

GRANTSVILLE CITY

RECORD OF ORDINANCE ADOPTION

ORDINANCE 2026-07

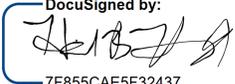
AN ORDINANCE AMENDING CHAPTER 8 OF THE GRANTSVILLE CITY CODE TO ADD MICRO ENTREPRENEURSHIP AS A CONDITIONAL USE

PASSAGE BY THE CITY COUNCIL:

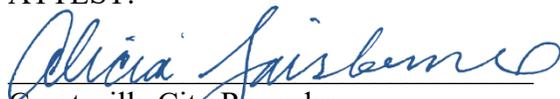
NAME	MOTION	SECOND	FOR	AGAINST	ABSTAIN	ABSENT
Rhett Butler			X			
Derek Dalton			X			
Brittany Skinner				X		
Jake Thomas		X	X			
Jeff Williams	X		X			

This Ordinance was passed by the City Council of Grantsville, Utah, on the 4th day of February 2026.



DocuSigned by:

By: 7F855CAE5E32437
Heidi Hammond, Grantsville City Mayor

ATTEST:



Grantsville City Recorder

**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.

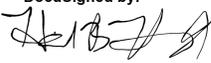
SECTION 5: EFFECTIVE DATE This Ordinance shall take effect immediately upon its passage and approval as provided by law.

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

	AYE	NAY	ABSENT	ABSTAIN
Rhett Butler	<u> X </u>	<u> </u>	<u> </u>	<u> </u>
Derek Dalton	<u> X </u>	<u> </u>	<u> </u>	<u> </u>
Brittany Skinner	<u> </u>	<u> X </u>	<u> </u>	<u> </u>
Jacob Thomas	<u> X </u>	<u> </u>	<u> </u>	<u> </u>
Jeff Williams	<u> X </u>	<u> </u>	<u> </u>	<u> </u>

Presiding Officer

Attest

DocuSigned by:

7E855CAE5E32437...
Heidi Hammond, Mayor, Grantsville

Signed by:

F01A672EA6B44C6...
Alicia Fairbourne, City Recorder,
Grantsville

