



March 4, 2026

**City Council Meeting
Information Packet**

Agenda Item # 1

Public Comment

Agenda Item # 2

Summary Action Items

a. Approval of Minutes from
02/18/2026 City Council Regular
Meeting

b. Approval of the Bills

Agenda Item #3

Consideration of Ordinance 2026-13 approving a rezone for certain real property located at approximately 519 W Main Street from the A-10 (Agricultural) zoning designation to the C-S (Shopping Commercial District) zoning designation



**GRANTSVILLE CITY
ORDINANCE NO. 2026-13**

**AN ORDINANCE OF GRANTSVILLE CITY APPROVING A REZONE FOR CERTAIN
REAL PROPERTY LOCATED AT APPROXIMATELY 519 W MAIN STREET FROM
THE A-10 (AGRICULTURAL) ZONING DESIGNATION TO THE C-S (SHOPPING
COMMERCIAL DISTRICT) ZONING DESIGNATION**

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

WHEREAS, an application was submitted requesting a rezone of real property located at approximately 519 W Main Street, Grantsville City, Utah, more particularly described as Parcel No. 01-066-0-0030 (the “Property”), from the A-10 (Agricultural) zoning designation to the C-S (Shopping Commercial District) zoning designation; and

WHEREAS, the Property is more particularly described in Exhibit A, which is attached hereto and incorporated herein by this reference; and

WHEREAS, the proposed rezone is intended to allow for commercial uses consistent with the intent and purpose of the C-S (Shopping Commercial District) zoning designation, which promotes retail, service, and other commercial activities that serve the community and surrounding areas; and

WHEREAS, the Planning Commission conducted a duly noticed public hearing on the proposed rezone, reviewed the application, and recommended approval of the rezone upon finding that the request complies with applicable zoning standards, promotes orderly growth and development, and is consistent with the Grantsville City General Plan; and

WHEREAS, the City Council has reviewed the application, the Planning Commission’s recommendation, the record before it, and all relevant testimony and evidence; and

WHEREAS, the City Council finds that the proposed rezone is consistent with the goals and policies of the Grantsville City General Plan, is compatible with existing and anticipated land uses in the surrounding area, will not be detrimental to the public health, safety, or general welfare, and complies with the applicable provisions of the Grantsville City Code and Utah law.

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

Section 1. Approval of Rezone: The rezone of the real property located at approximately 519 W Main Street, as more particularly described in Exhibit A, from the A-10 (Agricultural) zoning designation to the C-S (Shopping Commercial District) zoning designation is hereby approved.



Section 2. Zoning Map Amendment: The official Zoning Map of Grantsville City is hereby amended to reflect the rezone approved by this Ordinance.

Section 3. Authorization: The Mayor, City Recorder, and City staff are hereby authorized and directed to take all actions necessary to implement this Ordinance, including updating City records and ensuring compliance with applicable state law.

Section 4. Effective Date: This Ordinance shall take effect immediately upon its passage and approval as provided by law.

Section 5. Severability clause: If any part or provision of this Ordinance is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Ordinance and all provisions, clauses and words of this Ordinance shall be severable.

ADOPTED AND PASSED BY THE CITY COUNCIL OF GRANTSVILLE CITY, THIS XX DAY OF XX, 2026.

BY THE ORDER OF THE GRANTSVILLE CITY COUNCIL:

By Mayor Heidi Hammond

ATTEST

Alicia Fairbourne, City Recorder

Approved as to Form:

Tysen J. Barker, Grantsville City Attorney



EXHIBIT “A”

Zoning and location maps



Blaine Ave

Richard St

Main St

West St



AGENDA ITEM #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.



Below is the revised staff report including the requested agenda structure and a sample motion formatted consistent with your standard template.

STAFF REPORT

To: Grantsville City Planning Commission
From: Shelby Moore, Zoning Administrator
Meeting Date: March 3, 2026
Public Hearing Date: March 3, 2026

1. Presentation, Public Hearing, and Discussion and Consideration:

Consideration of a proposed rezone of Parcel 01-066-0-0030 from A-10 (Agricultural) to the Commercial Shopping District (C-S), located at approximately 519 W Main Street.

Application Summary

The applicant is requesting approval of a zoning map amendment for the property located at approximately 519 W Main Street (Parcel No. 01-066-0-0030). The parcel is located behind Parcel No. 01-066-0-0028, which is currently zoned Commercial Shopping District (C-S) and is also owned by the applicant.

Property Information

- **Site Address:** Approximately 519 W Main Street
 - **Parcel Number:** 01-066-0-0030
 - **Number of Parcels:** One (1)
 - **Current Zoning:** A-10 (Agricultural) and CS
 - **Proposed Zoning:** Commercial Shopping District (C-S)
 - **Current Use:** Undeveloped
-

*** 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.

Surrounding Land Uses

- **North:** Residential development
- **South:** Mixed Use, Residential, and Commercial uses along Main Street
- **East:** Commercial properties
- **West:** Residential

The property is located within the Main Street corridor, an area that has experienced continued commercial growth and redevelopment.

General Plan / Future Land Use

According to the City's Future Land Use Map:

- The **northern portion** of the property is designated **Mixed-Use Density**, supporting a mixture of residential and commercial uses.
- The corridor along **Main Street** supports commercial development and economic activity.

The proposed rezone to C-S supports:

- Continued commercial investment along Main Street.
- Orderly and cohesive site planning.

The request is consistent with the City's long-term land use vision for corridor-based commercial expansion.

Background

The applicant owns the adjacent C-S parcel and seeks to unify the zoning designation to allow coordinated expansion of business operations.

Zoning Compatibility and Analysis

Commercial Corridor Context:

The property is located directly behind existing commercial property and within an established commercial corridor. Rezoning to C-S aligns the parcel with surrounding commercial activity.

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Transition to Mixed-Use Areas:

The northern portion of the property is designated Mixed-Use. Appropriate screening, fencing, and landscaping at the time of site development will be important to mitigate visual impacts and ensure compatibility.

Overall, the proposed zoning is consistent with the surrounding development pattern and the City's General Plan objectives.

Findings

The Planning Commission may consider the following findings:

1. The proposed rezone is consistent with the General Plan and Future Land Use Map.
 2. The rezone promotes orderly commercial development along the Main Street corridor.
 3. With proper site design and buffering, future development can be compatible with adjacent properties.
-

Staff Recommendation

Staff recommends that the Planning Commission forward a **positive recommendation** to the City Council for approval of the proposed rezone of Parcel 01-066-0-0030 from A-10 and CS to Commercial Shopping District (C-S).

Sample Motion

a. Make a motion to (recommend approval, table, or recommend denial for) the Consideration of a proposed rezone of from A-10 (Agricultural) to the Commercial Shopping District (C-S), located at approximately 519 W Main Street.

Example Approval Motion:

“I move to recommend approval of agenda item 1 to the City Council of the proposed rezone from A-10 (Agricultural) to the Commercial Shopping District (C-S), located at approximately 519 W Main Street, based on the findings contained in the staff report.”

Example Denial Motion:

*** 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.*

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“I move to recommend denial of agenda item 1 to the City Council of the proposed rezone from A-10 (Agricultural) to the Commercial Shopping District (C-S), located at approximately 519 W Main Street, based on the findings contained in the staff report.”

Example Tabling Motion:

“I move to table agenda item 1, Consideration of the proposed rezone from A-10 (Agricultural) to the Commercial Shopping District (C-S), located at approximately 519 W Main Street, based on the findings contained in the staff report.”

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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.

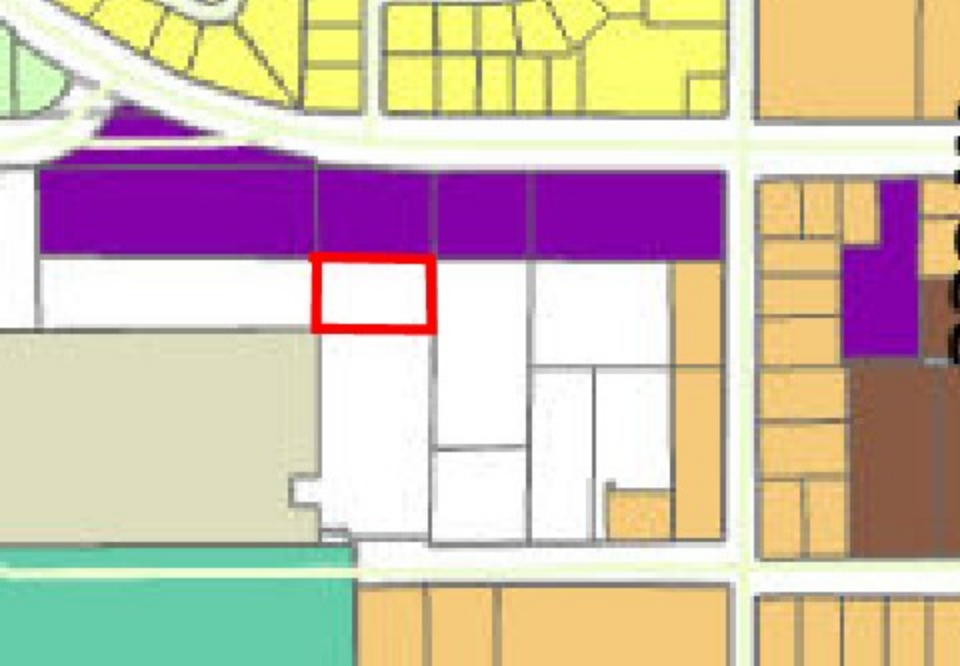


Blaine Ave

Richard St

Main St

West St



Chapter 16 Commercial And Industrial Districts

16.0 Vehicle Queuing Length Requirements

16.1 Neighborhood Commercial District (C-N)

16.2 Commercial Shopping District (C-S)

16.3 General Commercial District (C-G)

16.4 Central Development District (C-D)

16.5 Light Manufacturing And Distribution District (M-D)

16.6 General Manufacturing District (M-G)

16.7 Mining, Quarry, Sand, And Gravel Excavation Zone (MG-EX)

16.8 Codes And Symbols And Use Table 16.1

Amended 09/18 by Ordinance 2018-16

16.0 Vehicle Queuing Length Requirements

1. Companies with drive-up windows will need to provide a queuing area for vehicles to be approved with their improvement plans.
2. The plan needs to show room for five (5) to twenty (20) vehicles to queue up at the drive-up window based on documentation of similar businesses.

HISTORY

Adopted by Ord. [2022-14](#) on 8/3/2022

16.1 Neighborhood Commercial District (C-N)

(1) The C-N Neighborhood Commercial District is intended to provide for small scale commercial uses that can be located within residential neighborhoods without having significant impact upon residential uses.

Front or Corner Yard15 feet

Interior Side YardNone

If an Interior Side Yard is provided it shall not be less than4 feet (or match the easement width, whichever is greater)

Rear Yard10 feet

Buffer Yards required in accordance with Chapter 9, Landscaping, on any lot abutting a lot in a residential district.

Maximum Building Height35 feet, or a basement and two (2) floors, whichever is less

HISTORY

Amended by Ord. [2022-14](#) on 8/3/2022

16.2 Commercial Shopping District (C-S)

(1) The purpose of the C-S Commercial Shopping District is to provide an environment for efficient and attractive shopping center development at a community level scale. Development in the C-S Commercial Shopping District may be approved only as a planned development.

Minimum Lot Size:60,000 sq. ft.

Minimum Width at Front and Rear Setback150 feet

Minimum Yard Setback Requirements:

Front Yard and Corner Side Yard30 feet

Interior Side Yard15 feet

Rear Yard30 feet

Buffer Yards required in accordance with Chapter 9, Landscaping, on any lot abutting a lot in a residential district.

Maximum Building Height45 feet

Access restriction of one driveway per 150 feet of frontage on arterial or major collector streets in order to maintain safe traffic conditions.

Building sides visible from a street shall submit building face plans to the City to review and approve the artistic look of the building that will be seen by the public.

HISTORY

Amended by Ord. [2022-14](#) on 8/3/2022

Amended by Ord. [2024-42](#) on 1/15/2025

16.3 General Commercial District (C-G)

(1) The purpose of the C-G General Commercial District is to provide an environment for a variety of commercial uses, some of which involve the outdoor display/storage of merchandise or materials.

Minimum Lot Size:10,000 sq. ft.

Minimum Width at Front and Rear Setback60 feet

Minimum Yard Setback Requirements:

Front Yard and Corner Side Yard10 feet

Interior Side YardNone

If an Interior Side Yard is provided it shall not be less than4 feet (or match the easement width, whichever is greater)

Rear Yard10 feet

Buffer Yards required in accordance with Chapter 9, Landscaping, on any lot abutting a lot in a residential district.

Maximum Building Height45 feet

Building sides visible from a street shall submit building face plans to the City to review and approve the artistic look of the building that will be seen by the public.

HISTORY

Amended by Ord. [2022-14](#) on 8/3/2022

16.4 Central Development District (C-D)

(1) The purpose of the C-D Central Development District is to provide high intensity public, quasi-public, commercial, office, and multiple-family uses which may center in harmonious relationships based on planned development for mutual benefit. The district shall only allow those uses that are allowed in the R- M-30, R-M-7, C-N, C-S, C-G and M-D districts by conditional use.

(2) Any parcel larger than one acre at the time of passage of this ordinance may be divided or developed only under a Planned Unit Development (PUD) approval. No new lot smaller than one acre may be created.

(3) All uses within this district are conditional, and every conditional use permit or Planned Unit Development approval shall be based primarily on how the development, as proposed in the application, will contribute to compatibility and mutual private and public benefit from existing, proposed, and potential buildings and uses in the area; the efficient, effective and aesthetic use of land, buildings, landscaping, and amenities; and the improvements to be made in land use; building construction and appearance, traffic safety and control, landscaping and drainage.

(4) Minimum Lot Size: - Shall be set by the applicable zoning district regulation that allows the use that is intended for the lot.

Minimum Width at Front and Rear Setbackby approval

Minimum Yard Setback Requirements:

Front Yard and Corner Side Yardby approval

Interior Side Yardby approval

Rear Yardby approval

Building sides visible from a street shall submit building face plans to the City to review and approve the artistic look of the building that will be seen by the public. Buffer Yards required in accordance with Chapter 9, Landscaping, on any lot abutting a lot in a residential district.

Maximum Building Height.....by approval

HISTORY

Amended by Ord. [2022-14](#) on 8/3/2022

16.5 Light Manufacturing And Distribution District (M-D)

(1) The purpose of the M-D Light Manufacturing and Distribution District is to provide an environment for light industrial uses that produce no appreciable impact on adjacent properties and desire a clean attractive industrial setting.

Minimum Lot Size:20,000 sq. ft.

Minimum Width at Front and Rear Setback80 feet

Minimum Yard Setback Requirements:

Front Yard and Corner Side Yard25 feet

Interior Side Yard10 feet

Rear Yard25 feet

Buffer Yards required in accordance with Chapter 9, Landscaping, on any lot abutting a lot in a residential district.

Maximum Building Height65 feet

Building sides visible from a street shall submit building face plans to the City to review and approve the artistic look of the building that will be seen by the public.

HISTORY

Amended by Ord. [2022-14](#) on 8/3/2022

16.6 General Manufacturing District (M-G)

(1) The purpose of the M-G General Manufacturing District is to provide an environment for larger and more intensive industrial uses that do not require, and may not be appropriate, for a nuisance free environment.

Minimum Lot Size:20,000 sq. ft.

Minimum Width at Front and Rear Setback80 feet

Minimum Yard Setback Requirements:

Front Yard and Corner Side Yard35 feet

Interior Side Yard20 feet

Rear Yard35 feet

Buffer Yards required in accordance with Chapter 9, Landscaping, on any lot abutting a lot in a residential district.

Maximum Building Height80 feet

Except chimneys and smokestacks shall be permitted up to 120 feet in height.

Building sides visible from a street shall submit building face plans to the City to review and approve the artistic look of the building that will be seen by the public.

HISTORY

Amended by Ord. [2022-14](#) on 8/3/2022

16.7 Mining, Quarry, Sand, And Gravel Excavation Zone (MG-EX)

[16.7.1 Conditional Uses](#)

[16.7.2 Operation Categories](#)

[16.7.3 Application](#)

[16.7.4 Minimum Requirements](#)

(1) The mining, quarry, sand, and gravel excavation zone (MG-EX) is a zoning district which allows and protects the mining, quarry, sand and gravel excavation industry while protecting the environment. The zone is to assure that the operations of such sites do not impact adjoining uses, and are not encroached upon by surrounding non-compatible land uses.

Minimum Lot Size:20,000 sq. ft.

Minimum Width at Front and Rear Setback80 feet

Minimum Yard Setback Requirements:

Front Yard and Corner Side Yard35 feet

Interior Side Yard20 feet

Rear Yard35 feet

Buffer Yards required in accordance with Chapter 9, Landscaping, on any lot abutting a lot in a residential district.

Maximum Building Height80 feet.

Except chimneys and smokestacks shall be permitted up to 120 feet in height.

(2) This chapter regulates the location, operations and reclamation of mining, quarries, and gravel pits to provide safe conditions and protection of the environment in Grantsville City.

Adopted 09/10 by Ordinance 2010-22, 10/12 by Ordinance 2012-17

(1) The conditional use permit required by this section shall be obtained prior to the commencement of use of any sand or gravel pit, mine or quarry within Grantsville City.

All mining, quarry, sand, and gravel excavation operations shall fit into one of the two following categories:

(1) Permanent commercial operations are those that supply materials to the public on a continual basis. A permanent commercial operation may be approved by the zoning administrator with the minimum requirements. If it is determined by the zoning administrator that the minimum requirements do not adequately mitigate potential or actual impacts to surrounding properties, it shall then be submitted to the planning commission. All commercial pit operations shall work under an approved five year operation plan. Upon expiration of the previous plan, a new five year plan shall be submitted, otherwise closure and reclamation operations shall begin within six months. The conditional use permit shall remain in effect until such time that full reclamation has been made on the site.

(2) Temporary project specific operations supply material for specific projects, the termination of which shall also terminate the conditional use permit and the use of the pit. A temporary project may be approved by the zoning administrator with the minimum requirements. If it is determined by the zoning administrator that the minimum requirements do not adequately mitigate potential or actual impacts to surrounding properties, it shall then be submitted to the planning commission. A temporary project shall be allowed to operate for a period up to six months and may be extended in six month intervals for a period not to exceed two years. It is the responsibility of the land owner or operator to make application for an extension before the expiration of the current permit. Once the project is completed, the owner or operator shall begin closure and reclamation operations within six months.

(1) All applications for conditional use permits shall be accompanied by the following materials:

(a) application form;

(b) evidence of ownership or control over the land and a legal description of the property where the pit will be located;

(c) Evidence of capability to complete the project, which includes:

(i) A statement of the applicants ability to post performance bonds or other financial assurance;

(ii) Cost estimates for reclamation costs to include removal of roads, buildings, overburden, etc.;

(iii) Liability insurance coverage;

(d) a site plan showing:

(i) all prominent man made and geologic features within the surrounding areas that will be affected by the operation;

(ii) dimensions;

(iii) locations, clearances, and rights-of-ways, easements, utility lines; and

(iv) Property lines and names of adjoining property owners;

(v) Ingress and egress;

(vi) General geologic and top soils data from a qualified source;

(vii) A contour map in intervals of five feet showing existing water courses, drainage and calculations.

(e) a reclamation plan addressing:

(i) types of existing dominant vegetation;

(ii) segregation and stockpiling of materials capable of supporting vegetation as determined by soils analysis or practical re-vegetation experience;

(iii) figures outlining depths of and volumes of topsoil to be stockpiled, measures to protect topsoil from wind and water erosion, and pollutants;

(iv) method of depths, volumes, removal and storage of other overburden, plus a description of the procedures to be used in overburden replacement and stabilization and high wall elimination, including:

(1) Slope factors;

(2) Lift heights;

(3) Terracing; and

(4) Any testing procedures employed.

(v) methods of processing and disposing of waste and reject material, including toxicity analysis explaining in detail means for containment and long range stability;

(vi) existing site and post-contour cross sections typical of regrading designs;

(vii) redistribution of topsoil and subsoil on the regraded area, indicating final depth of soil cover;

(viii) re-seeding, types or species to be used, the rate of application. Reseeding shall be based upon recommendations from the Soil Conservation District;

(ix) a description of the reclamation which shall include reasoning for the leaving of roads, pads or other similar structures and features; and

(f) an operations plan that outlines:

(i) proposed hours of operation;

(ii) traffic safety measures proposed on existing roads and streets adjoining the site;

(iii) the location, arrangement and dimensions of loading and processing facilities;

(iv) a open and closure plan stating the phasing, acreage and duration of the operation involved, with the maps and narratives that describe the expected sequence of disturbed areas, processing and material treatment;

(v) the extent of the land previously disturbed as well as the proposed extent of land disturbance;

(vi) areas of overburden and/or topsoil removal and storage areas, also the location of disposal and stockpile areas for reject materials, waste, and useable materials;

(vii) appropriation and use of necessary water rights;

(viii) onsite control of surface and storm water drainage;

(ix) evidence that all required federal and state requirements for environmental health, occupational safety, and reclamation are completed and approved as required by each of the following entities:

- (A) Tooele County Health Department;
- (B) OSHA, State of Utah OGM, and MSHA
- (C) Soil Conservation District
- (D) UDOT
- (E) the State archeologist and paleontologist.

(x) a statement identifying mitigation of hazards to the public safety and welfare, including test hole closures, fencing, slopes, disposal of trash, scrap metal, wood, extraneous debris, waste oil, solvents, fuels, chemicals, explosives and sewage;

(xi) UDOT permit if accessing a state highway;

(xii) methods of fugitive dust suppression for processing and site operations.

(2) Applications for conditional use permits shall have a design review by Grantsville City staff completed before being placed on the Planning Commission agenda. Staff shall schedule a meeting with the applicant, roads, and planning department. Staff may make a site visit with the applicant as part of the review process.

All operations shall comply with the following requirements:

(1) warning signs, fences, trees, and berms shall be placed on the perimeter of the property to protect the public and act as barriers to access, fugitive dust, noise, glare, and/or view shall be indicated;

(2) no adverse drainage which would create soil instability or erosion shall be permitted. All drainage shall be contained on site;

(3) maximum slopes shall be in accordance with MSHA;

(4) the applicant shall post a reclamation guarantee for the area of disturbance giving financial assurance in a form approved by the Grantsville City Attorney and City Council, guaranteeing the satisfactory reclamation of all disturbed areas. The amount of reclamation shall not be less than \$1,000.00 per acre, with a \$10,000.00 minimum and shall be adjusted upon the renewal of the operations plan to meet projected costs of reclamation based upon time, material and equipment needed to clean-up and remove structures, backfill, slopes (to include mine dumps) shall be graded to no greater than a 3:1 finished slope or in relation to the contour of adjacent undisturbed land. The release of the financial assurance and obligations for reclamation shall not be made until Grantsville City staff consults with the Soil Conservation District, the Grantsville City Attorney and approves the release in writing.

(5) All facilities and activities shall comply with applicable land use, health, building, plumbing, mechanical, and electrical codes.

- (6) All fuel tanks and flammable materials shall be located above ground, in such locations, with containment, and under such conditions as to conform to the requirements of the national fire codes;
- (7) All crossing of state, county and city roads shall be done in such a manner as to hold Grantsville City harmless from any and all legal proceedings as a result of the applicant's use of such roads. The applicant shall make provisions to place suitable road signs, restraints and flagging personnel at work-sites and road crossings as approved by the MUTCD and the Grantsville City Public Works Director.
- (8) All damage to state, county and city roads shall be repaired at the applicant's expense under the direction of the Public Works Director.
- (9) The applicant shall maintain on file, proof of liability insurance for the operation in the office of the City Recorder.
- (10) Grantsville City reserves the right to limit and restrict the time activities of the operation should the planning commission deem those activities a public nuisance;
- (11) Access roads shall include acceleration, deceleration and left turn lanes as approved prior to operation;
- (12) All activities shall be maintained and operated in such a way as to minimize fumes, dust, and smoke emissions;
- (13) Sufficient restroom facilities shall be provided at each location for employee use; and
- (14) The applicant shall not begin operations until such time that they enter into a mitigation agreement with Grantsville City addressing the upgrade, construction and maintenance of infrastructure.

HISTORY

Amended by Ord. [2022-14](#) on 8/3/2022

16.7.1 Conditional Uses

- (1) The conditional use permit required by this section shall be obtained prior to the commencement of use of any sand or gravel pit, mine or quarry within Grantsville City.

16.7.2 Operation Categories

All mining, quarry, sand, and gravel excavation operations shall fit into one of the two following categories:

- (1) Permanent commercial operations are those that supply materials to the public on a continual basis. A permanent commercial operation may be approved by the zoning administrator with the minimum requirements. If it is determined by the zoning administrator that the minimum requirements do not adequately mitigate potential or actual impacts to surrounding properties, it shall then be submitted to the planning commission. All commercial pit operations shall work under an approved five year operation plan. Upon expiration of the previous plan, a new five year plan shall be submitted, otherwise closure and reclamation operations shall begin within six months. The conditional use permit shall remain in effect until such time that full reclamation has been made on the site.

- (2) Temporary project specific operations supply material for specific projects, the termination of which shall also terminate the conditional use permit and the use of the pit. A temporary project may be approved by the zoning administrator with the minimum requirements. If it is determined by the zoning administrator that the minimum requirements do not adequately mitigate potential or actual impacts to

surrounding properties, it shall then be submitted to the planning commission. A temporary project shall be allowed to operate for a period up to six months and may be extended in six month intervals for a period not to exceed two years. It is the responsibility of the land owner or operator to make application for an extension before the expiration of the current permit. Once the project is completed, the owner or operator shall begin closure and reclamation operations within six months.

16.7.3 Application

(1) All applications for conditional use permits shall be accompanied by the following materials:

(a) application form;

(b) evidence of ownership or control over the land and a legal description of the property where the pit will be located;

(c) Evidence of capability to complete the project, which includes:

(i) A statement of the applicants ability to post performance bonds or other financial assurance;

(ii) Cost estimates for reclamation costs to include removal of roads, buildings, overburden, etc.;

(iii) Liability insurance coverage;

(d) a site plan showing:

(i) all prominent man made and geologic features within the surrounding areas that will be affected by the operation;

(ii) dimensions;

(iii) locations, clearances, and rights-of-ways, easements, utility lines; and

(iv) Property lines and names of adjoining property owners;

(v) Ingress and egress;

(vi) General geologic and top soils data from a qualified source;

(vii) A contour map in intervals of five feet showing existing water courses, drainage and calculations.

(e) a reclamation plan addressing:

(i) types of existing dominant vegetation;

(ii) segregation and stockpiling of materials capable of supporting vegetation as determined by soils analysis or practical re-vegetation experience;

(iii) figures outlining depths of and volumes of topsoil to be stockpiled, measures to protect topsoil from wind and water erosion, and pollutants;

(iv) method of depths, volumes, removal and storage of other overburden, plus a description of the procedures to be used in overburden replacement and stabilization and high wall elimination, including:

- (1) Slope factors;
- (2) Lift heights;
- (3) Terracing; and
- (4) Any testing procedures employed.

(v) methods of processing and disposing of waste and reject material, including toxicity analysis explaining in detail means for containment and long range stability;

(vi) existing site and post-contour cross sections typical of regrading designs;

(vii) redistribution of topsoil and subsoil on the regraded area, indicating final depth of soil cover;

(viii) re-seeding, types or species to be used, the rate of application. Reseeding shall be based upon recommendations from the Soil Conservation District;

(ix) a description of the reclamation which shall include reasoning for the leaving of roads, pads or other similar structures and features; and

(f) an operations plan that outlines:

(i) proposed hours of operation;

(ii) traffic safety measures proposed on existing roads and streets adjoining the site;

(iii) the location, arrangement and dimensions of loading and processing facilities;

(iv) a open and closure plan stating the phasing, acreage and duration of the operation involved, with the maps and narratives that describe the expected sequence of disturbed areas, processing and material treatment;

(v) the extent of the land previously disturbed as well as the proposed extent of land disturbance;

(vi) areas of overburden and/or topsoil removal and storage areas, also the location of disposal and stockpile areas for reject materials, waste, and useable materials;

(vii) appropriation and use of necessary water rights;

(viii) onsite control of surface and storm water drainage;

(ix) evidence that all required federal and state requirements for environmental health, occupational safety, and reclamation are completed and approved as required by each of the following entities:

- (A) Tooele County Health Department;
- (B) OSHA, State of Utah OGM, and MSHA
- (C) Soil Conservation District
- (D) UDOT
- (E) the State archeologist and paleontologist.

(x) a statement identifying mitigation of hazards to the public safety and welfare, including test hole closures, fencing, slopes, disposal of trash, scrap metal, wood, extraneous debris, waste oil, solvents, fuels, chemicals, explosives and sewage;

(xi) UDOT permit if accessing a state highway;

(xii) methods of fugitive dust suppression for processing and site operations.

(2) Applications for conditional use permits shall have a design review by Grantsville City staff completed before being placed on the Planning Commission agenda. Staff shall schedule a meeting with the applicant, roads, and planning department. Staff may make a site visit with the applicant as part of the review process.

HISTORY

Amended by Ord. [2022-14](#) on 8/3/2022

16.7.4 Minimum Requirements

All operations shall comply with the following requirements:

(1) warning signs, fences, trees, and berms shall be placed on the perimeter of the property to protect the public and act as barriers to access, fugitive dust, noise, glare, and/or view shall be indicated;

(2) no adverse drainage which would create soil instability or erosion shall be permitted. All drainage shall be contained on site;

(3) maximum slopes shall be in accordance with MSHA;

(4) the applicant shall post a reclamation guarantee for the area of disturbance giving financial assurance in a form approved by the Grantsville City Attorney and City Council, guaranteeing the satisfactory reclamation of all disturbed areas. The amount of reclamation shall not be less than \$1,000.00 per acre, with a \$10,000.00 minimum and shall be adjusted upon the renewal of the operations plan to meet projected costs of reclamation based upon time, material and equipment needed to clean-up and remove structures, backfill, slopes (to include mine dumps) shall be graded to no greater than a 3:1 finished slope or in relation to the contour of adjacent undisturbed land. The release of the financial assurance and obligations for reclamation shall not be made until Grantsville City staff consults with the Soil Conservation District, the Grantsville City Attorney and approves the release in writing.

(5) All facilities and activities shall comply with applicable land use, health, building, plumbing, mechanical, and electrical codes.

(6) All fuel tanks and flammable materials shall be located above ground, in such locations, with containment, and under such conditions as to conform to the requirements of the national fire codes;

(7) All crossing of state, county and city roads shall be done in such a manner as to hold Grantsville City harmless from any and all legal proceedings as a result of the applicant's use of such roads. The applicant shall make provisions to place suitable road signs, restraints and flagging personnel at work-sites and road crossings as approved by the MUTCD and the Grantsville City Public Works Director.

(8) All damage to state, county and city roads shall be repaired at the applicant's expense under the direction of the Public Works Director.

(9) The applicant shall maintain on file, proof of liability insurance for the operation in the office of the City Recorder.

(10) Grantsville City reserves the right to limit and restrict the time activities of the operation should the planning commission deem those activities a public nuisance;

(11) Access roads shall include acceleration, deceleration and left turn lanes as approved prior to operation;

(12) All activities shall be maintained and operated in such a way as to minimize fumes, dust, and smoke emissions;

(13) Sufficient restroom facilities shall be provided at each location for employee use; and

(14) The applicant shall not begin operations until such time that they enter into a mitigation agreement with Grantsville City addressing the upgrade, construction and maintenance of infrastructure.

16.8 Codes And Symbols And Use Table 16.1

(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>							
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	-
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	-
Heavy Equipment (Rental)	-	-	-	C	P	P	-
Heavy Equipment (Sales and Service)	-	-	-	C	P	P	-
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	-
Twin Commercial Units	C	C	C	C	C	C	-
Sign Painting/Fabrication	-	-	P	C	P	P	-
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	-	-	-
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	-
Boilerworks	-	-	-	-	-	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

Amended 06/02 by Ord. 2002-07, 10/02 by Ord. 2002-20, 10/03 by Ord. 2003-25, 03/05 by Ord. 2005-02, 03/05 by Ord. 2005-03, 06/06 by Ord. 2006-08, 04/07 by Ord. 2007-10, 09/10 by Ord. 2010-21, 09/10 by Ord. 2010-22, 11/10 by Ord. 2010-25, 02/11 by Ord. 2011-01, 02/11 by Ord. 2011-09, 02/11 by Ord. 2011-10, 09/11 by Ord. 2011-28, 09/11 by Ord. 2011-29, 09/11 by Ord. 2011-32, 08/12 by Ord. 2012-13, 03/15 by Ord. 2015-05, 07/16 by Ord. 2016-09

HISTORY

Amended by Ord. [2020-20](#) on 8/5/2020

Amended by Ord. [2022-14](#) on 8/3/2022

Amended by Ord. [2023-14](#) on 12/6/2023

Amended by Ord. [2024-05](#) on 1/31/2024

Amended by Ord. [2024-42](#) on 1/15/2025

Executive Summary

Land Use

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

Community Design

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

Economic Development

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

Transportation

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

Housing

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

Recreation & Open Space

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

Infrastructure

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

Introduction

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[Development Of This Plan](#)

[Amending The General Plan](#)

[Implementation](#)

[Next Steps For This Plan](#)

State Law And Grantsville City's Plan

This general plan update will serve as a framework for Grantsville decision makers as the community continues to experience change, altering future land use, development, and other decisions. The plan is designed to provide a formal policy foundation for enhancing community relations, pursuing economic development activities, coordinating infrastructure planning, and fostering city and county/state cooperation.

This plan is supported by Utah State Law (Title 10 Chapter 9a) which requires local plans and development guidelines to address general health, safety, morals and general welfare issues. The law also requires public participation in the planning process through adequate public notice and open public meetings. The information outlined in this document represent the consensus and vision for the community as well as the goals for the near and distant future.

Purpose Of This Plan

The purpose of the general plan is to provide a set of defined community visions and goals for Grantsville to focus on for the decade that follows final acceptance of the plan. The Grantsville General Plan is not intended to be a static document. Rather, it is intended to be used regularly by local officials and residents to identify and direct where various activities will be located; which strategies the city will encourage and which requirements necessitate their establishment; to identify priorities for city actions and resource allocation decisions; and to identify the provisions of required services and their adopted standards.

Development Of This Plan

Public participation in formulating this plan shaped its content and direction. All information outlined was prepared based upon and incorporating much of the public's valuable feedback.

The Grantsville Planning Commission and City Council placed a high priority on public involvement in the development of this plan, requiring a thorough and detailed public awareness and input campaign to be completed. Public participation strategies utilized in the formulation of this plan included public surveys and open house events, stakeholder meetings, an initiative website, and public hearings.

A summary of the results from each format of community input can be found in the appendix section of this document.

Amending The General Plan

This document should be reviewed at least annually, and updated as the need arises, in order to provide responsible and well-formulated public policy for community decisions.

When necessary, the process for amending the plan, as outlined in Utah state law and local ordinances, requires adequately noticed public hearings, and formal action by Grantsville's Planning Commission and City Council.

Implementation

Implementation of the General Plan by the Mayor, City Council, and Planning Commission fulfills the Plan's purpose and ensures that the community's voice and vision are heard. Each element of the comprehensive plan provides background and context materials as well as goals, policies, and potential action steps for the community to undertake to achieve the plan's vision.

Implementation of the strategic plans or goals should be reviewed annually and amended as needed to ensure the goals are being met.

Next Steps For This Plan

While the general plan defines a clarified community vision and set of goals for the coming years, it does not provide the specifics of "Who, What, When, Where and How" of each goal. To ensure that the community's vision is realized, the City of Grantsville will undergo a strategic planning process that will help rank, prioritize and implement the goals and visions from the general plan. The strategic plan will include:

- Proposed steps for implementation
- Timing for each recommendation
- Funding availability
- Long-term financial needs and recommendations

Community Vision Statement + Core Values

[Community Vision](#)

[Community Core Values](#)

[Community Characteristics](#)

[Regional Context + Anticipated Changes](#)

[Socioeconomic Indicators](#)

[Land Capacity Analysis](#)

Community Vision

A community vision statement is a brief synopsis that “boils down” a myriad of strategies and recommendations into a single sentence. While the statement meets many of the parameters for each goal, it provides a linkage or overarching theme to the entirety of the general plan. All recommendations and elements of this plan are based on this vision. The final Community Vision statement for the Grantsville General Plan is:

“GRANTSVILLE IS A COMMUNITY THAT PRESERVES VALUES AND PROVIDES AN IMPROVED QUALITY OF LIFE FOR RESIDENTS.”

The vision statement takes information like the history of the City, socioeconomics, resident opinion, and the development capacity of the land into consideration. This statement can be amended as the visions and goals or residents within the community adapt.

Community Core Values

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

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

Community Characteristics

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

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

Regional Context + Anticipated Changes

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

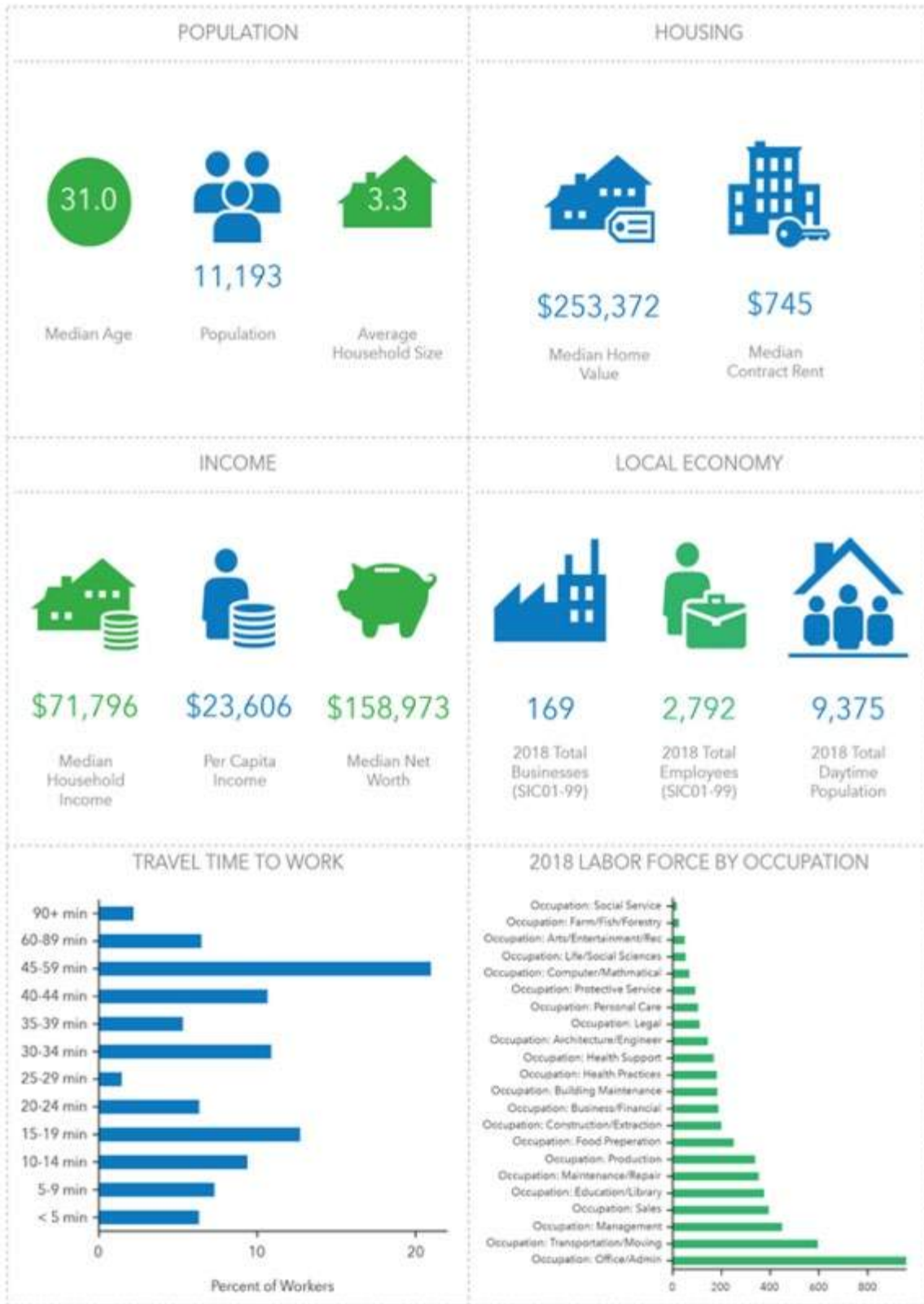
Grantsville is conveniently located within close proximity to the regional hub of Tooele, as well as the greater Salt Lake Valley area. This convenient access has allowed Grantsville to witness an increase in residential growth. While this access allows for individuals to live within the municipality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

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

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

Socioeconomic Indicators

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

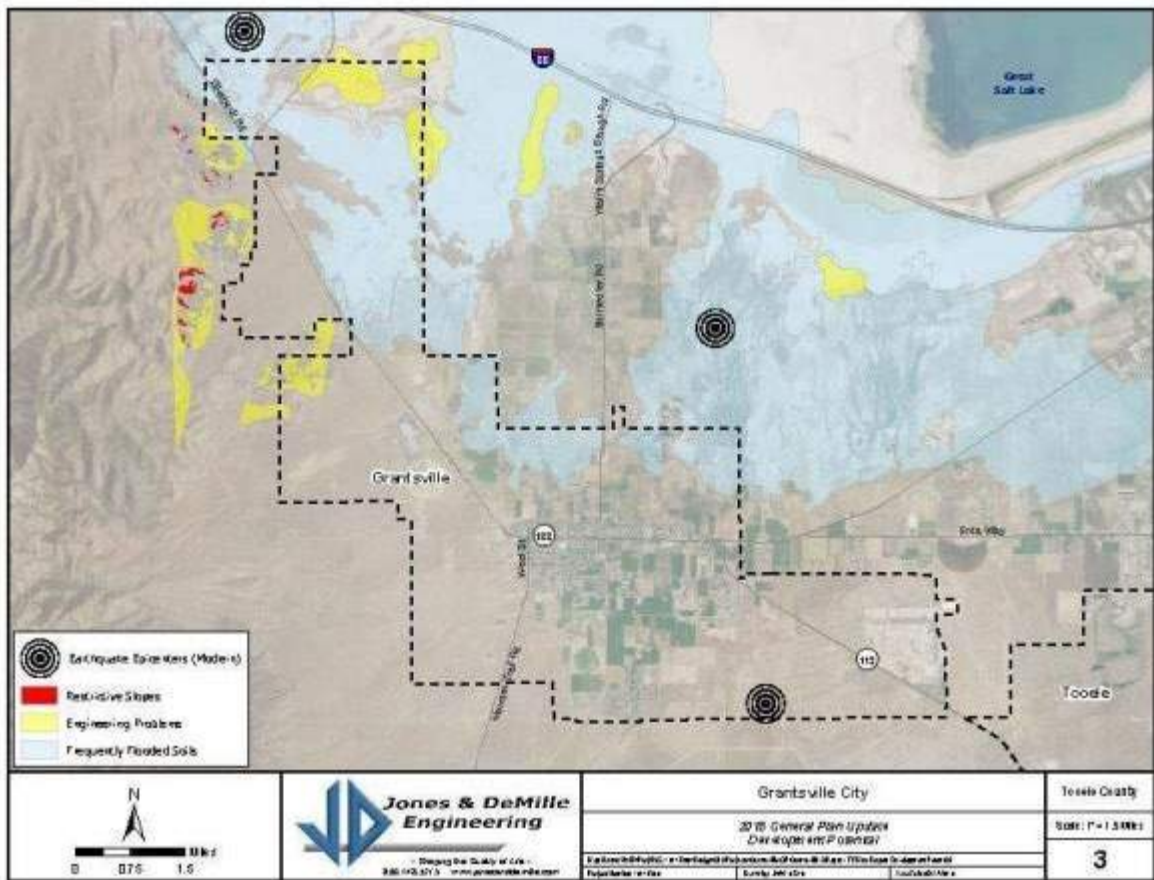


Land Capacity Analysis

The health, safety, and welfare of citizens is the first priority of the City. Special consideration should be given to the built environment and infrastructure that are readily available within the municipality, as well as potentially problematic slopes, soils, or drainage.

The City’s development potential is somewhat constrained because of the high water table on the North side of town. It should be noted that this area will require additional geotechnical analysis to determine the highest and best use for the land. All proposed uses should be properly vetted and ensure that they meet the future land use and density regulations.

The map below indicates problematic areas that will require special consideration when reviewing development requests.



[Land Use](#)

[Conditions Prior To Implementation](#)

[Land Use Designations](#)

[Future Land Use Map](#)

[Annexation](#)

[Goals + Policies + Land Use](#)

[Strategies - Land Use](#)

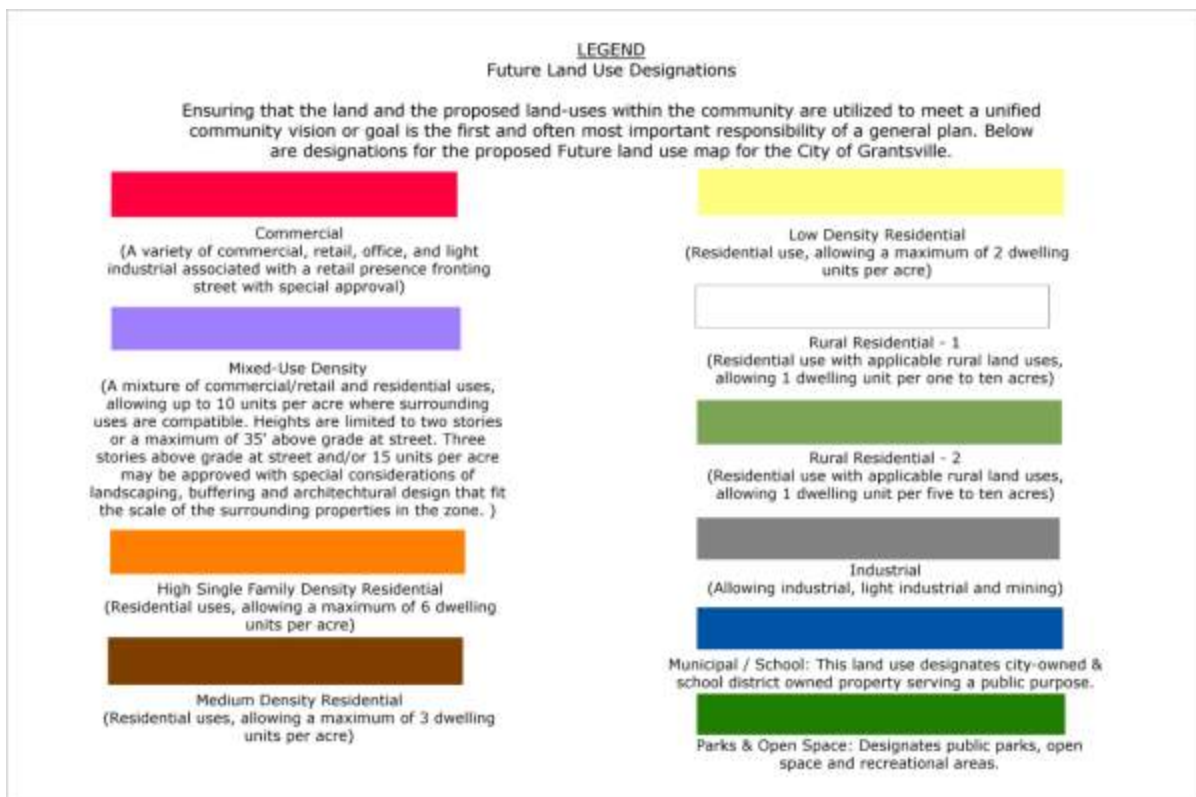
Conditions Prior To Implementation

The land-use development patterns in many areas within the City of Grantsville are non-contiguous, and scattered. This has created an undue hardship for the residents and municipality to maintain.

- Growth and development of land has not been retained or centralized to a location.
- Infrastructure is not adequately located or spaced to support development.
- Current growth is not meeting smart growth principles which are necessary to ensure adequate resources are available within the High Desert region; specifically, to condense development opportunities and infill development along currently existing infrastructure systems.
- Residential development is currently being experienced along the periphery of the community, leaving voids within central community locations.

Land Use Designations

“Future Land Use” is characterized as the way that the community would like to see the area develop and grow generally. As zoning changes are proposed and annexations are requested, this map should be utilized as a guide to Planning Commission and City Council members on where these requests are appropriate and where they are not. The foundational basis of the City’s Zoning Districts can be found in the following designations:

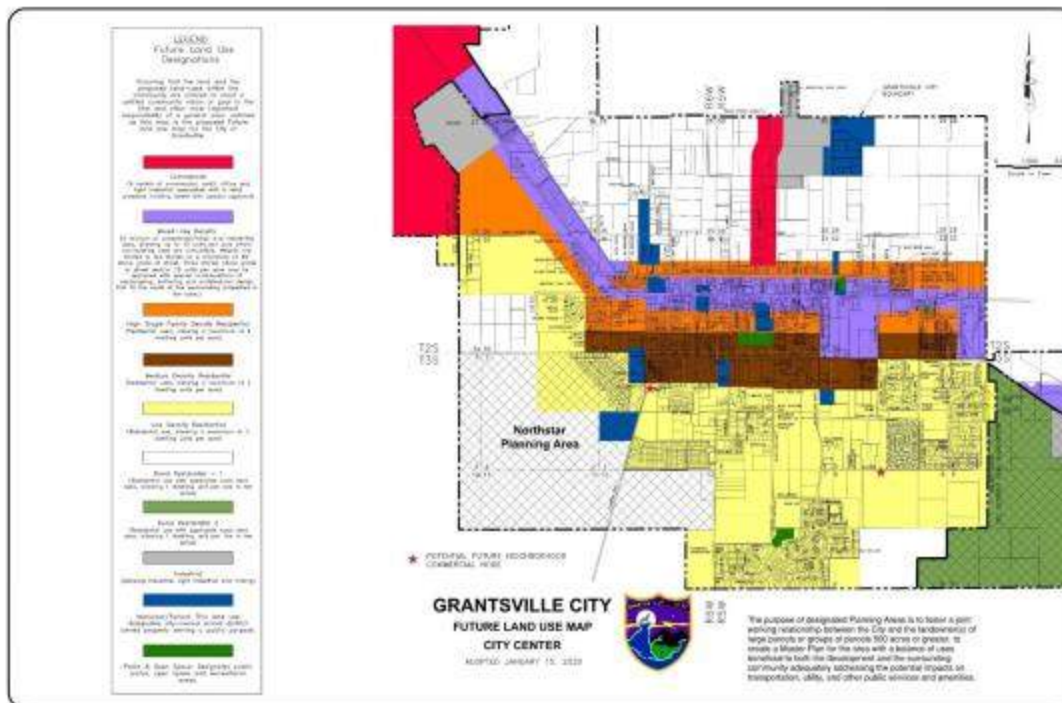


Future Land Use Map

The Future Land Use Map serves as a guide to where future growth should occur. The map guides decisions about proposed uses and densities of development. The map lays the foundation for making changes to zoning in the future, but it is NOT zoning or the zoning map.

The Grantsville Future Land Use Map contains block areas that are not based on exact parcel lines in order to provide a measure of flexibility in interpretation. The colors represent things like allowable land uses and lot size ranges.

The crosshatch areas are designated Planning Areas. The purpose of designated Planning Areas is to foster a joint working relationship between the City and the landowner(s) of large parcels or groups of parcels 500 acres or greater. This is to create a Master Plan for the area with a balance of uses beneficial to both the development and the surrounding community. The plan must adequately address the potential impacts on transportation, utility, and other public services and amenities.



Annexation

Annexation is the process through which properties outside the City's boundaries are incorporated as part of the City. This process includes an application by property owners to the City and a public hearing process where stakeholders can discuss the issue. Petitions for property to be annexed into the City are initiated by property owners and are often started with the intent of receiving services.

In recent years, the City completed annexations in the Flux and Deseret Peak areas. Prior to the annexation, Tooele County projected the Deseret Peak area as one with some of the highest potential population growth (between 1,000-1,500 residents before 2040).

The City should initiate a specific-area planning initiative for these areas as resources are available.

LEGEND
Future Land Use Designations

Existing and future land use designations are shown on this map. The map shows the future land use designations for the area shown. The map is a general plan and does not show the exact boundaries of the future land use designations. The map is a general plan and does not show the exact boundaries of the future land use designations.

Conservation
To protect and preserve the natural and cultural resources of the area, the future land use designations are shown on this map. The map shows the future land use designations for the area shown. The map is a general plan and does not show the exact boundaries of the future land use designations.

Medium Density Residential
To provide for a medium density residential use, the future land use designations are shown on this map. The map shows the future land use designations for the area shown. The map is a general plan and does not show the exact boundaries of the future land use designations.

High Density Residential
To provide for a high density residential use, the future land use designations are shown on this map. The map shows the future land use designations for the area shown. The map is a general plan and does not show the exact boundaries of the future land use designations.

Medium Density Residential
To provide for a medium density residential use, the future land use designations are shown on this map. The map shows the future land use designations for the area shown. The map is a general plan and does not show the exact boundaries of the future land use designations.

Low Density Residential
To provide for a low density residential use, the future land use designations are shown on this map. The map shows the future land use designations for the area shown. The map is a general plan and does not show the exact boundaries of the future land use designations.

Medium Density Residential
To provide for a medium density residential use, the future land use designations are shown on this map. The map shows the future land use designations for the area shown. The map is a general plan and does not show the exact boundaries of the future land use designations.

Medium Density Residential
To provide for a medium density residential use, the future land use designations are shown on this map. The map shows the future land use designations for the area shown. The map is a general plan and does not show the exact boundaries of the future land use designations.

Medium Density Residential
To provide for a medium density residential use, the future land use designations are shown on this map. The map shows the future land use designations for the area shown. The map is a general plan and does not show the exact boundaries of the future land use designations.

Medium Density Residential
To provide for a medium density residential use, the future land use designations are shown on this map. The map shows the future land use designations for the area shown. The map is a general plan and does not show the exact boundaries of the future land use designations.



**GRANTSVILLE CITY
GENERAL PLAN
FUTURE LAND USE MAP
DESERT PEAK ANNEXATION**
ADOPTED JANUARY 15, 2009



The purpose of designated Planning Area is to foster a joint working relationship between the City and the landowners of large parcels or groups of parcels 100 acres or greater, to create a Master Plan for the area with a balance of uses, designed to help the development and the surrounding community adequately addressing the potential impacts on transportation, utility, and other public services and amenities.

GRANTSVILLE CITY
FUTURE LAND USE MAP
FLUX ANNEXATION

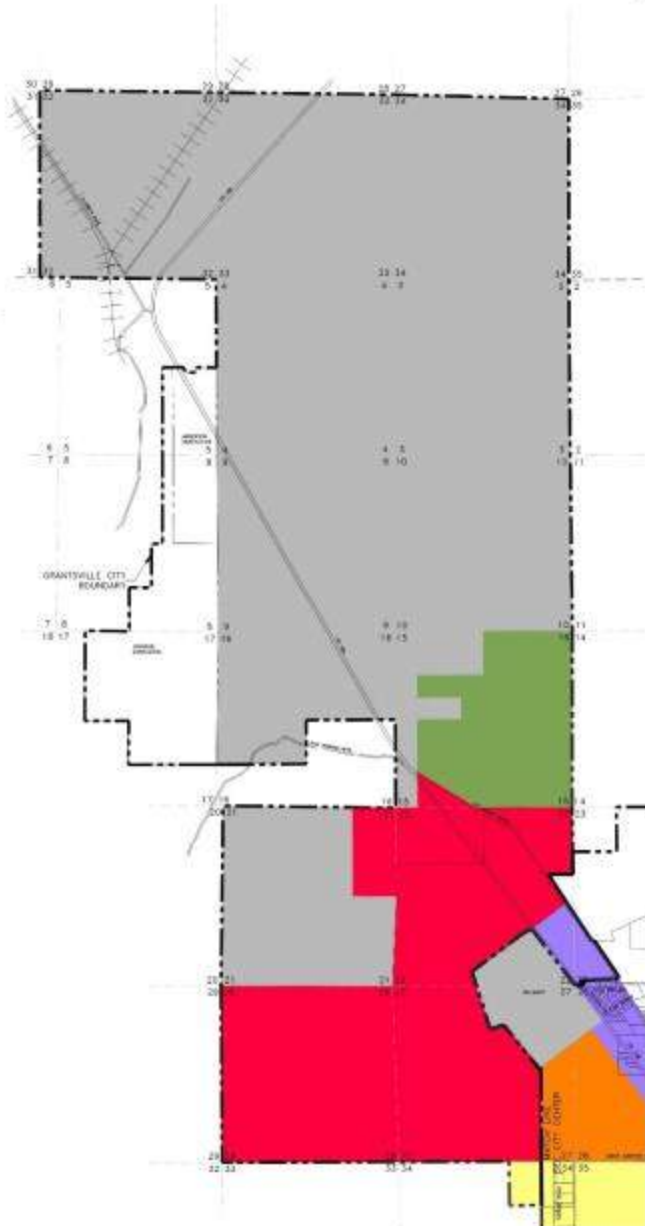
ADOPTED JANUARY 15, 2020



LEGEND
Future Land Use Designations

Ensuring that the land and the proposed land-uses within the community are utilized to meet a unified community vision of good is the first and often most important responsibility of a general plan. Included on this map is the proposed future land use map for the City of Grantville.

- Commercial**
 (A variety of commercial, retail, office and light industrial structures able to retain presents having street with special approval)
- Mixed-Use Density**
 (A mixture of commercial/retail and residential uses, allowing up to 10 units per acre where surrounding uses are commercial. Height are limited to two stories or a maximum of 25 above grade of street. These structures above ground or street and/or 15 units per acre may be required with special considerations of landscaping, buffering and architectural design that fit the style of the surrounding properties in the zone.)
- High Single Family Density Residential**
 (Residential uses, allowing a maximum of 4 dwelling units per acre)
- Medium Density Residential**
 (Residential uses, allowing a maximum of 3 dwelling units per acre)
- Low Density Residential**
 (Residential uses, allowing a maximum of 2 dwelling units per acre)
- Rural Residential - 1**
 (Residential use with appropriate rural lot size, allowing 1 dwelling unit per one to two acres)
- Rural Residential 2**
 (Residential use with appropriate rural lot size, allowing 1 dwelling unit per one to two acres)
- Industrial**
 (Heavy industrial, light industrial and mining)
- Municipal/School** This land use designated City-owned school district owned property serving a public purpose.
- Parks & Open Space** Designated public parks, open space and recreational areas.



All of the below goals and policies were derived based on smart growth principles partnered with clearly identified community goals as stated in the public participation process in this general plan update. All recommendations are grounded in a detailed existing conditions analysis and were carefully crafted to help the community create the unique identity desired by residents.

Goal 1. Maintain Community Character. Grantsville seeks to ensure that new development supports and enhances the consistency of an overall community character and that it contributes in a positive way toward the City's image.

1. Regulate setbacks, landscaping, art, appropriate lighting, signs, and other design amenities that complement and enhance the streetscape and design of new development through zoning ordinances.
2. Where resources permit, facilitate the preservation of significant architectural, historical, and cultural structures and landmarks.
3. Ensure that signage is visually attractive and provides a high quality image for the City.
4. Provide additional levels of screening or review for new developments and properties to ensure that their architectural standards, massing, infill, recreational spaces reflect the existing community amenities.
5. Maintain the character of neighborhoods in the City by encouraging comparable uses and densities to existing neighborhoods and development patterns.
6. Protect areas of agricultural uses in the future land use pattern of the City, ensuring that adequate resources remain available to retain this community characteristic.

Goal 2. Manage Growth. Grantsville intends to preserve the integrity of its infrastructure systems by permitting orderly growth that synchronizes development with the availability of public facilities such as road, sewer, and water service needed to support it.

1. The City will make infrastructure and service investment decisions that meet the needs of existing City residents, while balancing the need of growth to provide adequate tax base for future community needs.
2. Implement and routinely assess a thorough program of development impact fees to provide adequate public facilities and services in a timely manner.
3. Maintain an annual Capital Improvement Program.
4. Cooperate with governmental entities that administer and influence areas bordering Grantsville City.
5. Annexations should provide a real and measurable benefit to the City. Measurable benefits may be in the form of qualitative (civic pride, community health, etc.) or quantitative (tax base generation, recreational land acquisition, etc.). The City may require an "annexation impact statement" with all annexations of 5 acres or larger.

Goal 3. Support a Mix of Land Uses. Grantsville desires a well-balanced, financially sound, and functional mix of agricultural, residential, commercial, open-space, recreational, and institutional land uses.

- 1.
2. Provide for the reservation of adequate land to meet projected institutional and infrastructure needs.
3. Ensure compatibility of future land uses with adjoining properties.
4. Promote neighborhood commercial development in targeted areas, to preserve existing or planned residential development without detracting from the residential character of the community. Increase density along the Main Street corridor, offering more clustered housing alternatives for lower income families within convenient access to necessary amenities.

5. Through the land use regulations of the City, and other strategies, encourage an “out-from-the-center” development pattern.
6. Implement a set of concentrated growth boundaries radiating from the center of Grantsville, ensuring that adequate density is realized before allowing further sprawl development to be built.
7. Allow the sizes of lots/units within a subdivision to vary from the zoning requirement while maintaining the overall zoning density of the parcel to provide Improved Open Space through the Planned Unit Development (PUD) Process.

HISTORY

Amended by Ord. [2020-26](#) on 9/2/2020

Strategies - Land Use

1. Exchange information between Grantsville City and surrounding governmental entities on policies/activities which may have cross-boundary impacts.
2. Amend the Land Use Code to support the goals and policies set forward in this updated general plan. It is important that this is readily available to the public and private development sectors.
3. Avoid rezoning residential areas to higher density if the area is not served by adequate public facilities.
4. Work with the programs of the Governor’s Office of Economic Development and EDCUtah to promote the commercial opportunities that the city supports.
5. Use administrative tools (i.e. zoning) to preserve farmland and recreational opportunities.
6. Meet with the County Community Development Department regularly to ensure that development codes are up to date and being implemented by county staff during their plan review.
7. Set aside funds in the next budget cycle to spend on code and maintenance enforcement.
8. Develop and implement impact fees for commercial and industrial uses as well as planned unit developments.
9. Initiate an intergovernmental agreement with the County to ensure that development outside of City boundaries is aligned to City standards.
10. Work with the Tooele County Economic Development department to locate business in Grantsville, particularly uses that have shown an interest in the past.
11. Incorporate the general plan into the City’s website.
12. Consider developing incentives to in-fill development that better utilizes existing infrastructure. Incentives may include a variety of items but may include things like waiving application fees, lowering impact fees etc.
13. Develop an updated annexation policy plan and map.

Community Design

Design

Community Character

Street Design + Edges

Historic Preservation

Nonconforming Uses

Goals + Policies + Community Design

Strategies - Community Design

Design

Well planned community design improves both visual and functional characteristics of the city. Community design shapes, and is shaped by, other facets of planning (such as transportation, housing, and recreation). It is through this unique form meets function process that the City of Grantsville will be able to create, market and retain their unique character and appearance.

There are opportunities in Grantsville for reinvestment in community design, specifically within the areas of community unification and integration, such as:

- Community signage
- Downtown corridor enhancements
- Gateway and entrance signage
- Conforming land uses

Community Character

The character of a community is the image that residents and visitors experience when utilizing community spaces. It is through this “image” that people make their impressions of a community, lasting or temporary. Residents of Grantsville are cognizant of this character and have a strong desire to protect the rural or small town charm that abounds within the municipality. Residents were vocal in their interpretation of what made “Grantsville feel like Grantsville,” often noting that this character is the reason that families and individuals moved to town. It is through preservation of the below listed community character elements that the City of Grantsville will continue to offer their residents the feel of the community that remains attractive:

- Small building form for buildings along the Main Street corridor
- Safe corridors for residents and visitors to utilize with various methods of transportation
- Sense of a “tight-knit” community with neighbors and elected officials
- A multi-generational community, providing opportunities for residents to grow up in and remain in the same community
- A culture that retains and personifies the unique cultural heritage of Grantsville

Street Design + Edges

Streets act as edges and can help define boundaries of districts and create visual changes. These visual changes that happen at edges often are the most impactful. Those visiting the city will be more likely to stay if they feel safe and welcomed. Business will be more likely to locate if they feel the area will attract visitors.

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

In the core area, Grantsville can encourage visual interest through guidelines related to building materials, and can enhance visual diversity with setback requirements, massing, and architectural detail variations.

Historic Preservation

Although there are several historic properties in Grantsville, there are currently no formally-designated historic districts in town. However, because historic buildings contribute to the small-town charm and cherished heritage of the community, the preservation of Grantsville's historic legacy and culture is a priority of residents and the City Council. It should be noted that while there are no formal districts, downtown or historic, many individuals still feel that these areas and amenities are the personification of the small town way of life that was an initial draw for their residence within the community.

While it is many of the residents' desire to continue to preserve their small town charm, it is through the creation of a historic district that the community will be able to better preserve and personify this desire. A potential district should include all areas of historical significance or unique assets. This will allow the City of Grantsville to ensure that these unique assets are retained and personified, attracting potential visitors and future residents.



Donner Reed Museum, Photo credit: Jewel Allen

Nonconforming Uses

A nonconforming use is one that legally existed under a previous land use regulation, but that does not meet current requirements for land-use or utilization. Under Utah State law, this use has the right to continue if the use does not change (although ownership can change) and no substantial changes are made to the property, use or process. Similar to nonconforming uses, noncomplying structures are those that no longer meet current regulations (such as setback or height). These structures also have the right to continue, but the City is legally permitted to set local rules about how these structures can be modified and/or brought-up to safety standards.

As is evident within the City of Grantsville, and many similar communities, nonconforming uses are typically utilized when:

- Communities experience growth at a higher than expected rate
- Development is not centralized or located within proximity to each other
- The community has many areas where nuisance uses are not directly adjacent to residential property uses.

While many of these elements are standard for a community witnessing exponential growth, the City of Grantsville has begun the necessary steps to remedy many of these issues.

Goals + Policies + Community Design

Goal 1. Create a community with congruent and adequately dense land uses. As the community looks to unify the elements of the community to create a defined community character, the City should research and encourage adequate growth and density within the centralized core.

1. Create smaller lot requirements for residential and commercial lots in the core area of the City.
2. Create a downtown development authority to allow for flexibility within the land use and development standards.

Goal 2. Create a more pedestrian-friendly community. As new development is proposed, and/or as resources become available to the City, invest in things that promote an active lifestyle.

1. In the core area, the City should look to implement new development that will incorporate shade trees, a landscaped buffer from traffic, ornamental plantings with year-round appeal, public art, site furniture, and pedestrian lighting.
2. Construct maintained pathways of adequate widths on streets in high density areas that currently do not have paths for other types of transportation other than driving.

Goal 3. Implement a community streetscape enhancements program. A community with a unified streetscape has a strong sense of character. The City will implement a comprehensive streetscape project that will allow for a unified character when enhancements are constructed. It is important to note that all proposed streetscape enhancements should be properly vetted by the public to ensure they meet the community vision and will balance preserving private property and the natural environment.

1. Residential streetscapes shall be designed to meet the needs of residential neighborhood and collectors/arterials and implemented in phases and as roadways are rebuilt. Residential streetscapes should include:

- a. Sidewalk
- b. Integral curb/gutter
- c. Planting strip
- d. Trees and/or shrubs
- e. ADA ramps

2. Commercial streetscapes shall be designed to encourage individuals and groups to utilize the commercial core and districts. Commercial streetscapes should include:

- a. Sidewalks
- b. Integral curb/gutter
- c. Planting strips
- d. ADA ramps
- e. Crosswalks

3. Alternative Transportation Options - Where possible, in both residential and commercial streetscapes, installation of alternative transportation options should be recommended. Options should include:

- a. Bike trail installation on one side of the road where right-of-way allows.
- b. Park & Ride lots in coordination with Utah Transit Authority
- c. Equestrian trails

Goal 4. **Retain small town charm.** The small town way of life is an attractor for residents and visitors. It is critical that the small town charm be retained.

1. Personify and encourage small town form factor buildings within the community. Small town form factors include the size, density and height of buildings within the community.
2. Ensure that the residents have a safe and inviting atmosphere for civic gatherings.
3. Create civic spaces within the community.
4. Properly manage and promote events that personify the small town charm.
5. Personify the historical image and feel of the community, through retaining historic characteristics.

Goal 5. **Creatively prepare the built environment to personify the community's vision for Grantsville.** Ensuring that the buildings and built environment adequately meet the community goals will maintain community character.

1. Prepare and implement necessary infrastructure upgrades to meet the current and future demand.
2. Review and amend zoning ordinances to promote adequate infill development and discourage sprawl.
3. Promote different areas of Grantsville as unique areas of architecture or elements.
4. Design and monitor development within the community to ensure that traffic, noise, pollution and crime are kept to a minimum.

Goal 6. **Preserve the natural environment.** Critical to the small town charm is the ease of access to the natural assets surrounding the community.

1. Strive for a balance system of open lands, natural areas, recreation spaces, and parks, including trails and streetscapes.
2. Preserve and protect important natural areas within the City, as practicable.
3. Protect the existing irrigation system of the City and encourage new developments to incorporate the City's existing irrigation system into project designs and amenities.
4. Use storm water basins for ground water recharge.
5. Acquire and manage land and water to preserve, protect, and enhance important natural areas.

Goal 7. **Preserve the City's unique history.** Preservation of historical assets will aid in protecting the desired character of the community.

1. Protect and preserve Grantsville City's current historical sites.
2. Identify and protect Grantsville archeological and natural resources.
3. Support cultural amenities as an important contributor to our economic health and as a reflection of the importance of the arts and our heritage.

Strategies - Community Design

1. Develop design guidelines for main transportation corridors and residential corridor.
2. Define a viewshed for protection that limits the height, color, and lighting of properties within the viewshed. A viewshed is defined as the area one views from a specific point, including periphery and

ancillary spaces.

3. City Council could identify historic areas / buildings and create walking tours between assets.

4. Promote historical assets and create an interactive guide on the city website.

5. Strengthen “sense of place” through public art, gateway development, wayfinding, and streetscape investments.

6. Grantsville could reinforce their definition of the downtown and cultural core areas with simple signage and by focusing investments in things like holiday decorations on those areas only.

7. Continue to maintain a historic preservation commission that recommends policy or actions to preserve locally significant buildings and areas.

Economic Development

[Conditions Prior To Implementation \(Economic Development\)](#)

[Areas Of Potential](#)

[Goals + Policies + Economic Development](#)

[Strategies - Economic Development](#)

Conditions Prior To Implementation (Economic Development)

Grantsville City is a community that is slowly evolving from a rural/agricultural community to a bedroom community supporting the regional economy. They recognize the need to ensure that commercial land is available for future growth, but like most communities, there are concerns about the trade-offs of economic development.

PROS	CONS
increased amenities	increased traffic
increased tax base	infrastructure upgrade and right-sizing costs
improved local tax dollar capture	reduced pedestrian safety
less commuting	pollution with local employment

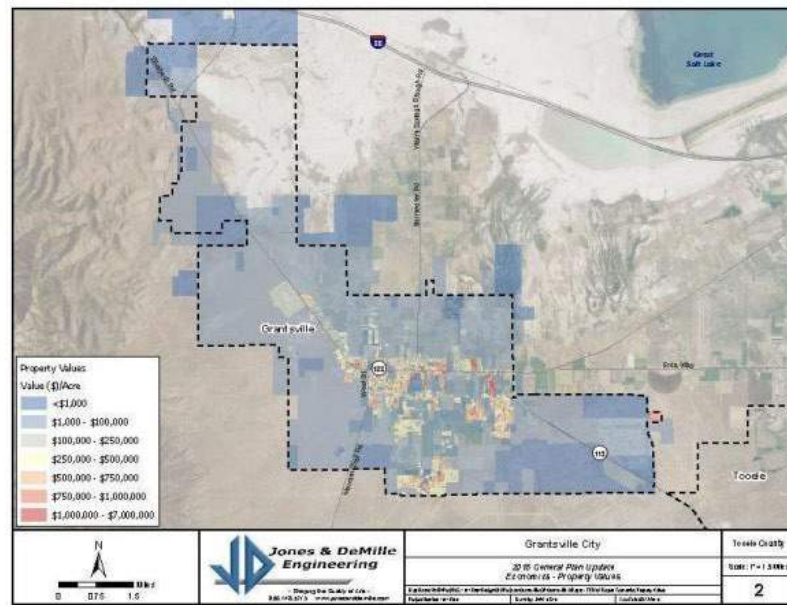
Areas Of Potential

● A major distribution center with approximately 1.3 million square feet of floor space has created a significant positive economic impact to the City both in terms of tax base and increased housing development and has also generated spin-off projects and businesses. ● Commercial/industrial development is expected to hold steady and perhaps build momentum in many parts of the City. ● Many Grantsville residents commute to work in the Salt Lake Valley, while others provide local services for the county and the community. ● Residents have few retail options in Grantsville and must shop out of town. The following table demonstrates the retail sales captured in the City versus per capita averages in the County and State.

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

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

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



Goals + Policies + Economic Development

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

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

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

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

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

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

Strategies - Economic Development

1. Designate a council member who is responsible for business recruitment, relationship, or regulations that fit the local economy.
2. Develop an incentive program to attract retail businesses of greatest leakage including auto sales, general merchandise stores, and building & garden.
3. Develop incentive programs to keep jobs local. Encourage greater investment in broadband capacity to keep jobs local.
4. As resources become available, work with the Salt Lake Chamber of Commerce to receive the Governor's award for being a business-friendly community.
5. Identify, inventory, and assemble underutilized parcels for redevelopment within the commercial corridors and nodes.

Transportation

[Conditions Prior To Implementation \(Transportation\)](#)

[Future Transportation Map](#)

[Impact Fees + Traffic Impact Studies](#)

[Roadway Design](#)

[Access Management](#)

[Active Transportation + Public Transportation](#)

[Roadway Placement](#)

[Goals + Policies + Transportation](#)

[Strategies - Transportation](#)

Conditions Prior To Implementation (Transportation)

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

Grantsville last updated its transportation master plan in 2005. The following highlights summarize the state of the transportation network in the City:

- Most of the roadways in Grantsville are two-lane roads. Most of them are between 26 and 70 feet of pavement, though some are significantly larger.
- SR-138 currently serves as the major route in and out of the valley, classifying as an arterial or primary route. The Utah Unified Transportation Plan has identified road widening projects for both SR-112 and SR-138. While they are being upgraded, they still have the same capacity bottleneck at I-80.
- UDOT estimates that between 2015 and the end of 2018, there have been just over 300 vehicle accidents within city limits (with most of these accidents occurring on Main Street). In contrast, the Stansbury Park area saw 1,139 and Tooele City area saw 2,128 over the same time period.
- The Tooele County Transportation Plan that was adopted in 2015 did not recommend any new major roadways or transportation corridors within Grantsville. As a result of this, it is recommended to re-evaluate the needs for roadway within the city based upon new growth-demand modeling.
- Recognizing the potential bottlenecks in the valley's network, UDOT and Tooele County collaborated to create "Tooele Traffic," an online resource with real-time information on traffic information and road conditions.
- Maintenance of the existing transportation facilities and construction of new facilities come primarily from revenue sources that include the Grantsville general fund, federal funds, and State Class C funds. Financing for local transportation projects consists of a combination of federal, state, and local revenues. However, this total is not entirely available for transportation improvement projects, since annual operating and maintenance costs must be deducted from the total revenue. In addition, the City is limited in its ability to subsidize the transportation budget from general fund revenues.
- There is a clear need for more ways to access Grantsville generally. The new Midvalley Highway will do this as well as provide opportunities for broadening the local economy in the area.

Future Transportation Map

This plan has looked at the major circulation patterns required by the land uses presented in this plan. The map in this chapter shows major arterial, major collector and collector roads. This map is a schematic plan only and the final alignment of all roadways will be determined by specific demands of each area.

Overall, the roadway network should focus on connectivity. This means that block sizes should not be too large, and important collectors should not dead end or terminate in a cul-de-sac. This is best achieved by utilizing a hierarchical grid system of roadways, which Grantsville already has in some parts of the City.



Access Management

A critical factor to the safety and function of the transportation system is access management. Access management is the practice of coordinating the location, number, spacing and design of access points to minimize site access conflicts and maximize the traffic capacity of a roadway. Techniques include signal spacing, street spacing, access spacing, and interchange to crossroad access spacing.

Since the main road through the City is a state highway, the City cannot control access on it. On local collectors, the City can focus on more access to slow down traffic and minimize cut through traffic as the state highway becomes more congested.

Future commercial and high-density residential development along Main Street should anticipate access management requirements from UDOT.

Active Transportation + Public Transportation

If done correctly, public transportation services can reduce traffic on roads. Utah Transit Authority (UTA) currently has limited plans for public transportation expansion within the City of Grantsville. As the city continues to increase in density and population, Grantsville intends to work with UTA to review the need based upon future growth demand.

Essential to this system is connectivity to areas outside of the City's boundaries on a regional scale. Though not currently included in the Wasatch Choice: 2019-2050 Regional Transportation Plan, Grantsville intends to be involved in studies that are conducted to determine regional transportation investments.

Often those who use public transportation need to bike or walk from stations to their destinations. Therefore, Grantsville considers an optimized transportation system to be one with transit investments that also include bike and pedestrian infrastructure.

Roadway Placement

Currently the community is experiencing growth around the periphery of the municipal boundary. As this development trend continues to take place within the community roads that were designed and located for neighborhood usage will become arterial or collector roads. This expansion of traffic along the roads will require one of two options to be completed: (1) to enlarge roadways or (2) to add new roads. As this requirement becomes a necessity, the public will need to be petitioned for input about roadway placement.

Goals + Policies + Transportation

Goal 1. Provide for the existing and future transportation needs. Develop and maintain transportation systems of adequate size and capacity to serve the existing and projected permanent and peak population in all areas of the city.

1. Street paving and pedestrian surfacing materials should be economical, serviceable, and easy to repair. The variety of surfacing materials should be kept to a minimum.
2. The parking policy shall be to require on-site parking enough to meet the anticipated parking demand of proposed development.
3. The City will require necessary transportation improvements, including adequate right-of-way dedications, and other transportation facility enhancements, concurrent with development approvals to adequately serve the development.

Goal 2. Connect local transportation facilities with regional transportation systems.

1. Maintain close relationships and cooperation with organizations that have transportation implementation/planning responsibilities, such as UDOT, Tooele County, and WFRC in order to stay informed of planned future transportation developments and communicate the needs of the community.
2. Maintain the ability to provide fire and ambulance protection, delivery and public transportation service in all areas of the city.
3. Coordinate with UDOT for Park & Ride lots.

Goal 3. Develop a comprehensive transportation system. Incorporate many modes of travel, including private vehicle, mass transit, pedestrians and bicycles.

1. Access for the disabled shall be addressed in all public improvements.
2. Provide a pedestrian-oriented sidewalk, path and trail system that offers convenient access throughout the entire city.
3. Walking and biking will be a practical and enjoyable means of travel within the City with the provision of safe sidewalks and multiple use trail system (including ATV and equestrian users).
4. Consult the Tooele County Active Transportation Plan when considering transit and active transportation investments locally.

Goal 4. Maintain a functional and visually appealing streetscape. Parking, pedestrian, landscaping, plaza and street furnishing improvements should be designed to accommodate four-season weather conditions.

1. Provision should be made for future undergrounding of utility services.
2. No new above-ground utility service lines will be created.
3. Landscaping within the right-of-way shall be reviewed on a case-by-case basis relative to

existing and future right-of-way uses and should employ native species where possible.

4. Property owners that have lots fronting on rights-of-way should be responsible for landscaping maintenance (e.g., along sidewalk planting strips).

Goal 5. Public participation for roadway design - As new roadways are located or as roadway classifications are expanded, it is recommended to complete the following:

1. Undertake a transportation master plan update.
2. Coordinate with the public to identify concerns residents may have.
3. Reach a compromise about locations and roadway designs that are implemented.

Strategies - Transportation

1. Continue a regular maintenance program of pavement preservation methods such as chip sealing, crack sealing, pavement sealing, and overlays on existing roadways to maintain roadway integrity.
2. Establish a street impact fee for new development.
3. Consider requiring a Traffic Impact Study for any new, significant developments.
4. Incorporate appropriate site planning criteria into the development approval processes.
5. Adopt a program of street and highway landscaping (i.e. street trees) to enhance the appearance of the City's circulation system.
6. Convene local community volunteers to make recommendations on safe bicycling infrastructure (bike lanes, widen shoulders, share the road signs, etc.) on local streets.

[Housing](#)

[Conditions Prior To Implementation \(Housing\)](#)

[Moderate Income Housing](#)

[Future Demand](#)

[Goals + Policies - Housing](#)

[Strategies - Housing](#)

Conditions Prior To Implementation (Housing)

Assessing a community's housing stock in a general plan ensures that future housing needs are addressed before the issues of supply, cost, and quality become problematic. Grantsville is a city of quality housing stock and a welcoming population. Members of the Grantsville community share the goals of high quality and accessible housing. This can be achieved by allowing diverse housing styles that blend aesthetically with neighboring structures and land uses.

Moderate Income Housing

Grantsville completed their biennial report on moderate income housing in 2018, and the new state model was run for this plan update. The following is a summary of its findings.

- The housing profile of Grantsville's total population in 2017 was roughly 84% in owner-occupied units, and 16% in rental housing units.
- The population in both owner-occupied and rental units is expected to increase over the next five years, but the number of owned units will likely far outpace rental units (+45% and +15% respectively).
- As expected with the new housing developments in Grantsville since 2010, the number of households that own their housing without a mortgage has declined and will continue to do so.
- Occupancy rates for rental units has been and is expected to remain very high.
- Median housing costs for owner occupied housing are currently (2017) estimated to be \$1,277 and median gross rents are at \$815 per month.
- The median household income for City residents is estimated to be at \$66,478. Those in owner-occupied units are reporting \$71,609, and those in rental units report \$31,042.
- Utah Statute requires cities to evaluate their housing opportunities for those earning 80% of the "area median income." Tooele County's household AMI is approximately \$74,000 for households that are between 3-4 people, and 80% of this amount is \$59,200. Under the assumption that appropriate housing costs should not exceed 30% of a household budget, then the City should look for ways to support housing development that is as, or more affordable than, what is in the market currently.

Future Demand

While petitioning input from the community and working with the local elected officials, it became evident that the housing stock within the community is not necessarily considered affordable for all individuals specific needs. To remedy this, affordable housing needs will be reviewed, and adequate options will be provided for all individuals or families as required by state law. Future demand will be matched with the community housing forecast and a preference be placed on affordable housing alternatives. Infill development should be preferred for affordable housing, offering a cost reduction to developers and even potentially a streamlined process for approvals.

Goals + Policies - Housing

Goal 1. **Housing Stock.** Grantsville seeks to develop a variety of housing opportunities.

1. Support the development of single-family dwellings, multi-family dwellings, and retirement housing.
2. Encourage a variety of housing and residential opportunities by establishing and providing a range of allowed residential densities and lot sizes [as per UCA 10-9a-403(2)(b)(iii)(A)].

Goal 2. **Moderate Income Housing.** Grantsville seeks to equitably provide housing opportunities for its residents.

1. Grantsville will continue to monitor the supply and demand of the local housing market to ensure that the needs of residents are met, and that housing stays affordable through regulation and incentives.
2. Continually evaluate the land use regulations of the City to ensure they work to achieve the purposes of this Plan.
3. The City will work to provide opportunities to live in safe, habitable and affordable housing.
4. Work with other agencies to provide moderate income housing for City residents [as per UCA 10-9a-403(2)(b)(iii)(P-U)].
5. Encourage the preservation of existing housing to provide opportunities for moderate income housing [as per UCA 10-9a-403(2)(b)(iii)(L)].

Goal 3. **Accessory Dwellings.** Grantsville will consider including additional types of accessory dwellings permitted within city boundaries.

Goal 4. **Encourage affordable housing.** Affordable housing must be matched to the average income for residents.

1. Incentivize a variety of affordable housing options to ensure all families, individuals and couples have an equal opportunity.
2. Encourage infill development within the downtown core (as defined on the future land use map) [as per UCA 10-9a-403(2)(b)(iii)(F)].

Strategies - Housing

1. Review height, viewshed, preservation of open space, and historic preservation policies and ensure that they are not barriers to affordable development within City.
2. Continue to work with nearby municipalities to ensure that workforce housing and transportation for employees is provided.
3. Consider Public Private Partnership opportunities for the City and major employers to provide subsidized employee housing.
4. Provide additional multi-family housing infill along Main Street corridors and immediately adjacent cross streets.
5. Consider ordinance relative to changes to the amount of land that is zoned to allow accessory units to create more rental opportunities.
6. Consider working with developers to use state low-income housing tax credit funds to subsidize affordable apartment developments.

[Recreation + Open Space](#)

[Conditions Prior To Implementation \(Recreation + Open Space\)](#)

[Recreation Plan](#)

[Special Protection Areas](#)

[Recreation Spaces](#)

[Potential Improvement Opportunities](#)

[Goals + Policies - Recreation And Open Space](#)

[Strategies - Recreation And Open Space](#)

Conditions Prior To Implementation (Recreation + Open Space)

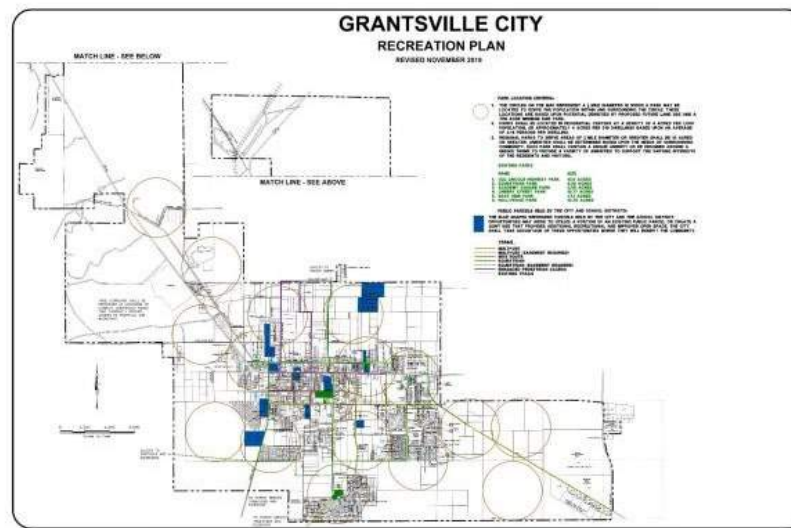
Grantsville desires to maintain and cultivate recreational opportunities that serve the interests of residents and visitors. These recreation opportunities greatly enhance the quality of life for our residents. Highlights of existing conditions include:

- Convenient Access - Recreational assets surround the community and are quickly accessed through pedestrian, vehicular, and bicycle access.
- Ample land (privately held) is available around the perimeter of Grantsville, allowing for expansion of recreational opportunities into regional amenities (i.e. trails along foothills) if the community desired to expand these opportunities.
- Parking at recreational facilities is limited, causing ingress and egress issues.
- Recreational opportunities are bound by roadways, limiting the potential uses.
- Many residents voiced concerns that there are not a lot of after-school options for youth and consider a “Rec Center” as a solution.

2019 Park Facilities

Location	Acreage
Academy Sq.	0.65
City Hall	0.5
Clark Farm	0.25
Lincoln Park	0.9
Museum	0.3
Shops	0.11
Cherry Street Park	15.77
Cemetery	7.02
Clark Cemetery	1.7
Hollywood Park	10.75
East Side Park	1.74





Special Protection Areas

State statute requires that general plans “identify and consider each agriculture protection area” Utah Code §10-9a-403(2)(c). Statute also requires the plan to recognize industrial and/or critical infrastructure materials protection areas. These protection areas are a section of land that has a protected, vested use of an agriculture, mining, or industrial nature for a period of 20 years. Under state statute, a community must appoint an advisory board that reviews requests from private property owners that want to establish a protection area. A final decision is then made by the legislative body, and it is registered with the Utah Division of Agriculture and Food (UDAF). During the 20 year period, the land and use is protected from rezoning, eminent domain, nuisance claims, and state development.

The Steering Committee involved with the development of the 2019 plan update were not aware of any parcels within city limits that have been formally designated as agriculture, industrial, or critical infrastructure protection areas. The City is interested in working with property owners that are considering the need for these designations before the process is formally initiated.

Recreation Spaces

Currently, Grantsville has several regional and neighborhood-scale recreational spaces available for the public. Recreation is currently being completed on both municipal-owned and privately held grounds. Parks and other recreational spaces are in acceptable condition, yet there appears to be significantly more demand for this space than space is available to utilize. Recreational spaces are inadequate for sports leagues to have practices or games, specifically baseball, softball and soccer.

The National Recreation and Park Association (NRPA) has developed standards for parks, recreation and open space development that are intended to guide communities in establishing a hierarchy of park areas. The general standard established by the NRPA for park acreage per 1,000 people is between 15 and 17 acres, or 1.5 to 1.7 acres for every 100 people. Grantsville will use 4 acres per 1,000 people as the standard for future park planning due to the large lot sizes that are prevalent within the community. Future park planning should involve an analysis of total acres as well as activity amenities (i.e. pickleball, playgrounds, etc.).

Potential Improvement Opportunities

Ensuring that the community retains the recreational assets that will draw users to the site is of vital importance. To improve the amenities that are available, it is recommended to provide the following elements:

1. Interconnected recreational opportunities - specifically trail linkages.
2. Centrally located “regional parks” renovations. These parks are typically 15-25 acres in size and offer a myriad of opportunities for recreational enjoyment.
3. Local neighborhood park renovations. These parks are roughly 2-5 acres in size and are focused around a green space and small exercise facility to encourage use by younger children.
4. Installation of bike lanes throughout the community.
5. Develop a city-wide parks and recreation plan and incorporate the priority projects into the city’s capital budgeting process. This plan should also include an inventory of property that is currently owned by the city.

Goals + Policies - Recreation And Open Space

Goal 1. Improvement and Maintenance of Open Space. Grantsville seeks to maintain recreation facilities and natural assets to improve the quality of life and area property values.

1. Protect air quality, groundwater and surface water resources, drinking water resources, and soils within the City.
2. Use citizen volunteers for select maintenance projects.
3. Maintain a park funding program to ensure that the funds are available to improve and maintain dedicated parkland and acquiring park acreage.

Goal 2. Improve Recreation Opportunities. Grantsville encourages the development and maintenance of parks with quality recreational facilities that connect all parts of the community.

1. As resources are available, work with the county and neighboring communities to provide programs for a variety of passive and active recreational opportunities for all area residents.
2. As resources and opportunities allow, obtain land and facilities as they become available and/or ahead of need for subsequent improvement to meet future recreational and open space needs in community expansion areas.
3. All park improvements will be universally accessible as much as possible.
4. Provide a connected and useable open space network.
5. Establish open space guidelines and maintenance options for existing and future open space areas.
6. All new developments will be required to contribute to the provision of open spaces within the City, either through onsite reservation, where appropriate, offsite contributions, or payment in lieu.
7. Increase prescribed play spaces for sporting teams or events, specifically soccer, baseball, softball and other sports.
8. Play structures/areas shall meet and/or exceed all current CPSC, ASTM, IPEMA standards, and ADA requirements.

Goal 3. Public/Private Cooperation. Grantsville supports public/private cooperation in developing recreation and open space improvements, services, and facilities.

1. Encourage residential and commercial developers to improve and/or construct recreational facilities in lieu of paying fees for developments that will generate need beyond current recreation infrastructure capacity.
2. Support the arts, emphasizing the potential of the arts to add to the quality of life of City residents.
3. Support and promote the growth and enhancement of the facilities and programs of local museums.
4. Consider granting a density bonus which will encourage developers to provide fully built out parks and recreational facilities. Play structures/areas shall meet and/or exceed all current CPSC, ASTM, IPEMA standards, and ADA requirements.
5. If developed parks are within $\frac{3}{4}$ of a mile from a proposed park, require developers to provide funds to maintain and improve the existing park.

Goal 4. **Park Acreage Acquisition Plan.** Grantsville will develop a plan to acquire land for the development of regional parks and recreational amenities through option or right of first refusal contracts, use of fee-in-lieu payments and grant opportunities.

1. Use option or right of first refusal contracts with landowners to secure acreage for future parks as property becomes available.
2. Develop a plan for using fees acquired from “fee in lieu” payments as development continues.
3. Seek grant opportunities to purchase land for regional parks and recreational amenities.
4. Set standards for regional/ neighborhood parks and recreational facilities.

Strategies - Recreation And Open Space

1. Formulate a coordinated, multiple-use trails plan that may be implemented on City-owned property and as a requirement of development approval, include trails with a maintenance plan that connect all areas of the city through natural areas.
2. Seek out state funds for recreation programs and facilities.
3. Acquire right-of-way for trail network as a new development is proposed.

Infrastructure + Public Facilities

[Introduction \(Infrastructure And Public Facilities\)](#)

[Culinary Water](#)

[Secondary Water](#)

[Water Sources](#)

[Natural Gas](#)

[Wastewater System](#)

[Power](#)

[Sanitation](#)

[Schools](#)

[Emergency Preparedness + Resilience](#)

[Anticipated Changes](#)

[Goals + Policies - Infrastructure And Public Facilities](#)

[Strategies - Infrastructure And Public Facilities](#)

Introduction (Infrastructure And Public Facilities)

The City of Grantsville recognizes the need to provide capital facilities within the City to protect the health, safety, and property of the City and its citizens by maintaining the level of service for future generations which Grantsville City's residents, industries, and businesses have enjoyed.

The purpose of the public facilities chapter is to explain the various public facilities and services within the city, such as water and sewer. These services represent the public's investment in the development and operation of Grantsville. The public facilities chapter should be reviewed periodically and updated as necessary in order to meet the evolving needs of the City.

Development in the future will cause a demand for more public utilities. Estimates can be made about the demand that will exist in the future for these services based upon population projections and other information.

Culinary Water

Water planning and the efficient use of water is a city-wide priority. Grantsville City has five (5) water sources, four (4) water storage tanks, and a distribution system consisting of pipelines ranging from 4-inches to 16-inches in diameter. The City's current distribution system meets the City's required level of service.

Deseret Peak has existing culinary water rights that have been deeded to the city.

Secondary Water

The Grantsville Irrigation Company provides secondary water, but it is limited to the supply available.

Water Sources

Grantsville City holds water rights available for municipal, recreation, and irrigation use. The City has also acquired other minor culinary water rights via standard development policy.

A sole source aquifer is defined as providing at least 50% of the drinking water to the population residing above the aquifer. Service areas of an aquifer are typically defined by well location. The term applies to projects that receive federal financial assistance and have the potential to contaminate a sole source aquifer in a manner that creates a significant hazard to public health. These aquifers are of critical importance for the people of Grantsville City.

Water source protection plans delineate protection zones according to state standards. Water source protection zones were created by the state specifically as a tool for local governments to adopt local ordinances that protect public drinking water. State rules and water source protection plans provide standards specifically for land uses authorized by local governments.

Natural Gas

Grantsville City residents purchase their natural gas directly from Dominion Energy. Currently, there are no concerns about supply.

Wastewater System

Grantsville City's wastewater collection system consists of trunk lines, interceptor lines, lateral mains, force mains, and

three lift stations. The sewer lines range from 8 to 18-inches. Wastewater is treated at the City's wastewater treatment plant located in the northeast corner of the City off Race Street. Wastewater is conveyed to the treatment plant and central trunk line through a series of interceptor pipelines and lift stations.

Future development will require expanding the wastewater system to accommodate the new growth. There are areas of the community that cannot be serviced by the currently existing system.

Power

Rocky Mountain Power supplies Grantsville with electricity.

Sanitation

Solid waste is hauled by franchised waste haulers in the city (currently Ace Disposal).

Schools

Grantsville recognizes that it doesn't have statutory authority over the location and design of public schools. However, the City wants to continue to work with the School District to identify preferred areas for new facilities.

Emergency Preparedness + Resilience

Grantsville City has a police department, including animal control, and a fire department, but contracts outside providers for its ambulance services. The City assesses impact fees for public safety capital improvement projects and future debt service related to these capital improvement projects.



Anticipated Changes

● Predicting growth in a city is difficult due to a myriad of factors that influence it; however, there are some indicators that provide clues. In general, consideration for distribution of growth over the six planning areas has been based on proximity to infrastructure, historic growth patterns, proposed future development, and input from the City. ● In 2016, the City noticed that most of its new development was occurring in a localized area and not as evenly spread as anticipated in 2012. The City's experience leads them to believe that the population projection numbers are still expected, but the locations of development may require additional infrastructure or improvements to existing infrastructure to serve the accelerated growth on the south side of the City. ● The City's recent capital facilities plan and impact fee analysis included a rate study. The plan recommends slight increases to water and sewer user fees in order to maintain a positive fund balance. ● The City's capital improvements plan also anticipates the need to construct a new Public Works facility. The project costs for the Public Works facility would be funded by the water and sanitary sewer utility. ● With the growth of the Flux and West planning areas, an upper pressure zone water line connection will become more important between the City's existing culinary water tanks and sources. This will provide more evenly

distributed fire and demand storage to the different areas of the City. ● The City will need to serve the Flux & West planning areas with sewer to avoid a proliferation of septic systems that may contaminate / pollute the aquifer.

Goals + Policies - Infrastructure And Public Facilities

Goal 1. Provide quality public services. Grantsville City will seek to adequately provide services to City residents by:

1. Protecting water sources from potential threats. 2. Developing and maintaining an accurate, fully-functional system for planning and infrastructure information (i.e. ArcGIS Online). 3. Exploring more opportunities to provide culinary and secondary water to residents that currently do not have access to it. 4. Ensuring that any future land uses do not jeopardize water source protection zones. 5. Not permitting large commercial or residential developments on septic systems and encouraging these uses to be located close enough to the sewer systems to connect. 6. Updating the current subdivision and site plan ordinances to require adequate planning for drainage and stormwater runoff. 7. Improving traffic along Main Street by allowing alternative transportation and reducing traffic speeds. 8. Ensuring all land use, infrastructure, service and resource allocation decisions shall be found to be consistent with the City General Plan recommendations and goals. 9. Formulating, and annually updating, a Capital Facilities Plan. 10. Appropriately maintaining the City's existing capital facilities. 11. Updating and monitoring the City's public improvement and construction standards. 12. Encouraging development within areas of the City where required infrastructure already exists. 13. Identifying and evaluating potential public safety hazards involving vehicular and pedestrian hazards and prescribing corrective actions. 14. Requiring configurations, designs and other development options that maximize safety of City residents and property in all development applications.

Goal 2. Complete a detailed analysis of existing water resources and availability to meet development needs.

1. Work with regional authorities or consultants to prepare a detailed study itemizing the availability of water. 2. Review water availability and projected demand growth to ensure that ample resources are available to support development.

Strategies - Infrastructure And Public Facilities

1. Create a set of recommended and desired amenities within the community and work towards acquiring or creating the necessary infrastructure for such assets.

2. Expand the Capital Facilities Plan to include "roadmap" for the next ten (10) years of the municipality, focusing on:

a. Prioritized capital improvements projects
b. Sidewalk and roadway improvements projects
c. Recreational amenity creation within ½ of a mile of each residential structure
d. System expansion and creation of a new sewer plant
e. Expanded water system to NW quadrant of the City

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

APPENDIX

[Implementation Recommendation - Zoning Code Update](#)

[Implementation Recommendation - Roles + Responsibilities](#)

[Implementation Recommendation - Best Practice Ideas](#)

Implementation Recommendation - Zoning Code Update

The role of the general plan is to provide vision, direction, and rationale for the land use policies and capital improvements of the city. It is critical that the zoning ordinance aligns with the general plan to ensure a transparent development regulation.

As part of the 2019 plan update process, the consulting team conducted a review of the existing land use ordinance. The overall conclusion is that Grantsville should undertake a comprehensive and thorough update of its ordinances as resources are available. This will be a major undertaking, and until it can be done completely, the team recommended changes that would help improve the alignment in some of the most critical issues.

The recommendation report is available at these links:

Zoning Report (.pdf) <https://tinyurl.com/GvZoningReport-PDF>

Zoning Report (.docx) <https://tinyurl.com/GVZoning-docx>

Implementation Recommendation - Roles + Responsibilities

In order to encourage and facilitate implementation of the general plan, the consulting team developed a summary of recommended roles and responsibilities. This matrix can be found at the following link:

- Roles and Responsibilities <https://tinyurl.com/GVRoles>

Implementation Recommendation - Best Practice Ideas

[IDEA 1 - Improve Plan And Budget Integration](#)

[IDEA 2 - Community Clean-Up Initiative Enforcement](#)

[IDEA 3 - Agenda Alignment](#)

[IDEA 4 - Adequate Public Facilities \(Concurrence\)](#)

[IDEA 5 - Development Process Flowchart](#)

The following ideas are suggestions of implementation best practices. The City is not obligated to implement any of them or consider them policy.

- IDEA #1 - Improve Plan and Budget Integration
- IDEA #2 - Community Clean-Up Initiative Enforcement
- IDEA #3 - Planning Commission Agenda Alignment
- IDEA #4 - Adequate Public Facilities (Concurrence)
- IDEA #5 - Development Process Flowchart

IDEA 1 - Improve Plan And Budget Integration

Budget is policy, and planning without investing in its implementation is largely a waste of everyone's time. City leaders need to first develop a baseline of what their strategic priorities are, and then deliberately update this vision over time.

- Host an annual pre-budget retreat with the commission and administration. The City Council and Planning Commission should meet for a joint session before any budget requests are considered. The purpose of this meeting would be to review the City's long-range goals.
- Conduct a biannual "Discovery" event. An outside party could facilitate a "discovery" discussion for existing and prospective City Council members (and anyone else in the public that is interested). The intent of this event would be to increase awareness of how cities work by describing systems, explaining rules, and sharing best practices. If done near the deadline for candidates to file in the summer, then the outcome of this event would be a more informed election in the fall. It can be assumed that an investment in "taking the long view" like this will result in better policy and budgets into the future.

IDEA 2 - Community Clean-Up Initiative Enforcement

Update the land use code to outline a clear process for enforcing clean-up efforts:

- establish a clear definition of what needs to be cleaned-up
- review staff capacities, including enforcement personnel and attorney staff time
- outline roles and responsibilities in responding to citizen complaints
- create a method to document violations
- establish deadlines for clean-up
- establish a cost recovery system for City-initiated efforts on properties in violation
- explore ways the City can assist cleanup initiatives by supporting disposal efforts

IDEA 3 - Agenda Alignment

Although every community is different in the details of how it operates, the one thing they have in common is a council / commission that makes decisions that affect the whole enterprise. Because they must deal with several short-term issues, it is easy for them to lose focus on any kind of long-term strategy.

Municipalities need a way to standardize the implementation of their long-term goals. The way to do this is to keep the goals in front of everyone (especially the commissions) when they are facing decisions.

- Incorporate the long-term goals into their regular meetings. Format the agenda so that each discussion item is categorized under one strategic priority. Those issues/items that don't help achieve a priority goal are moved to the bottom.
- Formally establish an "implementation champion". Assign someone on the City Council or Planning Commission to monitor the implementation of the plan's goals and strategies. Require a public report to be created quarterly.

IDEA 4 - Adequate Public Facilities (Concurrence)

The adequacy and availability of public facilities and services to support growth and development has become a key issue in most areas, both because of the financial implications as well as the effect on the timing of development.

A concurrence system requires that prior to the issuance of a land development permit, the applicant must demonstrate that all necessary public facilities and services are available and adequate at a specified level of service (LOS) standards.

The "adequacy" requirements provide that, for a development project to be approved, infrastructure must be conform to level-of-service standards in the General Plan.

The availability requirement establishes where needed public facilities or public facility capacity is indeed available for use by the proposed development. Unlike other resources which are sometimes used to ensure carry capacity, infrastructure capacity is not static. It is increased as new capital improvements are added, and, it is decreased as other development comes on-line. Development approvals can be denied, deferred, or recommended for phasing in order to keep infrastructure capacity and utilization in proper balance.

IDEA 5 - Development Process Flowchart

A clearly-defined approval process will facilitate better understanding of the City's requirements for development approvals. This will help applicants understand what is expected of them and might even help the City ensure due process.

These flowcharts could be incorporated into brochures and development applications. It is important that the process is also formally incorporated into the land use ordinance.

[APPENDIX PART 2](#)

[Community Surveys](#)

[Regional Context + Anticipated Changes \(Appendix 2\)](#)

[Community Characteristics \(Appendix 2\)](#)

[Socioeconomic Indicators \(Appendix 2\)](#)

[Opportunities + Constraints \(Appendix 2\)](#)

Community Surveys

A series of community surveys were conducted to gather resident feedback about the future of Grantsville. The results from the survey have been used to guide the goals and policies outlined in this plan. This process was completed to ensure that the plan adequately reflects the viewpoint of the residents of Grantsville. Residents were asked questions about the elements outlined in the general plan, identifying areas of interest or concern. One specific question they were asked was what the top priorities of the City should be over the next five years. According to the results, the top five priorities of Grantsville residents include:

- Increasing economic development opportunities within the community
- Increasing public safety along roadways and at community facilities
- Providing necessary amenities to local youth to ensure a safe and drug-free environment
- Improving the financial stability of the city
- Retaining the small town charm that is attractive to Grantsville Residents, while providing necessary resources or services for day to day uses

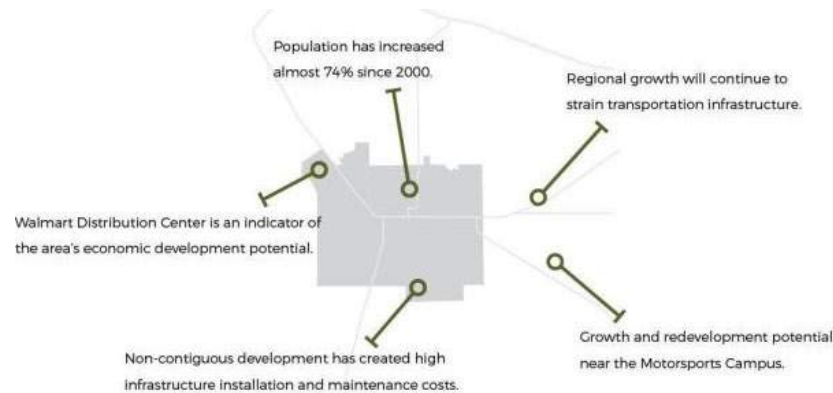
Regional Context + Anticipated Changes (Appendix 2)

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

Residents of Grantsville provide a workforce for mineral extraction and waste disposal companies located in the west desert and around the south arm of the Great Salt Lake as well as warehousing, distribution, and manufacturing services located in the Tooele Valley.

Note that unless otherwise noted, all numbers used in this section of the plan are from the US Census, American Community Survey.

- Drivers of change
 - Increasing infrastructure costs to meet demand for residential purposes
 - Limited resources for residential properties, specifically water
 - An abnormally large amount of residential development within the city over the last five (5) years
 - Loss of commercial amenities within the community (clothing stores, sporting goods, etc.)
- Certainties / Uncertainties
 - Certainties - The City of Grantsville has a few certainties that will negatively or positively affect the community:
 - Growth will continue at the current or higher rate
 - Resources will become more scarce as development intensifies
 - Uncertainties - The City of Grantsville has several uncertainties that must be carefully managed to ensure the community vision is met:
 - The effect of growth on the character of the community
 - How closely the rate and location of development follows plan expectations



Community Characteristics (Appendix 2)

COMMUNITY DRAW

GROWTH PRESSURE

RURAL CHARACTER

CONVENIENT ACCESS

SMALL BUT GROWING LOCAL ECONOMY

COMMUNITY DRAW

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

character and family-friendly way of life.

GROWTH PRESSURE

In recent years, the City has witnessed unchecked and unprecedented growth pressures as the Salt Lake Valley continues to expand west in search of increased housing opportunities. Currently, the City is experiencing issues with levels of service caused by the influx of additional residences. As growth continues within the municipality, it is critical that the development be planned and prepared for, ensuring that the quality of life is preserved for current and future residents.

RURAL CHARACTER

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

CONVENIENT ACCESS

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

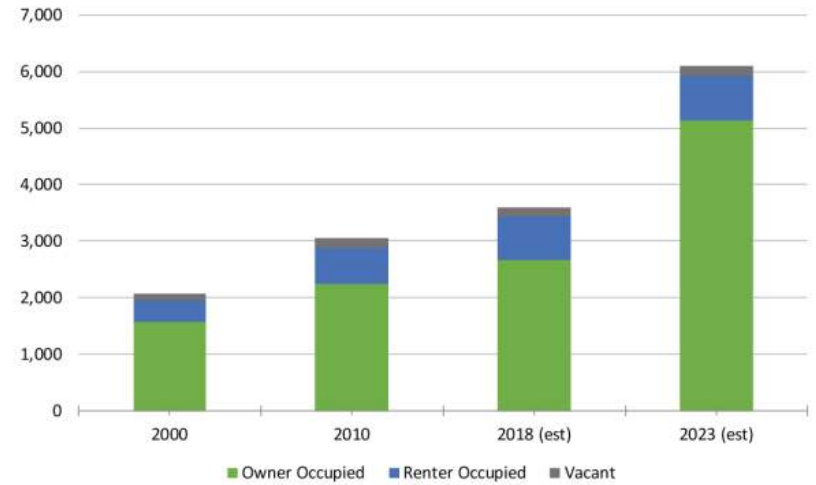
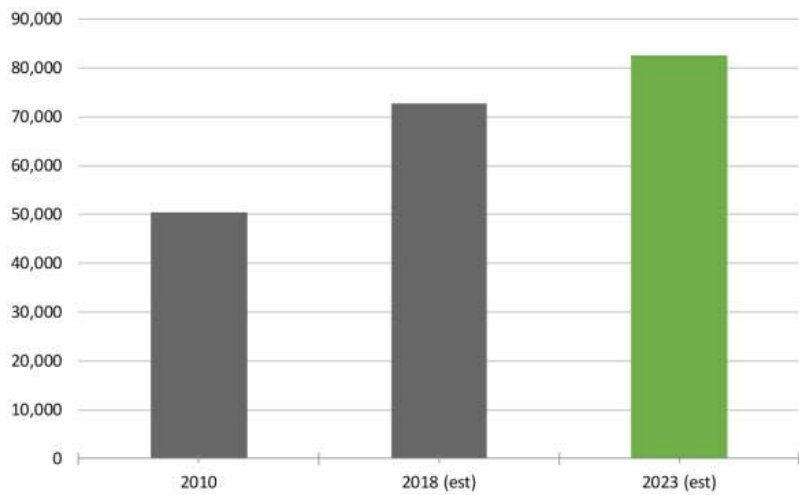
SMALL BUT GROWING LOCAL ECONOMY

More dollars are staying locally which expands the local economy and reduces reliance upon regional economies. Since 1998, taxable sales have increased by 7.4% per year, outpacing population growth and average inflation costs. Continuing to broaden the local economy keeps jobs closer to home and increase community self-reliance. It should be noted that while there has been a remarkable increase in taxable sales, the multitude of residents still admit to leaving the municipality or ordering online to meet necessary goods or services.

Socioeconomic Indicators (Appendix 2)

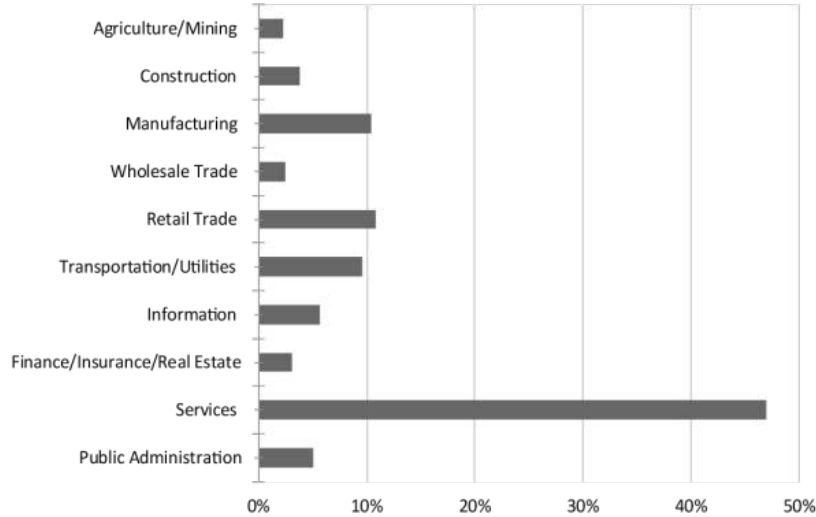
Following are key community statistics for the City of Grantsville. The information was collected to assist in developing the land use policies contained in this plan. All the information and graphics are based upon ESRI Living Atlas Database and ESRI Business Analyst Data. Sales tax data was collected from Utah State Tax Commission. Population data was collected from the US Census Bureau. Consumer Price Index data was collected from the US Bureau of Labor Statistics.

POPULATION	HOUSEHOLDS																				
<p>The 2018 population was 11,193. The rate of change since 2010 was 2.4% annually. The five-year projection for the population in the area is 20,741 representing a change of 12.3% annually from 2018 to 2023. Currently, the median age is 30.7 (the statewide is also currently 30.7).</p>	<p>The household count in Grantsville has changed from 2,874 in 2010 to 3,449 in the current year, a change of 2.24% annually. The five-year projection of households is 5,921, a change of 11.41% annually from the current year total. Average household size is currently 3.36, compared to 3.31 in the year 2010. The number of families in the current year is 2,749.</p>																				
<table border="1"> <caption>Population Data</caption> <thead> <tr> <th>Year</th> <th>Population</th> </tr> </thead> <tbody> <tr> <td>2000</td> <td>~6,500</td> </tr> <tr> <td>2010</td> <td>~9,500</td> </tr> <tr> <td>2018</td> <td>~11,200</td> </tr> <tr> <td>2023</td> <td>~20,700</td> </tr> </tbody> </table>	Year	Population	2000	~6,500	2010	~9,500	2018	~11,200	2023	~20,700	<table border="1"> <caption>Household Count Data</caption> <thead> <tr> <th>Year</th> <th>Household Count</th> </tr> </thead> <tbody> <tr> <td>2000</td> <td>~6,500</td> </tr> <tr> <td>2010</td> <td>~9,500</td> </tr> <tr> <td>2018</td> <td>~11,200</td> </tr> <tr> <td>2023</td> <td>~20,700</td> </tr> </tbody> </table>	Year	Household Count	2000	~6,500	2010	~9,500	2018	~11,200	2023	~20,700
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<p>INCOME</p>	<p>HOUSING UNITS</p>																				
<p>The 2018 estimated median household income in Grantsville is \$71,796, compared to \$67,456 in the county, and \$74,181 for the rest of the state. Median household income is projected to be \$82,470 in five years. Current per capita income is estimated to be \$23,645 in the area.</p>	<p>It is estimated that 74.3% of the 3,592 housing units in the area are currently owner occupied; 21.7%, renter occupied; and 4.0% are vacant. The annual rate of change in housing units since 2010 is 7.48%. Median home values are estimated to be \$221,596. In five years, the median value is projected to change by 7.54% annually to \$318,729.</p>																				



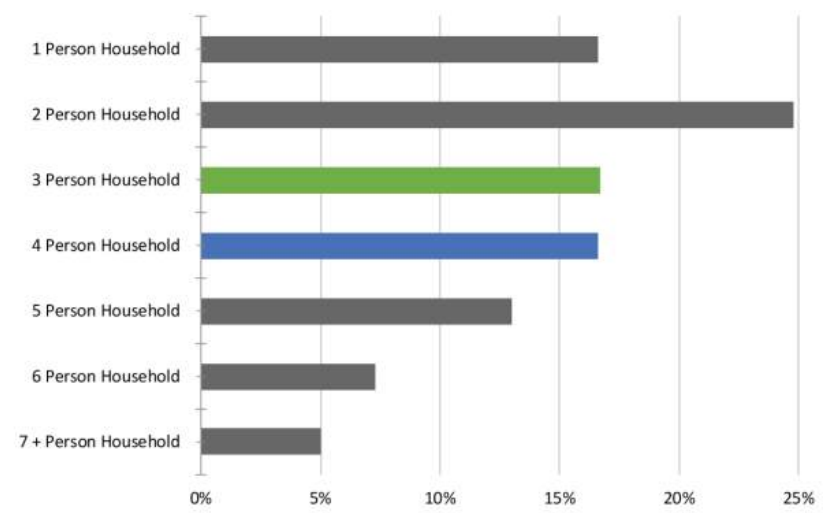
EMPLOYMENT

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



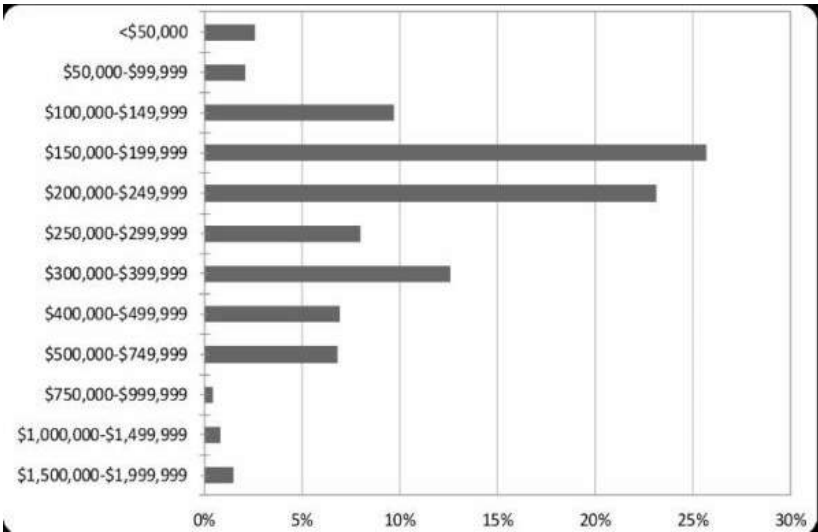
HOUSEHOLD SIZE

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



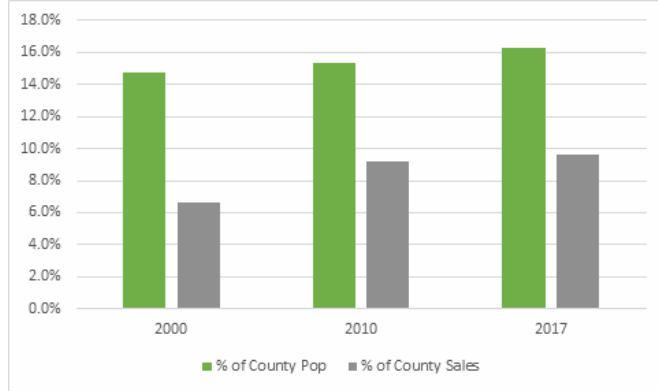
HOUSING VALUES

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



TAXABLE SALES AS A PERCENT OF TOTAL COUNTY SALES

The City has increased its share of total County taxable sales at a steady pace since 1998 compared to population growth which means more dollars are staying in the City.



**NOTE: All the information and graphics outlined above are based upon information from the ESRI Living Atlas Database and ESRI Business Analyst Data. Sales tax data from Utah State Tax Commission. Population data from the US Census Bureau. Consumer Price Index data from the US Bureau of Labor Statistics.*

Opportunities + Constraints (Appendix 2)

- [Recreation And Housing](#)
- [Infrastructure And Transportation](#)
- [Community Character And Economy](#)

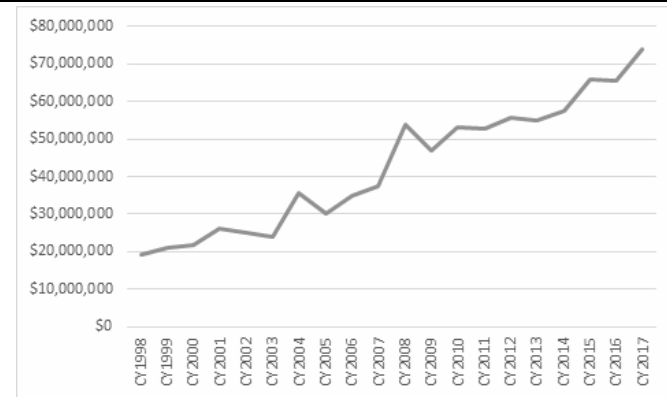
As a result of the various public input strategies utilized, a set of opportunities and constraints were created to provide a clear and defined vision for the community, outlining the potential barriers and assets that will affect the community. Outlined below are the results, broken down by category:

Recreation And Housing

Opportunities	Constraints
<ul style="list-style-type: none"> Convenient Access. Recreational assets surround the community and are quickly accessed through pedestrian, vehicular, and bicycle access. 	<ul style="list-style-type: none"> Recreational amenities are clustered around one geographic region of town. Residents outlined the fact that the most notable, accessible, and improved recreational facilities are located toward the center of town and not easily accessed by new developments.
<ul style="list-style-type: none"> Ample land is available around the perimeter of Grantsville, allowing for expansion of recreational 	<ul style="list-style-type: none"> Recreational opportunities are often bound by roadways. While the roadways provide convenient access to

TAXABLE SALES INCREASE

Taxable sales in the City have grown 7.39% annual average growth since 1998. Population growth (3.61%) and consumer price index growth (1.95%) make up approximately half of that increase. The balance represents more money being spent in the local economy.



opportunities into regional amenities (i.e. trails along foothills).	recreational facilities, there are many areas that are wholly defined by roadways or artificial barriers. This is causing “islands” of recreation that are hard to access for pedestrians and bicycles.
<ul style="list-style-type: none"> ● Strong sense of pride and community ownership. Almost two-thirds of Grantsville residents that responded to the public survey have lived there for 10+ years. For the most part, people that moved to Grantsville want to remain there. 	<ul style="list-style-type: none"> ● Lack of adequate parking at privately held access points for recreational amenities. Residents noted that parking was not immediately available at trailheads where private landowners controlled access to unimproved trails.
<ul style="list-style-type: none"> ● The family-friendly atmosphere and relationships between community members in Grantsville is an asset. 	<ul style="list-style-type: none"> ● Many residents voiced concerns that there are not a lot of after school options for youth and consider a “Rec Center” as a solution.
<ul style="list-style-type: none"> ● Increased Density. Ample areas for increased housing density in the downtown core and immediately adjacent areas 	<ul style="list-style-type: none"> ● Lack of Options. Residents are vocal about not having adequate and affordable housing for first-time home buyers or lower-income families.
<ul style="list-style-type: none"> ● Define areas of growth. Define areas of higher density or non-single family housing through codes and restrictions 	
<ul style="list-style-type: none"> ● Retain “large” residential lots. While most residents and respondents found it acceptable for increased land-use density within the community core, they desired to retain 1/4 or 1/2 acre lots for residential uses. 	

Infrastructure And Transportation

Opportunities	Constraints
<ul style="list-style-type: none"> ● Recent upgrades - The City of Grantsville has recently completed numerous upgrades to the infrastructure systems throughout town, specifically the water and sewer lines under Main Street, as well as its natural gas system soon. 	<ul style="list-style-type: none"> ● Hwy 138 experiences waves of demand because of the heavy truck traffic, proximity of the high school, and the Wal-Mart employment center. This road is also the primary commuting route.
<ul style="list-style-type: none"> ● Infrastructure system longevity - Currently the City of Grantsville is designing and installing infrastructure and rightsizing projects that will allow for adequate growth and development throughout the community. 	<ul style="list-style-type: none"> ● Lack of sidewalks. Some areas along main streets and near schools don’t have sidewalks.
<ul style="list-style-type: none"> ● Most of Grantsville’s roadways within the core have wide Right of Way that would facilitate new bike lanes. 	<ul style="list-style-type: none"> ● Sporadic Development. In recent years, development within the community has been approved according to regulations, yet the regulations were not properly altered to correct a “scattered” development pattern.
	<ul style="list-style-type: none"> ● Inadequate stormwater systems. The community currently has inadequate stormwater systems to properly convey water away from paved surfaces, creating pooling or ponding issues at curbs and on the roadway.
	<ul style="list-style-type: none"> ● Despite regular maintenance, roadways are often in poor condition. Included in this constraint is roadway pavement, curbing, sidewalks, and crosswalks. This is noticeable at most side streets, and especially along the Main Street corridor at all crossing locations within the UDOT Right of Way.
	<ul style="list-style-type: none"> ● Residents are concerned with water resource availability and pricing.

Community Character And Economy

Opportunities	Constraints
<ul style="list-style-type: none"> ● Retain small town charm. There is a strong desire among residents to retain the small town charm that makes up their community, including: architecture, lot sizes, preservation of agricultural activity, access to shopping/retail and a Main Street corridor. 	<ul style="list-style-type: none"> ● Finite amounts of land. While there is currently ample amounts of land available for development, the community will quickly see a diminishing amount of land available for development if the larger lot theory plays-out.
<ul style="list-style-type: none"> ● Increase unification among town. Residents showed a desire to increase the opportunities where unifying characteristics can be utilized within the community, specifically to create an overall unified community theme or appearance. This includes, creation of unified signature styles, utilization of the new logo on multiple items (benches, banners, bike racks, etc.), and increased ordinances for building appearance or maintenance. 	<ul style="list-style-type: none"> ● Increased infrastructure costs. Larger lots and less dense land-use increase the costs for construction and maintenance on infrastructure systems due to the distances necessary.
<ul style="list-style-type: none"> ● Lack of diversity in retail/commercial. The community has a strong desire to increase the variety of restaurants, retail and commercial amenities along the Main Street corridor. 	<ul style="list-style-type: none"> ● Lack of adequate water for increased development. It is the perception of many residents that there are not enough water resources (well or culinary system) to allow for development to continue within the municipality.
<ul style="list-style-type: none"> ● Support infill of “GAP” services. There is a desire for necessary services to be fulfilled within the community. The community was noted as stating there were basic services missing such as: dry cleaners, outdoor and recreation outfitters, clothing stores, etc. 	<ul style="list-style-type: none"> ● Proximity to regional retail/commercial hubs. Grantsville is within proximity of the Salt Lake metro area and the county seat (Tooele) where a myriad of other services or retail goods can be attained. This proximity will require local businesses and individuals to be in competition with the nearby regional attractors.
<ul style="list-style-type: none"> ● Available properties for development. There are ample properties along the Main Street corridor that are available for preservation and development opportunities. 	

Public Input Summary

The Grantsville Planning Commission and City Council placed a very high priority on public input. The project began with public notice, and a series of public meetings and surveys were conducted. The initiative generated an email list of over 400 residents and business owners that asked to remain informed about major steps in the development of the plan, and the public open house events were very well-attended.

Information and examples about the public interaction are at the following links:

- Community Survey #1 Report <https://tinyurl.com/GvPublicSurvey1>
- Community Survey #2 Report <https://tinyurl.com/GvPublicSurvey2>
- Initiative marketing example (poster) <https://tinyurl.com/GvPoster1>
- Initiative marketing example (postcard) <https://tinyurl.com/GvPostcard>
- Example of comments generated at a public event <https://tinyurl.com/GvPublicCommentExample>

Agenda Item # 4

Discussion and direction of the sewer rate study

Agenda Item # 5

Discussion of a potential land swap
between Grantsville City and Dave and
Teresa Reed



Structural Engineering
Municipal Services
Civil Engineering
Land Surveying

January 6, 2026

Grantsville City
Planning and Zoning Administrator
Shelby Moore
Grantsville City, Utah 84029

(435) 884-4604

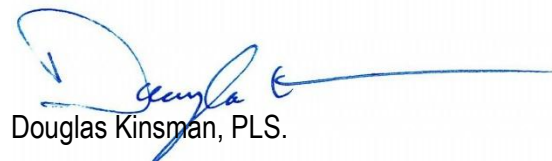
PROJECT: Grantsville City Clark Farm Boundary Line Adjustment Survey, Grantsville City, Utah.
RE: Proposal for Land Survey Services

Thank you for the opportunity to provide you with a proposal for a boundary adjustment survey for 5 parcels 01-061-0-0070, 01-061-0-0091, 01-068-0-0055, 01-068-0-0038, and 01-068-0-0059, located near the Clark Farm north of Clark Street in Grantsville City. The proposed boundary adjustment will affect 5 parcels, 2 of which are owned by Grantsville city and the remaining 3 parcel are owned by Dave Reed, all parcel total approximately 62 acres of ground. We will locate all improvement to include fencing and occupation lines of all 5 properties. The understanding of the adjustment is to adjust parcels with Dave Reed having all acreage north of Wrathall Drive to include the extension of Wrathall West and Grantsville having everything south of Wrathall Drive. We will be able to get started right away, and will have a map prepared and ready for review within 15 business days from your notice to proceed.

Total cost to provide the requested Boundary Line Adjustment Survey will be. \$7,350.00

Ensign Engineering and Land Surveying looks forward to working with you on this project and any future projects that we can assist you with Engineering and Surveying services. We will send you a professional service agreement upon your verbal notice to proceed.

Best Regards,



Douglas Kinsman, PLS.

SANDY

45 W 10000 S, STE 500
Sandy, UT 84070
P: 801.255.0529

LAYTON

919 N 400 W
Layton, UT 84041
P: 801.547.1100

CEDAR CITY

88 E Fiddler's Canyon Rd, STE 210
Cedar City, UT 84721
P: 435.865.1453

TOOELE

3950 N Tealby Way, STE 200
Erda, UT 84074
P: 435.843.3590

RICHFIELD

225 N 100 E
Richfield, UT 84701
P: 435.896.2983

Agenda Item # 6

Consideration of Resolution 2026-12 amending the fee schedule for garbage and recycling to modify the date of the annual two percent (2%) increase from January to July

GRANTSVILLE RESOLUTION 2026-12

A RESOLUTION AMENDING THE GRANTSVILLE CITY FEE SCHEDULE FOR GARBAGE AND RECYCLING TO MODIFY THE EFFECTIVE DATE OF THE ONGOING ANNUAL TWO PERCENT (2%) INCREASE FROM JANUARY TO JULY, BEGINNING IN 2027

WHEREAS, Grantsville City (the “City”) has adopted a Fee Schedule establishing utility fees for garbage and recycling; and

WHEREAS, the current Fee Schedule provides that garbage and recycling utility fees are subject to a two percent (2%) annual increase each January; and

WHEREAS, the City Council has determined that it is in the best interest of the City to change the month in which the annual two percent (2%) increase is applied; and

WHEREAS, the City Council desires that beginning in 2027, the annual increase occur in July rather than January.

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

SECTION 1: **AMENDMENT** “Utility Fees” of the Grantsville Fee Schedule is hereby *amended* as follows:

B E F O R E A M E N D M E N T

Utility Fees

Water:	
Customer Type Base Rate	
Residential, Multi Units, Trailers (per dwelling unit)	\$25.79
Commercial (per business connected thereto)	\$41.57
Churches	\$73.10
Schools	\$119.08
Usage Fee for every 1,000 gallons used in each tier	
0-10,000	\$0.63
10,001-30,000	\$1.26
30,001-50,000	\$1.89
Over 50,000	\$2.51

(example - A residential user with usage of 3,000 gallons = a fee of \$25.87)

<u>Irrigation</u>	
Monthly Assessment per irrigation share	\$20.00

Initial Irrigation Assessment per irrigation share	\$200.00 *Assessed with building permit.
--	--

(example- One and one-half (1.5) irrigation shares will require a monthly assessment of \$30.00)

Sewer:	
Residential	\$53.60/month
Commercial	\$47.87 base fee plus a usage fee of \$3.31/1,000 gallons of usage. (Usage is determined based on the average of usage during the winter months of November through March. If an average cannot be determined, sewage will be calculated at 2,000 gallons of usage until an average can be calculated.)

Garbage:*	
\$15.46/month for one can - additional \$7.73/month for additional cans.	
Property owners are required to pay the purchase costs of garbage cans (\$65.00) with Grantsville City retaining ownership of the garbage can. Grantsville City maintains and replaces garbage cans at the City's expense. (Fee is non-refundable)	
Recycling:*	
\$7.04 for all cans.	
Cancelling of service outside of the opt-out period is \$75.00	

Utility Set-Up Fee:	
Existing Home	\$35.00
New Home (includes new garbage can)	\$100.00
Returned Payment Charge	\$20.00
Late Fee	\$10.00
Shut-Off Fee	\$50.00
Tampering Fee	\$50.00
Theft of Utility Services (Civil Penalty)	\$1,000.00 or the average of three (3) months usage (whichever is greater) plus the calculated back charges.
Stand Pipe Water	\$6.00 for every 1,000 gallons
Field Meter	\$1,600.00 deposit, \$6.00 for every 1,000 gallons used plus the field meter monthly fee.
Field Meter Monthly Fee	\$75.00 per month.
Buried, Covered or Inaccessible Meter	\$50.00 per month until uncovered.
SWIMMING POOL/HOT TUB WATER FILL UP	
Operator Fee	\$100.00 (After Hours - \$150.00) (Charged the day the service order is created)
Usage Fee	\$6.00 per 1,000 gallons (Will be added to the property owner's utility account on the next billing cycle)

* There will be a 2% increase annually in January for these utilities.

A F T E R A M E N D M E N T

Utility Fees

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Customer Type Base Rate	
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SWIMMING POOL/HOT TUB WATER FILL UP	
Operator Fee	\$100.00 (After Hours - \$150.00) (Charged the day the service order is created)
Usage Fee	\$6.00 per 1,000 gallons (Will be added to the property owner's utility account on the next billing cycle)

* There will be a 2% increase annually in **January** **July** for these utilities.

SECTION 2: SEVERABILITY CLAUSE If any part or provision of this Resolution is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Resolution and all provisions, clauses and words of this Resolution shall be severable.

SECTION 3: EFFECTIVE DATE This resolution shall take effect immediately upon its passage and approval as provided by law.

PASSED AND ADOPTED BY THE GRANTSVILLE COUNCIL THIS ____ DAY OF _____, 20__.

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

Presiding Officer

Heidi Hammond, Mayor, Grantsville

Attest:

Alicia Fairbourne, City Recorder, Grantsville

Agenda Item # 7

Consideration of Ordinance 2026-14
establishing an annual stipend program
for members of the Grantsville City Fire
Department



**GRANTSVILLE CITY
ORDINANCE NO. 2026-14**

**AN ORDINANCE OF GRANTSVILLE CITY ESTABLISHING AN ANNUAL STIPEND
PROGRAM FOR MEMBERS OF THE GRANTSVILLE CITY FIRE DEPARTMENT**

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

WHEREAS, Grantsville City ("City") recognizes the critical role of the Grantsville City Fire Department in protecting the health, safety, and welfare of the community; and

WHEREAS, the City acknowledges the significant time, effort, and personal commitment required of volunteer firefighters to maintain operational readiness and provide emergency services; and

WHEREAS, the City Council finds that establishing an annual stipend program will incentivize active participation, enhance accountability, and support the retention of qualified and dedicated volunteer firefighters, and that the stipend program will be funded through the reallocation of existing funds within the fire department budget;

WHEREAS, the City has developed a Fire Department Stipend Policy, which outlines eligibility criteria, participation requirements, and administrative procedures for the stipend program (see Exhibit "A"); and

WHEREAS, the City Council has determined that the stipend program is in the public interest and consistent with the City's goals of promoting public safety and operational efficiency;

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

Section 1. Approval of Annual Stipend Program: This Ordinance hereby approves the establishment of an annual stipend program for members of the Grantsville City Fire Department ("GCFD"). The program is designed to recognize the dedication, service, and contributions of GCFD members to the community, while ensuring accountability and active participation, as outlined in the Fire Department Stipend Policy (see Exhibit "A").

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

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



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

BY THE ORDER OF THE GRANTSVILLE CITY COUNCIL:

By Mayor Heidi Hammond

ATTEST

Alicia Fairbourne, City Recorder

Approved as to Form:

Tysen J. Barker, Grantsville City Attorney



EXHIBIT “A”

Criteria for Good Standing and Volunteer Firefighter Stipend Policy

Criteria for Good Standing:

1. Training Requirements:

- Complete 36 hours of training annually, with at least 18 hours completed through department-sponsored trainings, 10 of which must be complete during weekly trainings.
- Complete required department certification training annually.
- Maintain up-to-date certifications required for assigned duties (e.g., EMT, Firefighter I/II).
- Provide records of any training received outside of the department to the secretary.

2. Attendance:

- Maintain 50% attendance at scheduled department meetings.
- If a member must miss a meeting due to work, advance notice should be provided to be excused.

3. Operational Participation:

- Respond to calls and incidents as assigned and maintain proficiency in assigned duties.
- Members are required to respond to a percentage of calls annually, with Firefighters at 12%, Officers (Lieutenants/Captain) at 18%, and Chief Officers at 24%, with compliance reviewed quarterly.

4. Conduct:

- Exhibit professional and respectful behavior towards members, leadership, and the public.
- Comply with all applicable laws, regulations, and departmental policies.

5. Policy and Procedures:

- Acknowledge all department SOPs
- Follow all department SOPs, safety procedures, and chain of command instructions.
- Acknowledge and follow Grantsville City Employee Handbook

Active Member Benefits

1. Annual Stipend Eligible
2. Ability to use Department facilities for official Department business
3. Attend outside training paid by Department
4. Attend Winter Fire School
5. Attend Fire Convention
6. Participate in both paid and volunteer events i.e. Lantern Fest, Demolition Derby, lighting fireworks etc...

Grantsville City Fire Department

Volunteer Firefighter Stipend Policy

Effective Date: *****, 2025

Approved By: Fire Chief, City Administration, and City Council

1. Purpose

This policy establishes guidelines for the annual stipend program for volunteer members of the Grantsville City Fire Department (GCFD). The purpose of the stipend is to recognize the time, dedication, and service that volunteers provide to the community while ensuring accountability and active participation.

2. Eligibility

To be eligible for the annual stipend, members must be in good standing as outlined in the Grantsville Fire Department Policy Manual Section 102.3.2. Those requirements include:

A. Call percentage

Rank	Minimum Call Participation
Fire Chief, 1 st and 2 nd Assistants	24%
Lieutenant and Captains	18%
Medical and Training Officers	18%
Fire Marshall and Assistant	18%
All Other Volunteers	12%

B. Meeting Attendance Requirement

All members, regardless of rank, must attend at least 50% of scheduled department meetings.

C. Training Requirement

- Complete 36 hours of training annually, with at least 18 hours completed through department-sponsored trainings, 10 of which must be complete during weekly trainings.

- Complete required department certification training annually.
- Maintain up-to-date certifications required for assigned duties (e.g., EMT, Firefighter I/II).

D. Conduct

- Exhibit professional and respectful behavior towards members, leadership, and the public.
- Comply with all applicable laws, regulations, and departmental policies.

3. Probationary Period

Members who fall below the required thresholds will enter a probationary period beginning January 1 of the following year. During probation, members must demonstrate consistent effort to return to good standing. The Fire Chief will review participation records quarterly and may restore stipend eligibility if requirements are met.

4. Stipend Payment

Stipends will be paid annually after review of eligibility. Only members who are in good standing will be eligible for payment. The stipend amount will be determined based on the approved city budget and may vary by position and participation level.

6. Recordkeeping and Verification

Call response and meeting attendance will be tracked using official department logs. Members are responsible for ensuring their attendance and participation are accurately recorded. Any discrepancies should be reported to the Fire Chief or designated officer within 30 days.

7. Policy Review

This policy will be reviewed annually by the Fire Chief and Grantsville City Administration to ensure it aligns with operational needs, budget constraints, and community expectations.

Acknowledgment

All volunteer members are required to sign an acknowledgment form confirming that they have received, read, and understood this policy.

Agenda Item # 8

Council Reports

Agenda Item # 9

Adjourn