

## **PUBLIC NOTICE**

The Grantsville City Planning Commission will hold a Regular Meeting at 7:00 p.m. on Tuesday, February 17, 2026 at 429 East Main Street, Grantsville, UT 84029. The agenda is as follows:

### **ROLL CALL**

### **AGENDA**

1. Presentation, **Public Hearing**, and Discussion and Consideration: Appeal by Courtney Rossow of the Zoning Administrator's denial of a request to keep one large animal at 565 S. McKay Circle, located in the R-1-21 zoning district, based on the property's failure to meet the required open space standard.
2. Presentation, **Public Hearing**, and Discussion and Consideration: Proposed Conditional Use Permit for a micro-entrepreneurship allowing Vickie Lake and Kathleen Hunt to operate a home-based business consisting of a farm stand and the sale of cottage food products and non-food craft goods at 10 W Clark Street, located in the RM-7 zoning district.
3. Geographic Information System (GIS) Presentation by the Grantsville City GIS Analyst/City Planner
4. Approval of minutes from the January 20, 2026, and the February 3, 2026 Planning Commission Regular Meetings.
5. Report from City Staff.
6. Open Forum for Planning Commissioners.
7. Report from City Council.
8. Adjourn.

**Shelby Moore**  
**Zoning Administrator**  
**Grantsville City Community & Economic Development**

### **Join Zoom Meeting**

[Join Zoom Meeting: https://us02web.zoom.us/j/4358843411](https://us02web.zoom.us/j/4358843411)

By Phone, Dial: 1-253-215-8782  
Meeting ID: 435 884 3411



Scan QR code  
to join Zoom  
meeting.

# AGENDA ITEM #1

Consideration of an appeal by Courtney Rossow of the Zoning Administrator's denial of a request to keep one large animal at 565 S. McKay Circle, located in the R-1-21 zoning district, due to the property's failure to meet the required open space requirement.

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



**Permit # 2026003**

**Staff Report Summary for  
Appeal of Conditional Use Permit Denial – 565 S McKay Circle**

**Parcel ID(s): 21-070-0-0412**

**Property Address: 565 S McKay Circle**

**Name: Courtney Rossow**

**Request: Conditional Use Permit**

**Prepared By: Nicole Ackman**

**Meeting Date: February 17, 2026**

**Public Hearing Date: February 17, 2026**

**Current Zone: R-1-21**

**Acres: 0.62 - 27,007 square feet**

**PLANNING STAFF ANALYSIS AND COMMENTS**

**Background**

In December 2025, the City observed that a horse was being kept on the property located at 565 S. McKay Circle in the R-1-21 zoning district. On December 16, 2025 a violation letter was mailed to the property owner advising that a conditional use permit application was required to keep a large animal on the property. A conditional use permit application was submitted on January 8, 2026. After review of the application and site conditions, staff determined that the property did not meet the minimum open space requirements.

On January 9, 2026, a denial letter was issued stating that the conditional use permit could not be approved due to insufficient qualifying open space. The property owner subsequently filed an appeal of the Planning and Zoning administrator's decision and submitted documentation indicating that the property had previously been marketed as horse property.

It was also observed on December 31, 2025, that an accessory structure had been placed within the required front yard setback of the property. At that time, the City Building Inspector visited the site and advised the property owner that the structure would need to be relocated to comply with the front yard setback requirements in accordance with Grantsville Land Use Ordinance Sections 4.8 and 4.9.

As of February 11, 2026, a follow-up site observation confirmed that the structure remains within the front yard setback. It was also observed that an additional accessory structure is located within a Public Utility and Drainage Easement (PU&DE) on the property. Both structures remain inconsistent with the setback and easement requirements of the Grantsville Land Use Ordinance.

**Reason for Denial:**

Pursuant to Grantsville Land Use Ordinance 15.7, Codes and Symbols and Use Table 15.1, the keeping of a large animal requires approval of a conditional use permit. The ordinance requires a minimum of 10,000 square feet of open area for the first fully grown large animal and prohibits animals from being kept,

corralled, penned, or raised within 100 feet of any pre-existing residential dwelling located on an adjoining lot, measured from the nearest corner.

Based on these standards, the property contains approximately 6,562 square feet of qualifying open space, which is 3,438 square feet less than the minimum required. As a result, the property does not meet the minimum standards necessary to approve the conditional use permit.

## **Additional Zoning Compliance Considerations:**

If the Planning Commission chooses to overturn the denial and approve the conditional use permit, staff advises the Commission to consider additional zoning compliance issues affecting the property.

The subject parcel is a corner lot and is therefore required to maintain two front yards pursuant to the Grantsville Land Use Ordinance. The area currently identified as available open space for animal keeping is located within a designated front yard area.

Under Grantsville Land Use Ordinance [Sections 4.8](#) and [4.9](#), required yard areas must remain open and unobstructed, and accessory structures are permitted only within the rear yard. As a result, accessory buildings, shelters, or similar structures associated with animal keeping are not permitted within the front yard setback.

## **Conditions if Approved**

If the Planning Commission chooses to approve the request, the following conditions are standard conditions applied to all conditional use permits related to the keeping of animals:

1. **Compliance with City Code:** Except as specifically addressed by the Planning Commission's decision on this appeal (including the setback and open space standards under review), all other applicable requirements of the Grantsville City Code must be met.
2. **Payment of Fees:** All fees associated with the permit and future permit must be paid.
3. **Health and Safety Standards:** All industry standards regarding health, safety, and welfare regulations must be followed.
4. **Scope of Use:** The use of the property must remain within the parameters approved in the application. Any expansion of use requires prior approval.
5. **Administrative Review:** This permit may be periodically reviewed by the Zoning Administrator and/or reviewed if any complaints are received.
6. **Non-Compliance Consequences:** Failure to comply with any of these requirements may result in revocation of the permit.



Grantsville City  
429 East Main Street, Grantsville UT 84029  
Tooele County, State of Utah

## Notice of Violation

12/16/2025

COURTNY ROSSOW  
565 S MCKAY CR  
GRANTSVILLE , UT 84029

Re: Case Number 20250025  
Subject Property: 565 S MCKAY CR, GRANTSVILLE , UT 84029  
Property ID Number : 21-070-0-0412

Dear Property Owner:

An inspection by our Department has determined the property listed above is in violation of following Ordinance(s) :

It was observed that there is currently **one horse on the property**, which violates **Land Use Ordinance Section 15.7 - Codes and Symbols and Use Table 15.1**. In these sections, uses of land or buildings allowed in various districts are identified as "permitted uses," indicated by a "P," or as a "conditional use," indicated by a "C."

The raising of horses is listed as a conditional use under **Family Food Production**, meaning a **Conditional Use Permit is required** to keep horses on the property.

The following action must be taken to correct the above stated violation(s):

Submit a Conditional Use Permit application within 30 days to avoid further enforcement action. The application is available through the City 's online portal:

[grantsvilleut2.portal.iworg.net/portalhome/grantsvilleut2](http://grantsvilleut2.portal.iworg.net/portalhome/grantsvilleut2).

If you have any questions or believe this notice was issued in error, please contact our office at 435-884-1674 or email [nackman@grantsvilleut.gov](mailto:nackman@grantsvilleut.gov) .

**The correspondence will serve as official notification that the above stated violations must be corrected before 01/16/2025. Fines, liens or special assessments may be placed on the property for noncompliance and/or the costs of abatement, repair or demolition by the City.**

Sincerely,  
 M. Lawrence 130

M. Lawrence  
Code Enforcement Officer



## Notice of Decision - Conditional Use Permit Denial

01/08/2026

Courtney Rossow  
565 S Mckay Circle  
Grantsville, UT 84029

Dear Courtney Rossow,

After a thorough review of your Conditional Use Permit (CUP) application to have one (1) horse at the property located at 565 S Mckay Circle, the Planning and Zoning Administrator has determined that the application is denied based on the following Findings for Denial:

Per Land Use Ordinance 15.7 (Codes and Symbols) and Use Table 15.1, the first fully grown large animal requires 10,000 square feet of open area, and each additional large animal requires an additional 2,000 square feet. In addition, no animal may be kept, corralled, penned, or raised within 100 feet of any pre-existing residential dwelling on an adjoining lot, measured from the nearest corner of the dwelling.

Based on the required 100-foot setback, your property provides 6,562 square feet of usable open space. Because 10,000 square feet is required for one horse, the property is short 3,438 square feet of the minimum required open area.

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

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

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

Dated this 9th day of January, 2026.

Sincerely,

*Shelby Moore*

Shelby Moore  
Zoning Administrator



Grantsville City  
429 East Main Street, Grantsville UT 84029  
Tooele County, State of Utah

## Notice of Violation

Re: Case Number 20260040  
Subject Property: 565 S MCKAY CIR, GRANTSVILLE, UT 84029  
Property ID Number: 21-070-0-0412

Dear Property Owner:

An inspection by our Department has determined the property listed above is in violation of following Ordinance(s):

### **Accessory Structure Within Front Yard Setback**

An accessory structure (shed) has been placed within the required front yard setback of the property. Under the Grantsville Land Use Ordinance, required yard areas must remain open and may not contain buildings.

- [Section 4.8](#) states that areas designated as required yards or open space may not be used for the construction of buildings. A front yard setback is a required yard area. Because the shed is located within this space, it does not comply with the ordinance.
- [Section 4.9](#) further states that required yards must remain unobstructed except for accessory buildings located in the rear yard. This means accessory structures are permitted only in the rear yard and are not allowed in the front yard. Based on these sections, placement of the shed within the front yard setback is a violation of the Grantsville Land Use Ordinance.

### **Accessory Structure Within Public Utility and Drainage Easement**

It was also observed that another accessory structure located in the side yard encroaches into a Public Utility and Drainage Easement (PU&DE). The property contains a ten (10) foot PU&DE along both the front and side property lines. Because the parcel is a corner lot, it is subject to the requirement for two front yards and two side yards.

- [Under Section 15.1 \(Residential District R-1-21\)](#), accessory buildings must meet the listed setback or the easement width, whichever is greater. In this case, the required setback is ten (10) feet to match the easement. Structures are not permitted to encroach into easement areas.

The following action must be taken to correct the above stated violation(s):

#### **Front Yard Accessory Structure:**

The accessory structure currently located within the front yard setback shall be relocated or removed so that it complies with the required thirty (30) foot front yard setback.

#### **Accessory Structure Encroaching into Easement:**

The accessory structure located within the side Public Utility and Drainage Easement (PU&DE) shall be relocated so that it maintains a minimum setback of ten (10) feet from both side property lines and does not encroach into the easement area.

**The correspondence will serve as official notification that the above stated violations must be corrected before 03/11/2026. Fines, liens or special assessments may be placed on the property for noncompliance and/or the costs of abatement, repair or demolition by the City.**

If you have any questions or believe this notice was issued in error, please contact our office at 435-884-1674 or email [codeenforcement@grantsvilleut.gov](mailto:codeenforcement@grantsvilleut.gov).

Sincerely,

*Shelby Moore*

Shelby Moore  
Planning and Zoning Administrator

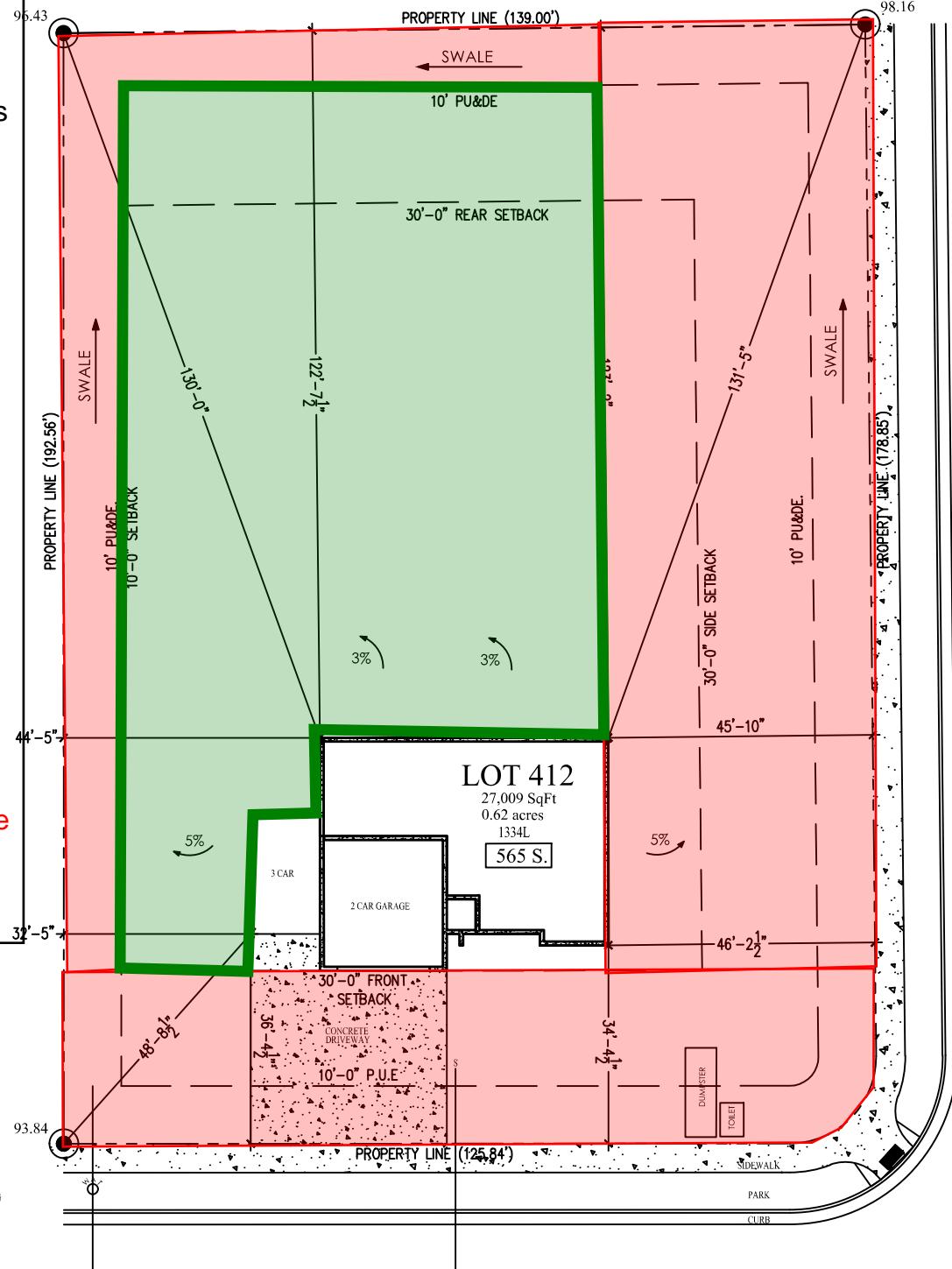
## Front Yard Accessory Structure



## Accessory Structure Encroaching into Easement



**R-1-21 Zone**  
**Corner Lots**  
**Two front yards and two side yards**  
**Front yard setback 30'**  
**Side yard setback 10'(PU&DE)**  
**The green shaded area identifies the permitted location for accessory building placement**  
**Areas show in red indicate locations where accessory buildings are not permitted**



\*VERIFY DIAGONAL IN FIELD\*

\*DIMENSIONS ARE APPROXIMATE\*

INITIAL: DATE:

27,009 SQ. FT

PLOT PLAN

SCALE: N.T.S

SUBDIVISION: WELLS CROSSING

LOT: 412

LOT ADDRESS: 565 S. MCKAY CIRCLE

PLAN: 1334L

BUILDER: MOUNTAIN VISTA DEVELOPMENT

DATE: JULY 1, 2021





## **Family Food Production and the Raising of Horses.**

The first large animal (fully grown) shall have 10,000 sq ft of open area, each additional large animal shall have an additional 2,000 sq ft of open area. Each medium sized animal (fully grown) shall have 1,000 sq ft of open area ach small sized animal (fully grown) shall have 100 sq ft of open area. The area of stables, barns and pens accessible to regulate animals may count towards the open area requirements. No animal shall be kept, corralled, penned, or raised within 100' from any pre-existing residential dwelling located on an adjoining lot. measured at the nearest corner. There is no setback requirement from neighboring residential dwellings if a C.U.P. has been issued prior to the start of construction of a residential dwelling on an adjoining lot.

#### **4.9 Yards To Be Unobstructed - Exceptions**

Every part of a required yard shall be open to the sky, unobstructed except for permitted accessory buildings in a rear yard, the ordinary architectural projections of skylight, sills, belt courses, cornices, chimneys, flues, and other ornamental features which project into a yard not more than 2 1/2 feet, and open or lattice-enclosed fire escapes, fireproof outside stairways and balconies opening upon fire towers projecting into a yard not more than five feet.

#### **4.8 Yard Space For One Building Only**

No required yard or other open space around an existing building or which is hereafter provided around any building for the purpose of complying with the provisions of this Code shall be considered as providing a yard or open space for any other building; nor shall any yard or other required open space on an adjoining lot be considered as providing a yard or open space on a lot whereon a building is to be erected or established.

## **15.1 Residential District R-1-21**

(1) The purpose of the R-1-21 district is to promote environmentally sensitive and visually compatible development of lots not less than 21,780 square feet in size, suitable for rural locations. The district is intended to minimize flooding, erosion, and other environmental hazards; to protect the natural scenic character; to promote the safety, and well-being of present and future residents; and ensure the efficient expenditure of public funds.

Minimum Lot Size: ..... 21,780 sq. feet (1/2 acre)

Lots shall comply with Chapter 4: Supplementary and Qualifying Regulations – Section 4.5: Lots Standards and Street Frontage.

Minimum Frontage (at the property line on a public street or an approved private street) ..... 70 feet

Minimum Yard Setback Requirements:

Front Yard ..... 30 feet.

Rear Yard ..... 30 feet

Side Yard for Main Buildings ..... 7.5 ft on one side and 15 ft on the opposite side.

Side Yard (Amended 4/98) ..... 4 feet\*

Rear Yard for Accessory Buildings ..... 1 foot\*

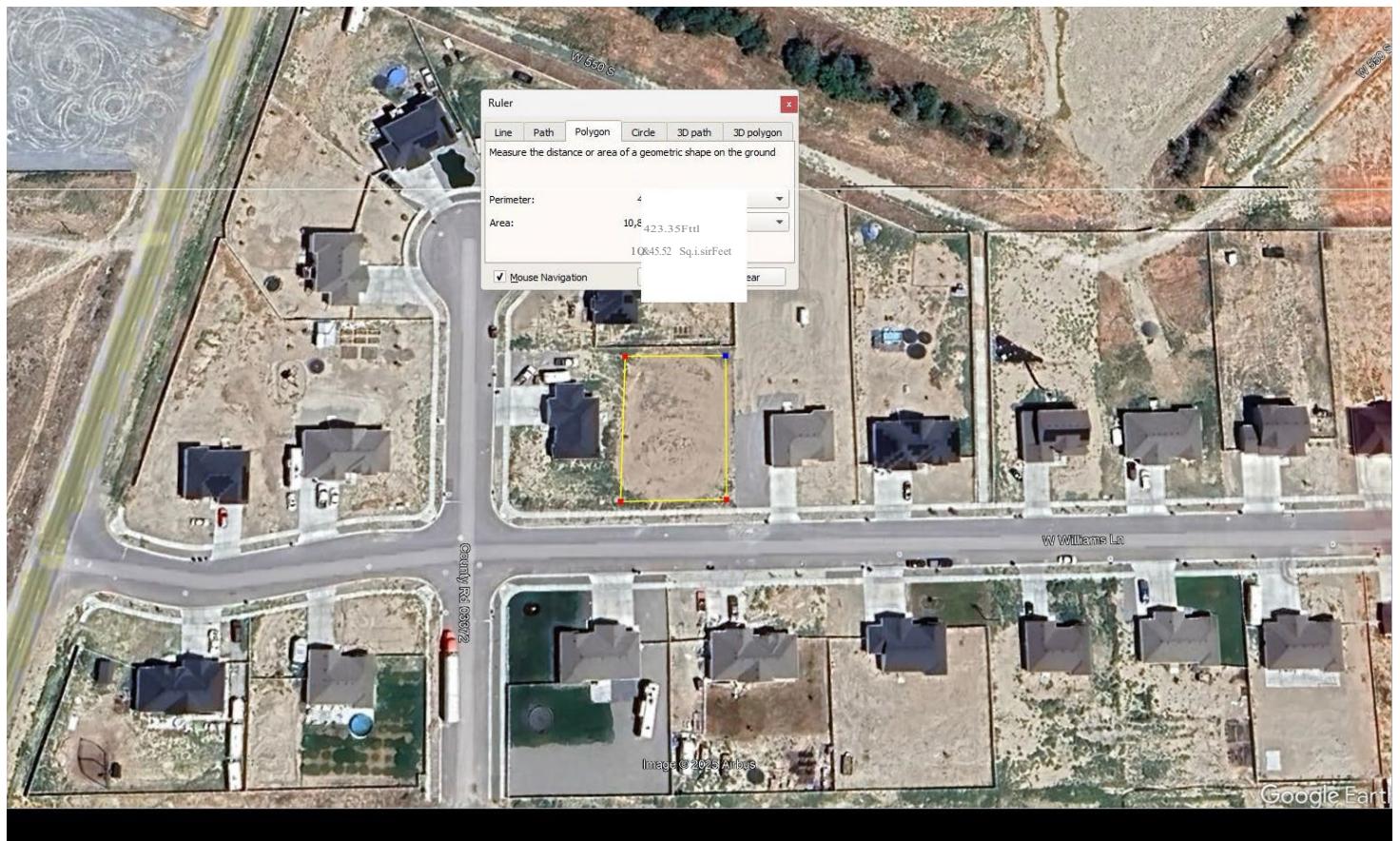
On corner lots, 2 front yards and 2 side yards are required

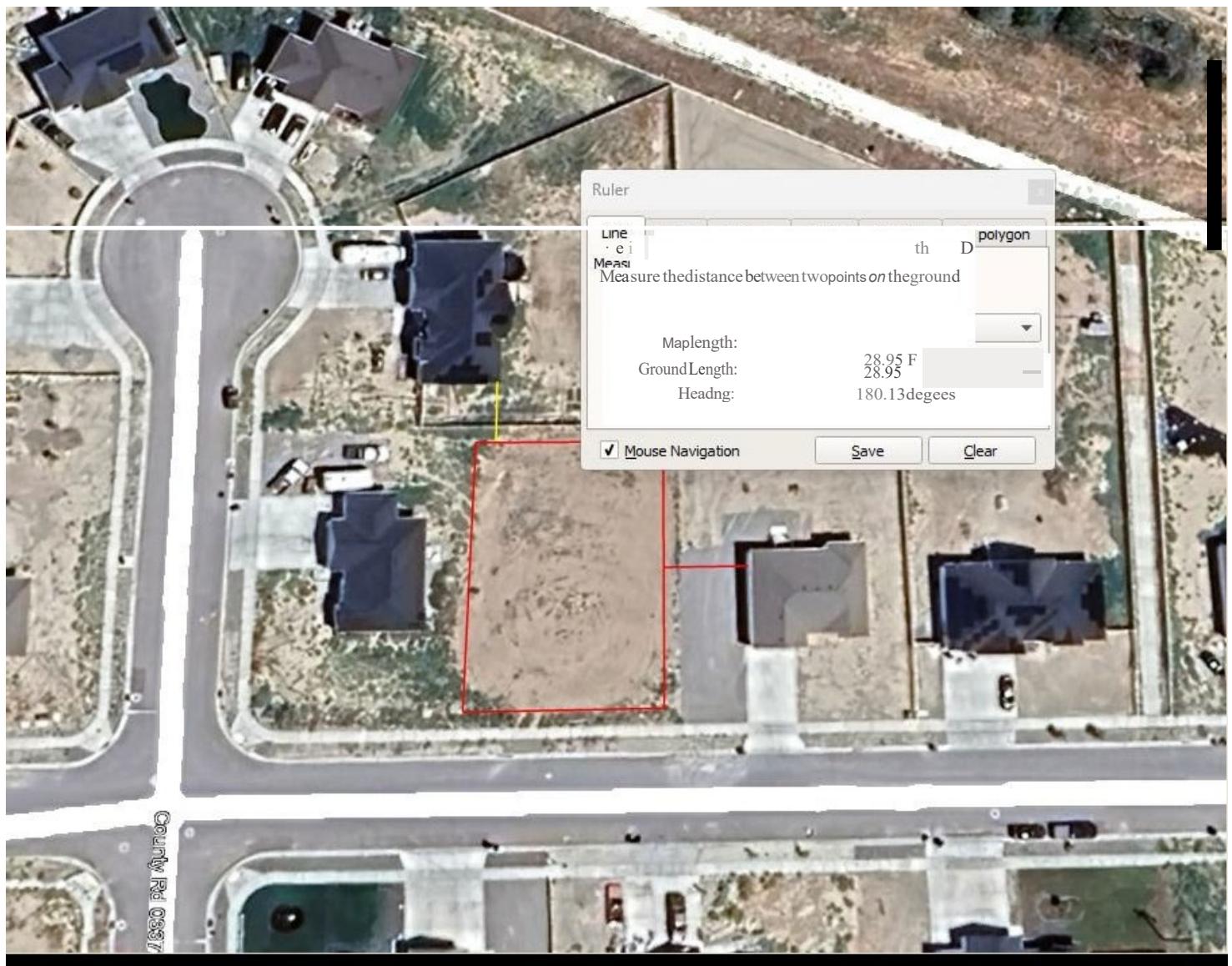
\*Setback shall be as listed or match the easement width, whichever is greater

Maximum Building Height ..... 35 feet, or a basement and two (2) floors, whichever is less

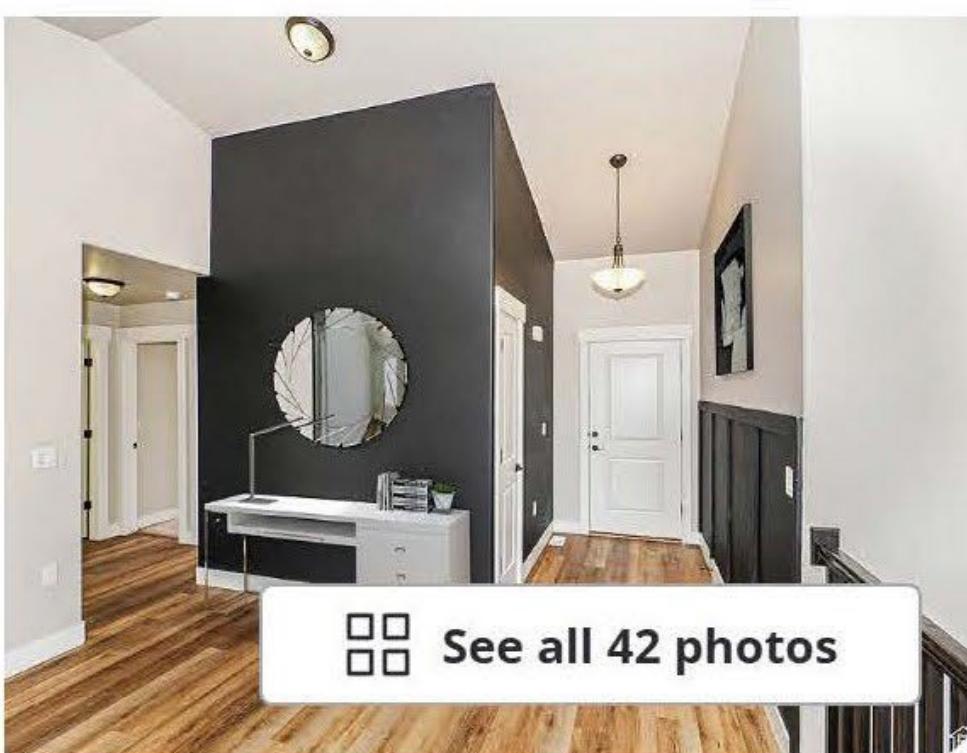
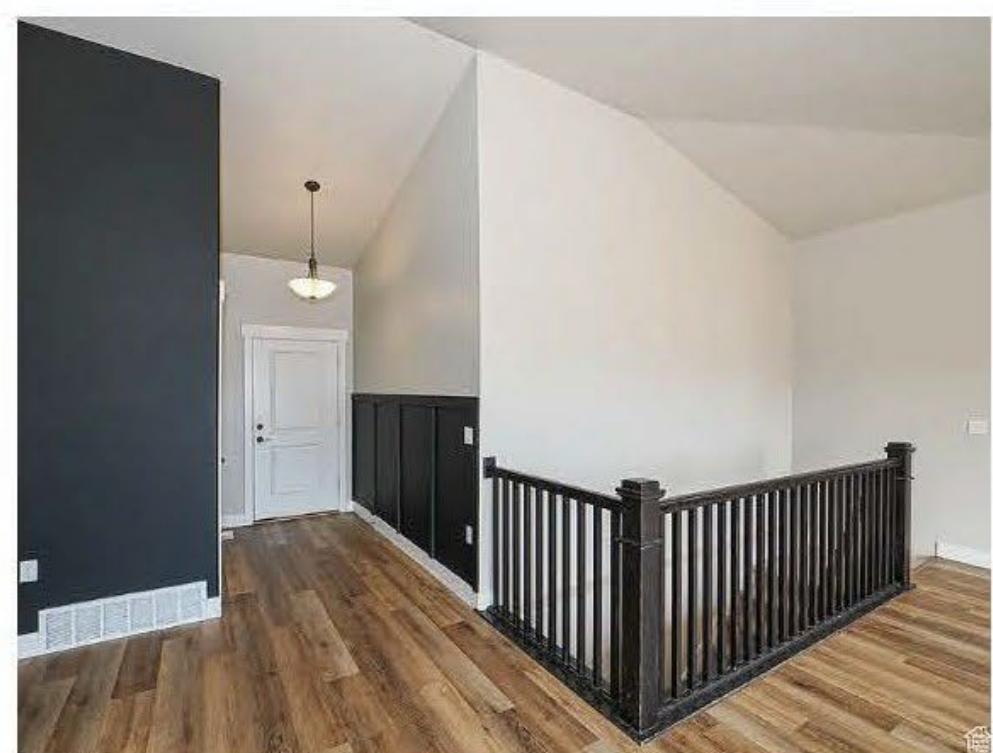
Maximum Building Coverage ..... 20%









[Back to search](#)**a** Zillo **w**Saved [r:J](#) Share 0 Hide 000 More**Price cut: \$19K {10/19}****\$520,000**

565 S McKay Cir, Grantsville, UT 84029

**4**  
beds**2**  
baths**2,746**  
sqft[Contact agent](#)Est.: \$2,873/mo [Get pre-qualified](#)**&I**) Single Family Residence

Built in 2022

**b** 0.62 Acres Lot**a** \$520,200 Zestimate®

11;,\$189/sqft

\$-- HOA

[Overview](#)[Facts & features](#)[Market value](#)[Payment calculator](#)[Neighborhood](#)

## What's special

**RV PARKING****COVERED FRONT PORCH****OPEN-CONCEPT KITCHEN****MAIN-LEVEL LAUNDRY****LARGE WINDOWS****VAULTED CEILINGS****EAST-FACING BACKYARD**[Contact agent](#)

Can't beat this price for the sq ft AND the Acerage! FHA Assumable Loan at 3.875% NO HOA+ RV Parking+ 3-Car Garage+ Cul-de-sac+ Huge .62-Acre View Lot! Welcome to your dream home-perfectly priced and packed with features that are hard to find! Tucked away in a quiet cul-de-sac on a .62-acre lot with breathtaking mountain views, this move-in-ready rambler offers the peace, privacy, and space you've been searching for. Key Features: RV parking & 3-car garage-room for all your toys No HOA-freedom to personalize and enjoy your space Massive backyard, **horse property**, fully leveled and ready for your dream landscape Vaulted ceilings & large windows that flood the great room with natural light Primary suite privately located apart from other bedrooms Open-concept kitchen with included electric stove + gas hookup option Main-level laundry with electric & gas dryer hookups Covered front porch-perfect for relaxing mornings or evenings BONUS: Huge Basement with Endless Potential! Enjoy 9-ft ceilings and tons of space-already framed to include up to 3 more bedrooms, a full bath, a theater room, gym, or rec area. One basement bedroom is already 90% finished-start customizing right away! East-facing backyard provides afternoon shade-ideal for outdoor entertaining or simply enjoying the views. Fast internet? Quantum Fiber available! FHA eligible) Located in a USDA Rural Development Eligible Area-potential for 0% down financing! Home has been virtually staged.

[A Hide](#)**48 days** on Zillow**907** views**59** saves

Zillow last checked: 1 hour ago

Listing updated: October 20, 2025 at 08:42am

To Whom it May Concern,

406 w williams ln  
Michael Williams at 1-7-26 have been informed by Courtney Rossow at 565 S McKay Cir, Grantsville, UT 84029 that she is in violation of the City of Grantsville Zoning because she has a horse on her property. She has told me that she will have to apply for a conditional use permit and that even then, it could possibly be denied.

I have no problem with her having a horse on her property whatsoever. From what I have seen, the horse is well cared for, the fence that she has put in is very well built and I am certain the horse will not be able to get out. The waste is also always taken care of and cleaned up and the horse has a very nice shelter to keep it out of the weather.

It is my belief that Courtney is a good and responsible horse owner, and that the horse is comfortable and well cared for.

Michael Williams

01-07-26

Thank you,

To Whom it May Concern,

I Diane R. Fullmer at 413 W. William St have been informed by Courtney Rossow at 565 S McKay Cir, Grantsville, UT 84029 that she is in violation of the City of Grantsville Zoning because she has a horse on her property. She has told me that she will have to apply for a conditional use permit and that even then, it could possibly be denied.

I have no problem with her having a horse on her property whatsoever. From what I have seen, the horse is well cared for, the fence that she has put in is very well built and I am certain the horse will not be able to get out. The waste is also always taken care of and cleaned up and the horse has a very nice shelter to keep it out of the weather.

It is my belief that Courtney is a good and responsible horse owner, and that the horse is comfortable and well cared for.



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Thank you,

To Whom it May Concern,

I Francisco Ochoa at 407 west Williams have been informed by Courtney Rossow at 565 S McKay Cir, Grantsville, UT 84029 that she is in violation of the City of Grantsville Zoning because she has a horse on her property. She has told me that she will have to apply for a conditional use permit and that even then, it could possibly be denied.

I have no problem with her having a horse on her property whatsoever. From what I have seen, the horse is well cared for, the fence that she has put in is very well built and I am certain the horse will not be able to get out. The waste is also always taken care of and cleaned up and the horse has a very nice shelter to keep it out of the weather.

It is my belief that Courtney is a good and responsible horse owner, and that the horse is comfortable and well cared for.

A handwritten signature in black ink, appearing to read "Francisco Ochoa". It is written in a cursive, fluid style with some loops and variations in thickness.

Thank you,

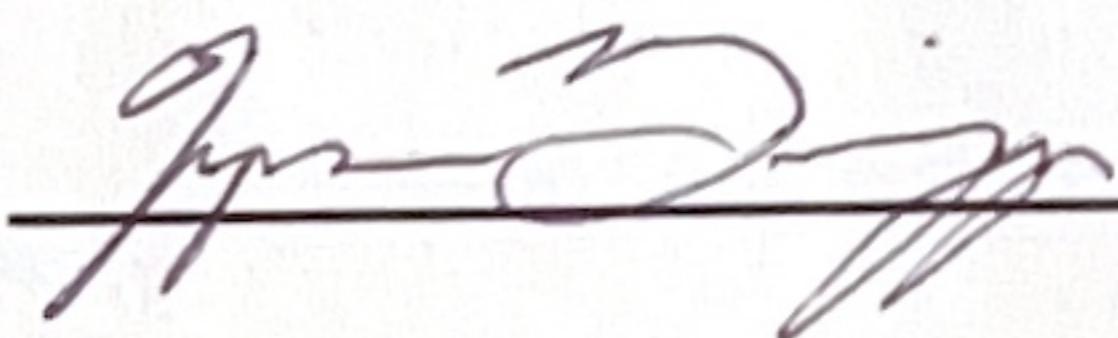
To Whom it May Concern,

I Tyson Briggs at 425w Williams <sup>lane</sup> have been informed by Courtney Rossow at 565 S McKay Cir, Grantsville, UT 84029 that she is in violation of the City of Grantsville Zoning because she has a horse on her property. She has told me that she will have to apply for a conditional use permit and that even then, it could possibly be denied.

I have no problem with her having a horse on her property whatsoever. From what I have seen, the horse is well cared for, the fence that she has put in is very well built and I am certain the horse will not be able to get out. The waste is also always taken care of and cleaned up and the horse has a very nice shelter to keep it out of the weather.

It is my belief that Courtney is a good and responsible horse owner, and that the horse is comfortable and well cared for.

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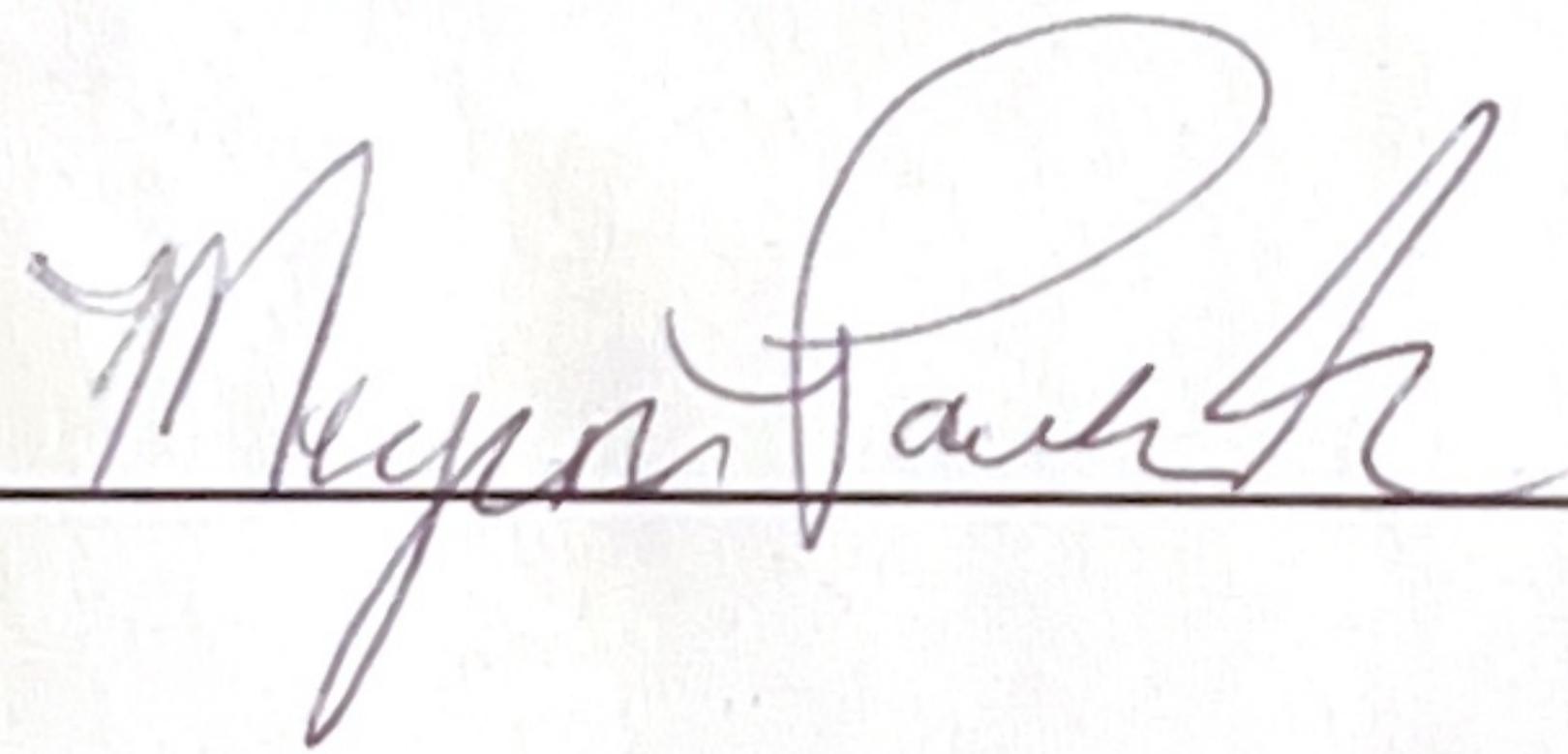
 1/7/2026 Thank you,

To Whom it May Concern,

I Megan Parks at 436 W. Williams Ln have been informed by Courtney Rossow at 565 S McKay Cir, Grantsville, UT 84029 that she is in violation of the City of Grantsville Zoning because she has a horse on her property. She has told me that she will have to apply for a conditional use permit and that even then, it could possibly be denied.

I have no problem with her having a horse on her property whatsoever. From what I have seen, the horse is well cared for, the fence that she has put in is very well built and I am certain the horse will not be able to get out. The waste is also always taken care of and cleaned up and the horse has a very nice shelter to keep it out of the weather.

It is my belief that Courtney is a good and responsible horse owner, and that the horse is comfortable and well cared for.

A handwritten signature in black ink that reads "Megan Parks". The signature is fluid and cursive, with "Megan" on the first line and "Parks" on the second line, which is slightly lower.

\_\_\_\_\_  
Thank you,

To Whom it May Concern,

I Kim Smith at 559 S McKay Circle have been informed by Courtney Rossow at 565 S McKay Cir, Grantsville, UT 84029 that she is in violation of the City of Grantsville Zoning because she has a horse on her property. She has told me that she will have to apply for a conditional use permit and that even then, it could possibly be denied.

Even though the 10,000 sqf area that the horse is in is closer than 100' to my house (this is the only condition of the use permit that is not being met) I have no problem with her having a horse on her property whatsoever. From what I have seen, the horse is well cared for, the fence that she has put in is very well built and I am certain the horse will not be able to get out. The waste is also always taken care of and cleaned up and the horse has a very nice shelter to keep it out of the weather.

It is my belief that Courtney is a good and responsible horse owner, and that the horse is comfortable and well cared for.

Kim Smith

1/7/25

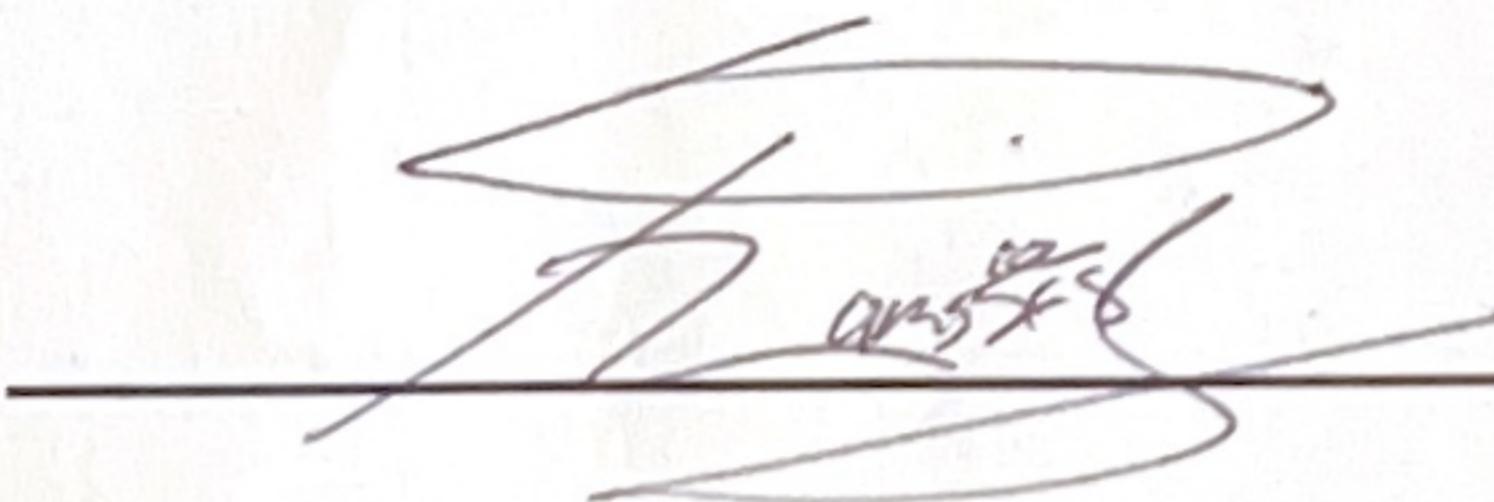
Thank you,

To Whom it May Concern,

I Wilber Dunes at 410 Williams Lane have been informed by Courtney Rossow at 565 S McKay Cir, Grantsville, UT 84029 that she is in violation of the City of Grantsville Zoning because she has a horse on her property. She has told me that she will have to apply for a conditional use permit and that even then, it could possibly be denied.

Even though the 10,000 sqf area that the horse is in is closer than 100' to my house (this is the only condition of the use permit that is not being met) I have no problem with her having a horse on her property whatsoever. From what I have seen, the horse is well cared for, the fence that she has put in is very well built and I am certain the horse will not be able to get out. The waste is also always taken care of and cleaned up and the horse has a very nice shelter to keep it out of the weather.

It is my belief that Courtney is a good and responsible horse owner, and that the horse is comfortable and well cared for.



01/07/26

Thank you,

# AGENDA ITEM #2

Presentation, Public Hearing, and Discussion and Consideration: Proposed Conditional Use Permit for a micro-entrepreneurship allowing Vickie Lake and Kathleen Hunt to operate a home-based business consisting of a farm stand and the sale of cottage food products and non-food craft goods at 10 W Clark Street, located in the RM-7 zoning district.

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



## **Grantsville City Staff Report**

**Meeting Date:** February 17, 2026

**Public Hearing Date:** February 17, 2026

**Address:** 10 W Clark Street

**Parcel Number:** 01-051-0-0025

**Applicant:** Vickie Lake & Robyn Cox

**Agenda Item:**

Presentation, Public Hearing, Discussion, and Consideration of a Proposed Conditional Use Permit for Micro-Entrepreneurship allowing Vickie Lake and Kathleen Hunt to operate a home-based business consisting of a farm stand and the sale of cottage food products and non-food craft goods at 10 W Clark Street, located in the RM-7 (Residential Multi-Family) zoning district.

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## **Background**

The applicants are requesting approval of a Conditional Use Permit (CUP) to operate a Micro-Entrepreneurship business at 10 W Clark Street. The proposal includes:

- Sale of cottage food products consistent with Utah State law
- Sale of non-food craft goods
- A farm stand located in the front yard
- Two 12' x 12' accessory sheds (144 sq. ft. each) located in the front yard

According to the submitted amended site plan

the site includes:

- One building used for online and in-person sales (non-food items)
- A third building for in-person sales
- A farm stand structure in the front yard
- Customer parking located along the front of the property

The property is zoned RM-7 (Residential Multi-Family District).

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## **Applicable Ordinance**

*\*\* 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.*

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



The proposed use falls under the City's Micro-Entrepreneurship ordinance

01-08-2026 - New Use Proposal

Key standards include:

- Activities are **primarily conducted indoors**
- No regular outdoor business activity
- Retail sales must be secondary to on-site production or services
- Traffic generation shall be comparable to a home occupation
- Outdoor storage is prohibited unless screened and approved
- Only one independent micro-business per site

The ordinance is intended to support small, low-intensity, neighborhood-compatible businesses while preserving residential character.

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## **Zoning Considerations**

### **Front Yard Accessory Structures**

The two 12' x 12' sheds are located in the front yard. A prior legal interpretation from the City Attorney indicates that a reasonable reading of the zoning ordinance supports prohibiting accessory structures in required front yards

If that interpretation is applied, the sheds may not comply with zoning placement requirements independent of the micro-enterprise request.

This issue must be considered as part of the Commission's review.

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## **Analysis of Proposal**

*\*\* 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.*

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



## 1. Indoor vs. Outdoor Activity

The ordinance states that activities are primarily conducted indoors with no regular outdoor business activity.

01-08-2026 - New Use Proposal

The current proposal includes:

- Two detached structures used for retail display and sales
- A separate farm stand in the front yard

This configuration results in three areas of business activity on the property, including outdoor activity visible from the street.

Staff finds that this exceeds the typical model of a home-based micro-enterprise operating primarily within a single enclosed structure.

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## 2. Scale and Intensity

The ordinance limits traffic to approximately one to two customers per hour and requires impacts comparable to a home occupation.

01-08-2026 - New Use Proposal

The presence of:

- Multiple sales structures
- On-site customer parking in the front yard
- Visible retail display areas

may increase the intensity of the use beyond what is typically associated with a low-impact home occupation.

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## 3. Retail Secondary Requirement

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Retail sales must be secondary to on-site production

01-08-2026 - New Use Proposal

If the primary activity becomes retail display and sales from detached buildings, the use may shift toward a small-scale retail operation rather than a micro-production business with incidental sales.

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#### **4. Outdoor Storage**

Outdoor storage is prohibited unless screened and approved

01-08-2026 - New Use Proposal

Any goods stored in sheds or displayed externally must meet compatibility standards and not create visual clutter inconsistent with residential character.

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#### **What Would Be Clearly Permitted**

Based on ordinance language, the following configuration would align more directly with the code intent:

- Business activity conducted primarily within the residence or one compliant enclosed structure
- One accessory building used strictly for storage (if permitted by zoning and setback standards)
- No customer access within accessory sheds
- A modest farm stand approved by the Commission with defined size and hours
- Limited signage consistent with residential standards
- Traffic comparable to a typical home occupation

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#### **Staff Findings**

Staff finds:

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1. The proposed use qualifies as a Conditional Use under the Micro-Entrepreneurship ordinance.
2. The current site configuration includes multiple detached structures used for retail sales, which may conflict with the requirement that activities be primarily conducted indoors.
3. The placement of two accessory structures in the front yard raises zoning compliance concerns based on prior legal interpretation.
4. Without conditions, the proposal may exceed the low-intensity, neighborhood-compatible scale envisioned by the ordinance.
5. Reasonable conditions could mitigate potential impacts if the Commission determines the use can be brought into compliance.

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### **Recommended Conditions (If Approved)**

If the Planning Commission determines the use can be approved, staff recommends the following conditions:

1. All business activity shall be primarily conducted within one enclosed structure.
2. Accessory sheds shall not be used for customer access or retail display.
3. Accessory structures shall comply with all setback requirements of the RM-7 zoning district.
4. The farm stand shall be limited in size and approved location.
5. Hours of operation shall be limited to 7:00 a.m. to 7:00 p.m. consistent with ordinance standards.
6. Traffic shall not exceed levels typical of a home occupation.
7. Any outdoor storage must be screened and approved.
8. Any expansion of structures or intensity of use shall require additional Planning Commission review.
9. Failure to comply with conditions may result in revocation of the Conditional Use Permit.
10. The Conditional Use Permit shall run with the land unless revoked due to noncompliance.
11. Compliance with City Code: All requirements of the Grantsville City Code must be met.
12. Payment of Fees: All fees associated with the permit and future permit must be paid.
13. Health and Safety Standards: All industry standards regarding health, safety, and welfare regulations must be followed.
14. State Licensing: The permit holder must maintain current state licensing at all times.
15. Business License: The permit holder must maintain a current business license at all times.
16. Scope of Use: The use of the property must remain within the parameters approved in the application. Any expansion of use requires prior approval.

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**Planning and Zoning**  
336 W. Main St.  
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Phone: (435) 884-1674



17. **Administrative Review:** This permit may be periodically reviewed by the Zoning Administrator and/or reviewed if any complaints are received.
18. **Non-Compliance Consequences:** Failure to comply with any of these requirements may result in revocation of the permit.

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### **Staff Recommendation**

Staff recommends that the Planning Commission:

- **Approval with conditions** that limit detached retail activity and require compliance with accessory structure and setback standards; or
- **Denial without prejudice**, allowing the applicant to revise the site plan to align more clearly with ordinance requirements.

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PIPER MILL LLC  
01-051-0-0027  
R011810  
0.56 Acres  
141 N HALE ST

CALLISTER STEVEN  
01-051-0-0024  
R010965  
0.33 Acres  
24 W CLARK ST

JESSOP ROBYN ANN JT  
01-051-0-0025  
R001337  
0.61 Acres  
10 W CLARK ST

3rd Building: In person  
sales (similar to 2nd  
building)

2nd Building: On-line  
and in person sells.  
Non food items (ie  
baskets, doll furniture)

Farm Stand

Parking out Front

Hale St

Clark St

## 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



Gina Mecham <gmecham@grantsvilleut.gov>

## Fwd: Non-Compliance Shed

Cavett Eaton <ceaton@grantsvilleut.gov>  
To: Gina Mecham <gmecham@grantsvilleut.gov>, Lyle Perkins <lperkins@grantsvilleut.gov>, Andy Jensen <ajensen@grantsvilleut.gov>

Thu, Nov 16, 2023 at 4:02 PM

Sorry  
Have a great day,  
Cavett

*Cavett Eaton*

Planning & Zoning Administrator  
336 West Main Street  
Grantsville, UT 84029  
(435) 884-4604  
ceaton@grantsvilleut.gov



----- Forwarded message -----

From: Brett Coombs <bcoombs@grantsvilleut.gov>  
Date: Thu, Nov 16, 2023 at 3:17 PM  
Subject: Re: Non-Compliance Shed  
To: Cavett Eaton <ceaton@grantsvilleut.gov>  
Cc: Jesse Wilson <jwilson@grantsvilleut.gov>, Lanise Thompson <lthompson@grantsvilleut.gov>

Cavett,

You are correct. The ordinance does not expressly foreclose the construction of an accessory dwelling in the front/side yard. However, just because it is not written expressly, does not mean that it is permitted. The City is allowed to interpret its laws anyway that is fair and reasonable. In this case, a reasonable reading of 15.1 would be that the only location permitted for an accessory dwelling would be in the side yard or the back yard. My analysis is as follows:

In the setbacks table, it lists a different setback for "Rear Yard" as opposed to "Rear Yard for Accessory Buildings". Also, "Side Yard" is listed separate from "Side Yard for Main Buildings". There would be no reason to include a separate setback for "accessory building" or "main building" unless the City Council intended to treat construction of accessory buildings separate from main buildings. We don't see the ordinance treating front yard the same as rear or back yard. There is only one setback listed for the front yard. Since the ordinance excludes any mention of accessory or main building in the front, it could be inferred that the Council does not want anything other than the main building in the front.

My conclusion is further supported by a couple other ordinances, 4.8 and 4.9. 4.8 state that any space set aside for a yard or open space may not be utilized for the construction of a building. (By and by this creates all sorts of other problems when we think about how 4.8 could be used to prohibit any buildings in backyards, but for the purposes of this analysis, we will just consider the ordinance text and not all its potential effects). 4.9 states that yards are to be "unobstructed except for permitted accessory buildings in the *rear yard*..." This suggests that accessory buildings are only permitted in rear yards.

Based on the totality of the evidence, I think it is reasonable to interpret the code as prohibiting accessory buildings in a front yard.

NOTE: The City's decision in this case may have unintended consequences, so I recommend the City consider the potential ramifications before moving forward with any action. Specifically, if the City decides that accessory buildings are prohibited in front yards, there are residents who have livestock barns, hay barns, utility buildings, etc... in their front yards. Is the City prepared to move forward with citations for each of those citizens? Another potential option, is the City adopt a new ordinance which expressly forbids construction of a shed in the front yard. Doing so, would not help in this instance, but it would clear up the City's position moving forward.

Hope this helps.

Thanks,

Brett M. Coombs  
City Attorney  
Grantsville City  
429 East Main Street  
Grantsville, Utah 84029

Attorney's Office: (435) 884-4635  
City Hall: (435) 884-3411  
Fax: (435) 884-0426

[Quoted text hidden]

# AGENDA ITEM #3

Geographic Information System (GIS)  
Presentation by the Grantsville City GIS  
Analyst/City Planner.

# Building a GIS Map for Grantsville City

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**COMMUNITY & DEVELOPMENT**

Tae eun Ko  
City Planner/GIS Analyst



# PREVIOUS WORKFLOW

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## Where Staff Got Information

- County GIS map showed parcels
- Zoning was only available as a PDF

## What Made This Difficult

- Hard to check zoning for smaller parcels
- Had to switch between multiple maps
- Utility information wasn't easy to view together





# CITY GIS MAP



## Utilities

- Storm Drain
- Irrigation
- Sewer
- Water

## Transportation

- Roads
- ADA Access
- Street Lights
- Traffic Signals & Signs

## Garbage Pick-up

## Community Development

- Municipalities
- City Boundary & Future City Boundary
- Parcels & Zoning
- Subdivisions
- Planned Unit Development (PUD) Overlay
- Military Areas
- Water-Related Land Use
- Property Classification

## Parks

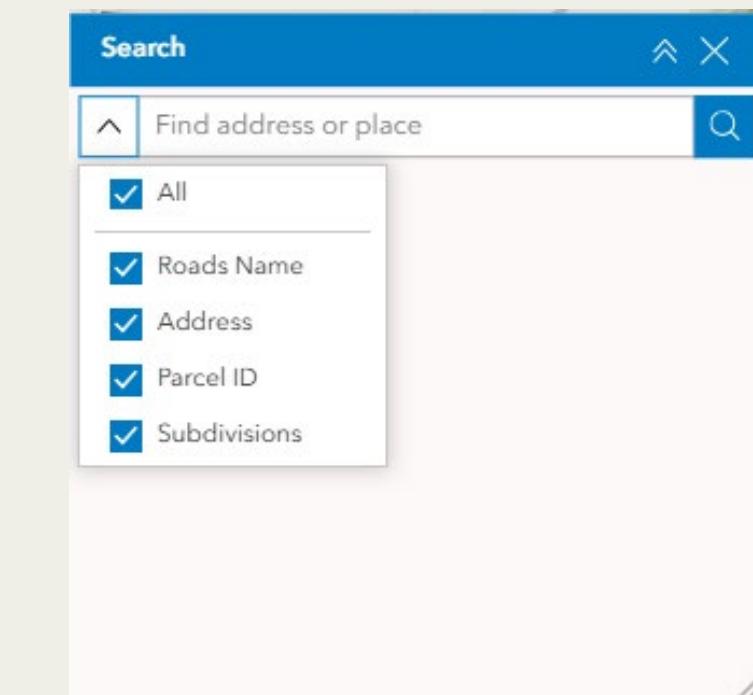
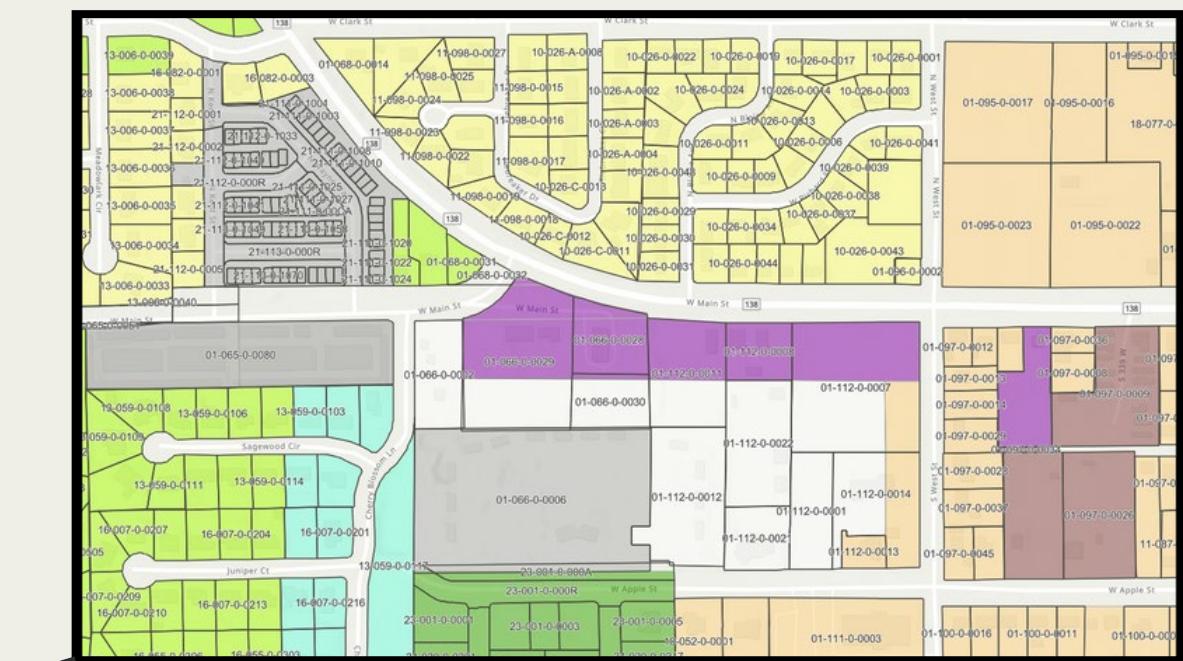
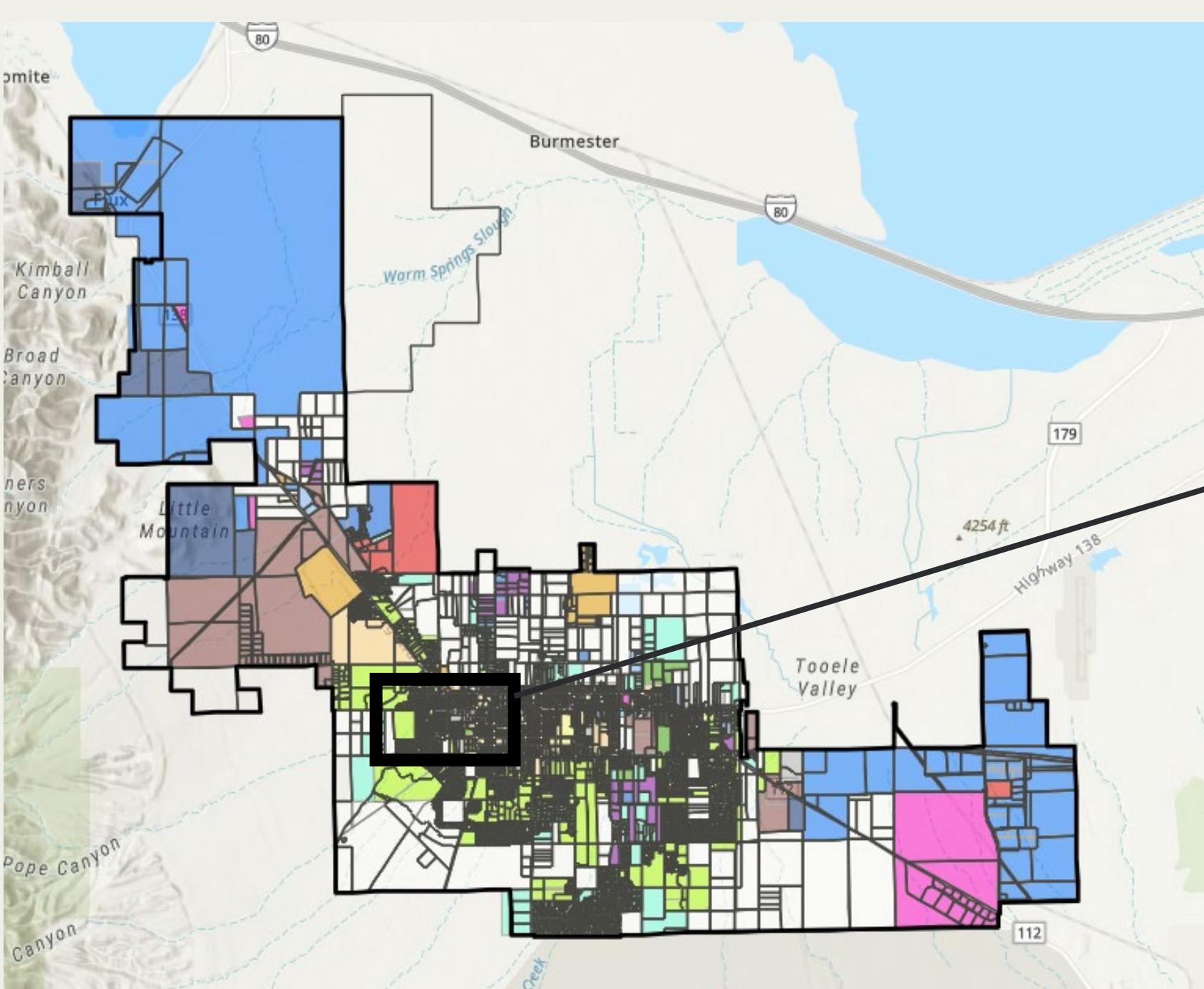
- City Parks

## Other

- Streams
- Address Points

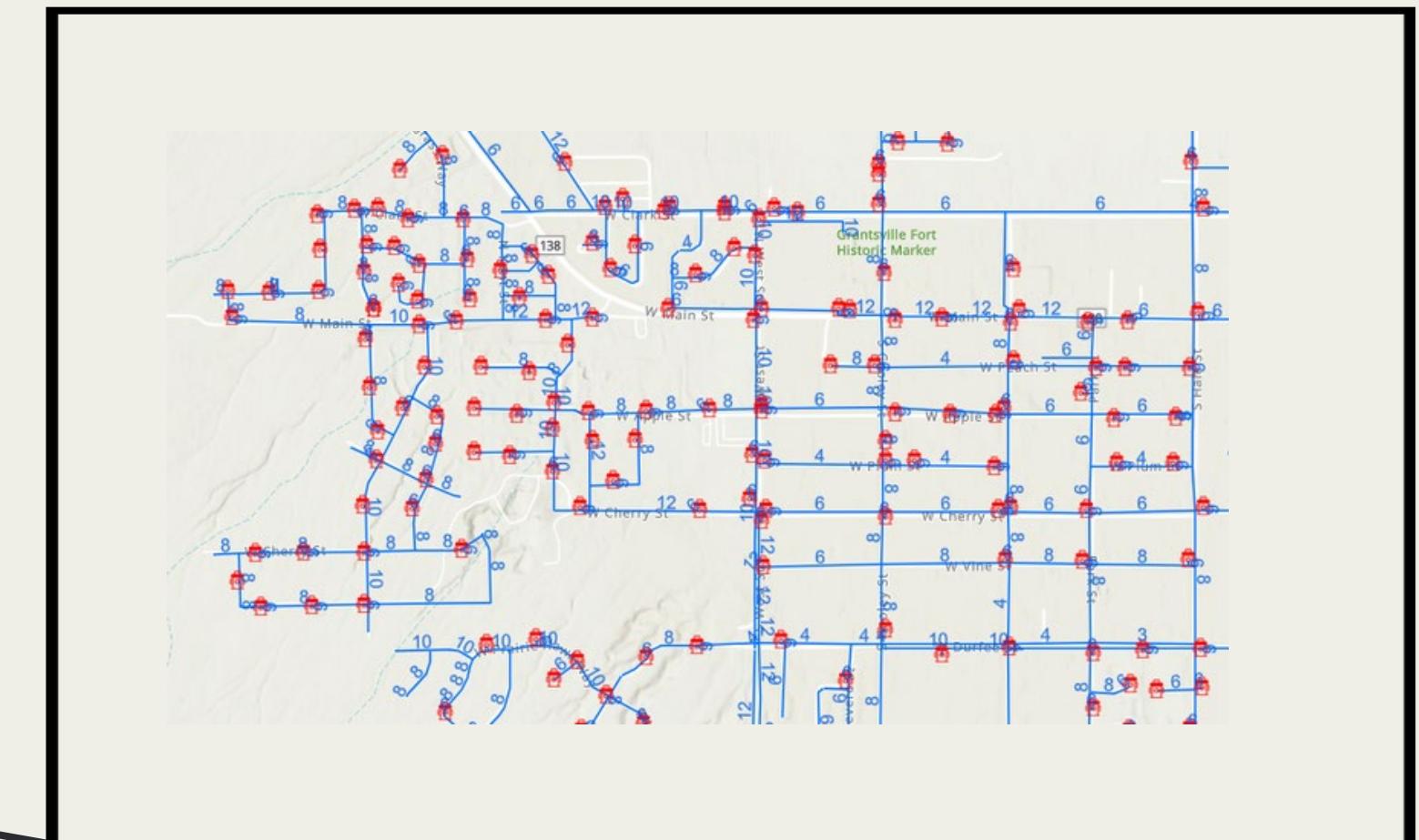
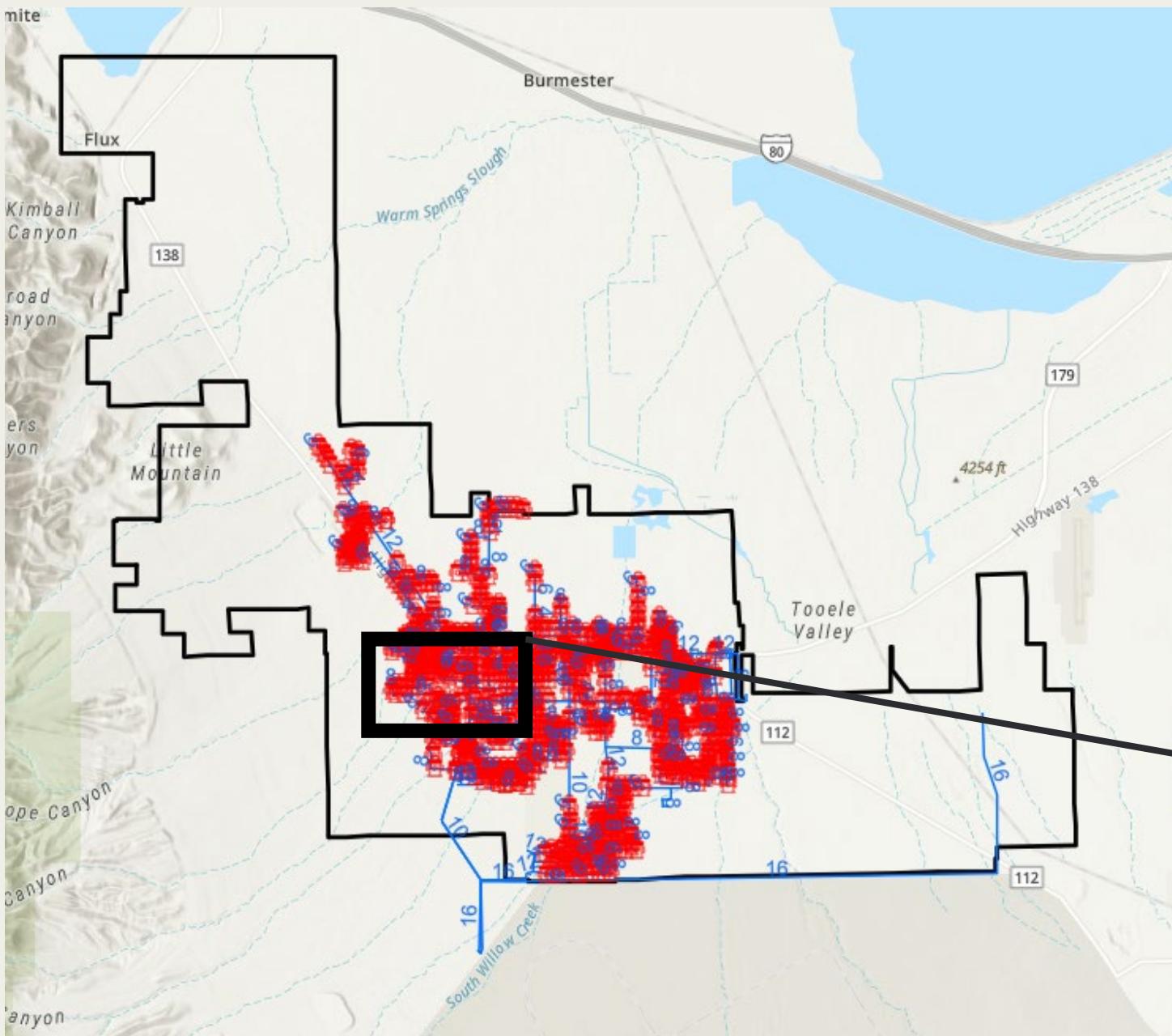


# CITY GIS MAP PARCEL&ZONING

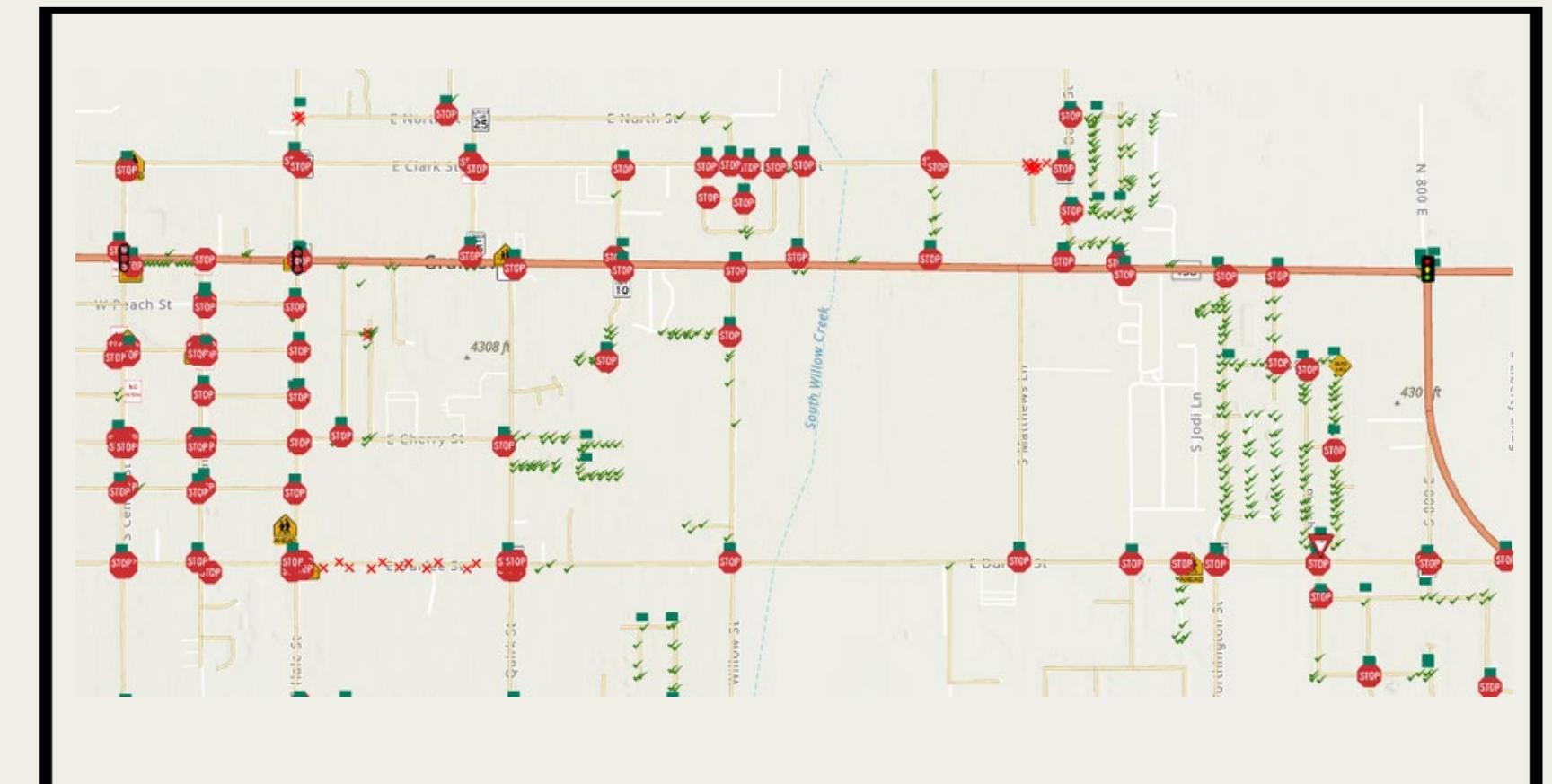
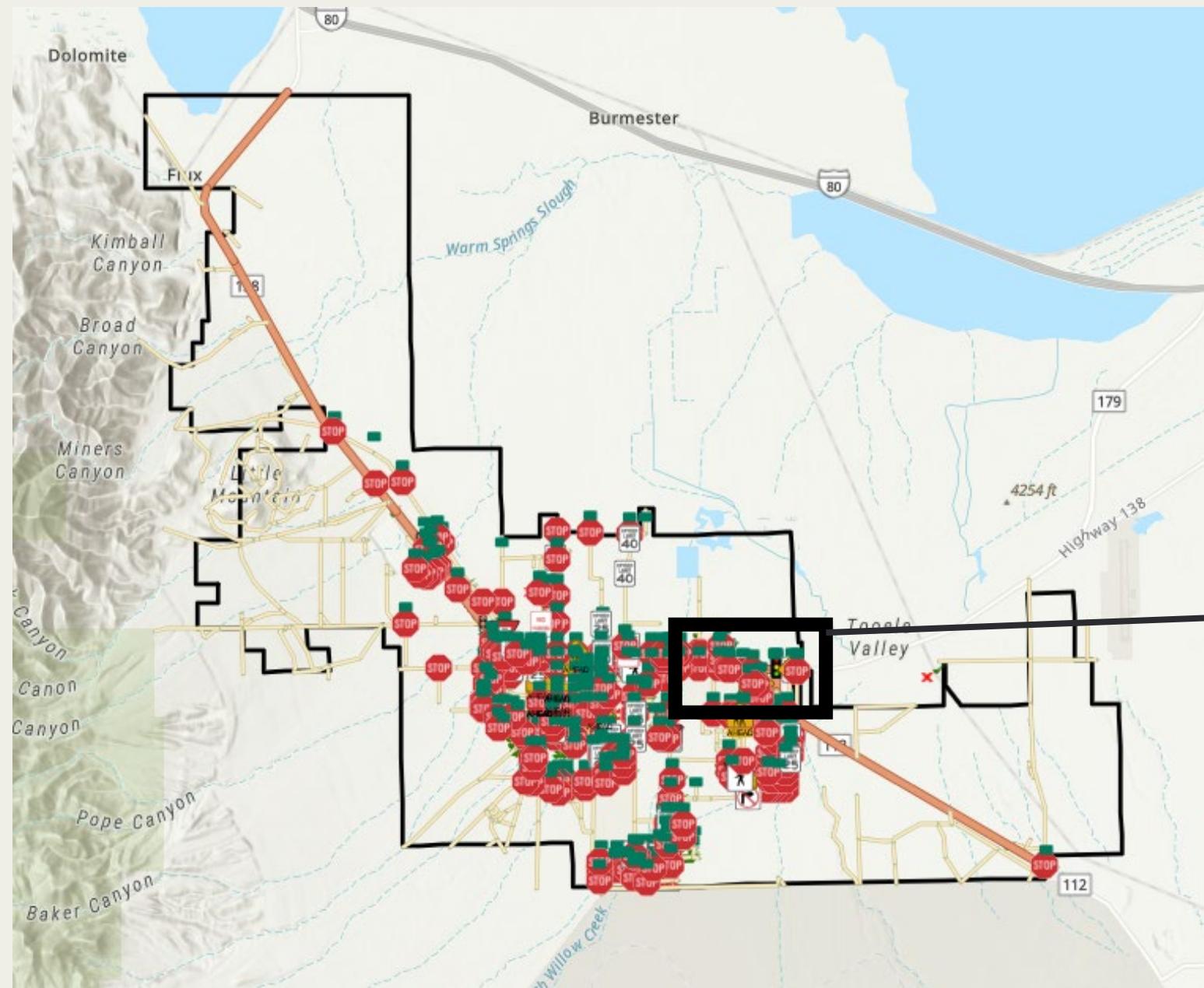




# CITY GIS MAP\_WATER LINE&FIRE HYDRANT



# CITY GIS MAP\_TRANSPORTATION



# Thank you!

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# **AGENDA ITEM #4**

Approval of minutes from the January 20, 2026, and the February 3, 2026 Planning Commission Regular Meetings.

**Action Summary:**

<b>Agenda Item</b>	<b>Item Description</b>	<b>Action</b>
#1	Consideration of a proposed General Plan Amendment for parcels 01-066-0-0006, 23-001-0-00A, 01-112-0- 0012, and 01-112-0-0011 to change the land use designation from Single-Family Density to Mixed-Use Density for the Apple Street Townhomes Subdivision, located at approximately Cherry Blossom Lane and Apple Street.	Approved
#2	Consideration of a proposed rezone of parcels 01-066-0-0006, 23-001-0-00A, 01-112-0-0012, and 01-112-0-0011 from the A-10 and R-1-12 to the RM-15 (Multiple Residential District) for the Apple Street Townhomes Subdivision, located at approximately Cherry Blossom Lane and Apple Street, excluding 0.95 acres proposed for commercial use	Approved
#3	Discussion of a proposed new use for Micro-Entrepreneurship within the RM-7 zoning designation.	Discussed
#4	Discussion of proposed amendments to Chapters 2, 7, 8, 9, 14, 15, and 16 related to Conditional Uses.	Discussed
#5	Approval of minutes from the January 6, 2026 Planning Commission Regular Meeting.	Approved

**MINUTES OF THE GRANTSVILLE CITY PLANNING COMMISSION, HELD ON JANUARY 20, 2026 AT THE GRANTSVILLE CITY HALL, 429 EAST MAIN STREET, GRANTSVILLE, UTAH AND ON ZOOM. THE MEETING BEGAN AT 7:2 P.M.****Commission Members Present:** Chair Sarah Moore, Vice Chair Jason Hill**On Zoom:** Commissioner Chris Horrocks**Commission Members Absent:****Appointed Officers and Employees Present:** Community Development Director Bill Cobabe, City Planner/GIS Analyst Tae-Eun Ko, Planning and Zoning Administrator Shelby Moore, City Attorney Tysen Barker, City Council Member Rhett Butler, Planning and Zoning Administrative Assistant Nicole Ackman, Mayor Heidi Hammond, City Recorder Alicia Fairbourn,**On Zoom:** City Manager Michael Resare

**Citizens and Guests Present:** Ayyoob Abbaszadeh, Sheldon Birch, Kyle Allred, Gary Merrill, Randy Monsan, Mandy Smith, Truman Lancaster, Jeaneet Lancaster, Tyler Dimmick, Mark Nielsen, Christine Allred

**Citizens and Guests Present on Zoom:** Unknowns

**Commission Vice Chair Sarah Moore called the meeting to order at 7:00 PM.**

## **PUBLIC NOTICE**

The Grantsville City Planning Commission will hold a Regular Meeting at 7:00 p.m. on Tuesday January 20, 2065 at 429 East Main Street, Grantsville, UT 84029. The agenda is as follows:

## **ROLL CALL**

## **PLEDGE OF ALLEGIANCE**

## **PUBLIC HEARING**

- a) **Consideration of a proposed 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.**

**Tyler Dimmick:** Tyler Dimmick was present to comment on this item. He stated that he did not like the proposal and noted that this was typically why people come forward to speak. He explained that he lives up the road from the subdivision and is relatively new to Grantsville, having lived there for about four years. He stated that he has observed a significant amount of high-density housing being developed in the area. He explained that when he first moved to the area, the lots were half-acre, spread out, and open, which he found appealing and was what drew him to the community. He expressed concern about increasing density and stated that he does not like the idea of placing more people into the same space than what was originally designed.

**Mark Nielsen:** Mark Nielsen was present to comment on this item. He expressed concern that the Grantsville Planning and Zoning Commission and City Council were not understanding or responding to issues raised during monthly meetings. He stated that it had been approximately three months since the last meeting and that he had not received any response to concerns previously raised. He said that when he asks questions due to a lack of understanding, he feels his rights are being violated when he is told he cannot ask questions. He stated that he has a learning disability and explained that issues should be explained clearly so he can understand them during meetings, rather than being unable to ask questions when unfamiliar topics arise. Mark Nielsen stated that he has raised code

violation concerns for the past three and a half to four years without receiving a response from City Council or the Planning Department. He stated that these issues involve residents rights and that he has not heard any acknowledgment or resolution during that time. He clarified that his comments were not intended as a threat and stated that the Justice Department has requested video recordings he possesses related to these matters. He explained that these issues are raised multiple times each year and stated that the City should be aware of them given the length of time involved. He asked whether the Commission had considered situations similar to those occurring in Tooele, referencing the Winco development and water rights. He stated that changing from single-family to Mixed-Use Density could set a precedent related to water rights for future developments or businesses. He stated that he was unsure of the City's current water situation and noted that while he has observed continued growth, he is aware that water is a broader concern. He then raised concerns about economic impacts, referencing other cities such as Denver. He stated that the City is mixing multifamily housing with existing single-family homes and compared this approach to Denver, stating that Denver has experienced decreases in property values and sales tax revenue due to similar development patterns. He stated that Denver lost approximately four percent in sales tax revenue in each of the past two years and expressed concern that Grantsville could experience similar losses. Mark Nielsen stated that declining property values could result from increased multifamily development near existing homes and that this could negatively impact City revenue. He stated that the City relies on businesses for sales tax and expressed concern that Mixed-Use development could reduce revenue rather than increase it. He concluded by stating that he agreed with previous speakers and expressed his belief that the issue had not been fully thought through due to the level of density being proposed.

**Mandy Smith:** Mandy Smith was present to comment on this item. She explained that she lives immediately next to the property. She stated that she agreed with the previous speakers and expressed that she does not like the idea of Mixed-Use Density. She said she would like to see the property put to good use but does not want her property to be further devalued. She stated that people live in Grantsville because of the available space, the small-town feel, and the sense of community. She acknowledged that the town will continue to grow but stated that it does not need to resemble the Salt Lake Valley. She explained that people choose to live in Grantsville because they do not want to live in the Salt Lake Valley. She stated that she does not like having Mixed-Use Density development near her home and expressed concern about keeping her family safe, noting that not everyone has the same priorities.

**Kyle Allred:** Kyle Allred was present to comment on this item. He explained that he lives directly across the street from the property. He asked what the actual plan would be if the project moved forward, questioning whether it would involve 70 to 80 apartments or a few dozen townhomes, and whether there would be a significant difference between

those options. He stated that if the proposal involved a couple dozen townhomes, he would not have a concern, however, if it involved 60 to 70 apartments, he explained that he would have a problem with that level of density.

**Christine Allred:** Christine Allred was present to comment on this item. She asked questions about the property, explaining that the area is located on an alluvial fan and within the floodplain. She inquired about what flood mitigation plans would be required if development were to occur, particularly if the site were built up or the ground altered. She expressed concern for those who have recently built in the area and stated that she would like to see a flood mitigation plan in place before any rezoning or construction is approved.

- b) 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.**

**Mark Neilson:** Mark Nielsen was present to comment on this item. He expressed concern that the proposed development would place a large number of residents in close proximity to existing homes, stating that approximately 40 to 50 people could potentially have views directly into neighboring backyards. He stated that this would result in a lack of privacy for surrounding residents and described the situation as unreasonable. He expressed that development should be located away from existing homes to avoid these impacts. He explained that due to the proximity of the proposed development, a significant portion of neighboring properties would be able to see into his backyard and home. He stated that this would eliminate privacy for his disabled wife and raised concerns about safety and the need to keep windows open at times. He referenced previous issues in the neighborhood related to privacy and stated that the close spacing would exacerbate those concerns. He also questioned whether the property remains within a flood zone and stated that he did not understand why development would occur in a floodplain when it could be avoided. He expressed frustration with not receiving clear responses during public meetings and reiterated concerns about building in flood-prone areas.

**Truman Lancaster:** Truman Lancaster was present to comment on this item. He explained that he and his wife recently moved into the neighborhood and live next to the Allreds, with the subject property located directly across the street from his home. He stated that the property is already there and acknowledged that it will be developed in some form. He explained that his primary concern is what type of development will occur. He questioned whether the proposal would result in apartments, which he stated would be a concern, or townhomes with individual ownership. He stated that ownership

brings responsibility and explained that his main question was what would ultimately be built on the property.

**Tyler Dimmick:** Tyler Dimmick was present to comment on this item and stated that he wanted to raise an additional point regarding traffic. He explained that although he had only lived in the area for four years, traffic had gotten exponentially worse during that time. He stated that as more high-density housing was added on the west side of town, Main Street had become increasingly congested. He expressed concern that the city did not currently have the infrastructure to support that level of growth and noted that additional infrastructure such as stoplights, turn lanes, and other traffic improvements would be required, which would increase costs in order to manage the additional vehicles traveling to and from the west side of the city. He added that additional high-density developments had already been approved nearby, including townhouses to the north of his property and a site at Cherry Blossom and Cherry Street that he understood was approved for high-density mixed use, which he believed would add far more people than the existing infrastructure was designed to handle. He reiterated that residents in that area did not want additional high-density housing, stating that people chose to live there for space rather than increased density. He further expressed frustration related to nearby townhomes, explaining that residents frequently walked their dogs through his neighborhood, leaving pet waste on his lawn and park strip, which he then had to clean up.

**Ethan Derrick:** Ethan Derrick was present to comment on this item and stated that he wanted to make a brief comment. He recalled that in approximately November 2023, developers had brought a concept plan to the City Council for 150 apartments. He stated that he wanted to know whether that proposal had since changed to townhomes and what that would look like moving forward.

**Mark Nielson:** Mark Nielson was present to comment on this item and stated that he agreed with the previous speaker regarding issues related to dog waste, noting that it could be harmful and make people sick and that it was something the Commission should be aware of. He then asked whether the Commission was aware that two stoplights were planned to be installed in the area.

## **AGENDA**

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

Planning and Zoning Administrator Shelby Moore provided background information on this item. She explained that the site, formerly known as the Applegate Apartments, was approved by

the Planning Commission in January 2005 for apartment development, with construction beginning in 2006 and later stalling due to funding issues. Several partially constructed structures remained unfinished for many years. The current request involved four parcels and proposed a General Plan Amendment to change the land use designation to Mixed-Use density while retaining the existing CS commercial zoning. This change would allow townhome development and create a transition between commercial uses along SR-138 and residential uses to the south. Shelby noted that the proposal was consistent with the General Plan and Future Land Use Map, allowing up to 10 dwelling units per acre, with up to 15 units per acre subject to additional approval.

Vice Chair Hill asked the applicant to describe the proposed plans. Randy Krantz, representing Grantsville-Morocco LLC, explained that the existing garages would be removed and the partially constructed building would be completed and converted into a clubhouse with amenities such as a gym and pool room. The development would be gated and consist of townhomes on individual lots, replacing the previously approved plan for approximately 150 apartments on nine acres. Randy stated that the revised concept focused on higher-end townhomes, including some with main-floor master bedrooms. He added that the property had been cleaned, secured, and stabilized, and that the proposed townhomes would generate fewer impacts than the previously approved apartment project.

He further explained that the site bordered mostly commercial and industrial uses, including a junkyard, auto shop, roadway, and storm drainage facilities, with limited adjacent residential development.

Chair Sarah Moore clarified that the Commission's discussion was limited to land use and zoning, noting that detailed site plans are typically reviewed after zoning decisions are made. She emphasized that property owners have the right to develop their land as long as the proposal complies with City regulations. Based on a prior site visit during winter outreach, she noted the property's long-standing deterioration and expressed appreciation for the applicant's willingness to reinvest in the site. She then asked whether affordable housing options might be considered in the future.

Randy responded that rising construction and development costs made it difficult to meet subsidized affordability standards, though the townhomes would be priced as affordably as feasible given current conditions.

The Commission discussed floodplain and storm drainage issues, with Randy explaining that stormwater improvements were already in place and that the project would comply with all applicable standards during later review stages. Vice Chair Hill emphasized that the Commission's role at this stage was to evaluate consistency with the General Plan.

**Jason Hill made a motion to recommend approval of the 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. Chris Horrocks seconded the motion. The vote was as follows: Sarah Moore “Aye,” Jason Hill “Aye,” Chris Horrocks “Aye”. The motion was carried unanimously.**

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

Planning and Zoning Administrator Shelby Moore provided background information on the item, explaining that under the proposed zoning, townhomes and apartments would be allowed as a conditional use in the RM-15 district. She noted that the rezone would retain the commercial component along SR-138, as requested by the applicant, and confirmed that the proposal was consistent with the General Plan.

Vice Chair Hill noted that members of the public would have additional opportunity to comment during City Council consideration, and Chair Sarah Moore added that approval of the rezone would help solidify future development expectations.

**Jason Hill made a motion to recommend approval of the 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. Sarah Moore seconded the motion. The vote was as follows: Sarah Moore “Aye,” Jason Hill “Aye,” Chris Horrocks “Aye”. The motion was carried unanimously.**

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

Planning and Zoning Administrator Shelby Moore introduced a discussion-only item proposing a new conditional use titled micro-entrepreneurship within the RM-7 zoning designation. She explained that the proposal stemmed from prior conditional use requests that did not clearly fit existing categories. The intent was to create a narrowly defined, low-impact business option that would allow small, locally owned businesses to operate in residential areas without creating commercial corridors or negatively affecting neighborhood character. She stated that the goal

was to support self-employment and small-scale economic activity while preserving Grantsville's residential focus.

Shelby outlined the proposed definition and standards, describing Micro-Entrepreneurship as a single, low-intensity business operating within one building or site. The use would be limited to no more than two employees, minimal customer traffic, primarily indoor activities, and residential-level impacts related to noise, traffic, lighting, and appearance. She explained that permitted activities could include artisan or craft production, woodworking, art and textile work, cottage-scale or micro-enterprise food production subject to state and county regulations, professional and office-based services, tutoring, appointment-based personal services, and incidental online sales.

She reviewed key operational limitations, including restrictions on wholesale distribution, limits on outdoor production unless specifically approved, class size and frequency caps, hours of operation between 7:00 a.m. and 7:00 p.m., lighting standards to prevent light spillover, signage compliance, and parking and buffering requirements. Shelby also noted that eligibility would be limited by a minimum lot frontage requirement of 200 feet and that approval would occur through a conditional use permit reviewed by the Planning Commission on a case-by-case basis.

Vice Chair Hill asked how the proposed use differed from a traditional home occupation, particularly regarding residents producing goods indoors for online sales. Shelby explained that activities conducted entirely indoors with no customer interaction would remain classified as home occupations. The proposed Micro-Entrepreneurship use was intended for situations involving detached buildings or limited on-site customer interaction that exceeded typical home occupation allowances.

Community Development Director Bill Cobabe added that the proposal functioned as a targeted expansion of home occupation standards. He emphasized that it was intentionally limited to larger lots where limited customer activity could occur without impacting surrounding properties. Discussion then focused on wholesale sales, delivery volume, and traffic impacts. Bill explained that many of those concerns would already be regulated through existing state and county requirements, particularly for food-related uses.

Chair Sarah Moore asked clarifying questions about garden produce sales and collaborative or consignment arrangements. Shelby clarified that off-site consignment or resale of goods produced elsewhere would not be allowed. She reiterated that the item was presented for discussion to allow refinement, including potential adjustments to the frontage requirement.

Commissioners expressed general support for the concept while noting the need for fine-tuning. Vice Chair Hill and Commissioner Horrocks supported the intent but suggested further evaluation of frontage standards. Chair Sarah Moore thanked staff and the Commission for the discussion and closed the item without action.

#### **4. Discussion of proposed amendments to Chapters 2, 7, 8, 9, 14, 15, and 16 related to Conditional Uses.**

Planning and Zoning Administrator Shelby Moore introduced the next agenda item, explaining that a proposed update to the conditional use permit section had expanded into a broader review of the Land Use Code. What began as a limited amendment required revisions to definitions, use tables, and related chapters to maintain consistency and enforceability. She advised the Commission that she would summarize the major changes.

Shelby explained that several definitions were revised to align with City standards and existing documents, including replacing the term “clear view zone” with the City’s standard term “sight triangle.” She also refined definitions related to conditional uses, mitigation, and detrimental impacts, emphasizing that conditional uses must be supported by substantial evidence and written findings demonstrating compatibility with surrounding properties.

She noted that staff added definitions for housing types not previously defined, including duplexes, triplexes, and fourplexes, and clarified definitions for final plans and final plats to align with state law and City requirements. Vice Chair Hill asked questions regarding accessory dwelling unit kitchen limits. Shelby explained the intent was to prevent single-family homes from functioning as multi-unit rentals and acknowledged that the Accessory Dwelling Unit (ADU) language may need further refinement.

Shelby also explained that floodplain-related definitions were being updated to align with state language. She then reviewed significant revisions to the home occupation section, stating that home occupations must remain subordinate to residential use and not alter neighborhood character. She explained that a 100-foot frontage requirement was added for home occupations requiring conditional use approval. Chair Sarah Moore raised concerns about narrow townhome frontages and clustered developments, noting potential impacts on emergency response, and Shelby agreed those concerns informed the tighter standards.

Additional discussion addressed updates to animal-related definitions, including clarifying exclusions for dangerous animals. City Attorney Tysen Barker agreed the language could be simplified to avoid confusion. Shelby also noted that definitions already referenced in use tables, such as Kennel Permit Class A, were added to Chapter 2, and that transportation-related definitions were reorganized for clarity.

Vice Chair Hill asked about the addition of a stormwater facility definition. Shelby explained that the definition was necessary to enforce existing open space standards and noted that policy changes would require amendments to other chapters. Vice Chair Hill expressed interest in considering certain stormwater areas as open space under appropriate conditions.

Shelby reviewed additional conditional use approval criteria, emphasizing the need for written findings to support Commission decisions. Discussion also addressed customer traffic limits, delivery activity, and enforcement flexibility. Chair Sarah Moore noted similarities with the Micro-Entrepreneurship discussion and suggested the City consider reasonable flexibility for occasional increases in activity.

City Attorney Tysen Barker explained the role of master development agreements (MDAs), noting that they are used to document project-specific commitments approved by City Council and must remain consistent with the Land Use Code and state law.

Shelby concluded by summarizing updates to landscaping standards, park strip materials, use table clean-up, and general administrative organization.

## **5. Approval of minutes from the January 6, 2026 Planning Commission Regular Meeting.**

Vice Chair Hill noted that City Council Member Derek Dalton had previously pointed out typos in one of the documents and wanted to make sure those corrections were captured. Planning and Zoning Administrator Shelby Moore asked whether he was referring to the MDA language. Vice Chair Hill clarified that his concern was mainly that the minutes reflected that the document had been approved with the understanding that a typo needed to be cleaned up.

Planning and Zoning Administrative Assistant, Nicole Ackman clarified that, as she remembered it, the typo issue had been discussed, but it was not included as part of the formal motion when the Commission approved the Master Development Agreement (MDA).

Community Development Director Bill Cobabe confirmed that the minor revisions had been made prior to City Council consideration and described them as de minimis changes such as typos and formatting or ordering adjustments.

**Jason Hill made a motion to recommend approval of the minutes from the January 6, 2026 Planning Commission Regular Meeting. Chris Horrock seconded the motion. The vote was as follows: Sarah Moore “Aye,” Jason Hill “Aye,” Chris Horrocks “Aye”. The motion was carried unanimously.**

## **6. Report from City Staff.**

Planning and Zoning Administrator Shelby Moore informed the Commission that the application deadline for the UAPA asphalt preservation awards had been extended. She reported that she submitted two applications on behalf of the City, including one for the City’s largest asphalt preservation project, and noted that award announcements were expected around January 26.

Community Development Director Bill Cobabe then provided a brief update, explaining that staff had been working on an annexation policy plan update. He stated that the draft would be

brought before the Planning Commission at the next meeting for discussion only, similar to other recent policy items. He explained that the goal would be to gather feedback, address any concerns, and refine the proposal prior to holding a public hearing, after which the item would return to the Commission.

## **7. Open Forum for Planning Commissioners.**

Chair Sarah Moore shared that she sometimes felt concerned that members of the public may leave meetings feeling unheard, even though many resources and detailed information are available on the Grantsville City website. She noted that while the public process can feel limiting, the information needed to understand procedures and decisions is accessible, and the intent is never to dismiss community concerns.

Planning and Zoning Administrator Shelby Moore encouraged the public to reach out directly to staff, stating that she and Nicole Ackman are available to answer questions, provide guidance, share relevant information, or meet one-on-one when needed. She emphasized that staff are willing to help clarify processes and address concerns outside of formal meeting constraints.

Chair Sarah Moore acknowledged that the public comments raised during the meeting were thoughtful and meaningful, and she recognized that community concerns often come from a genuine place. She reiterated that while the Commission follows state law and established procedures and cannot respond during public comment, that limitation should not be interpreted as a lack of care or concern.

## **8. Report from City Council.**

City Council Member Rhett Butler provided an update to the Planning Commission, noting that City Council would be discussing and potentially recommending John Montgomery for appointment to the Planning and Zoning Commission at an upcoming City Council meeting scheduled for Thursday of that week.

He then summarized several items recently considered by City Council, including an ordinance related to the MDA and easement access for the Cloward Court minor subdivision, which was approved by City Council. He also noted that City Council approved the rezone from RM-15 to CN for properties located north of Main Street. He explained that City Council did not approve the rezone at the corner of Main Street from a commercial development district to RM-15, citing a desire to preserve Main Street as a commercial corridor.

He addressed public comment procedures and described a new approach recently used by Mayor Hammond during City Council meetings. He explained that the approach places the public hearing immediately before Commission or Council discussion on a specific agenda item, rather

than separating public comment from deliberation. He stated that this format can help residents feel more heard by allowing the Commission to address key concerns shortly after testimony, while still avoiding direct dialogue during the public hearing. He encouraged the Planning Commission to consider whether a similar approach would be appropriate and to coordinate with staff if changes were desired.

Commissioner Horrocks stated that the approach was worth considering. City Council Member Rhett also encouraged the Commission to establish clear ground rules before public comment, including explaining the purpose of the hearing and setting reasonable time limits. He suggested that this could improve meeting flow and offered to assist as a timekeeper if needed.

Chair Sarah Moore agreed that setting expectations is important but noted the challenges of limiting comments when residents feel unheard, especially when multiple agenda items involve related issues. She emphasized the need to balance fairness, civility, and efficiency and stated that the Commission would work toward clearer ground rules in future meetings. She also expressed appreciation for residents who participate in public comment, acknowledging that speaking publicly can be difficult.

Rhett suggested that a standard three-minute time limit is reasonable, and Chair Sarah Moore agreed, noting that some flexibility may still be needed depending on circumstances. He concluded by reiterating that adjusting the timing of public hearings and discussions could help improve public engagement and understanding.

## **9. Adjourn.**

**Jason Hill made a motion to adjourn. Sarah Moore seconded the motion. The vote was as follows: Sarah Moore “Aye,” Jason Hill “Aye”, Chris Horrocks “Aye”. The motion was carried unanimously. The meeting adjourned at 8:46 p.m.**

**Action Summary:**

<b>Agenda Item</b>	<b>Item Description</b>	<b>Action</b>
#1	Consideration of a proposed new use allowing Micro-Entrepreneurship within the RM-7 zoning designation.	Approved
#2	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, approximately 154 acres.	Approved
#3	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.	Approved
#4	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 District (M-U) for the Crossing at Willow Creek Subdivision, resulting in approximately 102.4 acres being zoned M-U.	Approved
#5	Discussion of the Grantsville City Annexation Policy Plan.	Discussed
#6	Approval of minutes from the January 6, 2026 Planning Commission Regular Meeting.	Tabled

**MINUTES OF THE GRANTSVILLE CITY PLANNING COMMISSION, HELD ON FEBRUARY 3, 2026 AT THE GRANTSVILLE CITY HALL, 429 EAST MAIN STREET, GRANTSVILLE, UTAH AND ON ZOOM. THE MEETING BEGAN AT 7:00 P.M.****Commission Members Present:** Chair Sarah Moore, Vice-Chair Jason Hill, John Montgomery**On Zoom:****Commission Members Absent:****Appointed Officers and Employees Present:** Community Development Director Bill Cobabe, City Attorney Tysen Barker, City Council Member Rhett Butler, Mayor Heidi Hammond, City

Recorder Alisha Fairborne, Sargent Skinner, Fire Marshal Neil Critchlow, Planning and Zoning Administrative Assistant Nicole Ackman.

**On Zoom:**

**Citizens and Guests Present:** Gary Pinkham, Michele Yacks, Kevin Monds, Troy Karber, Gary Merrill, Arnie Hunt, kathleen Hunt, Vickie Lake, Joyce Filsiner

**Citizens and Guests Present on Zoom:** Unknows

**Commission Chair Sarah Moore called the meeting to order at 7:00 PM.**

**PUBLIC NOTICE**

The Grantsville City Planning Commission will hold a Regular Meeting at 7:00 p.m. on Tuesday, February 3, 2026 at 429 East Main Street, Grantsville, UT 84029. The agenda is as follows:

**ROLL CALL**

**PLEDGE OF ALLEGIANCE**

**PUBLIC HEARING**

- a) Consideration of a proposed new use allowing Micro-Entrepreneurship within the RM-7 zoning designation.**

**Gary Pinkham:** Gary Pinkham was present to comment on this item. He stated that he had previously submitted comments regarding the proposal when it first appeared and believed no action had been taken in response. He directed the Commission to the second page of the staff report under the proposed use section and noted that the first item limited the number of employees to two. He then referenced a later section on the same page under operational limits, which set the employee limit at one. He stated that the code was contradictory in its current form and advised that it should be clarified so it could be enforced by the legal department. He also referenced the section on permitted activities on the same page and explained that certain activities were listed as permitted uses. He stated that approximately six or seven years earlier, while serving on the Commission, he had advocated for rewriting the City code to convert all permitted uses in various code chapters to conditional uses. He explained that when a use is designated as permitted, property owners may conduct that use without the City imposing additional conditions. He stated that under a permitted designation, the City could not regulate lighting, hours of operation, or fencing because conditions could not be attached to a permitted use. He referenced prior issues the City had experienced with Arby's as an example and recommended revising the code to convert permitted uses to conditional

uses so the City could retain authority to impose reasonable and appropriate protections. He recommended changing the wording in the document from permitted activities to conditional uses or conditional activities. He then turned to page three of the staff report under site standards and stated that the document required a minimum of 200 feet of frontage for the use. He explained that the RM-7 zoning designation allows a minimum frontage of 70 feet and stated that he did not believe the City had RM-7 lots approaching 200 feet in width. He said that imposing a 200-foot frontage requirement would effectively make every RM-7 lot in the City noncompliant for the proposed use. He stated that if the City intended to allow the use within the RM-7 zone, the code should be revised to align with the zoning standards. He concluded by reiterating that these were the same concerns he had submitted approximately three weeks earlier and stated that he was unsure whether staff had reviewed his comments.

- b) 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 MixedUse Density for the Crossing at Willow Creek Subdivision, approximately 154 acres.**

**Richard Groff:** Richard Groff was present to comment on this item. He introduced himself and stated that while reviewing the plans he observed what appeared to be one entrance designated for retail and a separate entrance for homeowners. He asked whether that interpretation was correct. Chair Sarah Moore responded that during public comment the Commission could not provide feedback or answer questions and directed him to review the plans included in the public packet. Richard continued and stated that he had additional questions regarding whether there were plans to install traffic lights on SR-112 and how truck traffic associated with the mixed-use warehouses at the rear of the development would be mitigated.

- c) 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.**

No Comments

- d) 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 District (M-U) for the Crossing at Willow Creek Subdivision, resulting in approximately 102.4 acres begin zoned M-U.**

No comment

## AGENDA

### **1. Consideration of a proposed new use allowing Micro-Entrepreneurship within the RM-7 zoning designation.**

Community Development Director Bill Cobabe presented the item, he briefly addressed questions raised during the prior public hearing first clarifying the distinction in the code between an employee and an operator, and confirming that they are treated as separate roles. He then explained the philosophy behind conditional uses, noting that while some communities prefer to route many uses through the Planning Commission as conditional uses, doing so can unintentionally discourage desirable small businesses. He emphasized that permitted uses must still meet all performance standards in the code, and that a conditional use is presumed allowed if the applicant can meet the stated conditions. If the conditions cannot be met, the use must be denied. He also noted that the frontage requirement had been revised to 150 feet to balance allowing the use in appropriate locations while preventing it from occurring on every lot.

Bill described the proposed microenterprise use as an expansion of a traditional home occupation. Unlike a typical home occupation, which would have little to no visible neighborhood impact, the microenterprise category would allow limited customer traffic and small-scale on-site activity while still preserving the residential character of the area. He stated that staff believed the proposal struck a reasonable balance between encouraging entrepreneurship and protecting neighborhoods.

Vice Chair Hill thanked staff for the work on the proposal and commented that the intent was to streamline the process and avoid unnecessary multi-step reviews. He expressed support for the approach and felt the language addressed prior concerns about distinguishing between an owner and an employee.

Commissioner Montgomery asked for clarification about the Planning Commission's role in approving conditional uses if the standards were already established in code. Bill responded that the conditional use process provides an opportunity for public participation and transparency, even though the Commission's discretion is limited to determining whether the applicant meets the established standards. Commissioner Montgomery also questioned why the proposal was limited to the RM-7 zone. Bill explained that the proposal originated from requests by property owners within that zone and that RM-7 areas near the city center often include older homes and larger lots more suitable for this type of activity. He noted that future expansions to other zones could be considered if interest arose. Commissioner Montgomery cautioned that the City should be mindful of setting precedents and ensuring clear distinctions if the use were later proposed in other zones.

Chair Sarah Moore discussed the frontage requirement and recalled the Commission's earlier conversation about reducing it from 200 feet to 150 feet. She stated that the revised standard provided reasonable space for temporary parking without creating safety concerns on narrower

lots. She also noted that the Commission could revisit the standards in the future if adjustments were needed.

Chair Sarah Moore added that the list of permitted activities was intended as illustrative rather than exhaustive and emphasized the importance of applying the standards consistently. She stated that the proposal helped address gaps in the existing code while still protecting neighborhood character and supporting residents who wanted to pursue small business opportunities.

**Jason Hill made a motion to recommend approval of the consideration of a proposed new use allowing Micro-Entrepreneurship within the RM-7 zoning designation. John Montgomery seconded the motion. The vote was as follows: Sarah Moore “Aye,” Jason Hill “Aye,” and John Montgomery “Aye.” The motion was carried unanimously.**

**2. 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, approximately 154 acres.**

Community Development Director Bill Cobabe explained that this item and the following two agenda items involved the same geographic area located west of the Motorsports Park and south of the Romney Group property along SR-112. He explained that he would cover the staff portion of all three items together, as they involve the same parcels and have the same overall impact and would later explain the zoning portion and how it impacts the properties when that item was reached.

He described the conceptual plan as preliminary and advised the Commission not to focus on specific building counts or access details. He clarified that the decision before the Commission concerned long-term land use policy and zoning direction rather than final engineering or site design.

He reviewed the purpose of the General Plan future land use map as a twenty-year vision document that should be periodically updated. Amendments are typically considered appropriate when correcting an error, responding to significant changes in community conditions, or addressing evolving development patterns proposed by a property owner. He stated that the current request fell into the third category, citing surrounding industrial and recreational growth that had increased the area's strategic importance.

Bill framed the Commission's role as determining whether the proposal represented the right use in the right place at the right time. He acknowledged concerns about traffic, utilities, and

environmental impacts, explaining that those issues would be evaluated during later development review stages through required studies and performance standards. A traffic study had not yet been conducted. He noted that requiring costly studies prior to zoning decisions could create legal and financial complications, and clarified that zoning approval would not guarantee project approval if future standards could not be met.

Commissioner Montgomery asked when a traffic study would typically be required. Bill reiterated that it would occur during subsequent development phases. Commissioner Montgomery referenced practices in other jurisdictions where recorded notices informed buyers of nearby agricultural or industrial impacts. He suggested similar disclosures for this development to notify residents about racetrack activity. Bill agreed that such disclosures could be effective.

Kevin Monds, representing the property ownership group, explained that coordination with UDOT was underway. He stated that a traffic signal at the eastern retail entrance shown on the conceptual plan had received UDOT approval, along with a right-in, right-out access point to the west. He added that the development team was working with UDOT to pursue approval for a second signalized intersection and noted that an additional northern access connection through the Romney property was planned. Kevin emphasized that the development team was aware of potential traffic impacts on adjacent residential areas and was actively working to design solutions that would minimize neighborhood disruption.

He further explained that the team was exploring building design and construction methods to mitigate noise impacts from the racetrack, including orientation and sound-reducing construction techniques. He noted that some residents might consider proximity to the racetrack an amenity and that the project vision included pedestrian connectivity to nearby recreational facilities such as the motorsports park and Desert Peak complex. He described broader concepts under consideration, including seasonal recreational amenities and mixed-use features intended to generate tax revenue and create year-round activity for the community. He emphasized that the development team was remaining flexible and responsive to community and City input as planning progressed.

Vice Chair Hill reserved further questions for the zoning discussion while acknowledging that the proposal aligned with the framework of the General Plan. Chair Sarah Moore expressed support for evaluating the opportunity at this stage and noted that the conceptual plans were preliminary. She stated that modern construction and environmental design could address anticipated impacts and appreciated the development team's early consideration of those issues.

**John Montgomery made a motion to recommend approval of the 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, approximately 154 acres. Jason Hill seconded the motion. The vote was as follows: Sarah Moore “Aye,” Jason Hill “Aye,” John Montgomery “Aye.” The motion was carried unanimously.**

**3. 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.**

Chair Sarah Moore noted that Community Development Director Bill Cobabe had already presented the staff overview during the earlier consolidated discussion and asked if any additional comments were needed. Vice Chair Hill, and Commissioner Montgomery indicated that he had no additional questions or concerns.

**Jason Hill made a motion to recommend approval of the 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. Sarah Moore seconded the motion. The vote was as follows: Sarah Moore “Aye,” Jason Hill “Aye,” John Montgomery “Aye.” The motion was carried unanimously.**

**4. 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 District (M-U) for the Crossing at Willow Creek Subdivision, resulting in approximately 102.4 acres begin zoned M-U.**

Vice Chair Sarah Moore introduced the agenda item and opened it for questions from the Commission. Vice Chair Hill emphasized that the Commission’s action at this stage concerned only the zone change and not approval of any specific development plans. He explained that detailed studies and additional information would be required later in the process before any construction or site development could proceed.

Chair Sarah Moore added that many transportation elements connected to the project would fall under the jurisdiction of UDOT, which maintains its own standards and requirements for traffic and roadway design. She noted that Grantsville City had previously completed long-range traffic planning and that the project would evolve within those broader frameworks.

City Council Member Rhett Butler interjected to raise a concern from a City Council perspective, observing that some of the same parcels had just been proposed for a different zoning designation and questioning whether the City could legally assign multiple zoning designations to portions of the same parcel. Community Development Director Bill Cobabe responded that while dividing zoning across parcels is not ideal planning practice, it is legally permissible and already occurs in other parts of the city. He explained that the apparent overlap stemmed from parcel numbering and that, prior to City Council consideration, staff would

prepare precise metes and bounds legal descriptions clearly defining which portions of the property would carry each zoning designation.

**John Montgomery made a motion to recommend approval of the 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 District (M-U) for the Crossing at Willow Creek Subdivision, resulting in approximately 102.4 acres begin zoned M-U. With the following condition: That the future designation of the site will be clarified. Jason Hill seconded the motion. The vote was as follows: Sarah Moore "Aye," Jason Hill "Aye," John Montgomery "Aye." The motion was carried unanimously.**

## **5. Discussion of the Grantsville City Annexation Policy Plan.**

Community Development Director Bill Cobabe introduced the annexation policy plan item and clarified that it is separate from the General Plan and its future land use map. He explained that the future land use map applies to property already within the city and looks roughly twenty years ahead, while the annexation plan addresses areas outside city limits and identifies where the city may consider future annexation. He clarified that the purpose of the discussion was to review and potentially update the annexation policy plan at the request of city leadership.

Bill explained that state law requires cities to maintain an annexation policy plan if they intend to annex property. He emphasized that the city has no obligation to provide services to areas identified in the plan unless those properties formally annex. At that point, developers typically bear most of the cost of extending infrastructure and increasing service capacity, with growth intended to fund expansion of utilities, police, and fire services.

He then described the three proposed annexation areas. Area A, the Burmester Inland Port area, extends west to the county line and includes Stansbury Island. Bill noted that much of Stansbury Island is federally managed and unlikely to develop, but the plan positions the city to annex any developable portions if opportunities arise. Area B includes the Six Mile Ranch area between the previously discussed development area and Erda and Lake Point. He acknowledged ongoing legal considerations and explained that the plan primarily memorializes the city's interest in that area. Area C covers land south and west of the city between Forest Service property and the mountains. Much of this land is owned by a conservation entity and is unlikely to develop, but the plan anticipates annexation if development becomes feasible in the future.

Commissioner Montgomery asked how annexation works in relation to the county and neighboring cities. Bill explained that annexations generally occur when property owners petition a city. The county reviews the request, and if disputes arise between municipalities, a

county boundary commission evaluates service capacity, infrastructure, and the public interest before making a recommendation.

Vice Chair Hill noted sensitivities involving certain large landowners and cautioned that the city should be mindful of expectations created by the annexation plan. He observed that some property owners may resist inclusion and offered to discuss concerns offline. Bill reiterated that the city has no immediate plans to annex the identified areas and is only expressing openness to future owner-initiated requests.

He clarified that the item was for discussion only and that staff would schedule a public hearing at the next meeting. He encouraged commissioners to share questions beforehand so revisions could be considered. In response to Commissioner Montgomery's question about public access, Bill explained that after Planning Commission input and refinement, staff would coordinate with Tooele County and present the updated plan during a public hearing process.

Item Discussed

#### **6. Approval of minutes from the January 6, 2026 Planning Commission Regular Meeting.**

The agenda and public notice incorrectly identified the minutes as January 6, 2026, when they were in fact from January 13, 2026. City Attorney Tysen Barker advised that the item should be re-noticed to ensure the public received clear and accurate notice of the matter under consideration.

#### **9. Report from City Staff.**

Community Development Director Bill Cobabe informed the Commission that, with several new appointments and anticipated changes to Planning Commission membership, staff was planning to organize an off-week workshop meeting focused on Planning Commission roles, expectations, and training. He explained that the meeting would be noticed publicly but would be less formal than a regular agenda meeting and would provide an opportunity to review topics such as conditional uses and the responsibilities of commissioners. Bill stated that staff would coordinate a date once the remaining new commissioners were officially on board.

Bill also reminded the Commission of an upcoming conference scheduled for April 8 through April 10 in Bryce Canyon and encouraged members to share their availability if they were interested in attending.

#### **10. Open Forum for Planning Commissioners.**

Commissioner Montgomery thanked the Commission for their patience and shared observations from his prior experience in Farmington, where he said the city maintained a well-connected trail system. He encouraged the Commission to consider long-term planning for trail connectivity in

Grantsville, noting that outdoor recreation access is an increasingly important community amenity. He described how Farmington integrated trail planning into development review to maintain connections between trail segments and suggested Grantsville pursue similar efforts to link existing trailheads and pathways to meaningful destinations.

Chair Sarah Moore expressed interest in his comments and noted that Grantsville had been working to incorporate outdoor recreation opportunities into development planning. She stated that City leadership supported expanding recreation and connectivity efforts and agreed that continued focus on trail development would be beneficial.

Commissioner Montgomery also briefly discussed his professional background in nonprofit finance and affordable housing. He observed that affordable housing development in Utah was not keeping pace with demand and noted that Grantsville currently had limited affordable housing options. Chair Sarah Moore acknowledged ongoing City discussions about where and how affordable housing could be accommodated and welcomed continued conversation on attracting appropriate development opportunities.

## **11. Report from City Council.**

City Council Member Rhett Butler informed the Commission that the City Council is expected to appoint two new Planning Commission members at its upcoming meeting, bringing the Commission to full membership. He also explained that the City Council has filled the seat vacated by Mayor Hammond and that the appointed representative will join City Council at the next meeting.

## **12. Adjourn.**

**John Montgomery made a motion to adjourn. Jason Hill seconded the motion. The vote was as follows: Sarah Moore “Aye,” Jason Hill “Aye,” John Montgomery “Aye.” The motion was carried unanimously. The meeting adjourned at 8:43 p.m.**

# **AGENDA ITEM #5**

Report from City staff.

# **AGENDA ITEM #6**

## **Open Forum for Planning Commissioners**

# **AGENDA ITEM #7**

Report from City Council.

# **AGENDA ITEM #8**

Adjourn.