt.

Community Core Values

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

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

Community Characteristics

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

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

Regional Context + Anticipated Changes

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

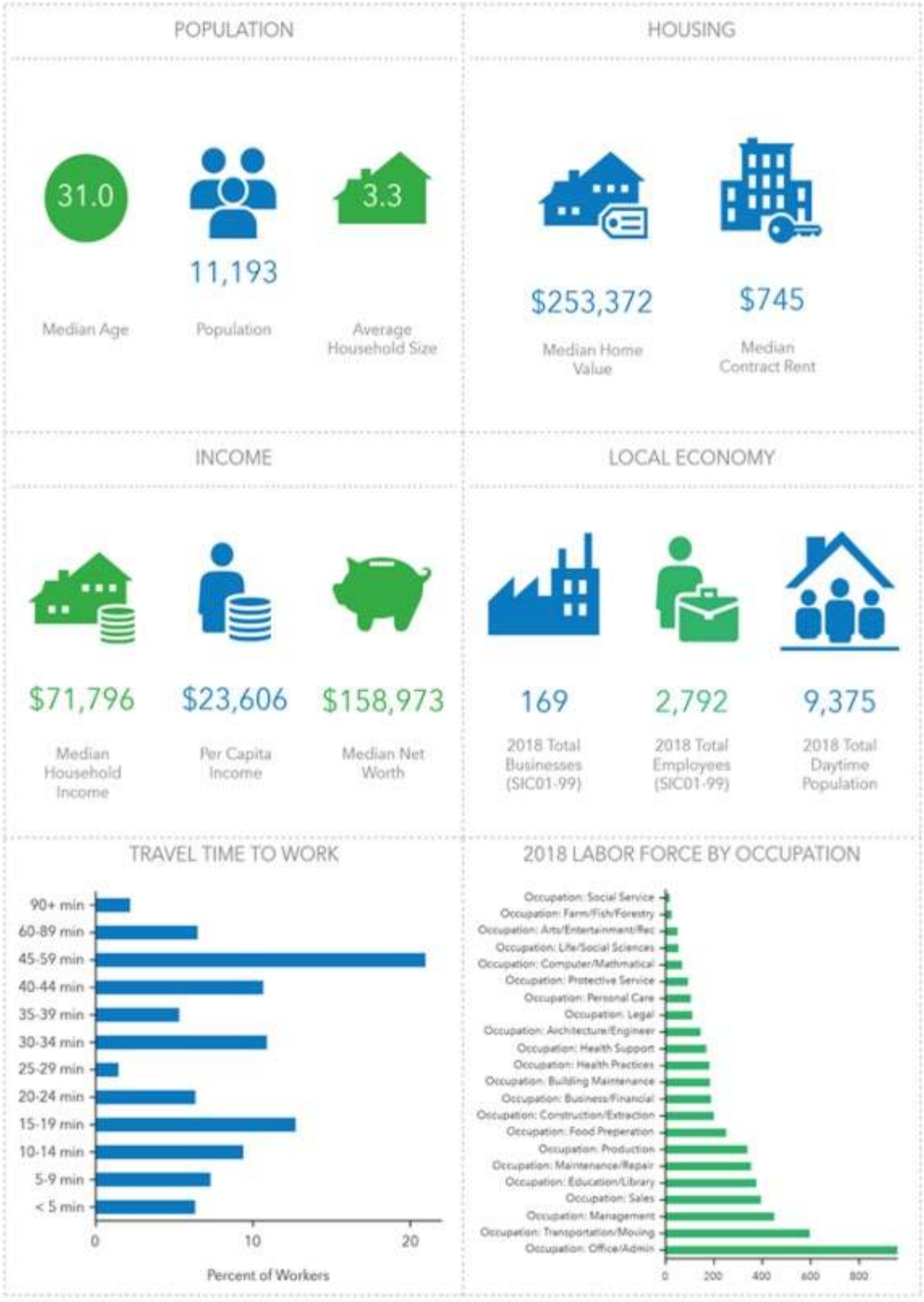
Grantsville is conveniently located within close proximity to the regional hub of Tooele, as well as the greater Salt Lake Valley area. This convenient access has allowed Grantsville to witness an increase in residential growth. While this access allows for individuals to live within the municipality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

More dollars are staying locally which expands the local economy and reduces reliance upon regional economies. Since 1998, taxable sales have increased by 7.4% per year outpacing population and inflation growth. Continuing to broaden the local

economy keeps jobs closer to home and increases community self-reliance. It should be noted that while there has been a remarkable increase in taxable sales, a majority of residents still admit to leaving the municipality or ordering online to meet necessary goods or services needs.

Socioeconomic Indicators

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

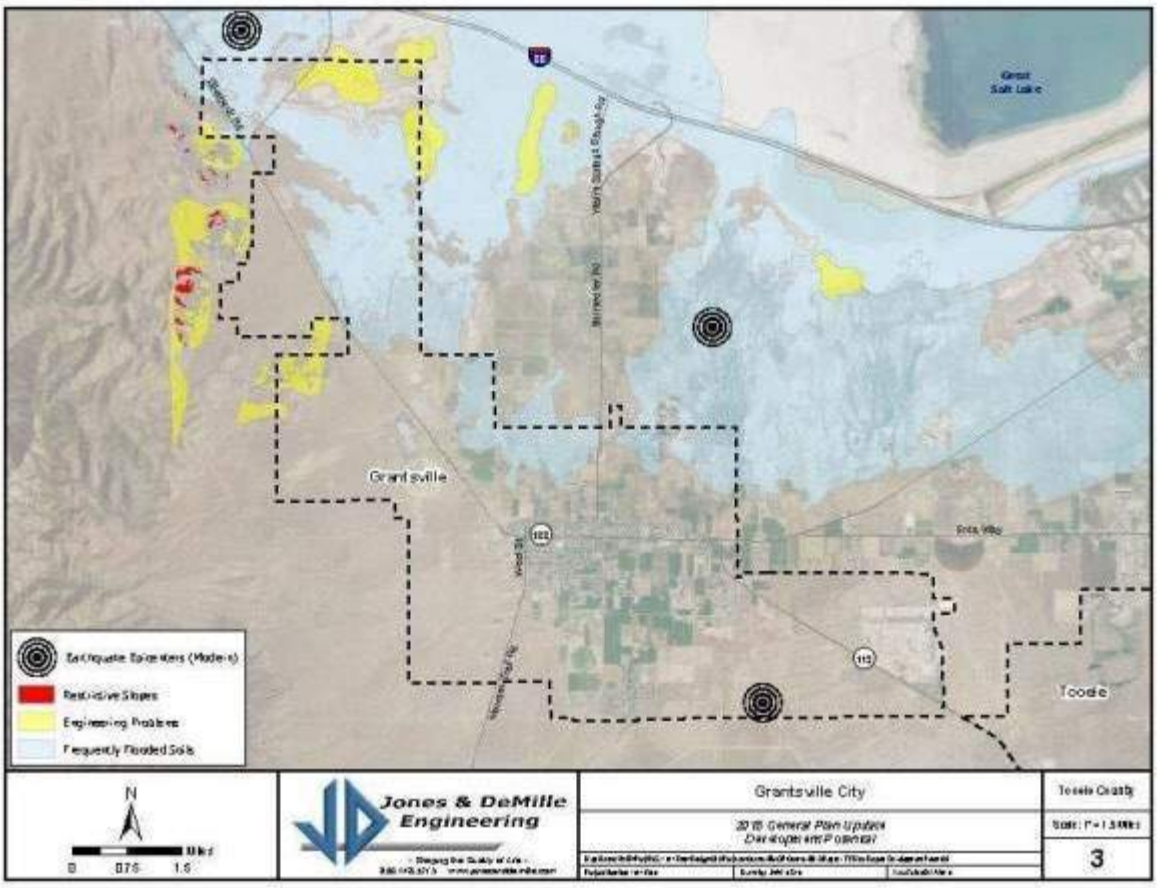


Land Capacity Analysis

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

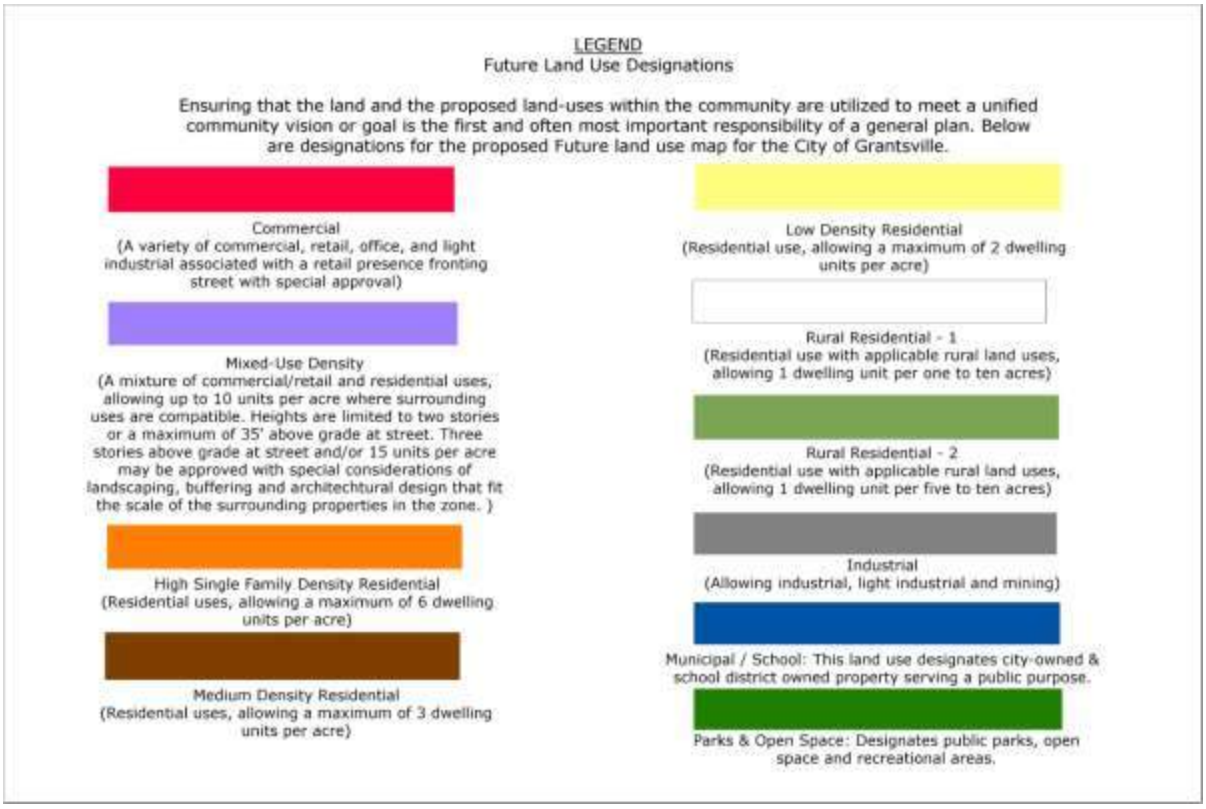
Conditions Prior To Implementation

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:

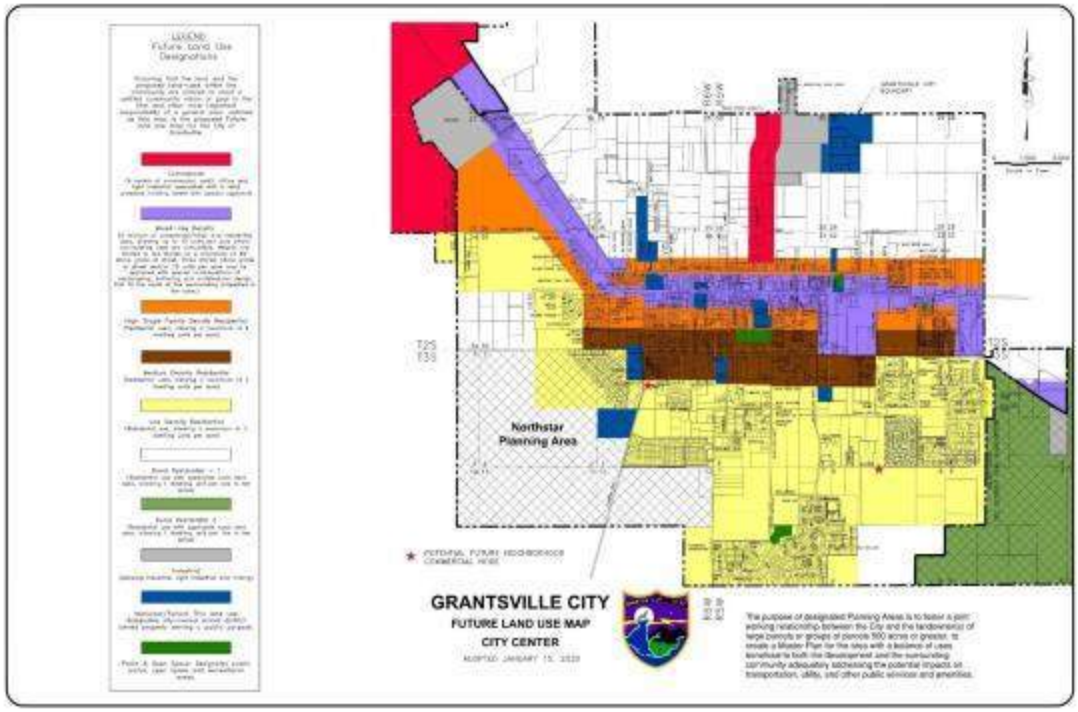


Future Land Use Map

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.

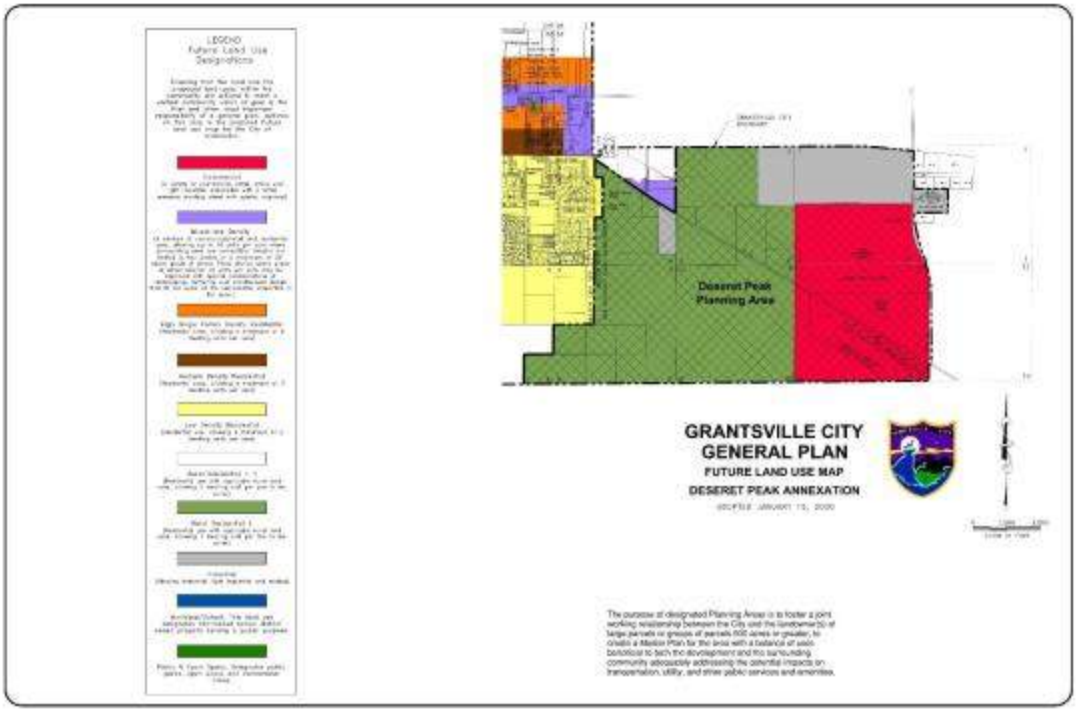


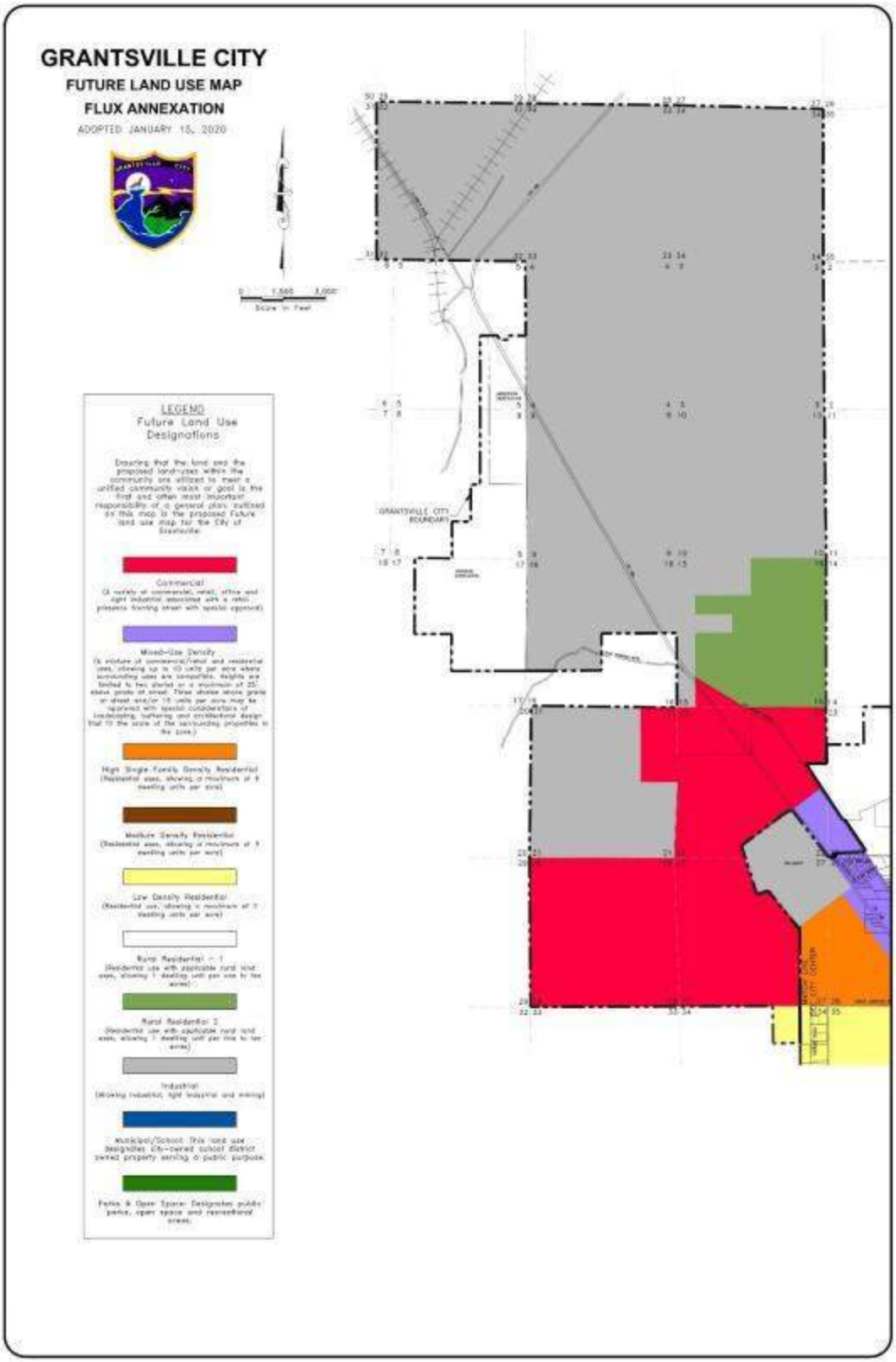
Annexation

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.


LEGEND
Future Land Use Designations
Deseret Peak Planning Area
GRANTSVILLE CITY
GENERAL PLAN
FUTURE LAND USE MAP
DESERET PEAK ANNEXATION
ADOPTED 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 500 acres or greater, to create a Master Plan for the area with a balance of uses beneficial to both the development and the surrounding community adequately addressing the potential impacts on transportation, utility, and other public services and amenities.



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.

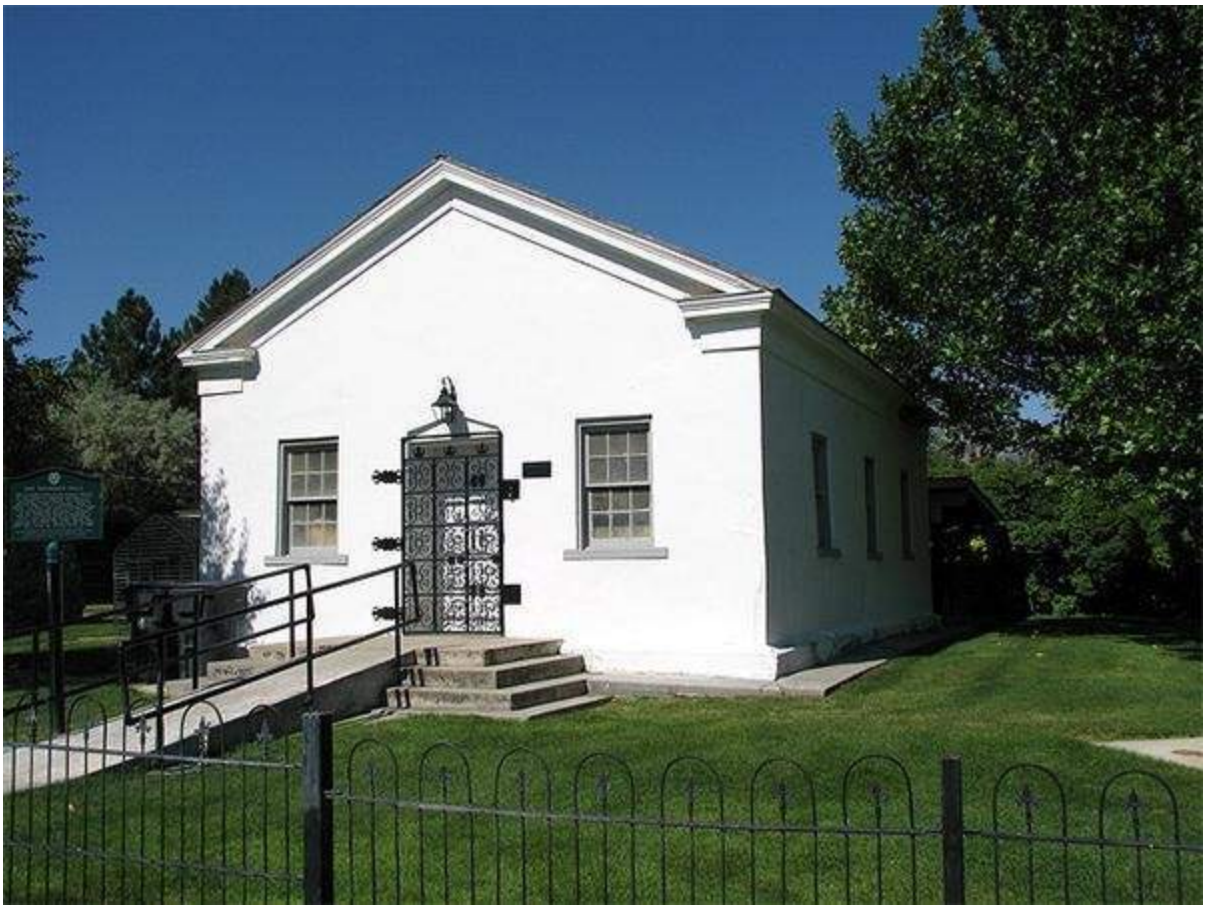
Grantsville’s roadways in the city core area should be redesigned in a way that complements a “small town main street” and a sense of destination, specifically incorporating adequate transportation and safe route designations. In order to accomplish this, the City is supportive of development that prioritizes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

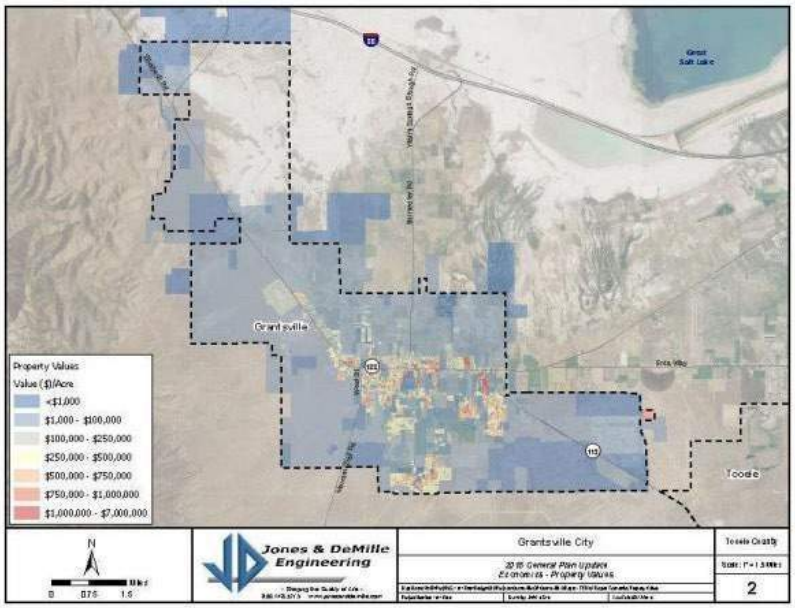
Areas Of Potential

● 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.

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

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

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



Goals + Policies + Economic Development

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

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

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

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

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

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

Strategies - 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)

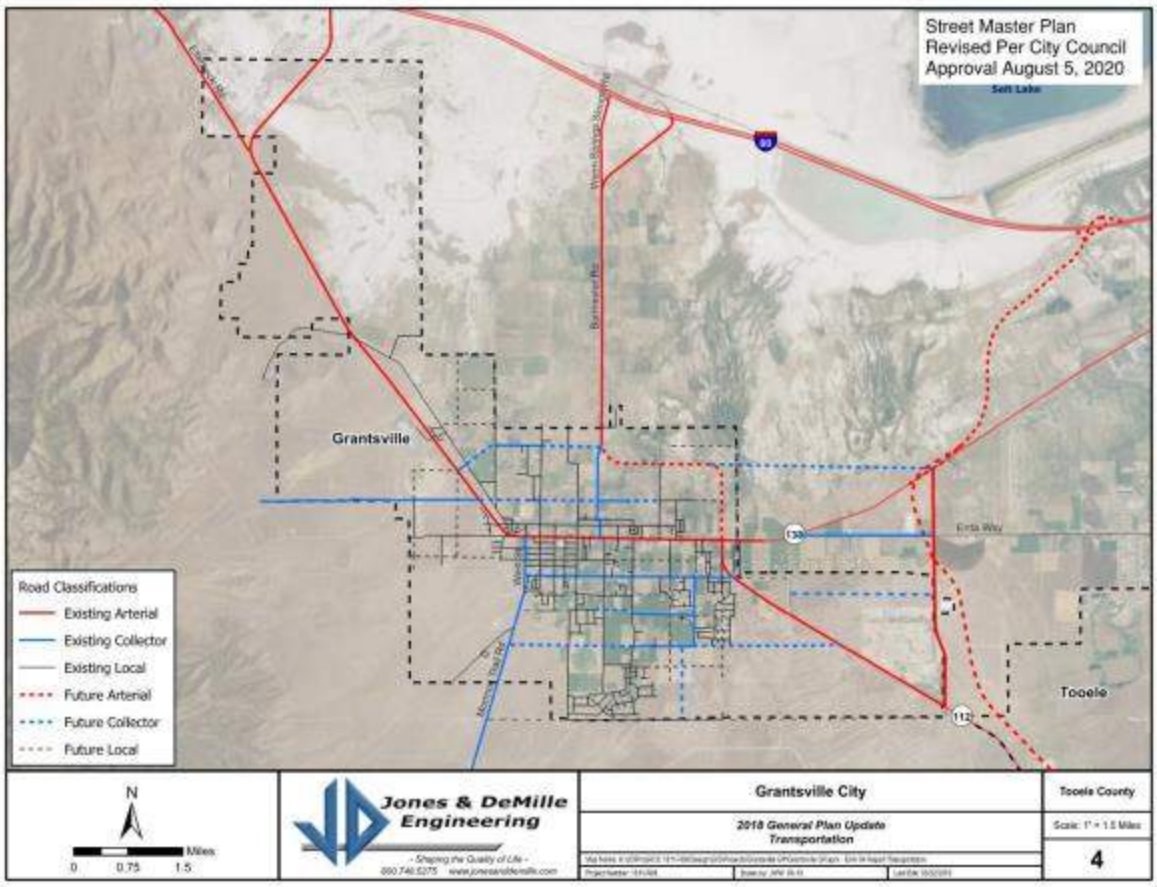
It is essential to analyze and recommend roadway improvements based on an understanding of the historical land use patterns within Grantsville. Land use develops along transportation corridors and typically shapes and follows the future land use plans identified by the City.

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:

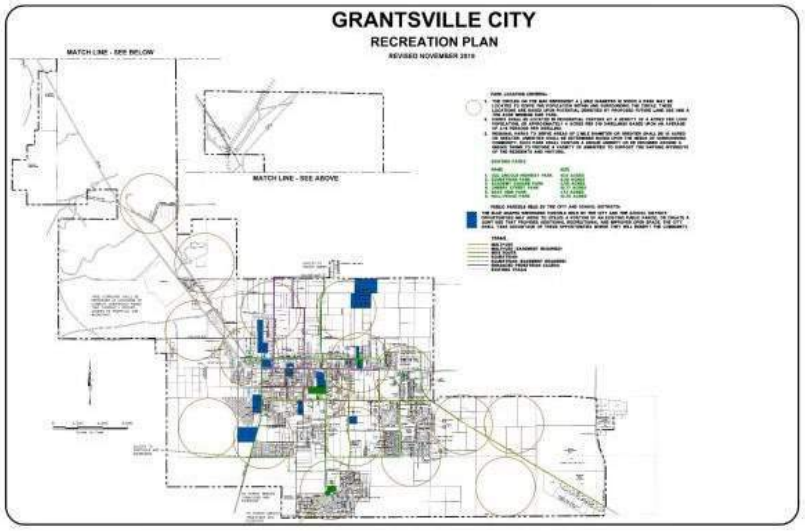
- Convenient Access - Recreational assets surround the community and are quickly accessed through pedestrian, vehicular, and bicycle access.
- Ample land (privately held) is available around the perimeter of Grantsville, allowing for expansion of recreational opportunities into regional amenities (i.e. 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 ¾ 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 ½ of a mile of each residential structure d. System expansion and creation of a new sewer plant e. Expanded water system to NW quadrant of the City

3. Explore transportation options for critical corridors within the community, increasing transportation options. 4. Improve existing streets and reserve R.O.W. (right of way) for future streets.

APPENDIX

Implementation Recommendation - Zoning Code Update
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

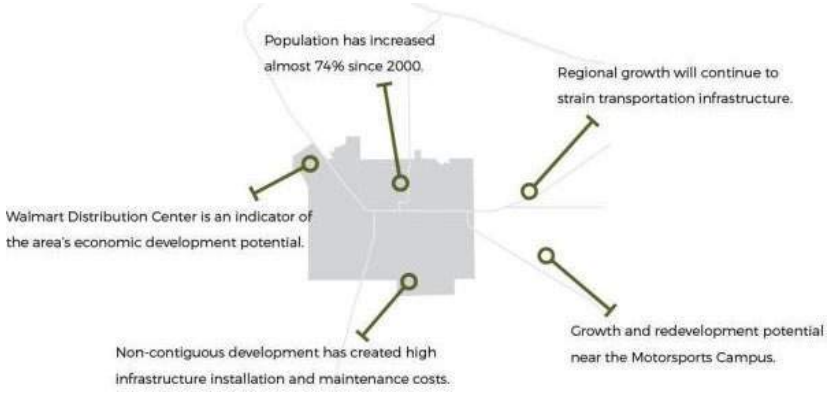
Regional Context + Anticipated Changes (Appendix 2)

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

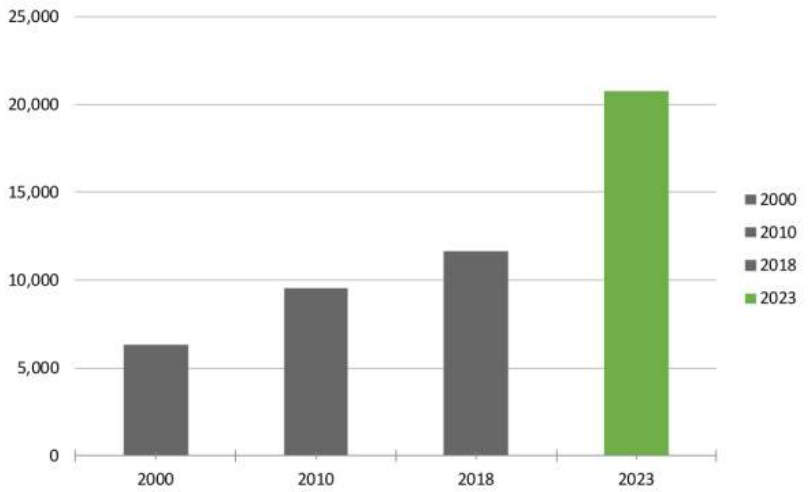
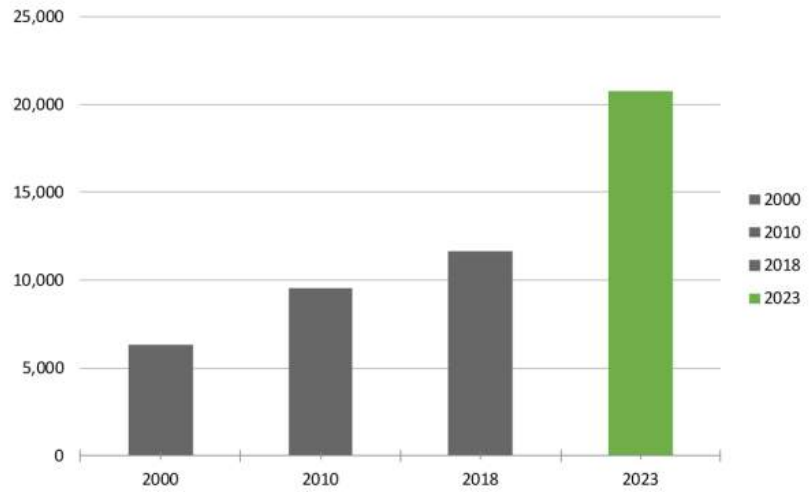
Grantsville is conveniently located within proximity to the regional hub of Tooele, as well as the greater Salt Lake Valley area. This convenient access has allowed Grantsville to witness an increase in residential growth. While this access allows for individuals to live within the municipality and work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

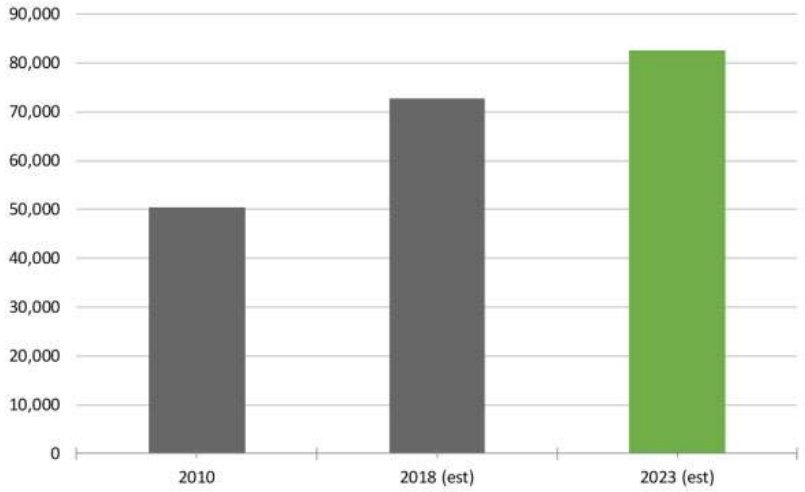
SMALL BUT GROWING LOCAL ECONOMY

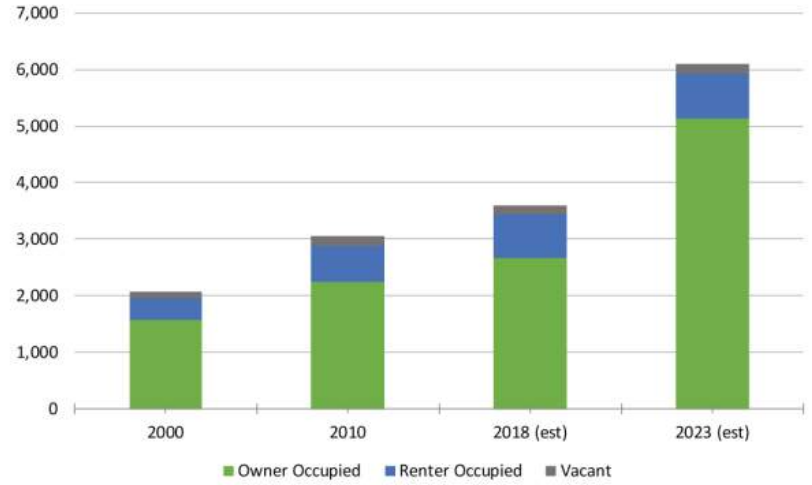
More dollars are staying locally which expands the local economy and reduces reliance upon regional economies. Since 1998, taxable sales have increased by 7.4% per year, outpacing population growth and average inflation costs. Continuing to broaden the local economy keeps jobs closer to home and increase 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.

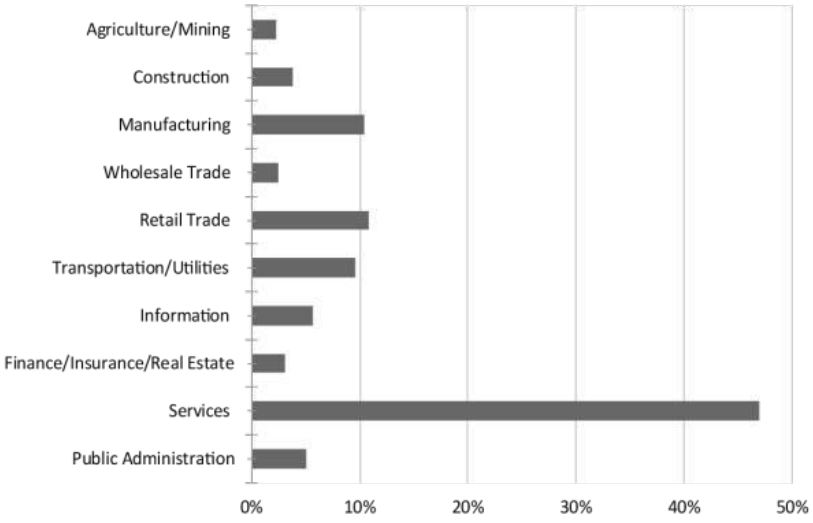
POPULATION	**HOUSEHOLDS**
The 2018 population was 11,193. The rate of change since 2010 was 2.4% annually. The five-year projection for the population in the area is 20,741 representing a change of 12.3% annually from 2018 to 2023. Currently, the median age is 30.7 (the statewide is also currently 30.7).	The household count in Grantsville has changed from 2,874 in 2010 to 3,449 in the current year, a change of 2.24% annually. The five-year projection of households is 5,921, a change of 11.41% annually from the current year total. Average household size is currently 3.36, compared to 3.31 in the year 2010. The number of families in the current year is 2,749.
	
INCOME	**HOUSING UNITS**
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.	It is estimated that 74.3% of the 3,592 housing units in the area are currently owner occupied; 21.7%, renter occupied; and 4.0% are vacant. The annual rate of change in housing units since 2010 is 7.48%. Median home values are estimated to be $221,596. In five years, the median value is projected to change by 7.54% annually to $318,729.





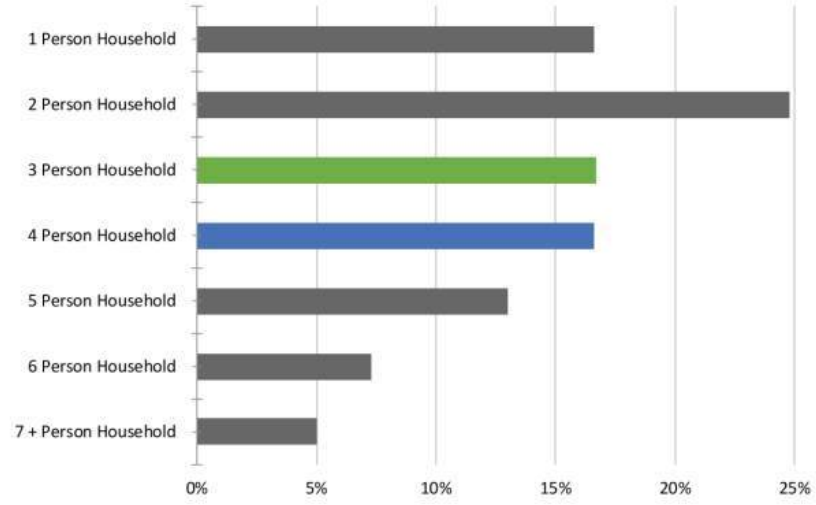
EMPLOYMENT

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



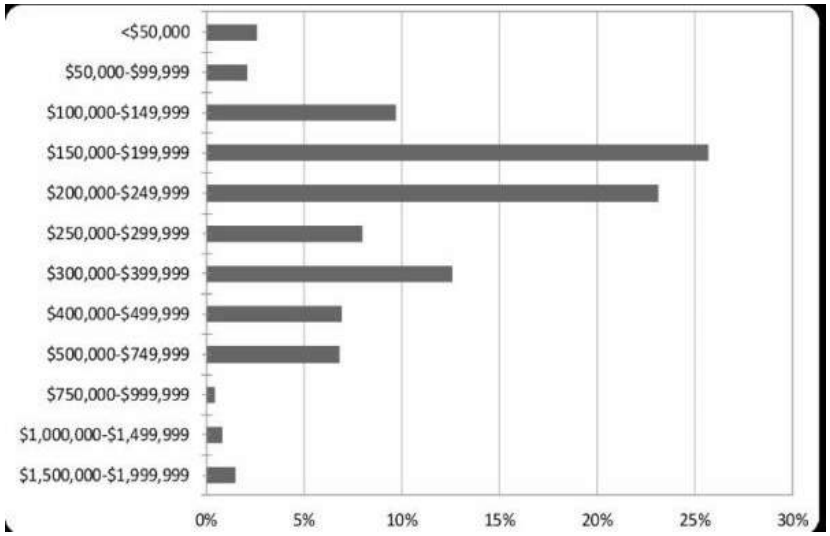
HOUSEHOLD SIZE

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

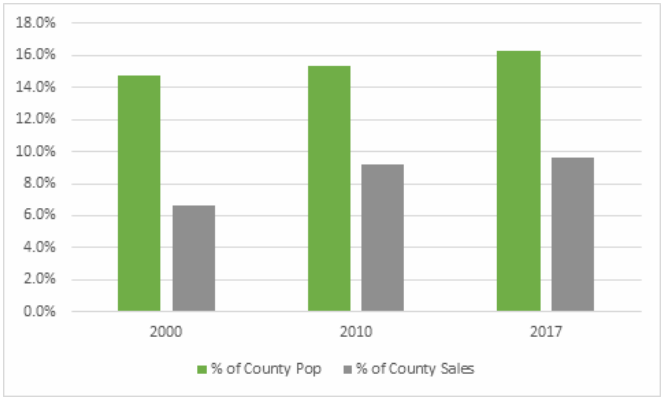


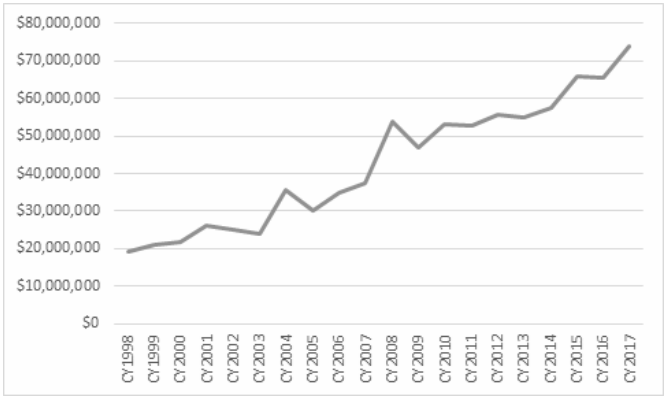
HOUSING VALUES

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



TAXABLE SALES AS A PERCENT OF TOTAL COUNTY SALES	TAXABLE SALES INCREASE
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 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
● Convenient Access. Recreational assets surround the community and are quickly accessed through pedestrian, vehicular, and bicycle access.	● 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.
● Ample land is available around the perimeter of Grantsville, allowing for expansion of recreational	● 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

GRANTSVILLE CITY
ORDINANCE NO. 2026-10

AN ORDINANCE OF GRANTSVILLE CITY APPROVING A GENERAL PLAN AMENDMENT TO CHANGE THE LAND USE DESIGNATION FROM RURAL RESIDENTIAL 2 TO MIXED-USE DENSITY FOR CERTAIN PROPERTIES KNOWN AS THE CROSSING AT WILLOW CREEK SUBDIVISION

Be it enacted and ordained by the City Council of Grantsville City, Utah as follows:

WHEREAS, a request has been submitted to amend the General Plan Land Use Map for approximately 154 acres commonly known as the Crossing at Willow Creek Subdivision, consisting of parcels 01-131-0-0002, 01-130-0-0009, 01-130-0-0008, 01-130-0-0016, and 01-130-0-0014; and

WHEREAS, the subject properties are currently designated as Rural Residential 2 in the General Plan and are zoned A-10 (Agricultural); and

WHEREAS, surrounding land uses include a mix of agricultural lands, developing residential areas, and emerging commercial and industrial uses; and

WHEREAS, the proposed General Plan Amendment is intended to allow for a coordinated mixed-use development that supports long-term growth patterns, infrastructure planning, and economic development objectives; and

WHEREAS, the Mixed-Use Density land use designation allows for a flexible mix of residential, commercial, and employment uses, promoting efficient land use and reducing the need for long-distance travel; and

WHEREAS, the City Council finds that the size, location, and proximity of the subject properties to transportation corridors and planned utility expansions make them suitable for consideration of mixed-use development; and

WHEREAS, the City Council has reviewed the information presented for legislative consideration, understanding that such information is provided solely to assist the legislative body in its decision-making process and does not constitute a recommendation or directive.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF GRANTSVILLE CITY, STATE OF UTAH, AS FOLLOWS:

Section 1. Approval of General Plan Amendment: The Grantsville City General Plan is hereby amended to change the land use designation for parcels 01-131-0-0002, 01-130-0-0009, 01-130-0-0008, 01-130-0-0016, and 01-130-0-0014, totaling approximately 154 acres, from

Rural Residential 2 to Mixed-Use Density, as depicted on the zoning and location maps attached hereto as Exhibit A.

Section 2. Effective Date: This Ordinance shall take effect immediately upon its passage and approval as provided by law.

Section 3. Severability clause. If any part or provision of this Ordinance is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Ordinance and all provisions, clauses and words of this Ordinance shall be severable.

ADOPTED AND PASSED BY THE CITY COUNCIL OF GRANTSVILLE CITY, THIS 4TH DAY OF FEBRUARY, 2026.

BY THE ORDER OF THE GRANTSVILLE CITY COUNCIL:

_____
By Mayor Heidi Hammond

ATTEST

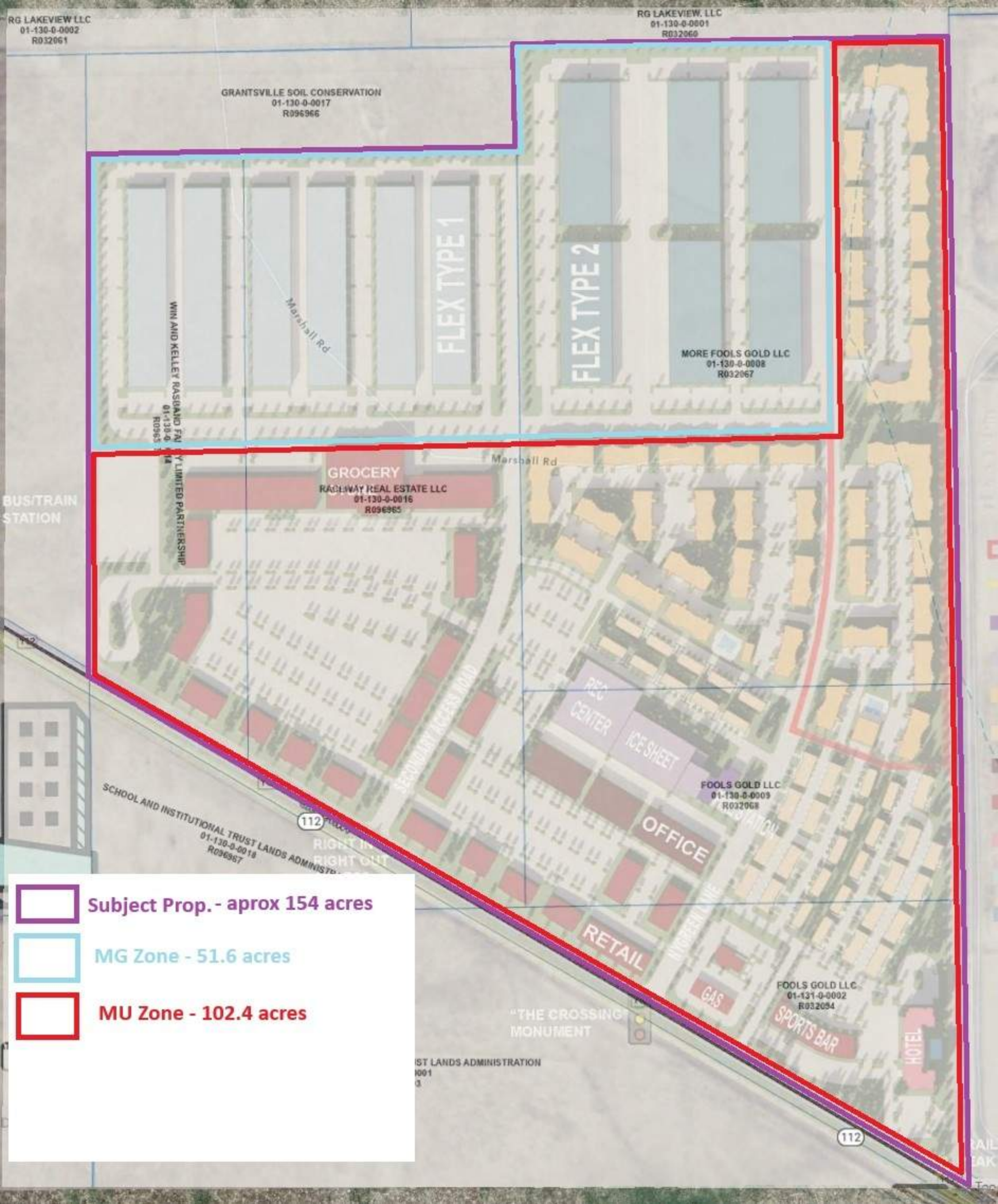
_____
Alicia Fairbourne, City Recorder

Approved as to Form:

_____
Tysen J. Barker, Grantsville City Attorney

EXHIBIT “A”

Zoning and location maps for parcels 01-131-0-0002, 01-130-0-0009, 01-130-0-0008, 01-130-0-0016, and 01-130-0-0014


RG LAKEVIEW LLC
01-130-0-0002
R032061
RG LAKEVIEW, LLC
01-130-0-0001
R032060
GRANTSVILLE SOIL CONSERVATION
01-130-0-0017
R096966
FLEX TYPE 1
FLEX TYPE 2
Marshall Rd
WIN AND KELLEY RASBAND FAMILY LIMITED PARTNERSHIP
MORE FOOLS GOLD LLC
01-130-0-0008
R032067
GROCERY
RAILWAY REAL ESTATE LLC
01-130-0-0016
R096965
BUS/TRAIN STATION
REC CENTER
ICE SHEET
SECONDARY ACCESS ROAD
FOOLS GOLD LLC
01-130-0-0009
R032068
OFFICE
SCHOOL AND INSTITUTIONAL TRUST LANDS ADMINISTRATION
01-130-0-0018
R096967
RIGHT IN
RIGHT OUT
112
RETAIL
GAS
"THE CROSSING" MONUMENT
FOOLS GOLD LLC
01-131-0-0002
R032054
SPORTS BAR
HOTEL
Subject Prop. - aprox 154 acres
MG Zone - 51.6 acres
MU Zone - 102.4 acres


TC03692
TC03693
01-069-0-0102
01-069-0-0103
19-081-0-004C
01-130-0-0003
01-129-0-0001
22-037-0-0003
24-015-0-002B
24-015-0-002A
17-022-0-009A
21-048-0-000A
Sheep Ln
22-031-0-001A
22-031-0-001B
19-081-0-0002
19-081-0-0003
01-130-0-0002
01-130-0-0001
14-043-0-006C
01-069-0-0079
19-081-0-0001
Lamb Ln
17-022-0-0002
Salt Way
01-130-0-0017
01-130-0-0013
01-130-0-0014
01-130-0-0016
01-130-0-0008
22-026-0-0007
Grand Ave
01-069-0-0104
01-069-0-0105
01-130-0-0012
Grantsville
01-130-0-0009
16-023-0-0001
22-026-0-0009
22-026-0-0010
01-128-0-0014
01-069-0-0087
01-130-0-0018
01-131-0-0002
Hudson Ave
22-026-0-0011
TC03685
01-076-0-0012
TC03687
01-133-0-0012
16-023-0-0002
TC03685
01-076-0-0016
01-076-0-0013
01-076-0-0014
01-076-0-0015
01-131-0-0003
01-131-0-0001
16-022-0-0109
TC03686
01-076-0-0009
16-022-0-0110
TC03683
16-022-0-0111
TC03688
14-042-0-0005
03-047-0-0004

GRANTSVILLE CITY BOUNDARY

Deseret Peak Planning Area

LEGEND

Future Land Use Designations

Ensuring that the land and the proposed land-uses within the community are utilized to meet a unified community vision or goal is 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 associated with a retail presence fronting street with special approval)

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.)

LOT 7
LOT 8
LOT A
LOT 3
MILLER MOTORSPORTS PARK, PUD NO
LOT 2
441 South Sheep La
LOT 1
512 South Sheep Lane
AH SPORTS PUS
LOT 1
K PUD PHASE 5
DESERET PEAK COMPLEX
LOT 109
LOT 2
LOT 108
LOT 110
LOT 107
LOT 106
LOT 111
ROPER
LOT 105
LOT 104
LOT 112
COLONEL ROAD
LOT 103
LOT 102
LOT 113
LOT 101
DESERET PEAK COMM. PUD (UNDEVELOPED IN 2009)
SHEEP LANE
SR 112

SUN VALLEY DR

WILLO
BEND

100 S

LAMB LN

TC03693

TC03692

MARSHALL RD

GUNDERSEN CIR

RAILRO

TC03687

TC03683

HWY 112

LEGEND

A-10
RR-5
RR-2.5
RR-1
R-1-21
R-1-12
R-1-8
RM-7
RM-15
CN
CS
CG
CD
MD
MG
MG-EX
PUD
MU

MILLER MOTORSPORTS PARK RD

MILLER MOTORSPORTS PARK RD

SHEEP LN

Agenda Item # 9

Discussion and consideration of Ordinance 2026-09 approving a rezone of parcels 01-131-0-0002, 01-130-0-0009, 01-130-0-0008, 01-130-0-0016, and 01-130-0-0014 from A-10 (Agricultural) to the Mixed-Use District (M-U) for the Crossing at Willow Creek Subdivision, resulting in approximately 102.4 acres begin zoned M-U

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: February 3rd, 20206
Public Hearing Date: February 3rd, 20206
Re: Consideration of a proposed rezone for parcels 01-131-0-0002, 01-130-0-0009, 01-130-0-0008, 01-130-0-0016, and 01-130-0-0014 from **A-10 (Agricultural)** to the **Mixed-Use (M-U)** district for the Crossing at Willow Creek Subdivision, resulting in approximately **102.4 acres** being zoned M-U

Existing Zoning and Land Use

- **Current Zoning:** A-10 (Agricultural)
- **Proposed Zoning:** Mixed-Use (M-U)
- **Existing Use:** Agricultural land

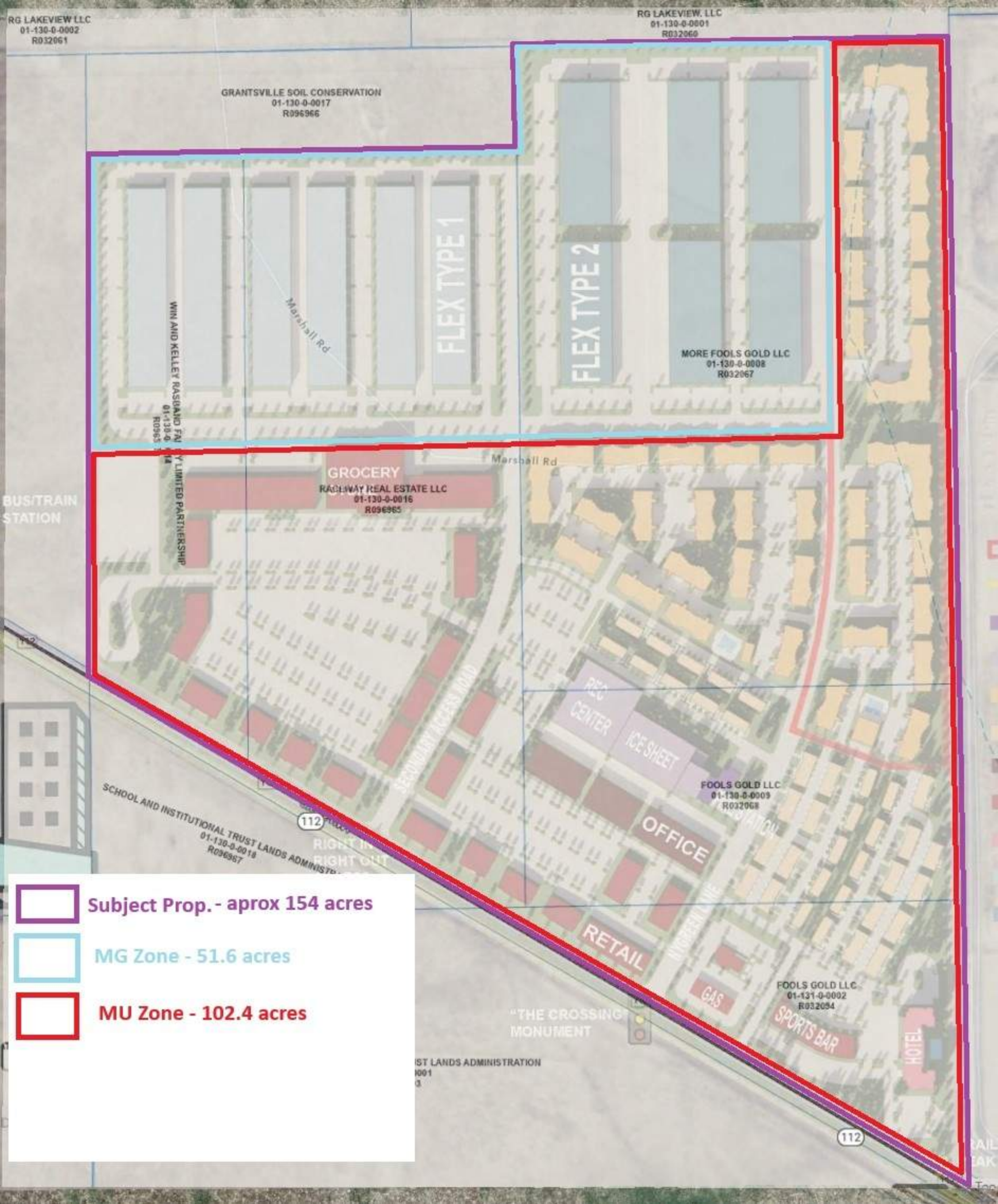
Analysis

The proposed Mixed-Use zoning is intended to implement the Mixed-Use Density land use designation and allow for a combination of residential, commercial, and employment uses within a unified development framework. The M-U district encourages walkability, internal connectivity, and efficient use of infrastructure.

Rezoning these parcels provides flexibility in site design and land use while ensuring compatibility through development standards and future site plan review. The proposal represents a strategic transition from agricultural zoning to an urban mixed-use environment consistent with planned growth.

Findings

1. The rezone promotes integrated, mixed-use development.
2. The proposal supports long-term growth and efficient land use planning.


RG LAKEVIEW LLC
01-130-0-0002
R032061
RG LAKEVIEW, LLC
01-130-0-0001
R032060
GRANTSVILLE SOIL CONSERVATION
01-130-0-0017
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R032067
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01-130-0-0016
R096965
BUS/TRAIN STATION
REC CENTER
ICE SHEET
SECONDARY ACCESS ROAD
FOOLS GOLD LLC
01-130-0-0009
R032068
OFFICE
SCHOOL AND INSTITUTIONAL TRUST LANDS ADMINISTRATION
01-130-0-0018
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FOOLS GOLD LLC
01-131-0-0002
R032054
SPORTS BAR
HOTEL
Subject Prop. - aprox 154 acres
MG Zone - 51.6 acres
MU Zone - 102.4 acres

EXAMPLE CONCEPT LAYOUT

Lakeview Business Park Constructible area

Outside Developer Constructible area

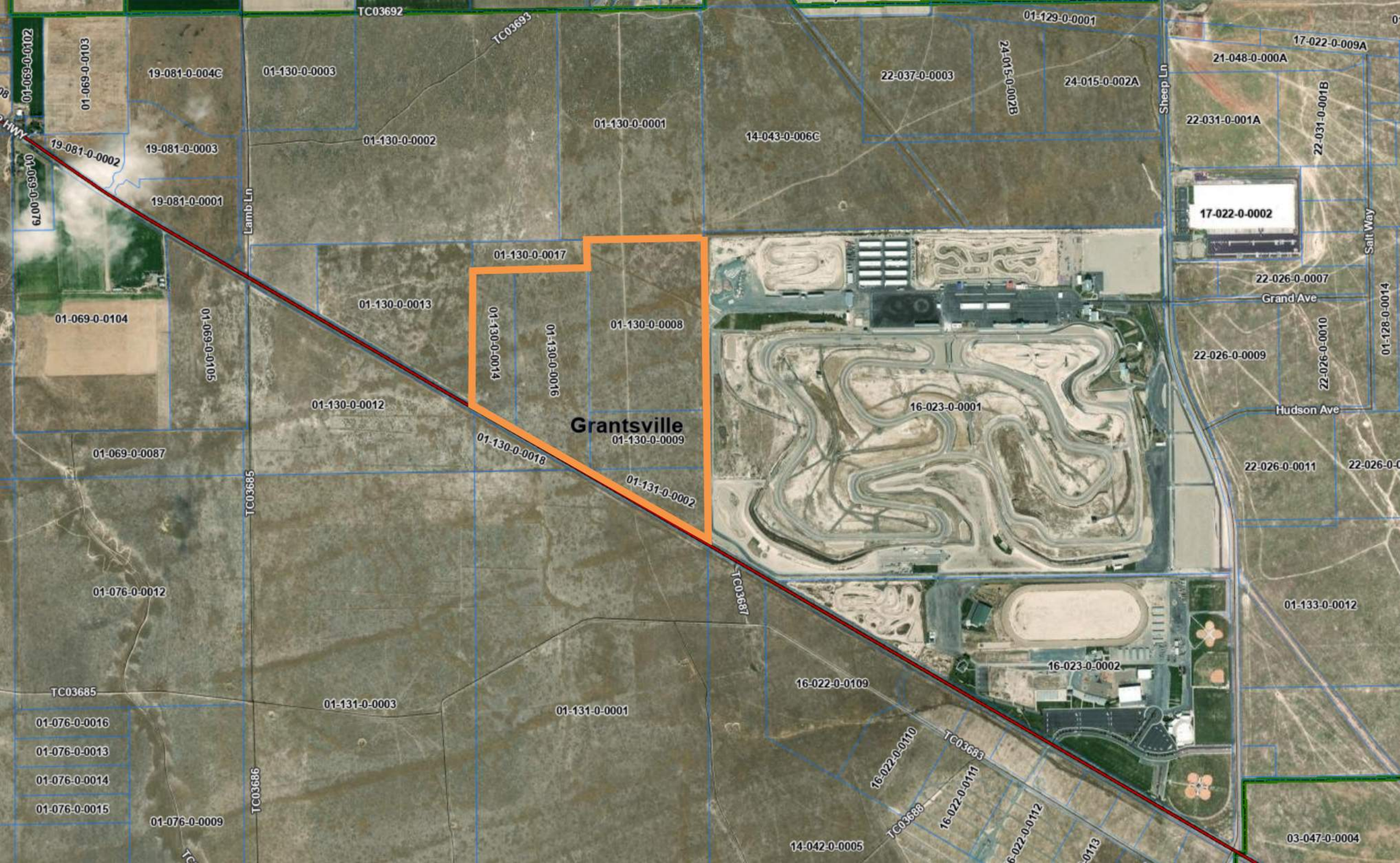
Existing Developed area

BUILDING AREA EAST OF SHEEP LANE
10,099,753 S.F. (only the buildings shaded in yellow)

aeurbia
architects and engineers

ROMNEY GROUP - Lakeview Business Park

TOOELE, UTAH


TC03692
TC03693
01-069-0-0102
01-069-0-0103
19-081-0-004C
01-130-0-0003
01-130-0-0001
01-129-0-0001
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24-015-0-002B
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01-130-0-0002
14-043-0-006C
01-069-0-0079
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01-069-0-0105
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22-026-0-0010
01-128-0-0014
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16-022-0-0109
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01-131-0-0003
01-131-0-0001
01-076-0-0016
01-076-0-0013
01-076-0-0014
01-076-0-0015
16-022-0-0110
TC03683
16-022-0-0111
TC03688
TC03686
01-076-0-0009
14-042-0-0005
03-047-0-0004

GRANTSVILLE CITY BOUNDARY

Deseret Peak Planning Area

LEGEND

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512 South Sheep Lane
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LOT 1
K PUD PHASE 5
DESERET PEAK COMPLEX
LOT 109
LOT 2
LOT 108
LOT 110
LOT 107
LOT 106
LOT 111
ROPER
LOT 105
LOT 104
LOT 112
COLONEL ROAD
LOT 103
LOT 102
LOT 113
LOT 101
DESERET PEAK COMM. PUD (UNDEVELOPED IN 2009)
SHEEP LANE
SR 112

WILLOW BEND CIR

100 S

LAMB LN

SUN VALLEY DR

MARSHALL RD

GUNDERSEN CIR

RAILRO

TC03692

TC03693

SHEEP LN

1

2

LEGEND

A-10	CN
RR-5	CS
RR-2.5	CG
RR-1	CD
R-1-21	MD
R-1-12	MG
R-1-8	MG-EX
RM-7	PUD
RM-15	MU

MILLER MOTORSPORTS PARK RD

MILLER MOTORSPORTS PARK RD

TC03687

TC03683

HWY 112

Executive Summary

Land Use

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

Community Design

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

Economic Development

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

Transportation

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

Housing

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

Recreation & Open Space

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

Infrastructure

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

Introduction

State Law And Grantsville City's Plan
Purpose Of This Plan
Development Of This Plan
Amending The General Plan
Implementation
Next Steps For This Plan

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 or residents within the community adapt.

Community Core Values

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

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

Community Characteristics

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

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

Regional Context + Anticipated Changes

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

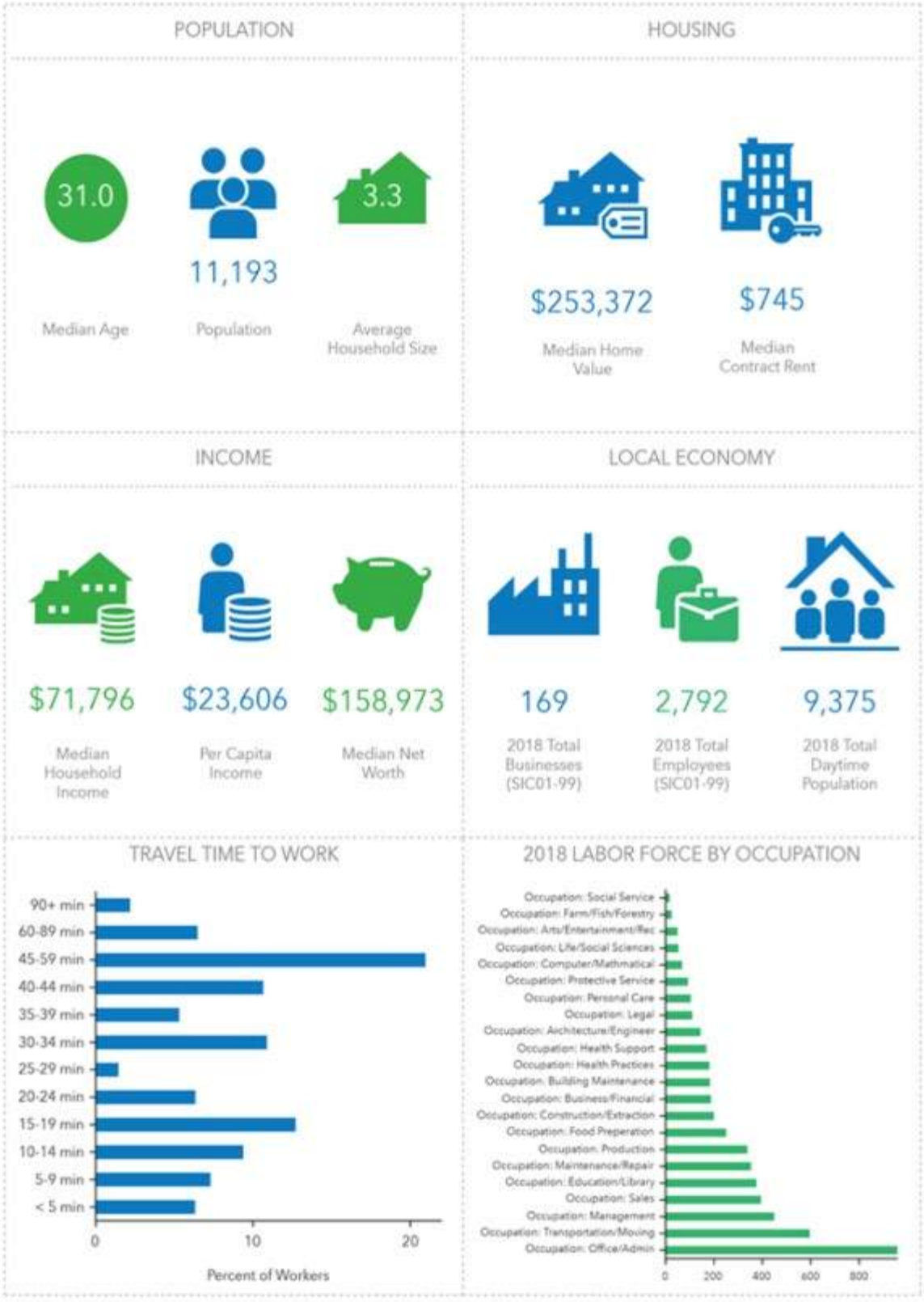
Grantsville is conveniently located within close proximity to the regional hub of Tooele, as well as the greater Salt Lake Valley area. This convenient access has allowed Grantsville to witness an increase in residential growth. While this access allows for individuals to live within the municipality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

More dollars are staying locally which expands the local economy and reduces reliance upon regional economies. Since 1998, taxable sales have increased by 7.4% per year outpacing population and inflation growth. Continuing to broaden the local

economy keeps jobs closer to home and increases community self-reliance. It should be noted that while there has been a remarkable increase in taxable sales, a majority of residents still admit to leaving the municipality or ordering online to meet necessary goods or services needs.

Socioeconomic Indicators

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

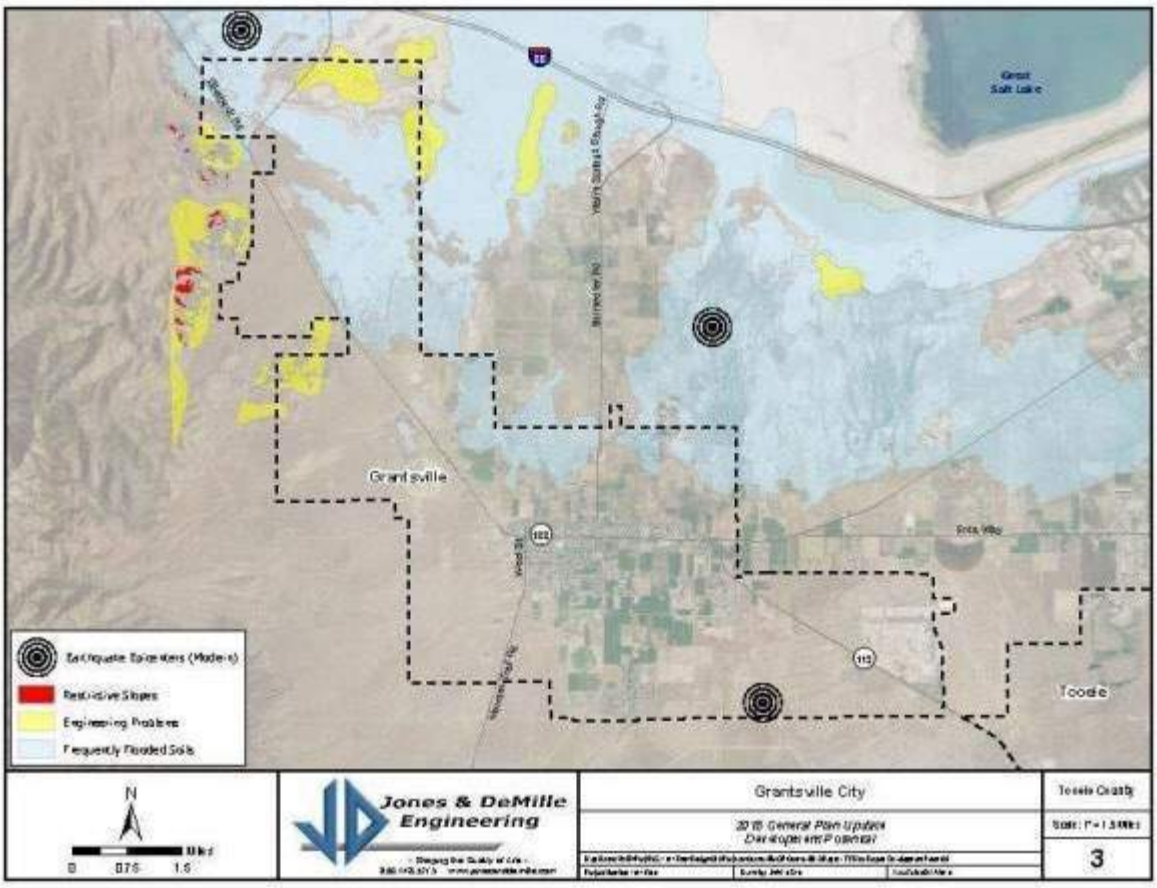


Land Capacity Analysis

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

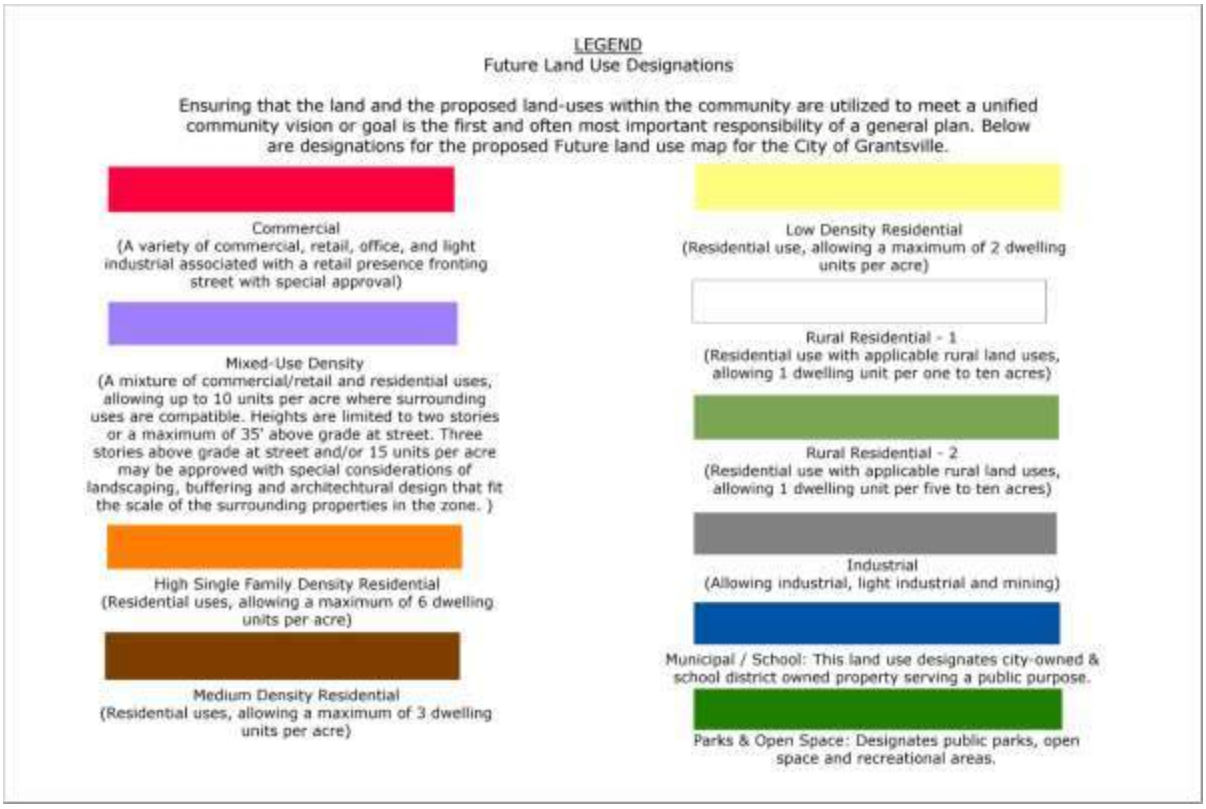
Conditions Prior To Implementation

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:

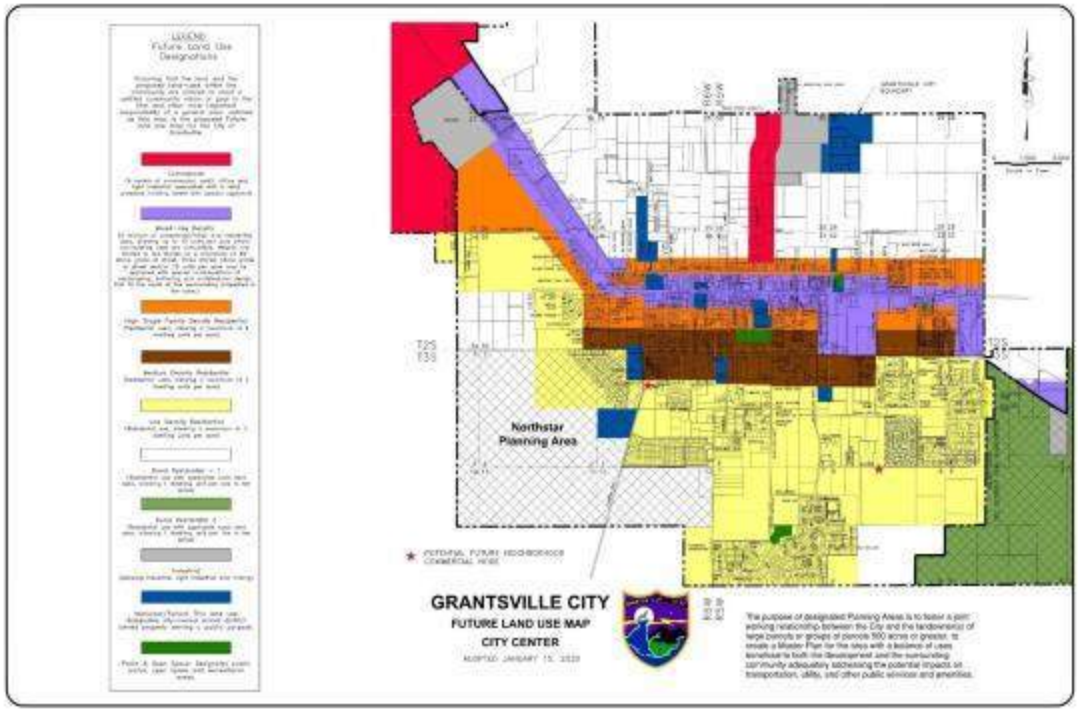


Future Land Use Map

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.

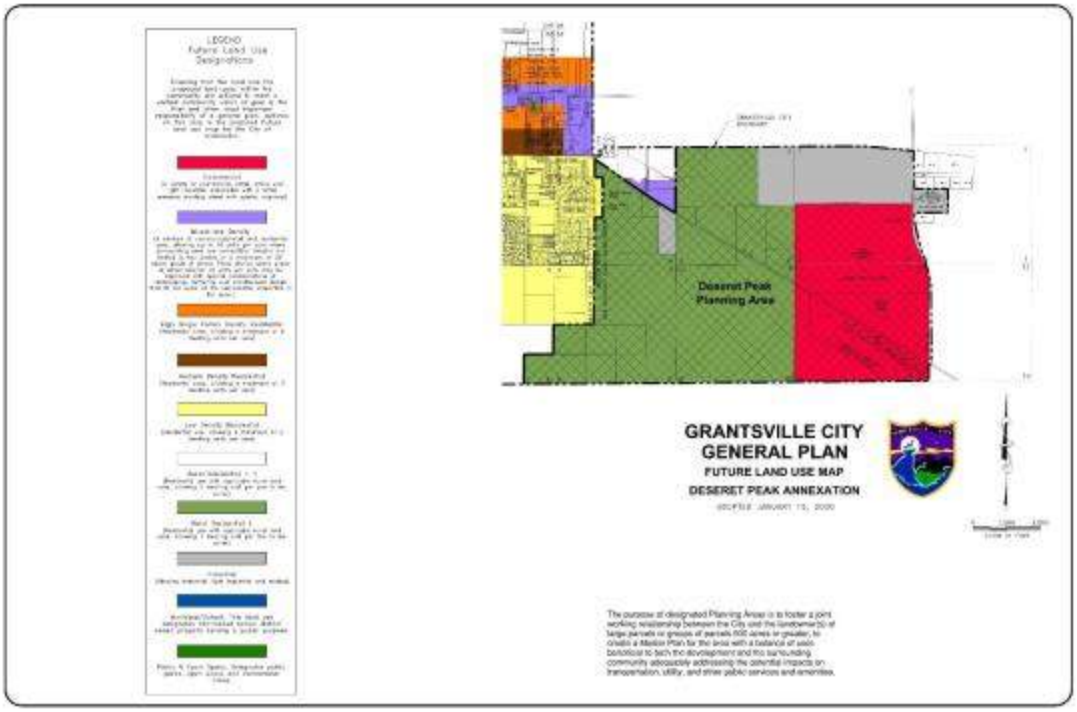


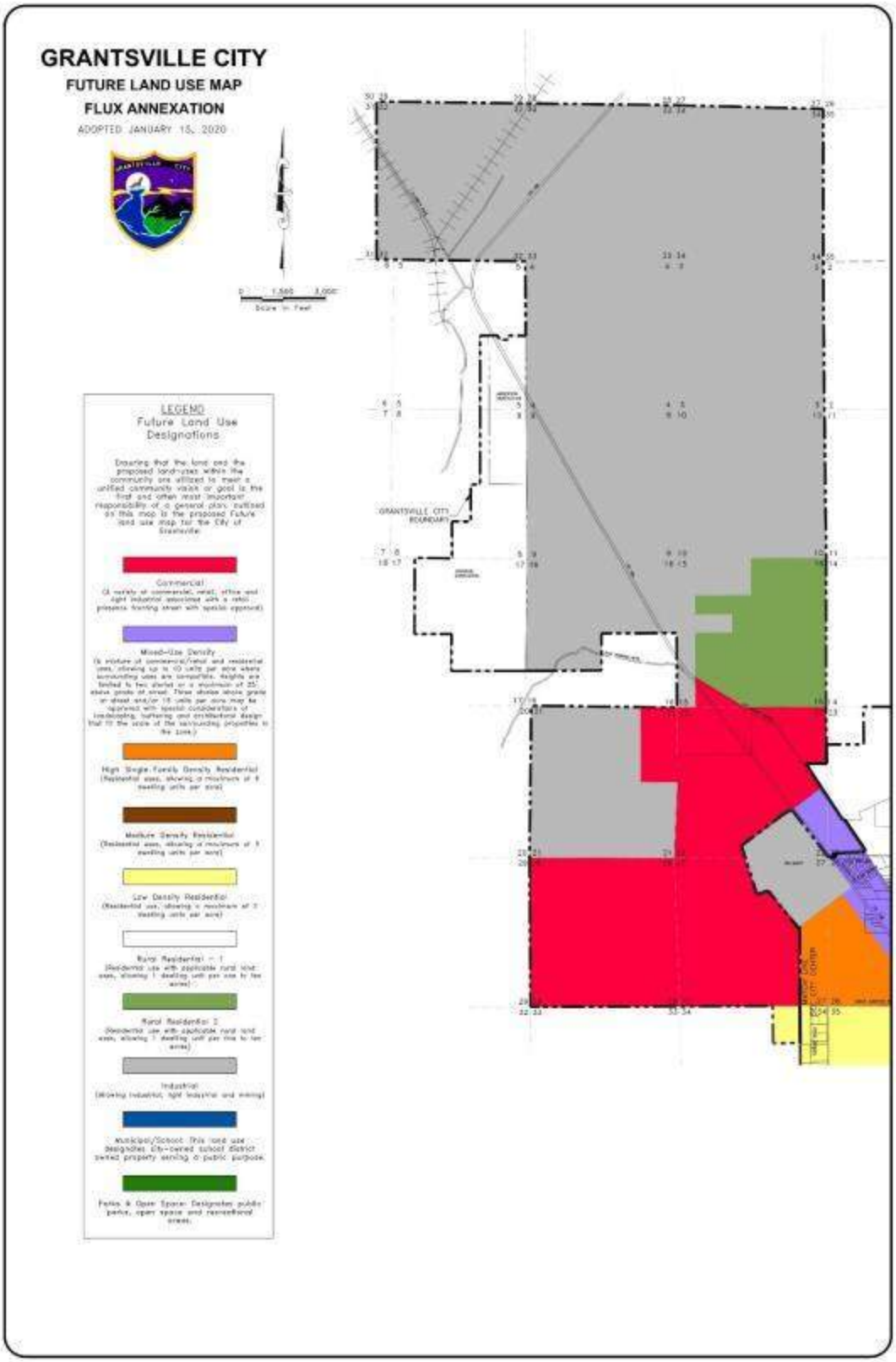
Annexation

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.


LEGEND
Future Land Use Designations
Deseret Peak Planning Area
GRANTSVILLE CITY
GENERAL PLAN
FUTURE LAND USE MAP
DESERET PEAK ANNEXATION
ADOPTED 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 500 acres or greater, to create a Master Plan for the area with a balance of uses beneficial to both the development and the surrounding community adequately addressing the potential impacts on transportation, utility, and other public services and amenities.



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.

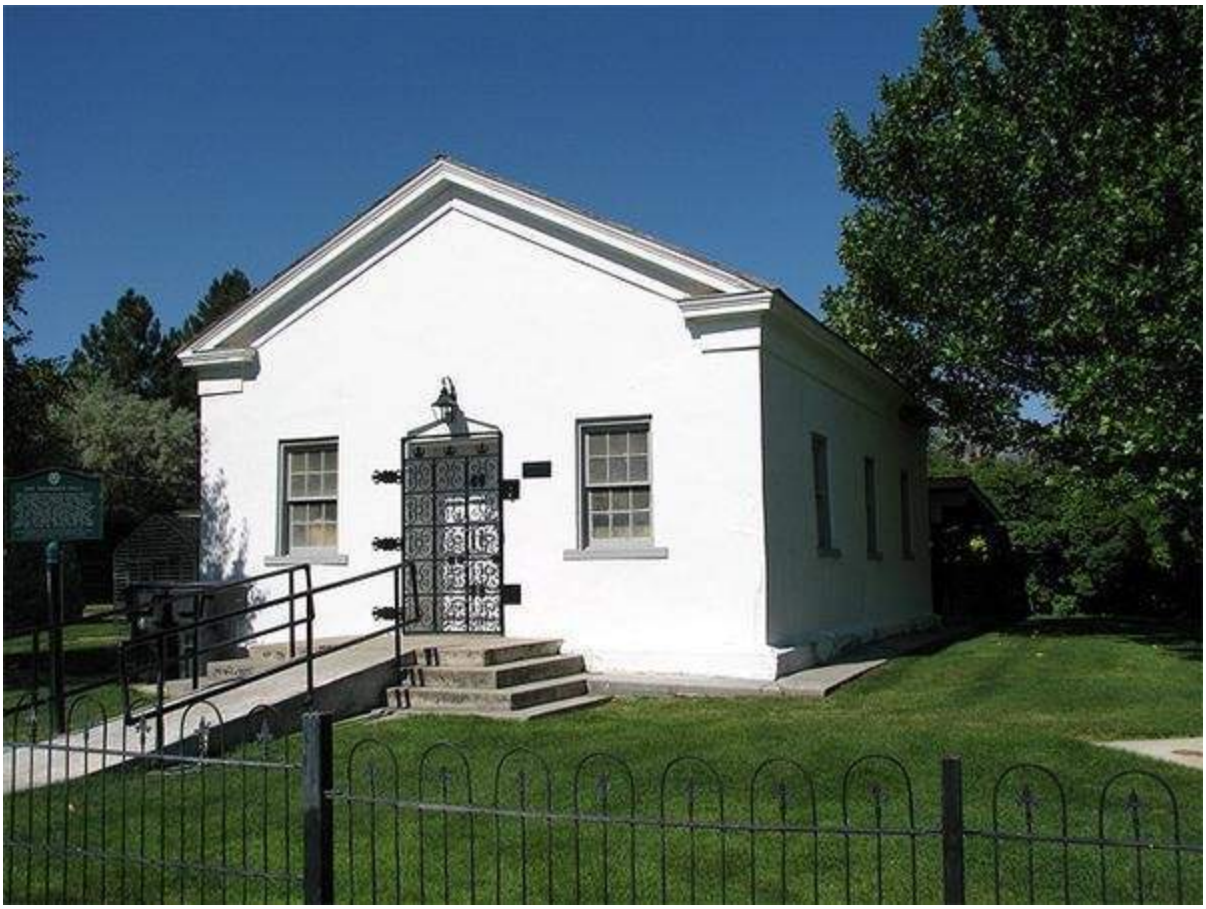
Grantsville’s roadways in the city core area should be redesigned in a way that complements a “small town main street” and a sense of destination, specifically incorporating adequate transportation and safe route designations. In order to accomplish this, the City is supportive of development that prioritizes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

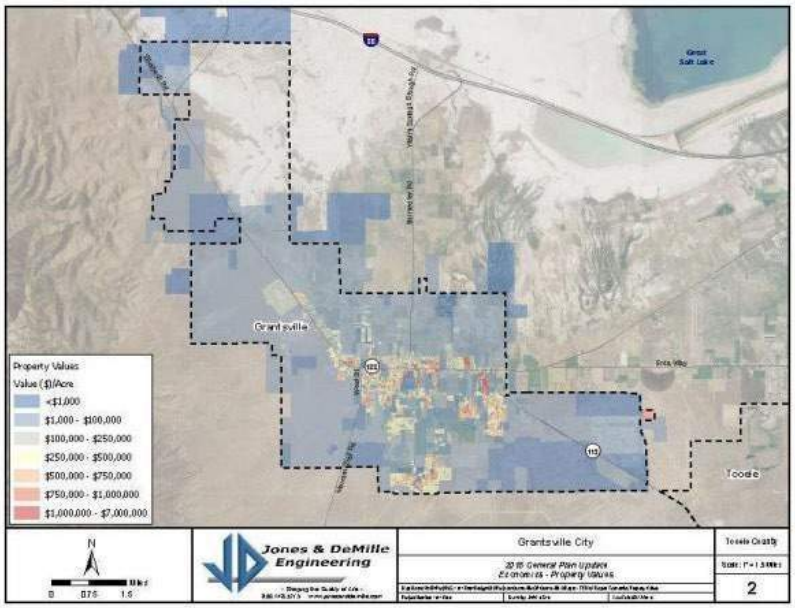
Areas Of Potential

● 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.

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

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

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



Goals + Policies + Economic Development

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

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

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

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

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

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

Strategies - 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)

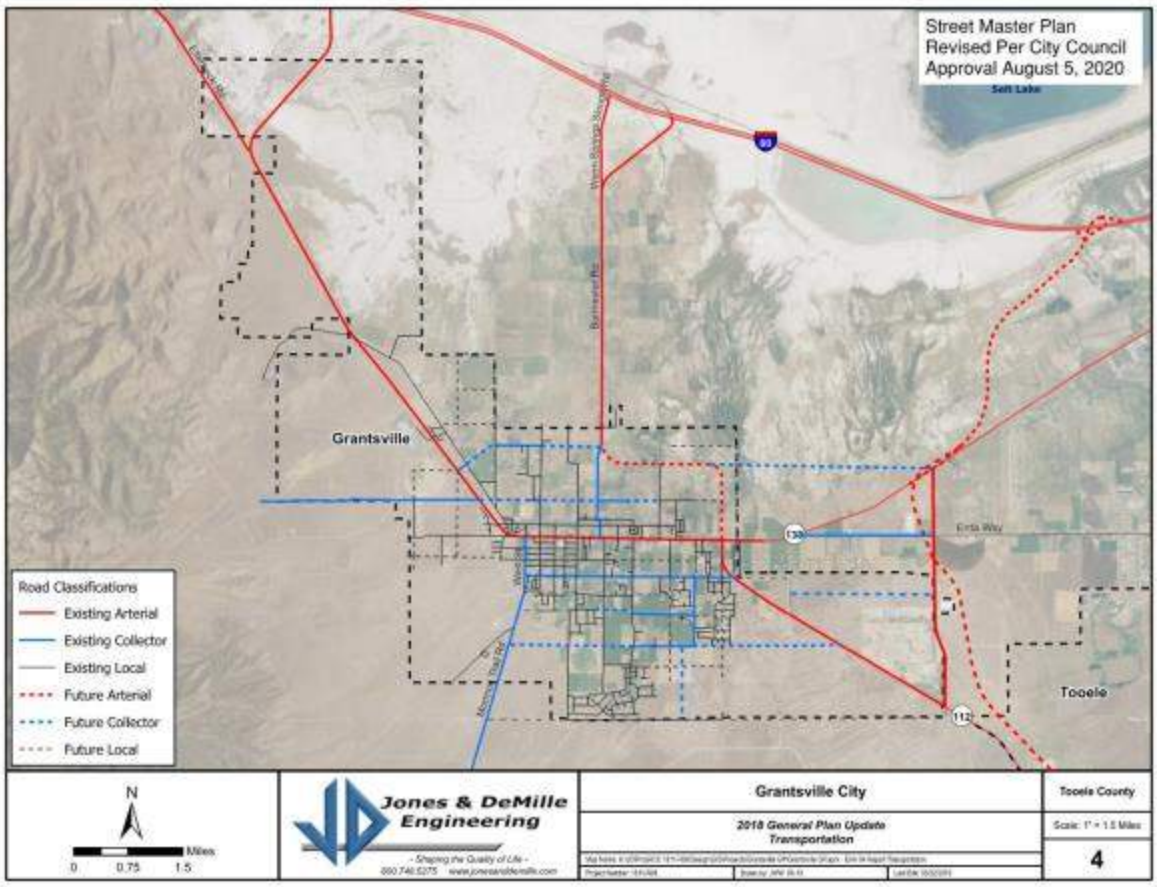
It is essential to analyze and recommend roadway improvements based on an understanding of the historical land use patterns within Grantsville. Land use develops along transportation corridors and typically shapes and follows the future land use plans identified by the City.

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:

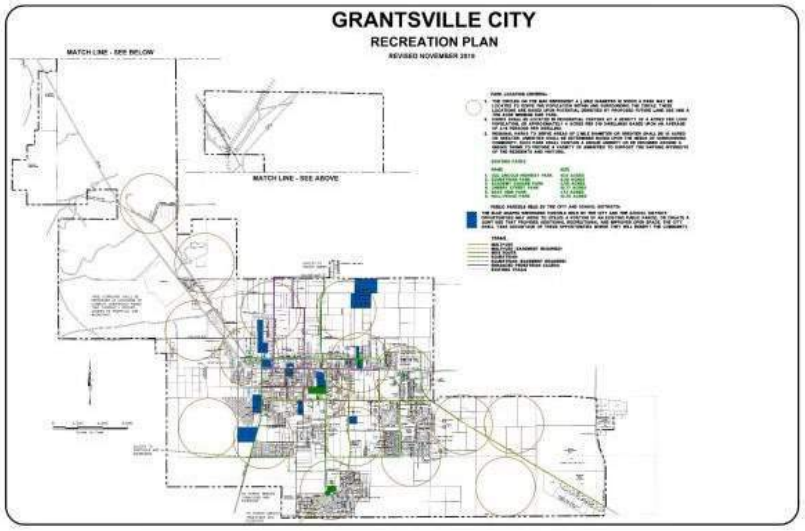
- Convenient Access - Recreational assets surround the community and are quickly accessed through pedestrian, vehicular, and bicycle access.
- Ample land (privately held) is available around the perimeter of Grantsville, allowing for expansion of recreational opportunities into regional amenities (i.e. 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 ¾ 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 ½ of a mile of each residential structure d. System expansion and creation of a new sewer plant e. Expanded water system to NW quadrant of the City

3. Explore transportation options for critical corridors within the community, increasing transportation options. 4. Improve existing streets and reserve R.O.W. (right of way) for future streets.

APPENDIX

Implementation Recommendation - Zoning Code Update
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

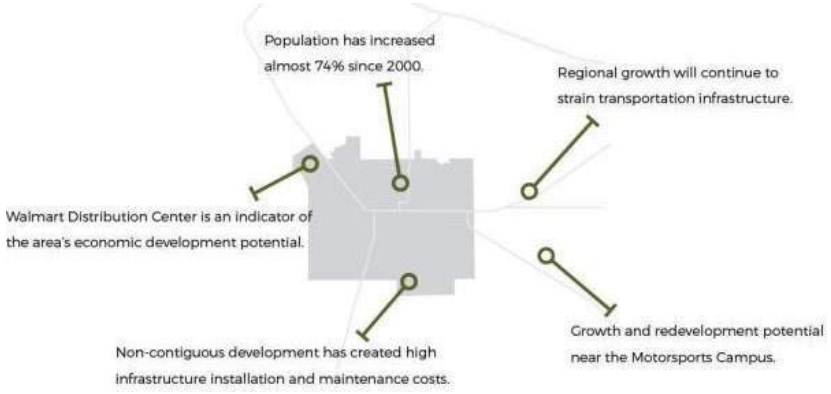
Regional Context + Anticipated Changes (Appendix 2)

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

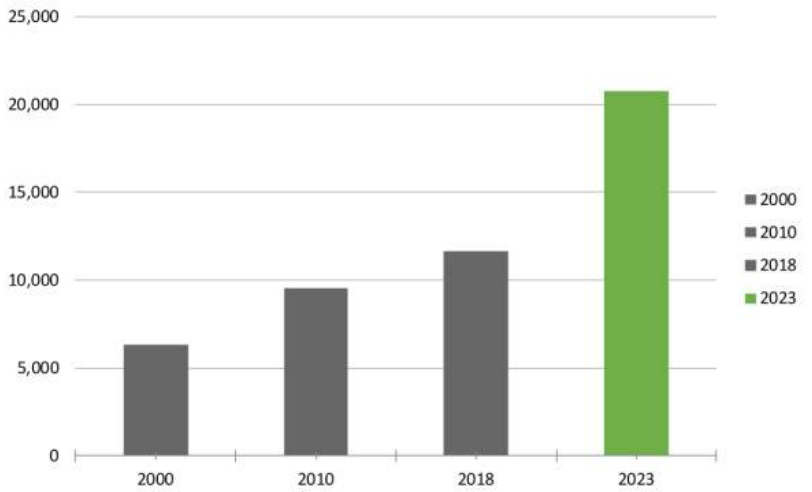
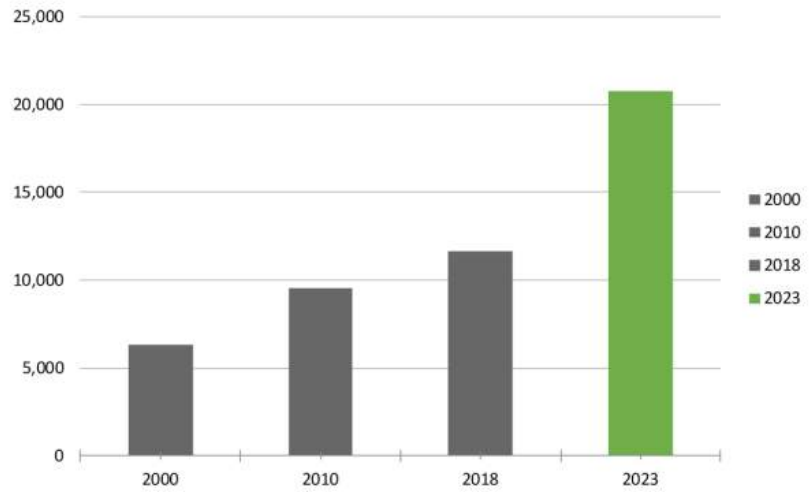
Grantsville is conveniently located within proximity to the regional hub of Tooele, as well as the greater Salt Lake Valley area. This convenient access has allowed Grantsville to witness an increase in residential growth. While this access allows for individuals to live within the municipality and work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

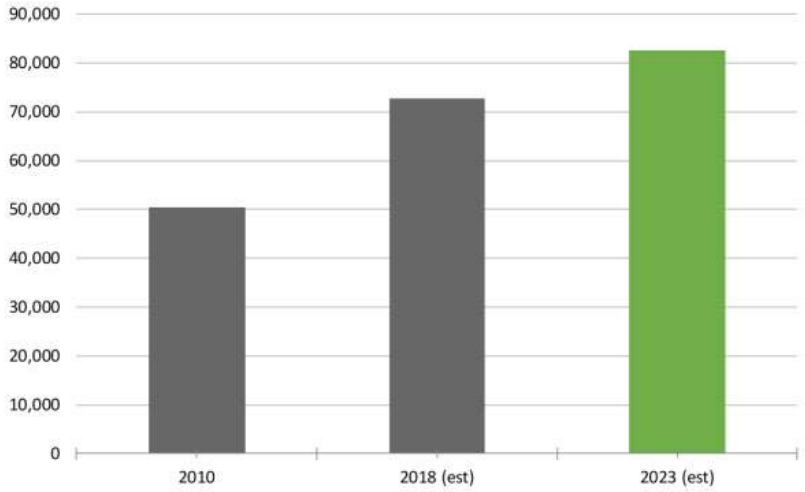
SMALL BUT GROWING LOCAL ECONOMY

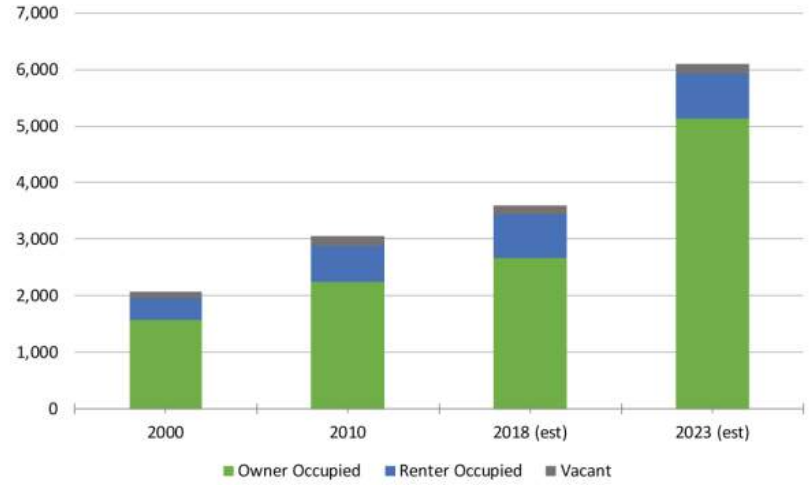
More dollars are staying locally which expands the local economy and reduces reliance upon regional economies. Since 1998, taxable sales have increased by 7.4% per year, outpacing population growth and average inflation costs. Continuing to broaden the local economy keeps jobs closer to home and increase 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.

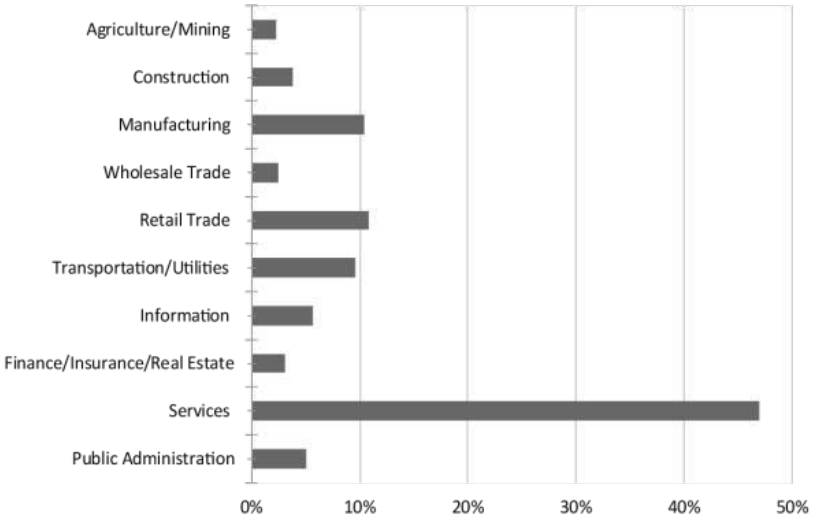
POPULATION	**HOUSEHOLDS**
The 2018 population was 11,193. The rate of change since 2010 was 2.4% annually. The five-year projection for the population in the area is 20,741 representing a change of 12.3% annually from 2018 to 2023. Currently, the median age is 30.7 (the statewide is also currently 30.7).	The household count in Grantsville has changed from 2,874 in 2010 to 3,449 in the current year, a change of 2.24% annually. The five-year projection of households is 5,921, a change of 11.41% annually from the current year total. Average household size is currently 3.36, compared to 3.31 in the year 2010. The number of families in the current year is 2,749.
	
INCOME	**HOUSING UNITS**
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.	It is estimated that 74.3% of the 3,592 housing units in the area are currently owner occupied; 21.7%, renter occupied; and 4.0% are vacant. The annual rate of change in housing units since 2010 is 7.48%. Median home values are estimated to be $221,596. In five years, the median value is projected to change by 7.54% annually to $318,729.





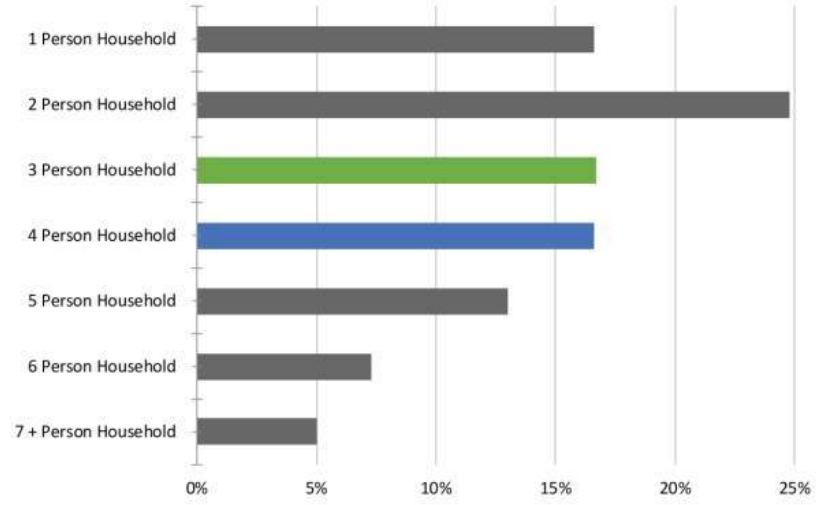
EMPLOYMENT

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



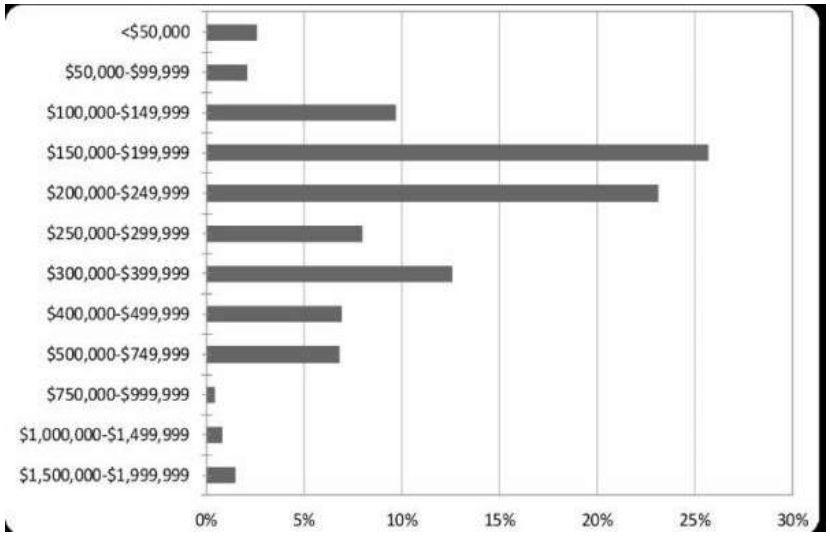
HOUSEHOLD SIZE

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

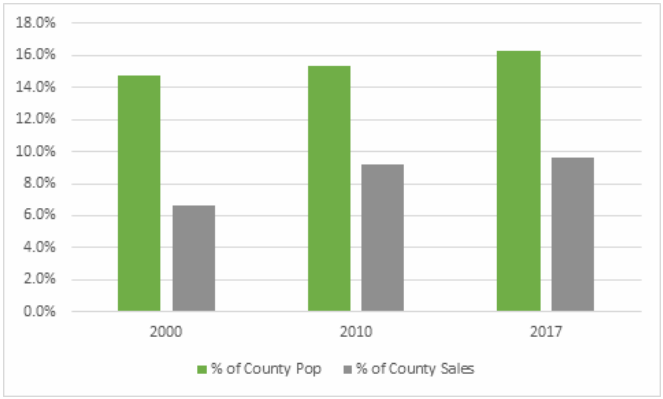


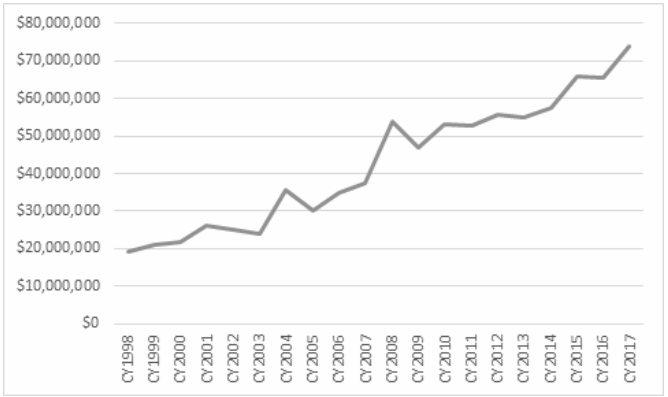
HOUSING VALUES

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



TAXABLE SALES AS A PERCENT OF TOTAL COUNTY SALES	TAXABLE SALES INCREASE
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 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
● Convenient Access. Recreational assets surround the community and are quickly accessed through pedestrian, vehicular, and bicycle access.	● 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.
● Ample land is available around the perimeter of Grantsville, allowing for expansion of recreational	● 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

GRANTSVILLE CITY
ORDINANCE NO. 2026-09

AN ORDINANCE OF GRANTSVILLE CITY APPROVING A REZONE OF CERTAIN REAL PROPERTY FROM A-10 (AGRICULTURAL) TO MIXED USE (M-U) FOR THE CROSSING AT WILLOW CREEK SUBDIVISION

Be it enacted and ordained by the City Council of Grantsville City, Utah as follows:

WHEREAS, an application has been submitted to rezone parcels identified as 01-131-0-0002, 01-130-0-0009, 01-130-0-0008, 01-130-0-0016, and 01-130-0-0014, located within Grantsville City, for the Crossing at Willow Creek Subdivision; and

WHEREAS, the subject parcels are currently zoned A-10 (Agricultural) and are presently used for agricultural purposes; and

WHEREAS, the proposed rezone would change the zoning classification of the subject parcels to the Mixed Use District (M-U), resulting in approximately 102.4 acres being zoned M-U; and

WHEREAS, the Mixed Use (M-U) zoning district is intended to implement the Mixed-Use Density land use designation and allow for a combination of residential, commercial, and employment uses within a unified development framework that encourages walkability, internal connectivity, and efficient use of infrastructure; and

WHEREAS, rezoning the subject parcels provides flexibility in site design and land use while ensuring compatibility through applicable development standards and future site plan review; and

WHEREAS, the proposed rezone represents a strategic transition from agricultural zoning to an urban mixed-use environment consistent with planned growth and long-term land use planning objectives; and

WHEREAS, the City Council finds that the proposed rezone promotes integrated mixed-use development and supports long-term growth and efficient land use planning; and

WHEREAS, the zoning and location maps for the subject parcels are attached hereto and incorporated by reference as Exhibit A.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF GRANTSVILLE CITY, STATE OF UTAH, AS FOLLOWS:

Section 1: Approval of Rezone: The zoning classification of the real property identified as parcels 01-131-0-0002, 01-130-0-0009, 01-130-0-0008, 01-130-0-0016, and 01-130-0-0014 is

hereby changed from A-10 (Agricultural) to Mixed Use (M-U) for the Crossing at Willow Creek Subdivision, as depicted in Exhibit A.

Section 2. Effective Date: This Ordinance shall take effect immediately upon its passage and approval as provided by law.

Section 3. Severability clause. If any part or provision of this Ordinance is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Ordinance and all provisions, clauses and words of this Ordinance shall be severable.

ADOPTED AND PASSED BY THE CITY COUNCIL OF GRANTSVILLE CITY, THIS 4TH DAY OF FEBRUARY, 2026.

BY THE ORDER OF THE GRANTSVILLE CITY COUNCIL:

_____
By Mayor Heidi Hammond

ATTEST

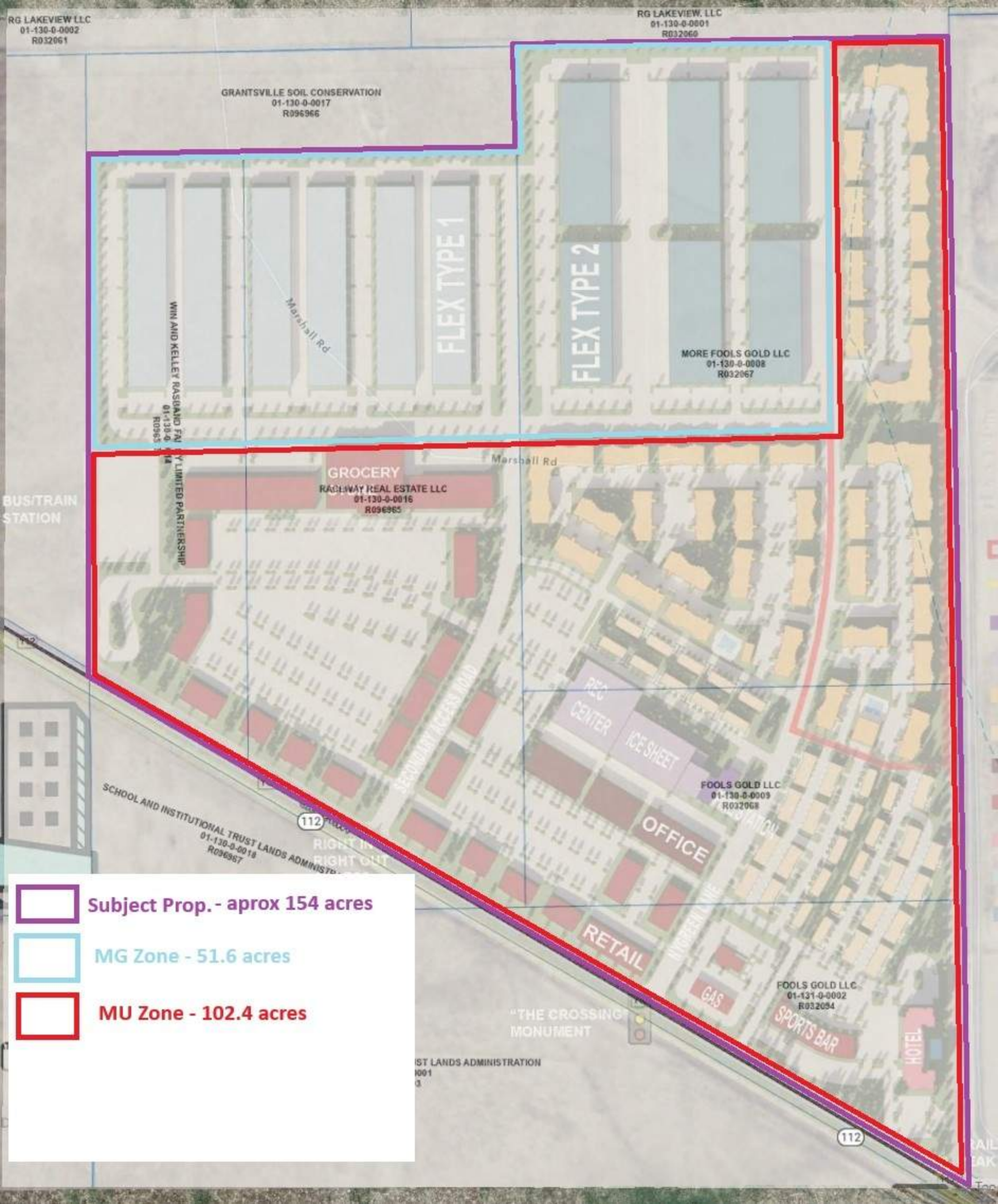
_____
Alicia Fairbourne, City Recorder

Approved as to Form:

_____
Tysen J. Barker, Grantsville City Attorney

EXHIBIT “A”

Zoning and location maps for parcels identified as 01-131-0-0002, 01-130-0-0009, 01-130-0-0008, 01-130-0-0016, and 01-130-0-0014


RG LAKEVIEW LLC
01-130-0-0002
R032061
RG LAKEVIEW, LLC
01-130-0-0001
R032060
GRANTSVILLE SOIL CONSERVATION
01-130-0-0017
R096966
FLEX TYPE 1
FLEX TYPE 2
Marshall Rd
WIN AND KELLEY RASBAND FAMILY LIMITED PARTNERSHIP
MORE FOOLS GOLD LLC
01-130-0-0008
R032067
GROCERY
RAILWAY REAL ESTATE LLC
01-130-0-0016
R096965
BUS/TRAIN STATION
REC CENTER
ICE SHEET
SECONDARY ACCESS ROAD
FOOLS GOLD LLC
01-130-0-0009
R032068
OFFICE
SCHOOL AND INSTITUTIONAL TRUST LANDS ADMINISTRATION
01-130-0-0018
R096967
RIGHT IN
RIGHT OUT
112
RETAIL
GAS
"THE CROSSING" MONUMENT
FOOLS GOLD LLC
01-131-0-0002
R032054
SPORTS BAR
HOTEL
Subject Prop. - aprox 154 acres
MG Zone - 51.6 acres
MU Zone - 102.4 acres


TC03692
TC03693
01-069-0-0102
01-069-0-0103
19-081-0-004C
01-130-0-0003
01-129-0-0001
22-037-0-0003
24-015-0-002B
24-015-0-002A
17-022-0-009A
21-048-0-000A
Sheep Ln
22-031-0-001A
22-031-0-001B
19-081-0-0002
19-081-0-0003
01-130-0-0002
01-130-0-0001
14-043-0-006C
01-069-0-0079
19-081-0-0001
Lamb Ln
17-022-0-0002
Salt Way
01-130-0-0017
01-130-0-0013
01-130-0-0014
01-130-0-0016
01-130-0-0008
22-026-0-0007
Grand Ave
01-069-0-0104
01-069-0-0105
01-130-0-0012
Grantsville
01-130-0-0009
16-023-0-0001
22-026-0-0009
22-026-0-0010
01-128-0-0014
01-069-0-0087
01-130-0-0018
01-131-0-0002
Hudson Ave
22-026-0-0011
TC03685
01-076-0-0012
TC03687
01-133-0-0012
16-023-0-0002
TC03685
01-076-0-0016
01-076-0-0013
01-076-0-0014
01-076-0-0015
01-131-0-0003
01-131-0-0001
16-022-0-0109
TC03686
01-076-0-0009
16-022-0-0110
TC03683
16-022-0-0111
TC03688
14-042-0-0005
03-047-0-0004

GRANTSVILLE CITY BOUNDARY

Deseret Peak Planning Area

LEGEND

Future Land Use Designations

Ensuring that the land and the proposed land-uses within the community are utilized to meet a unified community vision or goal is 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 associated with a retail presence fronting street with special approval)

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.)

LOT 7
LOT 8
LOT A
LOT 3
MILLER MOTORSPORTS PARK, PUD NO
LOT 2
441 South Sheep La
LOT 1
512 South Sheep Lane
AH SPORTS PUS
LOT 1
K PUD PHASE 5
DESERET PEAK COMPLEX
LOT 109
LOT 2
LOT 108
LOT 110
LOT 107
LOT 106
LOT 111
ROPER
LOT 105
LOT 104
LOT 112
COLONEL ROAD
LOT 103
LOT 102
LOT 113
LOT 101
DESERET PEAK COMM. PUD (UNDEVELOPED IN 2009)
SHEEP LANE
SR 112

SUN VALLEY DR

WILLO
BEND

100 S

LAMB LN

TC03693

TC03692

MARSHALL RD

GUNDERSEN CIR

RAILRO

TC03687

TC03683

HWY 112

LEGEND

A-10
RR-5
RR-2.5
RR-1
R-1-21
R-1-12
R-1-8
RM-7
RM-15
CN
CS
CG
CD
MD
MG
MG-EX
PUD
MU

MILLER MOTORSPORTS PARK RD

MILLER MOTORSPORTS PARK RD

SHEEP LN

Agenda Item # 10

Discussion and consideration of Ordinance 2026-08 approving a rezone of parcels 01-130-0-0008, 01-130-0-0016, and 01-130-0-0014 from A-10 (Agricultural) to the General Manufacturing (MG) district, resulting in approximately 51.6 acres being zoned as MG

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: February 3rd, 20206
Public Hearing Date: February 3rd, 20206
Re: Consideration of a proposed rezone for parcels 01-130-0-0008, 01-130-0-0016, and 01-130-0-0014 from **A-10 (Agricultural)** to the **General Manufacturing (MG)** district, resulting in approximately **51.6 acres** being zoned MG.

Existing Zoning and Land Use

- **Current Zoning:** A-10 (Agricultural)
- **Proposed Zoning:** General Manufacturing (MG)
- **Existing Use:** Agricultural land

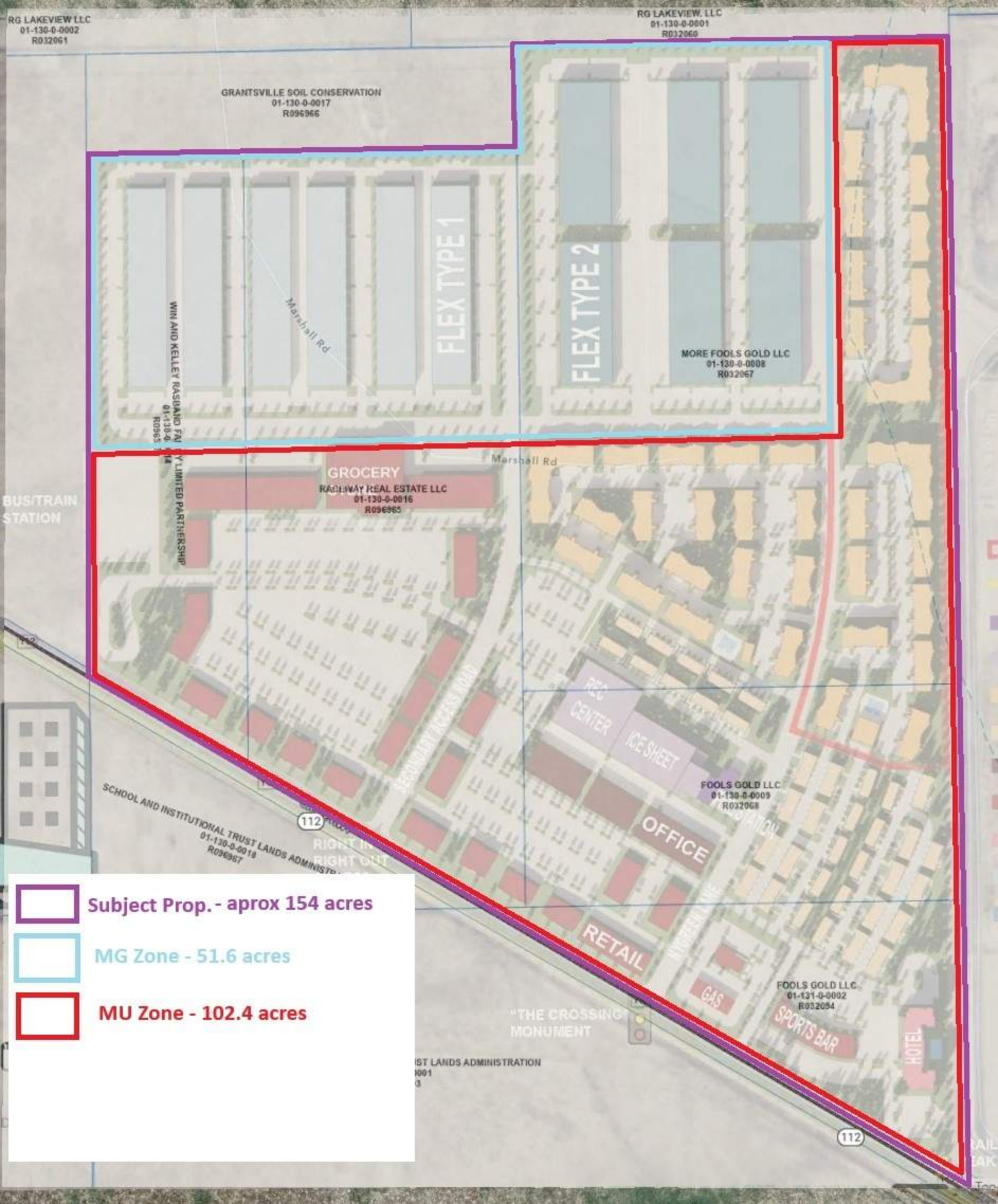
Analysis

The proposed MG zoning is intended to support employment-generating industrial and manufacturing uses within the subdivision. The location and scale of the parcels are appropriate for General Manufacturing, providing separation from purely residential areas while allowing compatibility with adjacent mixed-use development.

Rezoning these parcels supports economic development objectives by providing land suitable for manufacturing, warehousing, and related uses. The MG district allows for higher-intensity employment uses while maintaining performance standards to mitigate potential impacts such as noise, traffic, and emissions.

Findings

1. The rezone supports job creation and economic diversification.
2. Adequate access and infrastructure can be provided to serve General Manufacturing uses.


RG LAKEVIEW LLC
01-130-0-0002
R032061
RG LAKEVIEW, LLC
01-130-0-0001
R032060
GRANTSVILLE SOIL CONSERVATION
01-130-0-0017
R096966
FLEX TYPE 1
FLEX TYPE 2
Marshall Rd
WIN AND KELLEY RASBAND FAMILY LIMITED PARTNERSHIP
MORE FOOLS GOLD LLC
01-130-0-0008
R032067
GROCERY
RAILWAY REAL ESTATE LLC
01-130-0-0016
R096965
BUS/TRAIN STATION
REC CENTER
ICE SHEET
SECONDARY ACCESS ROAD
FOOLS GOLD LLC
01-130-0-0009
R032068
OFFICE
SCHOOL AND INSTITUTIONAL TRUST LANDS ADMINISTRATION
01-130-0-0018
R096967
RIGHT IN
RIGHT OUT
112
RETAIL
GAS
"THE CROSSING" MONUMENT
FOOLS GOLD LLC
01-131-0-0002
R032054
SPORTS BAR
HOTEL
Subject Prop. - aprox 154 acres
MG Zone - 51.6 acres
MU Zone - 102.4 acres

EXAMPLE CONCEPT LAYOUT

Lakeview Business Park Constructible area

Outside Developer Constructible area

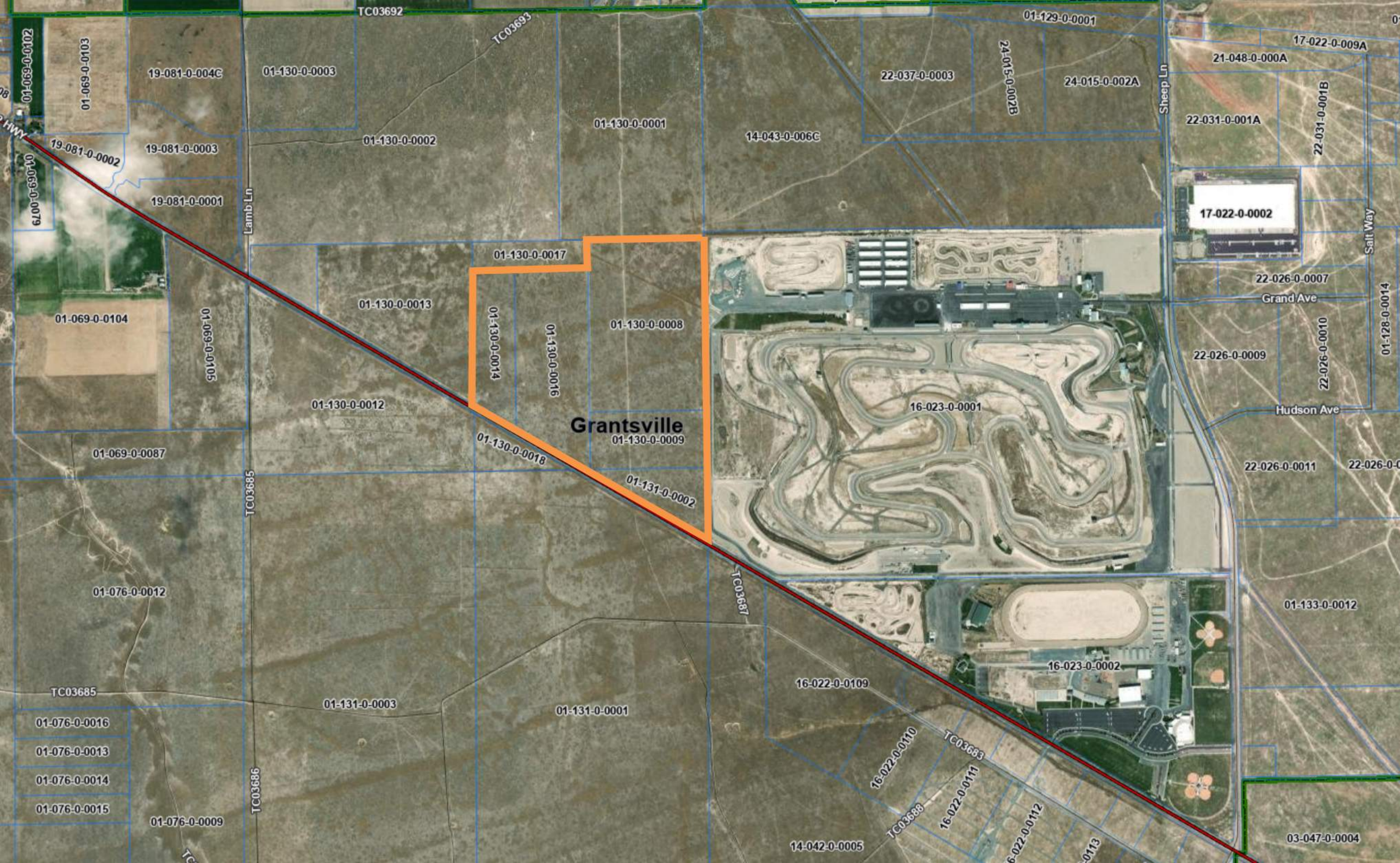
Existing Developed area

BUILDING AREA EAST OF SHEEP LANE
10,099,753 S.F. (only the buildings shaded in yellow)

aeurbia
architects and engineers

ROMNEY GROUP - Lakeview Business Park

TOOELE, UTAH


TC03692
TC03693
01-069-0-0102
01-069-0-0103
19-081-0-004C
01-130-0-0003
01-130-0-0001
01-129-0-0001
22-037-0-0003
24-015-0-002B
24-015-0-002A
17-022-0-009A
21-048-0-000A
Sheep Ln
22-031-0-001A
22-031-0-001B
19-081-0-0002
19-081-0-0003
01-130-0-0002
14-043-0-006C
01-069-0-0079
19-081-0-0001
Lamb Ln
17-022-0-0002
Salt Way
01-130-0-0017
22-026-0-0007
Grand Ave
01-130-0-0013
01-130-0-0008
01-130-0-0014
01-130-0-0016
01-069-0-0104
01-069-0-0105
22-026-0-0009
22-026-0-0010
01-128-0-0014
16-023-0-0001
01-130-0-0012
Grantsville
01-130-0-0009
Hudson Ave
01-130-0-0018
01-069-0-0087
01-131-0-0002
TC03685
22-026-0-0011
01-076-0-0012
TC03687
01-133-0-0012
16-023-0-0002
16-022-0-0109
TC03685
01-131-0-0003
01-131-0-0001
01-076-0-0016
01-076-0-0013
01-076-0-0014
01-076-0-0015
16-022-0-0110
TC03683
16-022-0-0111
TC03688
TC03686
01-076-0-0009
14-042-0-0005
03-047-0-0004

GRANTSVILLE CITY BOUNDARY

Deseret Peak Planning Area

LEGEND

Future Land Use Designations

Ensuring that the land and the proposed land-uses within the community are utilized to meet a unified community vision or goal is 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 associated with a retail presence fronting street with special approval)

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.)

LOT 7
LOT 8
LOT A
LOT 3
MILLER MOTORSPORTS PARK, PUD NO
LOT 2
441 South Sheep La
LOT 1
512 South Sheep Lane
AH SPORTS PUS
LOT 1
K PUD PHASE 5
DESERET PEAK COMPLEX
LOT 109
LOT 2
LOT 108
LOT 110
LOT 107
LOT 106
LOT 111
ROPER
LOT 105
LOT 104
LOT 112
COLONEL ROAD
LOT 103
LOT 102
LOT 113
LOT 101
DESERET PEAK COMM. PUD (UNDEVELOPED IN 2009)
SHEEP LANE
SR 112

WILLOW BEND CIR

100 S

LAMB LN

SUN VALLEY DR

MARSHALL RD

GUNDERSEN CIR

RAILRO

TC03692

TC03693

SHEEP LN

1

2

LEGEND

A-10	CN
RR-5	CS
RR-2.5	CG
RR-1	CD
R-1-21	MD
R-1-12	MG
R-1-8	MG-EX
RM-7	PUD
RM-15	MU

MILLER MOTORSPORTS PARK RD

MILLER MOTORSPORTS PARK RD

TC03687

TC03683

HWY 112

Executive Summary

Land Use

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

Community Design

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

Economic Development

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

Transportation

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

Housing

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

Recreation & Open Space

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

Infrastructure

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

Introduction

State Law And Grantsville City's Plan
Purpose Of This Plan
Development Of This Plan
Amending The General Plan
Implementation
Next Steps For This Plan

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 or residents within the community adapt.

Community Core Values

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

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

Community Characteristics

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

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

Regional Context + Anticipated Changes

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

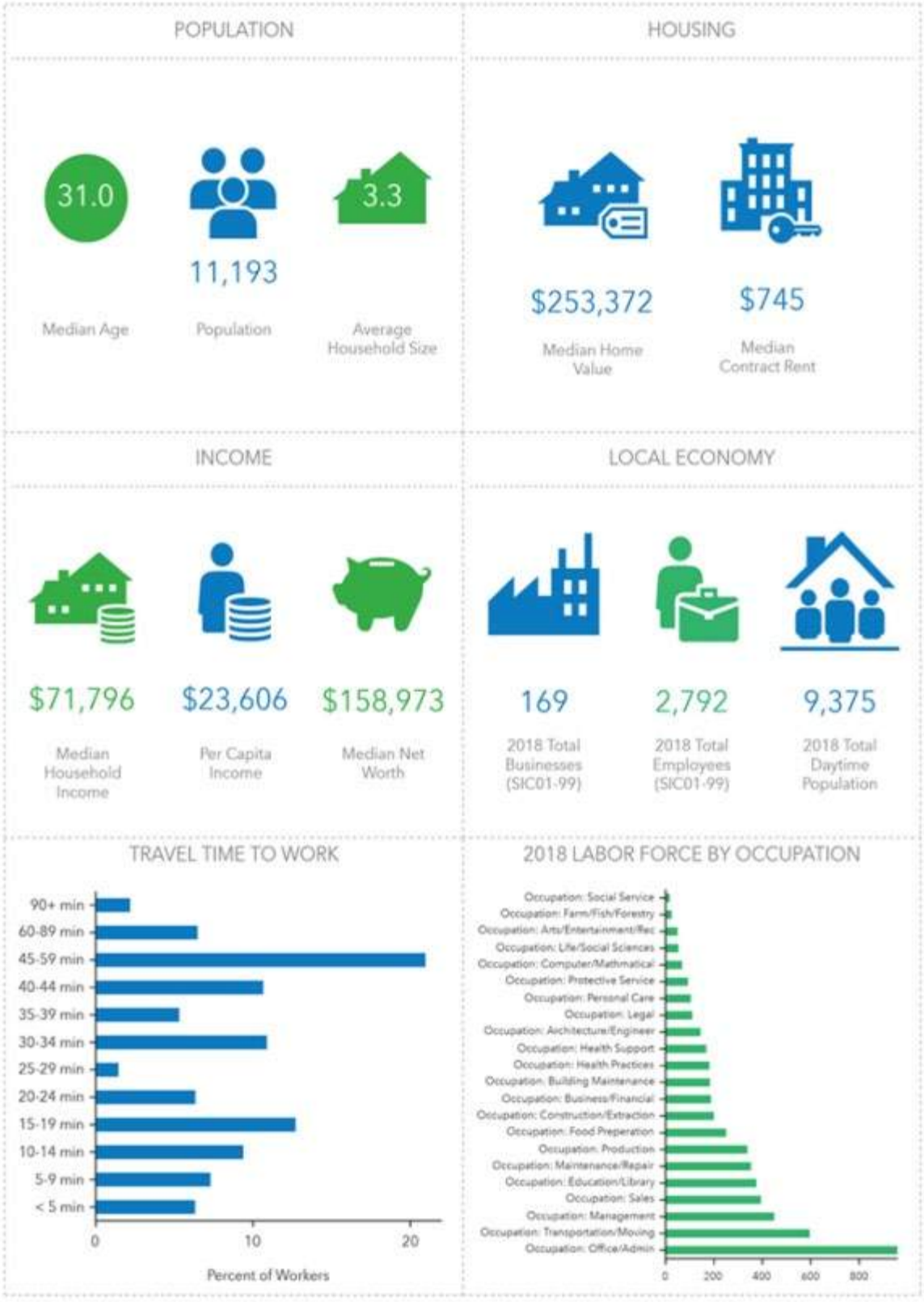
Grantsville is conveniently located within close proximity to the regional hub of Tooele, as well as the greater Salt Lake Valley area. This convenient access has allowed Grantsville to witness an increase in residential growth. While this access allows for individuals to live within the municipality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

More dollars are staying locally which expands the local economy and reduces reliance upon regional economies. Since 1998, taxable sales have increased by 7.4% per year outpacing population and inflation growth. Continuing to broaden the local

economy keeps jobs closer to home and increases community self-reliance. It should be noted that while there has been a remarkable increase in taxable sales, a majority of residents still admit to leaving the municipality or ordering online to meet necessary goods or services needs.

Socioeconomic Indicators

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

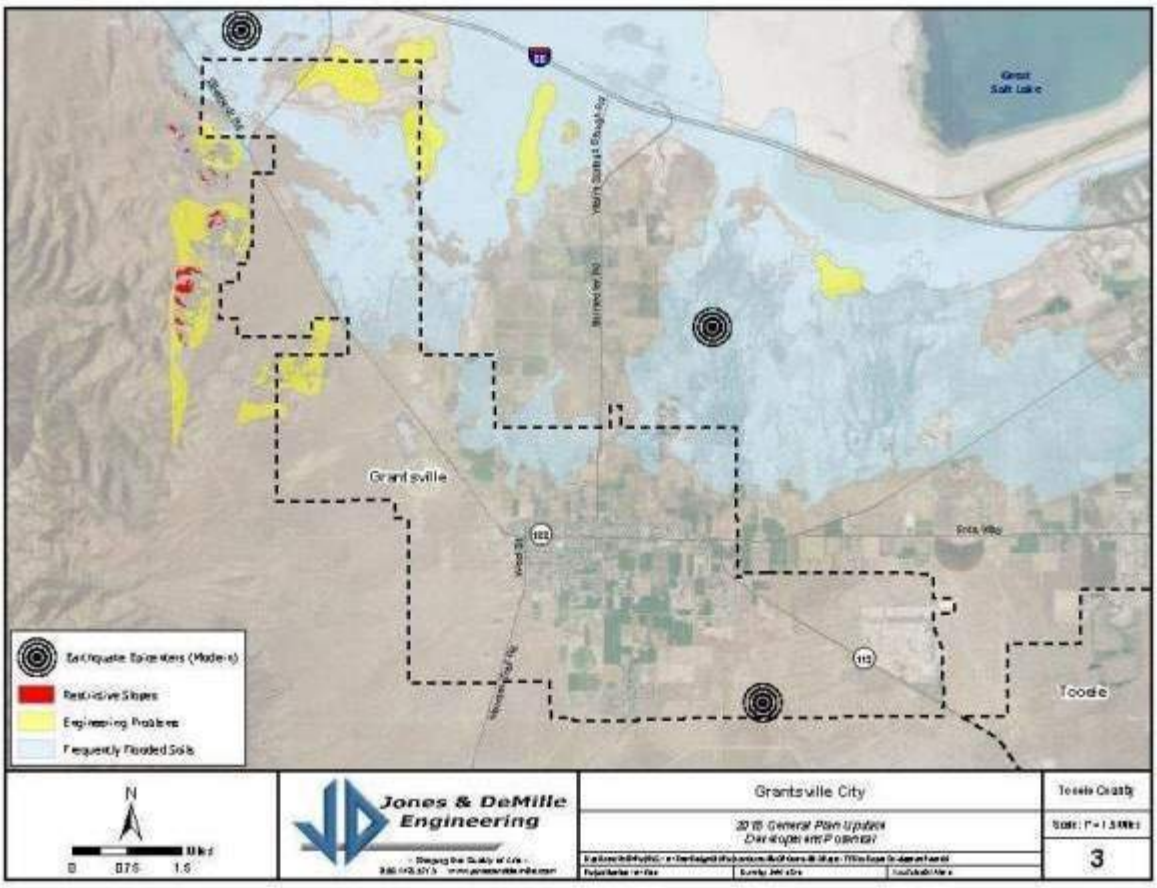


Land Capacity Analysis

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

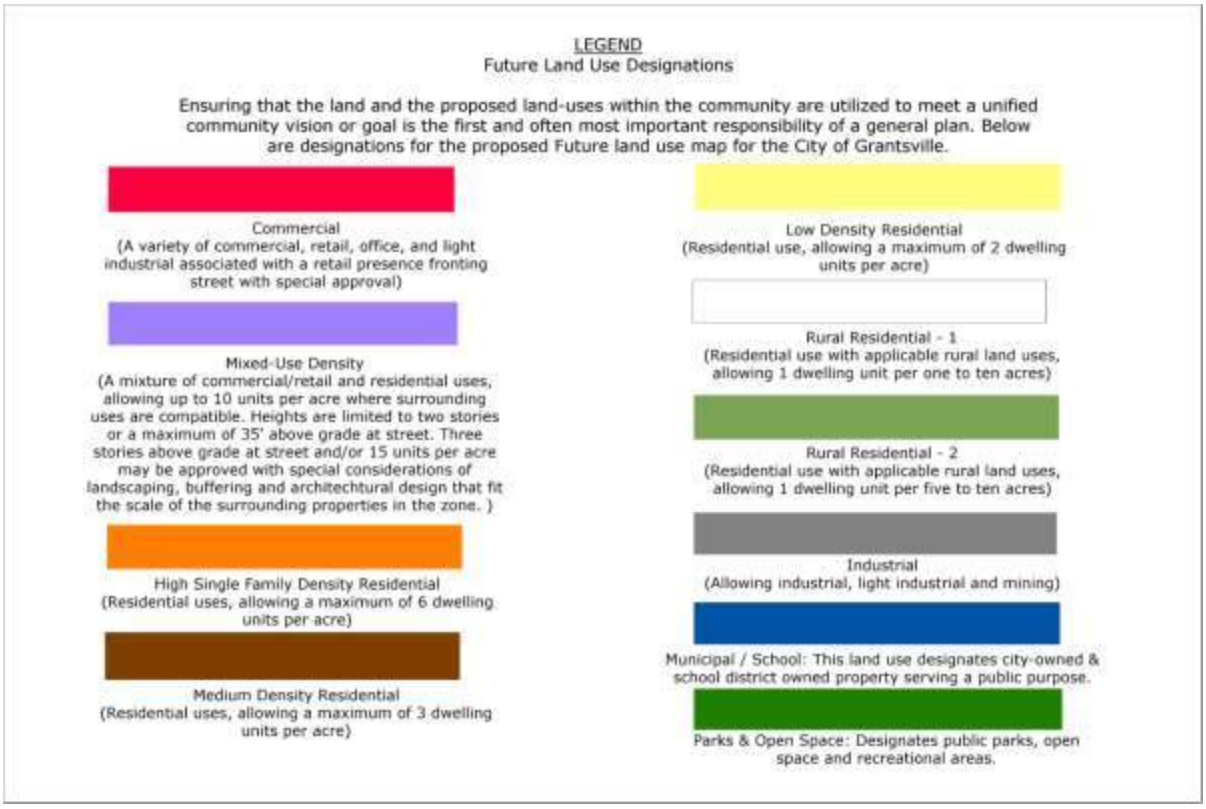
Conditions Prior To Implementation

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:

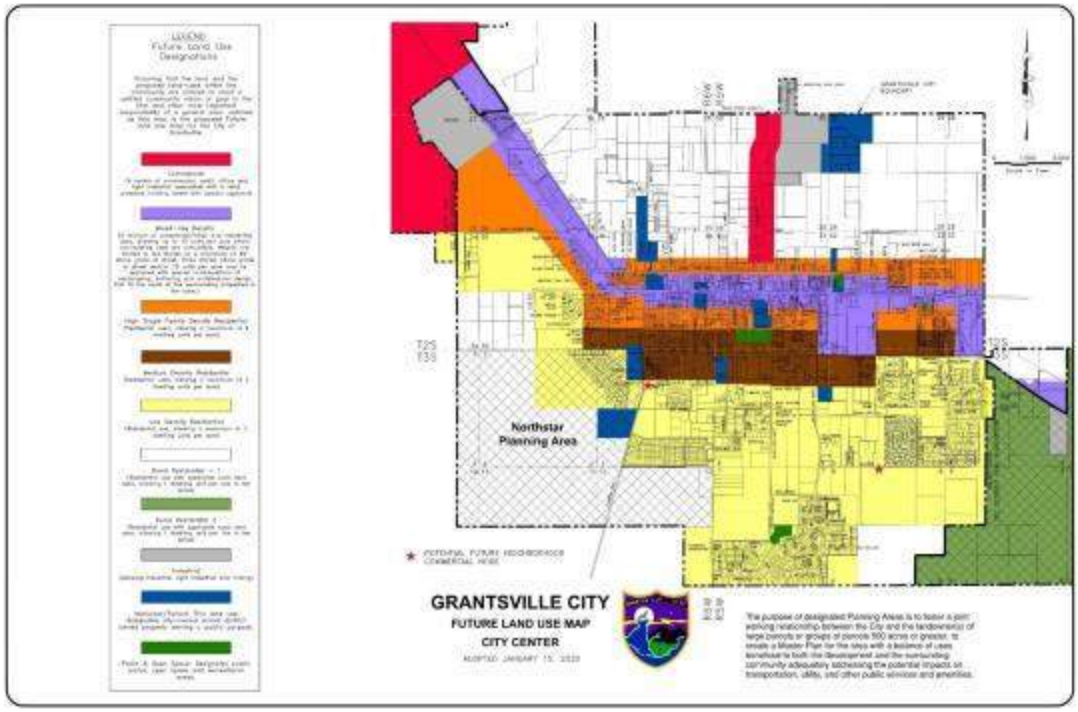


Future Land Use Map

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.

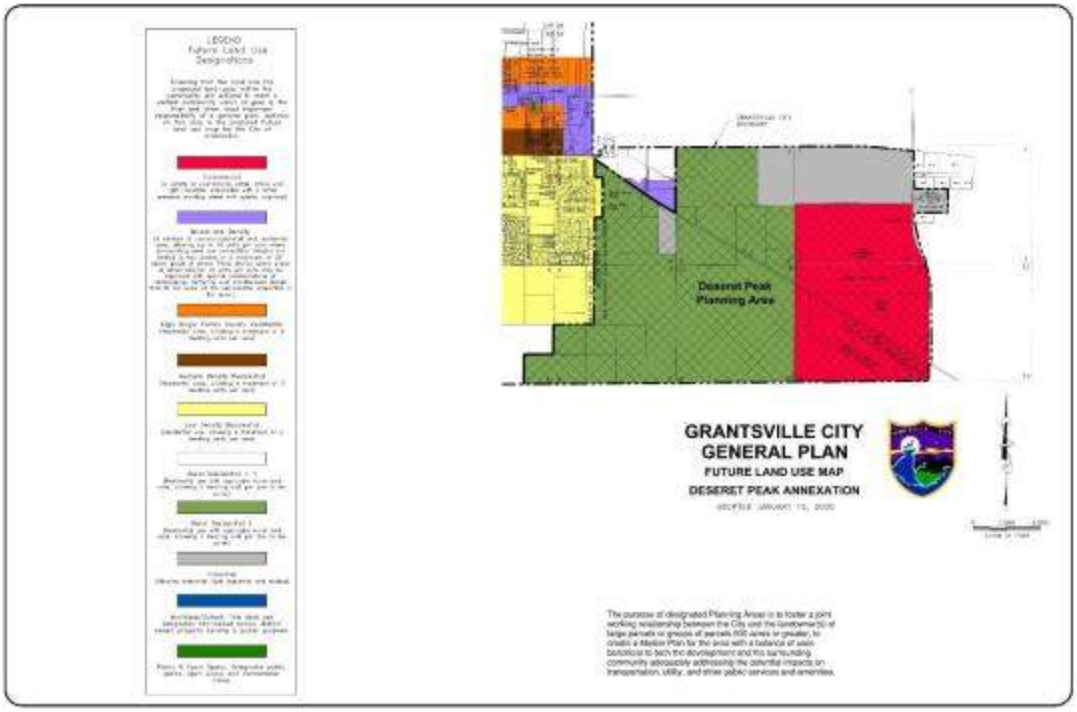


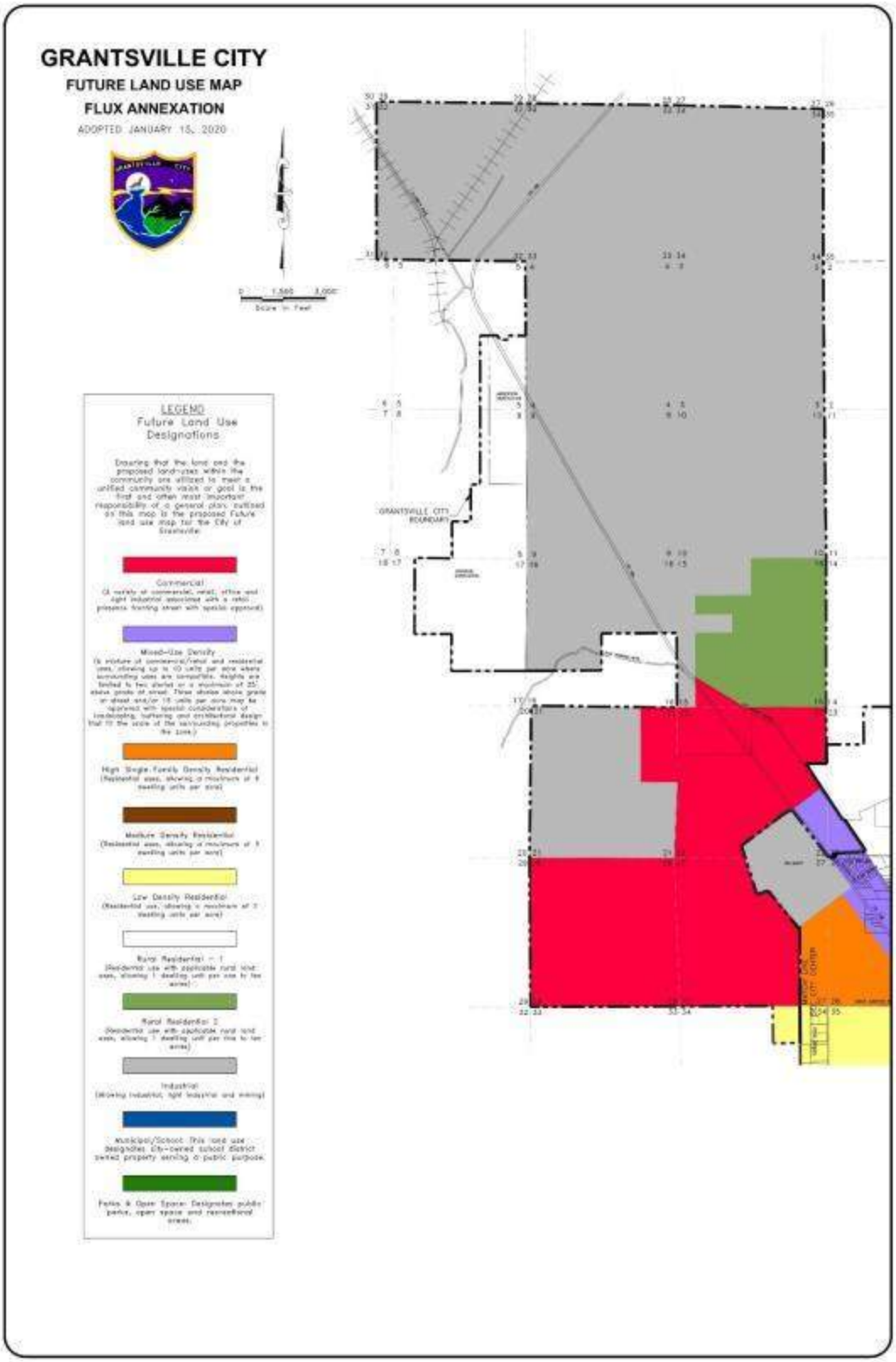
Annexation

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.


LEGEND
Future Land Use Designations
Deseret Peak Planning Area
GRANTSVILLE CITY
GENERAL PLAN
FUTURE LAND USE MAP
DESERET PEAK ANNEXATION
ADOPTED 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 500 acres or greater, to create a Master Plan for the area with a balance of uses beneficial to both the development and the surrounding community adequately addressing the potential impacts on transportation, utility, and other public services and amenities.



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.

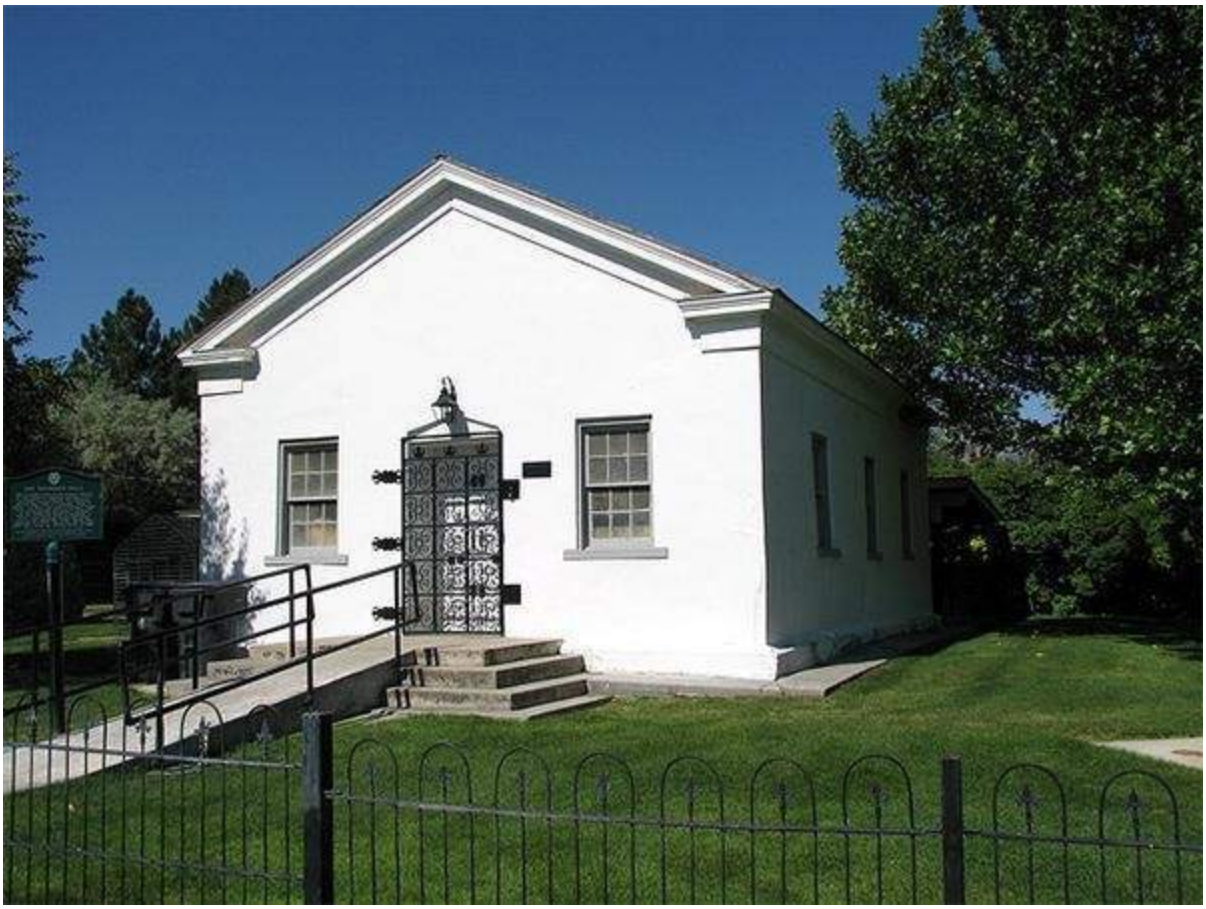
Grantsville’s roadways in the city core area should be redesigned in a way that complements a “small town main street” and a sense of destination, specifically incorporating adequate transportation and safe route designations. In order to accomplish this, the City is supportive of development that prioritizes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

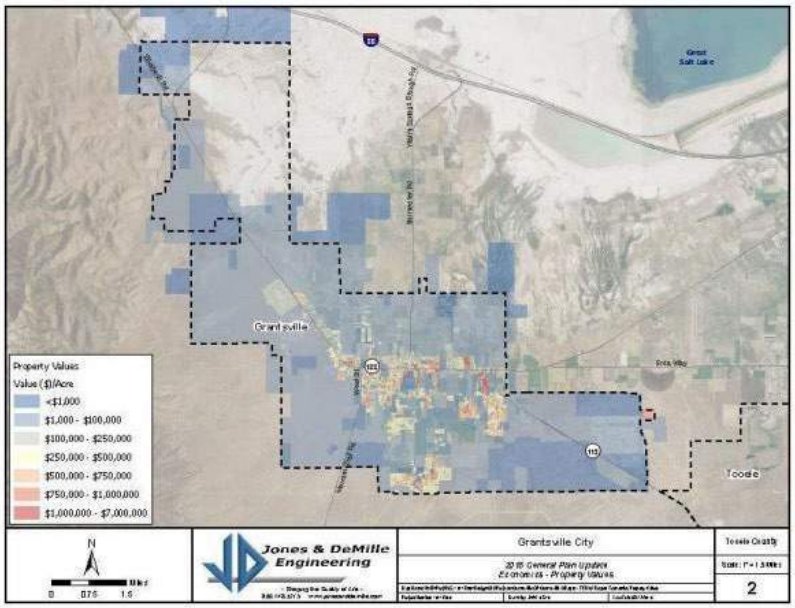
Areas Of Potential

● 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.

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

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

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



Goals + Policies + Economic Development

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

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

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

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

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

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

Strategies - 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)

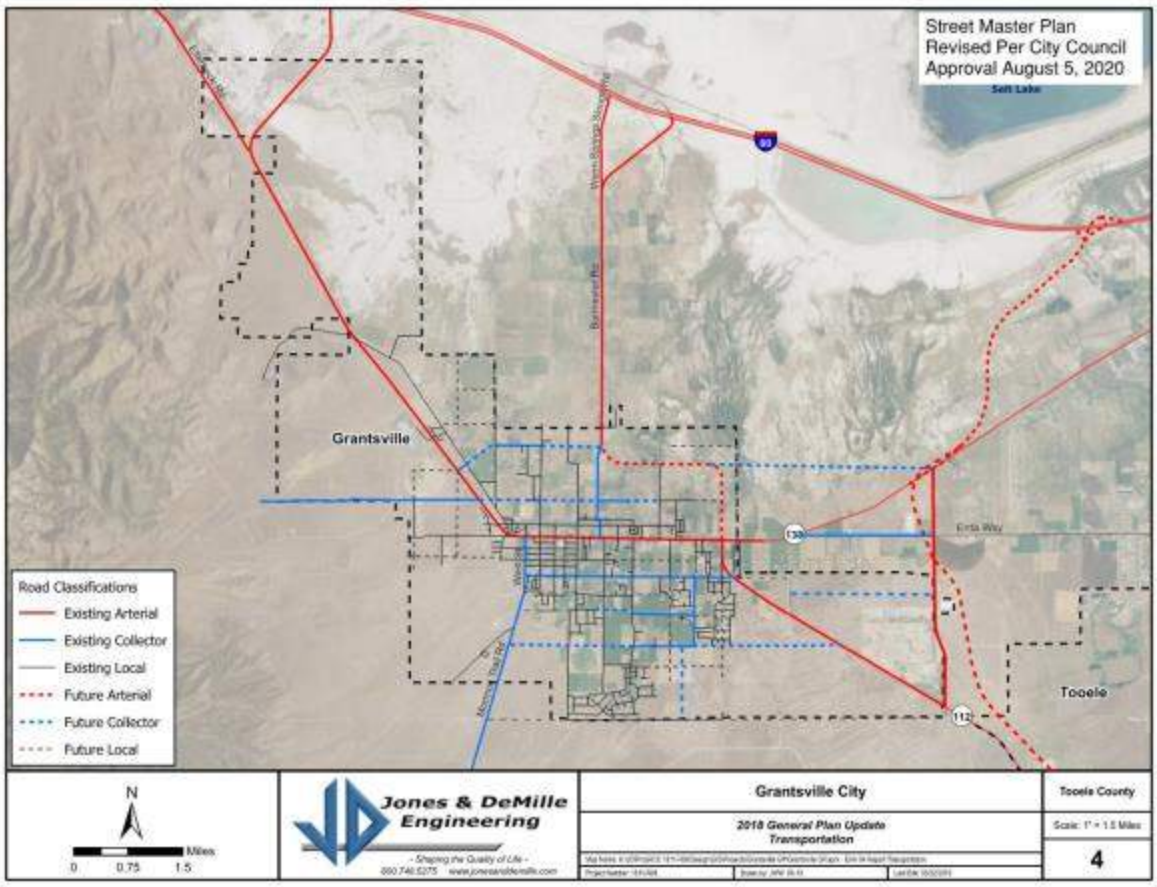
It is essential to analyze and recommend roadway improvements based on an understanding of the historical land use patterns within Grantsville. Land use develops along transportation corridors and typically shapes and follows the future land use plans identified by the City.

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:

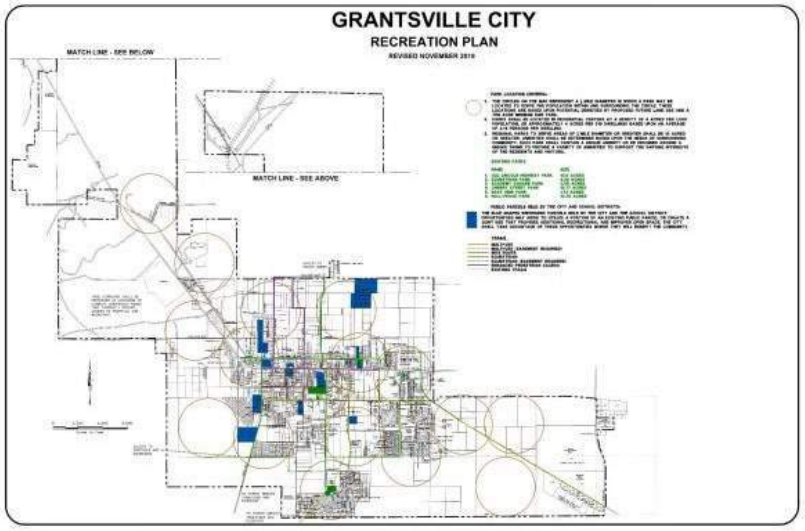
- Convenient Access - Recreational assets surround the community and are quickly accessed through pedestrian, vehicular, and bicycle access.
- Ample land (privately held) is available around the perimeter of Grantsville, allowing for expansion of recreational opportunities into regional amenities (i.e. 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 ¾ 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 ½ of a mile of each residential structure d. System expansion and creation of a new sewer plant e. Expanded water system to NW quadrant of the City

3. Explore transportation options for critical corridors within the community, increasing transportation options. 4. Improve existing streets and reserve R.O.W. (right of way) for future streets.

APPENDIX

Implementation Recommendation - Zoning Code Update
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

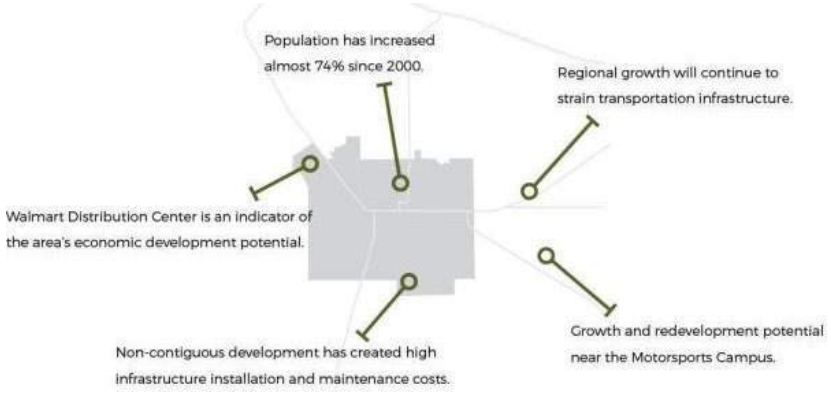
Regional Context + Anticipated Changes (Appendix 2)

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

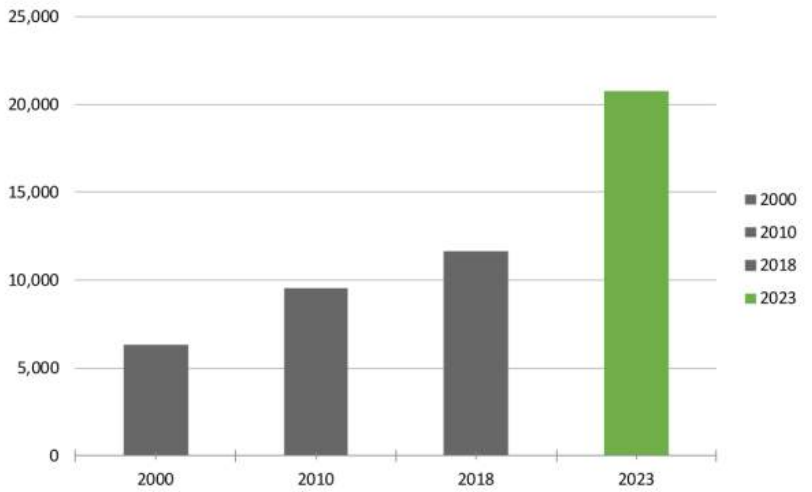
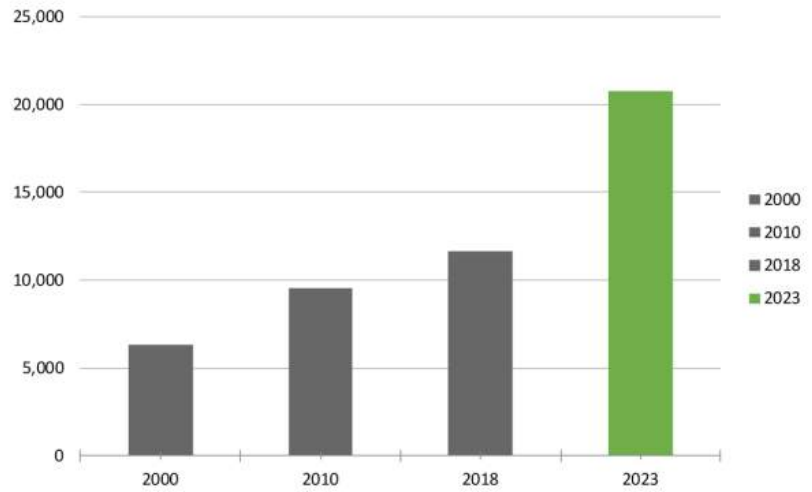
Grantsville is conveniently located within proximity to the regional hub of Tooele, as well as the greater Salt Lake Valley area. This convenient access has allowed Grantsville to witness an increase in residential growth. While this access allows for individuals to live within the municipality and work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

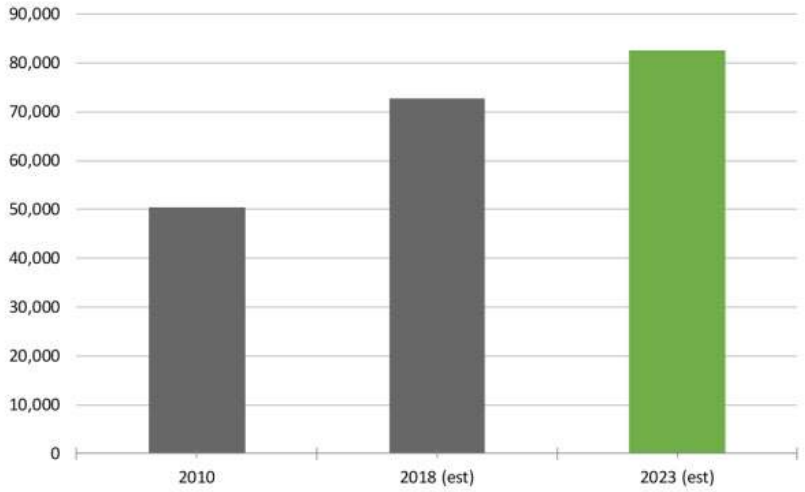
SMALL BUT GROWING LOCAL ECONOMY

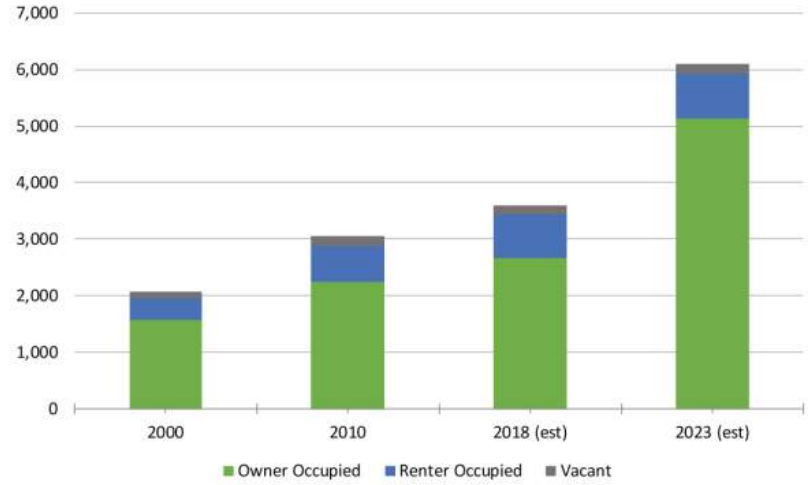
More dollars are staying locally which expands the local economy and reduces reliance upon regional economies. Since 1998, taxable sales have increased by 7.4% per year, outpacing population growth and average inflation costs. Continuing to broaden the local economy keeps jobs closer to home and increase 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.

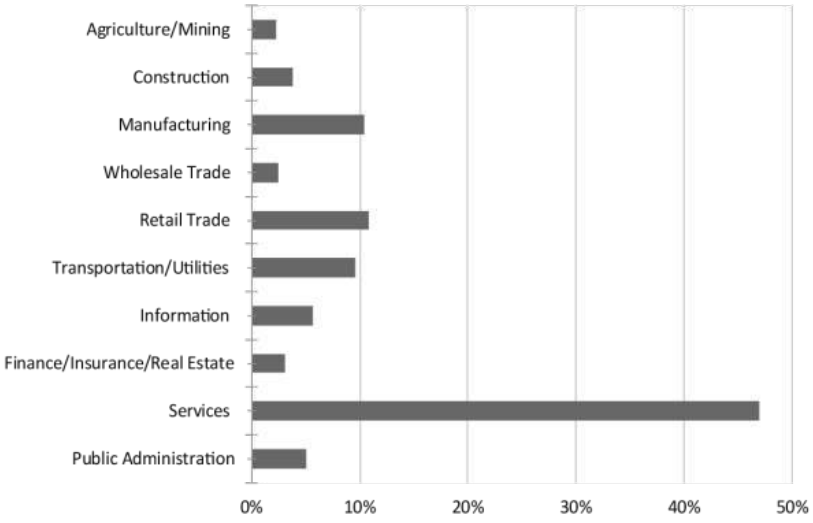
POPULATION	**HOUSEHOLDS**
The 2018 population was 11,193. The rate of change since 2010 was 2.4% annually. The five-year projection for the population in the area is 20,741 representing a change of 12.3% annually from 2018 to 2023. Currently, the median age is 30.7 (the statewide is also currently 30.7).	The household count in Grantsville has changed from 2,874 in 2010 to 3,449 in the current year, a change of 2.24% annually. The five-year projection of households is 5,921, a change of 11.41% annually from the current year total. Average household size is currently 3.36, compared to 3.31 in the year 2010. The number of families in the current year is 2,749.
	
INCOME	**HOUSING UNITS**
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.	It is estimated that 74.3% of the 3,592 housing units in the area are currently owner occupied; 21.7%, renter occupied; and 4.0% are vacant. The annual rate of change in housing units since 2010 is 7.48%. Median home values are estimated to be $221,596. In five years, the median value is projected to change by 7.54% annually to $318,729.





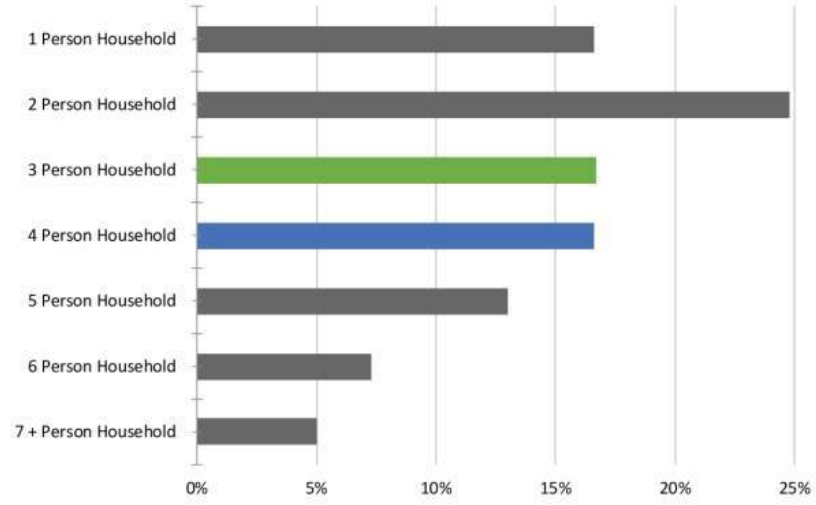
EMPLOYMENT

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



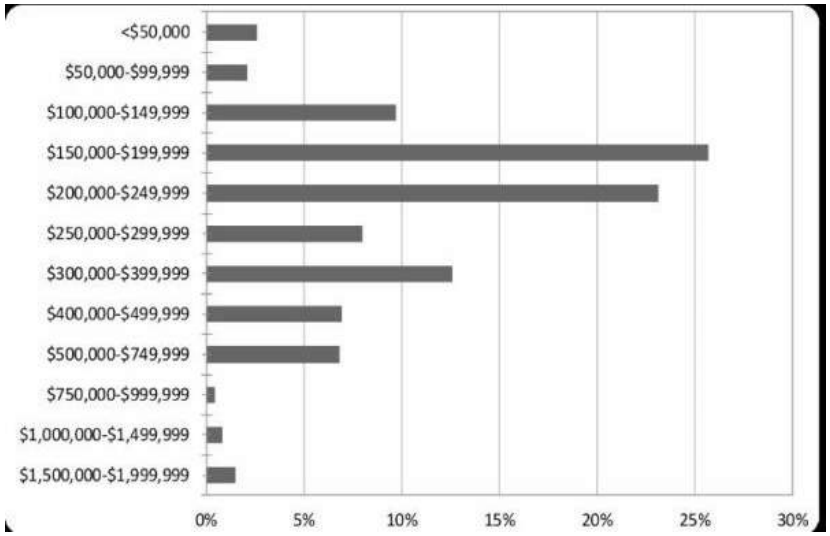
HOUSEHOLD SIZE

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

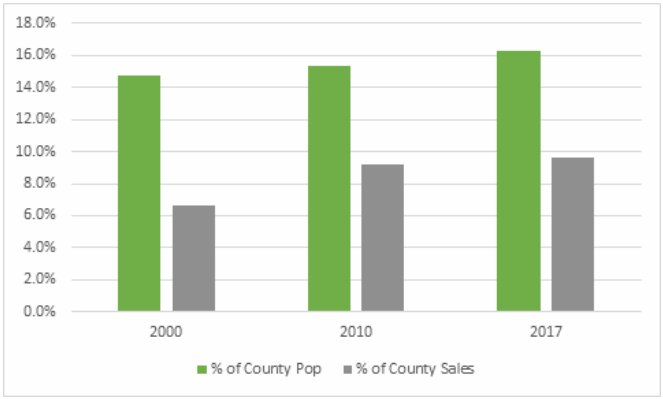


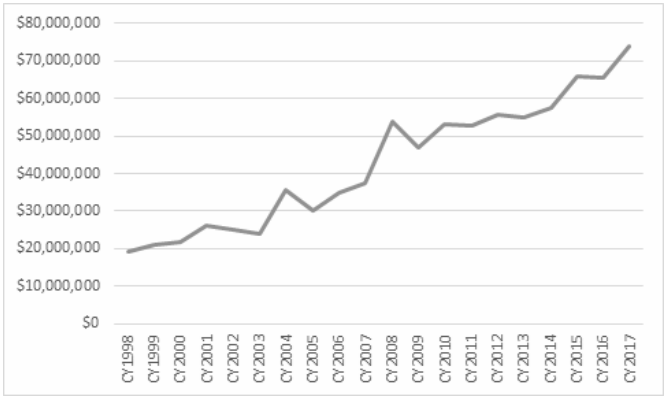
HOUSING VALUES

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



TAXABLE SALES AS A PERCENT OF TOTAL COUNTY SALES	TAXABLE SALES INCREASE
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 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
● Convenient Access. Recreational assets surround the community and are quickly accessed through pedestrian, vehicular, and bicycle access.	● 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.
● Ample land is available around the perimeter of Grantsville, allowing for expansion of recreational	● 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

GRANTSVILLE CITY
ORDINANCE NO. 2026-08

AN ORDINANCE OF GRANTSVILLE CITY APPROVING A REZONE OF CERTAIN REAL PROPERTY FROM A-10 (AGRICULTURAL) TO GENERAL MANUFACTURING (MG)

Be it enacted and ordained by the City Council of Grantsville City, Utah as follows:

WHEREAS, an application was submitted requesting the rezone of parcels 01-130-0-0008, 01-130-0-0016, and 01-130-0-0014, consisting of approximately 51.6 acres, from A-10 (Agricultural) to General Manufacturing (MG); and

WHEREAS, the subject properties are currently zoned A-10 (Agricultural) and are presently used for agricultural purposes; and

WHEREAS, the proposed General Manufacturing (MG) zoning is intended to support employment-generating industrial and manufacturing uses and to further the City's economic development objectives; and

WHEREAS, the location, size, and configuration of the subject properties are appropriate for General Manufacturing uses, providing suitable separation from purely residential areas while maintaining compatibility with adjacent mixed-use and industrial development; and

WHEREAS, the MG zoning district allows for higher-intensity employment uses, including manufacturing, warehousing, and related uses, while maintaining performance standards intended to mitigate potential impacts such as noise, traffic, and emissions; and

WHEREAS, adequate access, infrastructure, and public services can be provided to serve General Manufacturing uses on the subject properties; and

WHEREAS, the Planning Commission reviewed the proposed rezone, including the Zoning and Location Maps attached hereto as Exhibit A, and forwarded a recommendation to the City Council; and

WHEREAS, the City Council finds that the proposed rezone supports job creation, economic diversification, and the orderly development of land within Grantsville City**.**

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF GRANTSVILLE CITY, STATE OF UTAH, AS FOLLOWS:

Section 1: Rezone Approved: The zoning designation of parcels 01-130-0-0008, 01-130-0-0016, and 01-130-0-0014, totaling approximately 51.6 acres, is hereby changed from A-10 (Agricultural) to General Manufacturing (MG).

Section 2. Effective Date: This Ordinance shall take effect immediately upon its passage and approval as provided by law.

Section 3. Severability clause. If any part or provision of this Ordinance is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Ordinance and all provisions, clauses and words of this Ordinance shall be severable.

ADOPTED AND PASSED BY THE CITY COUNCIL OF GRANTSVILLE CITY, THIS 4TH DAY OF FEBRUARY, 2026.

BY THE ORDER OF THE GRANTSVILLE CITY COUNCIL:

_____
By Mayor Heidi Hammond

ATTEST

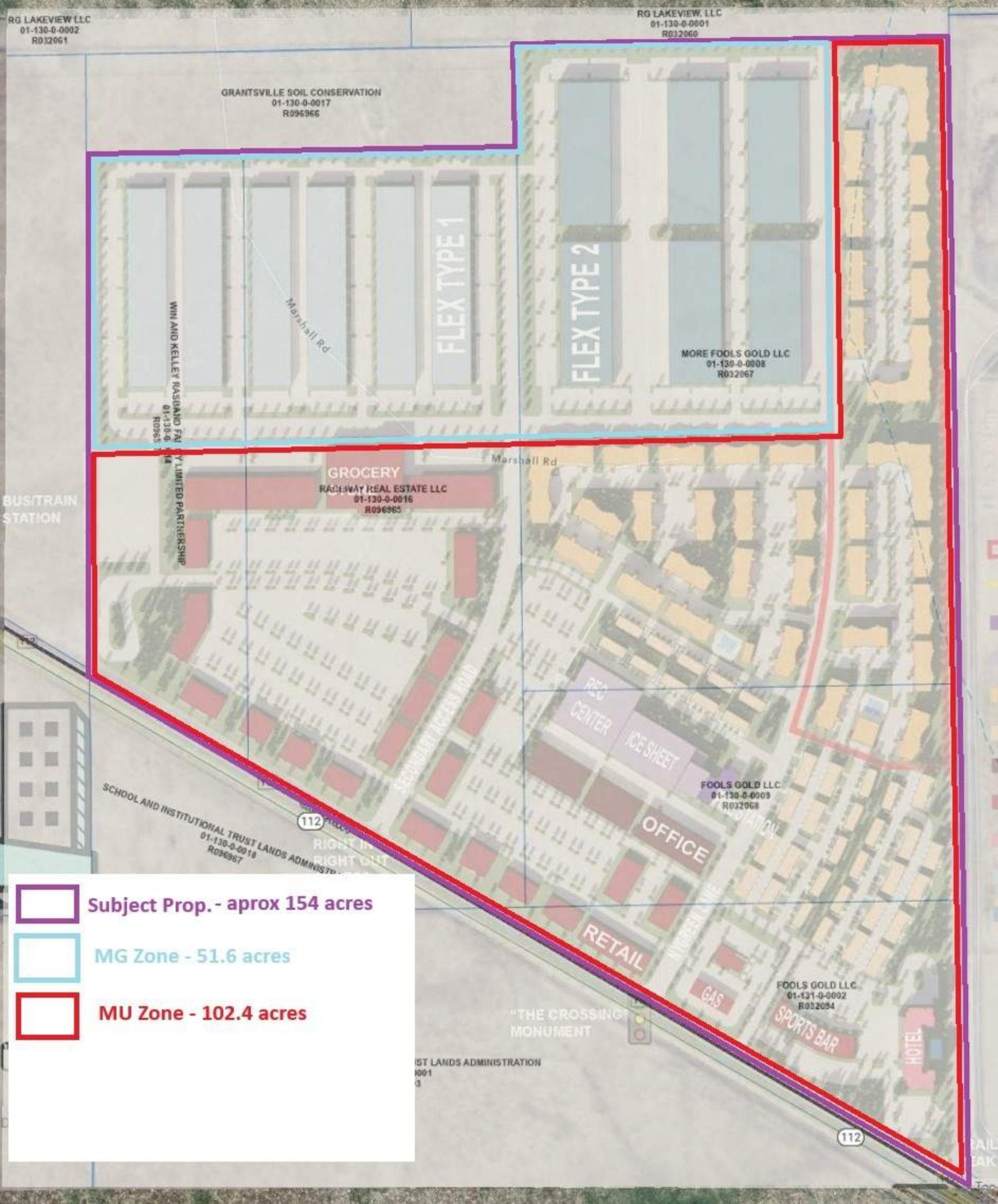
_____
Alicia Fairbourne, City Recorder

Approved as to Form:

_____
Tysen J. Barker, Grantsville City Attorney

EXHIBIT “A”

Zoning and Location Maps of parcels 01-130-0-0008, 01-130-0-0016, and 01-130-0-0014


RG LAKEVIEW LLC
01-130-0-0002
R032061
RG LAKEVIEW, LLC
01-130-0-0001
R032060
GRANTSVILLE SOIL CONSERVATION
01-130-0-0017
R096966
FLEX TYPE 1
FLEX TYPE 2
Marshall Rd
WIN AND KELLEY RASBAND FAMILY LIMITED PARTNERSHIP
MORE FOOLS GOLD LLC
01-130-0-0008
R032067
GROCERY
RAILWAY REAL ESTATE LLC
01-130-0-0016
R096965
BUS/TRAIN STATION
REC CENTER
ICE SHEET
SECONDARY ACCESS ROAD
FOOLS GOLD LLC
01-130-0-0009
R032068
OFFICE
SCHOOL AND INSTITUTIONAL TRUST LANDS ADMINISTRATION
01-130-0-0018
R096967
RIGHT IN
RIGHT OUT
112
RETAIL
GAS
"THE CROSSING" MONUMENT
FOOLS GOLD LLC
01-131-0-0002
R032054
SPORTS BAR
HOTEL
Subject Prop. - aprox 154 acres
MG Zone - 51.6 acres
MU Zone - 102.4 acres


TC03692
TC03693
01-069-0-0102
01-069-0-0103
19-081-0-004C
01-130-0-0003
01-129-0-0001
22-037-0-0003
24-015-0-002B
24-015-0-002A
17-022-0-009A
21-048-0-000A
Sheep Ln
22-031-0-001A
22-031-0-001B
19-081-0-0002
19-081-0-0003
01-130-0-0002
01-130-0-0001
14-043-0-006C
01-069-0-0079
19-081-0-0001
Lamb Ln
17-022-0-0002
Salt Way
01-130-0-0017
01-130-0-0013
01-130-0-0014
01-130-0-0016
01-130-0-0008
22-026-0-0007
Grand Ave
01-069-0-0104
01-069-0-0105
01-130-0-0012
Grantsville
01-130-0-0009
16-023-0-0001
22-026-0-0009
22-026-0-0010
01-128-0-0014
01-069-0-0087
01-130-0-0018
01-131-0-0002
Hudson Ave
22-026-0-0011
TC03685
01-076-0-0012
TC03687
01-133-0-0012
16-023-0-0002
TC03685
01-076-0-0016
01-076-0-0013
01-076-0-0014
01-076-0-0015
01-131-0-0003
01-131-0-0001
16-022-0-0109
TC03686
01-076-0-0009
16-022-0-0110
TC03683
16-022-0-0111
TC03688
14-042-0-0005
03-047-0-0004

GRANTSVILLE CITY BOUNDARY

Deseret Peak Planning Area

LEGEND

Future Land Use Designations

Ensuring that the land and the proposed land-uses within the community are utilized to meet a unified community vision or goal is 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 associated with a retail presence fronting street with special approval)

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.)

LOT 7
LOT 8
LOT A
LOT 3
MILLER MOTORSPORTS PARK, PUD NO
LOT 2
441 South Sheep La
LOT 1
512 South Sheep Lane
AH SPORTS PUS
LOT 1
K PUD PHASE 5
DESERET PEAK COMPLEX
LOT 109
LOT 2
LOT 108
LOT 110
LOT 107
LOT 106
LOT 111
ROPER
LOT 105
LOT 104
LOT 112
COLONEL ROAD
LOT 103
LOT 102
LOT 113
LOT 101
DESERET PEAK COMM. PUD (UNDEVELOPED IN 2009)
SHEEP LANE
SR 112

SUN VALLEY DR

WILLO
BEND

100 S

LAMB LN

TC03693

TC03692

MARSHALL RD

GUNDERSEN CIR

RAILRO

TC03687

TC03683

HWY 112

LEGEND

A-10
RR-5
RR-2.5
RR-1
R-1-21
R-1-12
R-1-8
RM-7
RM-15
CN
CS
CG
CD
MD
MG
MG-EX
PUD
MU

MILLER MOTORSPORTS PARK RD

MILLER MOTORSPORTS PARK RD

SHEEP LN

Agenda Item # 11

Discussion and consideration of Ordinance 2026-07 amending Chapter 8 of the Grantsville City Code to add micro entrepreneurship as a conditional use

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: February 3, 2026
Public Hearing Date: February 3, 2026
Re: Consideration 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

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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 **2-4 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

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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

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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

*** 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.

- 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

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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

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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 **150 feet**

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

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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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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.

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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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.

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**, which means the owner of the property and 1 employee, and
2. Customer traffic limited to approximately **two to four (2-4) customers per hour**, except for holidays and City events, 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 some 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.

    a. Accessory Structure Standards:

    b. The permitted accessory structure shall be limited to one (1) freestanding, movable structure not exceeding ten feet by ten feet (10’ x 10’) in size. The structure may be used only for accessory storage and incidental on-site sales directly related to the approved Micro Entrepreneurship use. The structure shall not be permanently affixed to the ground, shall not contain plumbing or permanent utilities unless otherwise approved, and shall comply with applicable setback, visibility, and compatibility standards.

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 were compliant with applicable code requirements.

3. Lots used for Micro Entrepreneurship shall have a minimum of **150 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

GRANTSVILLE
ORDINANCE 2026-07

AN ORDINANCE AMENDING CHAPTER 8 OF THE GRANTSVILLE CITY CODE TO ADD MICRO ENTREPRENEURSHIP AS A CONDITIONAL USE

WHEREAS, Grantsville City desires to encourage small, locally owned businesses that support economic vitality, self-employment, and innovation; and

WHEREAS, the City also seeks to preserve its rural character and ensure that new uses remain compatible with surrounding residential and low-intensity areas; and

WHEREAS, low-impact, small-scale business operations can provide economic opportunity while minimizing traffic, noise, and visual impacts;

NOW THEREFORE, be it ordained by the Council of the Grantsville, in the State of Utah, as follows:

SECTION 1: **AMENDMENT** "8.9 City Council Review And Approval Of Certain Developments Required" of the Grantsville Land Use Ordinances is hereby *amended* as follows:

BEFORE AMENDMENT

8.9 City Council Review And Approval Of Certain Developments Required

(1) Notwithstanding any other provision to the contrary in this Code or under any other Grantsville city Ordinance, all new developments or construction projects having multiple occupancy non-residential structures with over four separate occupants or uses and all apartment or condominium structures or developments having more than two residential units, shall be first reviewed and approved by the City Council prior to the commencement or construction.

(2) The City Council review and approval required by this Section shall take place prior to the issuance of any building permits for the proposed project or development. This requirement does not otherwise modify any other review and approval requirements by the **Community Development Director**, Zoning Administrator, or their designee, or the Planning Commission. The standard review and procedures approval shall be completed prior to the review and approval by the City Council under this Section.

(3) The review and approval by the City Council under this Section shall be conducted in an effort to ensure that all departments of the City are notified of the proposed project prior to construction, that all applicable building and zoning regulations have been complied with, that utilities are efficiently provided to the property and that any negative impacts to the

neighborhood or community are mitigated. The City Council may impose such reasonable conditions and requirements as it deems necessary in order to achieve the foregoing objectives and to ensure that City planning issues are raised and resolved prior to construction.

Amended 05/05 by Ordinance 2005-09

AFTER AMENDMENT

8.~~9~~10 City Council Review And Approval Of Certain Developments Required

SECTION 2: **AMENDMENT** "8.10 Essential Utilities And Infrastructure To Be Completed Prior To Issuance Of Building Permits" of the Grantsville Land Use Ordinances is hereby *amended* as follows:

BEFORE AMENDMENT

8.10 Essential Utilities And Infrastructure To Be Completed Prior To Issuance Of Building Permits

AFTER AMENDMENT

8.~~10~~11 Essential Utilities And Infrastructure To Be Completed Prior To Issuance Of Building Permits

SECTION 3: **ADOPTION** "8.9 Micro Entrepreneurship" of the Grantsville Land Use Ordinances is hereby *added* as follows:

BEFORE ADOPTION

8.9 Micro Entrepreneurship (Non-existent)

AFTER ADOPTION

8.9 Micro Entrepreneurship*(Added)*

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, which means the owner of the property and 1 employee, and 2. Customer traffic limited to approximately two to four (2-4) customers per hour, except for holidays and City events, 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 some 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. a. Accessory Structure Standards: b. The permitted accessory structure shall be limited to one (1) freestanding, movable structure not exceeding ten feet by ten feet (10' x 10') in size. The structure may be used only for accessory storage and incidental on-site sales directly related to the approved Micro Entrepreneurship use. The structure shall not be permanently affixed to the ground, shall not contain plumbing or permanent utilities unless otherwise approved, and shall comply with applicable setback, visibility, and compatibility standards.

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 150 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

SECTION 4: **SEVERABILITY CLAUSE** Should any part or provision of this Ordinance be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the Ordinances a whole or any part thereof other than the part so declared to be unconstitutional or invalid.

SECTION 5: **EFFECTIVE DATE** This Ordinance shall take effect immediately upon its passage and approval as provided by law.

PASSED AND ADOPTED BY THE GRANTSVILLE COUNCIL _____.

	AYE	NAY	ABSENT	ABSTAIN
Rhett Butler	_____	_____	_____	_____
Derek Dalton	_____	_____	_____	_____
Brittany Skinner	_____	_____	_____	_____
Jacob Thomas	_____	_____	_____	_____
Jeff Williams	_____	_____	_____	_____

Presiding Officer

_____
Heidi Hammond, Mayor, Grantsville

Attest

_____
Alicia Fairbourne, City Recorder, Grantsville

Agenda Item # 12

Adjourn