

PUBLIC NOTICE

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

ROLL CALL

AGENDA

1. Presentation, **Public Hearing**, Discussion, and Consideration: Consideration of a proposed rezone of Parcel 01-066-0-0030 from A-10 (Agricultural) to the Shopping Commercial District (C-S), located at approximately 519 W Main Street.
2. Presentation, **Public Hearing**, Discussion, and Consideration: Consideration of proposed amendments to the Grantsville City Land Use and Management Code, Chapters 2, 4, 6, 7, 8, 9, 14, 15, 16, 20, and 21.
3. Presentation, **Public Hearing**, Discussion, and Consideration: Consideration of the proposed Grantsville City Annexation Policy Plan.
4. Approval of minutes from the February 17, 2026 Planning Commission Regular Meeting.
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

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AGENDA ITEM #2

Presentation, Public Hearing, Discussion, and Consideration: Consideration of proposed amendments to the Grantsville City Land Use and Management Code, Chapters 2, 4, 6, 7, 8, 9, 14, 15, 16, 20, and 21.

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



GRANTSVILLE CITY STAFF REPORT

To: Grantsville City Planning Commission

From: Community Development Department

Re: Consideration of Proposed Amendments to the Grantsville City Land Use and Development Management Code (GLUDMC) – Chapters 2, 4, 6, 7, 8, 9, 14, 15, 16, 20, and 21

Date: 03/03/2026

I. REQUEST

Consideration of proposed amendments to the Grantsville City Land Use and Development Management Code (GLUDMC), including Chapters 2 (Definitions), 4 (Supplementary and Qualifying Regulations), 6 (Off-Street Parking and Loading), 7 (Conditional Uses), 8 (Regulations of General Applicability), 9 (Landscaping and Buffers), 14 (Residential Zoning Districts), 15 (Commercial Zoning Districts), 16 (Industrial Zoning Districts), 20 (Sign Regulations), and 21 (Subdivision Regulations).

The amendments include substantive clarifications and updates, use table adjustments, procedural refinements, and reformatting to improve internal consistency and long-term codification.

II. BACKGROUND

Over time, the GLUDMC has evolved through incremental amendments. While functionally effective, several sections have:

- Developed inconsistencies in terminology.
- Drifted from the intended numbering hierarchy.
- Accumulated formatting irregularities.
- Included duplicative or unclear provisions.
- Contained use tables and cross-references requiring clarification.

In addition, the City Attorney has recommended structural improvements to numbering and formatting to better align with codification principles and reduce ambiguity in interpretation.

These amendments are designed to modernize the code, improve usability, and create a clear

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The information provided is purely for the legislative body to interpret in their own right and context. It is crucial to maintain the integrity and context of the information shared, as it is meant to assist in the decision-making process without implying any endorsement or directive, but it is essential that it is understood within the appropriate scope.

framework for future updates.

III. SUMMARY OF PROPOSED AMENDMENTS

Chapter 2 – Definitions

- Clarifies and refines key land use terms for internal consistency.
- Removes outdated or redundant definitions.
- Aligns terminology across zoning districts and use tables.
- Ensures defined terms are used consistently throughout the Code.
- Improves cross-referencing to prevent conflicting interpretations.

This update strengthens enforceability and reduces ambiguity during application review.

Chapter 4 – Supplementary and Qualifying Regulations

- Removed street tree list from the attachment and moved it to CH 9.
- Improves structural hierarchy of subsections.

These updates ensure that general development standards are clearly understood and uniformly applied.

Chapter 6 – Off-Street Parking and Loading

- Defined secondary access requirements.
- Updates formatting to align with consistent subsection hierarchy.

The amendments provide clearer direction for applicants while maintaining adequate parking performance standards.

Chapter 7 – Conditional Uses

- Clarifies approval criteria and procedural expectations.
- Refines findings required for approval.
- Improves structure and sequencing of review standards.
- Ensures consistency between use tables and conditional use procedures.

These changes strengthen defensibility and provide clearer guidance for both applicants and

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decision-makers.

Chapter 8 – Regulations of General Applicability

- Updates general development standards that apply citywide.
- Reorganizes provisions for clarity and internal consistency.
- Corrects cross-references and structural formatting.
- Eliminates ambiguities that have created interpretation challenges.

Chapter 9 – Landscaping and Buffers

- Clarifies buffer requirements between zoning districts.
- Improves landscaping standards for readability and enforcement.
- Reorganizes plant material, screening, and installation standards.
- Aligns requirements with current development practices.

These updates improve predictability for developers while maintaining community aesthetics.

Chapters 14, 15, and 16 – Zoning Districts

Chapter 14 – Residential Districts (Section 14.6 Codes and Symbols; Use Table 14.1)

- Refines Use Table 14.1 for consistency.
- Ensures permitted and conditional uses are clearly identified.
- Improves formatting for readability and alignment.

Chapter 15 – Commercial Districts (Section 15.7 Codes and Symbols; Use Table 15.1)

- Clarifies commercial use classifications.
- Updates use table formatting and symbol consistency.
- Resolves minor inconsistencies between narrative text and tables.

Chapter 16 – Industrial Districts (Section 16.8 Codes and Symbols; Use Table 16.1)

- Refines industrial use classifications.
- Aligns table formatting with Chapters 14 and 15.
- Ensures conditional uses correspond with Chapter 7 procedures.

Collectively, these updates modernize the use tables and improve clarity in permitted, conditional, and prohibited uses.

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Chapter 20 – Sign Regulations

- Added definitions from chapter 2 over to sign regulations.
- Eliminates redundancies and resolves cross-referencing issues.
- Improves subsection hierarchy and readability.

These changes reduce interpretation disputes and improve administrative efficiency.

Chapter 21 – Subdivision Regulations

- Clarifies subdivision procedures and approval sequencing.
- Improves structural organization.
- Aligns definitions and procedural steps with current practice.
- Corrects formatting and hierarchy inconsistencies.

This ensures a clearer roadmap for applicants navigating subdivision review.

IV. FORMATTING AND NUMBERING REVISIONS

A significant portion of these amendments addresses formatting and numbering inconsistencies.

Identified Issue

Several sections currently deviate from the City’s stated hierarchical structure. For example:

- Items labeled “2.” functioning as subordinate to “1.” but not formatted as such.
- Items “4.” under “3.” and “6., 7., 8.” under “5.” lacking structural nesting.
- Instances where subsections (e.g., (a)-(c)) follow one hierarchy pattern, while numbered lists do not.
- Sections such as “11.” functioning as subordinate to “10.” without hierarchical indication.

This creates ambiguity and complicates codification and enforcement.

Proposed Approach

Although the GCC Preface describes a hyphenated system (Title-Chapter-Section), the GLUDMC uses a decimal structure. The amendments aim to:

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- Reinforce consistent subsection hierarchy.
- Ensure subordinate provisions are properly nested.
- Align list formatting with the established ascending alphanumeric order:
(1),(a), (i), (A), (I)
- Improve clarity for referencing (including use of “Part” references when appropriate).
- Prepare the Code for future expansion without structural conflict.

These revisions are structural and formatting in nature and do not substantially alter policy intent unless otherwise noted.

V. LAND USE CONSIDERATIONS

The proposed amendments:

- Improve clarity and enforceability.
- Reduce administrative ambiguity.
- Increase internal consistency.
- Enhance long-term codification integrity.
- Position the Code for scalable future amendments.

This is a forward-focused restructuring effort that strengthens the City’s regulatory foundation.

VI. RECOMMENDATION

Staff recommends that the Planning Commission forward a recommendation of approval to the City Council for the proposed amendments to the GLUDMC as presented, including formatting and numbering revisions.

VII. SAMPLE MOTION

a. Motion to Recommend Approval

OPTION A — Recommend Approval

“I move to recommend approval to the City Council of Agenda Item 2, the proposed amendments to the Grantsville City Land Use and Development Management Code, including Chapters 2, 4, 6, 7, 8, 9, 14, 15, 16, 20, and 21, including formatting and numbering revisions, as

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presented in the staff report.”

OR

“...as presented in the staff report, with modifications or additional direction provided by the Planning Commission.”

OPTION B — Recommend Approval with Conditions

“I move to recommend approval to the City Council of Agenda Item 2, the proposed amendments to the Grantsville City Land Use and Development Management Code, including Chapters 2, 4, 6, 7, 8, 9, 14, 15, 16, 20, and 21, including formatting and numbering revisions, subject to the following conditions:”

1. [State condition clearly.]
2. [State condition clearly.]

“And with any additional modifications or direction provided by the Planning Commission.”

OPTION C — Recommend Denial

“I move to recommend denial to the City Council of Agenda Item 2, the proposed amendments to the Grantsville City Land Use and Development Management Code, including Chapters 2, 4, 6, 7, 8, 9, 14, 15, 16, 20, and 21, based on the findings and discussion of the Planning Commission.”

OPTION D — Table to Date Certain

“I move to table Agenda Item 2, consideration of the proposed amendments to the Grantsville City Land Use and Development Management Code, including Chapters 2, 4, 6, 7, 8, 9, 14, 15, 16, 20, and 21, to a date certain of [insert date] for additional review and discussion.”

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Chapter 9 Landscaping And Buffers

Chapter 14: 14.6 Codes And Symbols, Use Table 14.1

Chapter 15: 15.7 Codes And Symbols And Use Table 15.1

Chapter 16: 16.8 Codes And Symbols And Use Table 16.1

Chapter 20 Sign Regulations

Chapter 21 Subdivision Regulations

Chapter 2 Definitions

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

- (1) ~~(2a)~~ ACCESSORY FARM EMPLOYEE HOUSING (Amendment 8/21/02, complete addition of definition). A single-family dwelling providing the principal residence for a Farm employee and the employees' family.
- (2) ~~(3)~~ ACCESSORY USE OR BUILDING. A use or building including solar energy systems and renewable energy uses on the same lot with, and of a nature customarily incidental and subordinate to, the principal use of building. An accessory use or building shall include any structure for caretaker, or security housing, or the confinement of animals.
- (3) ~~(4)~~ ACTIVE SOLAR SYSTEM. A system of equipment capable of collecting and converting incident solar radiation into heat, mechanical or electrical energy, and transferring these forms of energy by a separate apparatus to storage or to the point of use. It includes water heating, space heating or cooling, electric energy generating or mechanical energy generating and the architectural and engineering design or systems necessary to balance or optimize active components.
- (4) ~~(5)~~ AGENT. Any person who can show written proof that he is acting for the property owner and with the property owner's knowledge and permission.
- (5) ~~(6)~~ AGRICULTURE. The production of food through the tilling of the soil, the raising of crops, breeding, and raising of domestic animals and fowl, except household pets, and not including any agricultural industry or business.
- (6) ~~(7)~~ AGRICULTURAL INDUSTRY (AGRICULTURAL BUSINESS). The processing of raw food products by packaging, treating and/or intensive feeding. Agricultural industry includes, but is not limited to, animal feed yards, the raising of fur-bearing animals, food packaging and/or processing plants, commercial poultry or egg production, commercial greenhouses, and similar uses as determined by the Planning Commission.
- (7) ALLUVIAL SOILS. Areas subject to periodic flooding as defined in the soil survey prepared by the Soil Conservation Service which encompasses Grantsville City.
- (8) ~~(9)~~ ALTERATIONS, STRUCTURAL. Any change in the supporting members of a building, such as bearing walls, columns beams or girders.

- (10) AMUSEMENT PARK. Any place of organized amusement activity not conducted wholly within a completely enclosed building, whether a commercial or non-profit enterprise, except temporary celebrations sanctioned by the City Council by a special permit.
- (11) ANIMAL CLINIC (ALSO ANIMAL HOSPITAL). Any building or portion thereof designed or used for the care or treatment of animals or fowl, and/or in which veterinary service is provided or is available.
- (12) APPURTENANCES. Appendages and incidental details on buildings are to be allowed such as building projections, coverings for mechanical equipment, etc.
- (13) ARCHITECTURAL PROJECTION. Any building or structural projection which is not intended for occupancy and which extends beyond the face of an exterior wall of a building or structure, but not including signs.
- (14) AUTOMOTIVE BODY AND FENDER SHOP. A facility for major automobile, truck, mobile home, recreational coach or recreation vehicle repairs to body, frame or fenders, and including rebuilding.
- (15) AUTOMATIC CAR WASH. A facility for automatic or self-service washing and cleaning of automobiles and small trucks not exceeding 1 & 1/2 tons capacity.
- (16) AUTOMOBILE PAINT SHOP. A facility for painting of automobiles, trucks, trailers, boats, or other travel or recreation vehicles or units.
- (17) AUTOMOBILE REPAIR FACILITY OR SERVICE STATION. A place where gasoline or any other motor fuel or lubricating oil or grease for operating motor vehicles is offered for sale to the public and repair services performed may include tube and tire repair, battery charging, storage of merchandise, and tune-up of automobiles, including major auto repair.
- (18) AUTOMOBILE SALES AREA. An open area used for display, sale, or rental of new or used motor vehicles, mobile homes, recreational coaches, or recreation vehicles in operable condition.
- (19) AUTOMOTIVE SALVAGE YARD (AUTOMOBILE WRECKING OR PROCESSING YARD). A lot or portion thereof used for the storage, dismantling, demolition, or abandonment, other vehicles, other machinery, or parts thereof.
- (20) AUTOMOBILE SELF SERVICE STATION. A place where gasoline or any other motor fuel for operating motor vehicles is offered for sale and is dispensed to the vehicle by the purchaser, the self service station may be independent or in conjunction with a retail store.
- (21) AUTOMATIC TRUCK WASH. A facility for automatic self-service washing or cleaning of trucks exceeding 1/2 tons capacity.
- (22) AVERAGE SLOPE. An expression of rise or fall in elevation along a line perpendicular to the contours of the land connecting the highest point of land to the lowest point of land within a lot or building area. A vertical rise of 100 feet between two points 100 feet apart measured on a horizontal plane is 100 percent slope.
- (23) BASEMENT. A story whose floor is more than 12 inches below the average level of the adjoining ground, but where no more than 1/2 of its floor-to-ceiling heights is below the average contact level of the adjoining ground. A basement shall be counted as a story for purposes of height measurement, and as a half-story for the purpose of side-yard determination.

- (24) BASEMENT HOUSE. A residential structure without a full story structure above grade.
- (25) BEGINNING OF CONSTRUCTION. The excavation or re-contouring of the site.
- (26) BIKE PATH (BIKE TRAIL, BIKE LANE). A right-of-way designed and constructed for use by bicycles and not intended for use by pedestrians or motor vehicles of any kind. A bike path may be located within or without a street right-of-way, at grade, or at grade separated from vehicular traffic. Bike lanes may also be included as a part of a street.
- (27) BLOCK. The land is surrounded by streets or other rights-of-way, other than an alley, or land which is designated as a block on any recorded subdivision plat. [See City Standards and Master Transportation Plan.](#)
- (28) BOARDING HOUSE. A dwelling where, for compensation, and meals are provided for at least 3 but not more than 15 persons.
- (29) BUILDABLE AREA. The portion of a lot remaining after required yards have been provided, except that land with an average grade exceeding 15 percent shall not be considered geotechnically buildable unless it is approved by conditional use permit.
- (30) BUILDING. Any structure used or intended to be used for the shelter or enclosure of persons, animals, or property.
- (31) BUILDING, ACCESSORY. A building which is subordinate to, and the use of which is incidental to that of the main building or use of the same lot.
- (32) BUILDING, HEIGHT OF. The vertical distance from the average natural grade surface at the foundation, to the highest point of the building roof or coping.
- (33) BUILDING OFFICIAL. The person designated or appointed as the Building Official for Grantsville City by the City Council.
- (34) CAMPGROUND. A public area designated by a public agency for camping, or a private area licensed by the City Council for camping.
- (35) CAMPING. A temporary establishment of living facilities such as tents or recreational coaches as regulated by this Code.
- (36) CANOPY (BUILDING). A rigid multi-sided structure that may or may not be illuminated by means of internal or external sources, covered with fabric, metal or other material and supported by a building at one or more points or extremities and by columns or posts embedded
- (37) CARPORT. A private garage not completely enclosed by walls or floors. For the purposes of this Code, a carport shall be subject to all the regulations prescribed for a private garage.
- (38) CELLAR. A room or rooms having more than 50 percent of the floor to ceiling height under the average level of the adjoining ground.

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

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

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

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

(43) (54) CLEARVIEW ZONE OR SIGHT TRIANGLE. The area of a corner lot closest to the intersection which is kept free of impairment to allow full view of both pedestrian and vehicular traffic. Such an area is established by marking a point at which the two curb lines intersect, measuring back thirty (30) feet along the back of the sidewalk of each street, and drawing a line between the two back points to form a triangular area.

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

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

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

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

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

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

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

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

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

(53) **CONDITIONAL USE.** means a land use that may be allowed within a zoning district upon review and approval of a Conditional Use Permit because the use, due to its nature, operational characteristics, or potential impacts, requires case-specific evaluation to ensure compliance with applicable standards. A Conditional Use shall be approved when reasonable conditions are proposed or can be imposed by the approving authority, to mitigate the reasonably anticipated detrimental effects of the proposed use. The approving authority may deny a Conditional Use only if the reasonably anticipated detrimental effects cannot be substantially mitigated through the proposal or the imposition of reasonable conditions. Conditions of approval shall be stated on the record and shall reasonably relate to mitigating the anticipated detrimental effects of the proposed use.

(54) **CONDITIONAL USE PERMIT.** means a permit issued pursuant to this Code authorizing a Conditional Use on a specific property, subject to reasonable conditions imposed to mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with applicable standards. A Conditional Use Permit shall be approved when the applicant demonstrates, and substantial evidence in the record supports, that the proposed use complies with applicable standards and that reasonably anticipated detrimental effects can be substantially mitigated through the proposal or the imposition of reasonable conditions. The permit may be denied only if the reasonably anticipated detrimental effects cannot be substantially mitigated.

(55) **DETRIMENTAL IMPACTS.** means reasonably anticipated adverse effects of a proposed land use that are identifiable based on substantial evidence in the record and that relate to compliance with applicable standards of this Code. Detrimental Effects may include impacts such as traffic generation, noise levels, light spillover, odor, environmental impacts, or demands on public infrastructure, to the extent those impacts are regulated by adopted standards. Detrimental Effects do not include generalized community opposition or speculative concerns not supported by substantial evidence. Such effects may be substantially mitigated through the proposal or the imposition of reasonable conditions in accordance with this Code.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

(78) DRIVEWAY WIDTH. The width of the driveway measured at the right-of-way parallel with the roadway centerline. Minimum driveway width shall be 12-feet and primary access shall be provided by a standard residential street which the residence fronts. Shared driveways shall be a minimum width of 24-feet.

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

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

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

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

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

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

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

(86) DWELLING UNITS. One or more rooms in a dwelling, apartment complex, hotel, or motel, designed for and/or occupied by family for living or sleeping purposes and having not more than two kitchen or one set of fixed cooking facilities, other than hot plates or other portable cooking units.

(87) EASEMENT. That portion of a lot or lots reserved for present or future use by a person or agency other than the legal owner(s) of said property(ies). The easement may be for use on, under, or above said lot or lots.

(88) ELDERLY PERSON. A person who is 60 years old or older, who desires or needs to live with other elderly persons in a group setting, but who is capable of living independently.

(89) ELDERLY RESIDENTIAL FACILITY. A single family or multiple family dwelling unit that meets the requirements of Utah Code Annotated Title 17-27-501 and any ordinance adopted under authority of that part. An elderly residential facility does not include a health care facility as defined by Utah Code Unannotated Section 26-21-2.

(90) ELECTRIC, MOBILE HOME PARK. All of the electrical wiring, fixtures, equipment, and appurtenances related to electrical installations within a mobile home park feeder assembly.

(91) EMPLOYEE. means any person who performs work, services, or duties for a business, organization, or use located on a site, whether on a full-time, part-time, temporary, seasonal, or contract basis, and whether compensated by wages, salary, commission, or other remuneration. Employees include owners, partners, volunteers, and operators when they are engaged in the day-to-day operation of the user, but does not include customers or clients, unless otherwise specified by this Code.

(92) ENVIRONMENTAL IMPACT ASSESSMENT. A report which describes, by means of written narrative as well as maps, a geographical area in terms of existing; slope, soils, water, courses, water table, flood hazard areas, geologic hazards, vegetative types, wildlife, wildlife habitat, and essential urban services presently available. The report includes a tabulation of proposed population, density, and the numbers and types of proposed dwellings and other buildings and spaces to be occupied at full development. The report further describes by means of written narrative as well as maps the impact of the proposed development on the following specific subject areas once the anticipated population density is achieved within the area to be developed; water courses and reservoirs, natural vegetation, wildlife, erosion, topsoil, sedimentation of water courses and reservoirs, slope stability, dust, fire potential, accumulation of solid waste or liquid wastes, and the need and desire for urban services. The report also evaluates the potential area- wide economic impact of the development on both private and public economic sectors and the potential impact on school, public utility, and transportation systems. Finally, the report recommends measures which, if undertaken, will mitigate or obviate the adverse impacts resulting from construction of the proposed development, and discusses the benefits to be gained from such development, and what adverse impacts cannot be avoided and the extent of their detrimental influence.

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

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

(95) FACADE. The entire building front including the parapet.

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

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

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

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

(100)FEEDER ASSEMBLY. The overhead or under-chassis feeder conductors, including the grounding conductor, together with the necessary fittings and equipment, or a power supply cord listed for mobile home use, designed for the purpose of delivering energy from the source of electrical supply to the distribution panel board within the mobile home.

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

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

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

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

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

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

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

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

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

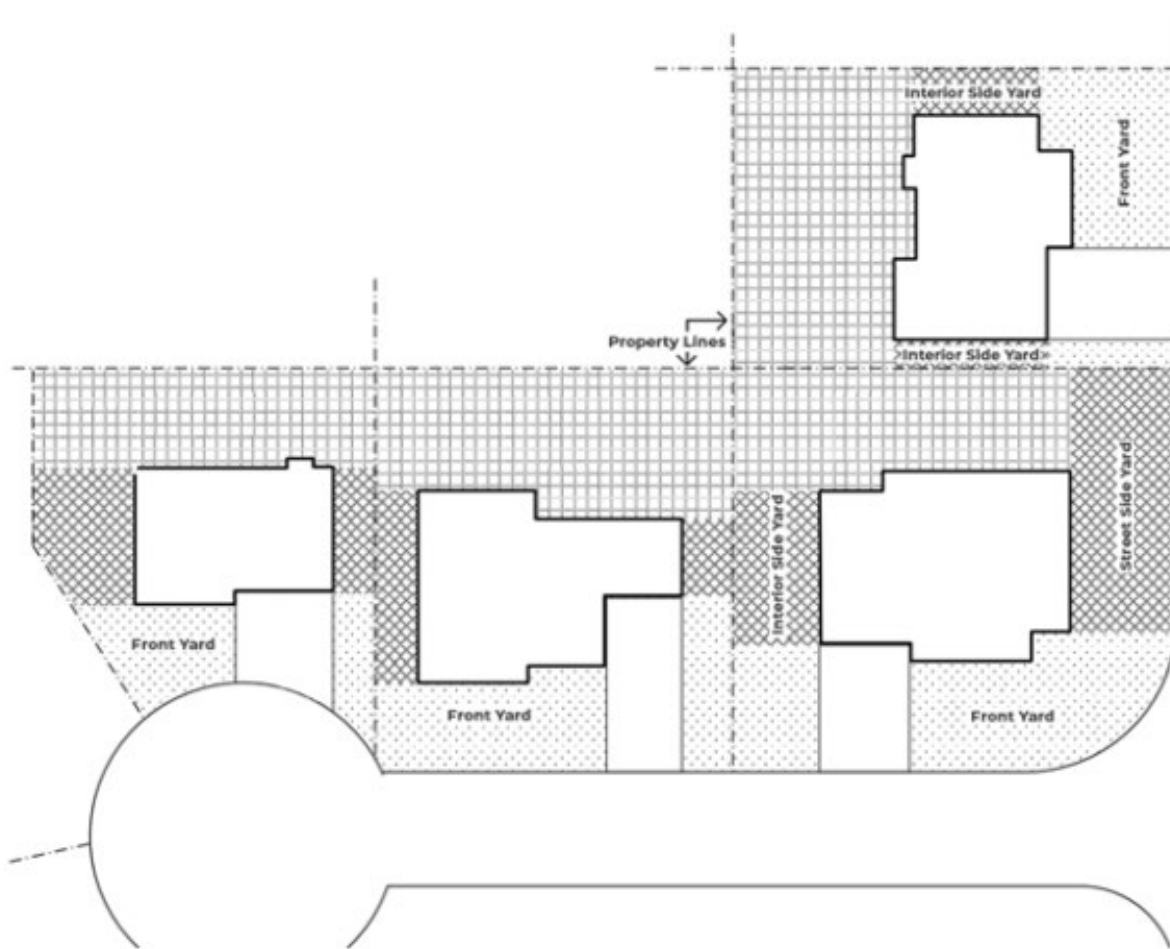
(110)FRONTAGE. All property fronting either side of the street between intersecting or intercepting streets, or between a street and a right-of-way, waterway, end of dead-end street, or political subdivision boundary, measured along the street line. all intercepting streets shall determine only the boundary of the frontage on the side of the street which it intercepts, or that common line between a lot and a public street. Street lines across which access is denied or cannot be had because of topography or for other reasons shall not constitute frontage for purposes of this Code.

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

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

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

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



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

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

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

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

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

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

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

(122) GRADE (LOT GRADE, FINISHED GRADE).

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

(150) LEGISLATIVE BODY. The City Council.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

(169) LOT RIGHT-OF-WAY. A strip of land not less than 26 feet in width connecting a lot to a street for use as private access to that lot.

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

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

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

(173) MAINTENANCE, VEHICLE OR EQUIPMENT. The maintenance or repair of a vehicle or piece of equipment that is other than routine maintenance, which the result of is to make it operable or safe to operate. May involve; the removal and/or replacement of major mechanical, electrical, hydraulic, pneumatic, or other components, modifications in design, operation, or structure.

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

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

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

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

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

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

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

(181) **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.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

(206) OVERLAY DISTRICT: Means a zoning district applied to property in addition to the underlying base zone for the purpose of establishing supplemental regulations, development standards, or review procedures. An Overlay District does not, by itself, authorize any development rights. The Overlay District becomes effective only upon approval of a corresponding master development agreement that implements the standards, conditions, and requirements of the overlay. No rights, deviations, or

entitlements provided by an Overlay District may be exercised until the associated master development agreement is approved and executed or amended in accordance with all applicable City procedures.

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

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

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

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

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

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

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

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

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

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

(217) PLAT. An instrument subdividing property into lots as depicted on a map or other graphical representation of lands that a licensed professional land surveyor makes and prepares in accordance with Utah Code Ann. Section 10-20-803 or 57-8-13.1(218) PREFABRICATED HOUSING. (See Modular Home).

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

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

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

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

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

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

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

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

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

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

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

~~(230) PUBLIC SYSTEM (WATER OR SEWAGE).~~ A system which is owned and operated by a local governmental authority or by an established public utility company which is adequately controlled by a governmental authority. Such systems are usually existing systems serving a municipality, a township, an urban county, or a water or sewer district established and directly controlled under the laws of the state of Utah.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

(252) SIDE YARD SETBACK. That part of a lot that adjoins another lot, between the side line of the building and the side lot line, and extending from the Front yard setback to the Rear Yard setback. The width of the side yard is measured from the lot line to the end of the eaves or the side line of a building

whichever is closer to the side lot line. Unenclosed stoops of six foot by six foot or less is not considered the side line of a building.

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

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

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

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

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

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

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

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

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

(262) SPECIAL DISTRICT. All entities established under authority of Title 1 7A and any other governmental or quasi-governmental entity that is not a county, municipality, school district, or unit of the state.

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

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

(c) No animal shall be kept, penned, or raised within 100 feet of any pre-existing residential dwelling located on an adjacent lot, measured from the nearest corner of the residence.

(d) Each animal shall be provided a minimum of 1,000 square feet of dedicated area, with an additional 4,000 square feet required for each animal over five. A Class "A" Kennel Permit shall be issued only in accordance with applicable zoning regulations, licensing requirements, and conditions imposed by the City.

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

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

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

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

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

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

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

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

(a) ALLEY. A private access-way or thoroughfare minimum 26-feet in travel way width, which is privately owned and maintained and is designed to give secondary access to lots or abutting properties; or provide direct access to townhome garages. An alley shall not be considered a street. A segment of an alley shall serve no more than 12 units without a second connection to a public street. Primary access shall be provided by a standard Residential Street which the residence fronts. Any alley that is longer than 150 feet as measured from the face of curb on the perpendicular intersecting street to the alley, shall have a cul-de-sac or hammerhead at the end

thereof. The dimensions or layout of any required cul-de-sac or hammerhead shall comply with City's standards and specifications for public cul-de-sac or the minimum specifications of the current International Fire Code for hammerheads. If driveways are provided off alleyways the minimum driveway length shall be 25 feet. These 25 feet of driveway length does not include a 30-inch-wide mountable curb and gutter, modified Type F Curb APWA Detail 205.2, for a normal crown alley section or ribbon curb for a reverse crown alley section. Curb and gutter shall be painted red with "No Parking" signs on each end of alley and every 50 feet of a thru alley and "No Parking" sign on entrance to dead-end alley. Water meters shall not be located in alley driveway or concrete apron of alley and shall be clustered in landscaped, public utility easement on side of buildings.

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

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

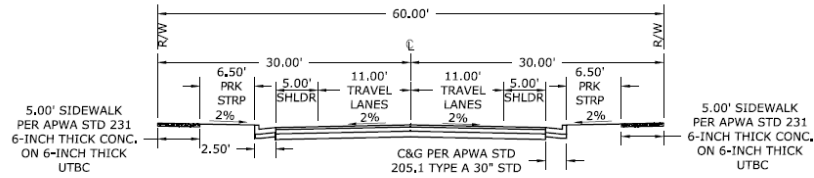
(d) ~~(71)~~ CUL-DE-SAC. A street which is designed to remain permanently closed at one end, with the closed end terminated by a vehicular turnaround. For purposes of this code, the length of a cul-de-sac shall be measured from the centerline of the intersecting street along the centerline of the cul-de-sac,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

(e) (Local – A street which creates the intercity grid network and functions to move traffic from Residential streets to Collector streets. (f) ~~(188)~~ MAJOR STREET PLAN. A map of Grantsville City which shows the existing and future public street system and which has been officially adopted by the Planning Commission and City Council as the major street plan for Grantsville City.

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

(h) ~~(247a)~~ PRIVATE STREET. Per Grantsville City Private Street Cross section. That serves more than two dwelling (2) units or any business activity intend to serve up to 1,000 average daily trips. Any private street that is longer than 150 feet as measured from the face of curb on the perpendicular intersecting street, shall have a cul-de-sac, or hammerhead at the end thereof. not to


exceed 750 feet in length The dimensions or layout of any required cul-de-sac or hammerhead, shall comply with City’s standards and specifications for public cul-de-sac or the minimum specifications of the current International Fire Code for hammerheads. The developer or owner(s) of a private street shall place a street sign at the intersection of the private street and all public streets, indicating the name of the private street, the north or east coordinate and that the street is a “private street”. location and specifications for the Curb and gutter shall be painted red private with “No Parking” signs on each end of Private Street every 150 feet of a thru private street and “No Parking” sign on entrance to dead end private streets. Street sign shall be determined by the City Public Works Director.



2 SINGLE FAMILY RESIDENTIAL PRIVATE STREET
SCALE: 1" = 10'

APPLIED ONLY IN ZONES R-1-8, R-1-12, R-1-21, RR-1, RR-2.5, RR-5 WITH TRAFFIC NOT EXCEEDING 1,000 TRIPS PER DAY

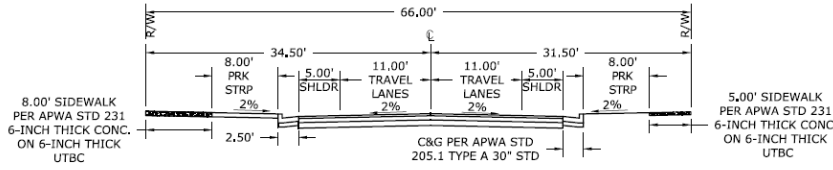
SINGLE FAMILY RESIDENTIAL ROAD SECTION

	APPROVED BY: CITY ENGINEER	APPROVED BY: PUBLIC WORKS DIRECTOR	APPROVED DATE:	DETAIL SERIES	SCALE: NTS
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(i) Public Street-A Street or road which has been dedicated or abandoned to the public and accepted by the proper public authority and affords principal access to abutting properties.

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

(k) Single Family Residential Street -A Street which is designed to serve abutting land uses only. Standard residential streets are intended to serve up to 1000 average daily trips from no more than 100 residential or equivalent units. Residential streets may be developed to a Rural Residential Road Standard if the street meets criteria found in the Grantsville City Street Master Plan.

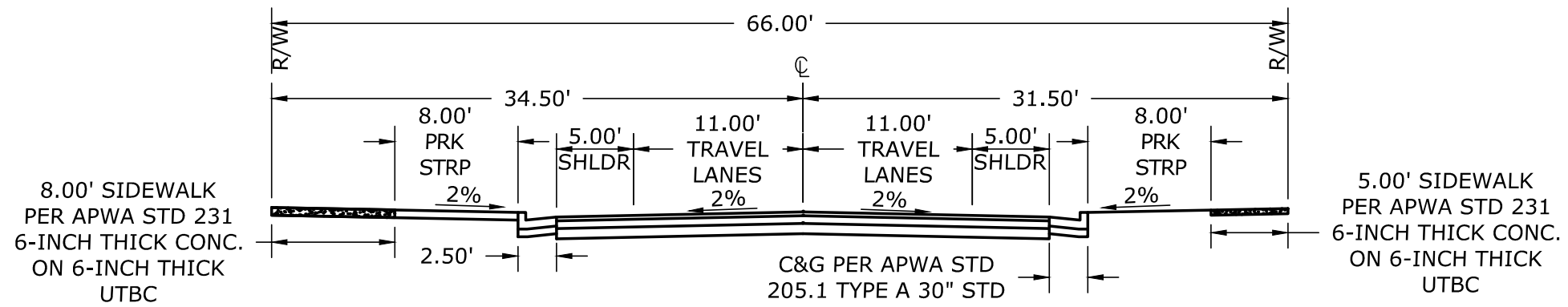


APPLIED ONLY IN ZONES R-1-8, R-1-12, R-1-21, RR-1, RR-2.5, RR-5 WITH TRAFFIC NOT EXCEEDING 1,000 TRIPS PER DAY

1 SINGLE FAMILY RESIDENTIAL PUBLIC STREET
SCALE: 1" = 10'

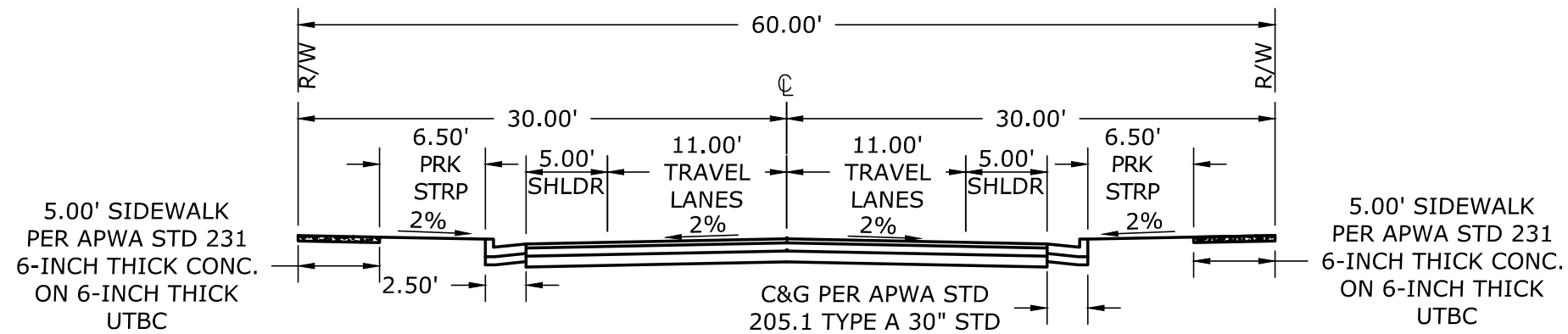
(l) (h) Stub Streets-A Street or road extending from within a subdivision boundary and

S:\Engineering\CITY STANDARDS\DRAWINGS\Roadway\Street cross sections\GVC Roadway Sections.dwg, 2/13/2026 10:51:48 AM



APPLIED ONLY IN ZONES R-1-8, R-1-12, R-1-21, RR-1, RR-2.5, RR-5 WITH TRAFFIC NOT EXCEEDING 1,000 TRIPS PER DAY

1 SINGLE FAMILY RESIDENTIAL PUBLIC STREET
SCALE: 1" = 10'



2 SINGLE FAMILY RESIDENTIAL PRIVATE STREET
SCALE: 1" = 10'

APPLIED ONLY IN ZONES R-1-8, R-1-12, R-1-21, RR-1, RR-2.5, RR-5 WITH TRAFFIC NOT EXCEEDING 1,000 TRIPS PER DAY

SINGLE FAMILY RESIDENTIAL ROAD SECTION



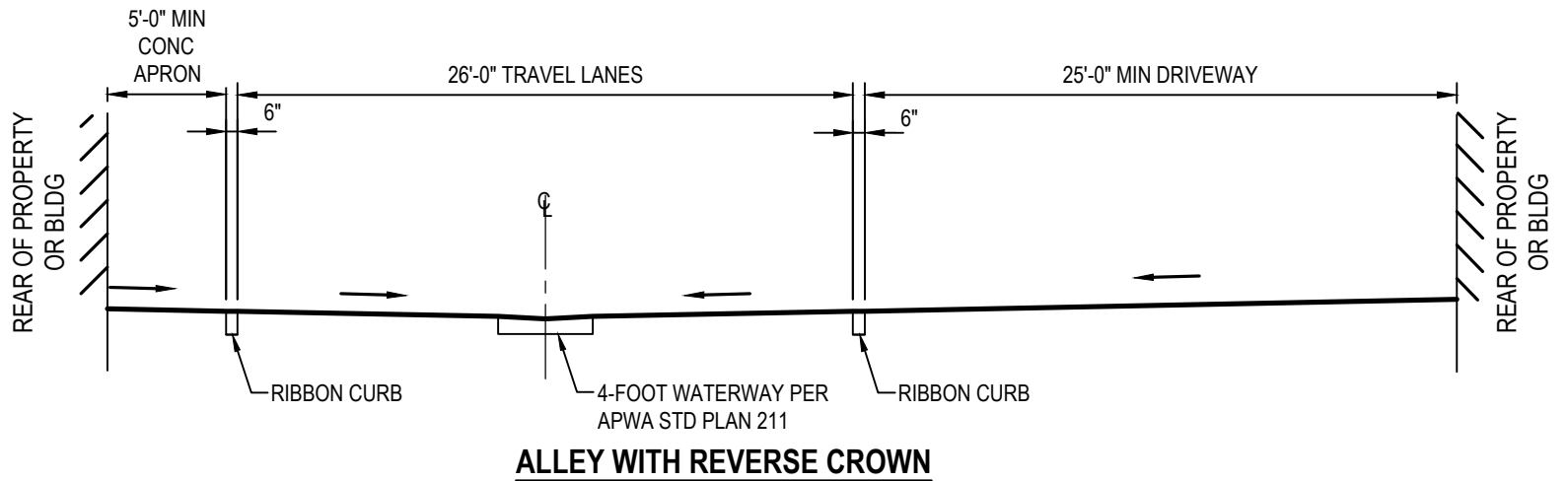
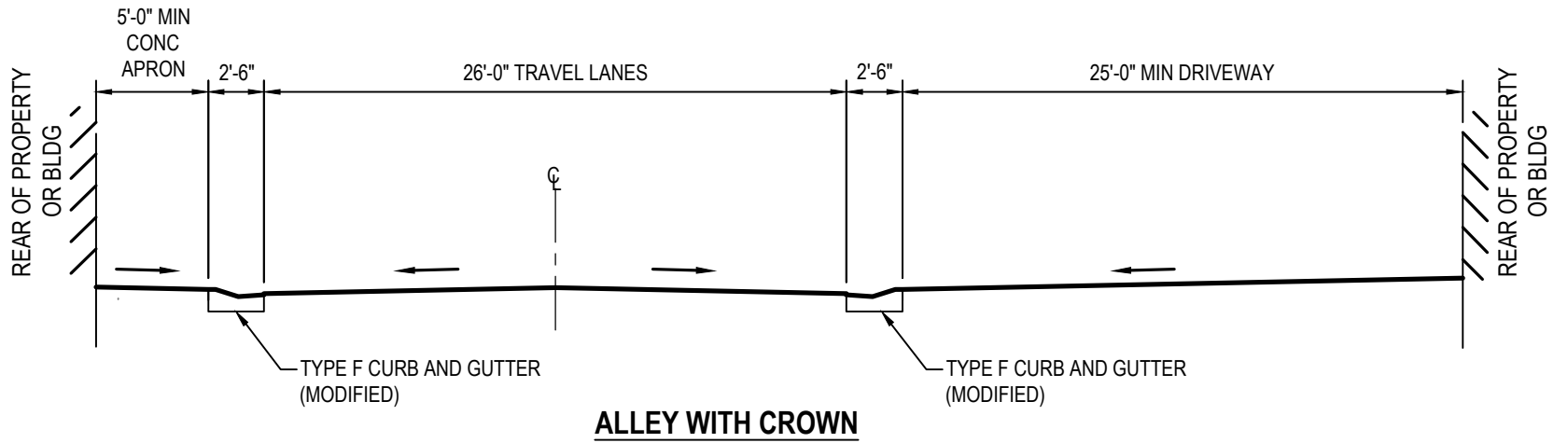
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APPROVED BY: PUBLIC WORKS DIRECTOR

APPROVED DATE:
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DETAIL SERIES

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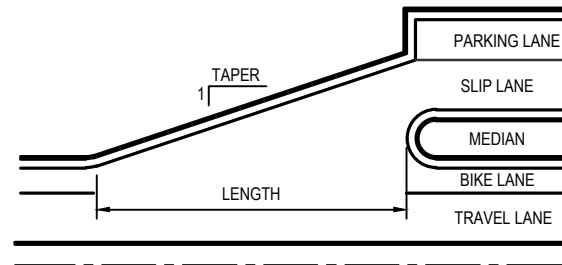


1 TYPICAL ALLEY SECTION

SCALE: 1/8" = 1'-0"

SLIP LANE MERGE TURN-IN TABLE		
SPEED (MPH)	TAPER	LENGTH (FT)
25	3:1	60
30	8:1	160
35	10.5:1	210
40	13:1	260
45	15.5:1	310
50	20.5:1	410
55	25.5:1	510
60	28:1	560

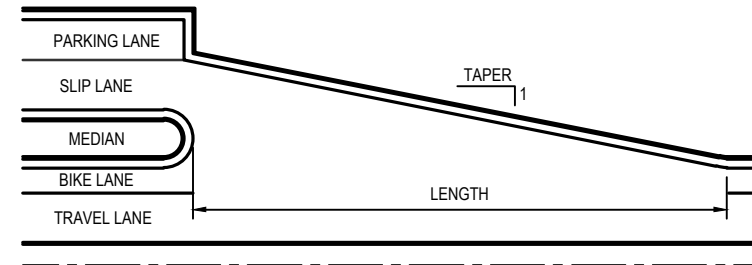
NOTE: 3:1 MINIMUM TAPER FOR SLIP LANE TURN-IN.



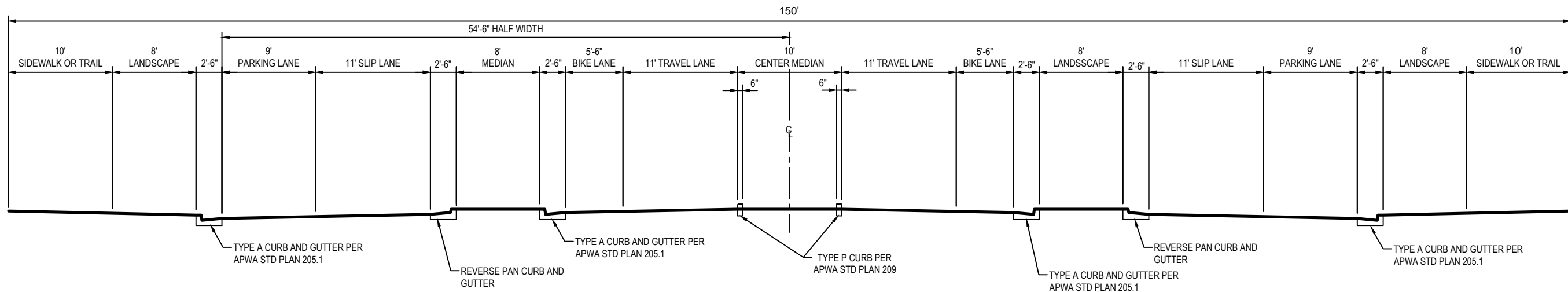
SLIP LANE MERGE TURN IN DETAIL

SLIP LANE TAPER TURN-OUT TABLE		
SPEED (MPH)	TAPER	LENGTH (FT)
25	5:1	100
30	10:1	200
35	12.5:1	250
40	15:1	300
45	17.5:1	350
50	22.5:1	450
55	27.5:1	550
60	30:1	600

NOTE: 5:1 MINIMUM TAPER FOR SLIP LANE TURN-OUT.



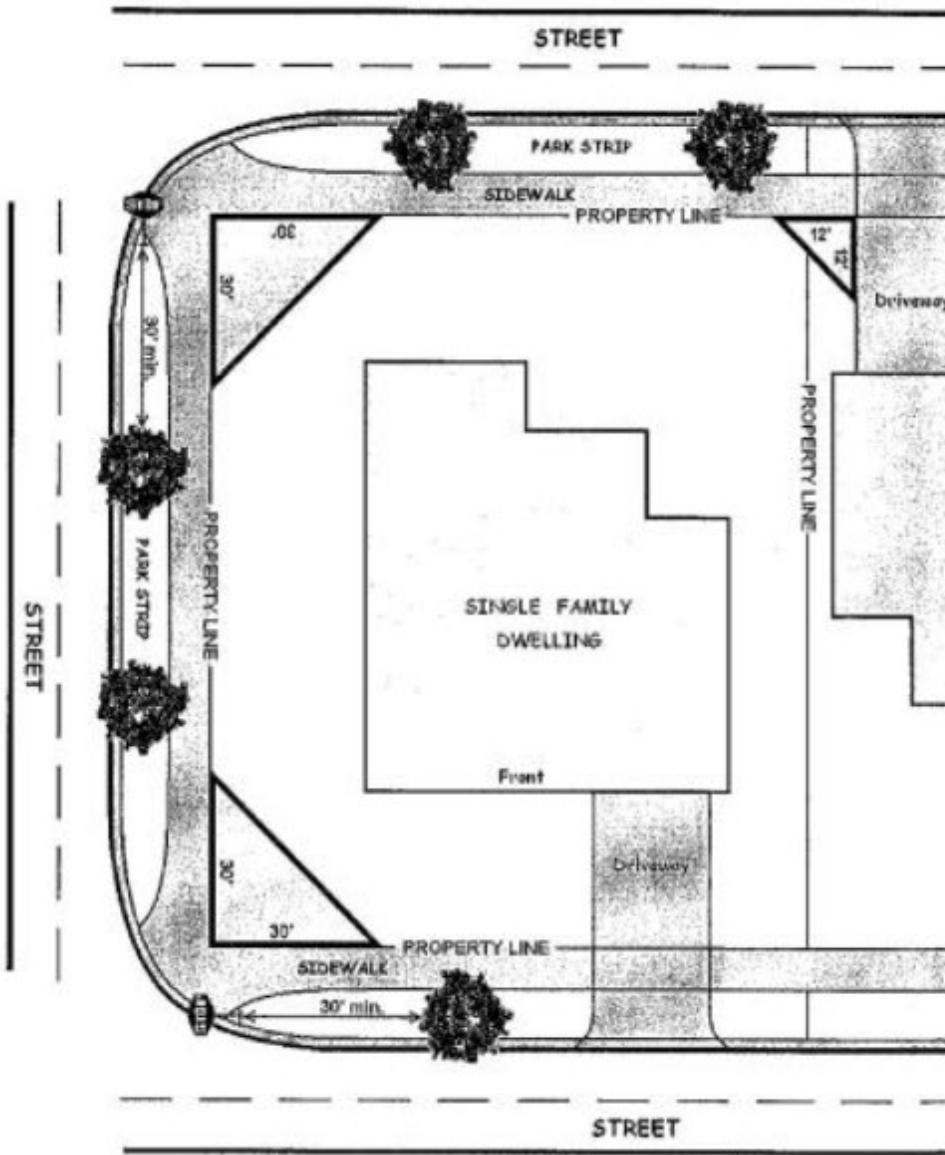
SLIP LANE TAPER TURN-OUT DETAIL



1 ARTERIAL OR COLLECTOR STREET WITH SLIP LANE
SCALE: NONE

temporarily terminating with temporary turnaround (cul-de-sac). Stub streets are provided to permit adjacent undeveloped parcels of land to be developed later by continuing the stub street to a connecting street.

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



(n) SLIP LANE. (Amended ___/24) A slip lane is a one-way lane which diverges from the main Arterial or Collector Street and allows vehicles to transition to a street running parallel to the arterial or Collector Street without requiring to stop or enter an intersection. The turnouts into the slip lanes must have a minimum 5:1 taper, refer to tables below for dimensions based on various design speeds. Slip lane turnout and mergers shall be a minimum of 300-feet from street

intersections. Slip lanes typically have a 150-foot right-of-way, and are sloped at 2% from the street crown as shown in the slip lane street section below.

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

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

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

1. "Subdivision" includes:

1. The or development of land whether by deed, metes and bounds description, devise and testacy, map, plat, or other recorded instrument, regardless of whether the division includes all or a portion of a parcel or lot; and
2. Except as provided for in the following Subsection regarding the division or partition of agricultural land, divisions of land for residential and non-residential uses, including land used or to be used for commercial, agricultural, and industrial purposes.

2. "Subdivision" does not include:

1. A bona fide division or partition of agricultural land for the purposes of joining one of the resulting separate parcels to a contiguous parcel of unsubdivided agricultural land, if neither the resulting combined parcel nor the parcel remaining from the division or partition violates an applicable land use ordinance;
 2. A recorded document, executed by the owner of record;
 3. Revising the legal description of multiple parcels into a legal description encompassing all such parcels; or
 4. Joining a lot to a parcel.
3. A boundary line agreement recorded with the Tooele County Recorder between owners of adjoining subdivided properties adjusting the mutual lot line boundary in accordance with Utah Code Ann. Section [10-20-507](#), [10-20-806](#), and [15-1-45](#) , if:
1. No new dwelling lot or housing unit will result from the adjustment; and
 2. The adjustment will not violate any applicable land use ordinance.
 3. A bona fide division of land by deed or other instrument if the deed or other instrument states in writing that the division;
 1. Is in anticipation of future land use approvals on the parcel or parcels;

2. Does not confer any land use approvals; and
3. Has not been approved by the land use authority.
4. A parcel boundary adjustment;
5. A lot line adjustment;
6. A road, street, or highway purpose; or
7. Any other division or land authorized by law.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

vicinity of the land proposed for project and significant vegetative patterns on and in the immediate vicinity of the land proposed for development.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Before

4.16 Clear View Of Intersecting Streets

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

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

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

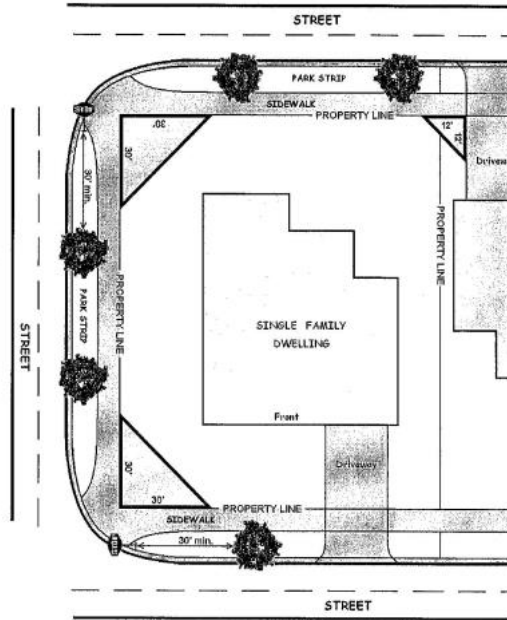
1. Solid fences, walls, signs, sight obscuring vegetation, and/or other sight obscuring devices shall not exceed three (3') feet in height above the level of the curb.
2. Open style fences shall not exceed four (4') feet in height above the level of the curb and front yard sold fencing shall not exceed three feet (3') in height.
3. Tree trunks shall not be located within the clear-view area, however, tree canopies may extend into the clear view area if they are trimmed at least seven (7) feet above the elevation of the sidewalk and eleven (11) feet above the elevation of the street. It is unlawful to allow any vegetation or other growth to block any traffic sign, traffic signal, street light, or other public safety device, regardless of whether it is located in a clear-view area or not.
4. No sign shall be allowed in the clear-view area unless it is specifically permitted in this Title and it is determined by the City Engineer that it is not a safety hazard.
5. No obstruction of any sort which interferes with the safety of pedestrians or traffic shall be allowed within the clear view area unless it is specifically permitted by this Title and it is determined by the City Engineer that it is not a safety hazard.

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

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

**APPROVED TREE LIST FOR
PARK STRIPS**

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

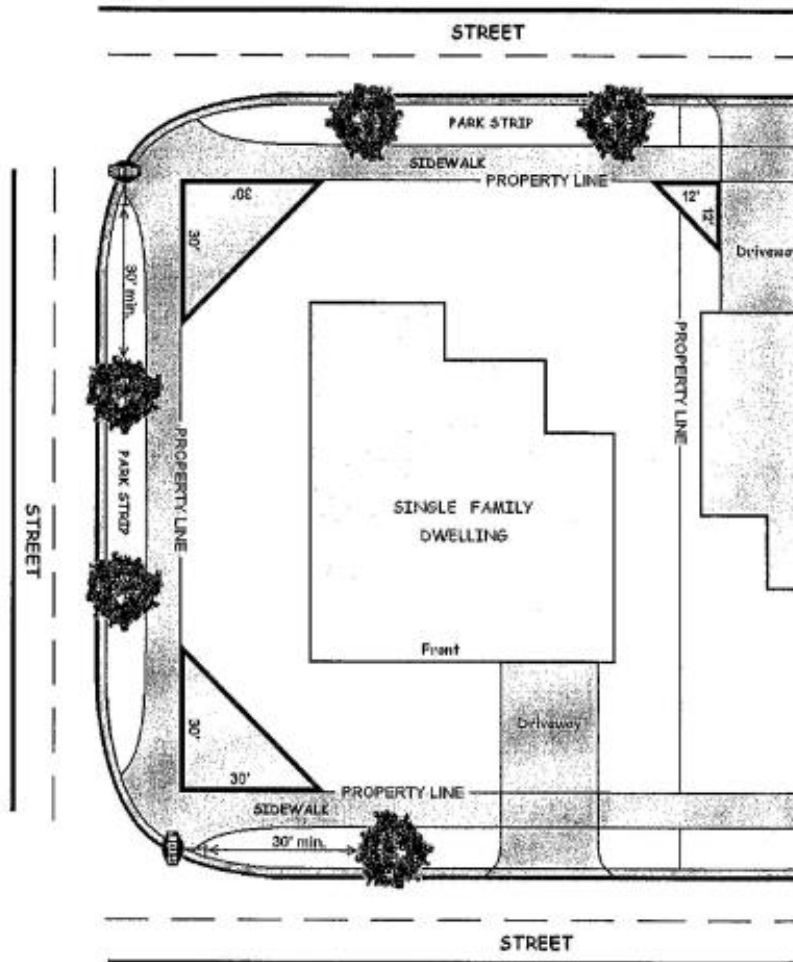


After

4.16 Clear View Of Intersecting Streets

- (1) For the purpose of providing adequate vision of vehicular and pedestrian traffic, a clear-view area shall be maintained at the intersection of every street, whether public or private street. The clear-view provisions are considered life-safety standards and shall supersede any conflicting provisions of this Code. . This Code applies to residential streets with speeds 25 mph or less. All sight triangles and clear view areas shall comply with the latest edition of the Geometric Design of Highway and Streets “Greenbook” by the American Association of State Highway and Transportation Officials.
- (2) No provision of this section shall be constructed to allow the continuance of any nonconforming tree, shrub, plant or plant growth, fence wall, other screening material, or other obstruction which interferes with the safety of pedestrians or vehicle traffic.
- (3) No obstruction to view in excess of three feet (3') in height shall be placed on any corner lot within a triangular area formed by the street property lines and line connecting them at points thirty feet (30') from the intersection of the street lines. Within that clear-view area, the following shall apply:
 - (a) Solid fences, walls, signs, sight obscuring vegetation, and/or other sight obscuring devices shall not exceed three (3') feet in height above the level of the curb.
 - (b) Open style fences shall not exceed four (4') feet in height above the level of the curb and front yard sold fencing shall not exceed three feet (3') in height.
 - (c) Tree trunks shall not be located within the clear-view area, however, tree canopies may extend into the clear view area if they are trimmed at least seven (7) feet above the elevation of the sidewalk and eleven (11) feet above the elevation of the street. It is unlawful to allow any vegetation or other growth to block any traffic sign, traffic signal, street light, or other public safety device, regardless of whether it is located in a clear-view area or not.
 - (d) No sign shall be allowed in the clear-view area unless it is specifically permitted in this Title and it is determined by the City Engineer that it is not a safety hazard.
 - (e) No obstruction of any sort which interferes with the safety of pedestrians or traffic shall be allowed within the clear view area unless it is specifically permitted by this Title and it is determined by the City Engineer that it is not a safety hazard.

- (4) The clear view area for the intersection of a driveway and a street shall have no obstruction to view in excess of three feet (3') in height and shall be placed at any automobile access way within the triangular area formed of points twelve feet (12') along the property line and twelve feet (12') along the driveway line. The driveway clear view fencing provisions may not be required on corner and double frontage lots for a secondary drive access that is gated, locked, and that accesses the rear yard, if it is determined by the City Engineer that the drive access is not a primary access.
- (5) Trees, shrubs that are located within the park strip must be thirty feet (30') from any traffic or street sign and must be pruned above the sidewalk seven feet (7') for pedestrian safety and above the road thirteen feet-six inches (13.6') for emergency and maintenance vehicles.



HISTORY

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

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

Before

6.14 Purpose

- 1. Purpose

1. The safety and efficiency of a roadway is impacted by the amount and type of interference experienced by the vehicles moving on it. Some interference may result from other vehicles on the roadway, moving in either the same or the opposite direction. The major form of interference, however, is from vehicles entering, leaving, or crossing the roadway at intersecting streets and driveways. In order to reduce interference with traffic flow, minimize accidents and assure the best overall utilization of the roadway of the motoring public, it is necessary to regulate vehicles entering and leaving roadside developments and intersecting streets.
2. Grantsville City recognizes the legal rights of abutting property owners to have access to their property. However, it must also consider the right of other roadway users to travel with relative safety and freedom from interference. Since these rights are at time in conflict, it is the City's responsibility to reconcile and, to the extent feasible, satisfy the needs and desires of all roadway users.

HISTORY

Amended by Ord. 2021-23 on 5/19/2021

6.14.1 Driveway Construction Requirements

1. Driveway Construction
 1. Driveways hereinafter constructed in the City shall be designed and constructed in conformance with this Chapter.
 2. All driveways shall be hard surfaced, with a material approved by the City Engineer, and shall be designed and constructed to conform to current American Public Works Association ("APWA") standards as well as all standards developed by the City.
 3. No building permit shall be issued for the erection or construction of a building unless all proposed driveways are reviewed and approved by the City.
 4. No driveway or driveway approach shall be permitted to encompass any municipal facility, including but not limited to traffic signal standards, catch basins, fire hydrants, crosswalks, loading zones, storm drains, utility poles, fire alarm supports, meter boxes, manholes and sewer cleanouts.
 1. Any person, company, or enterprise found violating this Section shall be fined up to \$1,000 per violation, and subject to all other fines and penalties found in this Chapter and allowed by law, including GCC 17-1-6.
 2. Any person, company or enterprise found violating this Section, in addition to any penalties found in 6.14(A)(4)(a), shall be liable for all costs repair or restore the municipal facility, all costs to remove, relocate, or bring into compliance the offending driveway or driveway approach, and all actual damages to real property caused by the offense.
 5. Variations from the requirements of this Chapter may only be approved by the City Council.

HISTORY

Adopted by Ord. 2021-23 on 5/19/2021

6.14.2 Secondary Access Permit Required

1. Permit
 1. A driveway permit is required prior to the construction of a secondary access to any lot.
 2. Construction of a secondary driveway access may be permitted with a driveway approach permit and payment of applicable fees, as designated in the City's Fee Schedule.

3. Applicants shall demonstrate that traffic safety, sight distances, and character of the neighborhood is not adversely impacted and shall comply with the design standards set forth in this Chapter.
4. Grantsville City's Engineer may deny any proposed driveway that violates any part of this Chapter.
5. The driveway approach for a secondary access must be inspected by Grantsville City prior to driveway construction, including the pouring of concrete or road base. The construction requirements must be in compliance with APWA standards, as applicable.

HISTORY

Adopted by Ord. 2021-23 on 5/19/2021

6.14.3 Tempering With City Infrastructure

1. Damage to City Property
 1. It shall be unlawful for any person or firm to construct, cut, break out, or remove any curb along a public street, alley or right-of-way without prior authorization by the City Engineer and City Public Works Director.
 2. No person or firm shall remove, alter, or construct any curb, driveway, gutter, pavement or perform any other improvement in a public street or other property owned by or dedicated to the City without first obtaining a permit or prior authorization from the City Public Works Director authorizing such improvements.
2. Penalties
 1. Failure to secure a permit of authorization as described in this Chapter, or failure to construct a driveway in the manner described herein, is a violation of this Chapter and may result in a penalty of fifty dollars (\$50.00) per violation, per day.
 1. Prior to the issuance of any monetary penalty, the City shall provide the offender written notification of violation and permit the offender at least fourteen (14) days to come into compliance.
 2. The City shall be required to notify the offender that he has the right to appeal the notice of violation to the Grantsville City Council. All decisions of the City Council shall be final.

HISTORY

Adopted by Ord. 2021-23 on 5/19/2021

6.14.4 Driveway Location

1. Streets and Roadways
 1. Driveways for off-street parking shall be located on streets designated as local, residential, or main street unless otherwise permitted herein.
 2. Driveways accessing arterial, rural, or collector streets require pre-authorization approval from the City Council prior to construction.
 1. Approval will be granted only if access to the property off another road is impossible or overly burdensome.
 3. Driveways shall not be constructed along the acceleration or deceleration lanes and tapers connecting to interchange ramp terminals.
2. Shared Access
 1. Shared access driveways between adjacent lots are hereby encouraged.
3. Right-of-Way
 1. Driveways, including the radii, but not including right-turn lanes, passing lanes, and tapers, shall be located entirely within the applicant's right-of-way frontage. This right-of-way

frontage is determined by projecting the lot lines to the edge of pavement of the road. Encroachment of curb and radii on adjacent right-of-way frontage shall be permitted only upon written certifications from the adjacent property owner(s) (agreeing to such encroachment) and upon written confirmation from the City that the City has determined that such encroachment is necessary to preserve safe roadway conditions.

HISTORY

Adopted by Ord. 2021-23 on 5/19/2021

6.14.5 Residential Districts

1. Residential Districts

1. The following restrictions shall apply to single family detached, single family attached and two family dwellings:
 1. Parking on driveways located between the front or corner side lot line and building shall not be allowed for satisfying the requirements stated in this Chapter.
 2. Unless an exception is granted by the City Council, driveway approaches in front and corner yards shall not be greater than thirty feet (30') in width.
 3. The provision of parking spaces elsewhere on the lot shall conform to the other applicable requirements of this Chapter. Requirements for garages shall be specified in each zoning district regulations.
 4. No parkway right-of-way adjacent to or near the lot shall be used for parking.
 5. For each single-family residential lot no more than two driveway approaches shall be permitted. In all instances, the total width of two or more driveway approaches may not exceed one-third of the lot frontage in which the drive approaches are constructed. A drive approach shall have a minimum width of twelve feet (12') between them, not including flares.
 6. The second driveway cannot access an arterial or collector street, unless approved by the City Engineer and City Council.
 7. Driveways shall not be closer than:
 1. Twelve feet (12') to each other; and
 2. Sixty feet (60') along the right of ways to a point of a road or street right-of-way intersection as measured from back of sidewalk or property line to edge of driveway.
 8. Circular driveways shall only be permitted on local residential streets. A minimum lot frontage of one hundred feet (100') or greater is required of if located on a corner lot, at least thirty-five feet (35') of spacing from the curb line to the leading edge of the driveway.
 9. Secondary driveways must be no closer than 10' from the adjacent property line, as measured from the property line to the edge of driveway, not including flares.

HISTORY

Adopted by Ord. 2021-23 on 5/19/2021

6.14.6 Commercial Or Industrial Districts

1. The following restrictions shall apply to all commercial or industrial district driveways:
 1. All driveways shall be paved in their entirety, using either concrete or asphalt.
 2. All driveways shall be constructed with concrete curb and gutter along the entire required entry and exit radii for the driveway.

3. No more than two (2) driveways are permitted per street frontage for any parcel, tract, or development, including access to any and all property designated as out parcels to be leased or sold for future development.
 1. Exceptions: The City Engineer, in consultation with the City Public Works Director, may recommend to the City Planning Commission and City Council for their approval three driveways provided the parcel has at least one thousand feet (1000') of frontage and a Traffic Impact Analysis is performed by a qualified engineer at the property owner's expense, justifying an additional driveway.

HISTORY

Adopted by Ord. 2021-23 on 5/19/2021

6.14.7 Public Safety Access Driveway

1. Public Safety Access Driveway Required

1. The owner or developer of any new residence, occupied structure or commercial building or facility or portion thereof which is hereafter constructed or moved into the City, which is located more than one-hundred and fifty feet (150') from the City street or from an approved private street, shall be required to construct and maintain a public safety access driveway from the City street or private street to within one-hundred feet (100') of the residence, structure, building or facility and each part thereof, pursuant to the following standards:
 1. A public access driveway shall be constructed and maintained with an all-weather dustless surface that meets the requirements of the City for a standard residential street section. Said driveway shall also have constructed and maintained at its terminus, an emergency vehicle apparatus turnaround which shall comply with City's standards and specifications for public cul-de-sacs or the minimum specifications of the current International Fire Code or its appendices for dead-end fire apparatus access road turnarounds.
 2. If the public safety access driveway is more than 500 feet in length, it shall be constructed and maintained as provided for above, except that the base course shall be at least 26 feet wide.
 3. The distance from the public or private street to the residence, building, etc., shall be determined by a measurement along the private driveway from the street to the structure.
2. The public safety access driveway as required by this section shall be completed prior to the issuance of an occupancy permit. The owner of the property shall ensure that the public safety access driveway is maintained pursuant to the standards set forth in this Section and failure to maintain the same shall be guilty of an Infraction.

HISTORY

Adopted by Ord. 2021-23 on 5/19/2021

6.15 Access Requirements For Other Than Residential Lots

(1) In all cases where there is an existing curb and gutter or sidewalk on the street, the applicant for a permit shall provide a parking strip, with a minimum width of ten (10) feet, along the entire frontage of the property, except for the permitted driveways. On the street side of the parking strip a concrete curb shall be constructed, the height and type is a six (6) inch high back, unless another specification has been approved by the Planning Commission.

(2) In subdivisions that have a density greater than one (1) acre lots, and there is no existing curb and gutter or sidewalk, the applicant shall install a parking strip, sidewalk, curb and gutter, unless this requirement is waved by the Planning Commission.

Amended 04/05 by Ordinance 2005-08

HISTORY

Amended by Ord. 2021-23 on 5/19/2021

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

6.16 Maintenance Of Parking Lots

(1) Every parcel of land used as a public or private parking lot shall be developed and maintained in accordance with the following requirements:

(a) **Surfacing** - Each off-street parking lot shall be surfaced with an asphaltic or portland cement or other binder pavement so as to provide a dustless surface. The parking area shall be so graded as to contain all surface water, by an on site containment system. If such water is to be carried to adjacent streets, it shall be piped under sidewalks.

(b) **Screening** - The sides and rear of any non-residential off-street parking lot which faces or adjoins a residential district shall be screened from such district by a masonry wall or solid visual barrier fence not less than four (4) nor more than six (6) feet in height.

(c) **Landscaping** - Each parking lot shall be adequately landscaped and permanently maintained.

(d) **Lighting** - Lighting used to illuminate any parking lot shall be arranged to reflect the light away from adjoining premises in any Residential or Commercial district, and from street traffic.

Amended 04/05 by Ordinance 2005-08

After

Chapter 6 Off-Street Parking And Loading

6.14 Driveway Regulations

6.14.1 Driveway Construction Requirements

6.14.2 Secondary Access Permit Required

6.14.3 Tempering With City Infrastructure

6.14.4 Driveway Location

6.14.5 Residential Districts

6.14.6 Commercial Or Industrial Districts

6.14.7 Public Safety Access Driveway

6.14 Purpose

(1) Purpose

- (a) The safety and efficiency of a roadway is impacted by the amount and type of interference experienced by the vehicles moving on it. Some interference may result from other vehicles on the roadway, moving in either the same or the opposite direction. The major form of interference, however, is from vehicles entering, leaving, or crossing the roadway at

intersecting streets and driveways. In order to reduce interference with traffic flow, minimize accidents and assure the best overall utilization of the roadway of the motoring public, it is necessary to regulate vehicles entering and leaving roadside developments and intersecting streets.

- (b) Grantsville City recognizes the legal rights of abutting property owners to have access to their property. However, it must also consider the right of other roadway users to travel with relative safety and freedom from interference. Since these rights are at time in conflict, it is the City's responsibility to reconcile and, to the extent feasible, satisfy the needs and desires of all roadway users.

HISTORY

Amended by Ord. 2021-23 on 5/19/2021

6.14.1 Driveway Construction Requirements

(1) Driveway Construction

- (a) Driveways hereinafter constructed in the City shall be designed and constructed in conformance with this Chapter.
- (b) All driveways shall be hard surfaced, with a material approved by the City Engineer, and shall be designed and constructed to conform to current American Public Works Association ("APWA") standards as well as all standards developed by the City.
- (c) No building permit shall be issued for the erection or construction of a building unless all proposed driveways are reviewed and approved by the City.
- (d) No driveway or driveway approach shall be permitted to encompass any municipal facility, including but not limited to traffic signal standards, catch basins, fire hydrants, crosswalks, loading zones, storm drains, utility poles, fire alarm supports, meter boxes, manholes, and sewer cleanouts.
 - (i) Any person, company, or enterprise found violating this Section shall be fined up to \$1,000 per violation, and subject to all other fines and penalties found in this Chapter and allowed by law, including GCC 17-1-6.
 - (ii) Any person, company or enterprise found violating this Section, in addition to any penalties found in 6.14(A)(4)(a), shall be liable for all costs repair or restore the municipal facility, all costs to remove, relocate, or bring into compliance the offending driveway or driveway approach, and all actual damages to real property caused by the offense.

HISTORY

Adopted by Ord. 2021-23 on 5/19/2021

6.14.2 Secondary Access Permit Required

(1) Permit

- (a) A driveway permit is required prior to the construction of a secondary access to any lot.

- (b) Construction of a secondary driveway access may be permitted with a driveway approach permit and payment of applicable fees, as designated in the City's Fee Schedule.
- (c) Applicants shall demonstrate that traffic safety, sight distances, and character of the neighborhood is not adversely impacted and shall comply with the design standards set forth in this Chapter.
- (d) Grantsville City's Engineer may deny any proposed driveway that violates any part of this Chapter.
- (e) The driveway approach for a secondary access must be inspected by Grantsville City prior to driveway construction, including the pouring of concrete or road base. The construction requirements must be in compliance with APWA standards, as applicable.

(2) Requirements:

- (a) **Minimum Frontage;** A lot must have a minimum frontage of 150 feet to qualify for a secondary access permit.
- (b) **Driveway Width;** Driveway approaches located in front or corner yards shall not exceed thirty feet (30') in width.
- (c) **Parking Compliance;** All required parking spaces located elsewhere on the lot shall comply with the applicable parking standards of this Chapter.
- (d) **Parkway Parking Prohibited;** No parkway or public right-of-way adjacent to or near the lot may be used for parking.
- (e) **Number and Total Width of Driveway Approaches.**
 - (i) No more than two (2) driveway approaches are permitted.
 - (ii) The combined width of two or more driveway approaches may not exceed one-third (1/3) of the lot frontage along which the approaches are constructed.
 - (iii) A minimum separation of twelve feet (12') shall be maintained between driveway approaches, excluding flares.
- (f) **Access to Arterial or Collector Streets;** A secondary driveway shall not access an arterial or collector street unless approved by both the City Engineer and the City Council.
- (g) **Minimum Separation Requirements.**
 - (i) Driveways shall not be located closer than:
 - (A) Twelve feet (12') to each other (not including flares); and
 - (B) Sixty feet (60') from the point of intersection of any road or street right-of-way, measured from the back of sidewalk or property line to the edge of the driveway.
- (h) **Circular Driveways;** Circular driveways are permitted only on local residential streets.
- (i) A minimum lot frontage of one hundred and fifty feet (150') is required: For corner lots, a minimum spacing of thirty-five feet (35') from the curb line to the leading edge of the driveway is required.
- (j) **Setback from Property Lines;** A secondary driveway must be located no closer than ten feet (10') from any adjacent property line, measured from the property line to the edge of the driveway, excluding flares.

(3) Secondary Access Permit – Approval Criteria

- (a) A Secondary Access Permit may be approved only if the City makes all of the following findings:
 - (i) Compliance with Dimensional Standards.

- (ii) The proposed secondary access complies with all frontage, width, spacing, and setback requirements of this Code, including the minimum lot frontage, maximum driveway widths, minimum separation distances, and property-line setbacks.
- (iii) No Adverse Traffic or Safety Impacts.
- (iv) The secondary access will not create unsafe turning movements, sight-distance conflicts, queuing issues, or other traffic hazards for vehicles, pedestrians, cyclists, or adjacent properties, as determined by the City Engineer.
- (v) Street Classification Compatibility.
- (vi) The secondary access does not connect to an arterial or collector street unless specifically approved by both the City Engineer and the City Council.
- (vii) No Use of Parkway or Right-of-Way for Parking.
- (viii) The proposal does not rely on or encourage parking within any parkway or public right-of-way adjacent to or near the lot.
- (ix) No Increase in On-Street Congestion.
- (x) The secondary access will not increase on-street congestion, block travel lanes, or interfere with emergency access.
- (xi) Adequate On-Site Parking and Circulation.
- (xii) All required parking is provided on the lot in compliance with this Chapter, and the secondary access improves or maintains safe on-site circulation rather than creating conflicts.
- (xiii) No Negative Impact on Adjacent Properties.
- (xiv) The location and design of the secondary access will not create drainage, noise, lighting, or traffic impacts that adversely affect neighboring properties.
- (xv) Driveway Design Meets City Standards.
- (xvi) The driveway approach, surfacing, slope, drainage, and construction materials comply with City engineering standards and specifications.
- (xvii) Consistency with Purpose of Secondary Access.
- (xviii) The secondary access is necessary to improve site circulation, reduce congestion, enhance safety, or accommodate unique lot conditions, and is not requested solely for convenience or to increase parking beyond what is permitted.

HISTORY

Adopted by Ord. 2021-23 on 5/19/2021

6.14.3 Tempering With City Infrastructure

(1) Damage to City Property

- (a) It shall be unlawful for any person or firm to construct, cut, break out, or remove any curb along a public street, alley, or right-of-way without prior authorization by the City Engineer and City Public Works Director.
- (b) No person or firm shall remove, alter, or construct any curb, driveway, gutter, pavement or perform any other improvement in a public street or other property owned by or dedicated to the City without first obtaining a permit or prior authorization from the City Public Works Director authorizing such improvements.

(2) Penalties

- (a) Failure to secure a permit of authorization as described in this Chapter, or failure to construct a driveway in the manner described herein, is a violation of this Chapter and may result in a penalty of fifty dollars (\$50.00) per violation, per day.
 - (i) Prior to the issuance of any monetary penalty, the City shall provide the offender written notification of violation and permit the offender at least fourteen (14) days to come into compliance.

- (ii) The City shall be required to notify the offender that he has the right to appeal the notice of violation to the Grantsville City Council. All decisions of the City Council shall be final.

HISTORY

Adopted by Ord. 2021-23 on 5/19/2021

6.14.4 Driveway Location

(1) Streets and Roadways

- (a) Driveways for off-street parking shall be located on streets designated as local, residential, or main street unless otherwise permitted herein.
 - (b) Driveways accessing arterial, rural, or collector streets require pre-authorization approval from the **Planning Commission** prior to construction.
 - (i) Approval will be granted only if access to the property off another road is impossible or overly burdensome.
 - (c) Driveways shall not be constructed along the acceleration or deceleration lanes and tapers connecting to interchange ramp terminals.
- (2) Shared Access; Shared access driveways between adjacent lots are hereby encouraged.
- (3) Right-of-Way; Driveways, including the radii, but not including right-turn lanes, passing lanes, and tapers, shall be located entirely within the applicant's right-of-way frontage. This right-of-way frontage is determined by projecting the lot lines to the edge of pavement of the road. Encroachment of curb and radii on adjacent right-of-way frontage shall be permitted only upon written certifications from the adjacent property owner(s) (agreeing to such encroachment) and upon written confirmation from the City that the City has determined that such encroachment is necessary to preserve safe roadway conditions.

HISTORY

Adopted by Ord. 2021-23 on 5/19/2021

6.14.5 Residential Districts

(1) Residential Districts

- (a) The following restrictions shall apply to **all residential developments**:
 - (i) Parking on driveways located between the front or corner side lot line and building shall not be allowed for satisfying the requirements stated in this Chapter.
 - (ii) Unless an exception is granted by the City Council, driveway approaches in front and corner yards shall not be greater than thirty feet (30') in width.
 - (iii) The provision of parking spaces elsewhere on the lot shall conform to the other applicable requirements of this Chapter. Requirements for garages shall be specified in each zoning district regulations.
 - (iv) No parkway right-of-way adjacent to or near the lot shall be used for parking.
 - (v) For each single-family residential lot, no more than two driveway approaches shall be permitted. In all instances, the total width of two or more driveway approaches may not exceed one-third of the lot frontage in which the drive approaches are constructed. A drive approach shall have a minimum width of twelve feet (12') between them, not including flares.
 - (vi) The second driveway cannot access an arterial or collector street, unless approved by the City Engineer and City Council.
 - (vii) **Drive approaches** shall not be closer than:
 - (A) Twelve feet (12') to each other; and

- (B) Sixty feet (60') along the right of ways to a point of a road or street right-of-way intersection as measured from back of sidewalk or property line to edge of driveway.
- (viii) Circular driveways shall only be permitted on local residential streets. A minimum lot frontage of one hundred feet (100') or greater is required of if located on a corner lot, at least thirty-five feet (35') of spacing from the curb line to the leading edge of the driveway.
- (ix) Secondary driveways must be no closer than 10' from the adjacent property line, as measured from the property line to the edge of driveway, not including flares.

HISTORY

Adopted by Ord. 2021-23 on 5/19/2021

6.14.6 Commercial Or Industrial Districts

- (1) The following restrictions shall apply to all commercial or industrial district driveways:
 - (a) All driveways shall be paved in their entirety, using either concrete or asphalt.
 - (b) All driveways shall be constructed with concrete curb and gutter along the entire required entry and exit radii for the driveway.
 - (c) No more than two (2) driveways are permitted per street frontage for any parcel, tract, or development, including access to any and all property designated as out parcels to be leased or sold for future development.
 - (i) Exceptions: The City Engineer, in consultation with the City Public Works Director, may recommend to the City Planning Commission and City Council for their approval three driveways provided the parcel has at least one thousand feet (1000') of frontage and a Traffic Impact Analysis is performed by a qualified engineer at the property owner's expense, justifying an additional driveway.

HISTORY

Adopted by Ord. 2021-23 on 5/19/2021

6.14.7 Public Safety Access Driveway

- (1) Public Safety Access Driveway Required
 - (a) The owner or developer of any new residence, occupied structure or commercial building or facility or portion thereof which is hereafter constructed or moved into the City, which is located more than one-hundred and fifty feet (150') from the City street or from an approved private street, shall be required to construct and maintain a public safety access driveway from the City street or private street to within one-hundred feet (100') of the residence, structure, building or facility and each part thereof, pursuant to the following standards:
 - (i) A public access driveway shall be constructed and maintained with an all-weather dustless surface that meets the requirements of the City for a standard residential street section. Said driveway shall also have constructed and maintained at its terminus, an emergency vehicle apparatus turnaround which shall comply with City's standards and specifications for public cul-de-sacs or the minimum specifications of the current International Fire Code or its appendices for dead-end fire apparatus access road turnarounds.
 - (ii) If the public safety access driveway is more than 500 feet in length, it shall be constructed and maintained as provided for above, except that the base course shall be at least 26 feet wide.
 - (iii) The distance from the public or private street to the residence, building, etc., shall be determined by a measurement along the private driveway from the street to the structure.

- (b) The public safety access driveway as required by this section shall be completed prior to the issuance of an occupancy permit. The owner of the property shall ensure that the public safety access driveway is maintained pursuant to the standards set forth in this Section and failure to maintain the same shall be guilty of an Infraction.

HISTORY

Adopted by Ord. 2021-23 on 5/19/2021

6.15 Access Requirements For Other Than Residential Lots

- (1) In all cases where there is an existing curb and gutter or sidewalk on the street, the applicant for a permit shall provide a parking strip, with a minimum width of ten (10) feet, along the entire frontage of the property, except for the permitted driveways. On the street side of the parking strip a concrete curb shall be constructed, the height and type is a six (6) inch high back, unless another specification has been approved by the Planning Commission.
- (2) In subdivisions that have a density greater than one (1) acre lots, and there is no existing curb and gutter or sidewalk, the applicant shall install a parking strip, sidewalk, curb and gutter, unless this requirement is waived by the Planning Commission.
- (3) *Amended 04/05 by Ordinance 2005-08*
- (4) **HISTORY**
Amended by Ord. 2021-23 on 5/19/2021
Amended by Ord. 2025-31 on 7/9/2025

6.16 Maintenance Of Parking Lots

- (1) Every parcel of land used as a public or private parking lot shall be developed and maintained in accordance with the following requirements:
- (a) **Surfacing** - Each off-street parking lot shall be surfaced with an asphaltic or portland cement or other binder pavement so as to provide a dustless surface. The parking area shall be so graded as to contain all surface water, by an onsite containment system. If such water is to be carried to adjacent streets, it shall be piped under sidewalks.
- (b) **Screening** - The sides and rear of any non-residential off-street parking lot which faces or adjoins a residential district shall be screened from such district by a masonry wall or solid visual barrier fence not less than four (4) nor more than six (6) feet in height.
- (c) **Landscaping** - Each parking lot shall be adequately landscaped and permanently maintained.
- (d) **Lighting** - Lighting used to illuminate any parking lot shall be arranged to reflect the light away from adjoining premises in any Residential or Commercial district, and from street traffic.

Amended 04/05 by Ordinance 2005-08

BEFORE

7.1 Definition Of Conditional Use

A conditional use permit is a land use that, because of its unique characteristics or potential impact on the city, surrounding neighbors or adjacent land uses, may not be compatible in some areas or may be compatible only if certain conditions are required that mitigate or eliminate the detrimental impacts.

7.2 No Presumption Of Approval

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

7.3 Site Plan And Permit Required

(1) A conditional use permit shall be required for all uses listed as conditional uses in the zoning district regulations where they are, or will be located, and if the use is specified as conditional use elsewhere in this ordinance. Failure to comply with any of the conditions imposed in the permit will result in an order to show cause for revocation. The permit may be revoked by the planning commission upon evidence that any condition has not been met. (2) A conditional use permit has the potential for adverse impacts if located and laid out on zoning lots without careful planning. Such impacts may interfere with the use and enjoyment of adjacent property uses. Site plan review is a process designed to address such adverse impacts and minimize them where possible. Site plan review of development proposals is required for all conditional uses in all districts.

7.4 Fee

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

(2) Application fees are not refundable

HISTORY

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

7.5 Application

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

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

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

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

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

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

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

- (d) The zoning classification, zoning district boundaries and present use of the subject property;
- (e) A vicinity map with North, scale and date, indicating the zoning classifications and current uses of properties within 500 feet of the boundaries of the subject property. When a conditional use permit will be considered by the Planning Commission, the application shall also include a current plat map showing the names and addresses of all property owners appearing on the tax rolls of the Tooele County Assessor within 500 feet of the boundaries of the subject property.
- (f) A plat or a survey of the parcel of land, lots block, blocks, or parts or portions thereof, drawn to scale, showing the actual dimensions of the piece or parcel, lot, lots, block, blocks, or portions thereof, according to the registered or recorded plat of such land;
- (g) The proposed title of the project and the names, addresses and telephone numbers of the architect, landscape architect, planner or engineer on the project;
- (h) A complete description of the proposed conditional use;
- (i) A plan or drawing drawn to scale of twenty feet to the inch (20' = 1 inch) or larger which includes the following information of the proposed use:
 - i. actual dimensions of the subject property;
 - ii. exact sizes and location of all existing and proposed buildings or other structures;
 - iii. driveways;
 - iv. parking spaces;
 - v. safety curbs;
 - vi. landscaping;
 - vii. location of trash receptacles;
 - viii. drainage features and environmental features.
- (j) Traffic Impact Analysis;
- (k) Geotechnical Report;
- (l) Sewer and Water Modeling
- (m) A statement indicating whether the applicant will require a variance in connection with the proposed conditional use permit;
- (n) mailing labels and first class postage for all property owners located within 500 feet of the subject property when a conditional use permit will be considered by the Planning Commission: and
- (o) Such other further information or documentation as the Zoning Administrator may deem to be necessary for a full and proper consideration and disposition of the particular application.

Amended 01/03 by Ordinance 2003-02

HISTORY

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

7.6 Staff Report And Site Plan Report

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

HISTORY

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

7.7 Public Hearing

A public hearing may be held if the Chairman of the Planning Commission shall deem a hearing to be necessary and in the public interest.

7.8 Determination

(1) The Planning Commission, or upon authorization, the Community Development Director, Zoning Administrator, or their designee, may permit a use to be located within a zoning district in which a conditional use permit is required by the use regulations of that zoning district or elsewhere in these ordinances. The Community Development Director, Zoning Administrator, or their designee is also authorized to issue conditional use permits for family food production and the raising of animals,, when appropriate, but may also defer any such application to the Planning Commission for its determination, in the sole discretion of the Community Development Director, Zoning Administrator, or their designee. In authorizing any conditional use the Planning Commission or Community Development Director, Zoning Administrator, or their designee shall impose such requirements and conditions as are necessary for the protection of adjacent properties and the public welfare. The Planning Commission or Community Development Director, Zoning Administrator, or their designee shall only approve with conditions, or deny a conditional use based upon written findings of fact with regard to each of the standards set forth below and, where applicable, any special standards for conditional uses set forth in a specific zoning district. The Planning Commission or Community Development Director, Zoning Administrator, or their designee shall not authorize a conditional use permit unless the evidence presented is such as to establish:

- (a) The proposed use is one of the conditional uses specifically listed in the zoning district in which it is to be located;
- (b) That such use will not, under the circumstances of the particular case, be detrimental to the health, safety, comfort, order or general welfare of persons residing or working in the vicinity;
- (c) That the use will comply with the intent, spirit, and regulations of these ordinances and is compatible with and implements the planning goals and objectives of the City, including applicable City master plans;
- (d) Make the use harmonious with the neighboring uses in the zoning district in which it is to be located;
- (e) That nuisances which would not be in harmony with the neighboring uses, will be abated by the conditions imposed;
- (f) That protection of property values, the environment, and the tax base for Grantsville City will be assured;
- (g) That the conditions shall be in compliance with the current comprehensive General Plan of Grantsville City;
- (h) That some form of a guarantee is made assuring compliance to all conditions that are imposed;

- (i) That the conditions imposed are not capricious, arbitrary or contrary to any precedence set by the Planning Commission on prior permits, which are similar in use and district, unless prior approvals were not in accordance with the provisions and standards of this ordinance;
- (j) The internal circulation system of the proposed development is properly designed;
- (k) Existing and proposed utility services are adequate for the proposed development;
- (l) Appropriate buffering is provided to protect adjacent land uses from light, noise and visual impacts;
- (m) Architecture and building materials are consistent with the development and compatible with the adjacent neighborhood;
- (n) Landscaping is appropriate for the scale of the development;
- (o) The proposed use preserves historical, architectural and environmental features of the property; and
- (p) Operating and delivery hours are compatible with adjacent land uses.

HISTORY

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

7.9 Planning Commission Action

The staff's written recommendation shall be considered at the meeting. At the conclusion of the meeting, the Planning Commission shall either

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

7.10 Effect Of Approval Of Conditional Use

The approval of a proposed conditional use by the Planning Commission or the Community Development Director, Zoning Administrator, or their designee shall not authorize the establishment or extension of any use nor the development, construction, reconstruction, alteration or moving of any building or structure, but shall merely authorize the preparation, filing and processing of applications for any permits or approvals that may be required by the regulations of the City, including but not limited to a Building Permit, Certificate of Occupancy and subdivision approval.

HISTORY

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

7.11 Appeals Of Decision

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

with the Community Development Director, Zoning Administrator, or their designee and with the Clerk of the District Court.

HISTORY

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

7.12 Inspection

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

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

(b) The Community Development Director, Zoning Administrator, or their designee shall make periodic inspections to insure that compliance with all conditions imposed are being complied with. An Investigation Report will be issued to those who are out of compliance and if the discrepancy is not corrected in an allotted time, an Order to Show Cause will be issued for action by the Planning Commission.

HISTORY

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

7.13 Time Limit

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

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

7.14 Notification Required

When the Planning Commission considers an application for a conditional use permit at the work meeting, notification shall be sent by mail to all landowners appearing on the tax rolls of Tooele County Assessor that adjoin the property or within an area that the Planning Commission or the Community Development Director, Zoning Administrator, or their designee deems to be impacted. It is the intent to make notification to all landowners or residents in the area that may be directly impacted by the conditional use action.

Amended 01/03 by Ordinance 2003-02

HISTORY

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

7.15 Amendment Of A Conditional Use Permit

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

(a) The Community Development Director, Zoning Administrator, or their designee may administratively consider, approve, or disapprove modifications or changes which are consistent with the purpose and intent

of this ordinance. In addition, such administrative determinations may be made only where the following conditions exist:

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

ii. The Zoning Administrator shall provide notice of any decision made to modify conditions to the Planning Commission, City Council, and the public on the City's website.

iii. Any decision of the Community Development Director, Zoning Administrator, or their designee may be appealed within 30 days to the Planning Commission.

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

i. The proposed modification or amendment complies with the intent and purpose of these ordinances.

ii. All conditions of approval, or any modifications of those conditions, shall be based on performance standards outlined in the GLUMDC and other adopted City regulations, standards, and specifications, unless negotiated separately in a master development agreement or other legally binding document.

iii. All decisions of the Planning Commission regarding approval, denial, the imposition of special conditions may be appealed to the City Council as provided in this Chapter.

HISTORY

Amended by Ord. 2025-39 on 12/3/2025
Amended by Ord. 2025-46 on 12/17/2025

7.16 Revocation

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

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

reviewing use permits or be construed to prevent persons from being prosecuted under the criminal provision of this code for failure to comply with the terms of a conditional use permit.

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

AFTER

Chapter 7 Conditional Uses

7.1 Definition Of Conditional Use

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

7.2 No Presumption Of Approval

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

7.3 Approval Criteria

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

7.4 Site Plan And Permit Required

- (1) A conditional use permit shall be required for all uses listed as conditional uses in the zoning district regulations where they are, or will be located, and if the use is specified as conditional use elsewhere in this ordinance. Failure to comply with any of the conditions imposed in the permit will result in an order to show cause for revocation. The permit may be revoked by the planning commission upon evidence that any condition has not been met.
- (2) A conditional use permit has the potential for adverse impacts if located and laid out on zoning lots without careful planning. Such impacts may interfere with the use and enjoyment of adjacent property uses. Site plan review is a process designed to address such adverse impacts and minimize them where possible. Site plan review of development proposals is required for all conditional uses in all districts.

7. Fee

- (1) The application for any conditional use permit shall be accompanied by the appropriate fee as determined by the City Council.
- (2) Application fees are not refundable

HISTORY

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

7.6 Application

- (1) The Planning Commission may authorize the Community Development Director, Zoning Administrator, or their designee to grant, attach conditions to, or deny conditional use permits, subject to such limitations or qualifications as are deemed necessary. The Community Development Director, Zoning Administrator, or their designee is also authorized to issue conditional use permits for family food production, the raising of animals and commercial uses in existing buildings, when appropriate, but may also defer any such application to the Planning Commission for its determination, in the sole discretion of the Community Development Director, Zoning Administrator, or their designee.
- (2) The Community Development Director, Zoning Administrator, or their designee shall send out the appropriate notification for all conditional use permits. If comments are received that indicate a concern about the proposed conditional use, the conditional use shall be sent to the Planning Commission for its consideration.
- (3) The Community Development Director, Zoning Administrator, or their designee does not have authority to approve commercial conditional use permits requiring construction of new facilities or requiring exceptions or variances to the city ordinances and standards.
- (4) All applications for a conditional use permit shall include:
 - (a) The applicant's name, address, telephone numbers and interest in the property;
 - (b) The owner's name, address, and telephone number, if different than the applicant, and the owner's signed consent to the filing of the application;
 - (c) The street address and legal description of the subject property;
 - (d) The zoning classification, zoning district boundaries and present use of the subject property;
 - (e) A vicinity map with North, scale and date, indicating the zoning classifications and current uses of properties within 500 feet of the boundaries of the subject property. When a conditional use permit will be considered by the Planning Commission, the application shall also include a current plat map showing the names and addresses of all property owners appearing on the tax rolls of the Tooele County Assessor within 500 feet of the boundaries of the subject property.
 - (f) A plat or a survey of the parcel of land, lots block, blocks, or parts or portions thereof, drawn to scale, showing the actual dimensions of the piece or parcel, lot, lots, block, blocks, or portions thereof, according to the registered or recorded plat of such land;
 - (g) The proposed title of the project and the names, addresses and telephone numbers of the architect, landscape architect, planner, or engineer on the project;
 - (h) A complete description of the proposed conditional use;
 - (i) A plan or drawing drawn to scale of twenty feet to the inch (20' = 1 inch) or larger which includes the following information of the proposed use:
 - (i) actual dimensions of the subject property;
 - (ii) exact sizes and location of all existing and proposed buildings or other structures;
 - (iii) driveways;
 - (iv) parking spaces;

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

- (j) Traffic Impact Analysis;
- (k) Geotechnical Report;
- (l) Sewer and Water Modeling
- (m) A statement indicating whether the applicant will require a variance in connection with the proposed conditional use permit;
- (n) mailing labels and first-class postage for all property owners located within 500 feet of the subject property when a conditional use permit will be considered by the Planning Commission: and
- (o) Such other further information or documentation as the **Community Development Director, Zoning Administrator or their designee** may deem to be necessary for a full and proper consideration and disposition of the particular application.

Amended 01/03 by Ordinance 2003-02

HISTORY

Amended by Ord. 2021-12 on 4/28/2021

Amended by Ord. 2022-06 on 5/4/2022

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

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

7.7 Staff Report And Site Plan Report

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

HISTORY

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

7.8 Determination

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

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

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

HISTORY

Amended by Ord. 2022-06 on 5/4/2022

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

7.9 Planning Commission Action

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

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

7.10 Effect Of Approval Of Conditional Use

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

HISTORY

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

7.11 Appeals Of Decision

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

HISTORY

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

7.12 Inspection

- (1) Following the issuance of a conditional use permit by the Planning Commission or the Community Development Director, Zoning Administrator, or their designee:
 - (a) The Community Development Director, Zoning Administrator, or their designee shall take in an application for approval of a building permit (if applicable), and shall insure that development is undertaken and completed in compliance with the conditional use permit, these ordinances, and the building codes.
 - (b) The Community Development Director, Zoning Administrator, or their designee shall make periodic inspections to insure that compliance with all conditions imposed are being complied with. An Investigation Report will be issued to those who are out of compliance and if the discrepancy is not corrected in an allotted time, an Order to Show Cause will be issued for action by the Planning Commission.

HISTORY

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

7.13 Time Limit

- (1) A conditional use permit for temporary uses may be issued for a maximum period of six (6) months, with renewals at the discretion of the Planning Commission for no more than three (3) successive periods thereafter.
- (2) Unless there is substantial action under a conditional use permit within a maximum period of one (1) year of its issuance, said permit shall expire. The Planning Commission may grant one extension up to six (6) months, when deemed in the public interest. The approval of a proposed conditional use permit by the Planning Commission shall authorize only the particular use for which it was issued.

7.14 Public Hearing and Notification Required

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

Amended 01/03 by Ordinance 2003-02

HISTORY

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

7.15 Amendment Of A Conditional Use Permit

- (1) Once granted, a conditional use permit shall not be enlarged, changed, extended, increased in intensity, or relocated unless an application is made to amend the existing permit, and approval is given by the Planning Commission, except as provided below:
 - (a) The Community Development Director, Zoning Administrator, or their designee may administratively consider, approve, or disapprove modifications or changes which are consistent with the purpose and intent of this ordinance. In additional, such administrative determinations may be made only where the following conditions exist:
 - (i) All additions, modifications, or changes are determined not to have significant impact beyond the site. Significant impact means any measurable or observable effect of a development or land use that extends beyond the property on which it occurs and materially affects neighboring properties, public infrastructure, or community resources, including but not limited to increases in traffic, noise, light, stormwater runoff, or changes to visual character or intensity of use. In determining whether a modification has a significant impact beyond the site, the Zoning Administrator shall consider objective data such as trip generation estimates, drainage calculations, hours of operation, and potential effects on adjoining land uses. The Administrator may require the applicant to provide supporting documentation as needed.
 - (ii) The Zoning Administrator shall provide notice of any decision made to modify conditions to the Planning Commission, City Council, and the public on the City's website
 - (iii) Any decision of the Community Development Director, Zoning Administrator, or their designee may be appealed within 30 days to the Planning Commission.
 - (b) The Planning Commission may consider, approve with modifications, or disapprove amendments to a conditional use permit where the Community Development Director, Zoning Administrator, or their designee determines not to make an administrative determination as provided in (a) above and where the following requirements are met:

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

HISTORY

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

7.16 Revocation

- (1) The Planning Commission may revoke a conditional use permit if the conditions of a use permit are not fully complied with. Prior to the revocation of a use permit, the Chairman of the Planning Commission, after receiving information that there is reason to believe that the conditions of a use permit are not being complied with, shall issue an Order to Show Cause, to the owner or person(s) who are in control over the property or use in question. The order shall specify the alleged conditions that are not in compliance, inform the owner or other responsible party that the conditional use permit is in question and may be revoked, and any relevant evidence may be presented in support of the owner or responsible parties' position. All persons wishing to present evidence shall be required to take an oath or affirmation to tell the truth, which shall be administered by or under the direction of the Chairman of the Planning Commission. The form of the oath or affirmation shall be as specified by Sections 78-24-17 or 78-24-18 of the Utah Code Annotated. The Chairman may be reversed on any procedural ruling, by a majority vote of the other Planning Commission members present. A decision of the Planning Commission shall include findings of fact and its ruling.
- (2) The Planning Commission may after a hearing, revoke a conditional use permit, allow the use to continue, or add new terms and conditions to an existing permit. Furthermore, the Planning Commission shall have the right of action to compel offending structures or uses to be removed at the cost of the violator or owner. Nothing in this section shall be construed to prevent the Planning Commission from otherwise reviewing use permits or be construed to prevent persons from being prosecuted under the criminal provision of this code for failure to comply with the terms of a conditional use permit.
- (3) Any person or firm aggrieved by the decision of the Planning Commission regarding the revocation or amendment of a conditional use permit, may appeal such decision to the City Council whose decision shall then be final. The decision of the City Council shall be appealed to the district court provided that a petition for such relief is presented to the court within 30 days after the filing of such decision in the office of the Grantsville City Council.

7.18 Proposed Uses Not Listed in the Use Table

- (1) When a proposed land use is not expressly listed as a permitted, conditional, or prohibited use within the applicable zoning district, the applicant may request a determination of use classification pursuant to this section.
- (2) Upon receipt of a complete request, the Community Development Director, Zoning Administrator, or their designee shall evaluate the proposed use based on the following factors:

- (a) similarity in nature, scale, intensity, and operational characteristics to existing listed uses;
 - (b) compatibility with the purpose and intent of the zoning district;
 - (c) consistency with the General Plan and Future Land Use Map;
 - (d) potential impacts on surrounding properties; and
 - (e) whether the use is reasonably anticipated to require conditions to mitigate detrimental impacts.
- (3) The Community Development Director, Zoning Administrator, or their designee may issue a written determination classifying the proposed use as:
- (a) a permitted use;
 - (b) a conditional use; or
 - (c) a prohibited use.
- (4) The determination shall include written findings supporting the classification.
- (5) If the proposed use cannot be reasonably classified under existing categories, the applicant may petition the City to amend the use table or create a new use category. Such amendments shall follow the procedures for legislative land use amendments, including public hearings and City Council approval.
- (6) Any determination made under this section may be appealed in accordance with Chapter 7.11.

BEFORE

8.1 Home Occupations

- (1) All home occupations whether allowed as a permitted use, or as a conditional use, shall comply with the following standards:
- (a) The home occupation must be clearly incidental and secondary to the primary use of the dwelling for residential purposes;
 - (b) Under appropriate circumstances up to fifty percent of the usable floor space of a residence may be used for a home occupation, provided said home occupation does not change the character or primary use of the dwelling for residential purposes;
 - (c) A home occupation is generally intended to involve persons residing at the location where a home occupation is conducted. Non-residents may be allowed to participate in a home occupation when deemed appropriate by the Planning Commission as a part of a conditional use permit. The character of the home occupation and the neighborhood in which it is located shall be considered in granting any such conditional use permit. Appropriate conditions shall insure that any impacts upon the neighborhood are mitigated, which conditions may include adequate off-street parking. (Amended 1/99)
 - (d) The residence must be the principal residence of the applicant;
 - (e) Tools, items, equipment or occupations which are offensive or noxious by reason of the emission of odor, smoke, gas, vibration, magnetic interference or noise are prohibited;
 - (f) Stock in trade, inventory or other merchandise shall be allowed to be kept only in one room of the dwelling and limited to 100 square feet of floor space;
 - (g) Except for home occupation businesses authorized by a conditional use permit, no clients or customers shall come to the home nor shall any additional vehicular traffic or parking needs be generated.
 - (h) The home shall not require any internal alterations other than those necessary for a home occupation approved as a conditional use, nor any external alterations to the residence, nor provide any visible evidence from the exterior that the building is being used for any other purpose than that of a residence;

(i) Only one non-illuminated name plate, not exceeding two hundred square inches, and mounted flat against building; and

(j) Except for home occupations authorized by a conditional use permit, no advertising by any method shall identify the home address.

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

(a) Artists, illustrators, writers, photographers, editors, drafters, publishers;

(b) Consultants, private investigators, field representatives and other similar activities where the entire work of the business, except for record keeping and telephone, are conducted off of the premises; and

(c) Bookkeeping and other similar computer activities.

(d) Home occupations that require a client to come to the home for service including barbers, beauticians, tax accountants, home instruction of musical instruments, voice and educational subjects and similar or professional services. Physicians, therapists or other health care providers must obtain approval of a home occupation permit from the Planning Commission. (Amended 5/02)

(3) Repealed (Reserved for Future Use). (Amended 5/02)

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

(a) The names and addresses of all residents within an three hundred (300) foot radius of the property (exclusive of intervening streets and alleys) and their signatures, when possible, stating whether they support or oppose the home occupation proposed;

(b) The expected number of clients per day; (Amended 6/00)

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

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

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

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

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

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

(a) provisions of this Ordinance are satisfied;

(b) proposed home occupation will be in keeping with the character of the neighborhood and will not adversely affect the desirability or stability of the neighborhood;

(c) proposed home occupation does not diminish the use and enjoyment of adjacent properties or create an adverse traffic or parking impact on adjacent streets or properties;

(d) proposed home occupation will not negatively impact the future use of the property as a residence;

- (e) proposed home occupation will not adversely affect the public health, safety or welfare; and
 - (f) proposed home occupation conforms with all fire, building, plumbing, electrical and health codes.
- (7) If the application is forwarded to the Planning Commission for special consideration before issuing a conditional use permit, the Planning Commission shall consider the application and approve with conditions or deny the application in accordance with the procedures and standards set forth in chapter 7, Conditional Use Permits.
- (8) The Planning Commission, or the City Council, and Community Development Director, Zoning Administrator, or their designee, in the case of home occupations authorized by this chapter, may terminate any permit for a home occupation use upon making findings that support either or both of the following conclusions:
- (a) any of the required licenses or permits necessary for the operation of the business have been revoked or suspended;
 - (b) violation or disregard of any condition issued in approval of the permit; or
 - (c) violation of any of the provisions of this Ordinance anywhere on the property.
- (9) Any termination of a home occupation conditional use permit may be appealed to the Planning Commission if such appeal is made 30 days following the date of termination. Any person adversely affected by the denial or issuance of a home occupation conditional use permit may appeal that decision to the Planning Commission pursuant to chapter 3.23.
- (10) Existing licenses for home occupations which were legal under the prior ordinance regulating home occupations but which are not permitted under this Ordinance may be kept and reissued for subsequent years.
- (11) Home occupation conditional use permits issued under this Ordinance are personal to the applicant, non-transferable and do not run with the land.

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

HISTORY

Amended by Ord. 2025-05 on 1/30/2025
Amended by Ord. 2025-39 on 12/3/2025

8.2 Congregate Care Facilities

A congregate care facility shall be permitted as a conditional use in all residential zoning districts provided it complies with all of the requirements of the particular zoning district, all applicable requirements of this Ordinance and the Grantsville City Code, including business licensing requirements.

8.3 Nursing Care Facilities

A nursing care facility shall be permitted as a conditional use in all residential zoning districts provided that it complies with all of the requirements of that particular zoning district, all applicable requirements of this Ordinance and the Grantsville City Code, including business licensing requirements.

HISTORY

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

8.4 Group Homes

(1) The purpose of this chapter is to permit the establishment of group homes for the disabled subject to licensing procedures and, where appropriate, conditional use standards. No group home for the disabled, shall be established, operated or maintained within the City without a valid license issued by the Board of Health.

(2) Small group homes (four to six residents) shall be permitted by conditional use permit upon the issuance of a license in all residential zoning districts, provided that no small group home shall be located within eight hundred feet of another group home or a transitional treatment home.

(3) Large group homes (seven or more residents) may be permitted by conditional use permit upon the issuance of a license in the RM-7 and RM-1 1 zoning districts provided that no large group home shall be located within eight hundred feet of another group home or a transitional treatment home.

(4) A residential facility for disabled persons shall be consistent with existing zoning of the desired location. A residential facility for disabled persons shall:

(a) be occupied on a 24-hour-per-day basis by eight or fewer disabled persons in a family-type arrangement under the supervision of a house family or manager;

(b) conform with applicable standards of the Department of Human Services;

(c) be operated by or operated under contract with that department;

(d) the facility meets all applicable building, safety, zoning, and health ordinances applicable to similar dwellings;

(e) the operator of the facility provides assurances that the residents of the facility will be properly supervised on a 24-hour basis;

(f) the operator of the facility establishes a municipal advisory committee through which all complaints and concerns of neighbors may be addressed;

(g) the operator of the facility provides adequate off-street parking space;

(h) the facility be capable of use as a residential facility for disabled persons without structural or landscaping alterations that would change the structure's residential character;

(i) no residential facility for disabled persons be established within three-quarters mile of another residential facility for disabled persons;

(j) no person being treated for alcoholism or drug abuse be placed in a residential facility for disabled persons;

(k) no person who is violent be placed in a residential facility for disabled persons; and

(l) placement in a residential facility for disabled persons be on a strictly voluntary basis and not a part of, or in lieu of, confinement, rehabilitation, or treatment in a correctional facility.

(2) Upon application for a permit to establish a residential facility for disabled persons in any area where residential dwellings are allowed, except an area zoned to permit exclusively single-family dwellings, Grantsville City may decide only whether or not the residential facility for disabled persons conforms to ordinances adopted by Grantsville City under this part. If Grantsville City determines that the residential facility for disabled persons complies with those ordinances, it shall grant the requested permit to that facility.

(3) The use granted and permitted by this section is non transferable and terminates if the structure is devoted to a use other than a residential facility for disabled persons or if the structure fails to comply with the ordinances adopted under this part.

HISTORY

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

8.5 Transitional Treatment Homes

(1) The purpose of this chapter is to permit the establishment of transitional treatment homes for the disabled subject to licensing procedures and, where appropriate, conditional use standards. No transitional treatment home for the disabled, shall be established, operated or maintained within the City without a valid license issued by the Board of Health.

(2) Small transitional treatment homes (four to six residents) may be allowed as a conditional use permit in all residential zoning districts, provided that no small group home shall be located within eight hundred feet of another transitional treatment home or a group home.

(3) Large group homes (seven or more residents) may be permitted by conditional use permit in all residential zoning districts provided that no large group home shall be located within eight hundred feet of another group home or a transitional treatment home.

HISTORY

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

8.6 Municipal Ordinances Governing Elderly Residential Facilities

(1) The purpose of this chapter is to establish that a residential facility for elderly persons shall:

(a) not be operated as a business;

(b) be owned by one of the residents or by an immediate family member of one of the residents or be a facility for which the title has been placed in trust for a resident;

(c) be consistent with existing zoning of the desired location; and

(d) be occupied on a 24-hour-per-day basis by eight or fewer elderly persons in a family-type arrangement.

(2) A residential facility for elderly persons is a permitted use in any area where residential dwellings are allowed, except an area zoned exclusively single-family dwellings. Upon application for a permit to establish a residential facility for elderly persons in any area where residential dwellings are allowed, except an area zoned to permit exclusively single-family dwellings, Grantsville City may decide only whether or not the residential facility for elderly persons conform to ordinances adopted by Grantsville City under this part. The permit process requires that:

(a) the facility meet all applicable building, safety, zoning, and health ordinances applicable to similar dwellings;

(b) adequate off-street parking space be provided;

(c) the facility be capable of use as a residential facility for elderly persons without structural or landscaping alterations that would change the structure's residential character;

(d) no residential facility for elderly persons be established within three-quarters mile of another residential facility for elderly persons or residential facility for handicapped persons.

(e) no person being treated for alcoholism or drug abuse be placed in a residential facility for elderly persons; and

(f) placement in a residential facility for elderly persons be on a strictly voluntary basis and not a part of, or in lieu of, confinement, rehabilitation, or treatment in a correctional facility.

(3) Subject to granting of a conditional use permit, a residential facility for elderly persons shall be allowed in any municipal zoning district that is zoned to permit exclusively single-family use, if that facility:

(a) conforms to all applicable health, safety, zoning, and building codes;

(b) is capable of use as a residential facility for elderly persons without structural or landscaping alterations that would change the structure's residential character; and

(c) no residential facility for elderly persons be established or permitted within three-quarters mile of another existing residential facility for elderly persons or residential facility for handicapped persons.

(4) The use granted and permitted by this section is non transferable and terminates if the structure is devoted to a use other than a residential facility for elderly persons or if the structure fails to comply with the ordinances adopted under this part.

(5) The requirements of this section that requires a residential facility for elderly persons obtains a conditional use permit or other permit does not apply if the facility meets the requirements of existing zoning ordinances that allow a specified number of unrelated persons to live together.

(6) The decision of a municipality regarding the application for a permit by a residential facility for elderly persons must be based on legitimate land use criteria and may not be based on:

(a) the age of the facility's residents; or

(b) discrimination against elderly persons and against residential facilities for elderly persons.

8.7 Municipal Ordinances Governing Residential Facilities For Handicapped Persons

(1) The purpose of this chapter is to establish that a residential facility for handicapped persons shall be:

(a) consistent with existing zoning of the desired location;

(b) be occupied on a 24-hour-per-day basis by eight or fewer handicapped persons in a family-type arrangement under the supervision of a house family or manager; and

(c) conform with applicable standards of the Department of Human Services and be operated by or operated under contract with that department.

(2) A residential facility for handicapped persons is a permitted use in any area where residential dwellings are allowed, except an area zoned exclusively single-family dwellings. Upon application for a building permit to establish a residential facility for handicapped persons in any area where residential dwellings are allowed, except an area zoned to permit exclusively single-family swellings, Grantsville City may decide only whether or not the residential facility for elderly persons conform to ordinances adopted by Grantsville City under this part. The building permit process shall require that:

(a) the facility meet all applicable building, safety, zoning, and health ordinances applicable to similar dwellings;

(b) the operator of the facility provides assurances that the residents of the facility will be properly supervised on a 24-hour basis;

(c) the operator of the facility establishes a municipal advisory committee through which all complaints and concerns of neighbors may be addressed;

(d) the operator of the facility provide adequate off-street parking space as is required in Chapter 6 of this code;

(e) the facility be capable of use as a residential facility for handicapped persons without structural or landscaping alterations that would change the structure's residential character;

(f) no residential facility for handicapped persons be established within three-quarters mile of another residential facility for handicapped persons;

(g) no person being treated for alcoholism or drug abuse be placed in a residential facility for handicapped persons;

(h) no person who is violent be placed in a residential facility for handicapped persons; and

(i) placement in a residential facility for handicapped persons be on a strictly voluntary basis and not a part of, or in lieu of, confinement, rehabilitation, or treatment in a correctional facility.

(3) Subject to granting of a conditional use permit, a residential facility for handicapped persons shall be allowed in any municipal zoning district that is zoned to permit exclusively single-family use. Subject to granting of a conditional use permit the Planning Commission shall be assured that:

(a) no person who is being treated for alcoholism or drug abuse may be placed in a residential facility for handicapped persons;

(b) no person who is violent may be placed in a residential facility for handicapped persons; and

(c) placement in a residential facility for handicapped persons shall be on a strictly voluntary basis and may not be a part of, or in lieu of, confinement, rehabilitation, or treatment in a correctional institution.

(d) conforms to all applicable health, safety, zoning, and building codes;

(e) is capable of use as a residential facility for handicapped persons without structural or landscaping alterations that would change the structure's residential character; and

(f) no residential facility for handicapped persons be established within three-quarters mile of another existing residential facility for handicapped persons.

(4) If Grantsville City determines that the residential facility for handicapped persons complies with those ordinances, it shall grant the requested permit to that facility.

(5) The decision of a municipality regarding the application for a permit by a residential facility for handicapped persons shall be based on legitimate land use criteria and may not be based on:

(a) handicapping condition of the facility's residents; and

(b) discrimination against handicapped persons and against residential facilities for handicapped persons.

(6) The use granted and permitted by this section is non transferable and terminates if the structure is devoted to a use other than a residential facility for handicapped persons or if the structure fails to comply with the ordinances adopted under this part.

(7) All Handicap Facilities shall follow the permitting process and guide lines for group homes.

HISTORY

Amended by Ord. 2025-05 on 1/30/2025
Amended by Ord. 2025-31 on 7/9/2025

8.8 Municipal Ordinances Governing Residential Facilities For Congregate Care Facilities, Nursing Care Facilities, Group Homes, And Transitional Treatment Homes

(1) The purpose of this chapter is to establish governing ordinances for Congregate Care Facilities, Nursing Care Facilities, Group Homes, and Transitional Treatment Homes. a. be owned by one of the residents or by an immediate family member of one of the residents or be a facility for which the title has been placed in trust for a resident; b. be consistent with existing zoning of the desired location; and c. be occupied on a 24-hour-per-day basis by one of the owners or by a facility manager.

(2) A residential facility for Congregate Care Facilities, Nursing Care Facilities, Group Homes, and Transitional Treatment Homes are a permitted use in any area where residential dwellings are allowed,

except in areas developed under a PUD application or a Zoning Overlay District. Grantsville City may decide only whether or not the residential facility conform to ordinances adopted by Grantsville City under this part. The permit process requires that: a. the facility meets all applicable building, safety, zoning, and health ordinances applicable to similar dwellings;

b. adequate off-street parking space be provided; c. the facility be capable of use as a Congregate Care Facilities, Nursing Care Facilities, Group Homes, and Transitional Treatment Homes without structural or landscaping alterations that would change the structure's residential character; d. no Congregate Care Facilities, Nursing Care Facilities, Group Homes, and Transitional Treatment Homes be established within three-quarters mile of another residential facility.

(3) The use granted and permitted by this section is non-transferable and terminates if the structure is devoted to a use other than a Congregate Care Facilities, Nursing Care Facilities, Group Homes, and Transitional Treatment Homes or if the structure fails to comply with the ordinances adopted under this part.

(4) The requirements of this section that requires a Congregate Care Facilities, Nursing Care Facilities, Group Homes, and Transitional Treatment Homes obtains a conditional use permit or other permit does not apply if the facility meets the requirements of existing zoning ordinances that allow a specified number of unrelated persons to live together.

(5) The decision of a municipality regarding the application for a permit by a Congregate Care Facilities, Nursing Care Facilities, Group Homes, and Transitional Treatment Homes must be based on legitimate land use criteria and may not be based on: a. the age of the facility's residents; or b. discrimination against residential facilities and against residential facilities for Congregate Care Facilities, Nursing Care Facilities, Group Homes, And Transitional Treatment Homes.

HISTORY

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

8.9 Micro Entrepreneurship

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

B. Use Description (What It Is) Micro Entrepreneurship is a small-scale use consisting of one independent micro-business operating within a single building or site. Activities are primarily conducted indoors and are characterized by: 1. No more than two (2) employees, which means the owner of the property and 1 employee, and 2. Customer traffic limited to approximately two to four (2-4) customers per hour, except for holidays and City events, and 3. Low environmental impact. Indoor activities are defined as business operations conducted entirely within an enclosed structure, including production, preparation, assembly, storage, office work, instruction, and customer interactions, with some regular outdoor business activity. The use may include small scale, small services, or limited sales that are incidental and proportional to the small scale of the operation. This use is not intended for industrial operations, large-scale retail, or high-traffic commercial centers.

C. Permitted Components (What's Allowed) The following activities may be permitted individually or in combination, subject to the Planning Commission approval and conditions: 1. Artisan or craft production. (e.g., woodworking, art, textiles, small-batch goods) 2. Cottage-scale and Micro Enterprise Kitchen food production consistent with Utah State Law 4-5a, 26B-7-416, and Tooele County Health Department. 3. Professional or creative offices. (e.g., design, consulting, technology services) 4. Personal services by

appointment. (e.g., tutoring, repair services) 5. On-site and online sales of goods and produce. 6. Accessory storage directly related to on-site activities. a. Accessory Structure Standards: b. The permitted accessory structure shall be limited to one (1) freestanding, movable structure not exceeding ten feet by ten feet (10' x 10') in size. The structure may be used only for accessory storage and incidental on-site sales directly related to the approved Micro Entrepreneurship use. The structure shall not be permanently affixed to the ground, shall not contain plumbing or permanent utilities unless otherwise approved, and shall comply with applicable setback, visibility, and compatibility standards.

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

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

F. Site & Development Standards 1. Parking, setbacks, landscaping, and buffering shall comply with the requirements of the underlying zoning district. 2. Existing structures may be reused or adapted where compliant with applicable code requirements. 3. Lots used for Micro Entrepreneurship shall have a minimum of 150 feet of frontage.

G. Approval Type Conditional Use, as determined by the Planning Commission. Definition (If Added to Code) Micro Entrepreneurship: A low-intensity use consisting of one small, independent business operating at a limited scale, with minimal off-site impacts, and designed to be compatible with surrounding residential or rural uses.

H. Enforcement & Flexibility 1. Conditions of approval may be imposed to address site-specific impacts. 2. Expansion, additional tenants, or changes in activity type require review and new approval. 3. Activities not expressly approved are prohibited. I. Required Attachments 1. Site plan meeting Chapter 11 Site Plan Review requirements

HISTORY

Adopted by Ord. 2026-07 on 2/4/2026

8.10 City Council Review And Approval Of Certain Developments Required

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

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

(3) The review and approval by the City Council under this Section shall be conducted in an effort to ensure that all departments of the City are notified of the proposed project prior to construction, that all applicable building and zoning regulations have been complied with, that utilities are efficiently provided to the property and that any negative impacts to the neighborhood or community are mitigated. The City Council may impose such reasonable conditions and requirements as it deems necessary in order to achieve the foregoing objectives and to ensure that City planning issues are raised and resolved prior to construction.

Amended 05/05 by Ordinance 2005-09

HISTORY

<i>Amended</i>	<i>by</i>	<i>Ord.</i>	<u>2025-05</u>	<i>on</i>	1/30/2025
<i>Amended</i>	<i>by</i>	<i>Ord.</i>	<u>2025-31</u>	<i>on</i>	7/9/2025
<i>Amended</i>	<i>by</i>	<i>Ord.</i>	<u>2025-39</u>	<i>on</i>	12/3/2025

Amended by Ord. 2026-07 on 2/4/2026

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

All essential utilities and infrastructure as identified herein, shall be installed and completed in each phase of a subdivision, planned unit development that includes more than one lot, or multifamily dwelling development, prior to the issuance of any building permit in that development. Essential utilities shall include culinary water, sewer lines, paved streets, curb, gutter and drainage improvements (when required by the final design), permanent street signs and electricity service. Notwithstanding anything to the contrary herein, the City Public Works Director shall have authority to authorize the issuance of building permits in these developments, when the street and other required improvements have been completed, with the exception of the street surface course, when taking into account weather and temperature conditions and the feasibility of completing the surface course. If the Public Works Director authorizes building to be issued under these circumstances, no occupancy permits shall approved prior to the final completion of the street surface course.

Section added 03/09 with the adoption of Ordinance 2009-06

HISTORY

<i>Amended</i>	<i>by</i>	<i>Ord.</i>	<u>2025-05</u>	<i>on</i>	1/30/2025
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Amended by Ord. 2026-07 on 2/4/2026

AFTER

Chapter 8 Regulation Of General Applicability

8.1 Home Occupations

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

- (e) The occupation shall not produce tools, items, equipment or occupations which are offensive or noxious by reason of the emission of odor, smoke, gas, vibration, magnetic interference noise traffic, or other impacts detectable beyond the property boundaries.
 - (f) No outdoor display, storage, or activity related to the occupation shall be visible from adjoining properties or public rights-of-way.
 - (g) . No more than two clients or customers per day may visit the premises. Deliveries shall be limited to those normally made to a residence (e.g., postal service, small parcel carriers).
 - (h) The home shall not require any internal alterations other than those necessary for a home occupation approved as a conditional use, nor any external alterations to the residence, nor provide any visible evidence from the exterior that the building is being used for any other purpose than that of a residence;
 - (i) No on-site advertising or signage is permitted, except as specifically allowed by ordinance.
 - (j) Any conditional use permit issued for a home occupation shall ensure that the residential character of the premises and neighborhood is preserved.
- (2) The following activities shall be permitted as home occupations that only require the approval of the Community Development Director, Zoning Administrator, or their designee:
- (a) Artists, illustrators, writers, photographers, editors, drafters, publishers Consultants, private investigators, f record keeping, and Bookkeeping
 - (b) Home occupations that require a client to come to the home for service may be permitted, provided no more than two clients or customers per day visit the premises. Physicians, therapists, or other health care providers must obtain approval of a home occupation permit from the Planning Commission.
- (3)
- (4) Applications for home occupation permits shall be filed with the Community Development Director, Zoning Administrator, or their designee. The applications shall include the following information:
- (a)
 - (a) Confirmation that client traffic will not exceed two clients or customers per day.
 - (b) A description of the type of business proposed;
 - (c) A listing of the individuals at the home who will be working on the business;
 - (d) The expected hours of operation of the business; and
 - (e) If the business is conducted in an apartment, the application must also be approved by the apartment management.
- (5) Upon receipt of an application for a home occupation, the Community Development Director, Zoning Administrator, or their designee shall make a determination of the completeness. If the application is determined to be complete, the Community Development Director, Zoning Administrator, or their designee shall approve or deny the application, or forward it to the Planning Commission for a conditional use permit.
- (6) The Community Development Director, Zoning Administrator, or their designee shall issue a permit for the home occupation if they find that the:
- (a) provisions of this Ordinance are satisfied;
 - (b) proposed home occupation will be in keeping with the character of the neighborhood and will not adversely affect the desirability or stability of the neighborhood;
 - (c) proposed home occupation does not diminish the use and enjoyment of adjacent properties or create an adverse traffic or parking impact on adjacent streets or properties;
 - (d) proposed home occupation will not negatively impact the future use of the property as a residence;
 - (e) proposed home occupation will not adversely affect the public health, safety, or welfare; and

- (f) proposed home occupation conforms with all fire, building, plumbing, electrical and health codes.
- (7) If the application is forwarded to the Planning Commission for special consideration before issuing a conditional use permit, the Planning Commission shall consider the application and approve with conditions or deny the application in accordance with the procedures and standards set forth in chapter 7, Conditional Use Permits.
 - (a) The Planning Commission, or the City Council, and Community Development Director, Zoning Administrator, or their designee, in the case of home occupations authorized by this chapter, may terminate any permit for a home occupation use upon making findings that support either or both of the following conclusions:
 - (b) any of the required licenses or permits necessary for the operation of the business have been revoked or suspended;
 - (c) violation or disregard of any condition issued in approval of the permit; or
 - (d) violation of any of the provisions of this Ordinance anywhere on the property.
- (8) Any termination of a home occupation conditional use permit may be appealed to the Planning Commission if such appeal is made 30 days following the date of termination. Any person adversely affected by the denial or issuance of a home occupation conditional use permit may appeal that decision to the Planning Commission pursuant to chapter 3.23.
- (9) Existing licenses for home occupations which were legal under the prior ordinance regulating home occupations but which are not permitted under this Ordinance may be kept and reissued for subsequent years.
- (10) Home occupation conditional use permits issued under this Ordinance are personal to the applicant, non-transferable and do not run with the land.

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

HISTORY

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

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

8.9 Micro Entrepreneurship

(1) 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.

(2) 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:

- (a) No more than **two (2) employees**, which means the owner of the property and 1 employee, and
- (b) Customer traffic limited to approximately **two to four (2-4) customers per hour**, except for holidays and City events, and
- (c) 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.

(3) Permitted Components (What's Allowed)

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

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

(4) Operational Limitations (How It Operates)

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

(5) Compatibility Standards

- (a) 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.
- (b) Outdoor storage is prohibited unless screened and approved by the Planning Commission.
- (c) Hours of operation shall be limited to **7:00 a.m. to 7:00 p.m.** to ensure neighborhood compatibility.
- (d) Lighting shall be downward-directed. Minimized, and no light trespassing.
- (e) Signage shall comply with applicable sign regulations chapter 20.
- (f) Traffic generation shall be comparable to a home occupation.

(6) Site & Development Standards

- (a) Parking, setbacks, landscaping, and buffering shall comply with the requirements of the underlying zoning district.
- (b) Existing structures may be reused or adapted were compliant with applicable code requirements.
- (c) Lots used for Micro Entrepreneurship shall have a minimum of **150 feet** of frontage.

(7) Approval Type; Conditional Use, as determined by the Planning Commission.

(8) Enforcement & Flexibility

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

(9) Required Attachments; Site plan meeting Chapter 11 Site Plan Review requirements

8.9 8.10 City Council Review And Approval Of Certain Developments Required

- (1) Notwithstanding any other provision to the contrary in this Code or under any other Grantsville city Ordinance, all new developments or construction projects having multiple occupancy non-residential structures with over four separate occupants or uses and all apartment or condominium structures or developments having more than two residential units, shall be first reviewed and approved by the City Council prior to the commencement or construction.
- (2) The City Council review and approval required by this Section shall take place prior to the issuance of any building permits for the proposed project or development. This requirement does not otherwise modify any other review and approval requirements by the **Community Development Director**, Zoning Administrator, or their designee, or the Planning Commission. The standard review and procedures approval shall be completed prior to the review and approval by the City Council under this Section.
- (3) The review and approval by the City Council under this Section shall be conducted in an effort to ensure that all departments of the City are notified of the proposed project prior to construction, that all applicable building and zoning regulations have been complied with, that utilities are efficiently provided to the property and that any negative impacts to the neighborhood or community are mitigated. The City Council may impose such reasonable conditions and requirements as it deems necessary in order to achieve the foregoing objectives and to ensure that City planning issues are raised and resolved prior to construction.

Amended 05/05 by Ordinance 2005-09

HISTORY

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

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

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

8.10 8.11 Essential Utilities And Infrastructure To Be Completed Prior To Issuance Of Building Permits

All essential utilities and infrastructure as identified herein, shall be installed and completed in each phase of a subdivision, planned unit development that includes more than one lot, or multifamily dwelling development, prior to the issuance of any building permit in that development. Essential utilities shall include culinary water, sewer lines, paved streets, curb, gutter and drainage improvements (when required by the final design), permanent street signs and electricity service. Notwithstanding anything to the contrary herein, the City Public Works Director shall have authority to authorize the issuance of building permits in these developments, when the street and other required improvements have been completed, with the exception of the street surface course, when taking into account weather and temperature conditions and the feasibility of completing the surface course. If the Public Works Director authorizes building to be issued under these circumstances, no occupancy permits shall approved prior to the final completion of the street surface course.

Section added 03/09 with the adoption of Ordinance 2009-06

HISTORY

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

BEFORE

9.1 Purpose

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

9.2 Enforcement Of Landscape Requirements

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

HISTORY

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

9.3 Landscape Plan

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

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

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

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

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

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

(e) The location of existing buildings, structures and plant materials on adjacent property within 20 feet of the site, as determined necessary by the Community Development Director, Zoning Administrator, or their designee;

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

HISTORY

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

9.4 Selection, Installation, And Maintenance Of Plant Materials

(1) Planting materials used in conformance with the provisions of this Chapter shall be of good quality, of a species normally grown in Northern Utah, and capable of withstanding the extremes of individual site microclimates. Size and density of plant material, both at the time of planting and at maturity, are additional criteria which shall be considered when selecting plant materials. The use of drought tolerant plant material is preferred.

(2) All landscaping materials shall be installed in accordance with the current planning procedures established by the American Association of Nurserymen. The installation of all plant material required by this Chapter may be delayed until the next optimal planting season, as determined by the Community Development Director, Zoning Administrator, or their designee. The owner of the premises shall be responsible for the maintenance, repair, and replacement of all landscaping materials and barriers, including refuse disposal areas, as may be required by the provisions of this Chapter. All landscaping materials shall be maintained in good condition so as to present a healthy, neat and orderly appearance, and plant material not in this condition shall be replaced when necessary and shall be kept free of refuse and debris. Fences, wall and hedges shall be maintained in good repair. Irrigation systems shall be maintained in good operating condition to promote the conservation of water.

HISTORY

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

9.5 Parkway Landscaping

(1) The intent of these requirements is to maintain the appearance of parkways, protect the users of parkways, expand landscape design flexibility, accommodate drought tolerant design options and improve environmental conditions. The following requirements shall apply to all lots abutting parkways, the ground area within the street right-of-way situated between the back of curb (or edge of pavement) and the sidewalk. However, these requirements shall not apply to official beautification districts where exceptions to parkway standards are approved.

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

- (a) Parkway trees shall be provided at the equivalent of not more than 30 feet apart in the right-of-way adjacent to the parcel;

(b) Parkway trees may be clustered or spaced linearly in the right-of-way as determined appropriate by the Zoning Administrator;

(c) Parkway trees shall have a minimum trunk size of two and one-half inches in caliper;

(d) A variety of compatible species should be included in the planting plan for a specific site or development. The selecting of a tree species shall be reviewed and approved by the Community Development Director, Zoning Administrator, or their designee; and

(e) The Community Development Director, Zoning Administrator, or their designee may waive or otherwise modify the requirements of this Section to better achieve the intent of this Section and address site specific conditions. This could also include requiring the planting of parkway trees on the lot adjacent to the right-of-way if adequate space is not available in the parkway.

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

(a) Rocks, gravel, and bark are hazardous to pedestrians and bicyclists, are difficult to walk across particularly when covered with snow, are kicked or washed into the street and sidewalk causing potential traffic hazards and clog storm drainage systems, and requires additional City street cleaning and maintenance costs;

(b) Asphalt is inconsistent with the City's urban design policy, and deteriorates quicker than concrete or pavers;

(c) Thorn bearing plant species are hazardous to pedestrians and bicyclists, and are difficult to walk across; and

(d) Ground cover and shrubs which exceed eighteen inches in height at maturity are hazardous to pedestrians due to sight distance problems, are difficult to walk across, provides a visual barrier to promote crime, and limits access to vehicles parked adjacent to the parkway.

(e) The developer in a subdivision or planned unit development is responsible for the planting of street trees.

Table 9-1, Parkway Design Standards *

Parkway Materials	Parkway
Turf ¹	Permitted
Evergreen Ground Cover ²	Permitted - less than 18" in height at maturity
Shrubs ³	Permitted - less than 18" in height at maturity
Trees	Permitted - See Section 9.5.6
Flowers ⁴	Permitted - flower bed not to exceed 24" in height at maturity
Bark and Mulch	Permitted

Driveway and Walkways (carriage to street)	Permitted
Other Impervious Materials (brick pavers, concrete)	Not to exceed 25% of the park strip area
Street Trees	Street trees shall be planted within one growing season from the date the certificate of occupancy was issued. The developer in a subdivision or P.U.D., is responsible for the planting of street trees.
Irrigation ⁵	Required for plant materials
Prohibited Materials ⁶	Large rocks, asphalt, thorny bearing plants, ground cover and shrubs exceeding 18" in height.

Notes:

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

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

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

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

4 Flowers shall not include thorn bearing species.

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

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

HISTORY

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

AFTER

Chapter 9 Landscaping And Buffers

9.1 Purpose

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

9.2 Enforcement Of Landscape Requirements

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

(1) Definitions

- (a) Parkway; Parkway means the portion of the public right-of-way located between the back of curb and the sidewalk, or between the curb and the property line where no sidewalk exists, intended for landscaping, street trees, or utilities.
- (b) Park Strip; Park Strip means the linear landscaped area within the parkway, typically located between the curb and sidewalk, designed for street trees, turf, groundcover, or other approved plantings.
- (c) Median; Median means the raised or flush landscaped or hardscaped area located between opposing travel lanes within a public or private street right-of-way, intended to provide visual separation, traffic control, and support approved landscaping or streetscape features.

(2) Enforcement of Landscaping in Parkways, Park Strips, and Medians

- (a) Responsibility for Installation and Maintenance; The property owner, subdivider, or developer is responsible for installing and maintaining all required landscaping within any parkway, park strip, or median adjacent to or associated with the lot, in accordance with the approved landscape plan and City standards.

(3) Prohibited Activities; No person shall remove, damage, alter, or fail to maintain landscaping within a parkway, park strip, or median required by an approved landscape plan. Parking, storing vehicles, or placing materials within these areas is prohibited unless expressly authorized by the City.

(4) Failure to Maintain.

- (a) Failure to install or maintain required landscaping within a parkway, park strip, or median constitutes a violation of this Ordinance and may result in:
 - (i) issuance of a notice of violation;
 - (ii) withholding or revocation of a certificate of occupancy;
 - (iii) correction by the City with costs billed to the responsible party; or
 - (iv) any other enforcement action authorized by this Code.

- (5) **City Authority to Modify Requirements;** The Community Development Director, Zoning Administrator, or their designee may modify landscaping requirements within a parkway, park strip, or median.
- (6) **Restoration After Damage;** Any damage to landscaping within a parkway, park strip, or median caused by construction, parking, utility work, or other activity shall be repaired or replaced by the responsible party within the timeframe specified by the City.

HISTORY

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

9.3 Landscape Plan

- (1) A landscape plan shall be required for any change in use, building additions or increases in occupancy. Such a landscape plan shall be drawn in conformance with the requirements specified in this chapter. Landscape plans must be approved by the Community Development Director, Zoning Administrator, or their designee prior to issuance of a building permit. Landscape plans for planned unit developments or conditional uses, or other uses requiring site plan approval shall be reviewed and approved by the Planning Commission.
- (2) Unless specifically waived by the Community Development Director, Zoning Administrator, or their designee, all landscape plans submitted for approval shall contain the following information:
- (a) The location and dimensions of all existing and proposed structures, property lines, easements, parking lots and drives, roadways and rights-of-way, sidewalks, bicycle paths, ground signs, refuge disposal and recycling areas, bicycle parking areas, fences, freestanding electrical equipment, tot lots and other recreational facilities, and other freestanding structural features as determined necessary by the Community Development Director, Zoning Administrator, or their designee;
 - (b) The location, quantity, size, and name, both botanical and common names, of all proposed woody plant materials;
 - (c) The location, quantity, size (where applicable) and name, both botanical and common names, of all proposed herbaceous plant material including ground cover, annuals/perennials, and turf;
 - (d) The location, quantity, size, and name, both botanical common names, of all existing plant materials, including trees and other material in the parkway, and indicating plant material to be retained and removed;
 - (e) The location of existing buildings, structures, and plant materials on adjacent property within 20 feet of the site, as determined necessary by the Community Development Director, Zoning Administrator, or their designee;
 - (f) Existing and proposed grading of the site indicating contours at two-foot intervals. Proposed berm(s) shall be indicated using one-foot contour intervals;
 - (g) Elevations of all fences and retaining walls proposed for location on the site;
 - (h) Elevations, cross-sections, and other details as determined necessary by the Community Development Director, Zoning Administrator, or their designee.
 - (i) Water efficient irrigation system (separate plan required); and
 - (j) Summary data indicating the area of the site in the following conditions:
 - (i) Total area and percentage of the site in landscape area;
 - (ii) Total area and percentage of the site in domestic turf grasses; and
 - (iii) Total area and percentage of the site in drought tolerant plant species.

HISTORY

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

9.4 Selection, Installation, And Maintenance Of Plant Materials

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

HISTORY

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

9.5 Parkway Landscaping

- (1) The intent of these requirements is to maintain the appearance of parkways, protect the users of parkways, expand landscape design flexibility, accommodate drought tolerant design options and improve environmental conditions. The following requirements shall apply to all lots abutting parkways, the ground area within the street right-of-way situated between the back of curb (or edge of pavement) and the sidewalk.
- (2) All parkways shall be landscaped in conformance with the provisions of this Section. In general, this will involve improving the ground surface of the parkway with turf or other plant material, or hard surface treatments where permitted. Parkway trees shall be required and meet the following specifications:
 - (a) Parkway trees shall be provided at the equivalent of not more than 30 feet apart in the right-of-way adjacent to the parcel;
 - (b) Parkway trees may be clustered or spaced linearly in the right-of-way as determined appropriate by the Zoning Administrator;
 - (c) Parkway trees shall have a minimum trunk size of two and one-half inches in caliper;
 - (d) A variety of compatible species should be included in the planting plan for a specific site or development. The selecting of a tree species shall be reviewed and approved by the Community Development Director, Zoning Administrator, or their designee; and
 - (e) The Community Development Director, Zoning Administrator, or their designee may waive or otherwise modify the requirements of this Section to better achieve the intent of this Section and address site specific conditions. This could also include requiring the planting of

parkway trees on the lot adjacent to the right-of-way if adequate space is not available in the parkway.

(3) Permitted and Prohibited Materials in Parkways

To ensure pedestrian safety, proper storm drainage, and aesthetic quality, parkway materials referenced in Table 9-1 are regulated as follows:

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

- (a) **Decorative Rock:** Rock, crushed gravel, or cobble is permitted if it is **1.5 inches or larger** in diameter (sized to prevent material from washing into the storm drain system). All rock must be contained behind the curb or a concrete mow strip to prevent migration into the roadway or sidewalk.
- (b) **Pavers and Flagstone:** Brick, concrete pavers, or natural stone may be used. To ensure the health of street trees, pavers must be installed on a permeable base or spaced to allow water infiltration.
- (c) **Concrete Strips (Carriageways):** Concrete strips are permitted to provide step-out access from the curb to the sidewalk. Strips shall not exceed 24 inches in width and must be spaced at 25 feet to allow for adequate tree irrigation.

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

Asphalt: Prohibited due to inconsistency with City urban design and rapid deterioration compared to concrete.

- (a) **Material smaller than 1 inch (Pea Gravel/Sand):** Prohibited as it is easily displaced into the roadway, creating slip hazards for pedestrians/cyclists and clogging storm drains.
 - (b) **Bark or Wood Chips:** Prohibited due to low density; materials float during storm events and obstruct drainage infrastructure.
 - (c) **horn-bearing plants:** Prohibited to prevent injury to pedestrians and cyclists.
 - (d) **Visual Obstructions:** Ground cover and shrubs that exceed **18 inches** in height at maturity are prohibited to preserve sight lines for vehicles and pedestrians.
 - (e) **Concrete:** Concrete, including poured-in-place concrete and pre-cast concrete panels is prohibited where its installation would obstruct required landscaping, interfere with stormwater infiltration, increase runoff into the public right-of-way, or conflict with the City's adopted streetscape and parkway design standards.
- (4) **Street Trees** The developer or property owner is responsible for the planting and irrigation of street trees as required by Table 9-1. Hardscape installations must include a tree well with a minimum diameter of 36 inches (or equivalent square footage) around the trunk to allow for growth and water access.
- (5) **Utility Clearance (Water Meters)** To ensure access for maintenance and meter reading, **no concrete, pavers, or permanent hardscape may be poured or installed within two (2) feet of any water meter**, fire hydrant, or utility box. This clearance area must be covered with removable material, such as decorative rock, to allow City crews unobstructed access to the infrastructure.

9.5.6 Permitted Landscape Plants

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

(2) Shade Trees

(a) City-Approved Shade Trees (Preferred Species)

The following tree species are approved and strongly encouraged for use in parkways and medians due to their adaptability, canopy structure, and drought tolerance:

- (i) Hackberry (*Celtis occidentalis*)
- (ii) Ginkgo (*Ginkgo biloba*) — male cultivars only
- (iii) White Oak (*Quercus alba*)

(b) The following species may be considered on a case-by-case basis subject to staff approval and site conditions:

- (i) Bur Oak (*Quercus macrocarpa*)
- (ii) Thornless Honey locust (*Gleditsia triacanthos var. interims*)
- (iii) Kentucky Coffee tree (*Gymnocladus dioicous*)
- (iv) Autumn Blaze Maple (*Acer × freeman ‘Autumn Blaze’*)
- (v) Chanticleer Pear (*Pyrus caller Yana ‘Chanticleer’*)

(3) Shrubs

Deciduous Shrubs; The following deciduous shrubs are permitted:

- (a) Silver Sagebrush (*Artemisia cana*)
- (b) Yellow Rabbitbrush (*Chrysanthemums viscidiflorus*)
- (c) Apache Plume (*Fallugia paradoxa*)
- (d) Western Sand cherry (*Prunus besseyi*)

(4) Evergreen Shrubs

The following evergreen shrubs are permitted.

- (a) Blue Chip Juniper is expressly prohibited:
- (b) Medora Juniper (*Juniperus scopulorum ‘Medora’*)
- (c) Dwarf Mogo Pine (*Pinus mugo var. pumila*)

(5) Ornamental Grasses

The following ornamental grasses are permitted:

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

(6) Perennials

The following perennial species are permitted:

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

(7) General Landscaping Requirements Permitted and not Permitted

- (a) Turf grass is prohibited within medians.
- (b) Turf grass is permitted within parkways only where slopes do not exceed fifty percent (50%).
- (c) Evergreen groundcovers and shrubs shall not exceed eighteen (18) inches in mature height.
- (d) Thorn-bearing shrubs or groundcovers are prohibited.
- (e) Drip irrigation systems are required for all plant materials.
- (f) Trees are permitted in both medians and parkways. Street trees shall be planted within one growing season from the date the certificate of occupancy was issued. The developer in a subdivision or P.U.D., is responsible for the planting of street trees.
- (g) Bark, Mulch, Gravel, and concrete, is permitted in parkways.
- (h) Impervious materials are permitted in medians.(Brick pavers, Concrete)
- (i) Flowers are permitted. Flower bed not to exceed 24" in height at maturity.
- (j) Driveway and Walkways (carriage to street) are permitted.

- (k) Irrigation is required for plant materials.
- (l) Prohibited Materials - Large rock exceeding 1-½” inch, asphalt, concrete, thorny bearing plants, ground cover and shrubs exceeding 18” inches in height.

9.5.7 Applicability Standards:

- (1) These standards apply to all properties in the City that have street curb and/or gutter. Owners of property on streets that do not have curb and gutter, and vacant lot owners do not have to maintain landscaping within the public right-of-way. However, these properties shall maintain rocks, gravel, bark, or other similar materials within the public right-of-way. In addition, vacant property owners shall maintain native grasses and weeds to a maximum height of six (6) inches.
 - (a) Turf is permitted on slope grades up to fifty percent. Turf is not recommended on slopes greater than fifty percent.
 - (b) Ground covers are defined as any perennial evergreen plant material species that cover one hundred percent of the ground all year. Perennial is defined as a plant having a life span of more than two years. Evergreen is defined as a plant having foliage that remains on the plant throughout the year. Ground covers shall not exceed 18 inches in height at maturity. Flowers as permitted above are an exception to this definition and shall not exceed 36 inches in height at maturity. Thorn bearing ground covers are prohibited.
 - (c) A limited variety of shrubs are available that will not exceed 18 inches in height at maturity. Thorn bearing shrubs are prohibited.
 - (d) Flowers shall not include thorn bearing species.
 - (e) Irrigation shall be provided to adequately maintain all plant materials in parkway areas. Irrigation may include a permanent "in-ground" system or manual hose and sprinkler application.
 - (f) Retaining walls, fences, steps, and other similar structural encroachments shall be prohibited unless they are specifically approved through the City. A retaining wall is defined as a wall designed to resist the lateral displacement of soil or other material.

14.6 Codes And Symbols, Use Table 14.1

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

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

USE	A	RR-5	RR-2.5	RR-1
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Accessory buildings & uses incidental to permitted ag uses (except for the keeping of animals). Said uses shall be kept a minimum of 100' from the property line on which the primary building fronts and 100' from any pre-existing dwelling. If these accessory buildings and uses have been kept prior to the construction of a residential dwelling on an adjoining parcel, said uses need not be kept 100' away from the new dwelling, but may be maintained. (Amended 2008,2009)	P	P	P	P
Accessory buildings and uses customarily incidental to permitted uses other than those listed above.	P	P	P	P
Accessory buildings and uses customarily incidental to conditional uses	C	C	C	C
Accessory buildings for the housing of animals customarily incidental to permitted ag uses, including pens, corrals, and pastures for the keeping of animals. Such accessory buildings and uses shall not be allowed closer than 100' from any pre-existing residential dwelling on an adjoining parcel. If these accessory buildings and uses have been kept, prior to the construction of a residential dwelling, but may be maintained subject to the terms of any required conditional use permit. (Amended 2008, 2009)	P	C	C	C
Family Food Production and the Raising of Large, Medium, and Small Animals. The first large animal (fully grown) shall have 10,000 sq ft of open area, each additional large animal shall have an additional 2,000 sq ft of open area. Each medium sized animal (fully grown) shall have 1,000 sq ft of open area. Each small sized animal (fully grown) shall have 00 sq ft of open area, The area of stables, barns and pens accessible to regulate animals may count towards the open area requirements. No animal shall be kept, corralled, penned, or raised within 100' from any pre-existing residential dwelling located on an adjoining lot measured at the nearest corner. There is no setback requirement from neighboring residential dwellings if a C.U.P. has been issued prior to the start of construction of a residential dwelling on an adjoining lot measured at the nearest corner.	P	P	P	C

Class "A" Kennel (4-15 animals only). No animal shall be kept, penned, or raised within 100' from any preexisting residential dwelling located on an adjoining lot measured at the nearest corner and it must have 4,000 sq ft for each additional animal over 5.	C	C	C	C
Sportsman's Permit for 4-6 dogs. No dog shall be kept, penned, or raised within 100' of an adjoining residence or dwelling measured at the nearest corner.	C	C	C	C
Raising of Rabbits, Ducks, Chickens (hens only), or Turkeys with not more than six (6) such animals in any combination	P	P	P	P
Temporary buildings for uses incidental to construction work, including living quarters for guard or night watchman, which buildings must be removed upon completion or abandonment of the construction work.	C	C	C	C
Mobile Homes for temporary living quarters and such other temporary uses found appropriately by the Planning Commission.	C	C	C	C
Agriculture, including grazing and pasturing of animals.	P	C	C	C
Agricultural Industry (Amended 2010)	P	C	C	-
Fruit/Vegetable Stand	P	C	C	C
Farm (Amendment 8/21/02, complete addition of term)	P	P	P	C
Accessory Farm Employee Housing. Each accessory farm employee housing unit must be located on a contiguous parcel that contains at least 10 acres or more for each such unit and which must have at least 10 additional acres if it is located on the same property as the primary residential dwelling. (Amended 8/21/02, complete addition of term)	C	C	C	C
Farms devoted to raising and marketing chickens, turkeys or other fowl or poultry, fish or frogs, mink, rabbits, including wholesale and retail sale (does not include family food production).	P	C	-	-
Forestry and forest industry, such as a saw mill, wood products, plants, or others	C	-	-	-
Apiary	P	C	C	C
Aviary	P	P	P	P

Public Stable, riding academy or riding ring, horse show barns or facilities	C	C	C	C
<u>RESIDENTIAL</u>	A	RR-5	RR-2.5	RR-1
Single-Family Dwellings Detached	P	P	P	P
Single-Family Attached Dwellings	P	P	P	P
Two-Family Dwellings	P	P	P	P
Twin Home Dwellings	-	C	C	C
Congregate Care Facility	-	-	C	C
Nursing Care Facility	C	C	C	C
Group Home, Small	C	C	C	C
Group Home, Large	C	C	-C	C-
Transitional Treatment Home, Small	C	C	C	C
Transitional Treatment Home, Large	C	C	C	C
Residential facilities for handicapped or elderly	P	P	P	P
Home Occupation	P	P	P	P
Household Pets, other than a sportsman permit	P	P	P	P
<u>INSTITUTIONAL</u>	A	RR-5	RR-2.5	RR-1
Adult Day Care Center	C	C	C	C
Child Day Care Center	C	C	C	C
Places of Worship (Amended 7/98)	-	-	C	C
Schools, professional and vocational	C	C	C	C
Kennel	P	C	C	C
<u>POWER GENERATION</u> (Primary Power for on-site use)	A	RR-5	RR-2.5	RR-1
Solar	P	P	P	P

Wind driven under 5.9 KVA output	P	P	P	P
Auxiliary, temporary, and/or wind, with more than 6 KVA, but less than 150 KVA output	P	C	C	C
Steam, hydro, or reciprocating engine with more than 10.05 KVA, but less than 150 kVA output	C	C	C	C
<u>RECREATION, CULTURAL & ENTERTAINMENT</u>	A	RR-5	RR-2.5	RR-1
Dude Ranch; Family Vacation Ranch	C	-	-	-
Natural Open Space & Conservation Areas	P	P	P	P
Parks and Playgrounds, Public and Private, Less than one acre in size	C	P	P	P
Community & Recreations Centers	C	C	C	C
Community Gardens	P -	P	P	P
Commercial Outdoor Recreation (amended 6/11)	C	-	-	-
<u>MISCELLANEOUS</u>	A	RR-5	RR-2.5	RR-1
Personal Wireless Telecommunication Facilities (Amended 4/01)	C	-	-	-
Public/private Utility Transmission Wires, Line, Pipes, and Poles	P	P	P	P
Public/Private Utility Buildings and Structures	C	C	C	C
Veterinary Offices	P	P	P	P
Governmental Uses and Facilities	C	C	C	C
Municipal Service Uses, Including City Utility Uses, Police and Fire Stations	C	C	C	C

HISTORY
 Amended by Ord. [2022-14](#) on 8/3/2022
 Amended by Ord. [2025-05](#) on 1/30/2025
 Amended by Ord. [2025-31](#) on 7/9/2025

15.7 Codes And Symbols And Use Table 15.1

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

Table 15.1 Use Regulations

C

USE	R-1-8	R-1-12	R-1-21	RM-7	RM-15
Accessory buildings and uses customarily incidental to permitted residential uses, when the residential use has been previously established or is constructed simultaneously with the residential use.	P	P	P	P	P
Accessory buildings and uses customarily incidental to permitted uses, when the residential use has not previously been established.	C	C	C	C	C
Accessory buildings and uses customarily incidental to conditional uses.	C	C	C	C	C
The tilling of the soil, the raising of crops, horticulture, and home gardening.	P	P	P	P	P
Fruit/Vegetable Stand	-	C	C	-	C
Farm	R-1-8	R-1-12	R-1-21	RM-7	RM-15
Accessory Farm Employee Housing. Each accessory farm employee housing unit must be located on a contiguous parcel that contains at least 10 acres or more for each such unit and which must have at least 10 additional acres if it is located on the same property as the primary residential dwelling.	-	C	C	C	-

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

Single-Family Attached Dwellings	P	P	P	P	P
Two-Family Dwelling (Amended 5/97)	-	C	C	P	P
Twin Home Dwellings (Amended 5/97)	-	C	C	C	C
Multiple Family Dwellings	-	-	-	C	C
Congregate Care Facility	-	-	C	C	C
Nursing Care Facility	C	C	C	C	C
Group Home, Small	C	C	C	C	C
Group Home, Large	C	C	C	C	C
Transitional Treatment Home, Small	C	C	C	C	C
Mobile Home Parks	-	-	-	C	C
Mobile Home Subdivisions	C	C	C	C	C
Residential facilities for handicapped or elderly	P	P	P	P	P
HOME OCCUPATION	P	P	P	P	P
Micro Entrepreneurship				C	
Household pets, other than Sportsman Permit	P	P	P	P	P
<u>INSTITUTIONAL</u>	R-1-8	R-1-12	R-1-21	RM-7	RM-15
Child Day Care Center (in a home, no more than 12 children at any one time with 1 provider and up to 16 with 2 providers, including those residing in the home with no more than 2 children under the age of two)	C	C	C	C	C

Places of Worship	C	C	C	C	C
Preschool (in a home, no more than 10 children from the ages of 4 to 6 years in age, including those residing in the home, with a maximum length of four hours for those who do not reside there)	C	C	C	C	C
Schools of higher education, community colleges, off campus facilities	-	-	€	-	€
Schools, professional and vocational	-	-	€	-	-
<u>POWER GENERATION</u>	R-1-8	R-1-12	R-1-21	RM-7	RM-15
<u>RECREATION, CULTURAL & ENTERTAINMENT</u>					
Private Recreational Grounds and Facilities not open to the public, in which no admission charge is made	C	C	C	C	C
Natural Open Space Areas	P	P	P	P	P
Community & Recreation Centers	C	C	C	C	C
Community Gardens	P	P	P	P	P
<u>MISCELLANEOUS</u>	R-1-8	R-1-12	R-1-21	RM-7	RM-15
Public/Private Utility Transmission Wires, Lines, Pipes and Poles	P	P	P	P	P
Public/Private Utility Buildings and Structures	C	C	C	C	C

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

16.8 Codes And Symbols And Use Table 16.1

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

Table 16.1 Use Regulations

USE	C-N	C-S	C-G	C-D	M-D	M-G	MD-EX
<u>COMMERCIAL</u>							
Adult Day Care Center	C	C	C	C			
Cabinet and Woodworking Mills	-	-	C	C	P	P	-
Bakery, Commercial	-	-	P	C	P	P	-
Blacksmith Shop	-	-	P	C	P	P	-
Carpet Cleaning	-	-	P	C	P	P	-
Commercial Laundries, Linen Service and Dry Cleaning	-	-	P	C	P	P	-

Commercial Day Care Center (not in a home) no more than 20 children at any one time	C	C	C	C	-	-	-
Child Day Care Facility (a commercial operation, not in a home, no more than 100 children at any one time)	C	C	C	C	-	-	-
Convenience Store	C	P	P	C	P	P	-
Diaper Service	-	-	P	C	P	P	-
Gas Station (sales and/or minor repairs)	C	P	P	C	P	P	-
Greenhouse for Food and Plant Production	-	-	P	C	P	P	-
Golf Course	C	C	C	C	C	C	C
Heavy Equipment (Rental)	-	-	-	C	P	P	-
Heavy Equipment (Sales and Service)	-	-	-	C	P	P	-
Hospital	-	C	C	C	-	-	-
Laboratory: Medical, Dental, Optical	-	-	P	C	-	-	-
Laboratory: Testing	-	C	P	C	P	P	-
Mini-warehouse	-	-	P	C	P	-	-
Motion Picture Studio	-	P	P	C	-	-	-
Photofinishing Lab	-	P	P	C	P	P	-
Plant and Garden Shop, including outdoor retail sales area	C	C	C	C	-	-	-
Precision Equipment Repair	-	-	P	C	P	P	-
Preschool (a commercial operation, not in a home, no more than 20 children from the ages of 4 to 6 years in age, at any one time, for a period not to exceed four hours)	C	C	C	C	-	-	-
Private educational institution having a curriculum similar to the public schools, grades K-12	C	C	C	C	-	-	-
Schools of higher education, community colleges, off campus facilities	C	C	C	C	-	-	-
Schools, professional and vocational	C	C	C	C	-	-	-
Twin Commercial Units	C	C	C	C	C	C	-

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

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

Furniture Repair Shop	-	P	P	C	P	P	-
Health and Fitness Facility	-	P	P	C	-	-	-
Large Truck Rental	-	-	P	C	P	P	-
Liquor Store	-	C	C	C	-	-	-
Manufactured Home Sales, Service, and Storage	-	-	P	C	P	-	-
Pawnshop	-	-	P	C	P	-	-
Restaurants, with drive through facilities	C	P	P	C	P	P	-
Restaurants, without drive through facilities	C	P	P	C	P	P	-
Retail Goods Establishments	C	P	P	C	-	-	-
Retail Services Establishments	C	P	P	C	P	P	-
Upholstery Shop	-	P	P	C	P	-	-
<u>RECREATIONAL, CULTURAL, AND ENTERTAINMENT</u>	C-N	C-S	C-G	C-D	M-D	M-G	MD-EX
Amusement Park	-	P	P	C	-	-	-
Art Gallery	C	P	P	C	-	-	-
Art Studio	C	P	P	C	-	-	-
Commercial Indoor Recreation	-	P	P	C	P	-	-
Commercial Outdoor Recreation	-	P	P	C	P	-	-
Commercial Video Arcade	-	C	C	C	-	-	-
Dance Studio	C	P	P	C	-	-	-
Live Performance Theaters	-	P	P	C	-	-	-
Miniature Golf	-	P	P	C	P	-	-
Movie Theaters	-	P	P	C	-	-	-
Private Club	-	C	C	C	P	-	-
Sexually Oriented Businesses (Amended 4/05)	-	-	-	-	C	-	-
Tavern/Lounge/Brew Pub; more than 5,000 sq. ft. in floor area	-	C	C	C	-	-	-

<u>RESIDENTIAL</u>	C-N	C-S	C-G	C-D	M-D	M-G	MD-EX
Dwelling Unit (Single Family)	C	C	C	C	C	C	-
Living Quarters for Caretaker or Security Guard	C	C	C	C	C	C	-
<u>INSTITUTIONAL</u>	C-N	C-S	C-G	C-D	M-D	M-G	MD-EX
Adult Day Care Center	C	P	P	C	P	P	-
Child Day Care Center or Pre-School (a commercial operation) Amended 9/2011	C	P	P	C	P	P	-
Government Facilities	C	P	P	C	P	P	-
Hospital	-	-	P	C	-	-	-
Medical or Dental Clinic	C	P	P	C	P	P	-
Museum	-	P	P	C	-	-	-
Music Conservatory	-	P	P	C	-	-	-
Places of Worship				C			
Schools, Professional and Vocational	C	P	P	C	P	P	-
Schools of higher education, community colleges, off campus facilities	-	-	-	C	C	C	-
<u>MISCELLANEOUS</u>	C-N	C-S	C-G	C-D	M-D	M-G	MD-EX
Accessory Uses, except those that are otherwise specifically regulated in this Chapter, or elsewhere in this Code	C	P	P	C	P	P	-
Animal Pound (Amended 10/02)	-	-	-	-	-	P	-
Kennel (Amended 10/02)	C	C	-	C	C	C	-
Auditorium	-	P	P	C	-	-	-
Automobile Salvage & Recycling (Indoor)	-	-	-	C	P	P	-
Automobile Salvage & Recycling (Outdoor)	-	-	-	C	C	P	-
Boiler works	-	-	-	-	-	P	-

Bus Line Terminals	-	-	P	C	P	P	-
Bus Line Yards and Repair Facilities	-	-	-	C	-	P	-
Commercial Parking Garage or Lot	C	C	C	C	C	C	C
Personal Wireless Telecommunication Facilities (Amended 4/02)	-	C	C	C	-	-	-
Communication Towers	-	P	P	C	P	P	-
Communication Towers, exceeding the maximum building height, but not higher than 80 feet	-	-	C	C	C	C	-
Contractor's Yard/Office (with outdoor storage)	-	-	P	C	P	P	-
Crop Production	-	-	P	C	P	P	-
Display Room; Wholesale	-	-	-	C	P	P	-
Farmer's Market	-	P	P	C	P	-	-
Flea Market (indoor)	-	P	P	C	P	-	-
Flea Market (outdoor)	-	P	P	C	P	-	-
Funeral Home	-	P	P	C	-	-	-
Hotel or Motel	-	P	P	C	-	-	-
Limousine Service	-	C	P	C	P	P	-
Outdoor Sales and Display	-	P	P	C	P	-	-
Commercial Storage Units	-	C	C	C	C	C	-
Outdoor Storage	-	-	P	C	P	P	-
Poultry Farm or Processing Plant	-	-	-	-	-	P	-
Public/Private Utility Transmission Wires, Lines, Pipes, and Poles	C	P	P	C	P	P	-
Public/Private Utility Buildings and Structures	C	C	P	C	P	P	-
Radio, Television Station	-	C	P	C	P	P	-
Sewage Treatment Plant	-	-	-	C	C	C	-
Golf Course	-	C	C	C	C	C	-

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

Parking lot incidental to a use conducted on the premises	C	C	C	C	C	C	C
Parking lot not incidental to a use conducted on the premises	C	C	C	C	C	C	C
Pottery, plaster, incidental plaster, plaster of paris, ceramic, and clay	-	-	-	-	-	-	C
Power generation (electrical) for on-site use							
Solar under 50 kvas	P	P	P	C	P	P	P
Solar 50 kva and above	C	C	C	C	C	C	C
Fuel cells, steam, hydro, or reciprocating engine	C	C	C	C	C	C	C
Wind under 5.9 kva	-	-	-	-	-	-	P
Auxiliary, temporary, wind, with more than 6 kva but less than 10 kva output	-	-	-	-	-	-	P
Fuel cells, steam, hydro, or reciprocating engine with more than 10.5 kva, but less than 150 kva output	-	-	-	-	-	-	C
Steam, hydro, or reciprocating engine with more than 150 kva, but less than 150 kva output	-	-	-	-	-	-	C
Rock crusher/concrete batch plant	-	-	-	-	-	-	C
Truck and freighting operation	-	-	-	-	-	-	C
Truck and heavy equipment service station and repair facility	-	-	-	-	-	-	C
Truck wash	-	-	-	-	-	-	C

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20.2 Definitions

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

- (1) A-FRAME SIGN: Any sign or structure composed of two (2) sign faces mounted or attached back-to-back in such a manner as to form a basically triangular vertical cross section through the faces.
- (2) ABANDON SIGN. A sign which no longer identifies or advertises a bona fide business, lessor, service, owner, product, or activity, and/or for which no legal owner can be found.
- (3) ALTERATIONS, SIGN. A change or rearrangement in the structural parts or design whether by extending on a side; increasing in area or height; or by relocation or changing the position of a sign.
- (4) ANIMATED SIGN: Any sign which is designed and constructed to give its message through the flashing of or rotation of lights or figures. See and also note the difference from changeable sign) A sign or display manifesting either kinetic or illusionary motion occasion by natural, manual, mechanical, electrical, or other means. Animated signs include the following types:
 - (a) Naturally Energized - Signs whose motion is activated by wind or other atmospheric impingement. Wind-driven signs include flags, banners, pennants, streamers, metallic disks. or other similar devices designed to move in the wind.
 - (b) Mechanically Energized - signs manifesting a repetitious pre-programmed physical movement or rotation in either one or a series of planes activated by means of mechanical based drives.
 - (c) Electrically energized - Illuminated signs whose motion or visual impression of motion is activated primarily by electrical means. Electrically energized animated signs are of two types:
 - (d) Flashing Signs - Illuminated signs exhibiting a preprogrammed repetitious cyclical interruption of illumination from one or more sources in which the duration of the period of illumination (on phase) is either the same as or less than the duration of the period of darkness (off phase, and in which the intensity of illumination varied from zero (off) to 100 percent (on) during the programmed cycle.
 - (e) Illusionary Movement Signs - Illuminated signs exhibiting the illusion of movement by means of a pre-programmed repetitious sequential switching action in which illuminated elements of the sign are turned on or off to visually simulate the impression of motion characteristic of chasing, running, blinking, oscillating, twinkling, or expanding and contracting light patterns
- (5) APPURTENANT SIGN: See definition of On Premises Sign Or Appurtenant Sign.
- (6) AWNING. A shelter projecting from and supported by the exterior wall of a building constructed of non-rigid materials on a supporting framework. (Compare "Marquee")
- (7) AWNING SIGN. A sign painted on, printed on. or attached flat against the surface of an awning.
- (8) BACK LIT AWNING. (see "Electric Awning Sign")
- (9) BANNER: A flexible sign characteristically supported by two (2) or more points. It is generally made of fabric or other nonrigid materials with no enclosing frame. Flags supported by one point are considered banners.
- (10) BILLBOARD: A freestanding ground sign located on real property that is designed and intended to direct attention to a business, product, service or message that is not sold, offered or existing on the property, nor specific to the property where the property sign is located.
- (11) BUILDING FACE: The visible outer surface of an exterior wall of a building. The area of the face of the building shall be the total area such surface, including doors and windows.
- (12) CANOPY: See definition of Marquee.

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

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

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

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

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

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

(2) Computer controlled variable Message electronic Signs - Signs whose informational content can be changed or altered by means of computerized driven electronic impulses.

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

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

(16) DISREPAIR: A sign shall be considered in disrepair when it fails to be in the same form as originally constructed, or when it fails to perform its intended function of conveying a message.

Conditions shall include, but not be limited to:

(a) Structural pole or support failure.

(b) Signs not being held vertically or as originally constructed.

(c) Borders falling off or already removed.

(d) Panels missing or falling off.

(e) Message falling off or in disrepair such that it cannot be interpreted by the motoring public.

(f) Signs that are overgrown by trees or other vegetation.

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

(18) ELECTRIC AWNING SIGN. (also "Back Lit Awning"). An internally illuminated fixed space-frame structure with translucent, flexible reinforced covering designed in awning form and with graphics or copy applied to the visible surface of the awning.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

- (37) OFF-PREMISE SIGN (also "BILLBOARD"). A sign structure advertising an establishment, merchandise, service, or entertainment, which is not sold, produced, manufactured, or furnished at the property on which said sign is located, e.g., "billboards" or "outdoor advertising".
- (38) OFF-SITE DIRECTIONAL SIGN. A sign which provides directional assistance to access an establishment conveniently and safely. Such signs shall be limited by the Zoning Administrator in size, height, and placement as justified.
- (39) OFF PREMISES SIGN OR NONAPPURTENANT SIGN: Any sign which advertises products, development projects, services, or business establishments which are not located, conducted, manufactured, or sold upon the same premises upon which the sign is erected.
- (40) ON PREMISES SIGN OR APPURTENANT SIGN: Any sign which advertises products, services, development projects, or business establishments which are located, conducted, manufactured or sold upon the same premises on which the sign is erected. A sign which pertains to the use; product or commodity sold; service performed on the premise and/or property on which it is located.
- (41) OUTDOOR ADVERTISING SIGN: See definition of On Premises Sign Or Appurtenant Sign.
- (42) PAINTED WALL SIGN. Any sign which is applied with paint or similar substance on the surface of a wall.
- (43) PEDESTAL SIGN. A temporary and/or movable sign supported by a column(s) and a base so as to allow the sign to stand in an upright position.
- (44) POLE COVER (SIGN). Cover enclosing or decorating poles or other structural supports of a sign.
- (45) POLITICAL SIGN. A temporary sign used in connection with a local, state, or national election or referendum.
- (46) PORTABLE SIGN. Any sign designed to be moved easily and not permanently affixed to the ground or to a structure or building.
- (47) PROJECTING SIGN: Any sign attached to a building or structural wall and extending horizontally outward from such a wall more than eighteen inches (18").
- (48) PROPERTY SIGN. A sign related to the property upon which it is located and offering such information as the address, the property, warning against trespassing, any hazard, or other danger on the property. (see "Identification Sign")
- (49) PUBLIC EVENT BANNER: A banner pertaining to festivals or events which is installed as a temporary sign. Installation of banners across SR-138 and SR-112 are generally not permitted without special permission of UDOT and the Grantsville City Council.
- (50) PUBLIC INFORMATION SIGN: Signs presenting travel information and signs concerning historic and scenic sites, public recreation facilities, miscellaneous instructions, and warnings.
- (51) READER BOARD: A sign with manually changeable copy such as gas station prices, school events, etc.
- (52) REAL PROPERTY: Land or real estate, with or without structures; not goods or services.
- (53) REAL ESTATE SIGN. A temporary sign advertising the real estate upon which the sign is located as being for rent, lease, or sale.
- (54) RESIDENTIAL ZONE OR DISTRICT: Any zone that is zoned as residential under Utah State law and the Grantsville City Land Use management and Development Code.
- (55) ROOF SIGN: Any sign which is erected upon or over the roof or over a parapet of any building or structure.
- (56) ROTATING SIGN. (see "Animated Sign, Mechanically Energized").
- (57) SCENIC BYWAY: A road that possesses outstanding scenic, recreational, historical, educational, scientific, or cultural values or features. The designation can be made by federal or state agencies.

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

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

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

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

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

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

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

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

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

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

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

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

21.1.15 Open Space Requirements

- (1) Each subdivision or site plan shall provide a minimum of 10% of its total parcel acreage as open space. The open space shall be designated on the preliminary plan or site plan and recorded on the final plat. The minimum restricted open space shall comprise at least 10% of the total parcel acreage. The open space shall be held and maintained in a private protective trust. In limited cases such as the provision of a minimum of ten-acre public park the City Council at its discretion may, by finding of a beneficial public purpose, choose to accept the dedication of such parcels and improvements.
- (2) Above-ground utility rights-of-way and small areas of impervious surface may be included within the protected open space but cannot be counted towards the 10% minimum area requirement except that

historic structures and existing trails with public access may be counted. Areas greater than 10% of the total open space area that is covered with any impervious surface shall be excluded from the open space calculation.

- (3) At least 75% of the open space shall be in a contiguous or interconnecting tract. The open space shall be designed in such a way that it adjoins any neighboring areas of open space, other protected areas, and non-protected natural areas that would be candidates for inclusion as part of a future area of protected open space. If there is no defined or identified open space on adjoining land, then the open space shall provide areas for the eventual connection with future development as practicable.
- (4) The open space shall be directly accessible to the largest practicable number of lots within the subdivision. The type of open space shall be taken into consideration when making the determination of direct accessibility. Open space parcels that are preserved as active agriculture or pasture land may have limited direct accessibility as the use requires restricted access, but it is expected that such uses shall be located along the sides of public streets or trails so that the open space will provide for the benefit and enjoyment of residents as it reserves the open rural atmosphere desired by the residents. Historic features or other unique natural features due to the nature of their location, characteristics and configuration may also limit direct accessibility but shall be showcased in such a way that it may provide for the benefit and enjoyment of residents as it preserves the open rural atmosphere desired by the residents. Non-adjoining lots shall be provided with safe, convenient access to the open space. Trails are encouraged in the subdivision to access both natural open space areas within the subdivision and those that may be located nearby. Just as with streets, trail connections for connectivity and access with future subdivisions and the City-wide trails system shall be considered.
- (5) For developments with a total aggregated development acreage is less than 20 acres, developers may pay in lieu of, or in a proportional combination with, the provision of 10% of the total parcel acreage as open space, The amount of the fee-in-lieu is determined by apply 10% of the predeveloped value of the total parcel acreage, as determined through a current owner provided appraisal by a certified real estate appraiser. The fees collected shall be used within 1 mile of the proposed development, or the nearest park to benefit the residents of the development.
- (6) Land dedicated for use as a public park may be no smaller than ten acres and may not be located any closer than three quarters of a mile from another public park. The City Council may make exceptions to the minimum distance if walkability and other accessibility issues limit the residents of the proposed subdivision from safely or conveniently accessing the nearest public park. Requiring improvements that remove the accessibility barriers may be considered proportionally not exceeding the appraised value of the predeveloped value of the total parcel acreage as detailed in 21.1.15.5.
- (7) This section includes specifications for playground equipment, pavilions, and other facilities.
Playgrounds: Pour-in-place rubber surfaces shall be installed under all playground equipment. The manner and area of installation shall be done according to the approved plans and the manufacturer's recommendations for both the play structure and play surface. Colors must be neutral earth tone colors. Pavilions: Any pavilions installed shall be finished with an architectural powder coated metal or aluminum construction.

HISTORY

Amended by Ord. 2019-18 on 8/7/2019

Amended by Ord. 2024-05 on 1/31/2024

Amended by Ord. 2024-37 on 12/4/2024

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

BEFORE

21.2.11 Determination Of Appropriate Process

In recognition that not all land use actions are of the same magnitude and therefore may not require the same level of detail for consideration, Grantsville City has provided multiple application processes. For this purpose, the application processes have been organized as level with each level requiring greater detail and additional steps for consideration and approval. The applicant shall choose the application process that best fits their proposed land use action:

Development process Levels 1 through 4 are only applicable for use with single use residential development applications as defined in GLUDMC Chapter 2, Definitions, and shall meet all requirements of Utah Code Ann. 10-9a-604.1 (2023) and Utah Code Ann. 10-9a-604.2 (2023).

1. Level 1 - Single Lot Development: The purpose of this process is to convert an undeveloped parcel into a legal zoning lot. The applicant shall submit an application meeting the requirements for the Single Lot Development as described in Chapter 24 of the Grantsville Land Use Development and Management Code. The City staff is authorized by the City Council to approve the application.
2. Level 2 - Minor Subdivision: The purpose of this process is to divide property into up to 4 lots with all lots fronting an existing street containing the necessary utilities to serve the proposed lots. By utilizing this process, the applicant agrees to make the required improvements to bring the street frontage up to code and is not asking for any waivers or exceptions.
 1. The applicant will not be required to complete improvements that are greater than the greatest level of improvements found on an adjacent parcel or lot unless:
 1. There is a compelling reason affecting the Health, Safety or Welfare of the public; or
 2. An adjacent property is currently in an application process which will increase the level of improvement to the street, or
 3. The City has a current project that is increasing the level of improvement to the street.
 2. Level 2: Minor Subdivisions shall not be required to provide open space or fee in lieu for open space but shall be assessed the applicable park impact fee with each building permit.
 3. The Application for a Level 2 Minor Subdivision shall include the information and documents found on the Minor Subdivision Checklist that is attached to the Minor Subdivision Application that shall be provided by the City upon request. The Minor Subdivision requirements found on the Minor Subdivisions Checklist and subsequent amendments to the checklist have been approved by the Grantsville City Council by resolution.
 4. If no street improvements are required beyond additional utility service laterals, the only engineered drawings required will be:
 1. A record of survey, and
 2. A plat. Depicting the lots, together with individual metes and bounds legal descriptions for each lot, and the overall boundary description for the subdivision, and
 3. A site drawing showing the proposed locations of proposed utility service laterals and any required surface improvements, with finish grade elevations as appropriate and specifically referencing each of the appropriate City standard details that are necessary for the work.
 5. If upon review, the City staff finds:
 1. That application to be complete, and
 2. Meets the intent of the General Plan, and
 3. Fully complies with the City zoning and land use ordinances, and
 4. The existing public infrastructure along with the proposed improvements are adequate to serve the project and protect the health, safety and welfare of the public.

6. Then, the City staff is authorized by the City Council to approve the application.
 7. If the application is found deficient in meeting the requirements in clause 5 (a-d), the City staff shall inform the applicant of the discrepancies; and allows the applicant to choose to modify the application to bring the application into compliance, or to withdraw the application and submit a new application under the applicable level of process.
 8. If the applicant chooses to withdraw the application due to an incorrect fit with the requirements of the Level 2 Minor Subdivision and submit a new application under the appropriate process level, the fees paid for the original application shall be credited toward the new application fees.
 9. The Level 2 Minor Subdivision process may only be used once to divide a parcel. Subsequent applications to divide the property shall utilize the Level 3 or Level 4 process. If the lot to be divided is part of a platted subdivision, the subdivision amendment process found in Section 21.8 of this Chapter is the appropriate application.
 10. The Minor Subdivision property owner may construct the required utility service connections with each building permit unless the required improvements include extension of pavement, curb and gutter, and/or sidewalk along the frontage of the properties. Where surface improvements are required and in order to keep the surface improvements consistent, all improvements to the property frontages of each lot shall be completed by the property owners under the first building permit issued for any lot in the Minor Subdivision.
 11. After approval, and in accordance with Utah State Code 19-9a-605(3)(a), documents shall be recorded in the County Recorder's office that divide property by a metes and bounds description with the required certificate of written approval from Grantsville City attached.
3. Level 3 - Subdivision 4 lots or less: The purpose of this process is to divide property into 4 lots or less where dedication of additional utilities or public improvements are required to serve the property. The applicant shall submit an application which meets the requirements for a final plat subdivision process as described in Section 21.2.8, 21.2.9 and 21.4.7 of this Chapter. A public hearing shall be held in a public Planning Commission meeting to fulfill the State requirements. Approval of the Level 3 application shall occur with Planning Commission.
 1. Level 3 Subdivisions of four lots or less shall not be required to provide physical open space or fee in lieu for open space but shall be assessed the applicable park impact fee with each building permit.
 4. Level 4 - Subdivision 5 lots or greater: The purpose of this process is to divide property into 5 or more lots or any division of property that requires dedication of offsite utilities or public improvements. The applicant shall submit an application meeting the requirements for a preliminary plan as described in Section 21.2.7 and 21.4.5 of this Chapter. Once the Preliminary Application has been approved by the Planning Commission, the applicant can then move forward with submittal of an application for a Final Plat process as described in Section 21.2.8, 21.2.9 and 21.4.7 of this Chapter. The Final Plat shall be approved by the Planning Commission.
 5. Level 5 - Subdivisions: The purpose of this process is to allow for the division of property as necessary for land uses other than those residential uses defined as single use residential development. These uses may include but are not limited to commercial, industrial, institutional, multifamily residential, residential projects with a mix of types of residential uses, and mixed use projects. The applicant shall submit an application which meets the requirements for a preliminary plan as described in Section 21.2.7 and 21.4.5 of this Chapter. Once the Preliminary Application has been approved by staff, Planning Commission and the City Council, in that order, the applicant can then move forward with submittal of an application for a final plat process as described in Section 21.2.8, 21.2.9 and 21.4.7 of this Chapter. The Final Plat shall be considered for recommendation by the Planning Commission and approved by the City Council.
 1. Specific phases of a Level 5 Final Plat may qualify as, and be subject to Level 4 Final Plat requirements, if the specific phase application contains only residential uses that meet the

definition of single use residential development as defined in GLUDMC Chapter 2 Definitions.

AFTER

21.1.16 Open Space Networks Configuration

21.2 Subdivision Application Procedure

[21.2.11 Determination Of Appropriate Process](#)

[21.2.12 Purpose And Procedures For Level 1 - Single Lot Development](#)

[21.2.13 Purpose And Procedures For Level 2 - Minor Subdivision](#)

[21.2.14 Purpose And Procedures For Level 3 - Subdivision 4 Lots Or Fewer](#)

[21.2.15 Purpose And Procedures For Level 4 - Subdivision 5 Lots Or Greater](#)

[21.2.16 Purpose And Procedures For Level 5 Subdivisions](#)

21.2.11 Determination Of Appropriate Process

In recognition that not all land use actions are of the same magnitude and therefore may not require the same level of detail for consideration, Grantsville City has provided multiple application processes. For this purpose, the application processes have been organized as level with each level requiring greater detail and additional steps for consideration and approval. The applicant shall choose the application process that best fits their proposed land use action:

Development process Levels 1 through 4 are only applicable for use with single use residential development applications as defined in GLUDMC Chapter 2, Definitions, and shall meet all requirements of Utah Code Ann. 10-20 and Utah Code Ann. 10-20

- (1) Level 1 - Single Lot Development: The purpose of this process is to convert an undeveloped parcel into a legal zoning lot. The applicant shall submit an application meeting the requirements for the Single Lot Development as described in Chapter 24 of the Grantsville Land Use Development and Management Code. The City staff is authorized by the City Council to approve the application.
- (2) Level 2 - Minor Subdivision: The purpose of this process is to divide property into up to 4 lots with all lots fronting an existing street containing the necessary utilities to serve the proposed lots. By utilizing this process, the applicant agrees to make the required improvements to bring the street frontage up to code and is not asking for any waivers or exceptions. **The applicant shall submit an application which meets the requirements for a final plat subdivision process as described in Section 21.2.8, 21.2.9 and 21.4.7 of this Chapter.**
 - (a) The applicant will not be required to complete improvements that are greater than the greatest level of improvements found on an adjacent parcel or lot unless:
 - (i) There is a compelling reason affecting the Health, Safety or Welfare of the public; or
 - (ii) An adjacent property is currently in an application process which will increase the level of improvement to the street, or
 - (iii) The City has a current project that is increasing the level of improvement to the street.
 - (b) Level 2: Minor Subdivisions shall not be required to provide open space or fee in lieu for open space but shall be assessed the applicable park impact fee with each building permit.
 - (i) The Application for a Level 2 Minor Subdivision shall include the information and documents found on the Minor Subdivision Checklist that is attached to the Minor Subdivision Application that shall be provided by the City upon request. The Minor Subdivision requirements found on the Minor Subdivisions Checklist and subsequent

amendments to the checklist have been approved by the Grantsville City Council by resolution.

- (ii) If no street improvements are required beyond additional utility service laterals, the only engineered drawings required will be:
 - (A) A record of survey, and
 - (B) A plat. Depicting the lots, together with individual metes and bounds legal descriptions for each lot, and the overall boundary description for the subdivision, and
 - (C) A site drawing showing the proposed locations of proposed utility service laterals and any required surface improvements, with finish grade elevations as appropriate and specifically referencing each of the appropriate City standard details that are necessary for the work.
- (c) If upon review, the City staff finds:
 - (A) That application to be complete, and
 - (B) Meets the intent of the General Plan, and
 - (C) Fully complies with the City zoning and land use ordinances, and
 - (D) The existing public infrastructure along with the proposed improvements are adequate to serve the project and protect the health, safety and welfare of the public.
- (d) Then, the City staff is authorized by the City Council to approve the application.
- (e) If the application is found deficient in meeting the requirements in clause 5 (a-d), the City staff shall inform the applicant of the discrepancies; and allows the applicant to choose to modify the application to bring the application into compliance, or to withdraw the application and submit a new application under the applicable level of process.
- (f) If the applicant chooses to withdraw the application due to an incorrect fit with the requirements of the Level 2 Minor Subdivision and submit a new application under the appropriate process level, the fees paid for the original application shall be credited toward the new application fees.
- (g) The Level 2 Minor Subdivision process may only be used once to divide a parcel. Subsequent applications to divide the property shall utilize the Level 3 or Level 4 process. If the lot to be divided is part of a platted subdivision, the subdivision amendment process found in Section 21.8 of this Chapter is the appropriate application.
- (h) The Minor Subdivision property owner may construct the required utility service connections with each building permit unless the required improvements include extension of pavement, curb and gutter, and/or sidewalk along the frontage of the properties. Where surface improvements are required and in order to keep the surface improvements consistent, all improvements to the property frontages of each lot shall be completed by the property owners under the first building permit issued for any lot in the Minor Subdivision.
- (i) After approval, and in accordance with Utah State Code 19-9a-605(3)(a), documents shall be recorded in the County Recorder's office that divide property by a metes and bounds description with the required certificate of written approval from Grantsville City attached.

~~Level 3 -~~

- (3) ~~Level 3~~ ~~4~~ Subdivision ~~2~~ ~~5~~ lots or greater: The purpose of this process is to divide property into ~~2~~ ~~5~~ or more lots or any division of property that requires dedication of offsite utilities or public improvements. The applicant shall submit an application meeting the requirements for a preliminary plan as described in Section 21.2.7 and 21.4.5 of this Chapter. Once the Preliminary Application has been approved by the Planning Commission, the applicant can then move forward with submittal of an application for a Final Plat process as described in Section 21.2.8, 21.2.9 and 21.4.7 of this Chapter. The ~~Preliminary Plat~~ ~~Final Plat~~ shall be approved by the Planning Commission.
- (4) ~~Level 4~~ Subdivisions of four lots or less shall not be required to provide physical open space or fee in lieu for open space but shall be assessed the applicable park impact fee with each building permit.

The purpose of this process is to allow for the division of property as necessary for land uses other than those residential uses defined as single use residential development. These uses may include but are not limited to commercial, industrial, institutional, multifamily residential, residential projects with a mix of types of residential uses, and mixed-use projects. The applicant shall submit an application which meets the requirements for a preliminary plan as described in Section 21.2.7 and 21.4.5 of this Chapter. Once the Preliminary Application has been approved by staff, Planning Commission, and the City Council, in that order, the applicant can then move forward with submittal of an application for a final plat process as described in Section 21.2.8, 21.2.9 and 21.4.7 of this Chapter. The Final Plat shall be considered for recommendation by the Planning Commission and approved by the City Council.

- (a) Specific phases of a Level 5 Final Plat may qualify as, and be subject to Level 4 Final Plat requirements, if the specific phase application contains only residential uses that meet the definition of single use residential development as defined in GLUDMC Chapter 2 Definitions.

HISTORY

Adopted by Ord. 2024-05 on 1/31/2024

Amended by Ord. 2024-16 on 5/1/2024

Amended by Ord. 2024-28 on 8/21/2024

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

21.2.12 Purpose And Procedures For Level 1 - Single Lot Development

The purpose of this process is to convert an undeveloped parcel into a legal zoning lot. The applicant shall submit an application meeting the requirements for the Single Lot Development as described in Chapter 24. The City staff is authorized by the City Council to approve the application.

HISTORY

Adopted by Ord. 2024-37 on 12/4/2024

BEFORE

21.2.13 Purpose And Procedures For Level 2 - Minor Subdivision

The purpose of this process is to divide property into up to 4 lots with all lots fronting an existing street containing the necessary utilities to serve the proposed lots. By utilizing this process, the applicant agrees to make the required improvements to bring the street frontage up to code and is not asking for any waivers or exceptions.

1. The applicant will not be required to complete improvements that are greater than the greatest level of improvements found on an adjacent parcel or lot unless:
 1. There is a compelling reason affecting the Health, Safety or Welfare of the public; or
 2. An adjacent property is currently in an application process which will increase the level of improvement to the street, or
 3. The City has a current project that is increasing the level of improvement to the street.
2. Level 2: Minor Subdivisions may not be required to provide open space or fee in lieu for open space but shall be assessed the applicable park impact fee with each building permit.
3. The Application for a Level 2 Minor Subdivision shall include the information and documents found on the Minor Subdivision Checklist that is attached to the Minor Subdivision Application that shall be provided by the City upon request. The Minor Subdivision requirements found on the Minor Subdivisions Checklist and subsequent amendments to the checklist have been approved by the Grantsville City Council by resolution.
4. If no street improvements are required beyond additional utility service laterals, the only engineered drawings required will be:

1. A record of survey
 2. A plat depicting the lots, together with individual metes and bounds legal descriptions for each lot, and the overall boundary description for the subdivision and
 3. A site drawing showing the proposed locations of proposed utility service laterals and any required surface improvements, with finish grade elevations as appropriate and specifically referencing each of the appropriate City standard details that are necessary for the work.
5. If upon review, the City staff finds:
1. That application to be complete
 2. Meets the intent of the General Plan
 3. Fully complies with the City zoning and land use ordinances and
 4. The existing public infrastructure along with the proposed improvements are adequate to serve the project and protect the health, safety and welfare of the public.
6. Then, the City staff is authorized by the City Council to approve the application.
7. If the application is found deficient in meeting the requirements in subsections 5 (1- 4), the City staff shall inform the applicant of the discrepancies; and allows the applicant to choose to modify the application to bring the application into compliance, or to withdraw the application and submit a new application under the applicable level of process.
8. If the applicant chooses to withdraw the application due to an incorrect fit with the requirements of the Level 2 Minor Subdivision and submit a new application under the appropriate process level, the fees paid for the original application shall be credited toward the new application fees.
9. The Level 2 Minor Subdivision process may only be used once to divide a parcel. Subsequent applications to divide the property shall utilize the Level 3 or Level 4 process. If the lot to be divided is part of a platted subdivision, the subdivision amendment process found in Section 21.8 of this Chapter is the appropriate application.
10. The Minor Subdivision property owner may construct the required utility service connections with each building permit unless the required improvements include extension of pavement, curb and gutter, and/or sidewalk along the frontage of the properties. Where surface improvements are required and in order to keep the surface improvements consistent, all improvements to the property frontages of each lot shall be completed by the property owners under the first building permit issued for any lot in the Minor Subdivision.
11. After approval, and in accordance with Utah Code 10-9a-605(3)(a), documents dividing property by a metes and bounds description, including the required certificate of written approval from Grantsville City attached, shall be recorded in the County Recorder's office.

HISTORY

Adopted by Ord. 2024-37 on 12/4/2024

AFTER

21.2.13 Purpose And Procedures For Level 2 - Minor Subdivision

The purpose of this process is to divide property into up to 4 lots with all lots fronting an existing street containing the necessary utilities to serve the proposed lots. By utilizing this process, the applicant agrees to make the required improvements to bring the street frontage up to code and is not asking for any waivers or exceptions. **The applicant shall submit an application which meets the requirements for a final plat subdivision process as described in Section 21.2.8, 21.2.9 and 21.4.7 of this Chapter.**

- (1) The applicant will not be required to complete improvements that are greater than the greatest level of improvements found on an adjacent parcel or lot unless:
 - (a) There is a compelling reason affecting the Health, Safety or Welfare of the public; or
 - (b) An adjacent property is currently in an application process which will increase the level of improvement to the street, or
 - (c) The City has a current project that is increasing the level of improvement to the street.
- (2) Level 2: Minor Subdivisions may not be required to provide open space or fee in lieu for open space but shall be assessed the applicable park impact fee with each building permit.
- (3) The Application for a Level 2 Minor Subdivision shall include the information and documents found on the Minor Subdivision Checklist that is attached to the Minor Subdivision Application that shall be provided by the City upon request. The Minor Subdivision requirements found on the Minor Subdivisions Checklist and subsequent amendments to the checklist have been approved by the Grantsville City Council by resolution.
- (4) If no street improvements are required beyond additional utility service laterals, the only engineered drawings required will be:
 - (a) A record of survey
 - (b) A plat depicting the lots, together with individual metes and bounds legal descriptions for each lot, and the overall boundary description for the subdivision and
 - (c) A site drawing showing the proposed locations of proposed utility service laterals and any required surface improvements, with finish grade elevations as appropriate and specifically referencing each of the appropriate City standard details that are necessary for the work.
- (5) If upon review, the City staff finds:
 - (a) That application to be complete
 - (b) Meets the intent of the General Plan
 - (c) Fully complies with the City zoning and land use ordinances and
 - (d) The existing public infrastructure along with the proposed improvements are adequate to serve the project and protect the health, safety, and welfare of the public.
- (6) Then, the City staff is authorized by the City Council to approve the application.
- (7) If the application is found deficient in meeting the requirements in subsections 5 (1- 4), the City staff shall inform the applicant of the discrepancies; and allows the applicant to choose to modify the application to bring the application into compliance, or to withdraw the application and submit a new application under the applicable level of process.
- (8) If the applicant chooses to withdraw the application due to an incorrect fit with the requirements of the Level 2 Minor Subdivision and submit a new application under the appropriate process level, the fees paid for the original application shall be credited toward the new application fees.
- (9) The Level 2 Minor Subdivision process may only be used once to divide a parcel. Subsequent applications to divide the property shall utilize the Level 3 or Level 4 process. If the lot to be divided is part of a platted subdivision, the subdivision amendment process found in Section 21.8 of this Chapter is the appropriate application.
- (10) The Minor Subdivision property owner may construct the required utility service connections with each building permit unless the required improvements include extension of pavement, curb, and gutter, and/or sidewalk along the frontage of the properties. Where surface improvements are required and in order to keep the surface improvements consistent, all improvements to the property frontages of each lot shall be completed by the property owners under the first building permit issued for any lot in the Minor Subdivision.
- (11) After approval, and in accordance with Utah Code 10-20, documents dividing property by a metes and bounds description, including the required certificate of written approval from Grantsville City attached, shall be recorded in the County Recorder's office.

HISTORY

Adopted by Ord. 2024-37 on 12/4/2024

HISTORY

Adopted by Ord. 2024-37 on 12/4/2024

BEFORE

21.2.14 Purpose And Procedures For Level 3 - Subdivision 4 Lots Or Fewer

The purpose of this process is to divide property into 4 lots or less where dedication of additional utilities or public improvements are required to serve the property. The applicant shall submit an application which meets the requirements for a final plat subdivision process as described in Section 21.2.8, 21.2.9 and 21.4.7 of this Chapter. A public hearing shall be held in a public Planning Commission meeting to fulfill the State requirements. Approval of the Level 3 application shall occur with Planning Commission.

1. Level 3 Subdivisions of four lots or less shall not be required to provide physical open space or fee in lieu for open space but shall be assessed the applicable park impact fee with each building permit.

HISTORY

Adopted by Ord. 2024-37 on 12/4/2024

AFTER

21.2.14 Purpose And Procedures For Level 3 - Subdivision 2 Lots Or Greater

(1)

HISTORY

Adopted by Ord. 2024-37 on 12/4/2024

BEFORE

21.2.15 Purpose And Procedures For Level 4 - Subdivision 5 Lots Or Greater

The purpose of this process is to divide property into 5 or more lots or any division of property that requires dedication of offsite utilities or public improvements. The applicant shall submit an application meeting the requirements for a preliminary plan as described in Section 21.2.7 and 21.4.5 of this Chapter. Once the Preliminary Application has been approved by the Planning Commission, the applicant can then move forward with submittal of an application for a Final Plat process as described in Section 21.2.8, 21.2.9 and 21.4.7 of this Chapter. The Final Plat shall be approved by the DRC. The Applicant may be required to submit an application for a Planned Unit Development prior to submission of a Preliminary Application if the proposed project meets any of the criteria found in Section 21.5.

HISTORY

Adopted by Ord. 2024-37 on 12/4/2024

AFTER

The purpose of this process is to divide property into ~~2-5~~ or more lots or any division of property that requires dedication of offsite utilities or public improvements. The applicant shall submit an application meeting the requirements for a preliminary plan as described in Section 21.2.7 and 21.4.5 of this Chapter. Once the Preliminary Application has been approved by the Planning Commission, the applicant can then move forward with submittal of an application for a Final Plat process as described in Section 21.2.8, 21.2.9 and 21.4.7 of this Chapter. The Final Plat shall be approved by the DRC. The Applicant may be required to submit an application for a Planned Unit Development prior to submission of a Preliminary Application if the proposed project meets any of the criteria found in Section 21.5.

HISTORY

Adopted by Ord. 2024-37 on 12/4/2024

BEFORE

21.2.16 Purpose And Procedures For Level 5 Subdivisions

The purpose of this process is to allow for the division of property as necessary for land uses other than those residential uses defined as single use residential development. These uses may include but are not limited to commercial, industrial, institutional, multifamily residential, residential projects with a mix of types of residential uses, and mixed-use projects. The applicant shall submit an application which meets the requirements for a preliminary plan as described in Section 21.2.7 and 21.4.5 of this Chapter. Once the Preliminary Application has been approved by staff, Planning Commission and the City Council, in that order, the applicant can then move forward with submittal of an application for a final plat process as described in Section 21.2.8, 21.2.9 and 21.4.7 of this Chapter. The Final Plat shall be considered for recommendation by the definition Planning phase Commission and approved subject by the City Council.

HISTORY

Adopted by Ord. 2024-37 on 12/4/2024

AFTER

21.2.15 ~~16~~ Purpose And Procedures For Level ~~4~~ ~~5~~ Subdivisions

The purpose of this process is to allow for the division of property as necessary for land uses other than those residential uses defined as single use residential development. These uses may include but are not limited to commercial, industrial, institutional, multifamily residential, residential projects with a mix of types of residential uses, and mixed-use projects. The applicant shall submit an application which meets the requirements for a preliminary plan as described in Section 21.2.7 and 21.4.5 of this Chapter. Once the Preliminary Application has been approved by staff, Planning Commission, and the City Council, in that order, the applicant can then move forward with submittal of an application for a final plat process as described in Section 21.2.8, 21.2.9 and 21.4.7 of this Chapter. The Final Plat shall be considered for recommendation by the Planning Commission and approved subject by the City Council.

21.2.16 Purpose And Procedures For Level 5 Subdivisions

BEFORE

21.6.12 Water Supply

(1) All development shall have a public water supply unless this requirement is waived by the city council.

(2) The supply of water from a source other than an approved public water system may be approved only if proof of adequate water rights and proof of water availability, flow and quality meeting the Safe Drinking Water Standards by a water sample from wells on ten percent of the lots rounded up to the next whole number and approval of the system is granted through either the Tooele County Health Department or Utah State Drinking Water Board, as applicable. In the preliminary stage, the developer shall show possession of sufficient water rights to provide domestic use for the total number of dwellings being proposed for the entire development. The design stage for the first phase of development shall include the engineering for the water system for the entire development to include a fire flow calculation. If the development is not being connected to the city public water supply, the county health department shall approve the location of the test wells prior to the developer drilling them. The samples shall be taken by, and have a complete chemical analysis performed and approved by the county health department. All drinking water systems shall meet the standards of Tooele Health County Department Regulation # for non-public systems, or the Utah State Drinking Water Board, Utah Administrative Code R-309 for systems that fall under the requirements of a public water system.

(3) Each development shall provide the details on the type of water system proposed, documentation of existing or proposed water rights and sources, historic water use, the estimated number of gallons per day of water system requirements for indoor and outdoor use, and a description of water storage requirements for daily fluctuations, irrigation, and fire suppression. The developer is required to provide dedicated or perpetual water rights or sources to meet the indoor and outdoor use requirements of all of the property in the development and the rights shall be sufficient to meet the total volume of water used and a rate of flow sufficient to meet peak demand. Culinary water rights shall include a conveyance to the City of a type which is perpetual in character and readily capable of use by the City. Outdoor water from a secondary (non-City) source may be obtained and provided from a private well or private water or irrigation company. The general requirement for outdoor water shall be one acre foot of water per one-third acre of net irrigated area. Net irrigated acreage shall be considered to be 64 percent of the total area of a lot of up to one-half acre and 60 percent of the total acreage of lots over one-half acre in size. All open spaces within a development shall generally be considered as irrigated acreage and one acre foot of outdoor water per one-third acre or any portion thereof shall be required, unless a different plan is proposed by the developer and is approved by the City. The exact amount of indoor and outdoor water rights to be provided should be based on reasonable assumptions with respect to projected use and demand and as reflected in Grantsville City's Capital Facilities Plan and Water Rights Impact Fee Study, as amended. The conveyance of water rights to Grantsville City should also take into account the uncertainty and time lag often required in securing approval from the State Engineer for a change of use of non-municipal water rights for municipal purposes and potential reductions in the quantity of water available during periods of drought.

(4) Amendments to existing platted developments that require only up to a total of two acre feet of additional indoor water and only up to a total of eight acre feet of additional outdoor water for full development, may at the option of the owner or developer and in lieu of providing actual water rights to the City, pay at the time each building permit is issued for each lot, the applicable indoor and outdoor water rights acquisition impact fees as specified by Section 13-1-8 of the Grantsville City Code. Minor Subdivisions, small subdivisions and small planned unit developments which have a projected indoor and outdoor water usage comparable to four or fewer single family dwellings are also exempt from the foregoing requirements to provide indoor and outdoor water. A water acquisition impact fee will be charged pursuant to the provisions of Section 13-1-8 of the Grantsville City Code under such circumstances that the conveyance of water rights is waived.

(5) Notwithstanding anything to the contrary specified in this Chapter, property that is proposed for a development that was previously platted and developed, shall be required to convey culinary and secondary water rights to the city pursuant to subsection (3) above, even if the new proposed development has four or

fewer lots. Any waiver of the requirement to provide secondary water rights to the city by this section, shall not apply to property that has had a secondary water right attached to it or has been irrigated with secondary water within the past five years, pursuant to Section 7-1-22 of the Grantsville City Code.

HISTORY

<i>Amended</i>	<i>by</i>	<i>Ord.</i>	<u>2021-09</u>	<i>on</i>	4/28/2021
<i>Amended</i>	<i>by</i>	<i>Ord.</i>	<u>2024-05</u>	<i>on</i>	1/31/2024

Amended by Ord. 2024-37 on 12/4/2024

AFTER

21.6.12 Water Supply

- (1) All development shall have a public water supply unless this requirement is waived by the city council.
- (2) The supply of water from a source other than an approved public water system may be approved only if proof of adequate water rights and proof of water availability, flow and quality meeting the Safe Drinking Water Standards by a water sample from wells on ten percent of the lots rounded up to the next whole number and approval of the system is granted through either the Tooele County Health Department or Utah State Drinking Water Board, as applicable. In the preliminary stage, the developer shall show possession of sufficient water rights to provide domestic use for the total number of dwellings being proposed for the entire development. The design stage for the first phase of development shall include the engineering for the water system for the entire development to include a fire flow calculation. If the development is not being connected to the city public water supply, the county health department shall approve the location of the test wells prior to the developer drilling them. The samples shall be taken by, and have a complete chemical analysis performed and approved by the county health department. All drinking water systems shall meet the standards of Tooele Health County Department Regulation # for non-public systems, or the Utah State Drinking Water Board, Utah Administrative Code R-309 for systems that fall under the requirements of a public water system.
- (3) Each development shall provide the details on the type of water system proposed, documentation of existing or proposed water rights and sources, historic water use, the estimated number of gallons per day of water system requirements for indoor and outdoor use, and a description of water storage requirements for daily fluctuations, irrigation, and fire suppression. The developer is required to provide dedicated or perpetual water rights or sources to meet the indoor and outdoor use requirements of all of the property in the development and the rights shall be sufficient to meet the total volume of water used and a rate of flow sufficient to meet peak demand. Culinary water rights shall include a conveyance to the City of a type which is perpetual in character and readily capable of use by the City. Outdoor water from a secondary (non-City) source may be obtained and provided from a private well or private water or irrigation company. The general requirement for outdoor water shall be one acre foot of water per one-third acre of net irrigated area. Net irrigated acreage shall be considered to be 64 percent of the total area of lot of up to one-half acre and 60 percent of the total acreage of lots over one-half acre in size. All open spaces within a development shall generally be considered as irrigated acreage and one acre foot of outdoor water per one-third acre or any portion thereof shall be required, unless a different plan is proposed by the developer and is approved by the City. The exact amount of indoor and outdoor water rights to be provided should be based on reasonable assumptions with respect to projected use and demand and as reflected in Grantsville City's Capital Facilities Plan and Water Rights Impact Fee Study, as amended. The conveyance of water rights to Grantsville City should also take into account the uncertainty and time lag often

required in securing approval from the State Engineer for a change of use of non-municipal water rights for municipal purposes and potential reductions in the quantity of water available during periods of drought.

- (4) Amendments to existing platted developments that require only up to a total of two acre feet of additional indoor water and only up to a total of eight acre feet of additional outdoor water for full development, may at the option of the owner or developer and in lieu of providing actual water rights to the City, pay at the time each building permit is issued for each lot, the applicable indoor and outdoor water rights acquisition impact fees as specified by Section 13-1-8 of the Grantsville City Code. Minor Subdivisions, small subdivisions and small planned unit developments which have a projected indoor and outdoor water usage comparable to four or fewer single family dwellings are also exempt from the foregoing requirements to provide indoor and outdoor water. A water acquisition impact fee will be charged pursuant to the provisions of Section 13-1-8 of the Grantsville City Code under such circumstances that the conveyance of water rights is waived.
- (5) Notwithstanding anything to the contrary specified in this Chapter, property that is proposed for a development that was previously platted and developed, shall be required to convey culinary and secondary water rights to the city pursuant to subsection (3) above, even if the new proposed development has four or fewer lots. Any waiver of the requirement to provide secondary water rights to the city by this section, shall not apply to property that has had a secondary water right attached to it or has been irrigated with secondary water within the past five years, pursuant to Section 7-1-22 of the Grantsville City Code.
- (6) All culinary water meters shall be installed within the park strip along the lot frontage. Where no park strip exists, the water meter shall be installed directly behind the sidewalk and within the public right-of-way or utility easement, as approved by the City Engineer. Water meters shall not be located within private yards, behind fences, or in any location that restricts City access for maintenance, reading, or replacement.

BEFORE

21.6.13 Storm Drainage And Flood Plains

- (1) A storm drainage system for the entire development shall be designed by a professional engineer, licensed in the State of Utah and qualified to perform such work. Existing storm drainage features which are to be incorporated in the design shall be identified. If the subdivision has phases, a general storm drainage plan for the entire area shall be presented with the infrastructure design and engineering drawings with the preliminary plat for the first phase. Appropriate development stages for the storm drainage system for each phase shall be indicated.
- (2) No lot one acre or less in area shall include flood lands. All lots of more than one acre shall contain not less than 40,000 square feet of land at an elevation at least two feet above the elevation of the 100 year recurrence interval flood or, where such data is not available, five feet above the elevation of the maximum flood of record.
- (3) Storm drainage systems shall be designed to consider the storm drainage basin as a whole and shall accommodate not only runoff from the development but also, where applicable, the runoff from those areas adjacent to and "upstream" from the development itself, as well as its effects on lands downstream.
- (4) Storm drainage basins shall be designed and maintained to ensure that stormwater drains completely from any storm drainage basins within 72 hours after being filled to any capacity by a storm. If an owner of property containing a storm drainage basin fails to ensure the complete drainage of the basin within the

72-hour period described in this section, a representative or agent of the City's Public Works department may, for the safety and welfare of its citizens, intervene and enter onto the property of the storm water basin and take steps reasonably necessary to ensure the complete drainage of the basin. The City may then charge the owner of property containing the storm drainage basin the costs incurred by the City to completely drain the storm drainage basin.

(5) Storm drainage design and construction shall comply with Grantsville City Storm Drainage Design Requirements.

AFTER

21.6.13 Storm Drainage And Flood Plains

- (1) A storm drainage system for the entire development shall be designed by a professional engineer, licensed in the State of Utah and qualified to perform such work. Existing storm drainage features which are to be incorporated in the design shall be identified. If the subdivision has phases, a general storm drainage plan for the entire area shall be presented with the infrastructure design and engineering drawings with the preliminary plat for the first phase. Appropriate development stages for the storm drainage system for each phase shall be indicated.
- (2) No lot one acre or less in area shall include flood lands. All lots of more than one acre shall contain not less than 40,000 square feet of land at an elevation at least two feet above the elevation of the 100-year recurrence interval flood or, where such data is not available, five feet above the elevation of the maximum flood of record.
- (3) Storm drainage systems shall be designed to consider the storm drainage basin as a whole and shall accommodate not only runoff from the development but also, where applicable, the runoff from those areas adjacent to and "upstream" from the development itself, as well as its effects on lands downstream.
- (4) Storm drainage basins shall be designed and maintained to ensure that stormwater drains completely from any storm drainage basins within 72 hours after being filled to any capacity by a storm. If an owner of property containing a storm drainage basin fails to ensure the complete drainage of the basin within the 72-hour period described in this section, a representative or agent of the City's Public Works department may, for the safety and welfare of its citizens, intervene and enter onto the property of the storm water basin and take steps reasonably necessary to ensure the complete drainage of the basin. The City may then charge the owner of property containing the storm drainage basin the costs incurred by the City to completely drain the storm drainage basin.
- (5) Storm drainage design and construction shall comply with Grantsville City Storm Drainage Design Requirements.

(6) Stormwater Storage Requirements

- (a) **Surface Ponds Prohibited in Side and Rear Yards.** Surface ponds, depressions, or other non-engineered surface-level stormwater storage features are prohibited within side yard and rear yard areas.
- (b) **Limited Allowance in Front Yard Setback.** Surface ponds may be permitted within the front yard setback only upon written approval from the City Engineer, and only after the applicant demonstrates that no other technically feasible stormwater management option exists on the site.
- (c) **Permanent Stormwater Structures Required in Side and Rear Yards.** Where stormwater storage or detention is located within a side yard or rear yard, the facility shall be constructed as a permanent, engineered stormwater structure. Permanent structures shall include, but are not limited to, underground detention systems, vaults,

chambers, or other engineered facilities designed to meet City stormwater standards. Temporary or surface-level storage features do not satisfy this requirement.

- (d) **Design and Maintenance Standards.** All permanent stormwater structures shall comply with the City's adopted stormwater design criteria, be designed by a licensed professional engineer, and include provisions for long-term maintenance and access.
- (e) Surface ponds as individual storage solutions are not allowed over side or rear yard areas. Surface ponds may be allowed in the front yard setback area with special permission from the City Engineer after demonstrating other options are proved not viable. Permanent storm water storage structures are required in rear or side yard areas.

Storm Drainage Standards

HISTORY

Amended by Ord. 2024-05 on 1/31/2024

Amended by Ord. 2024-36 on 12/4/2024

21.6.16 Protection Strips / Nuisance Strips Prohibited

- (1) Prohibition. Protection strips, nuisance strips, spite strips, or any privately owned remnant of land intended to restrict, control, or condition access to a public street, right-of-way, or public utility corridor are prohibited. No subdivision, lot line adjustment, or development approval may create or retain any strip of land that limits or obstructs access to public infrastructure.
- (2) Required Dedication. Any area that would otherwise function as a protection strip shall be dedicated to the City as public right-of-way or public easement as a condition of approval.
- (3) No Private Control of Access. No private party may use a protection strip or similar device to delay, condition, or deny access to public streets, utilities, or adjoining properties, whether through ownership, easement, agreement, or any other mechanism.
- (4) Enforcement. Any protection strip created in violation of this section shall be deemed null and void and may be required to be dedicated to the City as a condition of continued development approval.

21.7 Financial Assurance

21.7.1 Improvement Installation Guarantee

21.7.2 Default

21.7.3 Maintenance Guarantee

21.7.4 Acceptance And Release Of Guarantee

21.7.5 Engineering Review And Inspection Fee

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

BEFORE

21.7.1 Improvement Installation Guarantee

(1) In lieu of actual installation of off-site and common open space improvements required by this chapter, before recording a plat, the subdivider shall guarantee the installation of such improvements by executing a subdivision improvements agreement and by filing one or a combination of the following financial guarantee methods: a corporate surety bond, a deposit in escrow with an escrow holder or a letter of credit with a financial institution. The city council shall review the plat and may review the financial guarantee for the subdivision improvements at a public meeting where it can approve or deny the plat. If the financial

guarantee and plat are approved, the plat shall be recorded within ninety days or it shall be void. The city council may authorize the Mayor and city staff to review and approve the financial guarantee, the final conveyance of water rights and the title insurance for the culinary water after approval of the final plat, but prior to the final plat being recorded.

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

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

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

AFTER

21.7.1 Improvement Installation Guarantee

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

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

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

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

HISTORY

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

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

BEFORE

21.7.2 Default

In the event the subdivider defaults or fails or neglects to satisfactorily install required improvements within two years from date of approval of the final plat, the City Council may declare the bond, escrow, or a deed of trust, and may execute thereon and install or cause the required improvements to be installed using the proceeds from the collection to defray the expenses thereof. The subdivider shall be responsible for all costs incurred by the city to complete the required improvements in excess of the proceeds of the guarantee amount.

AFTER

21.7.2 Default

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

HISTORY

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

BEFORE

21.7.3 Maintenance Guarantee

(1) The subdivider shall guarantee all off-site improvements will remain in good condition for a period of one year after the date of final acceptance by the city. The subdivider shall make all repairs to and maintain the improvements in good condition during that one-year period at no cost to the city. The City shall retain up to 10% of the guarantee for a surety to cover the maintenance period. The exact amount retained shall be determined per state law, in an amount the lesser of the municipal engineers original estimated cost of completion, or the applications reasonable proven cost of completion, by the City Engineer.

The City may require that the improvement assurance warranty be in place for a period of two years following final acceptance by the City, if the City determines for good cause that a lesser period would be inadequate for the following reasons:

- (1) to protect the public health, safety and welfare,
- (2) has substantial evidence of prior poor performance of the sub-divider/,
- (3) developer; unstable soil conditions exist within the subdivision or development area,
- (4) or extreme fluctuations exist in climatic conditions that would render impracticable the discovery of substandard or defective performance within a one-year period.

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

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

HISTORY

Amended by Ord. 2019-15 on 8/7/2019
Amended by Ord. 2021-09 on 4/28/2021
Amended by Ord. 2024-37 on 12/4/2024

AFTER

21.7.3 Maintenance Guarantee

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

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

- (a) the need to protect the public health, safety, and welfare,
- (b) substantial evidence of prior poor performance of the sub-divider/developer,
- (c) unstable soil or geologic conditions exist within the subdivision or development area,
- (d) or extreme climatic conditions that would delay the impracticable discovery of substandard or defective performance within a one-year period.

The guarantee shall extend to and include, but shall not be limited to necessary utilities, the entire street, subgrade, base and surface and all pipes, joints, valves, backfill and compacting, trails, as well as the

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

HISTORY

Amended by Ord. 2019-15 on 8/7/2019

Amended by Ord. 2021-09 on 4/28/2021

Amended by Ord. 2024-37 on 12/4/2024

BEFORE

21.7.4 Acceptance And Release Of Guarantee

- (1) Upon completion of improvements, the subdivider/developer shall submit to the City a copy of the as-built construction drawings, along with a CAD file of said drawings and a GIS file containing at a minimum: address points, street centerlines, and parcel polygons in the current city coordinate system. Acceptance of all improvements shall be in writing from the public works director.
- (2) The subdivider/developer shall in writing request that the city accept or reject the installation of required subdivision improvements or performance of warranty work.
- (3) The city shall accept or reject the subdivision improvements within 45 days after receiving a written request from the subdivider/developer, or as soon as practicable after that 45-day period if inspection of the subdivision improvements is impeded by winter weather conditions.
- (4) At the end of the warranty period the city shall accept or reject the performance of warranty work within 45 days after receiving a subdivider/developer's written request or as soon as practicable after that 45-day period if inspection of the work is impeded by winter weather conditions.
- (5) If the city determines that the installation of required subdivision improvements or the performance of warranty work does not meet the City's adopted standards, the City shall comprehensively and with specificity list the reasons for its determination.
- (6) Upon final completion of the performance warranty period and with the approval by the city public works director, the financial assurances may be released, at which time the subdivision will be deemed accepted.
- (7) Nothing in this section and no action or inaction of the city relieves a subdivider/developer's duty to comply with all applicable substantive ordinances and regulations.
- (8) There shall be no money damages remedy arising from a claim under this section.

AFTER

21.7.4 Acceptance And Release Of Guarantee

- (1) Upon completion of improvements, the subdivider/developer shall submit to the City a copy of the as-built construction drawings, along with a CAD file of said drawings and a GIS file containing at a minimum: address points, street centerlines, and parcel polygons in the current city coordinate system. Acceptance of all improvements requires written verification from the Public Works Director and the City Engineer and approval by the City Council.
- (2) The subdivider/developer shall in writing request that the city accept or reject the installation of required subdivision improvements or performance of warranty work.
- (3) The city shall, upon receiving written recommendations from the Public Works Director and the City Engineer, accept or reject the subdivision improvements within 45 days after receiving a written request from the subdivider/developer, or as soon as practicable after that 45-day period if inspection of the subdivision improvements is impeded by winter weather conditions.
- (4) At the end of the warranty period the city shall, upon receiving written recommendations from the Public Works Director and the City Engineer, accept or reject the performance of warranty work within 45 days after receiving a subdivider/developer's written request or as soon as practicable after that 45-day period if inspection of the work is impeded by winter weather conditions.
- (5) If the city determines that the installation of required subdivision improvements or the performance of warranty work does not meet the City's adopted standards, the City shall comprehensively and with specificity list the reasons for its determination.
- (6) Upon final completion of the performance warranty period and after receiving written recommendations from the Public Works Director and the City Engineer, the financial guarantee may be released only upon approval by the City Council, at which time the subdivision will be deemed accepted.
- (7) Nothing in this section and no action or inaction of the city relieves a subdivider/developer's duty to comply with all applicable substantive ordinances and regulations.
- (8) There shall be no money damages remedy arising from a claim under this section.

HISTORY

Amended by Ord. 2019-15 on 8/7/2019

BEFORE

21.7.5 Engineering Review And Inspection Fee

In addition to the improvement and maintenance guarantee, the subdivider shall deposit with the city recorder a sum equal to the percentage of the cost of the improvements as noted on the current adopted City fee schedule to cover engineering review and public works inspection.

AFTER

21.7.5 Engineering Review And Inspection Fee

In addition to the improvement and maintenance guarantee, the subdivider shall deposit with the city the amount required under the City's currently adopted fee schedule, calculated as a percentage of the approved cost of the required improvements, to cover engineering and public works inspection.

HISTORY

Amended by Ord. 2021-09 on 4/28/2021

AGENDA ITEM #3

Presentation, Public Hearing, Discussion, and Consideration: Consideration of the proposed Grantsville City Annexation Policy Plan.



STAFF REPORT

To: Grantsville City Planning Commission

From: Bill Cobabe, Community Development Director

Meeting Date: March 3, 2026

Public Hearing Date: March 3, 2026

Re: Consideration of a proposed revision/update to the City's Annexation Policy Plan.

Executive Summary

The City should review its Annexation Policy Plan from time to time. The last update to the Plan was in 2020 when the Six Mile Ranch annexation took place. This was focused on a particular area of the County, while this update is more comprehensive in scale and scope. The goal is to provide context and guidance for future annexations in to the City. This does not supplant the goals or maps laid out in the General Plan, but is a tool that works together with the General Plan. Further, as noted in the Annexation Policy Plan itself, this is in fulfillment of State code regulations and requirements.

Proposed Changes

This update is the City's required 20-year framework for managing future annexations under Utah Code §10-2-803. It replaces all prior annexation plans and is meant to guide where, why, and under what conditions Grantsville may expand its boundaries, while avoiding fiscal strain, service inefficiencies, and fragmented boundaries.

At a high level, the City is being careful, strategic, and fiscally conservative. The plan explicitly emphasizes orderly growth, service efficiency, protection of sensitive lands, and developer-funded infrastructure.

The plan designates three Annexation Expansion Areas (A, B, and C), all contiguous to existing city boundaries and selected to eliminate unincorporated "islands" and peninsulas.

Area A (Burmester / Inland Port / SITLA lands, north & east of the current City boundaries)

This area is largely industrial and publicly owned, with rail access and proximity to I-80. It has

very little residential population and minimal expected service demand. Annexation here is primarily about economic development, transportation coordination, and emergency response consistency, not housing growth. Infrastructure and service costs are expected to be minimal.

Area B (Six Mile Ranch area, north of the City, west of Erda)

This is the most consequential area. It is close to existing City services and is suitable for future development. A portion is already under pending annexation litigation, which the plan acknowledges. If annexed, development would likely occur through a master-planned project with a development agreement, ensuring infrastructure and services are provided by developers. This area will have some long-term impact on public works and police services, but those costs are expected to be offset by impact fees, road funds, and tax base growth.

Area C (South and west foothills, near Tooele Army Depot and U.S. Forest Service land)

This area is primarily open space, watershed protection land, and forest service property. It is not expected to develop beyond very low-density large-lot uses, if at all. Annexation here is largely about resource protection, wildfire management, and land use control, not population growth. Fiscal and service impacts are expected to be negligible.

Across all areas, the City concludes that population growth from annexation itself will be minimal; most population growth will come from development within existing city limits or planned projects.

On municipal services, the City finds that it can serve all three areas without major new staffing or facilities, especially until development occurs. Police services would transition to Grantsville PD, fire services may change post-annexation, and courts, parks, planning, and public works can absorb impacts with normal growth-related adjustments. Sewer service will remain septic until development occurs; water extensions will only happen when justified by development.

A key policy thread throughout the plan is that growth must pay for itself. The City makes it clear that:

- Developers are responsible for installing required infrastructure
- Impact fees will be used to offset system-wide impacts
- Reimbursement and payback agreements may be used, but only within statutory limits
- Existing residents should not see increased tax burdens due to annexation

The plan also explicitly allows the City to use tools like Special Improvement Districts, Community Reinvestment Areas, or Public Infrastructure Districts, but notes these should be used sparingly and only when they advance General Plan goals.

On sensitive lands, the plan is cautious and protective. Floodplains, alluvial fans, watershed lands, forest service property, slopes, and wildlife areas are all identified as needing special

*** 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.

protection, and annexation is framed as a way to better regulate and preserve these resources, not open them to development.

The tax impact analysis concludes that annexation would likely result in minor net gains to the City and minor losses to Tooele County, with no meaningful impact on tax rates for existing city residents.

The plan documents coordination with affected entities, including Tooele County, school districts, special service districts, the U.S. Forest Service, and the Tooele Army Depot. No objections were received during the public process.

Finally, the document lays out a clear set of annexation decision criteria for future City Council action. These criteria focus on:

- Consistency with the General Plan
- Efficient service delivery
- Fiscal sustainability
- Developer-funded infrastructure
- Protection of water resources and sensitive lands
- Avoidance of boundary irregularities
- Fair treatment of affected entities

In plain terms:

This plan positions Grantsville to grow deliberately, defensibly, and on its own terms, while minimizing financial risk, protecting environmental assets, and preserving community character. It gives the City strong policy footing to say “yes,” “no,” or “yes, but only if...” to future annexation petitions.

Attachments:

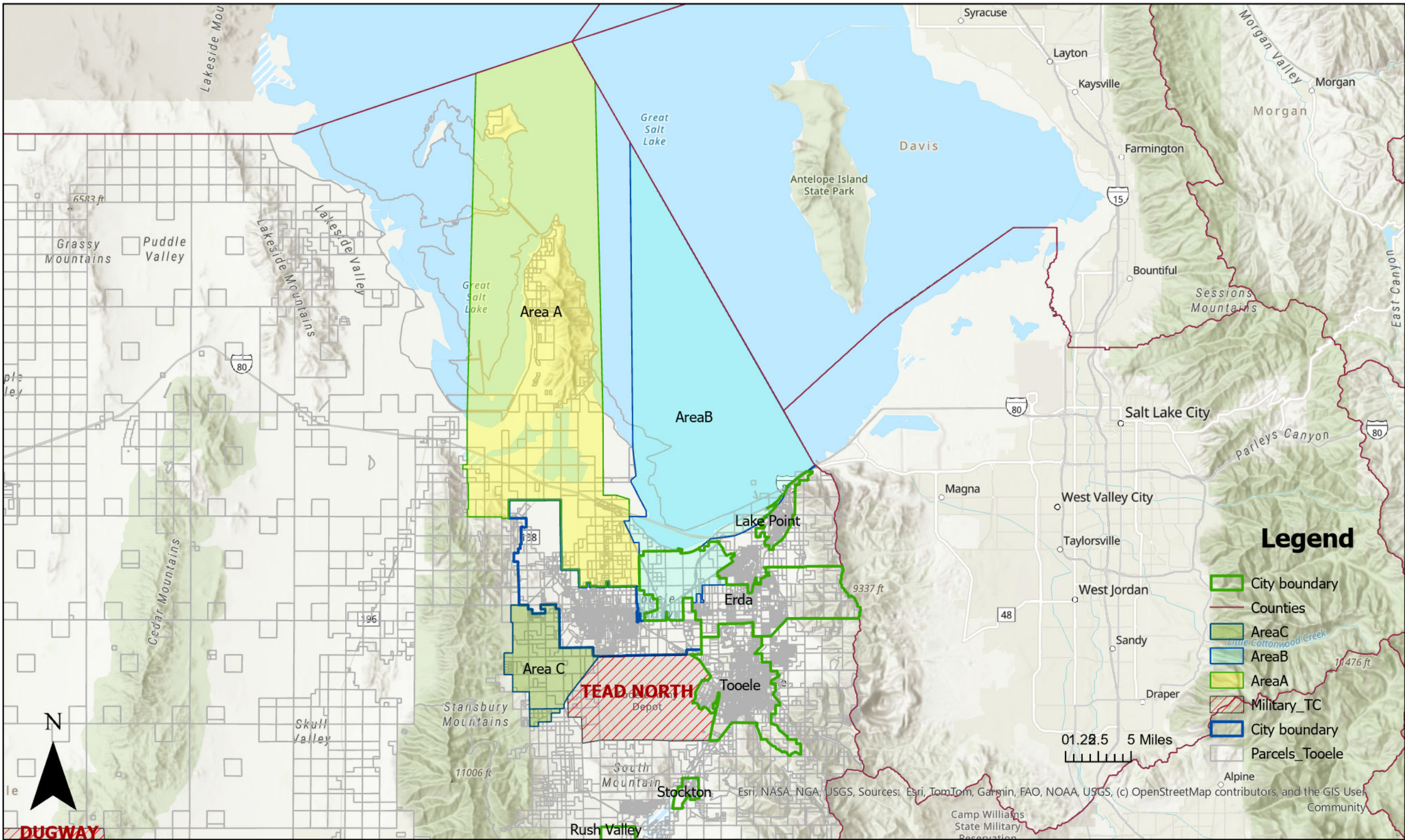
Proposed Annexation Policy Plan

Map 1 (Proposed)

Map 2 (Proposed)

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The information provided is purely for the legislative body to interpret in their own right and context. It is crucial to maintain the integrity and context of the information shared, as it is meant to assist in the decision-making process without implying any endorsement or directive, but it is essential that it is understood within the appropriate scope.



Legend

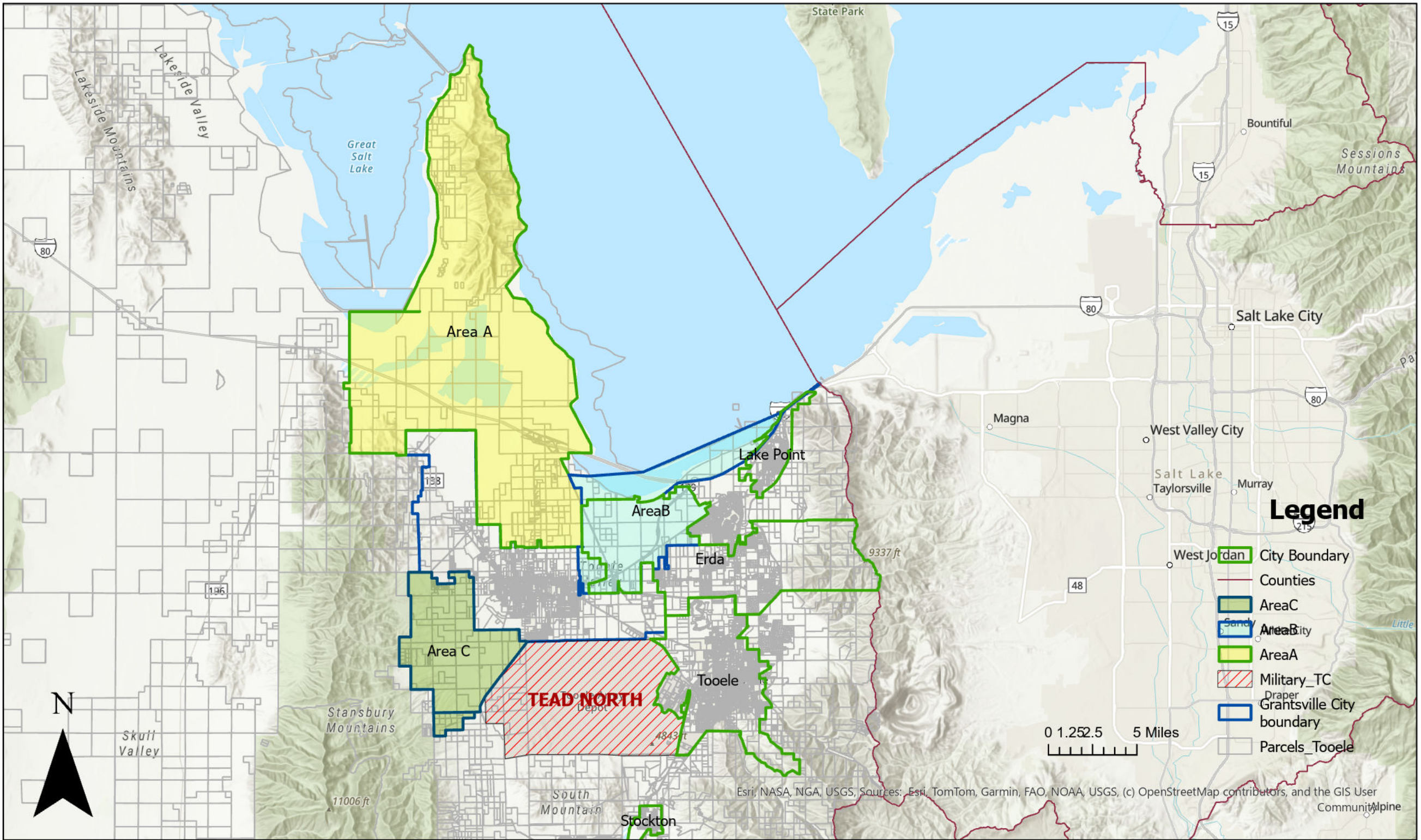
- City boundary
- Counties
- Area C
- Area B
- Area A
- Military_TC
- City boundary
- Parcels_Toole

0 1.25 5 Miles



DUGWAY

Esri, NASA, NGA, USGS, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community



Legend

- City Boundary
- Counties
- Area C
- Area B
- Area A
- Military_TC
- Grahtsville City boundary
- Parcels_Toole

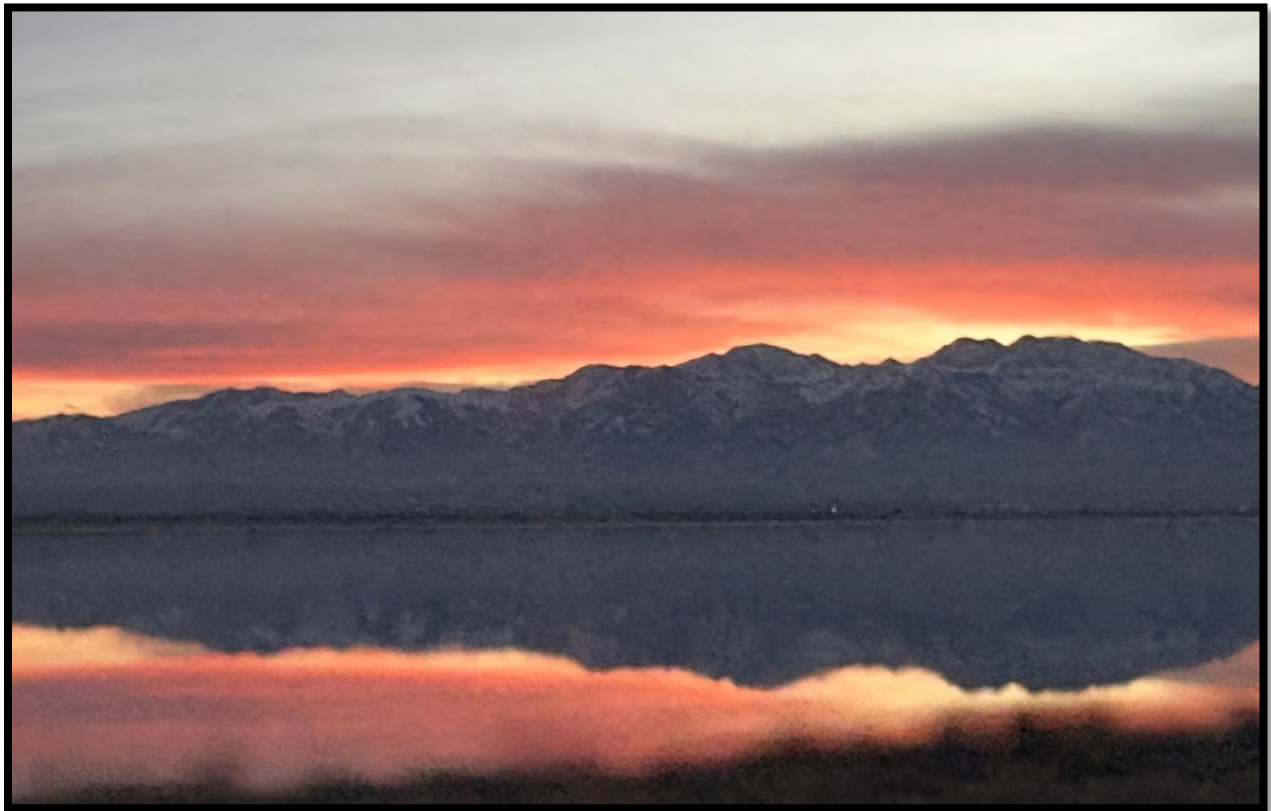
0 1.25 2.5 5 Miles

Esri, NASA, NGA, USGS, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community



GRANTSVILLE, UTAH

ANNEXATION POLICY PLAN



ADOPTED: FEBRUARY 3, 2026

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INTRODUCTION

Per the provisions of 10-2-803, Utah Code Annotated, all Utah municipalities are required to adopt an Annexation Policy Plan. In this Annexation Policy Plan, cities are required to develop an expansion area map and plan for the future growth of the community for the next 20 years. The Annexation Policy Plan helps the City plan for future expansion of the City's boundary. Grantsville City ("the City") adopted its first Annexation Policy Plan in March of 2003. This Annexation Policy Plan update will replace all prior annexation documents and provides opportunity for the elimination of islands and peninsulas of unincorporated county between municipal jurisdictions.

In 2025, there was a significant need to update the Annexation Policy Plan due to pending annexations and the need to clarify the City's interest in and capacity to annex property near the City. These lands are contiguous to a portion of the City's north and east boundary to the I-80 corridor, as well as south and west of the City's boundary between Tooele Army Depot and the US Forest Service land (Deseret Peak). Additionally, the City desires to update the adopted City's Annexation Policy Plan for compliance with State Code.

DRAFT

EXPANSION AREA

EXPANSION AREA MAP

Annexation Policy Plans are governed by Utah Code, Section 10-2-803, and in accordance the Grantsville City has considered the following points in preparing, considering, and adopting this Annexation Policy Plan:

GAPS AND OVERLAPS

Grantsville has attempted to avoid gaps or overlaps with the expansion areas of other municipalities. Contiguous unincorporated areas in Tooele County have historically not been served by other municipalities, nor do plans exist to serve these areas. Grantsville has the ability to provide municipal services necessary for these unincorporated areas and provide those services more efficiently.

20 YEAR POPULATION PROJECTIONS

The City has considered population growth projections for the municipality within the current city boundary and additionally for the Annexation Policy Declaration Areas A, B, and C for the next 20 years. Population projections for the County are listed below. Because the areas to be annexed have very small populations, the data provided are to show that the growth rate in the County will happen rapidly, while these areas will be limited until development of infrastructure occurs. All population dates are as of December 31 of each year.

Table 1: Tooele County Population Estimates

Year	Population	Households	Persons Per Household
2025	85957	27264	3.14
2026	88340	28333	3.10
2027	90600	29379	3.07
2028	92723	30391	3.03
2029	94714	31371	3.00
2030	96600	32316	2.97
2031	98423	33255	2.94
2032	100248	34187	2.91
2033	102096	35136	2.89
2034	103954	36102	2.86
2035	105826	37068	2.84
2036	107711	38037	2.81
2037	109599	38999	2.79
2038	111487	39941	2.77
2039	113367	40871	2.75
2040	115253	41787	2.74
2041	117127	42886	2.71
2042	118981	43982	2.68
2043	120814	45087	2.66
2044	122613	46187	2.63
2045	124393	47278	2.61

**Source: Gardner Policy
Institute State and
County Projections
2020-2060**

ANNEXATION POLICY PLAN EXPANSION AREA:

MAP 1 depicts areas which are contiguous to the City boundary and have been designated as future expansion areas. The areas are designated as A, B and C. Per the provisions of 10-2-803 (2)(a)(i), Utah Code Annotated, all municipalities within the State are required to adopt "a map of the expansion area, may include territory located outside the county in which the municipality is located."

(Area A) All unincorporated Tooele County property north and east of the current City boundary in the area known as Burmester. This area is largely owned by SITLA Trust Lands, but includes areas along Burmester Road and the Tooele Valley Inland Port Project Area. This area is largely bounded by County line on the north.

(Area B) All unincorporated Tooele County property between the current northern boundary of Grantsville and the southern boundary of the Tooele County line, east of Area A and west of the current incorporated limits of Erda. This area is known generally as the Six Mile Ranch area.

(Area C) All unincorporated Tooele County property lying south and west of the current southwest City boundary, from the Grantsville City boundary line south to the Tooele Army Depot land, and west to the US Forest Service property. This area mostly consists of Grantsville Soil Conservation property. There are generally no residential uses existing in this primarily hillside area and future land uses could indicate no additional residential development, particularly on Conservation. No impact on city population projections is expected for Area C.

DRAFT

MAP 1: ANNEXATION AREAS (A, B, & C)

(see attached options)

DRAFT

CHARACTER OF THE COMMUNITY

The Grantsville City is bordered by the Tooele Army Depot on its southern boundary, Unincorporated Tooele County and the Great Salt Lake on its north boundary, the Cities of Stansbury Park, Erda to the east, and unincorporated Tooele County to the west. Grantsville provides an excellent location for individuals and families interested in living in a strong, stable economy with nearby outdoor activities. Grantsville has a variety of activities, businesses, restaurants, parks and trails to explore. The City has diversified housing to meet the needs of all people. Housing development needs to be supported by suitable commercial and industrial development. This will allow the City a revenue base to remain strong, stable and robust.

While some of the City's development patterns are similar to other small, Utah urban communities, the City has always had a balance of residential and industrial lands and uses and a vibrant history of rich agricultural lands and orchards. The Grantsville vision has focused on creating and sustaining a community that appreciates its heritage, while providing opportunities for business and industry to thrive. With the success of industry within the City came the need to provide varied housing options for the community. Today the community boasts a robust industrial park, attractive and safe neighborhoods, parks, trails and open space amenities throughout the community, excellent access to transportation corridors, and redevelopment of the Main Street corridor as a vibrant, business-friendly town center with access to major transportation routes.

As the City considers future annexations, they must take a long-range view of at least 20 years. The City intends for growth to occur in areas where it can effectively extend municipal services in a cost efficient manner, and to discourage annexations that negatively increases costs, placing a higher tax burden upon existing and future citizens of Grantsville.

NEED FOR MUNICIPAL SERVICES

For purposes of this Plan, Municipal Services may include:

- Infrastructure maintenance management (maintain, repair, replace, upgrade),
- Observation and oversight of roads, stormwater/flood control, sewer, water, electric utility, natural gas, fiber, street lights, intersections, walkways, signage, solid waste collection and recycling as well as police and fire protection, and other services such as library, permitting, building inspections, and the like.
- Integrated land use planning.

The Grantsville City General Plan provides an additional resource for the City to guide future development and future service requirements.

Area A: Municipal services for Area A have generally been provided by Tooele County. The City currently provides police assistance and responds to emergency calls within Area A to assist Tooele County. The area has some industrial operations, including mining and processing of minerals, which are expected to have little to no demand for new municipal services. The area is serviced by rail, however, and has the potential for additional industrial development. Additional benefits may include preserving regional transportation corridors, drainage corridors, access to freeway for industrial, commercial and economic development with local employment opportunities.

Area B: Limited municipal services for Area B have been provided by Tooele County. The area is an area where the City would be able to provide services due to proximity of resources. The City currently provides police assistance and responds to emergency calls within Area B to assist Tooele County. The

portion of Area B that is known as Six Mile Ranch has already been accepted for annexation in to Grantsville City and is pending decisions on some litigation through the Courts, which has not been resolved as of the writing of this updated Policy Plan.

Area C: The area is mostly comprised of property adjacent to forest service land and a watershed protection area owned by Grantsville Soil Conservation. These areas may be designated as future natural open space. Those areas which are privately owned may be developed in large-lot (5 acres or more) developments that have minimal impact on existing services.

There are no pending plans to develop within Area A. Area B is currently in a state of legal consideration and may be developed as part of a master-planned development with an associated Master Development Agreement, which would spell out how infrastructure and services will be provided. Area C, as noted above, may be designated as future natural open space and large-lot development. Currently the City provides limited police response to these areas to assist Tooele County. These areas are serviced by North Tooele Fire District, assisted by the Grantsville Fire Department, which may change upon annexation. Sanitary sewer is handled through septic systems, and will continue to be so served regardless of annexation status, and no new water services will be necessary to extend to these areas, unless and until development occurs. There only main roadway in any of these areas that is not either a UDOT facility or already within the Grantsville City limits is Mormon Trail Road. The cost of providing municipal services to these areas without new development would be minimal and would have little impact on the existing City infrastructure or organization.

LAW ENFORCEMENT SERVICES

The Grantsville Police Department will provide law enforcement for the annexed areas. The City does not anticipate that new officers will be necessary to service Areas A, B, & C. It is anticipated that additional full-time officers and support staff will be added to support projected population growth, both due to growth inside the City as well as anticipated annexation and the growth stemming from that.

The need for additional staffing should be considered and analyzed when annexation petitions are accepted by the City. Analysis should include the proposed land uses and population densities expected within the annexation area, as well as the total costs associated with new hire training, office supplies, equipment maintenance, vehicle maintenance, uniforms, etc.

JUSTICE COURT

The City provides a Justice Court that serves the needs for civil cases and non-felony crimes. As part of an annexation application and review, the expense impact on the Justice Court should be reviewed and estimated and provisions for increased revenues, if needed, should be determined as part of an annexation petition. No expansion of the court system within the City is anticipated due to the annexation of Areas A, B, or C.

PARKS

The City's Public Works Department provides maintenance services to City-owned neighborhood parks, trails, City buildings and grounds, and other open spaces. Access to these facilities is open to the public, including non-City residents. As properties are annexed, the City should analyze the need for neighborhood parks and trails in those areas and determine if the City's Park (Impact) Fee is sufficient to meet estimated park and trail demands associated with growth and that verify long-term revenue will cover additional operations and maintenance expenses.

Demand from Areas A & B for additional park area is not anticipated until development occurs. Area C is anticipated to remain largely natural open space and as such will not generate the same kind of demand for parks and open spaces that other development patterns may require.

COMMUNITY DEVELOPMENT SERVICES

The City provides planning services through the Grantsville Community Development Department Staff. The Grantsville Building Department provides inspections to ensure compliance of all construction with the adopted International Building Code. In addition, the City Engineer ensures compliance of new development with City Standards and Specifications. Little impact is anticipated from the annexation of Areas A, B, & C. However, careful documentation of proposed land uses within Area B should be made at the time of annexation to determine the desirable uses, such as a mix of housing types and densities to ensure equitable treatment of these future residents and to protect existing property rights.

PUBLIC WORKS

The City Public Works also has responsibility for flood control, street, water, storm drainage, and street plowing. It is also responsible for the sewer services within the city and surrounding areas. Annexed and developed areas must be carefully evaluated to determine the impact of new roads, parks, water service, and storm drainage for required staffing increase and projected maintenance costs.

Areas A and C are anticipated to have minimal to no impact on City Public Works. Area B will have some impact on the public works operations as the development of this area takes place. Water is currently provided to properties in the areas by private wells. No secondary water is provided to the area, but this will change after annexation. Similarly, sewer services are provided by on-site septic systems and will continue after annexation without change, until development occurs. Anticipated impact due to street maintenance will be offset by the additional funds the City will receive from the State B & C Road Funds. However, some of these existing streets do not have sidewalks, therefore the City should carefully determine where sidewalk is necessary or desired, and estimate the installation costs at the time of annexation. No additional staffing is anticipated.

PLANS FOR EXTENSION OF MUNICIPAL SERVICES

An important component of the extension of municipal services is the ability of the City to effectively serve those areas under consideration for development. Development should be consistent with the General Plan. The Capital Facilities Plan is comprehensive in its analysis of utility needs, extension and financing of those facilities.

The City requires developers to construct and dedicate all new public facilities needed for new development. The City collects impact fees that upsize water, sewer, irrigation, and street facilities to meet growth needs. As a condition of annexation, developments may be required to extend or improve streets, water and sewer, and other vital public facilities consistent with the City's Capital Facilities Plan and General Plan. The City's policy is to deliver high-quality municipal services throughout the City, including potential annexation areas. Such services may be provided directly by the City through inter-local cooperative service agreements or by creating such special improvement districts as determined by the City to be in the best public interest of its citizens.

For areas located within a special service district, the City will rely upon the district to provide sewer, water, and/or secondary water services. The districts extend services when the services are needed or requested and do so in differing ways. Districts shall have the opportunity to negotiate specific development agreements for the extension of their services to areas annexed, as applicable.

HOW MUNICIPAL SERVICES MAY BE FINANCED

Financing services in the expansion areas will be accomplished in the same manner as financing infrastructure and services within the corporate limits. Infrastructure needed to service developed properties is installed at the developer's expense. With dedication and City acceptance, City operation and maintenance is provided by property tax and sales tax revenues, Class B and C Road Funds and utility franchise fees. In addition, the City will impose impact fees to offset the impact of offsite infrastructure systems needed for new growth.

New development is required to install the base-sized service facilities needed for their proposed development, which includes any off-site improvements to deliver the improvement to the property boundary. The City may enter into an agreement with a developer to use impact fees for the purpose of extending and upsizing those facilities to accommodate new growth and development not within the boundary of the specific development proposal.

Upon an annexation petition, the City has the authority to require a developer to install, upsize, or improve any/all offsite facilities and infrastructure as a condition of annexation. When a developer installs an offsite improvement such as a road, waterline, or sewer line, the City and the developer, may enter into reimbursement agreements where the City agrees to use future impact fees collected in the area to provide reimbursement compensation to the developer for those proportional offsite improvements that will be utilized by other property owners in the area.

When new development occurs and utilizes the infrastructure installed by others, these new developments must be required to pay their proportionate share for those extended services. The City has the authority to enter into pay back agreements with the original developer, whereby new development utilizing the improvements are required to remit payment to reimburse the developer for a proportional share of the costs. Any payback agreements must be made in accord with State Statute regarding such agreements which require prorated reimbursements limited to ten (10) years after installation.

Another financing mechanism available to the City is creating a Special Improvement District, creating a Community Reinvestment Project Area or using a Public Infrastructure District Bond permitted by Utah Code Section 17D(4)- Public Infrastructure District Act. The City may consider these options when a proposed development furthers the economic development or transportation goals of the City's General Plan, but these mechanisms should be used sparingly.

CURRENT AND PROJECTED COSTS OF INFRASTRUCTURE, URBAN SERVICES, AND PUBLIC FACILITIES NECESSARY

Area A

Area A contains existing industrial development and a regional recreation facility owned by State of Utah, Division of Parks and Recreation. The costs of extending infrastructure, urban services, and public facilities are minimal. Area A annexation will not impact the City's infrastructure, urban services, or public facilities. In the event of an emergency at any industrial facility, Grantsville Fire and Grantsville Police respond, costs currently borne by the City. When considering annexation within Area A, additional investigation with regard to potential off-site hazard consequences related to existing and future industrial uses may be required to properly determine the potential impacts on land uses and citizens of Grantsville.

Area B

The costs of infrastructure, urban services, and public facilities would be minimal. Infrastructure in Area B is currently in satisfactory condition and requires no repairs, upgrades, or replacements are forecasted for the next five years. Right of way improvements to include the provision of sidewalks may be required in certain areas to facilitate pedestrian safety and convenience. The area is served by local, on-site wells. Additional maintenance costs will be incurred for street maintenance and police services that are expected to be offset by the additional state funding from the B & C Road Fund, as well as the minimal increase generated by property taxes. Therefore, it is not anticipated that Area B will impact the City's existing infrastructure, urban services, or public facilities.

Area C

The costs of infrastructure, urban services, and public facilities would be minimal as the area is natural open space owned by the Forest Service. Therefore, it is not anticipated that Area C will impact the City by infrastructure, urban services, or public facilities. The City should refer to the current Forest Plan for the Wasatch-Cache National Forest for current land management objectives and practices within the area. If considered for annexation, the City should consider the adoption of wildland fire hazards management strategies, mitigations, and regulations for both areas annexed and areas adjacent to the area within the hazard area.

REASONS FOR INCLUDING SENSITIVE LANDS IN EXPANSION AREA

Area A includes lands designated as flood plain areas and sensitive lands near the alluvial fan areas near Deseret Peak. Additional structures are not expected to be built within Area A. Prior to annexation, the City should determine the boundaries of the flood plain, establish the base flood elevation for structures, and survey any sensitive lands to ensure that they are inventoried and protected by annexation agreement.

There are potentially sensitive lands that would be included in Area B, including

The City's expansion Area C includes US Forest Service area and parcels owned by Grantsville Soil Conservation for the purposes of watershed management and protection. This area would be deemed to be within the sensitive lands overlay zone, due to these protection areas. The area would be protected from development due to the overlay zone. Annexing Area C would ensure protection of the sensitive lands, slopes, vegetation, and wildlife in the foothills of Grantsville

URBAN DEVELOPMENT EXCLUSIONS

There is no unincorporated urban development within ½ mile of the Areas A, B, or C that has not been included in the expansion areas.

ESTIMATE OF TAX CONSEQUENCES

It is anticipated that if all or portions of Areas A, B, and C, were annexed into the City, the properties within those areas may increase in value providing additional tax base for the City. The estimated tax consequences would be minimal having little impact on the existing Grantsville tax burden or benefit. In all cases, the loss to Tooele County would likewise be minimal and offset by the decrease in services provided to the area.

Tax consequences should be re-evaluated with any annexation petition to ensure the most accurate and current estimate of the impact is provided to the City to assist the City Council in the decision to approve an annexation request.

INTERESTS OF AFFECTED ENTITIES

The affected entities are municipalities, the school district, special service districts and County government. It is important that the affected entities be involved during the annexation process. As such Affected Entities, as listed, were invited to participate in the preparation of this plan and their comments are outlined here.

The following entities are Affected Entities for by Area A, B or C.

- Tooele Valley Mosquito Abatement District
- Tooele County Government
- Tooele County Health Department
- Tooele County School District
- U.S. Forest Service
- U.S. Army (Tooele Army Depot)

STATEMENTS OF AFFECTED ENTITIES

On **January 1, 2026**, the Grantsville City Planning Commission hosted a public meeting with Affected Entities to receive comments on the proposed amendment to the City's Annexation Policy Plan. Written comment was accepted in addition to comments received at the public meeting through **January 1, 2026**, as well comments received at the public hearing on **January 1, 2026**.

- **(responses here, if any)**

Additional Comments

No additional comments were received regarding Expansion Areas A, B, or C.

CRITERIA TO GUIDE ANNEXATION DECISIONS

	<p>The following criteria considerations shall be used in the evaluation of annexation petitions.</p> <p>Strict adherence to these criteria is not required, but instead shall be used these criteria should be used to identify the impacts of a proposed annexation, guide appropriate conditions for annexation, and assist the City Council in making informed policy decisions.</p>
<p>Character of the Community</p>	<ol style="list-style-type: none"> 1. The annexation will accommodate development consistent with the General Plan and land uses allowed in the area. 2. Annexation will initiate site improvement, i.e. public utilities and streets, parks or other public features. 3. The annexation does not create or exacerbate an existing peninsula or island, unless the City Council determines that not annexing the entire unincorporated island or peninsula is in Grantsville City’s best interest. 4. The area is contiguous to the municipality and within the Tooele County boundary.
<p>Need for Municipal Services</p>	<ol style="list-style-type: none"> 1. The annexation will provide access and improvements to culinary water for residents and property owners. 2. The annexation will provide storm sewer improvements to benefit annexed land owners. 3. The extension of utilities in this area will enhance the overall City’s system. 4. The area will be better serviced by the Grantsville Police Department rather than the existing policing services. 5. The area will also be better serviced by the Grantsville Fire Department than the North Tooele County Fire District. 6. The extension of service infrastructure into the area will enhance and not burden the municipal service system beyond its capacity. 7. The annexation will contribute water rights and facilities required by the users, or does not materially detract from municipal water supplies. Special consideration should be given related to current and future climate conditions (ex. severe drought). 8. The annexation is accompanied by an analysis of current system capacity, required new capacity, including a plan to manage or

	<p>mitigate the impact on system.</p> <p>9. The annexation will exhibit long term fiscal sustainability.</p>
<p>Municipality’s plan for extension of services</p>	<ol style="list-style-type: none"> 1. The area to be annexed will provide an orderly extension of culinary water, storm sewer collection, and street system enhancements. 2. The annexation will allow for orderly extension of utilities by providing easements, right-of-ways or street dedications. 3. The extension of utilities is in conformance to the City’s Capital Improvement Plan.
<p>How services will be financed</p>	<ol style="list-style-type: none"> 1. The development of annexed area will extend all required services. 2. The City will extend service with reimbursement through user fees or impact fees, collected from those developments within the area annexed.
<p>Estimate of the tax consequences</p>	<ol style="list-style-type: none"> 1. Any increase in taxes collected, if any, to provide services to the area, above that tax currently collected within the unincorporated county, is recognized by the petitioner. 2. The property certified tax rate for existing parcels within the City limits will not be increased to support the annexation of any area.
<p>Interests of all affected entities</p>	<ol style="list-style-type: none"> 1. The area to be annexed should be within Tooele County at the time of annexation. 2. The annexation will not create boundary alignment problems with elementary or secondary schools or other affected entities, unless inter-local agreements have been reached to address the potential, reasonably-anticipated impacts. 3. The annexation does not extend beyond the limits of the adopted annexation policy plan. 4. Other services, i.e., sanitary sewer, secondary water, natural gas, electrical power and communications facilities, are available or reasonably available to the site. 5. The petitioners have entered into agreements with affected

	<p>entities, where applicable, for the design and installation of required infrastructure and service.</p>
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DRAFT

AGENDA ITEM #4

Approval of minutes from the
February 17, 2026 Planning
Commission Regular Meeting.

Action Summary:

Agenda Item	Item Description	Action
#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.	Approved
#2	Proposed Conditional Use Permit for a Micro-Entrepreneurship allowing Vickie Lake and Kathleen Hunt to own and operate a home-based business consisting of a farm stand and the sale of cottage food products and non-food craft goods at the property located at 10 W Clark Street in the RM-7 zone.	Approved
#4	Approval of minutes from the January 20, 2026, and the February 3, 2026 Planning Commission Regular Meetings.	Approved

MINUTES OF THE GRANTSVILLE CITY PLANNING COMMISSION, HELD ON FEBRUARY 17, 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, Commissioner John Montgomery, Commissioner Gary Merrill

On Zoom:

Commission Members Absent:

Appointed Officers and Employees Present: Community Development Director Bill Cobabe, City Council Member Derek Dalton, City Recorder Alisha Fairborne, Sargent Sager, Planning and Zoning Administrative Assistant Nicole Ackman, City Planner/GIS Analysty Tae-Eun Ko, Fire Marshal Nicholas Critchlow, City Attorney Tysen Barker

On Zoom:

Citizens and Guests Present: Jeremy Bendi Xer, Courtney Rossow, Ian Howard, Vickie Lake, Kathleen Hunt

Citizens and Guests Present on Zoom: Unknowns

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 7, 2026 at 429 East Main Street, Grantsville, UT 84029. The agenda is as follows:

ROLL CALL

PLEDGE OF ALLEGIANCE

Chair Sarah Moore explained that the Planning Commission would implement a revised meeting format in which each agenda item would include a staff or applicant presentation, followed by public comment, and then Commission discussion and deliberation.

Commissioner Montgomery noted that he had seen a similar format used previously. Chair Sarah Moore responded that it had been beneficial in the past and expressed confidence it would improve meeting flow. She reminded attendees that public comment would be limited to three minutes per speaker, without back-and-forth dialogue, though Commissioners could ask clarifying questions during presentations. The meeting then proceeded to the first agenda item.

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.

Presentation by Community Development Director Bill Cobabe

Community Development Director Bill Cobabe explained that the request was being brought on behalf of property owners located on Makay Circle who wished to keep a horse on their property along with associated accessory structures.

Bill Cobabe stated that the request conflicted with the City's zoning ordinance in two primary ways. First, the property did not meet the minimum open space requirements necessary to house a large animal under the current code. Second, certain accessory structures had been placed within required setback areas for the zone. As a result, Zoning Administrator Shelby Moore had issued a letter of denial due to not meeting the setback and open space requirement for 1 horse. However, pursuant to City Code, that determination could be appealed to the Planning Commission for review and a final decision.

Bill Cobabe clarified that the request before the Commission was not a variance but rather involved consideration under the conditional use framework. He acknowledged that the City's code allows the Planning Commission, in certain instances, to apply conditions or consider deviations if impacts can be appropriately mitigated. He concluded by offering to answer any questions regarding the standards outlined in the staff report and stated that the matter was now before the Commission for consideration.

Chair Sarah Moore thanked him for the detailed staff report and indicated that the Commission had sufficient information.

Bill Cobabe noted that the applicants were present and available to answer questions. He advised that if Commissioners had specific questions for the applicants, it would be appropriate to ask those prior to opening the public hearing. He added that the Commission could also raise additional questions or concerns after receiving public comment, if necessary.

Public Hearing

Email Received 02/15/2026:

Hi, my name is Janet Gonzalez from 410 W Williams Lane Grantsville, Utah 84029. I have spoke to our neighbor about the smell. I told them it was way too strong because the horse urines next to our house. If they can move the horse where the yellow section of the picture you mail me it might help with the smell.

Email Received 02/15/2026:

This email is in response to a letter received in regards to Courtny Rossow's request for appeal of the Zoning Administrator's denial of a request to keep one large animal at 565 S. McKay Cir.

We are the Parks family and live across the street from 565 S. McKay Cir, at 436 W. Williams Ln. Our family has no issues with a large animal at this residence. They have been very meticulous at cleaning up the animal waste every week. There is plenty of space for the animal and they have ensured that the animal is well taken care of. The horse has a great temperament, is kind, and in all honesty is nice to have in what I would think would be a more "country" town.

I understand that there are "minimum open space" requirements, but if the neighbors do not have an issue with the location of the horse, then it shouldn't be an issue for you.

The owners at 565 S. McKay Cir, have already made improvements to the home and landscape that the previous owners failed to do. I expect that they'll be continuing to improve and beautify their home to contribute to a lacking neighborhood. It would be one thing if the owners allowed their home and space for their animal to become ugly, uncared for, and smelly, but that's not the case.

Please reconsider the appeal and allow them to keep their horse on their property.

Sincerely,

The Parks

Discussion and Consideration

Commissioner Montgomery began by asking whether the violation had been triggered by a neighbor complaint or by staff observation. Courtney Rossow responded that they had been told there was no complaint and that a City employee had observed the horse and structures while driving by. She explained that they were first-time homebuyers who had recently moved from Washington State and had relied on their realtor and the property listing, which identified the property as horse property. Ian Howard added that he had conducted what he believed to be thorough research online before constructing the shed and shelter and had not found clear information regarding the setback or easement restrictions.

Courtney Rossow stated that the shelter was placed on skids so it could be moved if required. She added that they had spoken with neighboring property owners before construction to ensure the structure would not obstruct views or create concerns. According to her, neighbors indicated they had no objections.

Commissioner Merrill asked which subdivision the property was located in. Ian Howard responded that it was Wells Crossing, the last road south off Mormon Trail.

Commissioner Merrill observed that the shed appeared movable and stated that relocating it could resolve the setback issue. He then focused on the lot size and open space requirement, explaining that the code required 10,000 square feet of qualifying open space located at least 100 feet from neighboring dwellings. Based on the staff report, he noted that only approximately 6,500 square feet of the property met both the size and separation requirements.

Ian Howard acknowledged that while the total pasture area is 10,000 square feet, only about 6,500 square feet complied with both standards. Community and Development Director Bill Cobabe clarified that the lot was approximately 0.6 acres and that the 100-foot setback requirement significantly reduced the amount of qualifying area.

Courtney Rossow stated that they cleaned the pasture weekly and had begun using odor-control pellets and powder after receiving a complaint about smell. Ian Howard added that neighborhood children frequently visited the fence to see the horse and that interactions with neighbors had generally been positive.

Commissioner Merrill stated that he struggled with the request. While he supported property rights, he expressed concern about setting a precedent. He explained that approving a request for a property that did not meet ordinance requirements would make it difficult to deny similar

requests in the future. He told the applicants that the property clearly did not meet the code standards, which made approval challenging.

Courtney Rossow responded that the conditional use permit process was intended to evaluate individual circumstances. She emphasized that they were requesting approval for only one horse, had followed the process, and had neighbor support.

Vice Chair Hill stated that he appreciated the applicants' cooperation and compliance with the appeal process. However, he said he could not support allowing the accessory structures to remain within required setbacks, noting the Commission had denied similar setback requests in the past and needed to remain consistent. He stated he was considering whether approval for one horse could be structured under existing nuisance standards in the code. He also observed that seasonal impacts, including flies and odor, could be significantly worse during summer months.

Chair Sarah Moore shared her experience living near horses and explained that flies and odor intensify during warmer weather. She stated that the 100-foot setback requirement existed to address public health and nuisance concerns. She also expressed concern that current neighbor support might not reflect long-term neighborhood conditions, as property ownership changes over time. She emphasized the Commission's responsibility to apply the ordinance consistently and consider long-term impacts.

Commissioner Montgomery stated that although the applicants should have confirmed compliance before purchasing the property, he did not believe the Commission should unnecessarily interfere if neighbors were not being harmed. He suggested that approval could be conditioned on compliance with nuisance standards, with the understanding that substantiated complaints could result in the permit being revisited.

City Attorney Tysen Barker clarified that any conditions must be grounded in standards contained in City code, such as odor, flies, or nuisance thresholds. He explained that revocation of a conditional use permit would require due process and an opportunity for the applicants to be heard.

Throughout the discussion, Courtney Rossow and Ian Howard reiterated their willingness to relocate the shed and shelter to comply with setback requirements. They also offered to install a privacy fence, increase cleaning frequency, and implement additional measures to mitigate odor and flies. They emphasized that they were seeking approval for one horse only and were attempting to be responsible and cooperative property owners.

Vice Chair Hill stated that he would make a motion. He moved to approve the appeal of Courtney Rossow regarding the zoning administrator's denial for the request to keep one large animal at 565 South McKay Circle, located in the R-1-12 district. He stated that the approval

would be subject to conditions, including that the use not create a nuisance and that the applicants comply with City code.

As he continued, Vice Chair Hill stated that the applicants would be required to bring all structures into compliance with setback requirements, pay all applicable fees, comply with health and safety standards, limit the scope of use to one animal, and acknowledge that the permit would be subject to administrative review. He further stated that failure to comply with the conditions could result in revocation of the permit.

Planning and Zoning Administrative Assistant Nicole Ackman asked for clarification regarding the condition referencing compliance with setbacks. She noted that the horse itself did not meet the setback requirement and asked whether the motion intended to require the horse to be kept in a specific area. Vice Chair Hill clarified that he was referring specifically to the structures meeting setback requirements, not relocating the horse to a different portion of the yard.

Commissioner Montgomery stated that the location of the horse within the yard would be at the applicants' discretion, noting that one neighbor had suggested keeping the horse within the yellow area identified in the staff report, to help with the odor. Ian Howard responded that they believed they could work out the horse's location within the yard.

City Attorney Tysen Barker clarified that the conditional use designation required compliance with the code and that if the applicants complied with the prescribed standards, the conditional use could remain. He explained that the conditions needed to tie back to standards already in the code.

Commissioner Montgomery suggested that the structure could potentially be placed as close as possible to the compliant area to reduce impact. Courtney Rossow responded that they could move the structure but could not place it within the yellow area due to the setback and separation requirements. Commissioner Merrill clarified that the primary issue was not only the structure placement but also the required square footage and 100-foot separation for the animal itself.

Chair Sarah Moore clarified that the shed in the front yard violated the 30-foot setback from the road and would need to be relocated. She explained that the rear shelter would need to be moved slightly to comply with the setback requirement and suggested that relocating it toward the interior of the backyard could allow the horse access while bringing it into compliance.

Courtney Rossow asked whether a variance would be appropriate. Community and Development Director Bill Cobabe clarified that a variance was a specific legal action handled by the Board of Adjustment and that the applicants were not seeking a variance in this case. He stated that the Commission should avoid using the term to prevent confusion.

Bill Cobabe then asked that the motion be restated for clarity, noting that the discussion following the original motion had made it somewhat unclear for the record.

Commissioner Merrill stated that he wanted to be clear for the record that he believed the applicants were facing a very difficult situation. He said that even if the conditional use permit were granted, he believed it would be a significant uphill battle for them moving forward. He stated that, in his opinion, it was likely that a nuisance complaint would arise in the future, particularly during the summer months, and that such a complaint could be valid. He acknowledged that he could be wrong and said he hoped he was wrong for their sake, but reiterated that his gut feeling was that the situation would not last long-term without issue.

Jason Hill made a motion to recommend approval of the 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. With the following conditions: Required to comply with City Code regarding the setback for structures. Payment of Fees: All fees associated with the permit and future permit must be paid. Health and Safety Standards: All industry standards regarding health, safety, and welfare regulations must be followed. Scope of Use: The use of the property must remain within the parameters approved in the application. Any expansion of use requires prior approval. Administrative Review: This permit may be periodically reviewed by the Zoning Administrator and/or reviewed if any complaints are received. Non-Compliance Consequences: Failure to comply with any of these requirements may result in revocation of the permit. John Montgomery seconded the motion. The vote was as follows: Sarah Moore "Nye," Jason Hill "Aye," "Gary Merrill "Aye" and John Montgomery "Aye." The motion was carried 4 to 1 the motion passed.

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.

Presentation by Community Development Director Bill Cobabe

Community and Development Director Bill Cobabe stated that the Commission was already familiar with what was being proposed and the location of the project. He explained that the applicant was present and had been patient throughout the review process. He noted that the applicant had worked well with staff and had been cooperative as staff worked through outstanding issues to reach what he described as a good place in the review.

Bill Cobabe stated that staff felt comfortable with the proposal at its current stage. He directed the Commission's attention to the conditions outlined in the staff report, explaining that those conditions were intended to address potential concerns associated with the property. He encouraged the Commissioners to review those conditions carefully and invited questions or concerns from the Commission.

Public Hearing

Email Received 2/10/2026:

To Whom It May Concern:

I am Carol Hawker Malone, Trustee of the trust that owns the property located at 52 East North Street, Grantsville, Utah.

This is in response to a notification I received by mail on Monday, February 9, 2026, regarding the public hearing to be held on February 17, 2026, at 7 p.m. at Grantsville City Hall to discuss the Conditional Use Permit written about in the subject line of this email.

I have no comments about this Conditional Use Permit other than to say that I have no concerns regarding it and see no problem with allowing it to be granted.

Sincerely yours,

Carol Hawker Malone

Discussion and Consideration

Vice Chair Hill began the discussion by thanking the applicants for their patience as the Commission worked through the new micro-entrepreneurship ordinance. He expressed support for the concept but stated that his primary concern remained the placement of detached accessory structures in the front yard.

Vickie Lake responded that the buildings could be relocated if necessary, although she preferred to keep them near the front of the property. She explained that the lot was a corner parcel and that moving the structures to the rear would direct customers into her backyard, which she wanted to avoid. She preferred the activity to remain visible from the street.

Chair Sarah Moore acknowledged the importance of visibility but explained that the issue was not the business concept itself. Rather, the zoning code prohibits detached accessory buildings in required front yards. Community Development Director Bill Cobabe clarified that while the micro-entrepreneurship ordinance permits certain activities, it does not override the base zoning restrictions on front-yard structures.

Vickie Lake acknowledged the front-yard limitations, particularly on a corner lot where both street frontages may be considered front yards, but emphasized that the structures were set back and not creating hazards. She described the operation as a small cooperative-style farm stand featuring flowers, produce, cottage foods, quilts, and crafts from local contributors, not a commercial storefront.

Commissioner Montgomery asked whether one structure could be used strictly for storage rather than customer access. Vickie Lake explained that the additional sheds were intended for enclosed display space, as the original farm stand was small and open.

The Commission discussed possible alternatives, including attaching a structure to the home or using movable buildings. Chair Sarah Moore reiterated that the concern centered on detached buildings in the front yard. Vice Chair Hill emphasized the need for consistency and precedent, noting that approving detached front-yard structures could create challenges for future applications.

Discussion turned to the dual street frontage. Vice Chair Hill indicated he viewed the Hale Street frontage differently from Clark Street, since the home's primary façade faced Clark. Planning and Zoning Administrative Assistant Nicole Ackman provided frontage measurements of approximately 140 feet along Clark Street and 197 feet along Hale Street. The Commission also discussed parking capacity and lot width.

Vickie Lake confirmed that two of the sheds exceeded 10 by 10 feet, with one approaching 200 square feet, while the farm stand itself was smaller. Commissioner Montgomery suggested limiting the operation to two structures within the 10 by 10 size allowance to reduce intensity concerns identified in the staff report. Chair Sarah Moore referenced the staff report, explaining that multiple retail-style structures and visible display areas risked shifting the operation from a low-impact micro-business to a small retail establishment. The goal, she stated, was to maintain residential compatibility.

Chair Sarah Moore reviewed the proposed conditions, including limits on hours of operation, traffic consistent with a home occupation, compliance with setbacks, prohibition of unscreened outdoor storage, maintenance of required licenses, and revocation for noncompliance. Business activity was expected to occur primarily within one enclosed structure, with limited accessory display.

Commissioner Montgomery suggested a configuration allowing one 10 by 10 structure near the existing farm stand location and another similar structure along the Hale frontage, provided it was not directly in front of the home's front exterior. Any additional structure used strictly for storage would be relocated to the rear yard.

Vickie Lake agreed she could operate with two customer-facing structures and relocate one building to the backyard for storage only.

Chair Sarah Moore summarized that the Commission appeared comfortable limiting the site to two customer-facing structures with defined size limits, with all other storage complying with setback and screening requirements. The applicants confirmed their agreement.

Commissioner Merrill explained that while he appreciated the collaborative effort taking place, he felt the Commission was piecing the layout together during the meeting rather than reviewing a finalized plan from the applicants. He stated that he preferred the applicants return with a revised site plan that clearly showed exact building dimensions and precise placement so that the Commission was not finalizing those details mid-discussion.

Commissioner Merrill then moved to deny the application without prejudice. He clarified that he was not attempting to stop the project, but rather to allow the applicants to return quickly with a refined and clearly documented plan that aligned with the Commission's direction.

Chair Sarah Moore sought clarification. She repeated that he was making a motion to deny and asked whether that was his intent.

Commissioner Merrill confirmed that he was moving to deny without prejudice.

Chair Sarah Moore then turned to City Attorney Tysen Barker and asked whether the item could instead be approved that evening if the Commission clearly articulated the desired configuration and conditions in the motion.

City Attorney Tysen Barker responded that approval could proceed if the motion was sufficiently specific. He explained that as long as the Commission clearly described the structure sizes, placement expectations, and code-based conditions, staff would be able to administer the permit. He stated that the key was ensuring the conditions were clearly tied to standards already contained in the ordinance.

Commissioner Montgomery commented that "without prejudice" simply meant the denial would not be final, but he questioned whether denial was necessary if the Commission already understood the configuration it wanted.

Community and Development Director Bill Cobabe then addressed the Commission. He explained that a formal denial even without prejudice would require the applicants to restart the application process and repay associated fees. He stated that if the Commission's goal was to allow revisions without financial penalty, tabling the item would preserve the existing application. He further advised that if the Commission chose to table, it should provide specific direction so the applicants understood exactly what changes were expected.

Upon hearing that denial would require the applicants to reapply and repay fees, Commissioner Merrill clarified that this was not his intention. He stated that he had believed “deny without prejudice” would allow them to return without restarting the process. He then withdrew his motion and reiterated that his only concern was having a clear and precise plan reflected in the record.

Jason Hill made a motion to recommend approval of the 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.. With the following conditions: All business activity shall be primarily conducted within one enclosed structure. Accessory sheds shall not be used for customer access or retail display. Accessory structures shall comply with all setback requirements of the RM-7 zoning district. One 10-foot by 10-foot accessory structure may be located in the front yard facing Clark Street, and one 10-foot by 12-foot accessory structure may be located near the home facing Hale Street. Hours of operation shall be limited to 7:00 a.m. to 7:00 p.m., consistent with ordinance standards. Traffic shall not exceed levels typical of a home occupation. Any outdoor storage must be screened and approved. Any expansion of structures or increase in intensity of use shall require additional Planning Commission review. Failure to comply with these conditions may result in revocation of the Conditional Use Permit. The Conditional Use Permit shall run with the land unless revoked due to noncompliance. All requirements of the Grantsville City Code must be met unless otherwise approved and modified by the Planning Commission. All fees associated with the permit and any future permits must be paid. All applicable health, safety, and welfare standards must be followed. The permit holder must maintain current state licensing at all times. The permit holder must maintain a current business license at all times. The use of the property must remain within the parameters approved in the application, and any expansion of the use requires prior approval. This permit may be periodically reviewed by the Zoning Administrator and may also be reviewed upon receipt of complaints. Failure to comply with any of these requirements may result in revocation of the permit. Gary Merrill seconded the motion. The vote was as follows: Sarah Moore “Aye,” Jason Hill “Aye,” “Gary Merrill “Aye” and John Montgomery “Aye.” The motion was passed unanimously.

3. Geographic Information System (GIS) Presentation by the Grantsville City GIS Analyst/City Planner Tae-Eun Ko.

GIS Analyst and City Planner Tae-Eun introduced the new Grantsville City GIS interactive map and explained that the goal of the project was to improve public access to property and infrastructure information.

She stated that the Community Development Department had previously relied on the Tooele County GIS system, which provided parcel data but did not include Grantsville-specific zoning information. Zoning had only been available as a separate PDF document, requiring staff to switch between sources when reviewing properties. She explained that this process increased review time and created the potential for error.

To address these issues, the City developed an interactive GIS map accessible on both desktop and mobile devices. Tae-Eun explained that the map contains 56 layers organized into six main sections. Utility layers include storm drain, irrigation, sewer, and water infrastructure. Transportation layers include roads, ADA infrastructure, bike lanes, street lighting, traffic signals, and signs. Community Development layers include parcels, zoning, and city boundaries. Additional layers include parks, garbage pickup areas, and reference features such as streams.

She emphasized that parcels and zoning can now be viewed together in a single interactive display, allowing users to quickly identify zoning classifications without switching platforms. Users can search by address, click on parcels for property details, and view infrastructure such as water lines and fire hydrants within city boundaries.

Tae-Eun also explained that the transportation and ADA layers support safety and connectivity planning. Although the map had not yet been officially published, she noted that it would be available soon. She thanked City Manager Michael, the Community Development Department, and Public Works for their support.

Commissioners responded positively. Commissioner Montgomery suggested adding trailhead locations and parking overlays to better visualize existing and planned trail systems. Chair Sarah Moore asked whether right-of-way and roadway width information could be displayed and expressed appreciation for the tool. Vice Chair Hill supported integrating County trail planning layers to better coordinate with the Tooele County General Plan. Commissioner Merrill commented that the interactive format improved clarity and reduced guesswork. Chair Sarah Moore thanked Tae-Eun and closed the item.

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

Chair Sarah Moore moved to the next agenda item, approval of the January 20 Planning Commission minutes. She noted two discrepancies near the end of the document. First, she referenced a timestamp error that needed to be corrected for accuracy. Second, she explained that at one location she was identified as “Chair,” while on the following page she was identified as “Vice Chair,” and she requested that the title designation be made consistent throughout.

Planning and Zoning Administrative Assistant Nicole Ackman asked for clarification regarding the location of the issues. After Chair Sarah Moore directed her to the relevant timestamped

section, Nicole Ackman confirmed both the time discrepancy and the inconsistent title designation. She stated she would correct the timestamp and revise the title to ensure consistency throughout the document.

Jason Hill made a motion to recommend approval of the minutes from the January 20, 2026 Planning Commission Regular Meeting. With the following condition the grammatical errors are corrected. Sarah Moore seconded the motion. The vote was as follows: Sarah Moore “Aye,” Jason Hill “Aye,” “Gary Merrill “Aye” and John Montgomery “Aye.” The motion was passed unanimously.

Jason Hill made a motion to recommend approval of the minutes from the February 3, 2026 Planning Commission Regular Meeting. John Montgomery seconded the motion. The vote was as follows: Sarah Moore “Aye,” Jason Hill “Aye,” “Gary Merrill “Aye” and John Montgomery “Aye.” The motion was passed unanimously.

5. Report from City Staff.

Community Development Director Bill Cobabe informed the Commission that Zoning Administrator Shelby Moore was absent because she was attending a conference event where the Utah Asphalt Association was presenting the City with an award for the Matthew Street project. He explained that Shelby Moore had submitted the project, prepared a video as part of the application, and was attending with the Mayor and staff to receive the award.

Bill then moved to scheduling an off-week training meeting previously discussed by the Commission. He clarified that it would be a properly noticed public meeting but structured as a work session with no formal action items. He proposed March 10 or March 24, noting March 24 was short notice. After discussion, the Commission agreed to March 24 at 6:30 p.m., anticipating a meeting length of up to two hours.

He then asked which Commissioners planned to attend the Planning Conference scheduled for April 8 through April 10 in Bryce Canyon. He referenced a planning book authored by Craig Call, the State Property Rights Ombudsman, describing it as an accessible resource on planning principles.

6. Open Forum for Planning Commissioners.

Commissioner Merrill thanked Community Director Bill Cobabe for his report and stated that he did not want to create unnecessary work for staff through additional revisions. He expressed appreciation for serving on the Planning Commission and for the opportunity to contribute to the City.

Chair Sarah Moore responded that she looked forward to future meetings and acknowledged that although the current meeting had been lengthy, she anticipated continued productive discussions. She then asked Vice Chair Hill if he had anything further to add.

Vice Chair Hill stated that the discussion had been longer than expected but productive and worthwhile.

7. Report from City Council.

City Council Member Derek Dalton welcomed the newest Commissioner and praised the Commission's thoughtful discussion. He reported that the City recently held a well-attended groundbreaking for the Scenic Slopes project, noting construction has begun and that the West Street portion will be completed in a future phase. Director Bill Cobabe added that it was a strong community event.

Council Member Dalton then addressed the upcoming City Council meeting, highlighting the wastewater treatment facility project. He explained that the City is moving forward with bonding and will hold a public hearing, though no final decision will be made yet. Due to inflation, cost estimates increased from approximately \$30–\$32 million to a \$50 million bond structure to ensure coverage. Rate projections based on that figure include a potential 55 percent increase in the first year, followed by additional increases in the 20–30 percent range.

He encouraged Commissioners to review the presentation and asked if there were any comments to relay to the Council. Chair Sarah Moore thanked him for the update.

8. Adjourn.

Jason Hill made a motion to adjourn. John Montgomery seconded the motion. The meeting adjourned at 9:36 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.