

Action Summary:

Agenda Item	Item Description	Action
#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.